

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 06/09/15

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 PLAN MODIFICATION – PHG 14-0032:

REQUEST: A proposed modification to a Master and Precise Development Plan for Ford of Escondido and Hyundai of Escondido to include demolition of the two separate showroom structures; construction of new, approximately 6,435 SF Ford and approximately 6,687 SF Hyundai showroom buildings; and construction of a 6,012 SF wash/detail building. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The Ford/Hyundai dealership is located on the southeastern corner of Auto Park Way and Andreasen Drive, addressed as 1717 and 1919 Auto Park Way.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities" and 15303, "New Construction."

APPLICANT: Ford of Escondido and Hyundai of Escondido

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 15-0008:

REQUEST: A proposed Conditional Use Permit to install a 210-kilowatt “clean energy server” behind Home Depot to fulfill the majority of the store’s operational power needs. The server will utilize low-emissions solid oxide fuel cell technology to generate electricity using steam and natural gas. Since the server will not provide 100% of the Home Depot’s electrical needs, the store will continue to get some power from the San Diego Gas & Electric grid. The server will be located behind the Home Depot store, adjacent to a wall that separates the store property from the mini-storage property to the south. This location was previously approved for the staging of trailers for sale by Home Depot, and the server will not block customer parking or impede traffic circulation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The property is 11.28 acres and is addressed as 1475 East Valley Parkway.

ENVIRONMENTAL STATUS: The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15303, “New Small Facilities and Structures”.

APPLICANT: Core States Group (for Home Depot)

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 COMMISSION**

June 9, 2015

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

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Don Romo, Commissioner; James Spann, Commissioner; and Guy Winton, Commissioner.

Commissioners absent: Gregory Johns, Commissioner.

Staff present: Bill Martin, Deputy Planning Director; Ann Dolmage, Associate Planner; Jay Paul, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve the minutes of the May 26, 2015, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0030:

REQUEST: A proposed Modification to a Conditional Use Permit to redevelop the Emmanuel Faith Community Church campus. The multi-phased project would take approximately 25 years to complete. Phase 1 (estimated to be completed within five years of project approval) would demolish seven existing children's buildings and replace them with a 45,000 SF Nursery/Children's Building, to house a new weekday preschool/daycare center and existing weekend religious programs. Phases 2 through 4 would include demolition of existing junior high meeting rooms, construction of a new 24,000-SF Training

Center/Youth Complex, renovation of existing Junior High and High School/College Assembly buildings (plus lobby expansion for the latter), demolition of two existing nursery buildings, renovation of the existing Education Center into offices and meeting rooms (plus lobby expansion), demolition of existing café and maintenance buildings and construction of new ones attached to the existing Family Center, expansion of the existing 1,600-seat Worship Center to 2,000 seats, and reconfiguration of on-site parking lots and outdoor gathering spaces. A portion of an existing 6' chain link fence, adjacent to the existing turf play area and within the front setback area, would be retained as a "play field fence" as defined in the City of Escondido Zoning Code. Total square footage of buildings on the site would increase from 132,665 to 191,813, and on-site parking would be reduced from 712 to 679 spaces. An existing 732-space off-site parking lot at the southwestern corner of 17th Avenue and Felicita Drive would not be modified as a result of this project, and would continue to be available for church activities. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 639 East 17th Avenue.

Commissioner Romo recused himself from Item 1 and left the dais.

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether all of the components of the phased Master Development Plan are appropriate for the site, and whether the project would have any adverse visual, noise and compatibility impacts to surrounding residential uses, whether sufficient parking could be provided to accommodate the range of anticipated uses, and whether the project provides safe access to the church campus from the off-site parking lot. Staff recommended approval based on the following: 1) The 17.56-acre church property has sufficient area to accommodate all of the proposed phases, including parking, drop-off areas, and setbacks from residential uses. The site has a history of church-related use that spans over 40 years. New and renovated structures have been designed to be visually compatible with existing structures, and located to address any potential visual, noise, or compatibility impacts to surrounding uses. The service area enclosure adjacent to the new maintenance building will not be a significant source of noise for neighbors to the east, since the enclosure will be screened by a solid wall and gate and will be used only for truck parking and loading/unloading (all shop activities will take place inside the building itself). Noise levels from the outdoor play areas associated with the new nursery & children's building are not expected to exceed City limits, per analysis in the Mitigated Negative Declaration (MND) prepared for this project. No changes are proposed for the off-site parking lot, which will minimize noise and other impacts for the residential neighborhoods to the west of the church. Construction noise is expected to occur during project implementation, but will be limited to certain hours as

described in Section 17-234 of the Municipal Code. The MND states that the project is expected to cause impacts to traffic in the area, due to the expansion of the Worship Center to accommodate 400 additional seats, as well as the addition of the nursery & children's building, which will house a new weekday daycare and preschool for up to 200 children (in addition to existing weekend and evening programs). The MND proposes mitigation measures to reduce these traffic impacts to a less than significant level, including restriping portions of East 17th Avenue to create new left-hand and right-hand turn lanes and to extend existing turn lanes, installing a new traffic signal at the intersection of East 17th Avenue and Encino Drive, and contributing a fair share payment toward a new traffic signal at Encino Drive and Bear Valley Parkway; 2) Currently, the church has 1,444 parking spaces, including 712 on the church site and 732 in the off-site parking lot on the west side of Encino Drive. Upon completion of the project, the church will have 1,411 spaces (679 on-site and 732 off-site), for a loss of 33 spaces. The applicant has provided calculations to demonstrate that while the number of church parking spaces will decrease as the total square footage of church buildings increases, the minimum required parking for the completed project should only be 1,120 spaces, assuming all uses occurring on the church site are added together with no overlap. This would leave the church with a surplus of 291 spaces at project build-out. Additionally, since not all church functions will take place on the same day or at the same time, the actual parking need could be less than 1,120 spaces, resulting in an even larger surplus; and 3) Since the project would increase development on the church site by nearly 60,000 square feet, but will decrease the capacity of on-site parking by 33 spaces, one anticipated effect is that on-site parking will become more difficult to obtain, especially during peak times. More visitors will park in the off-site parking lot and cross Encino Drive to access the church campus, which could be a safety hazard if not properly managed. The church submitted a traffic management plan for their original City CUP, and has been using crossing guards and golf cart shuttles to help people safely travel between the off-site lot and the main campus. As part of the application package for PHG 14-0030, the applicant has prepared an updated plan that would be deployed during Sunday morning services, special events of 500 people or more, and whenever the off-site parking lot is open. This plan calls for the continued use of crossing guards and describes standards for their training. The applicant is also willing to consider eliminating on-street parking along Encino Drive in the area between the northernmost driveway and the intersection with 17th Avenue, to reduce vehicle circulation in this area and to give vehicles more room when turning right onto 17th Avenue from northbound Encino Drive.

Commissioner Winton referenced Exhibits 4 and 5 and asked why the proposed offsite parking lot was not part of the subject CUP. Mr. Martin noted that the subject request proposed no changes to the offsite parking lot, which had previously been incorporated into the CUP.

Commissioner Hale asked if there was an assessment of the existing traffic management plan that showed performance of the existing plan. Mr. Tunnell referenced Condition No. 2 and noted that a formal traffic management plan would be conducted before Phase 1 was completed.

Vice-chairman Spann was in favor of the proposed plan. He also noted that traffic was handled well at the subject site.

Chairman Weber expressed his concern with not being able to visualize the scale or impact of the new structures.

Chairman Weber felt the subject CUP should include language for the offsite parking lot. He then requested information regarding the reasoning behind the proposed 25-year phasing plan.

Commissioner Hale asked if part of the Commission approval included the proposed design. Mr. Martin replied in the affirmative.

Chairman Weber asked whether the applicant would pay a fair share contribution for the traffic signal at 17th and Encino. Mr. Tunnell replied the applicant would construct that signal as part of Phase 1, and would pay a fair share contribution for a future signal at Encino and Bear Valley Parkway.

Terri Strom, Carlsbad, Applicant, noted that the proposed phasing plan over 25 years allowed the church time to fund each phase. He stated that each phase lined up with the previous one, noting each would be able to stand on its own.

Chairman Weber felt that the daycare center would create most of the impacts, noting his concern with a commercial use in a residential area. He expressed his concern with the proposed 25-year plan further impacting the area along with unintended consequences of the daycare significantly impacting the area with no way to make changes in the future.

Mr. Strom noted that Phase 1 included the childcare facility, noting that they had worked extensively with City staff on Phase 1 with regard to mitigating traffic impacts.

Chairman Weber stated that he was concerned with the hours of operations of the daycare center and additional activities during the evening in the subject facility potentially creating traffic impacts. Mr. Strom noted that the daycare would not overlap other activities in the same facility.

John Culea, San Diego, Member of Emmanuel Faith Community Church, stated that the daycare would provide improved safety and needed child care

services for the community with architecture that would be fitting to the neighborhood.

Jim North, Escondido, Emmanuel Faith Community Church, thanked the City staff for their help and guidance. He stated that their intent was to gradually work the preschool function into the church campus operations, noting that they did not currently offer this service. He indicated that the architects tried to stay within the footprints and height of the existing facilities. He also noted that the colors would be consistent with existing buildings.

Chairman Weber asked if the preschool would be operated by the church personnel or outsourced. Mr. North noted that they had not looked into this yet.

Commissioner Winton asked if the cost of the childcare service would be at market rate. Mr. North replied in the affirmative and noted that it would be open to the public.

Pastor Dennis Keating, Emmanuel Faith Community Church, affirmed their commitment to work with the City to understand the traffic generated by the church, which he indicated they were aware of. He noted that they were fundamentally committed to ensuring the safety of anyone visiting the church, noting that the childcare facility would provide help to families in Escondido. He stated that their mission was to be a benefit to the City.

Vice-chairman Spann was in favor of the proposed phasing plan. He also felt the daycare operations would not impact traffic.

Vice-chairman McQuead felt the project was well designed and concurred with the conditions of approval. He felt the 25-year phase plan was appropriate. He also stated that he supported the architecture, scale and footprint of the proposed plan.

Commissioner Hale stated he was in favor of the project. He expressed his concern with potential overlap parking issues during peak operations but deferred to staff's recommendation. He also stated that he was in favor of the 25-year plan noting that this was one of the first church phasing plans that had reasonably assessed timeframes.

Mr. Martin stated that it was likely some changes would be proposed during the 25-year timeframe, noting this could bring the project back to the commission for additional review.

ACTION:

Moved by Commissioner Hale, seconded by Vice-chairman McQuead, to approve staff's recommendation. The motion included reaffirming the offsite parking lot is included as part of the CUP. Motion carried. Ayes: Spann, McQuead, Weber, Winton, and Hale. Noes: None. Abstained: Romo. (5-0-1).

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0001:

REQUEST: A modification to the previously approved Conditional Use Permit (CUP) for Calvin Christian High/Middle School to construct a new, approximately 15,515 SF, auditorium building with fixed/telescopic seating to accommodate up to 600 people (400 on lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of a canopy structure over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up 35 feet in height to a pitched roof element over the exterior elevator structure. A cross feature up to approximately 9-feet-high is proposed to be installed on top of this roof structure. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: Northeastern corner of N. Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 2000 North Broadway (APNs 224-120-54 and -55).

Commissioner Hale recused himself from Item 2 and left the dais.

Jay Paul, Associate Planner, referenced the staff report and noted staff had not identified any issues with this project. Staff recommended approval based on the following: 1) The 13.17-acre school property had sufficient area to accommodate the proposed new building and uses that would be conducted within the building. The project would not generate the need for any additional parking and there was sufficient parking to serve the site. The building had been designed and located to minimize any potential visual, noise or compatibility impacts to surrounding uses.

Chairman Weber asked if staff had received any complaints about lighting. Mr. Paul replied in the negative.

Terry Kok, Escondido, Superintendent for Calvin Christian Schools, thanked staff for their help on the subject project. He stated that drama and music was very important to the school. He noted that the project would take some of the noisier activities out of the gym and move them away from residences into a soundproof facility.

Commissioner Winton and staff discussed the height of the elevator tower.

Commissioner Winton noted that he would support a variance to allow the elevator tower to be higher for aesthetic reasons. Mr. Kok noted that the subject tower would incorporate a stairwell that wrapped around the tower.

Commissioner Romo concurred with allowing a height variance for the elevator tower.

Vice-chairman McQuead and staff discussed the landscape plan.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Romo, to approve staff's recommendation. Motion carried. Ayes: Weber, Winton, McQuead, Spann, and Romo. Noes: None. Abstained: Hale. (5-0-1)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Vice-chairman Spann noted he would be absent from the June 23rd and July 14th meetings.

Commissioner Hale and staff discussed the written communication received.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:00 p.m. The next meeting was scheduled for June 23, 2015, 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: June 23, 2015

CASE NUMBER: PHG 14-0032

APPLICANT: Ford and Hyundai of Escondido

LOCATION: On the southeastern corner of Auto Park Way and Andreasen Drive, addressed as 1717 and 1919 Auto Park Way (APNs 232-541-03 -04 and -232-371-27)

TYPE OF PROJECT: Modification to a Master and Precise Development Plan

PROJECT DESCRIPTION: A modification to a Master and Precise Development Plan for Ford and Hyundai of Escondido (82-84-PD and 86-04-PD) to demolish the two separate showroom buildings and construct new, approximately 6,435 SF Ford and approximately 6,687 SF Hyundai showroom buildings; and a 6,012 SF wash/detail building.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: PC (Planned Commercial)

ZONING: PD-C (Planned Development-Commercial)

BACKGROUND/SUMMARY OF ISSUES:

The project site is located within the Escondido Auto Park and Master and Precise Development Plans originally were approved for the construction of the two dealerships (Heller Ford and Heller Suzuki) which have since changed to Ford and Hyundai of Escondido. The two dealerships have expanded over the years to include additional showroom space, service buildings and vehicle storage areas. The two showroom buildings retain the original architectural design themes for the Auto Park with white/tan stucco exteriors and red tile roofs. The majority of the other dealerships throughout the Escondido Auto Park have been remodeled to incorporate a more contemporary architectural theme and branding/signage. Ford and Hyundai of Escondido submitted a request to amend the Planned Development for a phased development plan to demolish the existing showroom structures and construct two new separate showroom buildings with a more contemporary architectural design, materials and branding-signage theme. The existing repair/service and storage building would be retained, and a new auto wash/detail building constructed to support both dealerships.

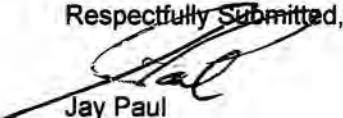
In order to allow for continued operations at the site during demo and construction of Phase I, a temporary trailer would be used for a customer waiting area during the remodel. The applicant does not anticipate the need for additional temporary trailers to support sales/customer operations during the remaining phases. Temporary construction trailers also would be placed on site during the various stages of development. A condition of the project requires the removal of the trailers after the construction has been completed. The final location of the trailers, on-site circulation/parking and ADA access would need to be submitted as part of the construction documents for the project.

Staff has not identified any issues related to this proposal.

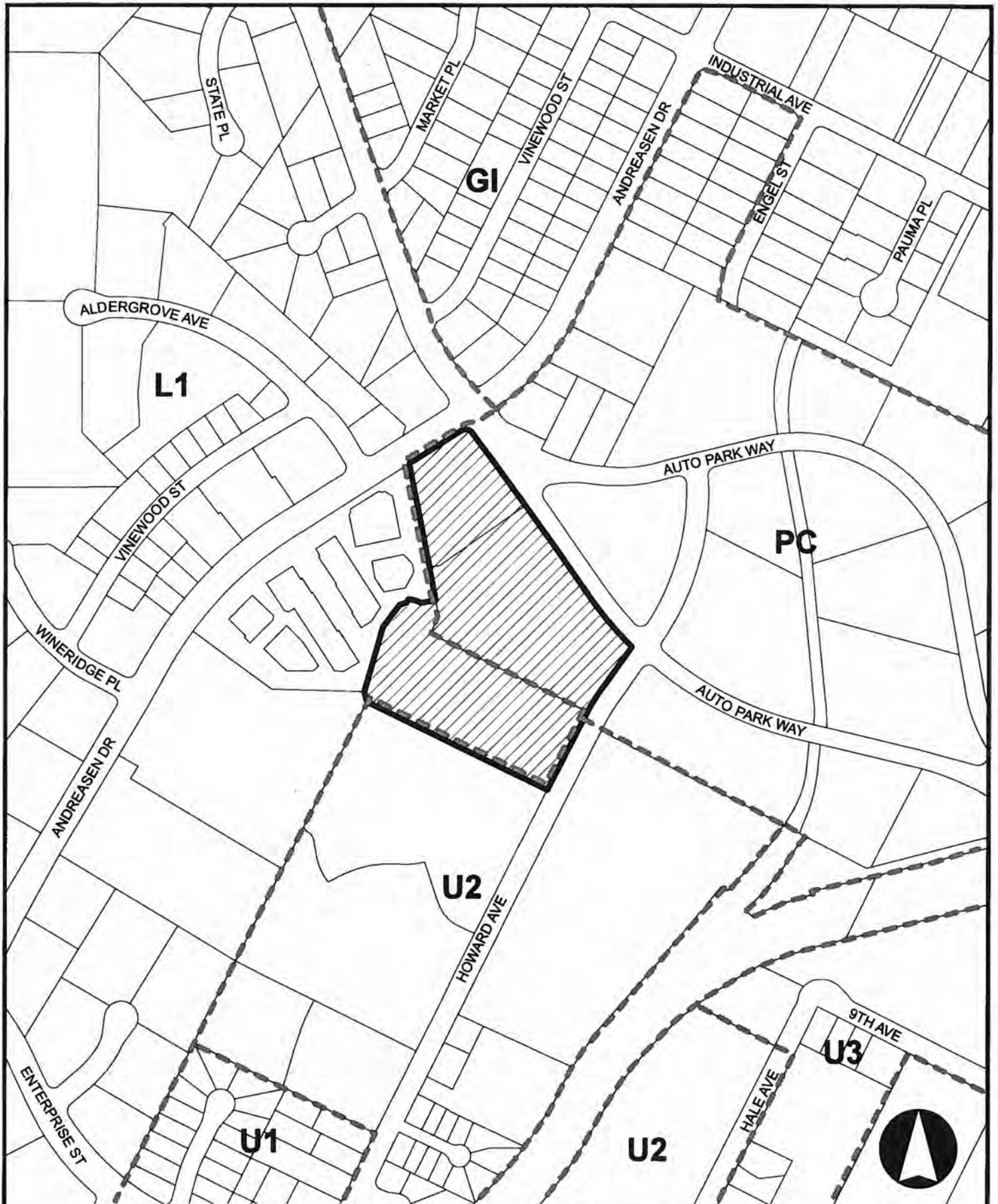
REASONS FOR STAFF RECOMMENDATION:

Staff supports the project design, architecture and phasing plan because the new buildings would reflect a high quality of design and materials, and would be in conformance with the contemporary design of the other auto dealerships throughout the Escondido Auto Park. Appropriate on-site parking and circulation would be maintained, and the project design and building setbacks/orientation would not create any adverse compatibility or noise impacts to adjacent residential properties to the south.

