

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 08/11/15

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. CONDITIONAL USE PERMIT – PHG 15-0010:

REQUEST: The project is a modification of a Conditional Use Permit for a master planned expansion of the existing Escondido Disposal, Inc. (EDI) solid waste Transfer Station (TS) and Materials Recovery Facility (MRF) on W. Washington Avenue into the adjacent northerly parcel fronting on W. Mission Avenue to accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations. The proposed project would provide for a total of 216,476 square feet (SF) of TS/MRF building area. The project does not propose any increase in permitted daily and annual throughput allowances. The project includes demolition and modifications to structures over 50 years old located on the W. Mission Avenue parcel that formerly housed the Golfcraft manufacturing plant. The master plan improvements include both renovation of existing buildings as well as demolition and reconstruction of buildings, off-site storm drain improvements and construction of an anaerobic digester that would produce biogas to generate electricity for the facilities and/or provide CNG fuel for collection vehicles. The existing Household Hazardous Waste (HHW) canopy would remain unchanged. The proposal also includes the adoption of the environmental determination prepared for the project.

The project would be constructed in 4 phases:

Phase 1 would include the demolition of approximately 40,520 SF of existing warehouse/manufacturing building area; the renovation and reconfiguration of other existing manufacturing space into an area for materials baling and bale storage; new construction of 74,436 SF to house a single stream MRF line, a commercial and recyclable tipping area, and a self-haul/construction and demolition (C&D) materials receiving area; construction of a new 4,615 SF maintenance canopy; changes to the internal on-site traffic circulation; and construction of the off-site storm drain improvements in W. Washington Avenue from the project site to Metcalf Street.

Phase 2 would renovate the existing transfer station tipping floor to 36,798 SF; the mixed MRF line area would be expanded to 43,150 SF and an employee break room and visitor center would be constructed inside the existing transfer station.

Phase 3 would renovate the former Golfcraft office building and reconfigure part of the manufacturing plant on Mission Avenue to provide 10,372 SF of office space. The existing EDI offices would then be relocated to the renovated offices.

Phase 4 would demolish the existing baling and bale storage area and EDI office building on Washington Avenue and construct a 30,037-square-foot anaerobic digester (AD) facility that would produce biogas from green and food wastes to generate electricity for the facilities and/or provide CNG fuel for collection vehicles.

PROPERTY SIZE AND LOCATION: Four parcels, totaling 11.1 acres, fronting on W. Washington Avenue and W. Mission Avenue, between Metcalf Street and Rock Springs Road, addressed as 1044 W. Washington Avenue (APNs 228-250-16, -17, -77) and 1021 W. Mission Avenue (APN 228-250-78). The proposed off-site storm drain improvements would be constructed within the W. Washington Avenue right-of-way from the project site to a connection at Metcalf Street.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued for a 30-day public review period starting on June 24, 2015 and ending on July 23, 2015. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological, cultural, and paleontological resources, and hazardous materials.

APPLICANT: Escondido Disposal, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

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**

August 10, 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; Gregory Johns, Commissioner; and James Spann, Commissioner.

Commissioners absent: Ed Hale, Commissioner; Don Romo, Commissioner and Guy Winton, Commissioner.

Staff present: Jay Petrek, Assistant Planning Director; Bill Martin, Deputy Planning Director; Owen Tunnell, Principal Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve the minutes of the July 28, 2015, meeting. Motion carried unanimously. (4-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

**1. MODIFICATION TO CONDITIONAL USE PERMIT – PHG 15-0015
(Continued from the July 14, 2015):**

REQUEST: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 50 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week, opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals,

showers and other support services already available at Interfaith. No expansions to the building are proposed.

PROPERTY SIZE AND LOCATION: Approximately 1.22 acres located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff issues were whether the site was appropriate for the location of a year round emergency shelter and provided adequate parking. Staff recommended approval based on the following: 1) The Interfaith Community Services building was well-suited to host a year round shelter due to the success of the winter shelter located at the site for the last four years, and the availability of a wide range of social services that are available on the site to assist homeless persons. These services include counseling and case management, hot meals, showers, laundry, employment service and other supportive services. A winter shelter had previously operated on the site with no known problems and the proposed space is sufficient in size to accommodate the maximum number of 49 men and women clients. Interfaith Community Services would provide nightly staffing and overnight supervision while the shelter was in operation, and proposed conditions would reduce loitering and other adverse impacts on the surrounding area; 2) A total of 52 parking spaces exist on the site and are needed for current operations. Most of the homeless clients that would utilize the emergency shelter do not own cars and would not be parking on the site overnight. Past experience with winter shelters of this size indicates a maximum of five vehicles can be anticipated each night from shelter clients. An additional seven parking spaces would be needed for the staff, volunteers and partner agency personnel who would assist the homeless clients. The proposed emergency shelter would open at 5:30 P.M. each night and close at 6:30 A.M. the next morning. The 12 spaces needed by the shelter during nighttime hours could be shared with the 24 spaces used by ICS administrative staff during daytime hours. Administrative staff are on the site weekdays from approximately 7:30 A.M to 5:00 P.M. Staff felt the non-competing hours for the two uses, in addition to the timing of other uses at the site, creates a shared parking opportunity that ensures adequate parking can continue to be provided on the site.

Discussion ensued regarding a clarification of the proposal to add a second bathroom. Additional discussions ensued regarding the location of the closest emergency shelter to the site and the proposed parking management plan.

Chairman Weber and staff discussed Item 21 on Page 18 and Item 34 on Page 19 of the staff report.

Discussion ensued regarding a clarification of the duties and hours for the onsite Police Department liaison.

Commissioner Johns and staff discussed the existing shower facilities.

Greg Anglea, Executive Director for Interfaith Community Services, provided a brief overview of the operations for the shelter, noting it would accommodate both men and women, but not children. He noted that the request included expanding the program to year round and increasing to 49 patrons. He stated that the subject program would provide a daytime activity whereby many of their residents worked during the day and came back in the evenings. He noted that they were at capacity the majority of the time. He elaborated that they had a 57% success rate when they were only operating for four months. Mr. Anglea noted that there were no other emergency shelters in the immediate area. He also stated that they had been a part of the community for 35 years with their goal to make the community a better place.

Vice-chairman McQuead asked Mr. Anglea what the estimated length of stay was for someone in the program. Mr. Anglea noted that the maximum length of stay was 6 months with the typical length being 3 to 4 months.

Vice-chairman McQuead asked Mr. Anglea if he could comment on the family emergency shelter. Mr. Anglea noted that the only family emergency shelter was in Vista and operated during the winter. He then provided a brief overview of the various housing programs through Interfaith Community Services.

Vice-chairman McQuead asked Mr. Anglea if he felt the new location for County Services would impact the subject facility. Mr. Angle replied in the negative.

Chairman Weber and Mr. Anglea discussed the estimated amount of homeless in Escondido.

Vice-chairman McQuead asked Mr. Anglea why the homeless come to Escondido. Mr. Anglea noted that 75% of the homeless they interviewed came from Escondido.

Bob Benton, Assistant Chief, Escondido Police Department, noted the Police Department supported Interfaith Community Services and their request.

Commissioner Johns questioned whether a precedent could be established whereby approving the subject request could open the door for other emergency shelters, noting his concern for an overconcentration of shelters. Mr. Petrek provided an overview of zoning standards and the State's language for shelters.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (4-0)

CURRENT BUSINESS:

1. **Workshop on Multi-family Residential Development Standards**
(Continued to a date uncertain)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Vice-chairman McQuead noted he would be absent from the September meetings.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:44 p.m. The next meeting was scheduled for August 25, 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: August 25, 2015

CASE NUMBER: PHG 15-0010 / ENV 15-0005

APPLICANT: Steve South, Escondido Disposal, Inc. (EDI)

LOCATION: Four parcels, totaling 11.1 acres, fronting on W. Washington Avenue and W. Mission Avenue, between Metcalf Street and Rock Springs Road, addressed as 1044 W. Washington Avenue (APNs 228-250-1600, -1700, -7700) and 1021 W. Mission Avenue (APN 228-250-7800). The proposed off-site storm drain improvements would be constructed within the W. Washington Avenue right-of-way from the project site to a connection at Metcalf Street.

TYPE OF PROJECT: Modification of a Conditional Use Permit (CUP)

PROJECT DESCRIPTION: The project is a modification of a Conditional Use Permit for a master planned expansion of the existing EDI Transfer Station/Material Recovery Facility (TS/MRF) on W. Washington Avenue into the adjacent northerly parcel fronting on W. Mission Avenue to accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations. The proposed project would provide for a total of 216,476 square feet (s.f.) of TS/MRF building area. The project does not propose any increase in permitted daily or annual throughput allowances. The master plan improvements include both renovation of existing buildings as well as demolition and construction of buildings to provide additional space for materials separation, reorganization of the site, off-site storm drain improvements and future construction of an anaerobic digester that would produce biogas to generate electricity for the facilities and/or provide Compressed Natural Gas (CNG) fuel for collection vehicles. The project would be constructed in 4 phases, which could be combined or switched as needed for the orderly development of the project.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit and the final environmental document, a Mitigated Negative Declaration, ENV15-0005.

GENERAL PLAN DESIGNATION: LI (Light Industrial) and GI (General Industrial); Downtown Transit Station Target Area.

ZONING: M-1 (Light Industrial) and M-2 (General Industrial); HCO (Hazardous Chemical Overlay)

BACKGROUND: The M-1 and M-2 zones require a CUP for a large recycling processing facility and the M-2 zone requires a CUP for a solid waste transfer station facility. This request is a modification of the previous CUP approval to expand the boundaries of the CUP to encompass the adjacent property to the north and establish a phased master plan to reorganize the TS/MRF facilities and site circulation, and add future anaerobic digesters to generate biogas from food and green wastes. No increase to the existing combined maximum throughput of 3,223 tons per day (tpd) is proposed. EDI is the current franchised waste hauler for the City of Escondido and the facilities operate under several permits issued by the San Diego County Department of Environmental Health (DEH) acting as the Local Enforcement Agency (LEA) for the CA Department of Resources Recycling and Recovery (CalRecycle). With approval of this CUP modification, the applicant will process a revision to the current Solid Waste Facility Permit through the LEA.

PHASES:

Phase 1 would include the demolition of approximately 40,520 square feet of existing warehouse/manufacturing building area; the renovation and reconfiguration of the other existing manufacturing space into an area for materials baling and bale storage; new construction of 74,436 s.f. to house a single stream MRF line, a commercial and recyclable tipping area, and a self-haul/construction and demolition (C&D) materials receiving area; construction of a new 4,615 foot maintenance canopy; and the internal on-site traffic circulation would be revised and the off-site storm drain improvements constructed.

Phase 2 would renovate the existing transfer station tipping floor to 36,798 s.f.; the mixed MRF line area would be expanded to 43,150 s.f.; and an employee break room and visitor center would be constructed inside the existing transfer station.

Phase 3 would renovate the former Golfcraft office building and reconfigure part of the manufacturing plant on Mission Avenue to provide 10,372-square-feet of office space. The existing EDI offices would then be relocated to the renovated offices.

Phase 4 would demolish the existing baling and bale storage area and EDI office building on Washington Avenue and construct a 30,037-square-foot anaerobic digester (AD) facility that would produce biogas to generate electricity for the facilities and/or provide CNG fuel for collection vehicles.

PREVIOUS APPROVALS:

2003-24-CUP – Modification to increase tipping floor area, add space and equipment for sorting and baling curbside recyclable materials, and modify the canopy and hours for the HHW collection area, with no increase in daily volumes.