Respectfully Submitted,



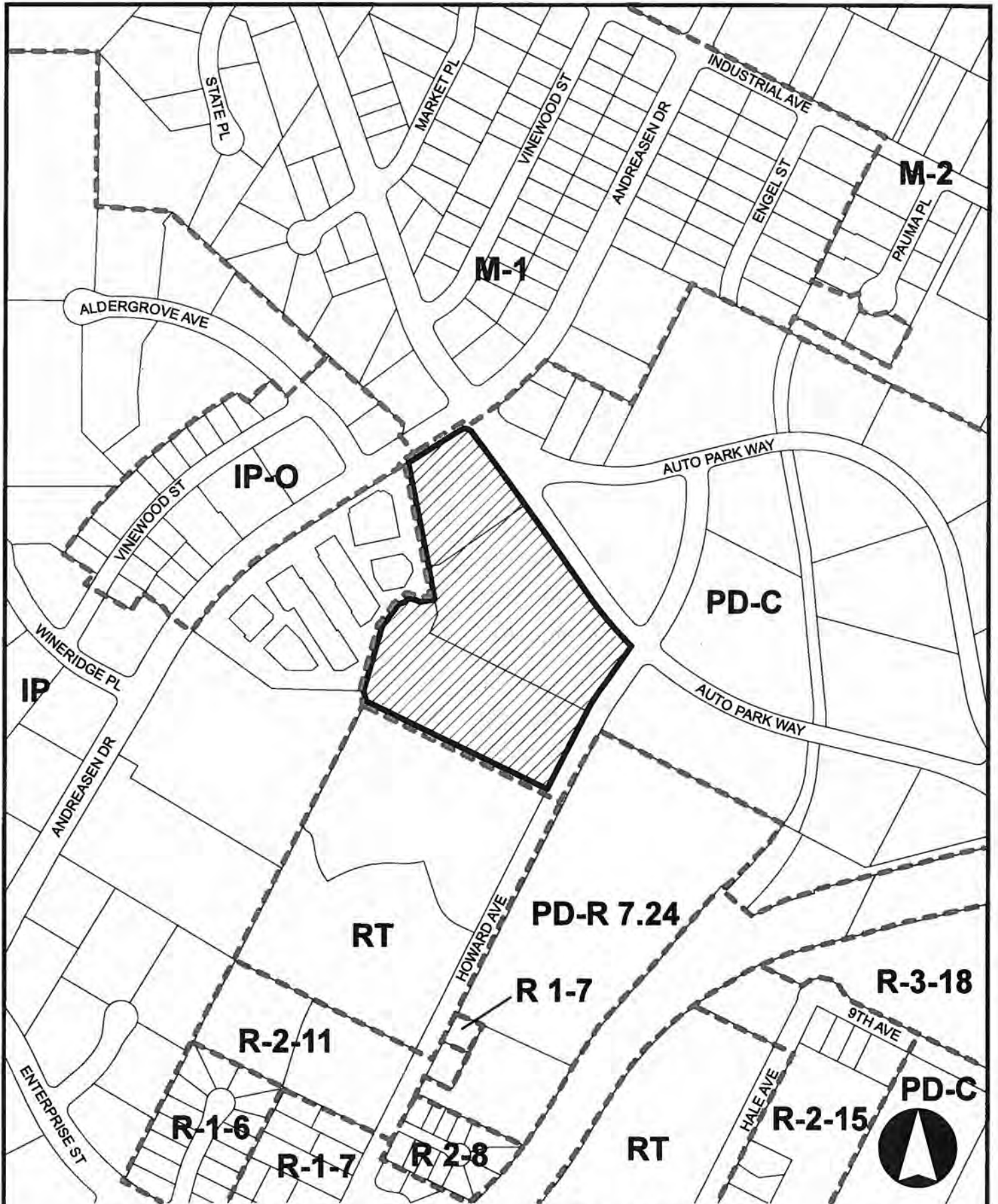
Jay Paul
Associate Planner



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PROPOSED PROJECT
PHG 14-0032





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PROPOSED PROJECT
PHG 14-0032



LOCATION/ZONING

GENERAL PLAN DESCRIPTION
 PLANNING
 ASSESSORS PARCELS NUMBERS

P.C.
 222-541-04

UNDEVELOPED LAND AREA
 DEVELOPED LAND AREA
 TOTAL LAND AREA
 BUILDING AREA BREAKDOWN

EXISTING BUILDINGS

BUILDING A
 BUILDING B
 BUILDING C & D
 BUILDING E
 BUILDING F
 BUILDING G

17,207 S.F.
 3,918 S.F.
 3,918 S.F.
 3,918 S.F.
 3,918 S.F.
 3,918 S.F.

TOTAL

45,400 S.F.

TOTAL LOT COVERAGE OF DEVELOPED LAND AREA

12,008

LOCATION	SUBS. OFFICE	DEVELOP	SERVICE	STORAGE	TOTAL
SITE	—	17,207	—	—	17,207
BUILDING A	5,410	—	11,847	—	17,257
BUILDING B	—	—	3,918	—	3,918
BUILDING C & D	2,981	—	—	—	2,981
BUILDING E	—	—	6,790	—	6,790
BUILDING F	3,164	—	—	—	3,164
BUILDING G	—	—	4,088	—	4,088
TOTAL AREA	11,555	34,585	33,875	—	78,723
PARK AUTO	1 59/720 SF	1 59/1,000	1 59/720 SF	1 59/720 SF	—
SPACES REQ'D	44.22	34.29	135.50	0.00	214.01
PARKING REQUIRED: 217					

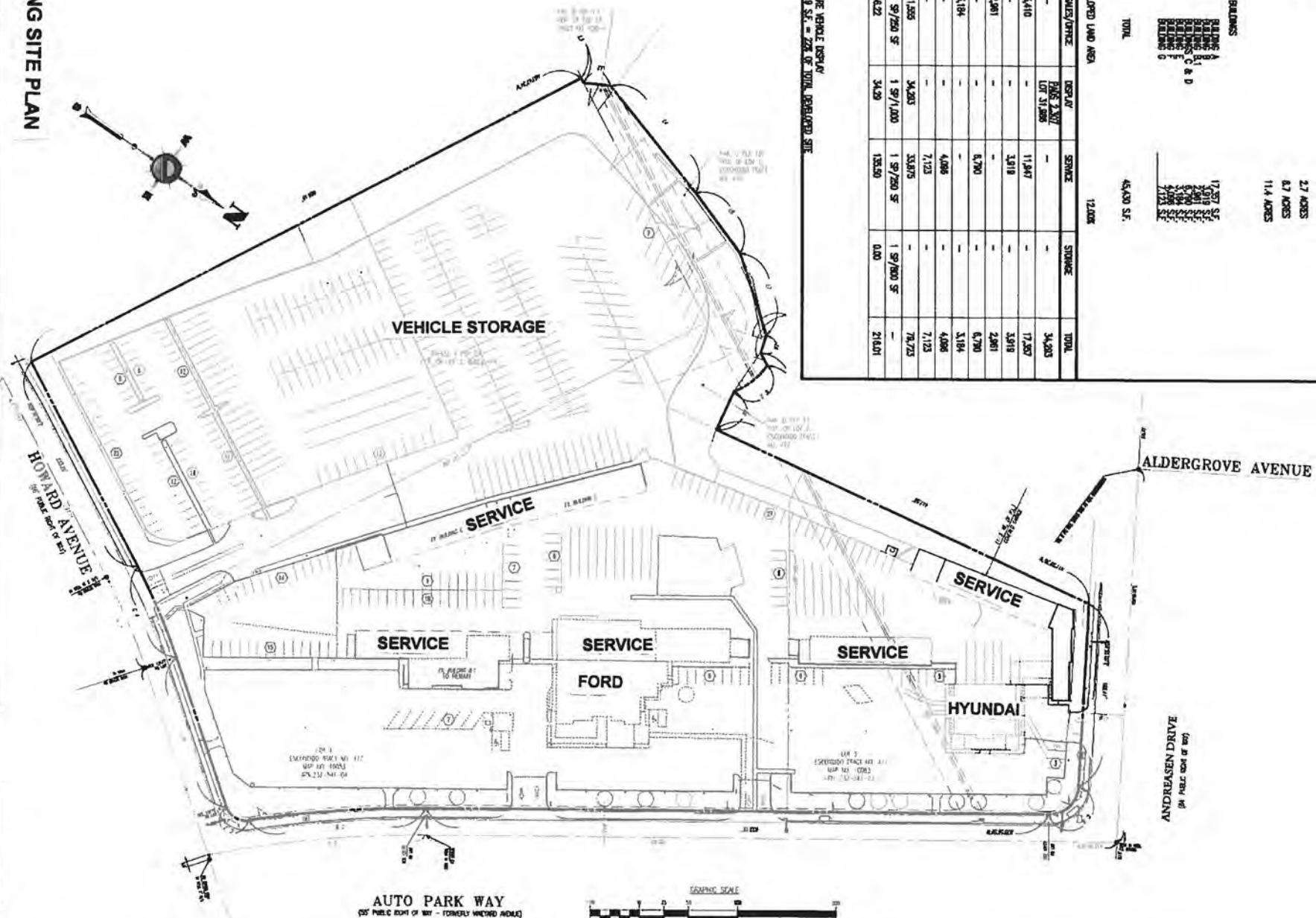
PHASE 1: 229
 ALL UNDEVELOPED SPACES ARE VEHICLE DISPLAY
 UNDEVELOPED SPACES: 83,319 S.F. = 22% OF TOTAL DEVELOPED SITE

EXISTING SITE PLAN

PROPOSED PROJECT
 PHG 14-0032

SITE PLAN

S



OWNER: L&W DEVELOPMENT
ADDRESS: PHG14-0032

2.7 ACRES
6.7 ACRES
11.4 ACRES

UNDEVELOPED LAND AREA

DEVELOPED LAND AREA

2.7 ACRES

6.7 ACRES

11.4 ACRES

EXISTING & PROPOSED BUILDINGS



2.7 ACRES

6.7 ACRES

11.4 ACRES

LOCATION	DATE/PRICE	AREA	SERVICE	SERVICE	TOTAL
LOT 1	11/20/00	11,200	-	-	11,200
LOT 2	11/20/00	11,200	-	-	11,200
LOT 3	11/20/00	11,200	-	-	11,200
LOT 4	11/20/00	11,200	-	-	11,200
LOT 5	11/20/00	11,200	-	-	11,200
LOT 6	11/20/00	11,200	-	-	11,200
LOT 7	11/20/00	11,200	-	-	11,200
LOT 8	11/20/00	11,200	-	-	11,200
LOT 9	11/20/00	11,200	-	-	11,200
LOT 10	11/20/00	11,200	-	-	11,200
LOT 11	11/20/00	11,200	-	-	11,200
LOT 12	11/20/00	11,200	-	-	11,200
LOT 13	11/20/00	11,200	-	-	11,200
LOT 14	11/20/00	11,200	-	-	11,200
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LOT 39	11/20/00	11,200	-	-	11,200
LOT 40	11/20/00	11,200	-	-	11,200
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LOT 42	11/20/00	11,200	-	-	11,200
LOT 43	11/20/00	11,200	-	-	11,200
LOT 44	11/20/00	11,200	-	-	11,200
LOT 45	11/20/00	11,200	-	-	11,200
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LOT 50	11/20/00	11,200	-	-	11,200
LOT 51	11/20/00	11,200	-	-	11,200
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LOT 56	11/20/00	11,200	-	-	11,200
LOT 57	11/20/00	11,200	-	-	11,200
LOT 58	11/20/00	11,200	-	-	11,200
LOT 59	11/20/00	11,200	-	-	11,200
LOT 60	11/20/00	11,200	-	-	11,200
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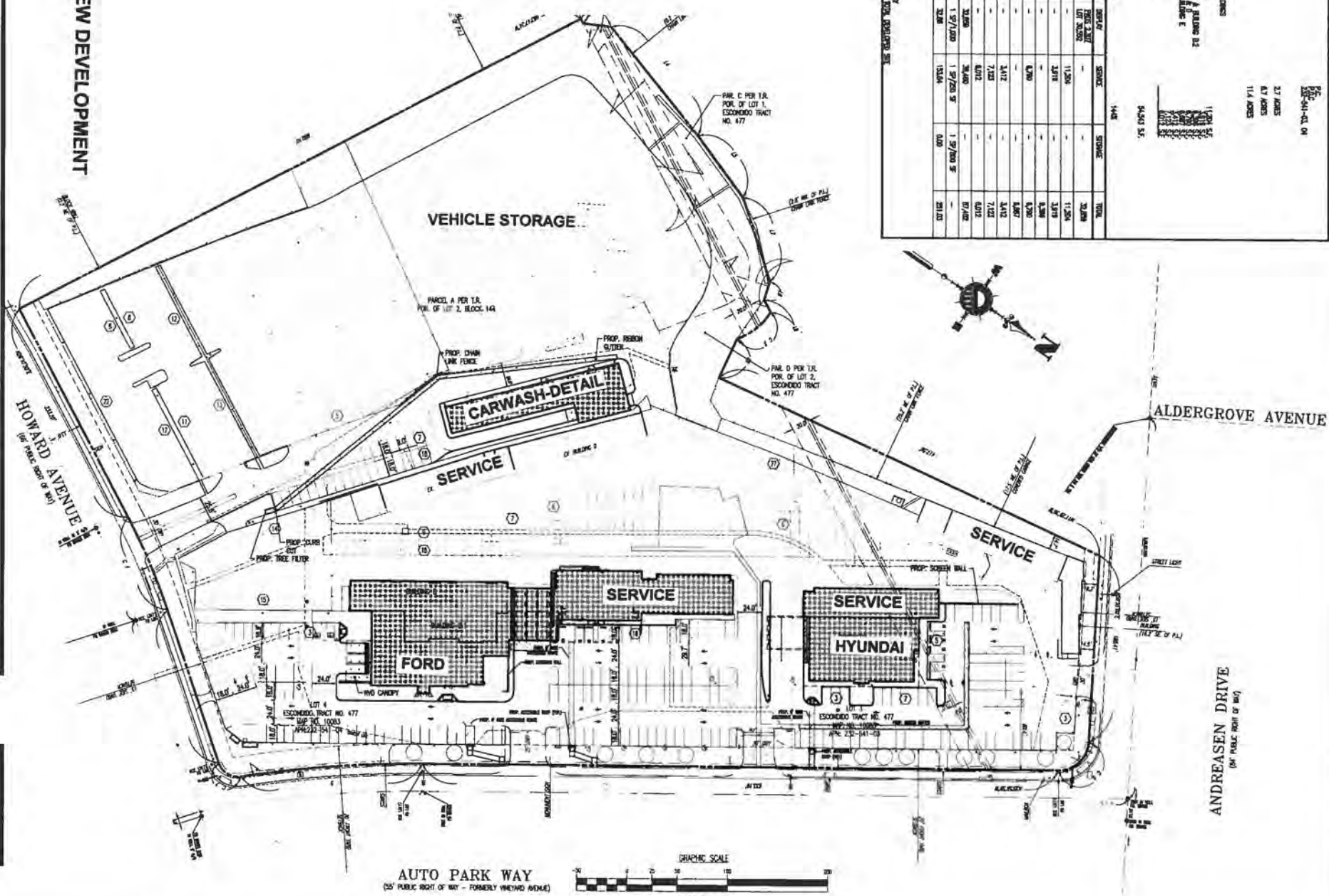
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2. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
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PROPOSED NEW DEVELOPMENT

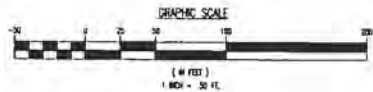
PROPOSED PROJECT
PHG 14-0032

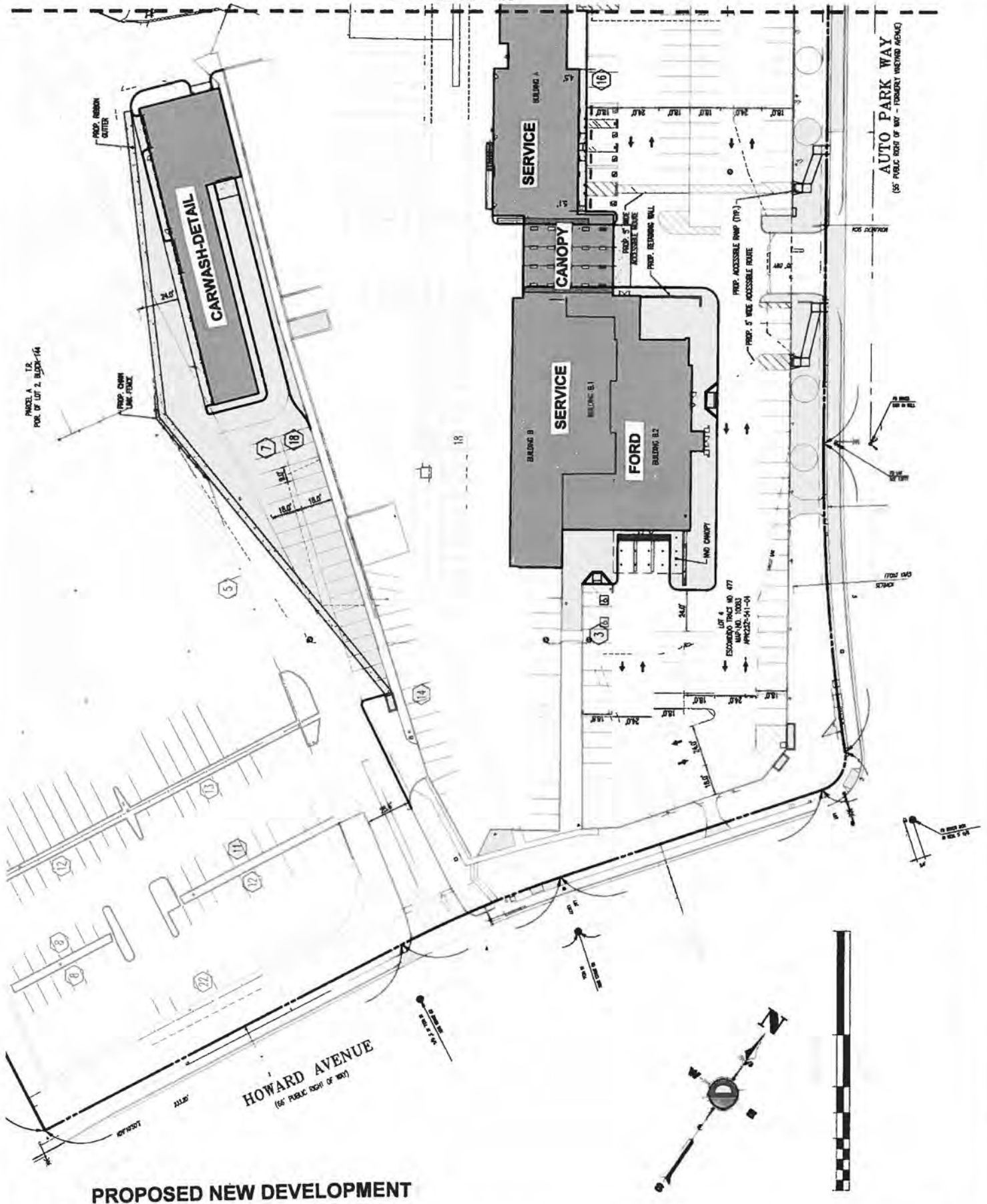
SITE PLAN

S



AUTO PARK WAY
(55' PUBLIC RIGHT OF WAY - FORMERLY VINEYARD AVENUE)