2002-114-PPL – A Plot Plan application was approved for EDI to relocate the facilities for the maintenance and fueling of the collection trucks across the street to 1035 W. Washington Ave.

2000-58-CUP – Approved an increase in the maximum daily throughput volume to 2,500 tpd, and an increase in the days and hours of operation to 24 hours/7 days a week.

98-13-CUP – Request to enlarge the transfer building, increase the maximum daily throughput volume to 1,500 tpd and increase the hours of operation.

94-23-CUP-RR – A request to phase the previously approved expansion.

94-23-CUP-R – Modification to revise the design of the transfer building, increase the size of the maintenance facility and to locate the parking on an adjacent parcel.

94-23-CUP – Approved the TS/MRF at a maximum 700 tpd.

SUMMARY OF ISSUES:

Staff feels that the issues are as follow:

1. Whether the proposed phased project would result in potentially significant noise, odor or visual impacts to adjacent properties.

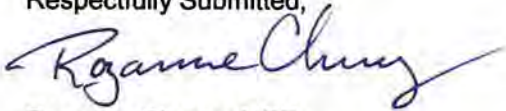
REASONS FOR STAFF RECOMMENDATION:

1. No significant visual impacts will occur as the proposed project is located in an urbanized industrial area of the city and will maintain the existing historic office and plant buildings on Mission Avenue frontage, and the new buildings to be constructed will be similar to the existing buildings on site and in the surrounding industrial area.
2. Potential noise impacts will be reduced since the project will maintain the current maximum through-put volume which would not result in a significant increase in traffic; the majority of equipment noise will be attenuated by being enclosed in a building; and any noise from the proposed exterior equipment will be reduced to acceptable levels by a CMU screen wall, the surrounding on-site buildings and the distance to the property lines.
3. Potential odors will be managed by enclosing the tipping and processing areas in buildings, continuing the odor-control systems within the buildings, moving materials and waste off-site within 48 hours or less, and adhering to the Odor Minimization Plan for the AD facilities and production of CNG fuel.

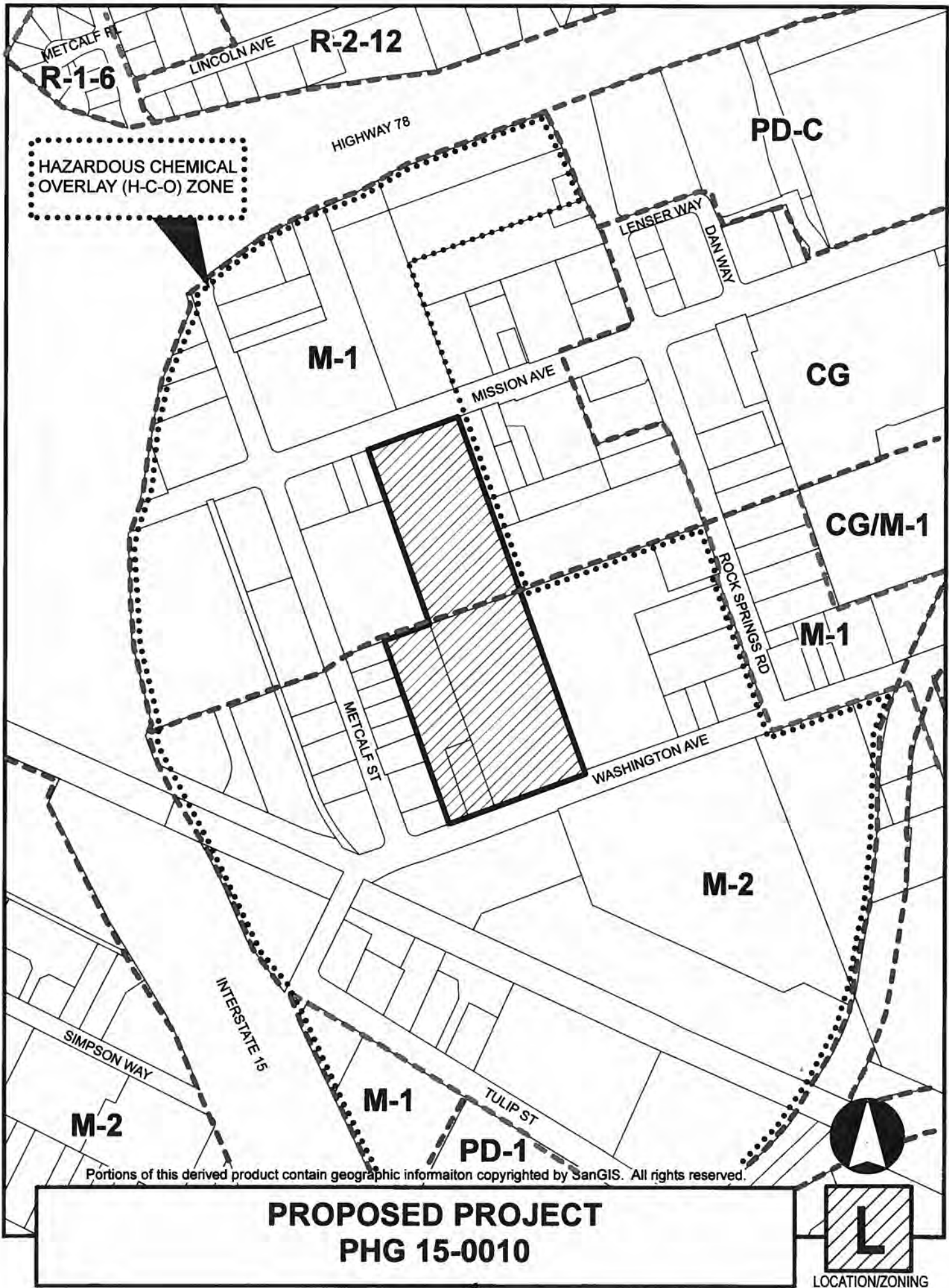
August 25, 2015

4. The proposed project will reorganize the site to achieve greater efficiencies, accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations.
5. The AD facility will support the state's efforts to reduce Green House Gas emissions by producing a compressed natural gas to be used in the generation of power or for fueling vehicles, and diverting food and green waste from landfills.

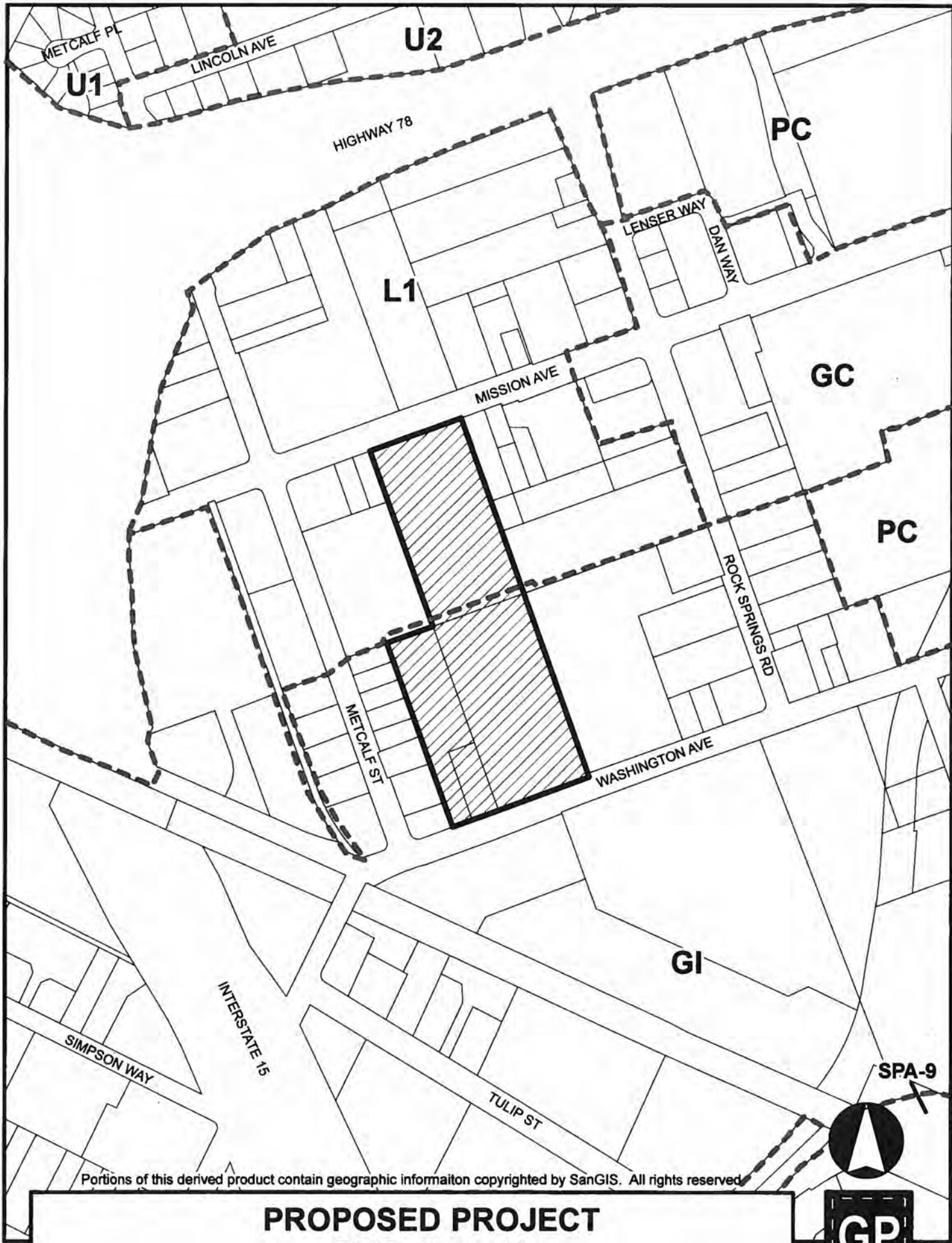
Respectfully Submitted,

A handwritten signature in blue ink, reading "Rozanne Cherry". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Rozanne Cherry, AICP
Principal Planner



Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.



Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.

**PROPOSED PROJECT
PHG 15-0010**



GENERAL PLAN



OVERALL SITE PLAN

PROPOSED PROJECT
PHG 15-0010

OS

OVERALL SITE PLAN

OVERALL SITE PLAN NOTES

EXISTING KEYNOTES

(EXISTING ITEMS TO REMAIN, UNLESS OTHERWISE NOTED)

- E1** CHAIN LINK FENCE/GATE
- E2** RAISED COVER PATIO
- E3** WOOD STAIR & RAMP
- E4** FIRE HYDRANT
- E5** CONCRETE RAMP

DEMOLITION KEYNOTES

- D1** DASHED LINES INDICATE EXISTING BUILDING/AREA TO BE DEMOLISHED PRIOR TO START CONSTRUCTION PHASES

KEYNOTES

- | | | |
|---|--|--|
| 1 CONCRETE PAVING | 13 TRUCK SCALE OVER CONCRETE PIT. SEE CIVIL PLANS | 25 DRIVEWAY APPROACH |
| 2 STEEL TRENCH COVER CONCRETE PIT | 14 8'-0" HIGH WROUGHT IRON SLIDING GATE | 26 FIRE HYDRANT |
| 3 BIO-SWALE/LANDSCAPE AREA. SEE CIVIL & LANDSCAPE PLANS | 15 8'-0" HIGH DECORATIVE CMU WALL | 27 OVERHEAD CONVEYOR WITH 17' MIN CLEARANCE BELOW CONVEYOR |
| 4 8'-0" HIGH CHAIN LINK FENCE | 16 MOTORIZED SECURITY ARM GATE | 28 20' WIDE X 17' HIGH ROLL-UP DOOR FOR EASEMENT ACCESS |
| 5 25'-0" HIGH LIGHT POLE | 17 METAL SCREEN WALL ABOVE. SEE ELEVATIONS | 29 9' X 18' PARKING SPACE |
| 6 DECORATIVE PEDESTRIAN CONCRETE WALK | 18 CNG FUELING AREA | 30 30' CLEAR AT UNDERSIDE OF CANOPY |
| 7 ACCESSIBILITY CONCRETE STAIR & RAMP | 19 CNG EQUIPMENT AREA | 31 PERCOLATE BASEMENT (APPROXIMATELY 8'-0" DEEP) |
| 8 VEHICLE CONCRETE RAMP | 20 AT GROUND DIESEL STORAGE TANK (CAPACITY: 1,500 GALLONS) | 32 BIOGAS COMBUSTION FLARE |
| 9 CHAIN LINK SWING GATE | 21 CMU SCREEN WALL | 33 COMBINE HEAT & POWER UNIT |
| 10 PAVEMENT MARKING PAINT CAUTION YELLOW | 22 BIO-FILTER | 34 ELECTRICAL ROOM |
| 11 CHAIN LINK SLIDING GATE | 23 BIO-GAS/CHILLER SKID | 35 MOBILE GRINDER |
| 12 PRE-FABRICATED SCALE HOUSE | 24 CONCRETE WHEEL STOP | 36 HAZARDOUS WASTE STORAGE W/ INTEGRAL CONTAINMENT |
| | | 37 22'x6' STANDARD ROLL-OFF BIN |
| | | 38 3 YARD BIN |

LEGEND

- | | |
|---|--|
|  LANDSCAPE AREA |  EXISTING OFFICE |
|  CONCRETE FINISH |  BALE STORAGE |
|  BIO-SWALE |  SINGLE STREAM MRF/ SELF-HAUL/C&D |
|  STRIPING ON PAVEMENT |  MAINTENANCE CANOPY |
|  EXISTING TO BE DEMOLISHED |  MIXED TIPPING |
| |  MIXED MRF |
| |  FUTURE AD |
| |  VISITOR ENTRY |
| |  EXISTING HHW |

SITE COVERAGE

TOTAL LOT SITE	495,469 sq.ft.
TOTAL BUILDING COVERAGE	214,910 sq.ft.
TOTAL LANDSCAPE COVERAGE	61,335 sq.ft.
TOTAL HARDSCAPE COVERAGE	219,224 sq.ft.
PERCENTAGE BUILDING COVERAGE	43.4%
PERCENTAGE LANDSCAPE COVERAGE	12.3%
PERCENTAGE HARDSCAPE COVERAGE	44.3%

BUILDING SUMMARY

OFFICE BUILDING	10,372 sq.ft.
BALE STORAGE	14,977 sq.ft.
SINGLE STREAM MRF/ SELF-HAUL/ C&D	74,436 sq.ft.
VEHICLE MAINT. CANOPY	4,615 sq.ft.
MIXED TIPPING	36,798 sq.ft.
MIXED MRF	43,150 sq.ft.
FUTURE ANAEROBIC DIGESTION	30,037 sq.ft.
HHW CANOPY	1,566 sq.ft.
VISITOR ENTRY	525 sq.ft.
TOTAL	216,476 sq.ft.

PARKING ANALYSIS

OFFICE BUILDING	(1:300)	
10,372 sq.ft. / 300		35 STALLS
BALE STORAGE	(1:3,000)	
14,977 sq.ft. / 3,000		5 STALLS
SINGLE STREAM MRF/ SELF-HAUL / C&D	(1:3,000)	
74,436 sq.ft. / 3,000		25 STALLS
VEHICLE MAINT. CANOPY		
4,615 sq.ft. / 3,000		2 STALLS
MIXED TIPPING FLOOR	(1:3,000)	
36,798 sq.ft. / 3,000		12 STALLS
MIXED MRF	(1:3,000)	
43,150 sq.ft. / 3,000		15 STALLS
FUTURE ANAEROBIC DIGESTION	(1:3,000)	
30,037 sq.ft. / 3,000		10 STALLS
TOTAL REQUIRED		104 STALLS
PROVIDED		106 STALLS

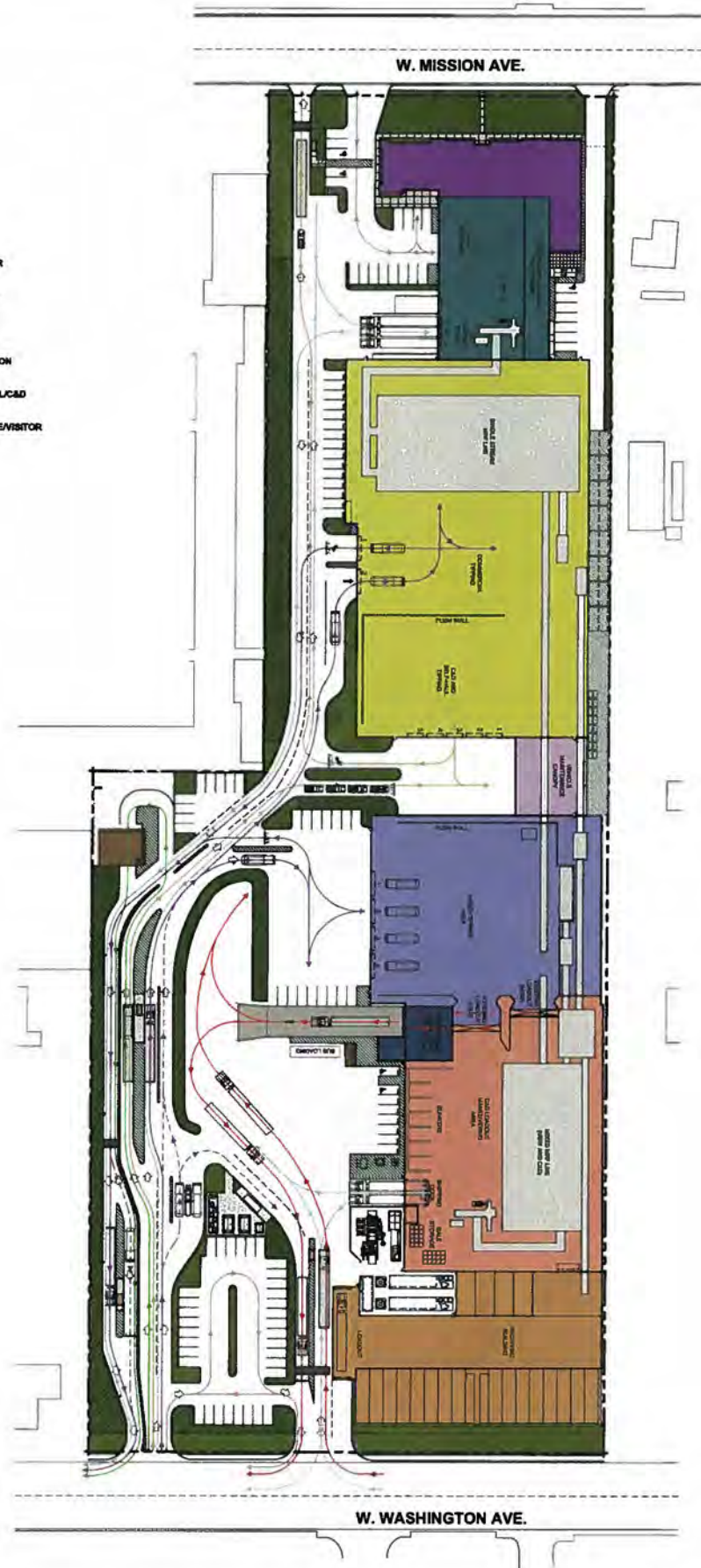
PROPOSED PROJECT
PHG 15-0010

N

NOTES

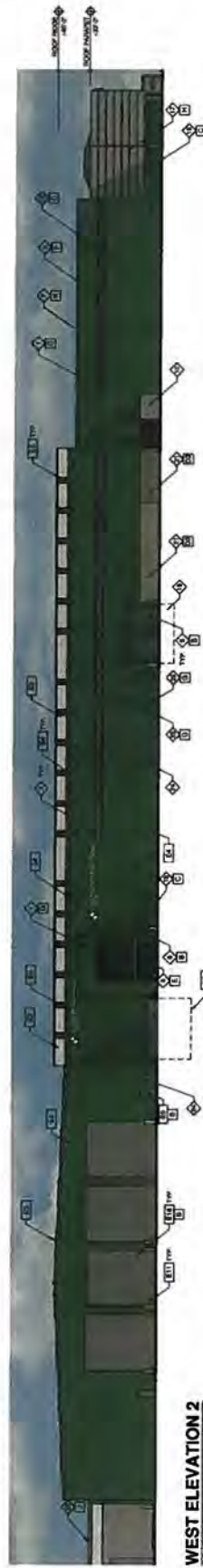
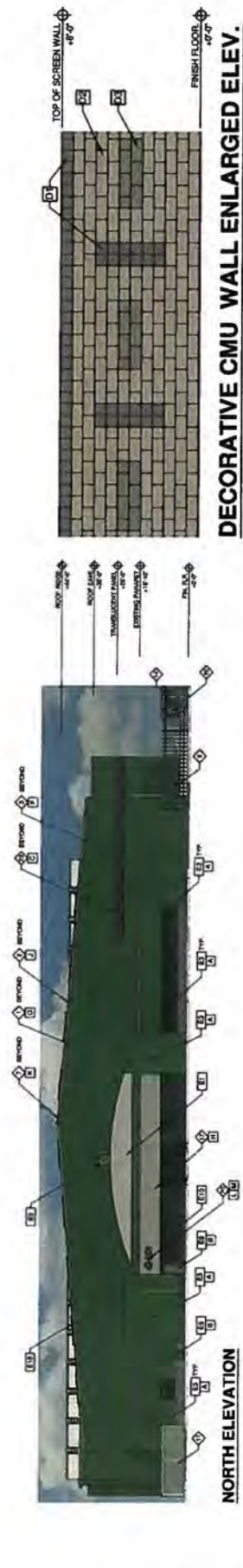
CIRCULATION SITE PLAN

- | | | | |
|---|-------------------------------------|---|------------------|
|  | LANDSCAPE AREA |  | TRANSFER |
|  | CONCRETE FINISH |  | SHIPPING |
|  | BIO-SWALE |  | H&W |
|  | STRIPING ON PAVEMENT |  | COLLECTION |
|  | GRAVEL |  | SELF HAUL/C&D |
|  | EXISTING OFFICE |  | EMPLOYEE/VISITOR |
|  | BALE STORAGE | | |
|  | SINGLE STREAM MRF/
SELF HAUL/C&D | | |
|  | MAINTENANCE CANOPY | | |
|  | MIXED TIPPING | | |
|  | MIXED MRF | | |
|  | FUTURE AD | | |
|  | VISITOR ENTRY | | |
|  | EXISTING HHW | | |