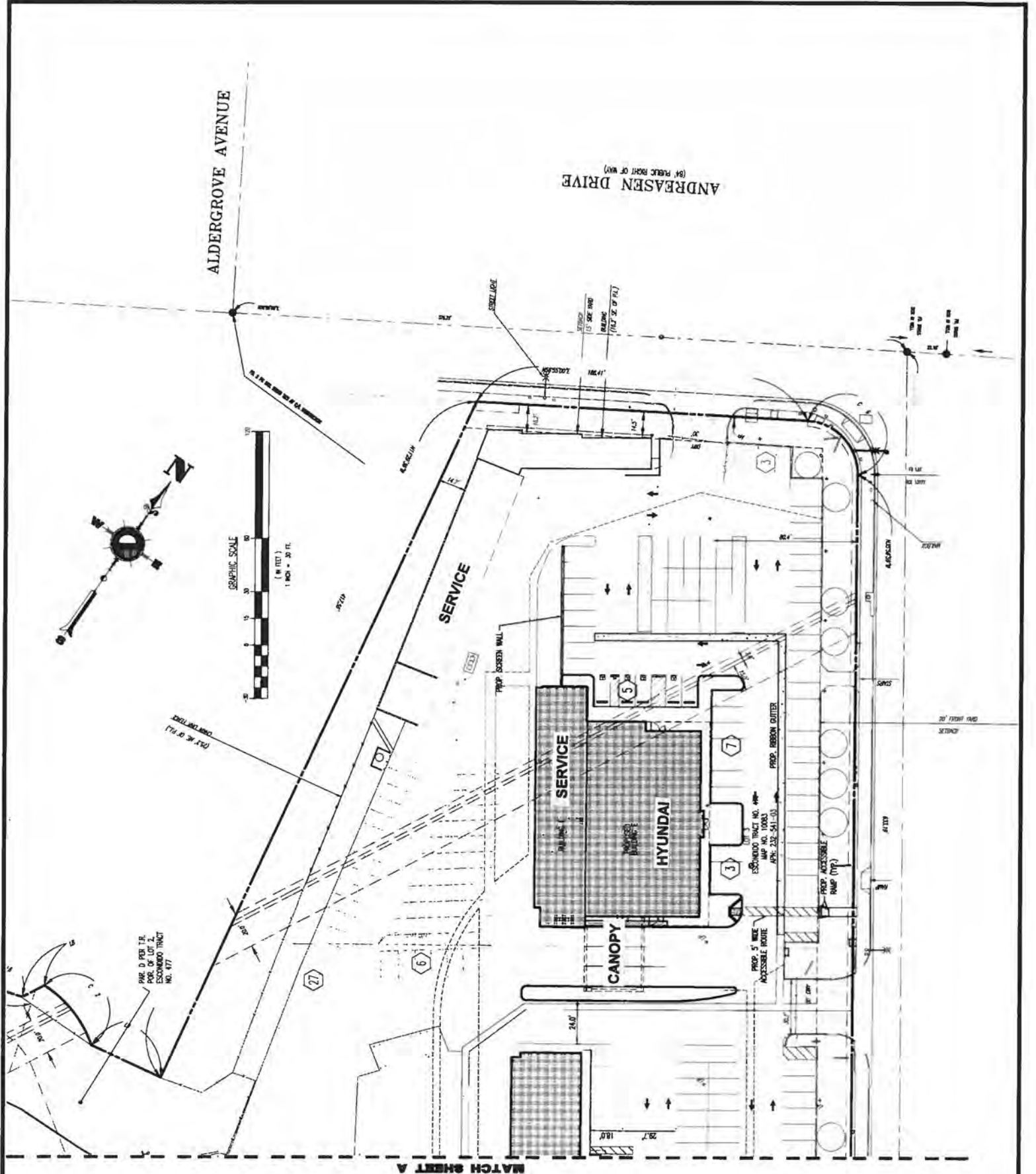


PROPOSED NEW DEVELOPMENT

**PROPOSED PROJECT
PHG 14-0032**

S

SITE PLAN



PROPOSED NEW DEVELOPMENT

PROPOSED PROJECT
PHG 14-0032

S

SITE PLAN

UTILITIES PLAN

ALDERGROVE AVENUE

ANDREASEN DRIVE
(for Public Right of Way)

AUTO PARK WAY
(for Public Right of Way - formerly VINEYARD AVENUE)

GRAPHIC SCALE

1" = 100'

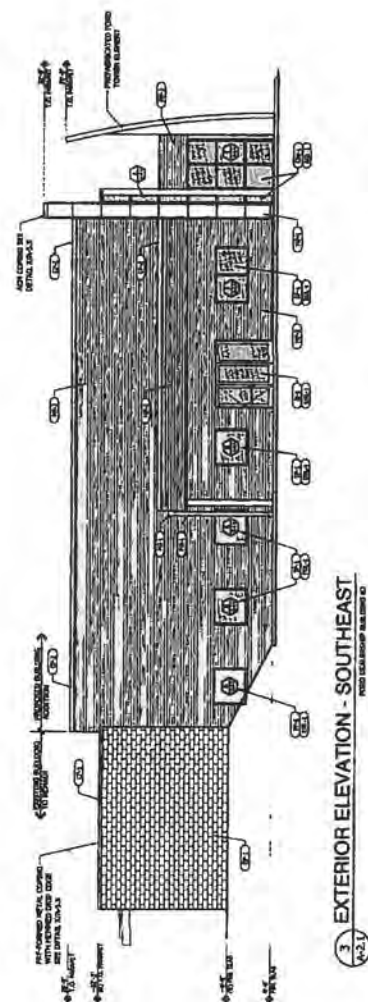
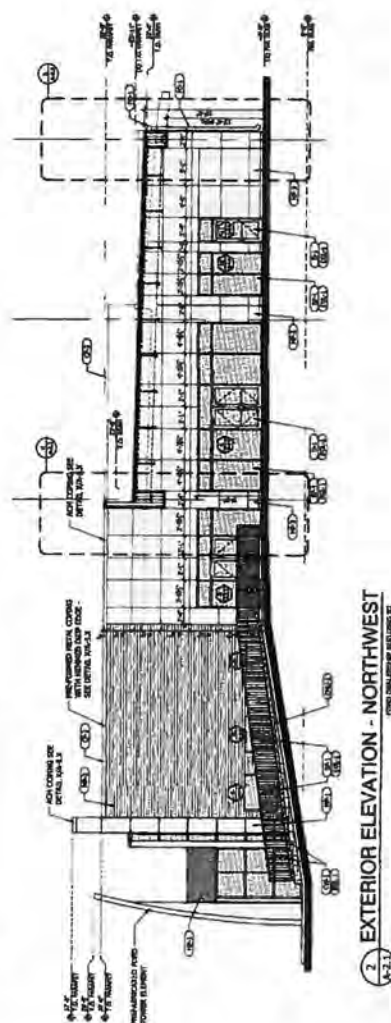
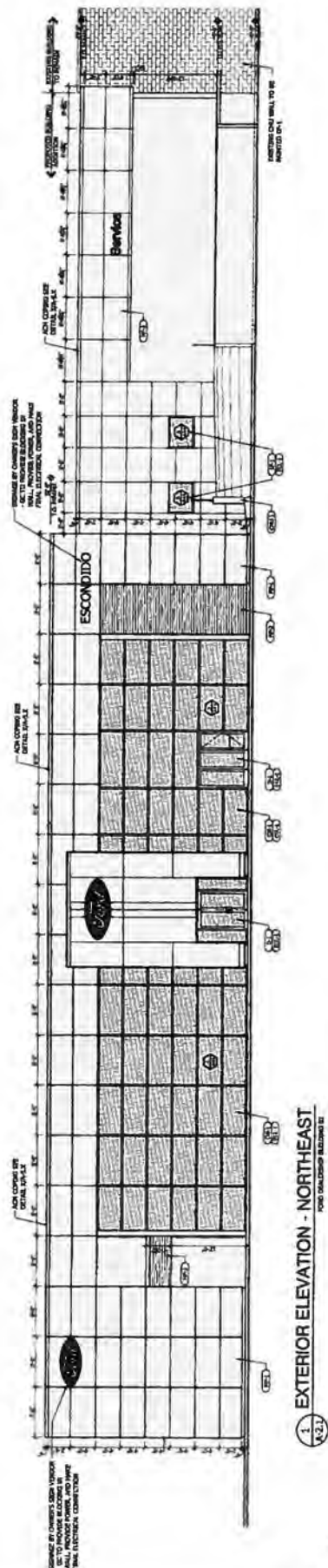


LANDSCAPE PLAN

GRAPHIC SCALE

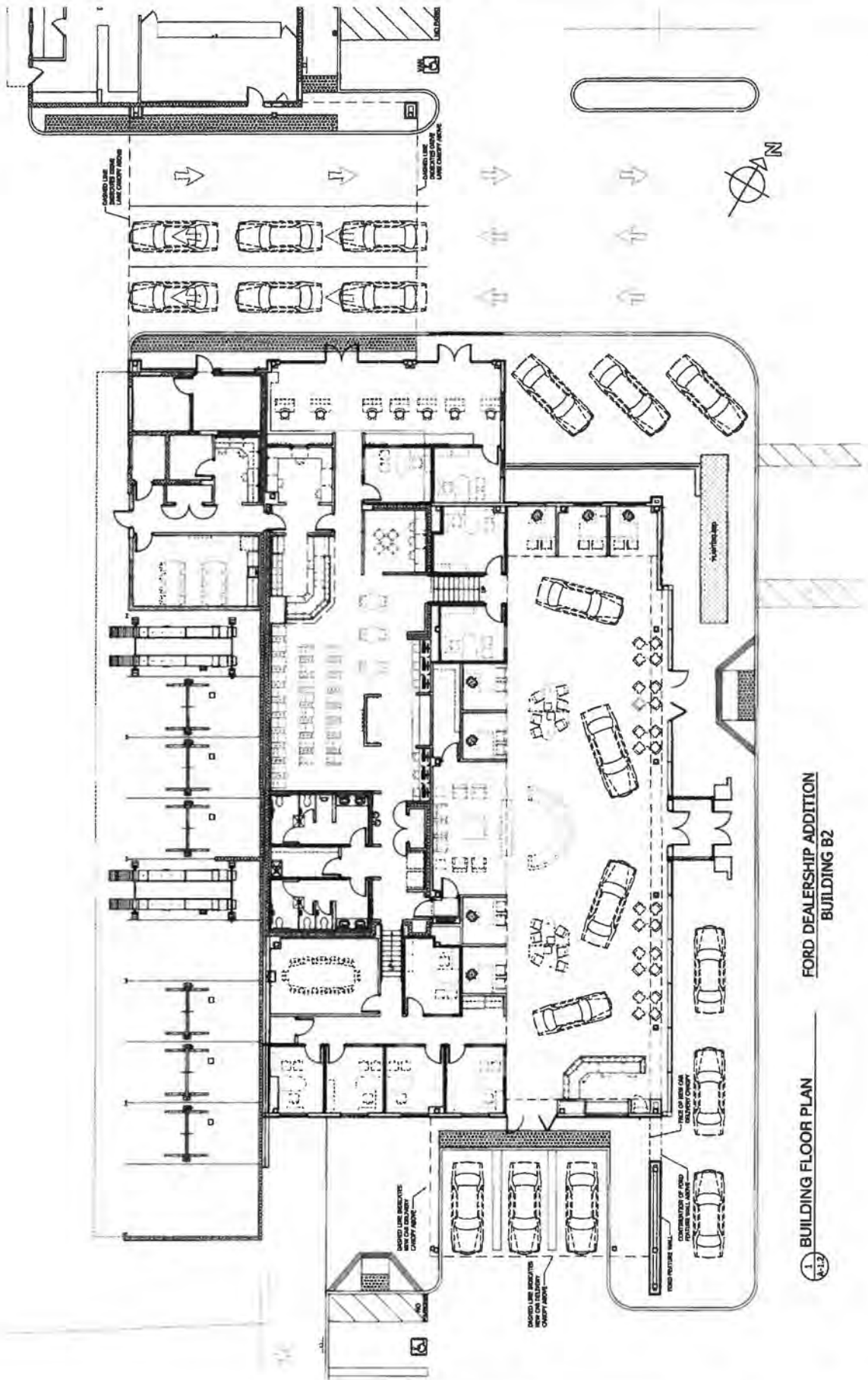
(IN FEET)

1 inch = 50 ft



PROPOSED FORD BUILDING

**PROPOSED PROJECT
PHG 14-0032**



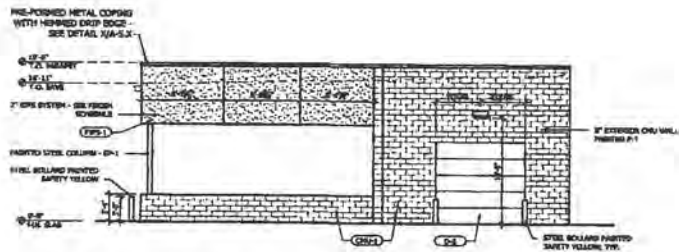
FORD DEALERSHIP ADDITION
BUILDING B2

1 BUILDING FLOOR PLAN
A-1.2

PROPOSED PROJECT
PHG 14-0032

F

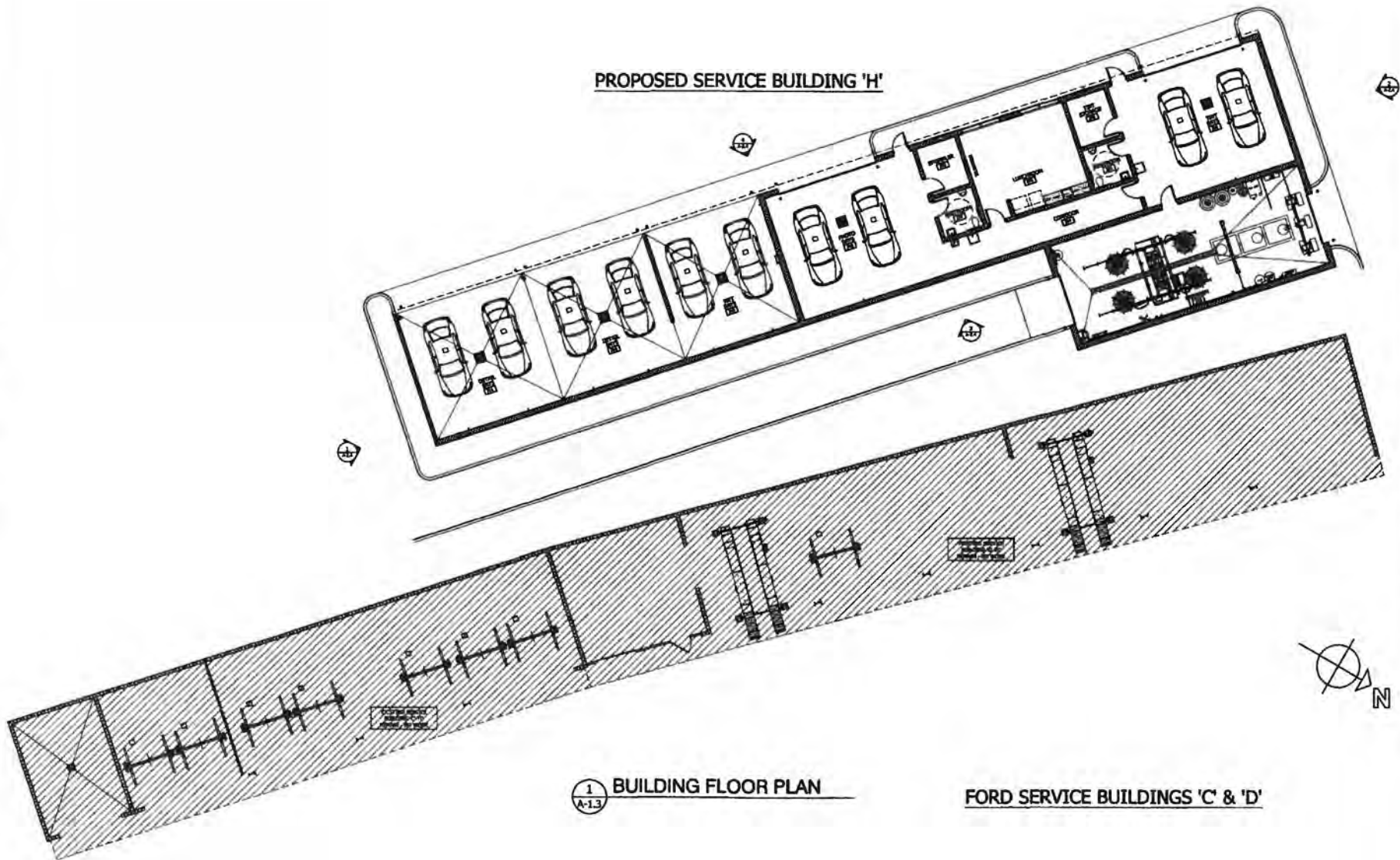
FLOOR PLAN

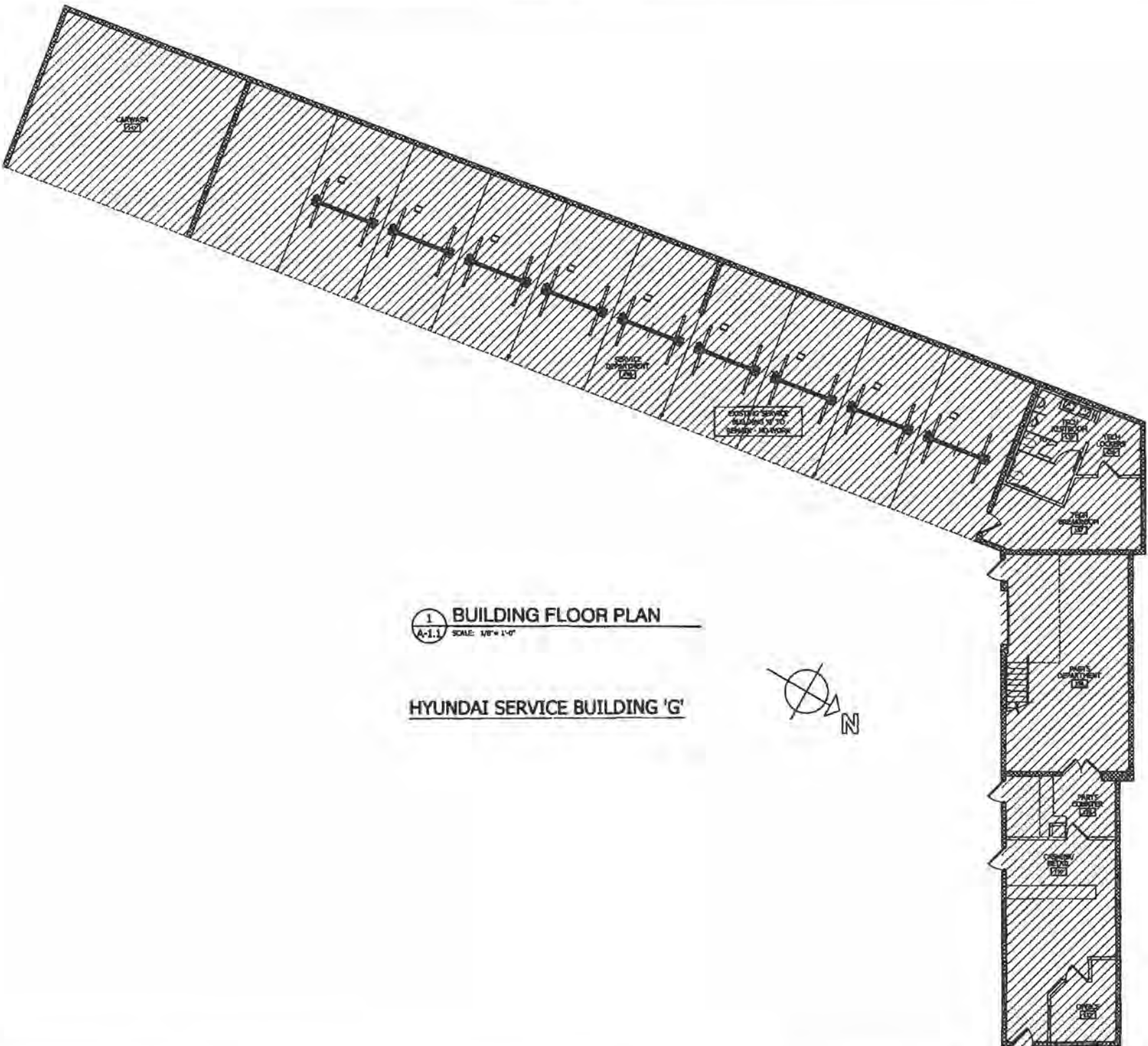


PROPOSED PROJECT
PHG 14-0032

F

FLOOR PLAN



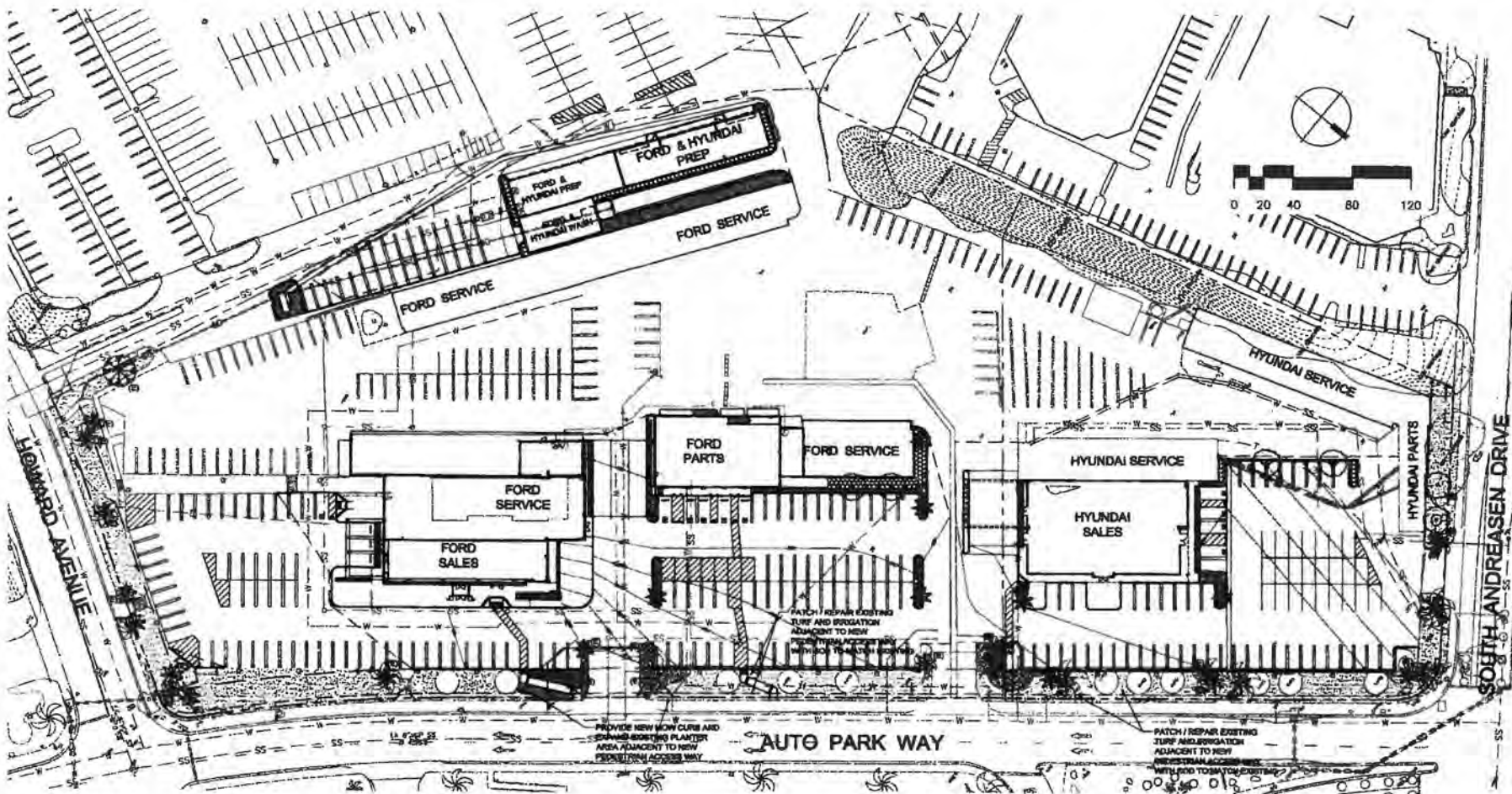


PROPOSED PROJECT
PHG 14-0032

F

FLOOR PLAN

PROPOSED PROJECT PHG 14-0032



PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE / SPACING	COMMENT	WUCOLS
TREES				
	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	36" BOX STD.	FLOWERING CANOPY TREE	MOD.
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM	15" BTH	PALM ACCENT	MOD.
SHRUBS, VINES & GROUNDCOVERS				
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL. 2' O.C.	ORNAMENTAL GRASS	MOD.
	DIANELLA T. 'YELLOW STRIPE' / GOLD STRIPE FLAX LILY	1 GAL. 2' O.C.	STRAPPY ACCENT	MOD.
	GAZANIA SPP. / GAZANIA TO MATCH EXISTING	FLATS / 10" O.C.	FLOWERING GROUNDCOVER	MOD.
	PHORMIUM 'JACK SPRATT' / DWARF NEW ZEALAND FLAX	5 GAL. / 2' O.C.	STRAPPY ACCENT	MOD.
	RHAMPHOLEPIS UMBELLATA 'MINOR' / YEDDO HAWTHORN	5 GAL. / 3' O.C.	LARGE EVERGREEN BACKGROUND SHRUB	MOD.

EXISTING TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	EUCALYPTUS SPP. / EUCALYPTUS
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM
	EXISTING SHRUBS, VINES AND GROUNDCOVERS
	EXISTING TURF

NOTE: EXISTING TREE MARKED WITH AN (E) ARE TO BE PROTECTED IN PLACE. EXISTING TREES MARKED WITH AN (R) ARE TO BE REMOVED FROM SITE.

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD-C and M-1 zoning (Planned Development Commercial and Light Industrial) / A mix of auto-related uses and general industrial business are located north and northwest of the site across Auto Park Way, including Volvo Escondido and Enterprise Rent-A-Car.

SOUTH - RT and IP zoning (Mobile-Home Park and Industrial) / A mobile-home park (Via Madeira Senior Community) and industrial buildings are located south of the auto dealership at a higher elevation. A 6-foot-high masonry block wall is located along the southern boundary of the auto dealership, along with a landscaped slope. The adjacent mobile home park (elevation 692') is situated approximately 12 feet to 17 feet above the adjacent Ford vehicle storage lot. The proposed new wash/detail building would be located approximately 280 feet from the mobile home park and situated at an elevation of approx. 675 feet. The detail bays would orient towards the south, which would provide a noise barrier between the adjacent mobile home park and the automatic carwash building. The exit to the wash building and dryers would orient towards the west, in the direction of the adjacent industrial buildings located upslope.

EAST - PD-C and RT zoning (Planned Development-Commercial and Mobile Home Park) / Jack Powell Chrysler-Dodge-Jeep dealership is located east across Howard Avenue. A mobile home park (Moonglow) also is located east of the dealership. A masonry block wall provides noise and visual separation of the mobile home park from Howard Avenue.

WEST - IP and IPO zoning (Industrial Park and Industrial Park-Office) / A mix of light industrial uses are located west of the dealership across Andreasen Drive.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. 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, and appropriate on-site circulation for emergency vehicles would be provided.
3. Traffic – The project site takes access from Auto Park Way South, which is classified as a one-way Collector (42' R-O-W with two eastbound travel lanes) on the City's Circulation Element. On street parking is allowed along the southern side of the roadway. The Engineering Division indicated that due to the nature of the project, the net increase in dealership square footage and new wash/detail building is not anticipated to generate any significant additional vehicle trips. Auto Park Way South currently operates at a Level-of-Service "C" or better under existing conditions from Andreasen to Valley Parkway. The intersection of Auto Park Way and Andreasen Drive is signalized. The Engineering Department indicated the project would not have any adverse impacts to existing traffic or circulation within the area, and no mitigation or improvements would be required.
4. Utilities – Water service currently is provided by the Rincon del Diablo Municipal Water District. Escondido provides sewer service, which is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities. The applicant will need to coordinate any additional water upgrades/improvements to the existing infrastructure to support the project, as may be required by the Rincon District. The applicant also will need to work with the District regarding the removal of an existing utility easement that bisects the project site and affects the existing and future Hyundai building.
5. Drainage – The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities. The project is proposing to install several storm water quality features to treat runoff from the site.

C. ENVIRONMENTAL STATUS

The proposed project is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities" and 15303, "New Construction." In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.

D. GENERAL PLAN ANALYSIS:

The General Plan land use designation for the site is Planned Commercial, which allows a variety of commercial activities within a self-contained, comprehensively planned commercial center. The Auto Park Master Plan established specific development standards, architectural features and permitted uses for the properties within the Auto Park. The permitted uses include auto-related sales and services. The proposed modifications to the site would be in conformance with the Auto Park Master Plan.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Project Design

The existing architecture of the showroom buildings reflects a more traditional Southern California/Mediterranean influence utilized throughout the Auto Park when it was developed in the early 1980s, including white/tan stucco exterior walls, exposed rafter tails, wooden fascia/trim, and a red S-tile roof elements. Most of the dealerships have remodeled over the years to incorporate more contemporary/modern themes to correspond to national branding requirements. In contrast to the other dealerships that remodeled their showroom buildings, Ford and Hyundai of Escondido is proposing to demolish the existing showroom buildings and construct new buildings with detailed entry portals, service canopies, and signage to reflect separate design themes and colors for each of the dealerships. Exterior materials for the new buildings consist of composite metal panels and glass curtain wall front elevations, similar to several of the other dealerships. New landscape planters would be added in front of the new buildings and various areas of the existing service buildings to be retained. The project would be developed in five phases that include:

- Phase I - construction of the new Ford showroom
- Phase II - demolition of the existing Ford showroom building and reconfiguration of display area and parking
- Phase III - construction of the wash/detail building
- Phase IV - construction of the new Hyundai showroom building
- Phase V - demolition of the existing Hyundai showroom building reconfiguration of display area and parking

Staff supports the proposed phased building expansions and site improvements, and believes they would be in substantial conformance with the Auto Park Master Plan because the design and materials would be compatible with neighboring building designs. With the new building additions, the two dealerships would require 252 parking spaces and up to 255 spaces would be available for customers and employees. Vehicle storage areas and employee parking can be configured/used on-site as demand requires. Appropriate customer parking spaces would be provided to support each dealership. On-street parking along Auto Park Way also is allowed.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject property is developed as an auto dealership and contains a mix of office, indoor display, storage and repair buildings, and paved parking/auto display areas. The site generally slopes and drains from south to north. There is no native vegetation or sensitive resources located on the site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 11.4 acres (three parcels)
2. Existing Buildings: 44,927 SF Total

Building A (Ford Showroom)	5,410 SF
Building A (Ford Service/Parts 2 stories)	11,604 SF (7,735 SF and 3,869 SF)
Building A & B (Service Advisors under canopy)	343 SF
Building B (Ford Service):	3,919 SF
Building B.1 (Ford Customer Lounge)	2,961 SF
Building C & D (Ford Service)	6,790 SF
Building E (Hyundai Showroom)	3,184 SF
Building F (Hyundai Service)	3,593 SF
Building G (Hyundai Service 2 stories)	7,123 SF (5,661 SF and 1,462 SF)

*Building Square Footage Numbers derived from 2014 site survey measurements by project engineer/architects
3. Proposed New Buildings:

Ford Showroom:	6,435 SF
Hyundai Showroom:	6,687 SF
Wash/Detail Building:	<u>6,012 SF</u>
	19,134 SF (the net increase in building square footage is 9,113 SF with the demolition of the existing buildings)
4. Material/Colors:

Ford Dealership:	Composite metal panel (4' x 8') exterior with aluminum finish. Curtain glass wall system along front of building. Prefabricated entry portal. Composite metal panel accents – "Slate Grey" along select front elevation and larger wall system along building sides. Composite metal panels along select side of building – "Mica Grey." Composite metal panels on exterior of service canopy – "Slate Grey" Existing masonry block service buildings painted "Universal Grey."
Hyundai Dealership:	Composite metal panels on upper portions of the building and service canopy – "Medium Bronze" Curtain wall glass front along lower portion of building. Metal composite panels along various areas of the building sides – "Medium Bronze" Existing masonry block service buildings to be painted brown/tan color
Carwash/Detail Building:	Masonry block with metal coping painted "Universal Grey" – Light Grey Detail building to include open bays and enclosed areas with metal roll-up doors painted light grey. Open bays to include metal support poles and metal fascia, with painted/textured EIFS composite exterior with vertical reveals.
5. Building Height:

Ford:	32 top of parapet, 28' top of service canopy, 29' top of entry/portal element
Hyundai:	24' top of parapet, 18' top of service canopy
Carwash/Detail:	19.5' top of roof

6. Parking: 252 spaces required (based on various building uses and vehicle display areas)
255 spaces available for employees and customers.
All unenumerated spaces on the site plans are used for vehicle display.
Concrete circular pads along the Auto Park Way frontage also used for vehicle display.
7. Landscaping: The project site is currently landscaped. The on-site landscaping will be modified in the parking area and also new landscape planters to be added adjacent to the main showroom building to be consistent with the existing landscape theme.
8. Signage: Signage indicated on the plans are conceptual only. Each dealership is proposing their own separate signage. Any new signage is subject to conformance with the Auto Park signage criteria and City's sign regulations.