PROPOSED PROJECT
PHG 15-0010

CP

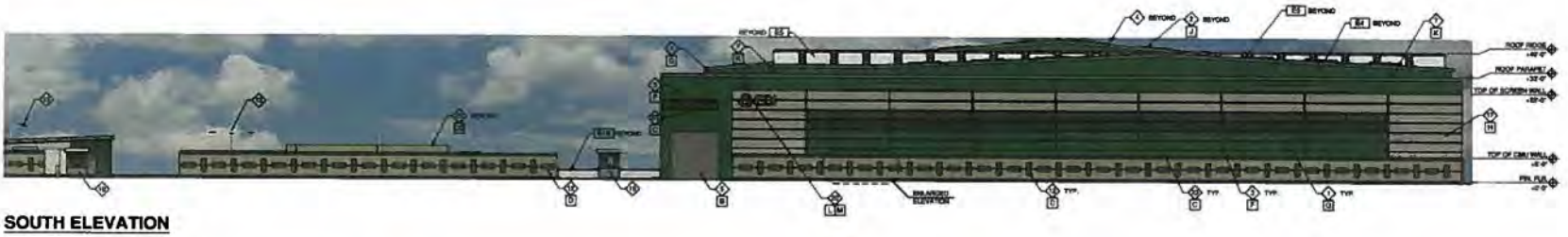


PROPOSED PROJECT
PHG 15-0010

E

ELEVATIONS

PROPOSED PROJECT PHG 15-0010



NORTH AND WEST ELEVATIONS NOTES

KEYNOTES

- | | | |
|--|---|--|
| 1 EXTERIOR METAL WALL PANEL (VERTICAL PATTERN) | 2 WROUGHT IRON FENCE | 3 STEEL CANOPY |
| 4 METAL ROOF PANEL | 5 PRE-FABRICATED SCALE HOUSE | 6 LINE OF LOADING DOCK |
| 7 MODULE TRANSLUCENT WALL PANEL | 8 CHAIN LINK FENCE/GATE | 9 INTERNALLY ILLUMINATED LED BUILDING SIGN |
| 10 PRISMATIC SKYLIGHT (MATCH ROOF PROFILE) | 11 DECORATIVE CMU WALL | 12 EQUIPMENT CMU SCREEN WALL |
| 13 OVERHEAD METAL ROLL-UP DOOR | 14 25' HIGH LIGHT POLE | 15 METAL ROOF CANOPY |
| 16 EXTERIOR METAL MAN DOOR | 17 WROUGHT IRON GATE | 18 ALUMINUM FRAME |
| 19 METAL TRIM / CAP / ROOF FASCIA | 20 CONCRETE FILLED STEEL PIPE BOLLARD | 21 FIRE RISER |
| 22 DUAL GLAZED STOREFRONT SYSTEM | 23 STEEL COLUMN | 24 BIOGAS COMBUSTION FLARE |
| | 25 EXTERIOR METAL WALL PANEL (HORIZONTAL PATTERN) | 26 UTILITY TRANSFORMER |

COLOR LEGEND

- | | |
|--|---|
| A DUNN-EDWARDS EXISTING PLASTER WALL
COLOR: WINDROCK DE8300 | G METAL SALES T2 WALL PANEL (VERTICAL)
COLOR: CLASSIC GREEN (B5) |
| B DUNN-EDWARDS EXTERIOR DOORS
COLOR: LOOKING GLASS DE8376 | H METAL SALES T2832 WALL PANEL (HORIZONTAL)
COLOR: OLD ZINC GREY (N29) |
| C DUNN-EDWARDS STEEL CANOPY/WINDOW FRAME
COLOR: POINTED ROCK DE8355 | J METAL SALES T7 ROOF PANEL
COLOR: SNOWDRIFT WHITE (W61) |
| D ANGELLUS BLOCK DECORATIVE CMU WALL
COLOR: SEE ENLARGED ELEVATION | K METAL SALES WALL TRIM / ROOF TRIM
COLOR: SLATE GRAY (N38) |
| E PPG GLAZING STOREFRONT GLAZING
COLOR: GRAYLINE # | L DUNN-EDWARDS BUILDING SIGN-LOGO
COLOR: WINDROCK DE8300 |
| F CM TRANSLUCENT WALL PANEL
COLOR: REFLECTIVE GRAY | M DUNN-EDWARDS BUILDING SIGN-NAME
COLOR: MATCH J |

EXISTING KEYNOTES

(EXISTING ITEMS TO REMAIN, UNLESS OTHERWISE NOTED)

- | | | |
|------------------------------|-----------------------------------|----------------------------------|
| E1 VAULT ROOF | E7 LINE OF LOADING TUNNEL RAMP | E13 FIRE HYDRANT |
| E2 ROOF TOP EXHAUST FAN | E8 ROOF TOP EQUIPMENT | E14 SKYLIGHT |
| E3 EXTERIOR PLASTER | E9 MAN DOOR | E15 CHAINLINK FENCE/GATE |
| E4 EXTERIOR METAL WALL PANEL | E10 ALUMINUM FRAME WINDOW SYSTEM | E16 OVER HEAD METAL ROLL-UP DOOR |
| E5 METAL ROOF PANEL | E11 CONCRETE FILLED STEEL BOLLARD | E17 EXTERIOR BRICK WALL |
| E6 TRANSLUCENT ROOF PANEL | E12 ELECTRICAL EQUIPMENT | E18 FIRE RISER |

CMU LEGEND

- | |
|---|
| E13 ANGELLUS CMU BLOCK 8x8x16 PRECISION BLOCK
COLOR: MOSS |
| E14 ANGELLUS CMU BLOCK 8x8x16 GRUT FACE BLOCK
COLOR: COOL GRAY |
| E15 ANGELLUS CMU BLOCK 8x8x16 PRECISION BLOCK
COLOR: COOL GRAY |

SOUTH AND EAST ELEVATIONS NOTES

KEYNOTES

- | | | |
|--|---|--|
| 1 EXTERIOR METAL WALL PANEL (VERTICAL PATTERN) | 2 WROUGHT IRON FENCE | 3 STEEL CANOPY |
| 4 METAL ROOF PANEL | 5 PRE-FABRICATED SCALE HOUSE | 6 LINE OF LOADING DOCK |
| 7 MODULE TRANSLUCENT WALL PANEL | 8 CHAIN LINK FENCE/GATE | 9 INTERNALLY ILLUMINATED LED BUILDING SIGN |
| 10 PRISMATIC SKYLIGHT (MATCH ROOF PROFILE) | 11 DECORATIVE CMU WALL | 12 EQUIPMENT CMU SCREEN WALL |
| 13 OVERHEAD METAL ROLL-UP DOOR | 14 25' HIGH LIGHT POLE | 15 METAL ROOF CANOPY |
| 16 EXTERIOR METAL MAN DOOR | 17 WROUGHT IRON GATE | 18 ALUMINUM FRAME |
| 19 METAL TRIM / ROOF FASCIA | 20 CONCRETE FILLED STEEL PIPE BOLLARD | 21 22' X 8' STANDARD ROLL-OFF BIN |
| 22 DUAL GLAZED STOREFRONT SYSTEM | 23 STEEL COLUMN | 24 3 YARD BIN |
| | 25 EXTERIOR METAL WALL PANEL (HORIZONTAL PATTERN) | |

EXISTING KEYNOTES

(EXISTING ITEMS TO REMAIN, UNLESS OTHERWISE NOTED)

- | | | |
|------------------------------|-----------------------------------|----------------------------------|
| E1 VAULT ROOF | E7 METAL ROOF CANOPY | E13 FIRE HYDRANT |
| E2 ROOF TOP EXHAUST FAN | E8 ROOF TOP EQUIPMENT | E14 SKYLIGHT |
| E3 EXTERIOR PLASTER | E9 MAN DOOR | E15 CHAINLINK FENCE/GATE |
| E4 EXTERIOR METAL WALL PANEL | E10 ALUMINUM FRAME WINDOW SYSTEM | E16 OVER HEAD METAL ROLL-UP DOOR |
| E5 METAL ROOF PANEL | E11 CONCRETE FILLED STEEL BOLLARD | E17 EXTERIOR BRICK WALL |
| E6 TRANSLUCENT ROOF PANEL | E12 ELECTRICAL EQUIPMENT | E18 CONCRETE WALL |
| | | E19 RAISED PATIO W/WOOD RAIL |

COLOR LEGEND

- | | |
|--|---|
| A DUNN-EDWARDS EXISTING PLASTER WALL
COLOR: WINDROCK DE8300 | G METAL SALES T2 WALL PANEL (VERTICAL)
COLOR: CLASSIC GREEN (B5) |
| B DUNN-EDWARDS EXTERIOR DOORS
COLOR: LOOKING GLASS DE8376 | H METAL SALES T2832 WALL PANEL (HORIZONTAL)
COLOR: OLD ZINC GREY (N29) |
| C DUNN-EDWARDS STEEL CANOPY/WINDOW FRAME
COLOR: POINTED ROCK DE8355 | J METAL SALES T7 ROOF PANEL
COLOR: SNOWDRIFT WHITE (W61) |
| D ANGELLUS BLOCK DECORATIVE CMU WALL
COLOR: SEE ENLARGED ELEVATION | K METAL SALES WALL TRIM / ROOF TRIM
COLOR: SLATE GRAY (N38) |
| E PPG GLAZING STOREFRONT GLAZING
COLOR: GRAYLINE # | L DUNN-EDWARDS BUILDING SIGN-LOGO
COLOR: WINDROCK DE8300 |
| F CM TRANSLUCENT WALL PANEL
COLOR: REFLECTIVE GRAY | M DUNN-EDWARDS BUILDING SIGN-NAME
COLOR: MATCH J |

PROPOSED PROJECT
PHG 15-0010

N

NOTES

PROPOSED PLANT PALETTE:

Trees		Size
	Platanus racemosa	California Sycamore 36" Box
	Lagerstroemia indica	Crape Myrtle 24" Box
	Acacia baileyana	Bailey acacia 24" Box
	Cercis canadensis	Eastern Redbud 24" Box
Low Water Use Planting		
	Muhlenbergia rigens	Deer Grass 1 gal
	Aloe striata	Coral Aloe 1 gal
	Rosmarinus officinalis 'Prostrata'	Trailing Rosemary 1 gal
Xeric Accent Planting at Entry		
	Dasylirion quadrangulatum	Mexican Grass Tree 15 gal
	Hesperaloe parviflora	Red Yucca 15 gal
Bio-Swale Planting		
	Carex divisa	Berkeley Sedge 1 gal
	Lomandra longifolia 'Breeze'	Mat Rush 1 gal
	Chondropetalum tectorum	Small Cape Rush 5 gal
Vine Screen at Wall and Fence		
	Begonia c. Tangerine Beauty'	Crosvine 15 gal
	Parthenocissus tricuspidata	Boston Ivy 15 gal

FEATURE LEGEND:

-  1 Existing turf to remain
-  2 Existing Palm Tree to remain
-  3 8" - 12" Cobble
-  4 3/4" Crushed Gravel
-  5 Concrete Header
-  6 Gravel