Project History:

- | | |
|--------------|--|
| 80-173-PD | Master Development Plan that established the Escondido Auto Park |
| 82-85-PD | Precise Development Plan to construct the Home Heller Ford Dealership |
| 84-85-PD | Precise Development Plan modification to expand the parking area for the Ford Dealership (106 additional spaces) |
| 86-04-PD | Master Plan revisions to construct the Heller Suzuki dealership |
| 88-24-PD | Precise Development Plan modification to add 17,726 SF of parts and service area to existing Heller Suzuki dealership |
| 88-114-CZ/PD | Zone Change from I-P to PDC and Preliminary, Master and Precise Development Plan to use the adjacent 4.9-acre lot for vehicle storage and employee parking |
| 96-26-PD | Precise Plan modification to construct a 5,644 SF vehicle service/maintenance bldg. at Heller Ford |
| 99-28-PD | Precise Plan modification to construct a 2,470 SF customer lounge at Heller Ford |

EXHIBIT "A"

FINDINGS OF FACT PHG 14-0032

Master and Precise Plan Modification

1. The location and design of the proposed development is consistent with the goals and policies of the Escondido General Plan relating to Planned Developments, which states the Auto Park area is to be developed with comprehensively planned automobile dealerships, automotive/commercial related uses and a variety of commercial and office facilities. The new contemporary design would be compatible with other more modern dealership buildings located throughout the Auto Park and adjacent industrial developments. Appropriate on-site parking would be maintained.
2. The proposed development will be well integrated with its surrounding because the project the demolition of existing auto dealership showroom buildings and the development of new showroom buildings and support structures on property zoned for and developed for auto sales and service uses. The proposal buildings and other site improvements would be compatible with the other auto dealerships located throughout the Escondido Auto Park. The site is suitable for the proposed uses because the project would not require any extensive grading or result in any adverse impacts to surrounding uses or environmental resources. The project will not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The existing auto dealership buildings are located adjacent to existing auto dealerships and/or industrial uses on the north, east, west, and southwest. The project site is located at a significantly lower elevation than the existing mobile home park on the south, and an existing six-foot-high perimeter wall is located along the southern boundary to provide an appropriate visual and noise barrier. Therefore, there are no significant views from adjoining properties that would be affected by the proposed development. The proposed new buildings have been oriented and/or setback a sufficient distance from adjacent uses to minimize potential compatibility and noise impacts, especially to the adjacent residential properties on the south.
3. All vehicular traffic generated by the development would be accommodated safely and without causing undue congestion upon the adjoining streets, as indicated by the Engineering Department.
4. The proposed location and design allows the project site to continue to be adequately serviced by existing public facilities since City sewer and water service currently is provided to the site and will not be adversely affected by this project.
5. The overall design of the proposed addition produces an attractive and efficient business environment that utilizes quality building materials, ample landscaping and adequate on-site parking.
6. The proposed Precise Plan modification shall have a beneficial effect by providing services needed/requested by city residents and the business community.
7. In accordance with CEQA Sections 15301, "Existing Facilities" and 15303, "New Construction," the proposed project is exempt from environmental review. The project would not result in any adverse impacts to the environmental. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

EXHIBIT "B"

CONDITIONS OF APPROVAL Ford-Hyundai Dealership Remodel PHG 14-0032

General

1. This development shall be subject to all conditions of the Auto Park Master Plan (80-173-PD) and any previous Master and Precise Development Plans approved for the project/site, except as modified herein.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Division, and Fire Department. Fire sprinklers may be required, as determined by the Fire Department.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. A minimum of 252 striped parking spaces shall be provided for customers and employees in conjunction with this commercial development. Said parking spaces shall be striped and dimensioned per City standards, and this requirement shall be noted on the final building/site plans.
8. Parking for disabled persons shall be provided/maintained (including "Van Accessible" spaces) in full compliance with chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. Access for use of heavy fire fighting equipment, as required by the Fire Marshal, 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 no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
10. 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. As indicated in the proposed Phasing Plan for the project, the existing dealership buildings shall be removed when the new dealership building(s) are constructed. The Phasing Plan and demolition schedule may be modified subject to the approval of the Director of Community Development.
11. A separate sign permit and building permit shall be required prior to the installation of any signs. All proposed signage shall be consistent with the Auto Park design criteria and the City of Escondido Sign Ordinance (Ord. 92-47).
12. All new utilities shall be underground.

13. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. This shall be clearly indicated on the building plans. Additional rooftop screening may be required, if determined during review of the construction documents.
14. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
15. All temporary customer and construction trailers shall be removed from the site within 60 days of the conclusion of construction (final occupancy permits). The request for any temporary trailers shall be included with the building plans for the various phases.
16. In order to reduce potential impacts to adjacent properties from the new carwash facility, the applicant shall incorporate the appropriate dryer noise reduction package to meet the limits for industrial uses at the western boundary, and residential limits at the southern property boundary. This shall be demonstrated with the submittal of the building plans (submit dryer noise specifications) for the wash facility.
17. A Lot-Tie Agreement shall be recorded prior to issuance of Building Permits for the project due proposed buildings/canopies crossing property lines, and also due to the relocation of the sewer line across both site and one lateral line to serve the two dealerships.
18. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of building permits, along with the current plan check fee at the time of submittal. The landscape and irrigation plans shall comply with the provisions, requirements and standards outline in the City's Water Efficient Landscape Regulations (Zoning Code Article 62). Specimen-sized trees shall be incorporated into the landscape design.
2. Additional trees (min. 24" box) shall be planted on the southern slope area (in gap areas) to provide additional screening from views into the site from the adjacent residents to the south. The final number and placement of trees shall be coordinated with the Planning Division.
3. 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.

ENGINEERING CONDITIONS OF APPROVAL (PHG14-0032) Ford-Hyundai Dealership Remodel

IMPROVEMENTS

1. All onsite and offsite improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be corrected to the satisfaction of the City Engineer.
2. Any existing damaged and broken sidewalk, curb & gutter adjacent to the project on Howard Avenue, Auto Parkway, or Andreasen Drive, shall be removed and replaced in accordance with City Standards, and to the satisfaction of the Field Engineering Inspector.
3. Adequate horizontal sight distance shall be provided at driveway entrances. Restrictions on landscaping may be required at the discretion of the City Engineer.
4. A concrete pedestrian access route from the public sidewalk shall be provided into the project to the satisfaction of the City Engineer and Building Official.
5. The developer will be required to provide a detailed traffic control plan, for any required construction within Howard Ave., Auto Parkway, or Andreasen Drive right-of-ways to the satisfaction of the City's Traffic Engineer and Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within these public right-of-ways.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite grading and improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Fire and Engineering Departments prior to issuance of a Grading Permit.
2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
4. 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 that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his/her recommendations.
5. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be

responsible for maintaining all erosion control facilities throughout the development of the project.

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

SITE DRAINAGE and BMPs

1. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
2. All on-site trash enclosures areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Public Works / City Engineer.
3. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency method of treatment. The City highly encourages the use of bio-retention basins within or along the perimeter of the parking and driveway areas as the primary method of storm water treatment, however because most of the site drainage will not be altered properly sized and situated modular wetland type facilities will be allowed subject to approval by the City Engineer. The building and any landscape plans will need to reflect the installation of storm water treatment areas/facilities.
4. All on-site storm drains, detention basins, and all other post-construction BMP facilities are private. The responsibility for maintenance and reporting for these storm drains shall be that of the property owner.
5. The current property owner will be required to sign, notarize, and have the City record a Storm Water Control Facility Maintenance Agreement acknowledging and agreeing to storm water maintenance and reporting requirements for the project site.
6. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.

SEWER

1. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.
2. City Standard requires that each legal parcel have its own separate sewer lateral installed to a public sewer main. Before the City will allow these dealerships on separate legal parcels to share one sewer lateral out to the sewer main in Auto Parkway, the owner must sign and record a Lot Tie Agreement linking the two parcels under a single ownership.
3. The existing 4" sewer lateral to the sewer main in Auto Parkway proposed to be shared shall be determined by televised camera recording to be in good condition to the satisfaction of the City Utility Engineer. If found to be in poor condition or otherwise determined to be inadequate, a new 6" PVC sewer lateral shall be installed to City and UPC Standard.

4. Any unused sewer lateral shall be abandoned by means acceptable to the City Utility Engineer.
5. Any new development whose wastewater discharge may contain pollutants not normally found in or in concentrations in excess of those normally found in domestic waste water shall require a Wastewater Discharge Permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the City system. The Wastewater Discharge permit may require monitoring, mitigation, or alternate disposal methods.
6. All onsite laterals will be considered a private sewer system. The property owner will be responsible for all maintenance of this private sewer system to the public mains in the adjacent streets.

WATER SUPPLY

1. Industrial type fire hydrants per City of Escondido Standard Drawing No. W-3-E and/or fire service lines if required shall be installed at locations approved by the Fire Marshal.
2. This project is located within the Rincon Del Diablo Municipal Water District. It will be the developer's responsibility to make all arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection.

EASEMENTS

1. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading plans.
2. The owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to the approval of the grading plans. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement must be submitted to the City Engineer for review and approval prior to the approval of the grading plans.
3. A current preliminary title report shall be submitted with the grading plans.

CASH SECURITY AND FEES

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



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 14-0032 (Ford and Hyundai of Escondido)

Project Location - Specific: On the southeastern corner of Auto Park Way and Andreasen Drive, addressed as 1717 and 1919 Auto Park Way (APNs 232-541-03 -04 and -232-371-27)

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

Description of Project: A modification to a Master and Precise Development Plan for Ford and Hyundai of Escondido (82-84-PD and 86-04-PD) to demolish the two separate showroom buildings and construct new, approximately 6,200 SF Ford and approximately 6,700 SF Hyundai showroom buildings; and a 6,100 SF wash/detail building.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name Ford and Hyundai of Escondido (Group 1 Realty, John Buono) Telephone (713) 647-5700

Address 800 Gesner, Suite 500 Houston, TX 77024

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

Exempt Status: Categorical Exemption. Section 15301 (e), Class 1, "Existing Facilities," and 15303, "New Construction."

Reasons why project is exempt:

1. The project site is completely disturbed and developed with an auto dealership and surrounded by existing development on all sides. The project involves a net increase in square footage of less than 10,000 SF (approx. 9113 SF). The project consists of the demolition and reconstruction of a limited number of new, small facilities currently allowed under the existing zoning for the site.
2. The site is in an urban area where all public services and facilities are available to allow for the proposed development/use.
3. The project would not create any significant increase in vehicle trips, nor impact vehicular circulation on or around the site. Appropriate parking is provided on the site to accommodate all uses. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas. The site also does not contain any sensitive or protected habitat.

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

Signature:  June 8, 2015
Jay Paul, Associate Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

PLANNING COMMISSION

Agenda Item No.: G.2
Date: June 23, 2015

CASE NUMBER: PHG 15-0008

APPLICANT: Core States Group (for Home Depot)

LOCATION: On the southern side of East Valley Parkway between Harding Street and Rose Street, addressed as 1475 East Valley Parkway (APN 230-241-17)

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit to allow the installation of a 210-kilowatt "clean energy server" behind Home Depot. The server will utilize solid oxide fuel cell technology to generate electricity to fulfill the majority of Home Depot's operational power needs, with the remainder coming from the San Diego Gas & Electric power grid. The server will be mounted on a steel skid platform in an area formerly designated for the staging of trailers sold by Home Depot, and will be approximately 7'4" wide at the base, 32'8" long, and 7'7" tall, for a footprint of about 240 square feet. The project will involve a total disturbed area of about 705 square feet (including the server site, underground utility runs, etc.) Bollards will be installed around the server to protect it from vehicular collisions. New water and natural gas lines will be extended from the Home Depot store to the server, and a new electrical line will carry electricity from the server back to the store; all utility runs will be placed underground.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: General Commercial (GC)

ZONING: Commercial General (CG); East Valley Parkway Area Plan

BACKGROUND/SUMMARY OF ISSUES:

On October 18, 2000, City Council approved Conditional Use Permit 2000-46-CUP/BEZ for a new Home Depot store at 1475 East Valley Parkway, a site formerly occupied by a Fedco store. The proposal included a home improvement center (the main portion of the store), an attached garden center, various outdoor sales/display areas (a seasonal sales area in the main parking lot, display areas along the front of the building, and trailer staging behind the building), and two new commercial pads. The home improvement center and garden center would normally have required administrative approval of a plot plan, and the outdoor sales areas would have required Planning Commission approval of a Conditional Use Permit. However, because the applicant requested BEZ (Business Enhancement Zone) approval for the project, the entire proposal was taken to City Council. Construction on the Home Depot store was completed in 2002.

Core States Group, on behalf of Home Depot, is now proposing to install a 210-kilowatt (kW) "clean energy server" on the site. The server will be manufactured by Bloom Energy and will generate electricity to fulfill the majority of Home Depot's power needs, with the remaining portion provided by San Diego Gas & Electric (currently, Home Depot receives all of its power from the grid.) Per information provided by the applicant, solid oxide fuel cell technology emits less carbon dioxide emissions (on a pounds per megawatt hour basis) than other generation technologies, including coal power plants, natural gas power plants, natural gas turbines, and the east and west coast power grids. It also consumes less water than these other technologies.

The server will be installed behind Home Depot (the south side), in an area approved under 2000-46-CUP/BEZ for the staging of trailers sold by the store. This location is just north of the Storage Outlet self-storage facility, which is on a separate lot. An existing concrete wall separates the proposed server site from the storage facility, and will provide visual and noise screening for the uses to the south of the project site. The server will have a total height of 7'7" (which includes the 10" steel skid platform), a total length of 32'8" (including the server itself and equipment cabinets), and a depth of 8'7" (7'4" at the platform), for an overall footprint of about 240 SF. Since the server will be located behind the store, where trucks load and unload merchandise and emergency vehicles may pass through, bollards will be installed around the

server to protect it from collisions. Gas, electric, and water utility lines will be extended to the server and will be located underground.

The clean energy server will use solid oxide fuel cell technology to generate electricity. The server will consist of multiple modules, each of which will contain stacks of fuel cells. Each cell will be composed of a ceramic plate (an electrolyte), with a positively-charged anode coating on one side and a negatively-charged cathode coating on the other. A description of the generation process is as follows:

- 1) Oxygen (O_2) is heated and enters the cathode side of the fuel cell. The oxygen molecules pick up extra electrons from the cathode, which turns them into ions with a negative charge.
- 2) At the same time, natural gas (CH_4) and steam (H_2O) are combined to make reformed fuel, which enters the anode side of the cell. This combination is represented by the following equation: $CH_4 + H_2O \rightarrow CO + 3H_2$.
- 3) The reformed fuel crosses the anode. As it does, each CO and H_2 molecule picks up an oxygen ion. The CO (carbon monoxide) molecules become CO_2 (carbon dioxide), and the H_2 (hydrogen) molecules become H_2O (water). These are byproducts of the electricity generation process, as is a small amount of heat produced by this chemical reaction. The extra electrons carried by the oxygen ions flow into a circuit to do work (i.e., provide Home Depot with electrical power).
- 4) The carbon dioxide generated under 3) is emitted from the server, along with some of the heat (approximately the amount emitted at the tail pipe of a vehicle). The water and remaining heat are "recycled" to begin the process again. The water is turned into steam to convert more natural gas into reformed fuel, while the heat warms the oxygen that enters the cathode. No water is emitted from the system.

In addition to the server itself, the project will include three equipment cabinets:

- 1) The water deionization module, which filters the water used in the generation process. Water will be piped from the store to the server site through an underground line, up through an above-ground reduced pressure backflow preventer, and then back underground until it reaches the deionization module. After filtering, it is piped from the module to the server itself. The project requires about 240 gallons of water at start-up, and since no water leaves the server during the generation process, this is a one-time injection.
- 2) The power distribution system, which contains circuit breakers, a surge protector, a power supply for support systems such as the telemetry cabinet, etc.
- 3) The telemetry cabinet, which allows Bloom Energy to monitor the server's performance remotely.

Natural gas will be piped from the store to the server through an underground gas line, up through an above-ground meter assembly, and then back underground before entering the server. A shut-off valve will be installed on the riser to stop the gas supply to the server in an emergency. An additional emergency shut-off valve will be installed on the outside of the telemetry cabinet to shut down the server itself. Bloom Energy will be able to monitor the system remotely via a wireless connection.

The Electric Generating Facilities section of the Zoning Code (Section 33-1122) states that any generator with a maximum production capability of more than five kW of power requires a Conditional Use Permit. Since the proposed clean energy server would have a capability of 210 kW, a Conditional Use Permit is necessary.

Staff believes that the issues are as follow:

1. Whether the design and location of the proposed facility is appropriate for the site.
2. Whether the proposed facility is consistent with the Electric Generating Facilities section of the Zoning Code (Section 33-1122).

REASONS FOR STAFF RECOMMENDATION:

1. The proposed clean energy server will not interfere with traffic circulation in the Home Depot parking lot, since it will be located within striped spaces that were created for the staging of trailers, and not within any aisles or driveways. Bollards will be installed around the server to protect it from vehicular collisions, and these bollards will also not

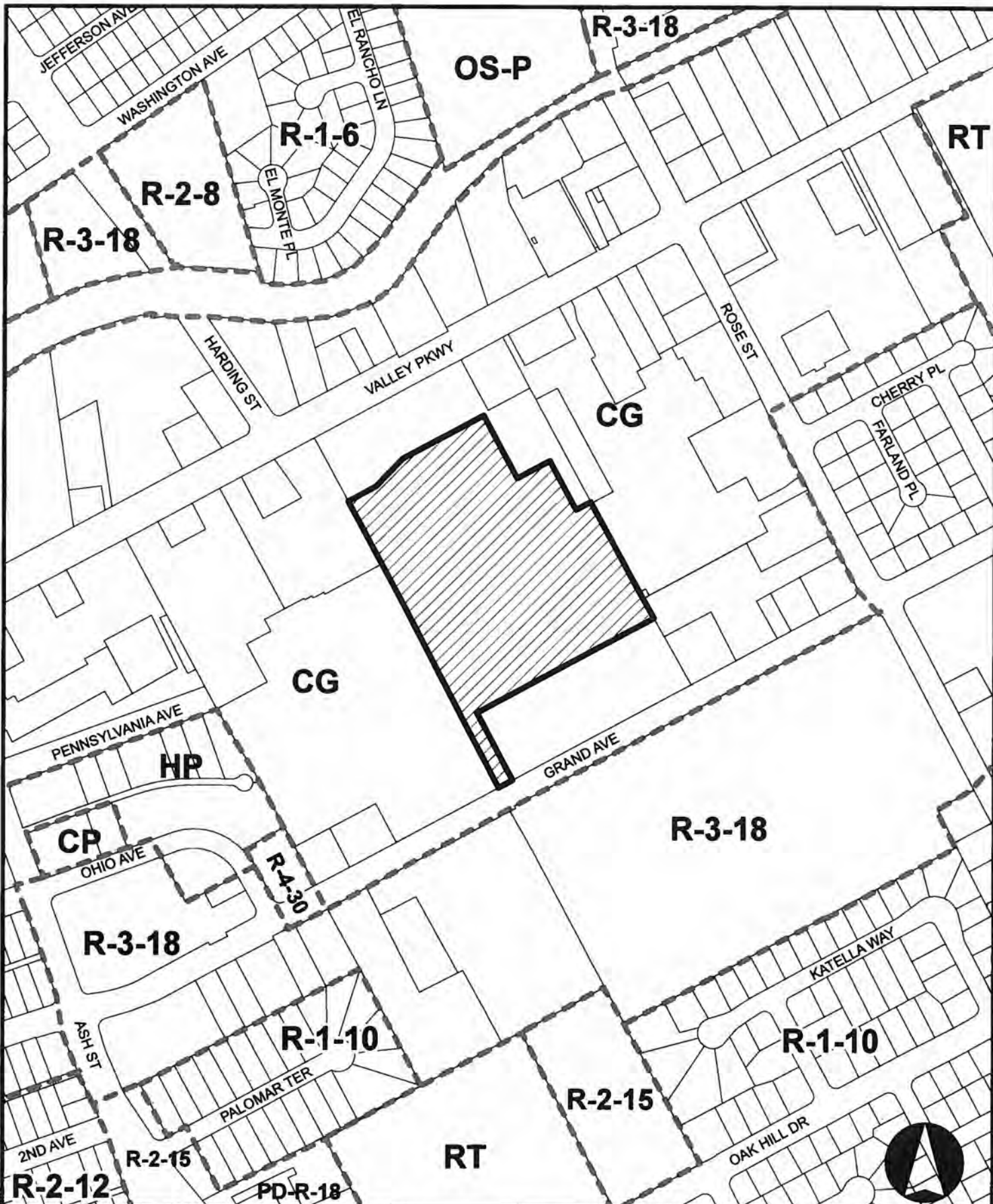
interfere with regular traffic flow. The bollards are located within a water line easement as shown on the site plan. On the recommendation of the Utilities Division, the project has been conditioned to require the applicant to either relocate the bollards outside of the easement area, or to design them to be removable to facilitate future water line repairs and maintenance. The proposed server location will not cause parking issues, provided that the items currently stored in this location are not displaced to customer parking areas, as discussed further later in this staff report and addressed in the proposed conditions of approval. The project was discussed at the staff design review meeting on March 19, 2015; staff was satisfied with the overall design and location of the server and made no recommendations.