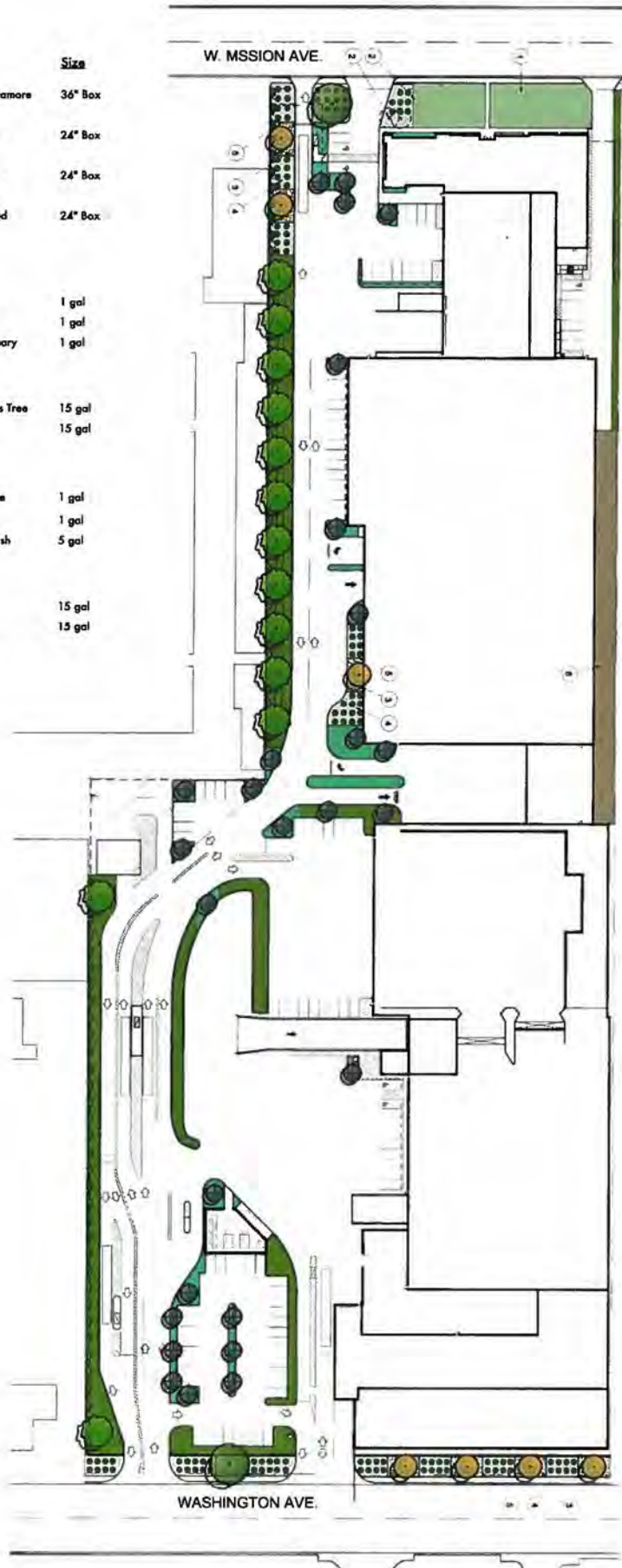
Landscape Water Use Calculations

Project Information	
Total square footage of Landscape Area (excluding Special Landscape Area): LA=	49,385
Total square footage of Special Landscape Area: SLA=	0
Net ETo for the area: ETo=	54.2
Maximum Annual Water Allocation (MAWA)	
MAWA is calculated using the following formula: $[(10) (42) (ETo) + (1.3) (SLA)] / 748$	
MAWA =	1,620 gal / yr
Estimated Applied Water Use (EAPWU)	
EAPWU is calculated using the following formula: $[(10) (42) (ETo) + (1.3) (SLA)] / 748$	
Hydrozone # 1: Low Shrub	
Plant Factor: PF=	0.3
square footage of hydrozone: HZA=	11,853
Hydrozone irrigation efficiency: Effic=	0.9
#1 EAPWU =	177 gal / yr
Hydrozone # 2: Shrub	
Plant Factor: PF=	0.3
square footage of hydrozone: HZA=	9,744
Hydrozone irrigation efficiency: Effic=	0.9
#2 EAPWU =	46 gal / yr
Hydrozone # 3: Shrub	
Plant Factor: PF=	0.5
square footage of hydrozone: HZA=	27,480
Hydrozone irrigation efficiency: Effic=	0.9
#3 EAPWU =	868 gal / yr
Hydrozone # 4: Tree	
Plant Factor: PF=	0.5
square footage of hydrozone: HZA=	788
Hydrozone irrigation efficiency: Effic=	0.9
#4 EAPWU =	19 gal / yr
Total EAPWU =	
1,111 gal / yr	
MAWA - EAPWU =	
458 gal / yr	

Estimated Applied Water Use must be less than the Maximum Allowable Water Allocation

N

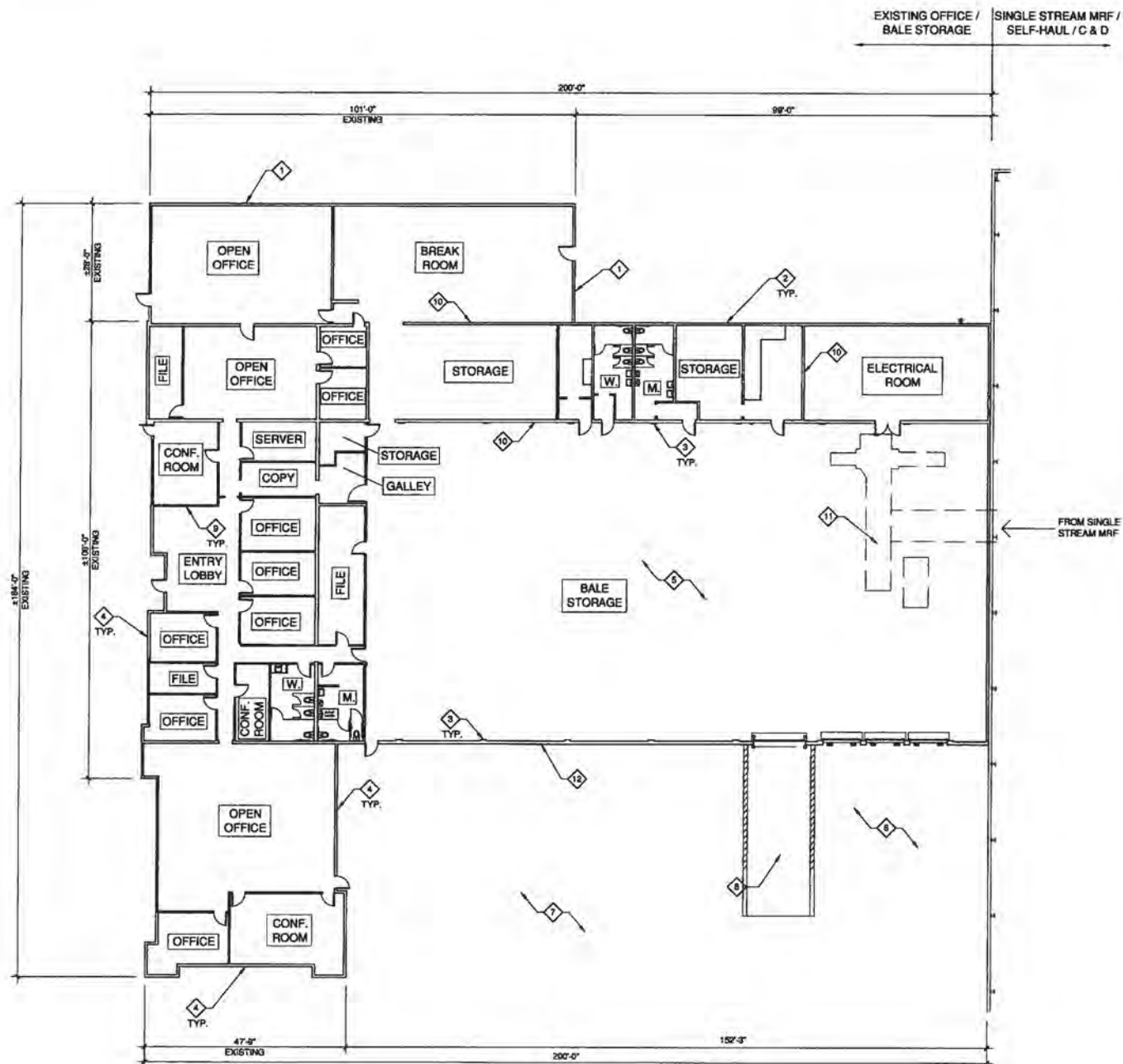
0 20 40 60



PROPOSED PROJECT
PHG 15-0010

LP

LANDSCAPE PLAN



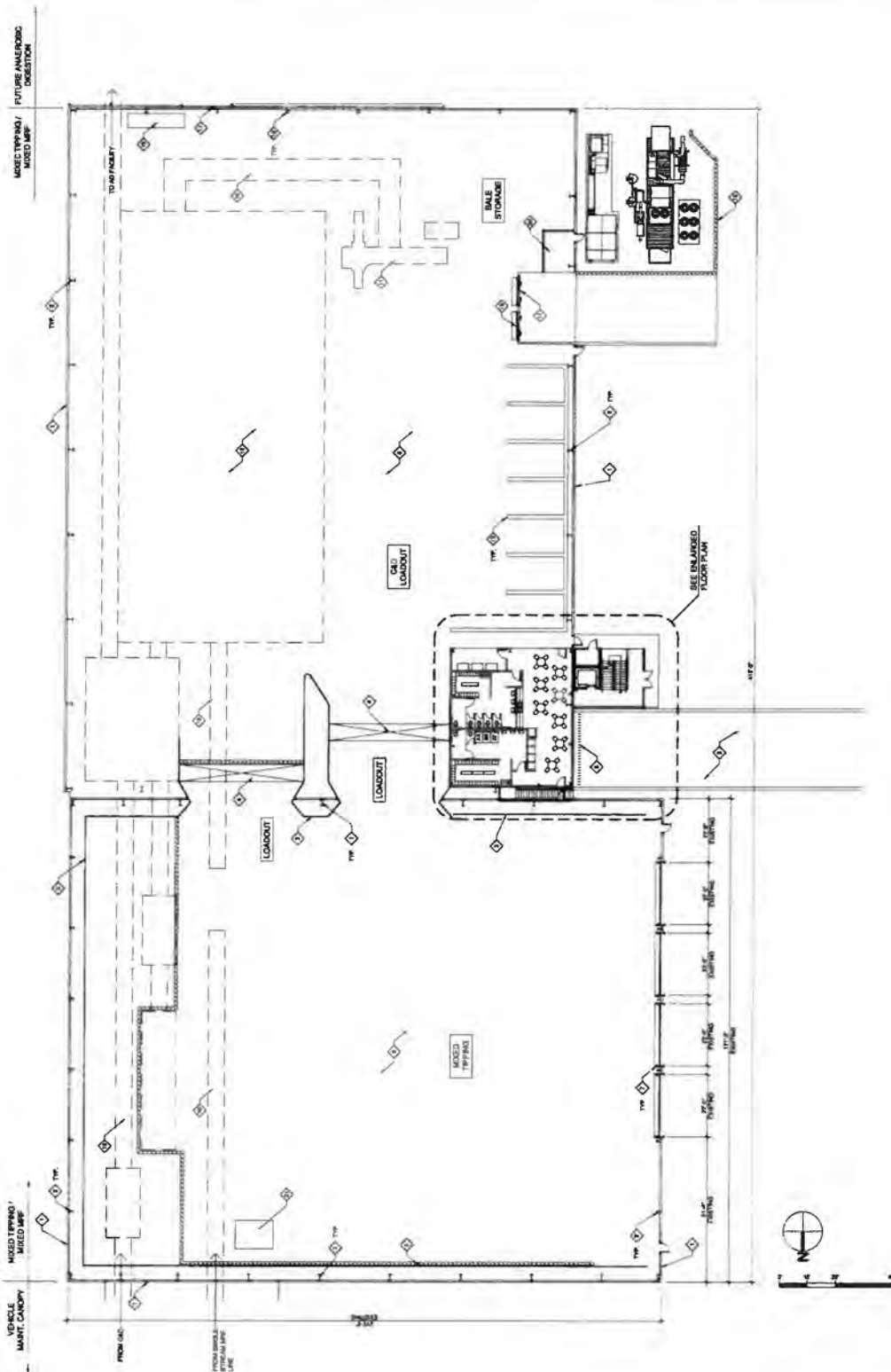
KEYNOTES

- | | |
|---|---|
| 1 EXISTING BRICK WALL (SEE EXTERIOR ELEVATIONS) | 7 NEW CONCRETE PAVING |
| 2 EXISTING CMU WALL (SEE EXTERIOR ELEVATIONS) | 8 NEW CONCRETE RAMP |
| 3 EXISTING CMU PILASTER | 9 EXISTING INTERIOR PARTITION WALL |
| 4 EXISTING PLASTER WALL (SEE EXTERIOR ELEVATIONS) | 10 EXISTING INTERIOR CMU WALL |
| 5 EXISTING CONCRETE SLAB | 11 BALER EQUIPMENT |
| 6 NEW LOADING DOCK | 12 NEW EXTERIOR BUILDING WALL. MATCH EXISTING |

ADMINISTRATION / BALE STORAGE BUILDING FLOOR PLAN

**PROPOSED PROJECT
PHG 15-0010**

F



TRANSFER/MIXED MRF BUILDING FLOOR PLAN

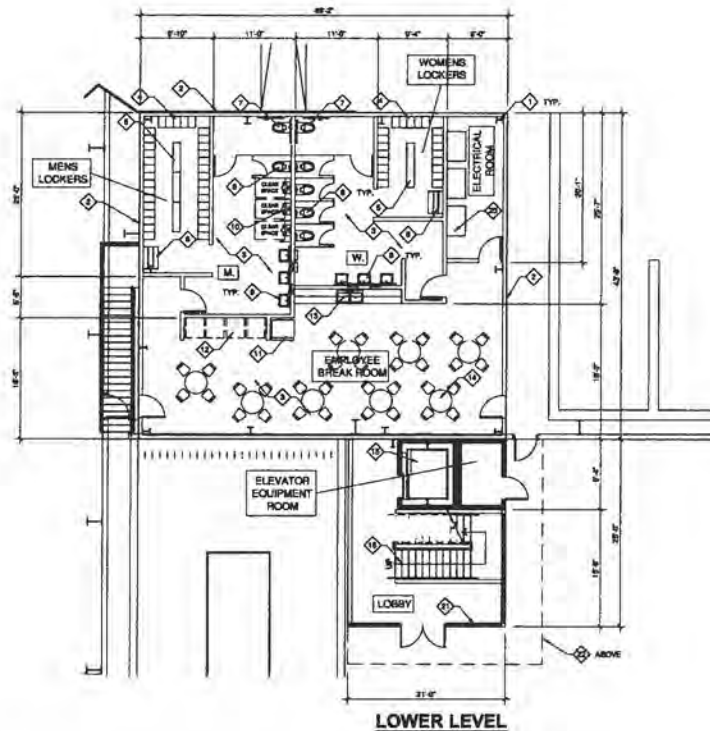
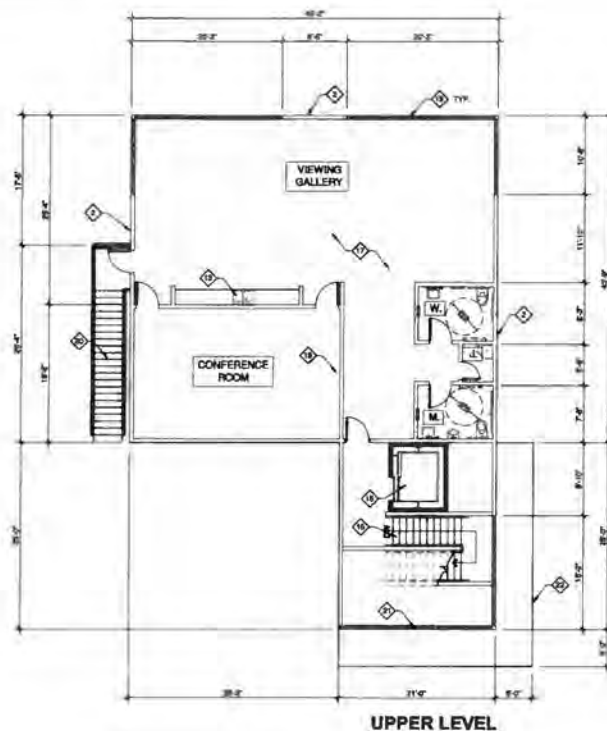
KEYNOTES

- | | | | |
|--|---------------------------------------|-----------------------------|---|
| ◇ EXISTING EXTERIOR METAL WALL PANEL | ◇ EXISTING TRENCH DRAIN | ◇ FUTURE BALER EQUIPMENT | ◇ FIRE RATED AREA SEPARATION WALL |
| ◇ EXISTING FIRE RATED STRUCTURAL STEEL FRAME | ◇ EXISTING CONC. FILLED STEEL BOLLARD | ◇ FUTURE MRF EQUIPMENT | ◇ FIRE RATED STRUCTURAL STEEL FRAME |
| ◇ EXISTING STEEL PUSH WALL W/ STEEL POST | ◇ EXISTING CONCRETE FLOOR | ◇ STORAGE CONCRETE BUNKER | ◇ HAZARDOUS WASTE STORAGE W/ INTEGRAL CONTAINMENT |
| ◇ EXISTING LOAD OUT PORT | ◇ STEEL PUSH WALL W/ STEEL POSTS | ◇ LOAD-OUT DOCK | ◇ ELECTRICAL ROOM |
| ◇ EXISTING CONCRETE RAMP | ◇ FUTURE OVERHEAD CONVEYOR | ◇ METAL ROLL-UP DOOR | ◇ MOBILE GRINDER |
| | | ◇ EQUIPMENT CMU SCREEN WALL | |

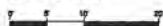
PROPOSED PROJECT
PHG 15-0010

F

FLOOR PLAN



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



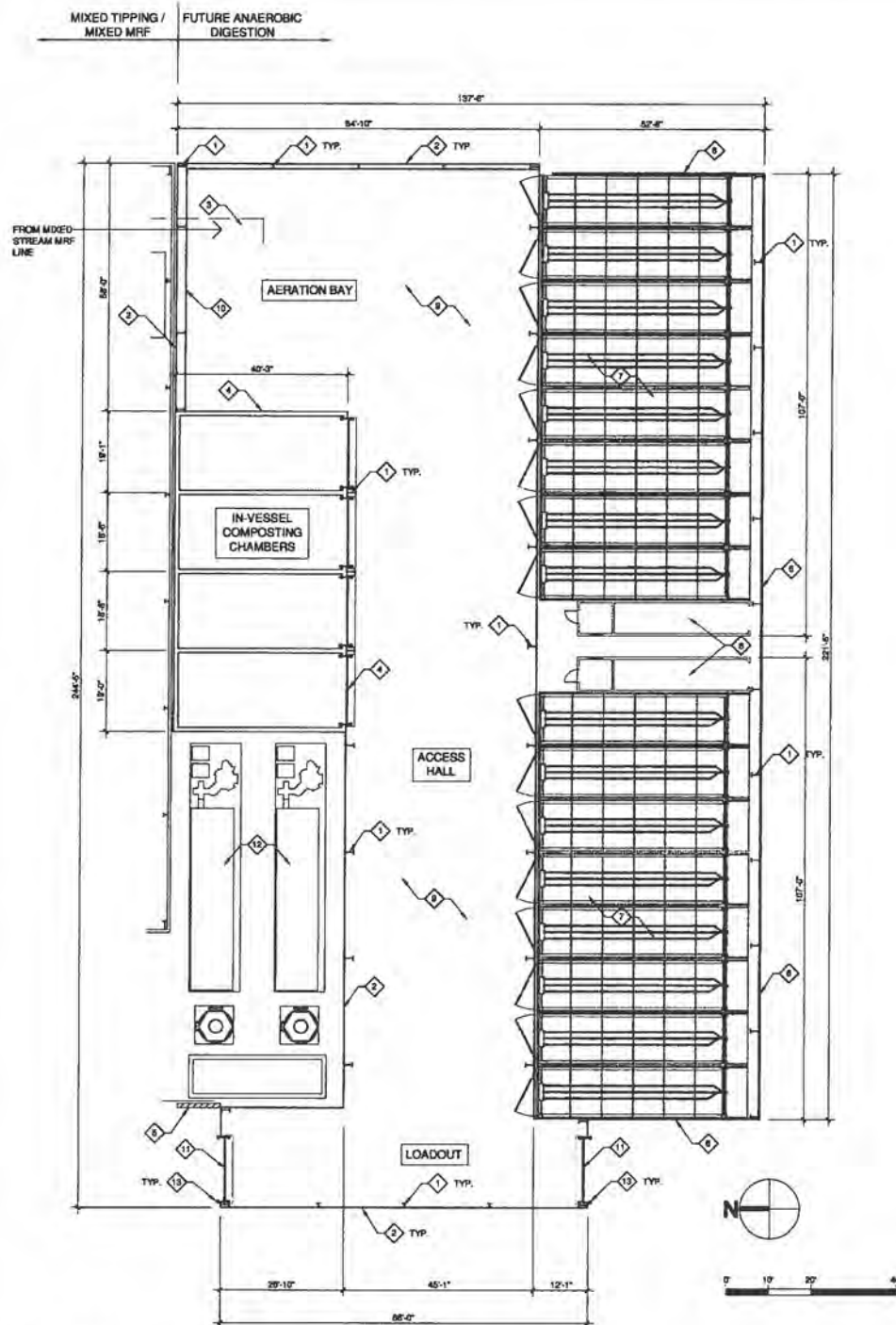
ENLARGED BREAK ROOM / VISITOR ENTRY FLOOR PLANS

KEYNOTES

- | | | | |
|-------------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| ① FIRE RATED STRUCTURAL STEEL FRAME | ⑦ ACCESSIBILITY TOILET | ⑮ KITCHEN SINK ON LAMINATE CASEWORK | ⑲ VIEWING WINDOW |
| ② INTERIOR LINER PANEL | ⑧ WATER CLOSET | ⑭ BREAK ROOM FURNITURE | ⑳ EMERGENCY EXIT STEEL PAN STAIR |
| ③ CONCRETE FLOOR | ⑨ WALL HUNG LAVATORY | ⑯ HYDRAULIC ELEVATOR | ㉑ STOREFRONT SYSTEM |
| ④ METAL LOCKER | ⑩ ACCESSIBILITY URINAL W/ SCREEN | ⑰ CONCRETE OVER METAL PAN STAIR | ㉒ STEEL CANOPY |
| ⑤ WOOD BENCH | ⑪ REFRIGERATOR | ⑱ LIGHT WEIGHT CONCRETE FLOOR | ㉓ ELECTRICAL EQUIPMENT |
| ⑥ ACCESSIBILITY BENCH | ⑫ VENDING MACHINE | ⑲ INTERIOR PARTITION WALL | |

PROPOSED PROJECT
PHG 15-0010

F



ANAEROBIC DIGESTION FLOOR PLAN

KEYNOTES

- | | |
|---|---------------------------------|
| 1 STRUCTURAL STEEL FRAME | 7 PRE-FABRICATED STEEL DIGEST |
| 2 EXTERIOR METAL WALL PANEL
(SEE EXTERIOR ELEVATIONS) | 8 PRE-FABRICATED CONTROL UNIT |
| 3 FUTURE OVERHEAD CONVEYOR | 9 CONCRETE FLOOR |
| 4 CONCRETE BUNKER | 10 STEEL PUSH WALL W/ STEEL POX |
| 5 EQUIPMENT CMU SCREEN WALL | 11 METAL ROLL-UP DOOR |
| 6 EXTERIOR METAL SCREEN WALL
(SEE EXTERIOR ELEVATIONS) | 12 BIO-FILTER |
| | 13 CONCRETE FILLED STEEL BOLLA |