2. The applicant has provided noise specifications for the server that demonstrate that noise levels will not exceed City standards or become a nuisance to surrounding uses, including the apartment complex on the south side of Grand Avenue. The proposed server site will be shielded from view of the neighboring uses to the south by the wall separating the store property from the mini-storage property, and from uses to the north by the Home Depot store itself. The server is expected to emit heat, but the applicant has stated that the amount is comparable to what is released at the tail pipe of a vehicle.
3. The proposed project is consistent with the provisions of Section 33-1122 (Electric Generating Facilities) of the Zoning Code. The solid oxide fuel cell technology chosen by the applicant utilizes the efficient, state-of-the-art technology; operates with natural gas as its fuel source; and generates low pollutant emissions. Home Depot will obtain the majority of its day-to-day electrical needs from this server, with the remaining portion provided by the San Diego Gas & Electric power grid. Materials provided by the applicant indicate that solid oxide fuel cells produce less carbon dioxide (on a pounds per megawatt hour basis) than the west coast power grid, so this decrease in dependency on SDG&E should translate into a reduction in Home Depot's carbon footprint. The Electric Generating Facilities code requires applicants to provide documentation that the San Diego Air Pollution Control District (SDAPCD) has reviewed the application and deemed it complete. The applicant for this project has provided a copy of a Distributed Generation certification from the State of California Air Resources Board, which grants an exemption to Bloom Energy Corporation (the manufacturer of this clean energy server) from permit requirements of SDAPCD for its ES-5700 fuel cells, based on certain emission standards for oxides of nitrogen, carbon monoxide, and volatile organic compounds (VOCs). The exemption is valid until September 21, 2016. As a courtesy, staff still sent a copy of the project's site plan to the SDAPCD during the initial 30-day review period, and no comments were received.

Respectfully Submitted,

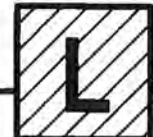


Ann Dolmage
Associate Planner

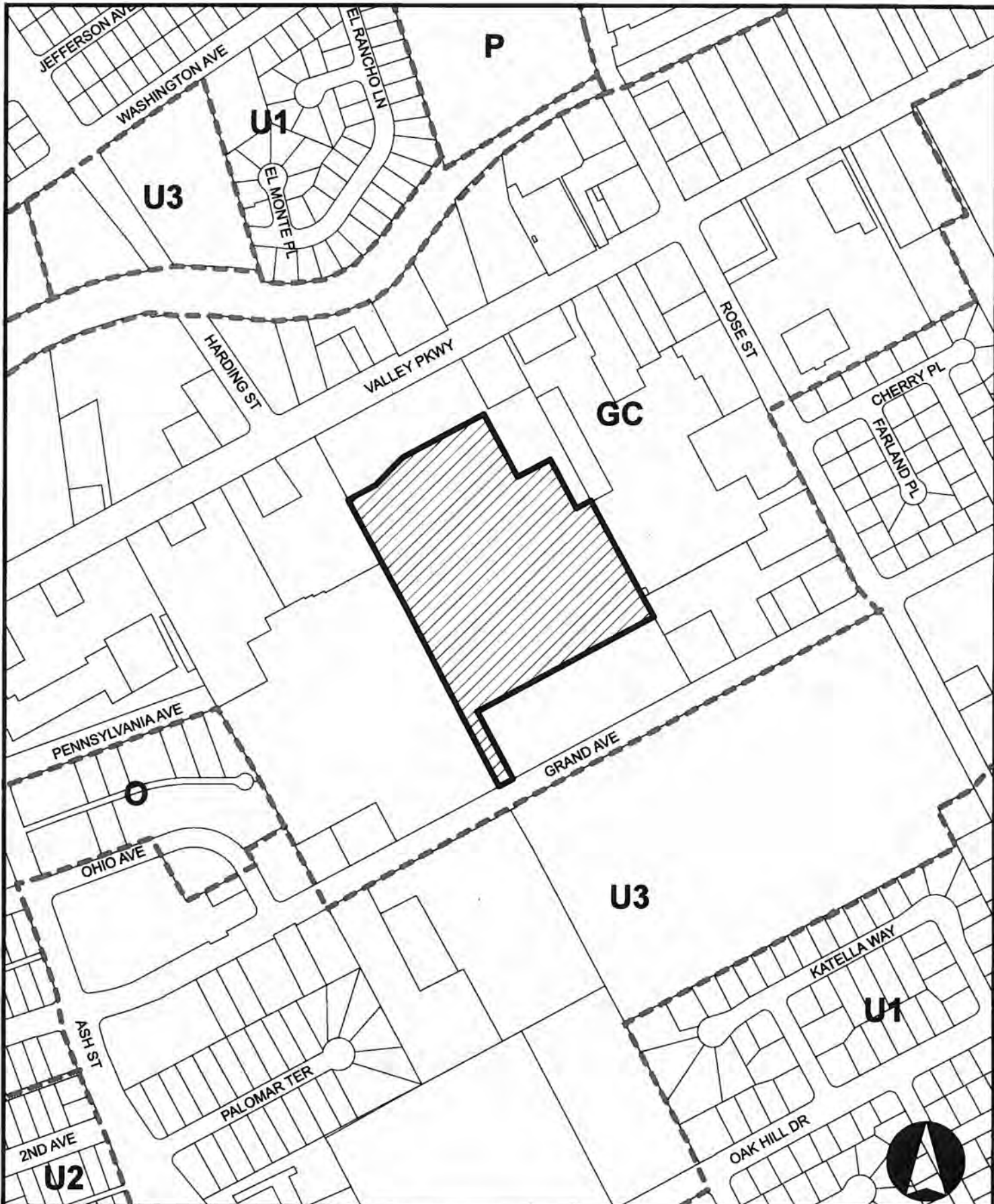


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**PROPOSED PROJECT
PHG 15-0008**



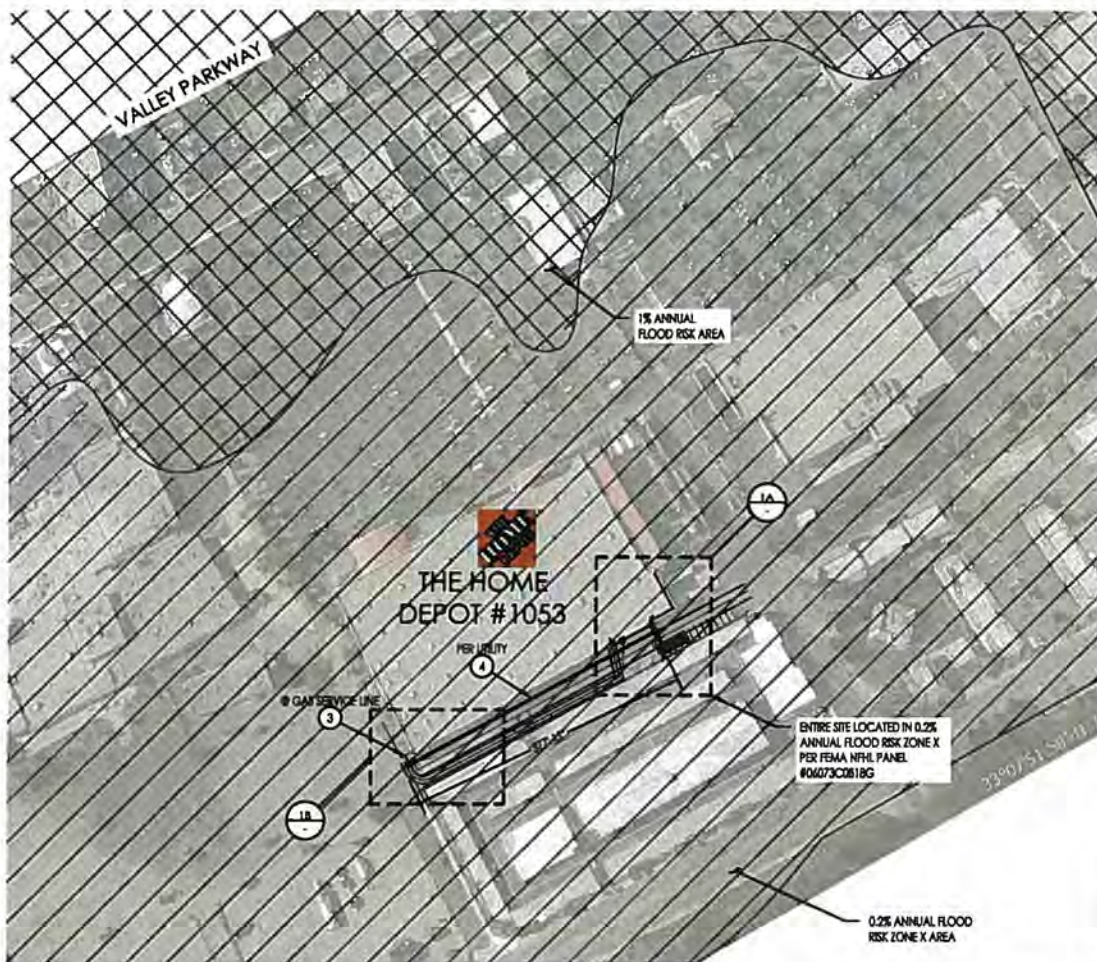
LOCATION/ZONING



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OVERALL SITE PLAN

KEYNOTES

- 1—(N) UTILITY GAS METER SET ASSEMBLY (MSA) FOR CLEAN ENERGY SERVER. COORDINATE LOCATION AND INSTALLATION REQUIREMENTS WITH UTILITY COMPANY PRIOR TO INSTALLATION. MAINTAIN MINIMUM 3'-0" CLEARANCE FROM ALL IGNITION SOURCES. PROVIDE CONCRETE PAD PER GAS ASSEMBLY PAD (DETAIL 3/5.0). ADD IMPACT PROTECTION AS INDICATED BY UTILITY COMPANY.
- 2—(N) PRIVATE GAS RISER FOR CLEAN ENERGY SERVER WITH SHUT-OFF VALVE. RISER PER SHEET 5.0 & NATURAL GAS SUPPLY DIAGRAM (DETAIL 1/5.0).
- 3—(N) GAS SERVICE TAP BY UTILITY COMPANY. CONTRACTOR TO PROVIDE TAP FIT, EXCAVATION AND REPLACE TO ORIGINAL CONDITIONS AS REQUIRED BY UTILITY COMPANY AND PERMITTING AUTHORITY. COORDINATE ROUTING PATH AND MSA LOCATION WITH UTILITY PRIOR TO INSTALLATION.
- 4—(N) GAS PIPE FROM (N) GAS SERVICE RUN TO (N) UTILITY GAS MSA. INSTALLATION PER SITE PLAN, REQUIREMENTS AND PIPE SIZE PER UTILITY.
- 5—(N) GAS PIPE FROM (N) UTILITY GAS MSA TO TERMINATE AT (N) ES UNIT. INSTALLATION PER SITE PLAN; UTILITY TO BORE GAS LINE, DETAIL PER SHEET 4.0, SEE(S) PER INTERCONNECTION DIAGRAM (SHEET 5.0).
- 6—(N) ELECTRICAL CONDUIT & CABLE FROM (N) ES-R TO DISCONNECT WITH FINAL TERMINATION AT (E) SWITCHBOARD. DETAILS PER SHEET 4.0. MOUNTING SPECIFICATIONS TO BE DETERMINED BY CONTRACTOR AND HOME DEPOT SITE SUPER AT TIME OF CONSTRUCTION. PROVIDE MINIMUM 1'-0" CLEARANCE WHEN CROSSING OTHER UTILITIES. TO BE INSTALLED AS NOTED ON SITE PLAN.
- 7—(N) WATER PIPE FROM BUILDING DOMESTIC WATER SYSTEM TO (N) ES-R. CONNECT TO NEAREST AVAILABLE LOCATION. DETAILS PER SHEET 4.0. MOUNTING SPECIFICATIONS TO BE DETERMINED BY CONTRACTOR AND HOME DEPOT SITE SUPER AT TIME OF CONSTRUCTION. PROVIDE MINIMUM 1'-0" CLEARANCE WHEN CROSSING OTHER UTILITIES. TO BE INSTALLED AS NOTED ON SITE PLAN.
- 8—(N) WATER TAP WITH SHUT-OFF VALVE. IF WATER PRESSURE EXCEEDS 150 PSI PROVIDE PRESSURE REGULATOR PRIOR TO WORK.
- 9—(N) MESA RS WITH DISCONNECT SWITCH. SPECIFICATIONS PER ONE LINE DIAGRAM (SHEET 6.0). MOUNT TO WALL PER MANUFACTURE SPECIFICATIONS. INSURE LOCATION MEETS ALL REQUIRED N.E.C. CLEARANCES. PROVIDE MODEL NUMBER ON THE OUTSIDE OF THE FRONT PANEL. COMPLETE SPECIFICATION PER ELECTRICAL SPECIFICATIONS (SHEET 7.0) SECTION 16A.2.4.
- 10—(N) BLOOM ENERGY ES-R ES7000 ENERGY SERVER. (N) PLATFORM MOUNTED TO (N) GRADE BEAMS PER SHEET 4.0. CONDUIT STUB-UP (LOCATIONS & DETAILS PER SHEET 4.0. SEE SHEET CS1) FOR STEEL PLATFORM.
- 11—FACTORY WIRED CLEAN ENERGY SERVER EMERGENCY POWER-OFF SWITCH (EPO).
- 12—(N) 10'-0" COPPER GROUNDING RODS 6'-0" APART WITH EXCO T4140 INSPECTION WELL. SPECIFICATIONS PER ONE LINE DIAGRAM (SHEET 6.0).

KEYNOTES

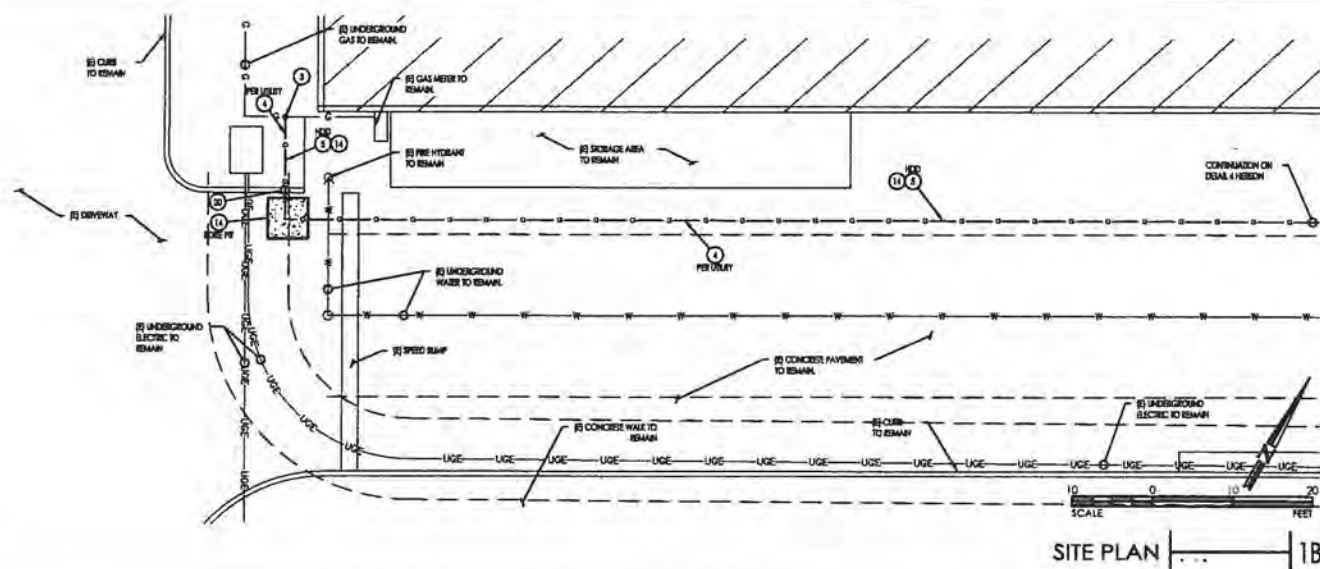
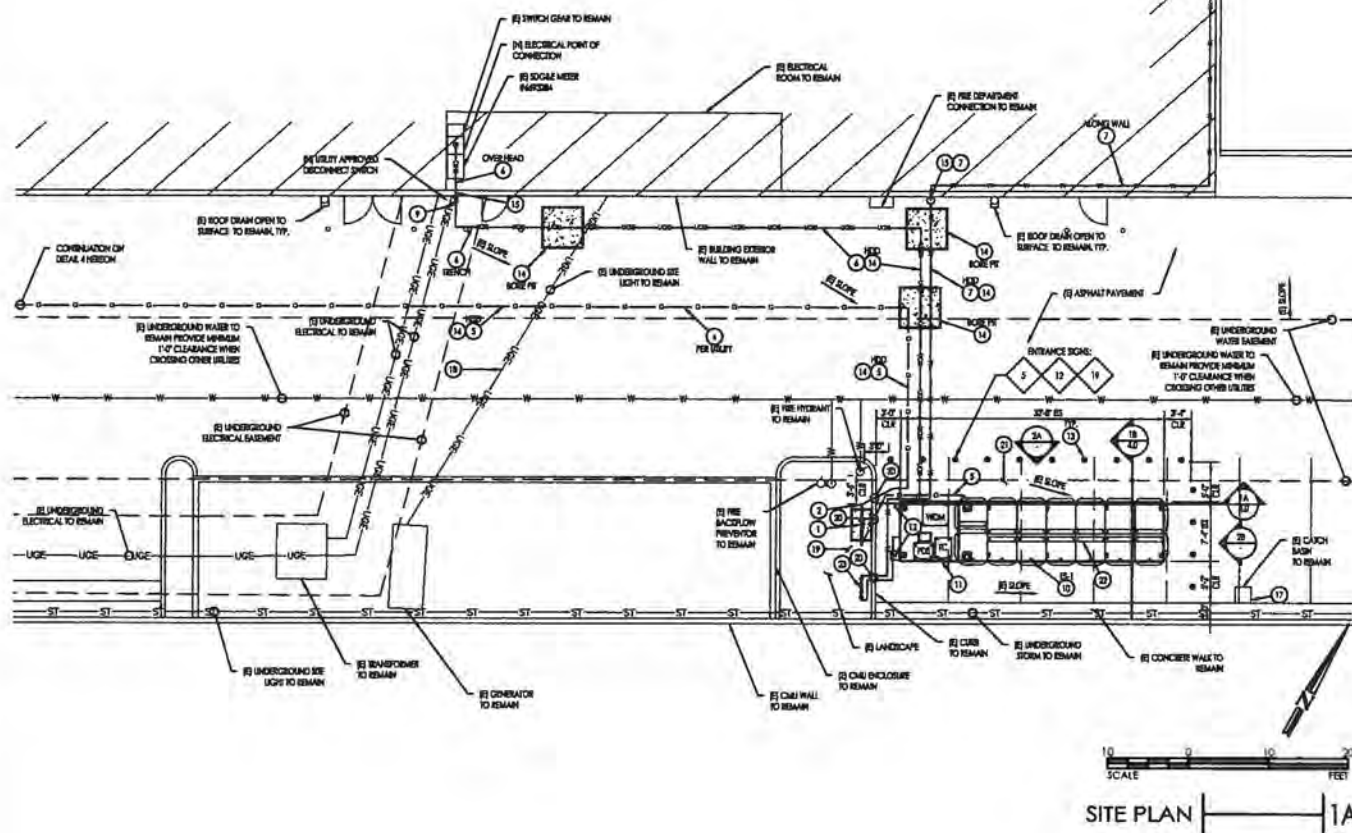
- 13—(N) GUARD POST (TYP. WITH "Dead Shield" #8PD-YL-4-S2-S. BUMPER POST SHIELD. INSTALL TYPE, SIZE AND LOCATION PER IMPACT PROTECTION PLAN (SHEET 3.0).
- 14—(N) INSTALL CONDUIT AND/OR PIPE BY HORIZONTAL DIRECTIONAL DRILLING (HDD). PROVIDE HDD PIT AT START AND END OF (N) HDD. PATCH BACK PIT TO MATCH EXISTING. PROVIDE POTHOLE AT ALL UTILITY CROSSING OF (N) HDD PRIOR TO BEGINNING (N) HDD. PATCH POTHOLE TO MATCH EXISTING. DETAILS PER SHEET 6.0.
- 15—CORE CONDUIT AND/OR PIPE THROUGH WALL. SCAN WALL PRIOR TO CORING. DETAILS PER SHEET 4.0.
- 16—(E) STRIPPING TO BE REMOVED. REPAIR EXISTING SURFACE AS NEEDED.
- 17—PROVIDE "DANDY SACK" OR EQUAL WITH OUTFLOW PORTS AT STORM DRAIN INLET. PER SHEET 6.0.
- 18—CONTRACTOR TO PROTECT EXISTING ELECTRICAL LINES FROM BEING CUT. SHOULD THEY BE DAMAGED, CONTRACTOR TO REPAIR BEFORE SUNSET.
- 19—CONTRACTOR TO PROTECT EXISTING IRRIGATION LINES FROM BEING CUT. SHOULD THEY BE DAMAGED, CONTRACTOR TO REPAIR IMMEDIATELY.
- 20—USE SAND SLURRY MIX TO BACKFILL WHEN TUNNELING UNDER (E) CURB, (E) GUTTER, OR (E) SWALE.
- 21—CONTRACTOR SHALL INSURE SHEET FLOW IS DIVERTED AWAY FROM FUEL CELL. FIELD FIT WITH ASPHALT OVERLAY IF REQUIRED.
- 22—(N) BLOOM ENERGY ES-R ES7000 ENERGY SERVER VENTS TYP.
- 23—(N) REDUCE PRESSURE BACKFLOW PREVENTER. PROVIDE AND INSTALL REDUCED PRESSURE BACKFLOW PREVENTER WILKINS MODEL 775XL. INSTALL PER MFR. SPECIFICATIONS.

LEGEND OF UTILITY LINES

DATA LINE	SANITARY LINE
FENCE LINE	STORM LINE
FIBER OPTICS & PHONE	TELEVISION LINE
GAS LINE	UNDERGROUND ELECT.
JOINT TRENCH	WATER LINE
OVERHEAD ELECTRICAL	EXISTING EASEMENT

PROPOSED PROJECT
PHG 15-0008

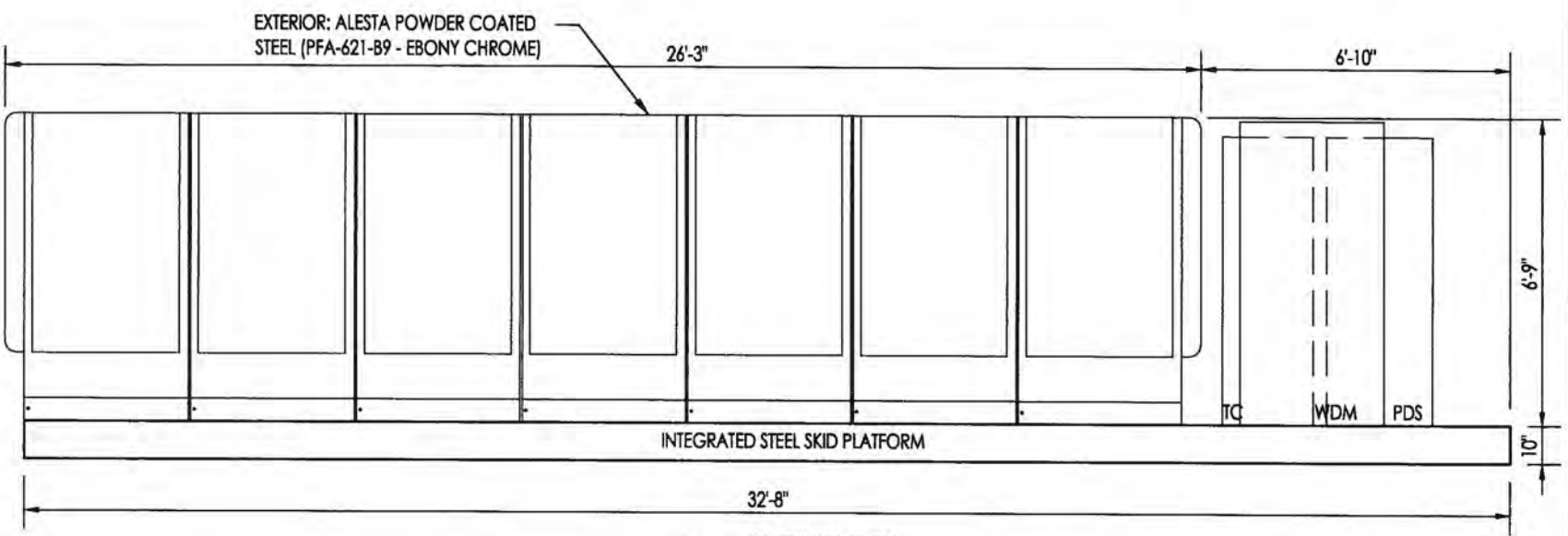
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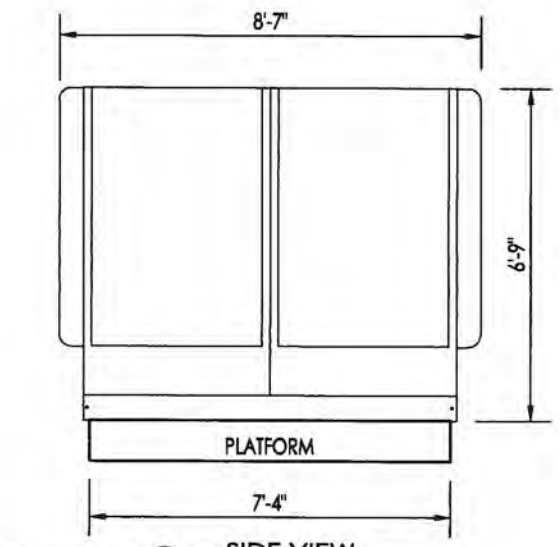
**PROPOSED PROJECT
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SITE PLAN



Ⓐ FRONT VIEW

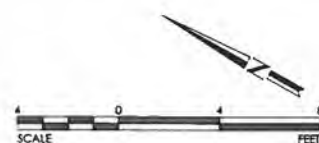
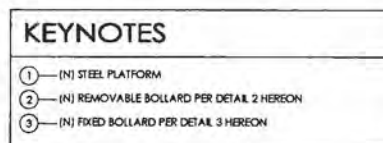


Ⓑ SIDE VIEW

ELEVATION OF BLOOMENERGY ISS-R ES5700 UNIT

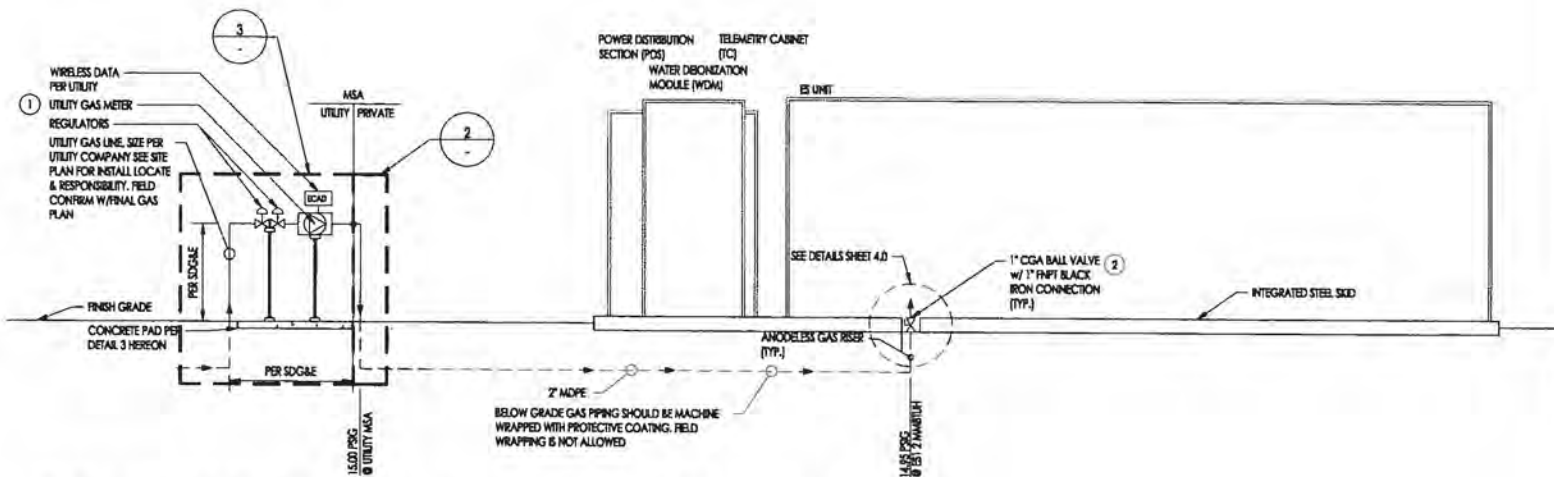
PROPOSED PROJECT
PHG 15-0008

E
ELEVATIONS

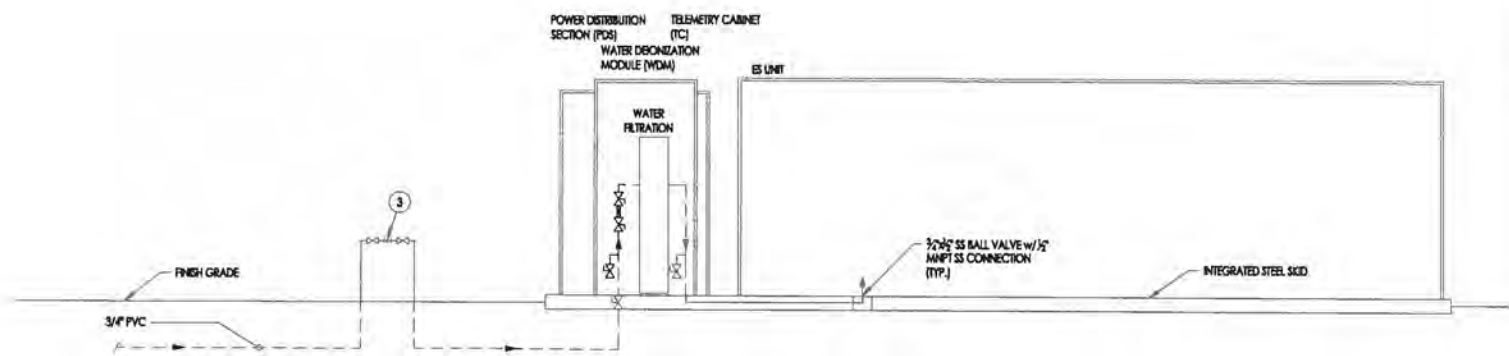


IPP

IMPACT PROTECTION PLAN



CLEAN ENERGY SERVER NATURAL GAS SUPPLY DIAGRAM



CLEAN ENERGY SERVER WATER SUPPLY DIAGRAM

LEGEND

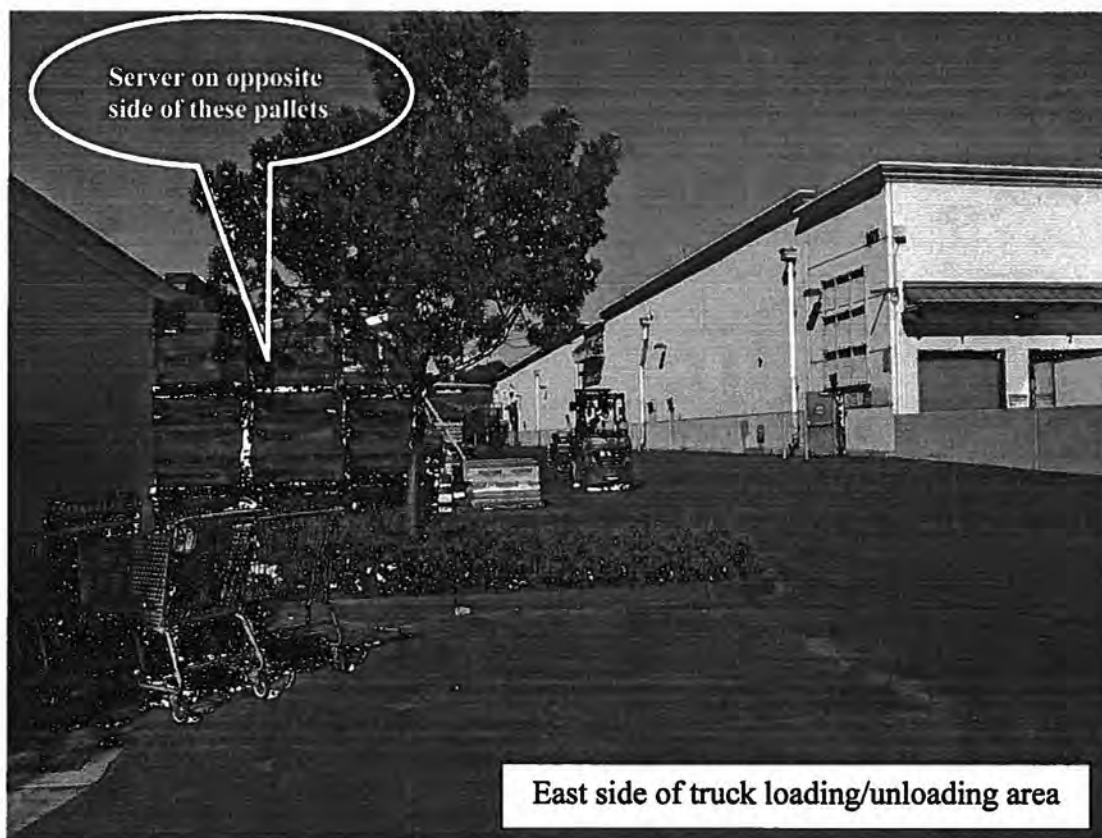
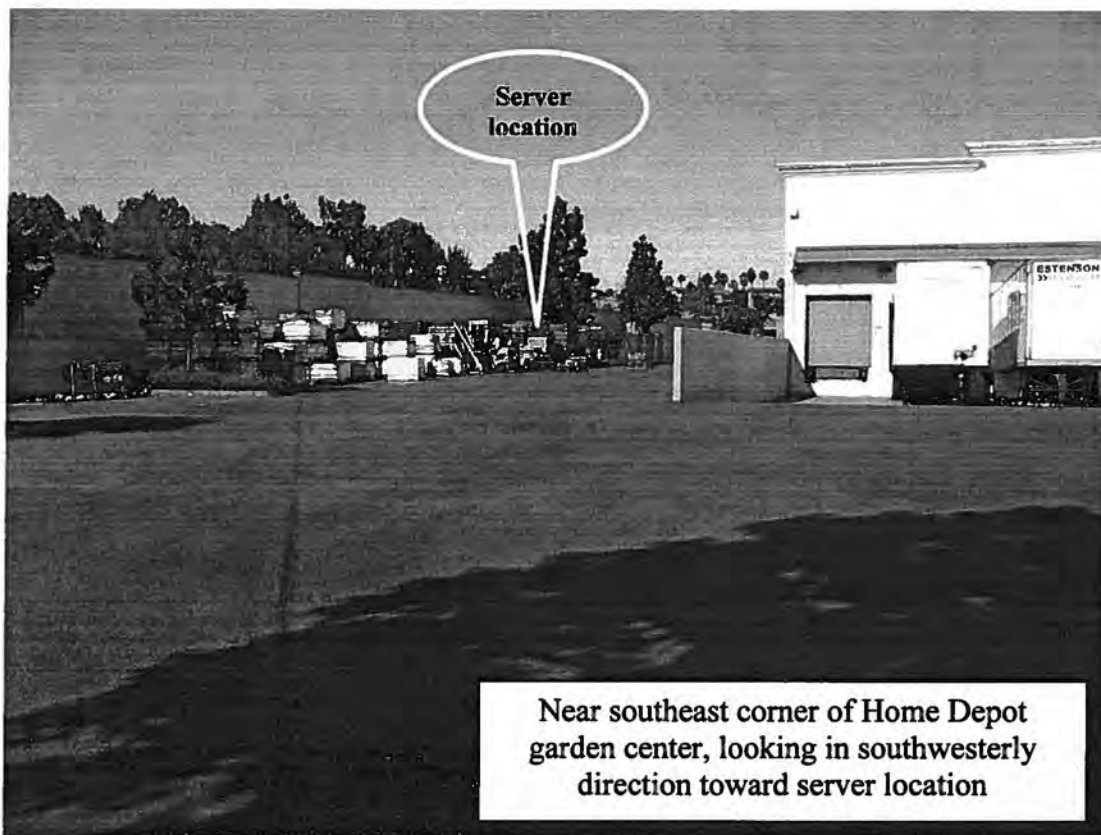
1	Wireless Data
2	Utility Gas Meter
3	Regulators
4	Utility Gas Line
5	Concrete Pad
6	Per SOG/ILE
7	Per SOG/ILE
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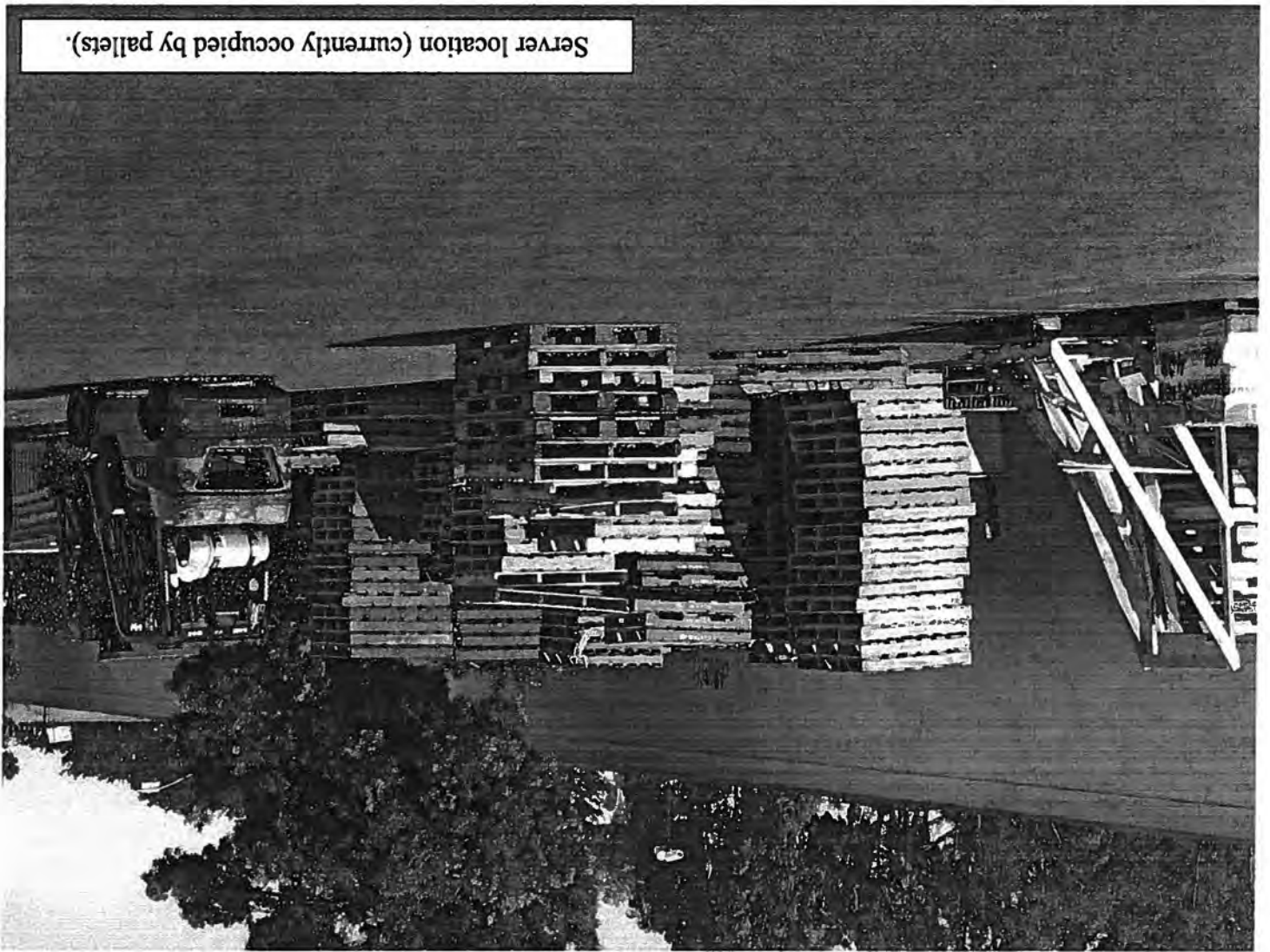
KEYNOTES