PROPOSED PROJECT
PHG 15-0010

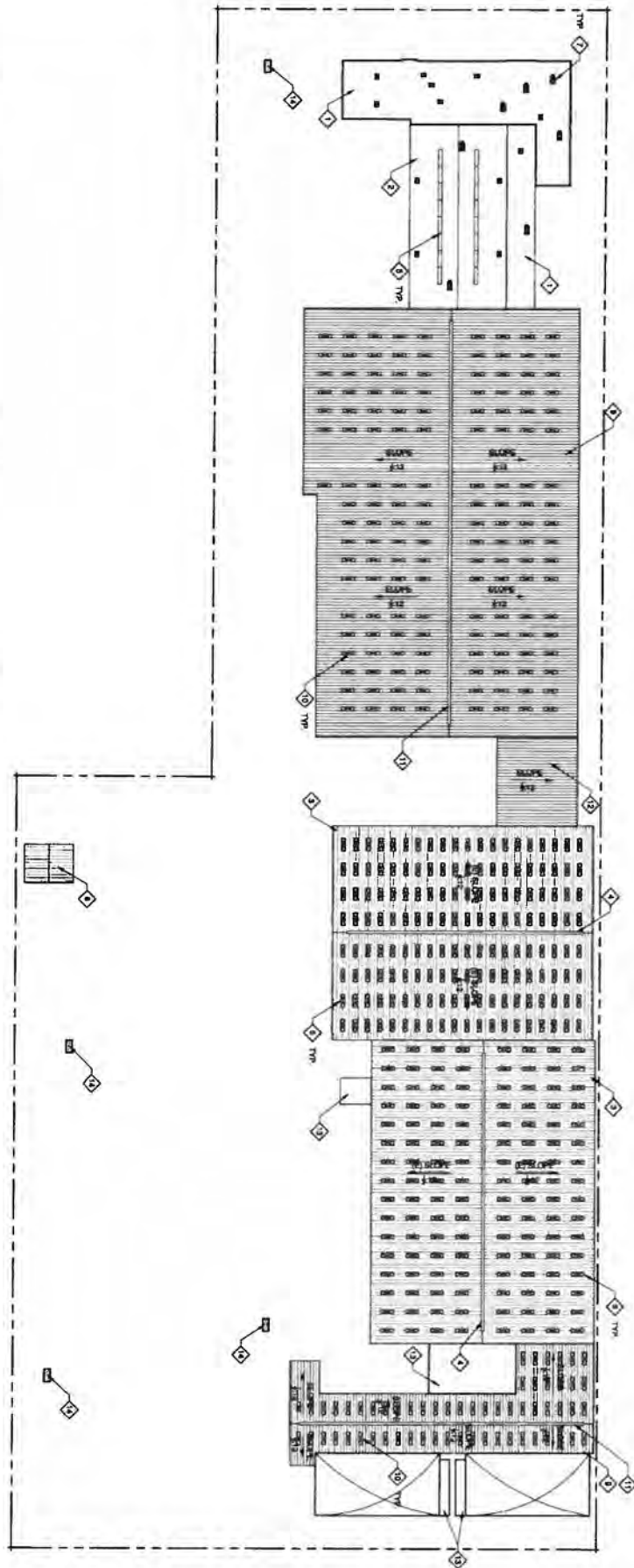
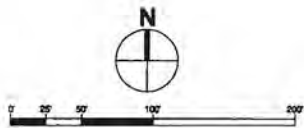
F

FLOOR PLAN

OVERALL ROOF PLAN

KEYNOTES

- 1 EXISTING BUILT-UP ROOF
- 2 EXISTING VAULT ROOF
- 3 EXISTING METAL ROOF PANEL
- 4 EXISTING METAL ROOF RIDGE
- 5 EXISTING ROOF SKYLIGHT
- 6 EXISTING METAL ROOF CANOPY
- 7 EXISTING ROOFTOP EQUIPMENT UNIT
- 8 EXISTING ROOF TRANSLUCENT PANEL
- 9 NEW METAL ROOF PANEL
- 10 NEW ROOF TRANSLUCENT PANEL
- 11 NEW METAL ROOF RIDGE
- 12 NEW METAL ROOF CANOPY
- 13 NEW SINGLE PLY ROOFING
- 14 PRE-FABRICATED SCALE HOUSE ROOF



PROPOSED PROJECT
PHG 15-0010

R

FIRE DEPARTMENT ACCESS / OVERNIGHT TRUCK PARKING SITE PLAN

OVERNIGHT TRUCK PARKING

PROPOSED.....29 STALLS

TOTAL NET AUTOMOBILE PARKING (PARKING NOT IMPACT BY OVERNIGHT TRUCK PARKING)

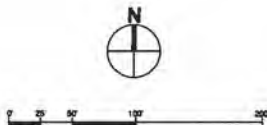
PROPOSED.....82 STALLS

24' WIDE FIRE APPARATUS WITH
20' MINIMUM INSIDE TURN RADIUS

- FIRE HYDRANT
- FIRE RISER

KEYNOTES

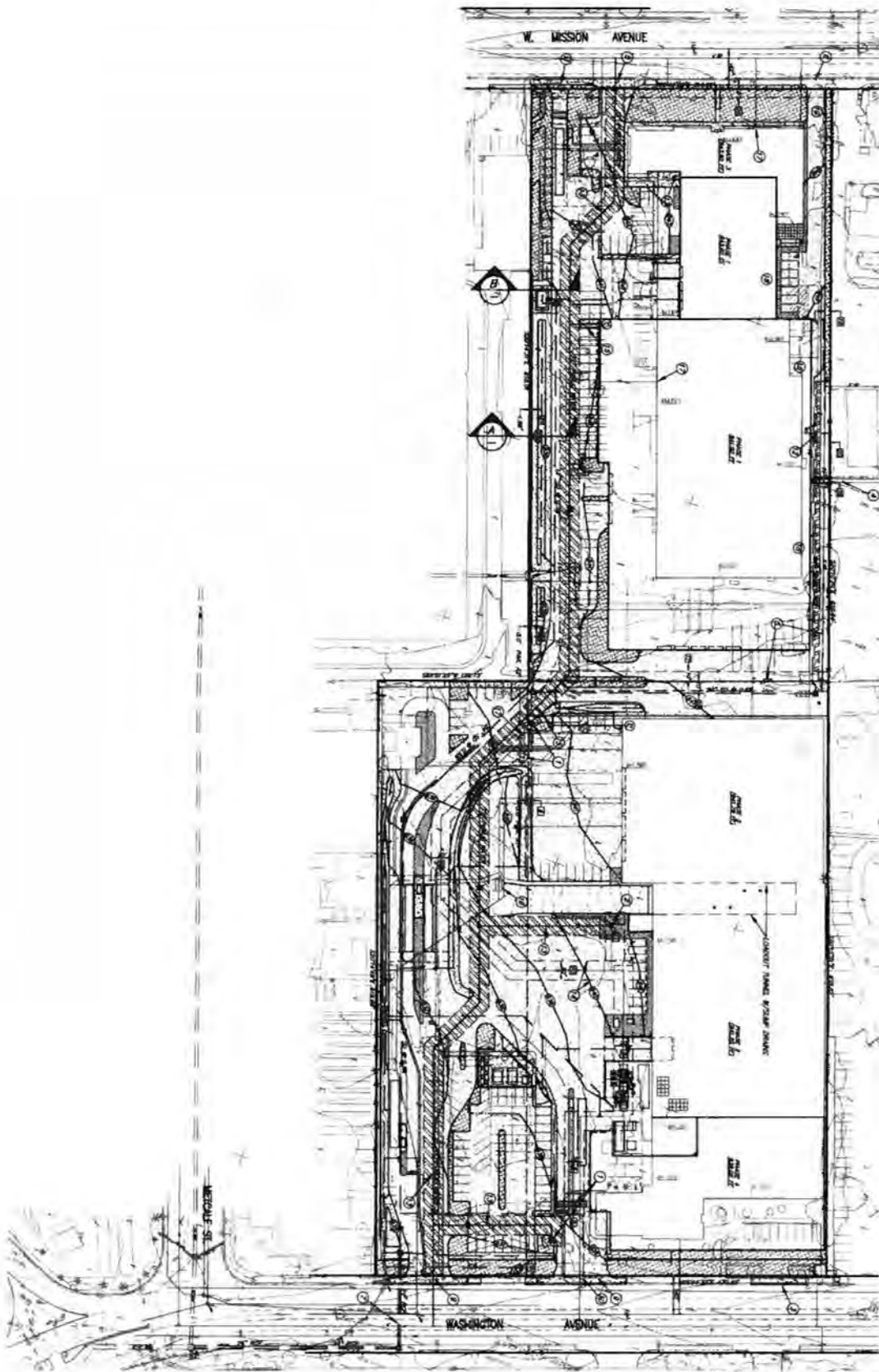
- ① EXISTING FIRE RISER
- ② EXISTING FIRE HYDRANT
- ③ BUILDING FIRE RISER
- ④ RELOCATED FIRE HYDRANT
- ⑤ NEW FIRE HYDRANT



PROPOSED PROJECT
PHG 15-0010

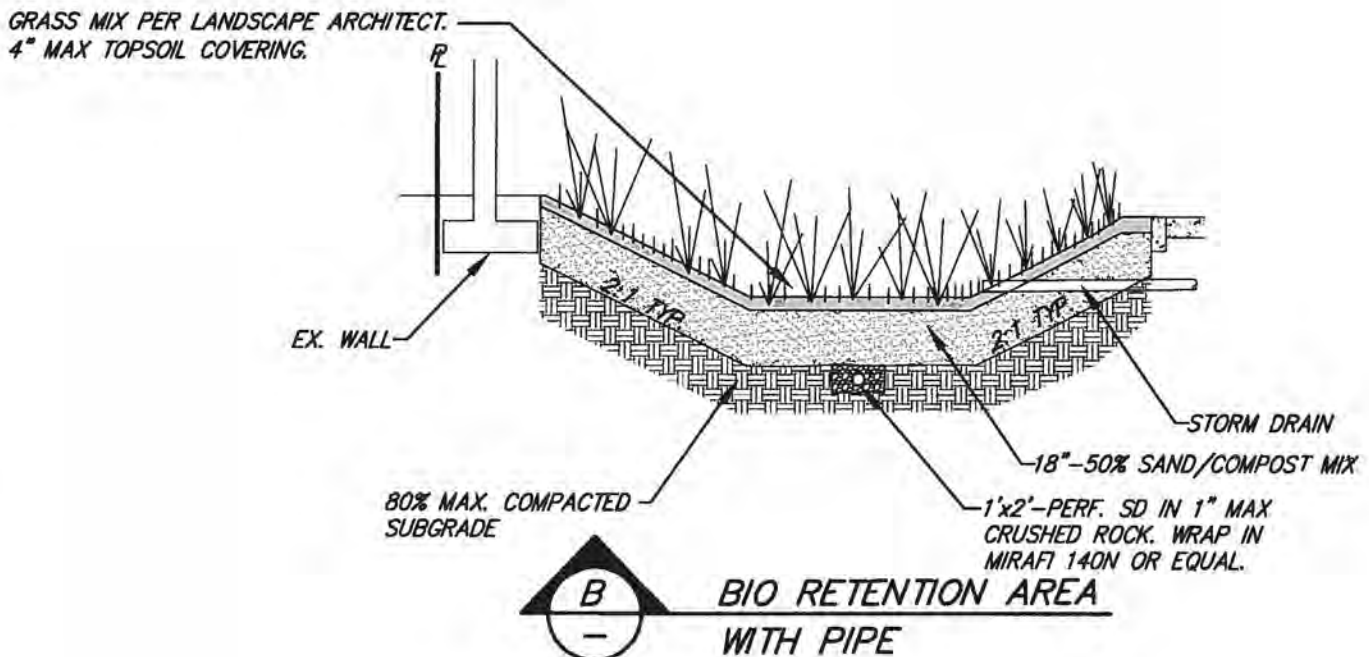
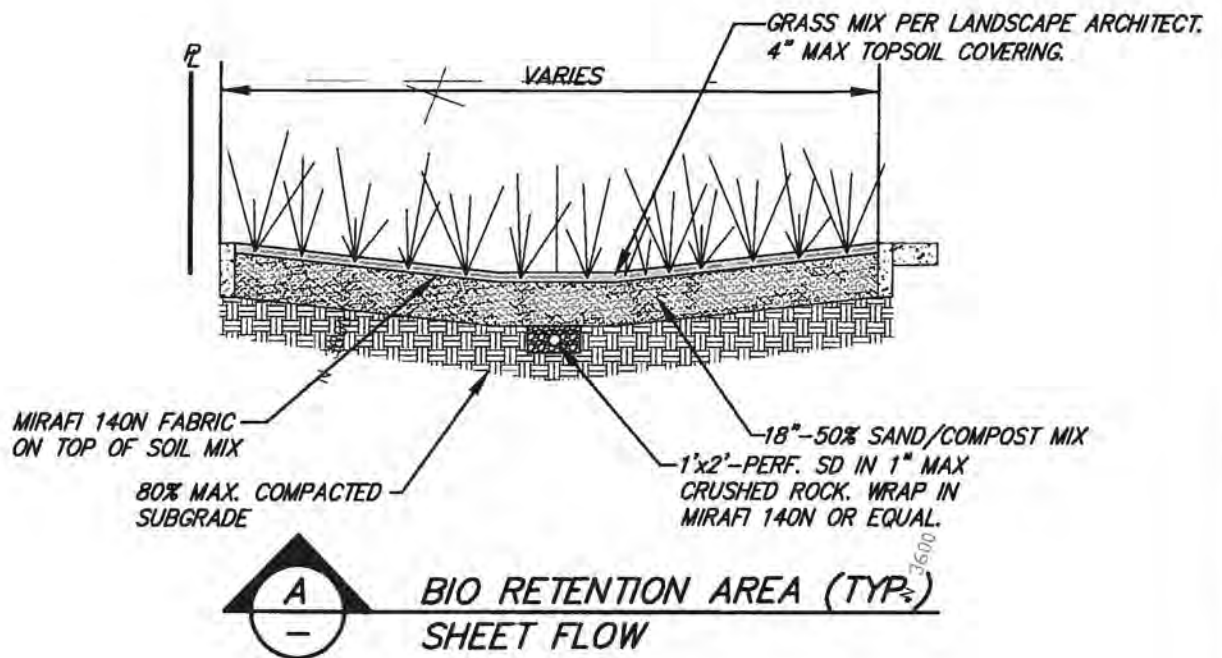
FA

FIRE ACCESS



PROPOSED PROJECT
PHG 15-0010

OG



PROPOSED PROJECT
PHG 15-0010

BR

BIO RETENTION AREA

SITE GRADING PLAN NOTES

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT

- 6" CONCRETE CURB
- 8" MOW CURB
- POC PAVEMENT
- PERVIOUS CONCRETE PAVEMENT
- PAVEMENT TO BE APPROVED BY CITY
- LANDSCAPE AREA
- BIO-RETENTION AREA
- EXISTING WATER/SEWER EASEMENT TO CITY
- PROPOSED WATER/SEWER EASEMENT TO CITY
- DETECTOR CHECK ASSEMBLY (FIRE SPRINKLER)
- FIRE HYDRANT
- 18"x18" PRECAST CATCH BASIN
- STORM DRAIN CLEANOUT
- GRADE BREAK
- MASONRY WALL (FENCE)
- PRIVATE PVC STORM DRAIN
- PUBLIC 12" WATER MAIN
- PUBLIC 18" RCP STORM DRAIN
- EXISTING CONTOUR
- FINISH CONTOUR

SYMBOL



NOTES

1. EXISTING FIRE HYDRANT TO BE REPLACED/RELOCATED.
2. EXISTING FIRE HYDRANT LOCATION TO REMAIN
3. EXISTING DRIVEWAY TO BE CLOSED.
4. OFFSITE RUNON TO BE INTERCEPTED AND PIPED TO WASHINGTON ST.
5. EXISTING PUBLIC SEWER MAIN TO REMAIN.
6. NORTH SITE SHEET FLOW CURRENTLY DRAINING TO METCALF ST. WILL BE TREATED IN BIO RETENTION AREAS AND CONVEYED TO WASHINGTON ST.
7. THE EXISTING WASHINGTON STREET STORM DRAIN IS UNDERSIZED TO ACCOMMODATE THE METCALF ST DIVERSION. A SEPARATE 36" RCP WILL BE EXTENDED ACROSS WASHINGTON AND CONNECTED DOWNSTREAM.
8. EXISTING DRIVEWAY TO REMAIN.
9. EXISTING WASHINGTON ST DRIVEWAY TO BE WIDENED.
10. EXISTING STREET LIGHT TO BE RELOCATED.
11. PROPOSED MISSION AVE. DRIVEWAY.
12. PROPOSED 5' WIDE SEWER EASEMENT TO CITY OF ESCONDIDO.
13. PROPOSED 12" WATER MAIN AND 20' EASEMENT TO CITY OF ESCONDIDO
14. EXISTING 20' WATER EASEMENT TO BE ABANDONED ().
15. PROPOSED DETECTOR CHECK ASSEMBLY FOR FIRE SPRINKLER SERVICE.
16. EXISTING CLARIFIER FOR LOADOUT TUNNEL PUMPED EFFLUENT.
17. EXISTING DETECTOR CHECK.
18. IN-LINE ROOF DRAIN FILTERS WILL BE USED ON BUILDING EAST SIDE.
19. ACCESS TO NORTH SEWER MANHOLE FROM MISSION AVENUE.

OWNER

FEDERAL BOULEVARD PROPERTIES - PARCELS A & B
FEDERAL BOULEVARD PROPERTIES - PARCEL C
JENCO EQUIPMENT CORPORATION - PARCEL D

CONTACT: STEVE SOUTH - PRESIDENT PH. 619.287.3532

APN

228-250-16, 17, 77 & 78

LEGAL DESCRIPTION

PORTIONS OF LOTS 1 AND 8, IN BLOCK 147 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 1, 1888.

PROJECT SITE DATA

1. TOTAL AREA OF PROPERTY = 485,087 SF
2. EXISTING IMPERVIOUS AREA = 453,787 SF (31280 SF LANDSCAPE)
3. PROPOSED IMPERVIOUS AREA = 420,795 SF (64,272 SF LANDSCAPE)
4. TOTAL AREA TO BE DISTURBED = 375,537 SF (8.62 ACRES)
5. PROPOSED SITE DRAINS TO STORM DRAIN
6. WATERSHED - ESCONDIDO CREEK
7. PROPOSED SITE GRADES ARE LESS THAN 10%.

EASEMENT NOTES

TITLE REPORT EASEMENT EXCEPTIONS

THE FOLLOWING ITEMS AFFECT PARCELS A & B

1. AN EASEMENT FOR WATER AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE ESCONDIDO IRRIGATION DISTRICT (EASEMENT INTEREST NOW RESIDING WITH THE CITY OF ESCONDIDO) RECORDED AUGUST 1, 1895 IN BOOK 238, PAGE 390, OF DEEDS.

SAID EASEMENT IS NOT PLOTTABLE.

2. AN EASEMENT FOR THE RIGHT TO LAY WATER PIPES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ESCONDIDO LAND AND TOWN COMPANY RECORDED DECEMBER 6, 1906 IN BOOK 249, PAGE 290, OF DEEDS.

SAID EASEMENT IS NOT PLOTTABLE.

3. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MAY 26, 1983 AS INSTRUMENT NO. 83-175714 OF OFFICIAL RECORDS.

4. AN EASEMENT FOR SURFACE DRAINAGE CHANNEL AND RIGHTS INCIDENTAL THERETO IN FAVOR OF JOSEPH ROBERT MARTIN AND JAMES W. MARTIN, RECORDED DECEMBER 30, 1983 AS INSTRUMENT NO. 83-479688 OF OFFICIAL RECORDS.

5. AN EASEMENT FOR UNDERGROUND WATER PIPE LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED APRIL 4, 1984 AS INSTRUMENT NO. 84-123378 OF OFFICIAL RECORDS.

9. AN EASEMENT FOR UNDERGROUND SEWER, WATER AND GAS PIPELINES AND CULVERTS, ELECTRIC POWER, COMMUNICATION AND ELECTRICAL CONDUITS, WIRES AND OTHER PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MAY 13, 1997 AS INSTRUMENT NO. 1997-0222467 OF OFFICIAL RECORDS.

10. AN EASEMENT FOR UNDERGROUND SEWER, WATER AND GAS PIPELINES AND CULVERTS, ELECTRIC POWER, COMMUNICATION AND ELECTRICAL CONDUITS, WIRES AND OTHER PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED JUNE 11, 1998 AS INSTRUMENT NO. 1998-039025 OF OFFICIAL RECORDS.

11. AN EASEMENT FOR UNDERGROUND SEWER, WATER AND GAS PIPELINES AND CULVERTS, ELECTRIC POWER, COMMUNICATION AND ELECTRICAL CONDUITS, WIRES AND OTHER PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MAY 6, 1999 AS INSTRUMENT NO. 1999-0310709 OF OFFICIAL RECORDS.

12. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MARCH 1, 2004 AS INSTRUMENT NO. 2004-0162870 OF OFFICIAL RECORDS.

SAID EASEMENT IS NOT PLOTTABLE.

EASEMENT NOTES

THE FOLLOWING ITEMS AFFECT PARCEL D

15. AN EASEMENT FOR PIPE LINES AND DITCHES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ESCONDIDO IRRIGATION DISTRICT (NOW ESCONDIDO MUTUAL WATER CO.) RECORDED AUGUST 1, 1895 IN BOOK 238, PAGE 390, OF DEEDS.

SAID EASEMENT IS NOT PLOTTABLE.

17. AN EASEMENT FOR SEWER PIPE LINE OR LINES AND FOR ALLEY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MAY 28, 1952 IN BOOK 4480, PAGE 285 OF OFFICIAL RECORDS.

18. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JUNE 25, 1952 IN BOOK 4506, PAGE 295 OF OFFICIAL RECORDS.

19. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED AUGUST 27, 1952 IN BOOK 4573, PAGE 226 OF OFFICIAL RECORDS.

20. AN EASEMENT FOR SEWER PIPE LINE AND WATER PIPE LINE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MARCH 15, 1954 IN BOOK 5171, PAGE 418 OF OFFICIAL RECORDS.

21. AN EASEMENT FOR A DRAINAGE DITCH AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DARRELL L. BLACKWELL RECORDED NOVEMBER 8, 1972 AS INSTRUMENT NO. 72-299275 OF OFFICIAL RECORDS.

22. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JUNE 5, 1973 AS INSTRUMENT NO. 73-152480 OF OFFICIAL RECORDS.

SAID EASEMENT IS NOT PLOTTABLE.