1. GAS LINE PROVIDED BY LOCAL PROVIDER. SHOWN WITH AND ACCESSORY VALVE AND PRESSURE GAUGE AT GAS SERVICE CONNECTION. SEE PLAN AND CONNECTIONS HEREON.
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PROPOSED PROJECT
PHG 15-0008

D





Server location (currently occupied by pallets).

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - CG (General Commercial) – The properties to the direct north of the project site (along the north side of East Valley Parkway) are developed with commercial uses, including Western Dental, Hayami Sushi, and Jack in the Box.
- SOUTH** - CG (General Commercial) and R-3-18 (Medium Multiple Residential Zone) – The property directly to the south of the Home Depot (but still on the north side of Grand Avenue) has commercial zoning and is occupied by a self-storage facility. The property on the south side of Grand Avenue is occupied by Eagles Point Apartments, and has multi-family zoning with a maximum allowed density of 18 dwelling units per acre and an actual density of > 20 units per acre, per the staff report for 2000-46-CUP/BEZ. The closest residential unit to the server is within this apartment complex, and is approximately 425 feet from the server.
- EAST** - CG (General Commercial) – The property to the east is developed with an Albertsons grocery store, Acapulco restaurant, and 24-Hour Fitness, as well as other smaller commercial businesses.
- WEST** - CG (General Commercial) – The property to the west is developed with a Wal-Mart Supercenter (facing Grand Avenue), as well as a Vallarta Supermarket, Office Depot, and several other commercial businesses (facing East Valley Parkway).

B. ENVIRONMENTAL STATUS

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303, "New Small Facilities and Structures." A Notice of Exemption will be filed upon project approval (a copy is attached to this report). In staff's opinion, no project issues remain unresolved through compliance with code requirements and the recommended conditions of approval. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project development area or will be impacted by the proposed facility.

C. GENERAL PLAN ANALYSIS

The General Plan land use designation for the project site is General Commercial (GC), which is intended to provide "a broad range of retail and service activities, including local-serving commercial, community shopping/office complexes, automobile sales and service, eating and drinking establishments, (and) entertainment facilities". The General Plan contains goals and policies that will be supported by the proposed project. For example, Community Character Policy 1.8 promotes the use of energy and water efficient infrastructure and the reduction of greenhouse gas emissions for development projects. Air Quality and Climate Protection Policy 7.2 also promotes the reduction of greenhouse gas emissions by encouraging the use of non-polluting alternative energy systems, while Policy 7.3 calls for the use of feasible measures that reduce construction and operational emissions. The solid oxide fuel cell technology utilized by the proposed clean energy server will produce less greenhouse emissions than other electricity-producing technologies, will reduce Home Depot's reliance on the utility grid, and will require minimal water to operate.

Additionally, the site is included within the East Valley Parkway Target Area as described in the General Plan, and is covered by the East Valley Parkway Area Plan. The Area Plan provides design guidance for new and existing development along the East Valley Parkway corridor, to promote an attractive appearance and efficient traffic circulation. The project conforms to the Area Plan by locating the energy server in an area that will not interfere with traffic circulation, and that is screened from view from both East Valley Parkway and Grand Avenue.

D. PROJECT ANALYSIS

Parking

The clean energy server would be located in an area of the Home Depot property that was designated (by 2000-46-CUP/BEZ) for staging and storage of trailers sold by Home Depot. Though this area has been striped into individual parking spaces for these trailers, the spaces were never included in the customer parking calculations for the store, nor are they located in an area that would attract customer parking (since they are behind the building, far from any entrances and near a truck loading/unloading area). Therefore, the server itself would not directly remove customer parking from the Home Depot site. That issue notwithstanding, the trailer staging area is currently occupied by wood pallets and other store supplies/merchandise, while the trailers are displayed along the west side of the front parking lot, within parking spaces intended for customer use. Installing the server in the proposed location would displace the pallets and supplies, potentially into more customer parking, and would prohibit the store from staging trailers in this spot in the future. In addition to the spaces occupied by trailers, the front parking lot has several spaces occupied by display storage sheds, and many of the parking spaces along the east side of the garden center are occupied by overflow merchandise (mulch, fertilizer, etc.) While the store appears to have a sufficient number of parking spaces to satisfy requirements set by 2000-46-CUP/BEZ and subsequent plot plans for the commercial pads, a large number of them are out of commission for these reasons.

Under 2000-46-CUP/BEZ, Home Depot was authorized to have a seasonal outdoor retail display area within its main parking lot, encompassing up to 42 customer parking spaces (as well as some display areas along the front wall of the store, clear of any parking or traffic circulation areas). As a condition of approval of this project, the store would be required to confine all outdoor displays to 42 customer parking spaces, in keeping with the spirit of the original CUP. This would need to be accomplished prior to issuance of any permits for the server, and will ensure that installing the server in the proposed location will not lead to parking shortages elsewhere on the property.

Noise

The applicant has provided an acoustic study from Mei Wu Acoustics that quantifies noise levels emitted from Bloom Energy's fuel cells, based on field measurements taken from an existing server in Mountain View. The study estimates a noise level of 60 decibels at a distance of 25 feet from the server, 54 decibels at 50 feet, 48 decibels at 100 feet, and 47 decibels at 150 feet. These measurements assume an operation frequency of 63 Hz and "free-field" conditions (flat ground surface and no adjacent sound-reflective surface). The proposed Home Depot server will be located about 7.5 feet from the property line shared with another commercially-zoned property, Storage Outlet, so it can be assumed that project-related noise levels could exceed 60 decibels at this property line. Per Section 17-229 of the Municipal Code, the maximum noise level for commercial zones is 60 decibels for daytime hours (7 a.m. to 10 p.m.) and 55 decibels for nighttime hours (10 p.m. to 7 a.m.) However, the acoustic study also states that when a solid barrier blocks the server from line of sight of the receiver, noise levels can be reduced by at least five decibels. Two concrete walls stand between the proposed server location and the Storage Outlet property: an approximately 15'-tall wall on the Storage Outlet side, and an approximately 5'-tall wall on the Home Depot side. Additionally, storage units are located directly inside the 15' wall on the Storage Outlet property. These barriers will limit noise for people using the common areas of the storage facility. The project is not anticipated to cause noise issues for the closest residential area, which is the Eagles Point apartment complex on the south side of Grand Avenue. The closest unit within this complex would be about 430 feet from the server.

Hazardous Materials

The applicant has also provided information about potential hazardous materials associated with the project. The server will include a system to remove sulfur from the natural gas before it enters the fuel cells. Sulfur is removed with the help of a catalyst located within sealed canisters in the system's de-sulfurization beds. When the catalyst is spent, the canisters are removed from the system and transported back to Bloom Energy's warehouse facility for servicing (which involves opening the containers, vacuuming the contents into a 55-gallon drum as Non-RCRA hazardous waste, and sending the drums to a hazardous waste disposal facility). No wastewater issues are related to the project, since no water is emitted from the system.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject property occupies an area south of East Valley Parkway and north of Grand Avenue. Home Depot occupies one lot, and the commercial pads at the north end of the site occupy two additional lots; the three lots are all under common ownership.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|-------------------------------|--|
| 1. Property Size: | 11.28 acres (Home Depot property only)
15.27 acres (Home Depot plus commercial pads under same ownership) |
| 2. System Footprint Size: | 240 SF |
| 3. System Dimensions: | Height: 7'7" (ground to top of server; includes platform)
Length: 32'8" (full length of platform, which holds server and equipment cabinet; server alone is 26'3")
Width: 7'4" at platform base; 8'7" at top of server |
| 4. Equipment Cabinets: | WDM (water deionization module)
PDS (power distribution section)
TC (telemetry cabinet) |
| 5. Output Power: | 210 kW (nameplate output)
200 kW (base load output) |
| 6. Fuel Type and Consumption: | Natural gas; 1.32 MMBtu/hour |
| 7. Water: | 240 gallons injected at start up; no additional water used during operations |

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Setbacks		
Front	~ 615 feet (to front of Home Depot lot) ~ 755 feet (to East Valley Parkway)	None
Side (west)	~ 455 feet	None
Side (east)	~ 140 feet	None
Rear	~ 7.5 feet	None

EXHIBIT "A"
FINDINGS OF FACT
PHG 15-0008

1. The General Plan contains goals and policies addressing reductions in greenhouse gas emissions and the use of alternative energy technology. Resource Conservation Goal 7, Air Quality and Climate Protection Policy 7.2, encourages the use of non-polluting alternative energy systems. Land Use and Community Form Goal 1, Community Character Policy 1.8, calls for the reduction of greenhouse gas emissions in development projects. Granting this Conditional Use permit to allow a solid oxide fuel cell server on the subject property would be in conformance with these Goals and Policies. The server will fulfill most of Home Depot's operational power needs, and will reduce the store's reliance on the San Diego Gas & Electric grid. Since the server produces less carbon emissions (on a pounds per megawatt hour basis) than traditional coal or natural gas power plants and natural gas turbines, this reduced reliance on the grid will shrink this Home Depot store's carbon footprint and help the corporation fulfill its sustainability objectives. The State of California Air Resources Board has certified that this server's emissions of oxides of nitrogen, carbon monoxide, and volatile organic compounds (VOCs) are small enough to qualify it for an exemption from San Diego Air Pollution Control District permitting requirements. The server has the added benefit of using less water (gallons per megawatt hour) than traditional power plants.
2. Granting the Conditional Use Permit for the fuel cell server would be based upon sound principles of land use and in response to services required by the community. The installation of an alternative source of power for the Home Depot store will reduce the company's dependence on the power grid. This will not only reduce the company's carbon footprint, but also free up more grid power for other uses that may need it (which in turn could help prevent rolling blackouts or brownouts at times of highest demand). Additionally, having an alternative source of electricity could enable the store to remain open during power outages.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts. The server will be shielded from view from the properties to the south by a 15-foot concrete wall, and the Home Depot store will screen it from view of the properties to the north. The walls separating the Home Depot property from the Storage Outlet facility to the south will minimize project-related noise for Storage Outlet, and other uses in the area (including the apartment complex on the south side of Grand Avenue) are far enough away that project-related noise should not be distinguishable from any other noise in the area. The subject property is occupied by a commercial use, as are most other properties in the vicinity, with the exception of the multi-family apartment complex on the opposite side of Grand Avenue.
4. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities and Structures", and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment due to its location in an established commercial area and screening provided by the Storage Outlet concrete wall and the Home Depot store itself. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs within the project area or will be impacted by the proposed development. A portion of the Home Depot property is located within a 100-year flood zone as indicated on current FEMA maps (the northern end, near East Valley Parkway), but this area does not include the server site.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 15-0008

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. 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.
3. 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.
4. Prior to the issuance of building permits for the proposed energy server, Home Depot shall confine its outdoor retail display/staging areas to 42 parking spaces, as allowed under 2000-46-CUP/BEZ. (Outdoor retail areas along the front wall of the store may also continue, as long as they are clear of any parking and traffic circulation areas.)
5. Bollards shall be installed outside of the existing water line easement, or shall be designed to be removable to facilitate any water line work that may need to be done within this area.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
8. All new utilities and utility runs shall be underground.
9. In the event Bloom Energy or Home Depot sells or leases its rights to a third party, it shall submit current contact information to the Director of Community Development of such new owner in a timely manner to insure the City has the ability to interact with the new owner/lessee as to any use permit and compliance issues.
10. The fuel cell server shall be promptly removed upon non-use of the facilities, to the satisfaction of the Planning Division and Building Department.
11. No expansion of this facility shall be permitted without approval of the Director of Community Development subject to the appropriate review process and any necessary permits.
12. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
13. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
14. A copy of these Conditions of Approval shall be submitted with the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.
15. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). 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 check payable to the "San Diego County Clerk" in the amount of \$50.00. In accordance with California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the County Clerk starts a

35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



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

Notice of Exemption

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

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

Project Title/Case No.: PHG 15-0008 (Core States Group for Home Depot)

Project Location - Specific: 1475 East Valley Parkway (APN: 230-241-17)

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

Description of Project: A Conditional Use Permit to allow the installation of a 210-kilowatt "clean energy server" behind Home Depot. The server will utilize solid oxide fuel cell technology to generate electricity to fulfill the majority of Home Depot's operational power needs, with the remainder coming from the San Diego Gas & Electric power grid. The server will be mounted on a steel skid platform in an area formerly designated for the staging of trailers sold by Home Depot, and will occupy a footprint of about 240 square feet. Bollards will be installed around the server to protect it from vehicular collisions. New water natural gas, and electrical lines will be installed underground between the server and the Home Depot store.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Core States Group (for Home Depot)

Telephone: (909) 467-8917

Address: 3401 Centrelake Drive, Suite 430, Ontario, CA 91761

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

Exempt Status: Categorical Exemption. CEQA Section 15303, "New Construction or Conversion of Small Structures"

Reasons why project is exempt:

1. The project will consist of a new electricity generation facility, including a 210-kW solid oxide fuel cell "server" and associated equipment cabinets. The facility will be located behind the Home Depot store, and north of a 15' wall separating it from the self-storage facility to the south, which will minimize visual and noise impacts.
2. Per Executive Order DG-036 of the State of California Air Resources Board, the server has been granted an exemption from the permitting requirements of the San Diego Air Pollution Control District, since it meets certain emission standards. Hazardous materials (catalysts to de-sulfurize the fuel) will be contained in canisters within the unit; when empty, these canisters will be disposed of per applicable local, state, and federal regulations. No wastewater will be generated by the project.
3. The project site is located within a commercial zone and has historically been used for retail purposes. No change in the type or intensity of use has been proposed. The project site has no value as habitat for endangered, threatened, or rare species.

Lead Agency Contact Person: Ann Dolmage

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

Signature: Ann Dolmage

Ann Dolmage, Associate Planner

6-15-15

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant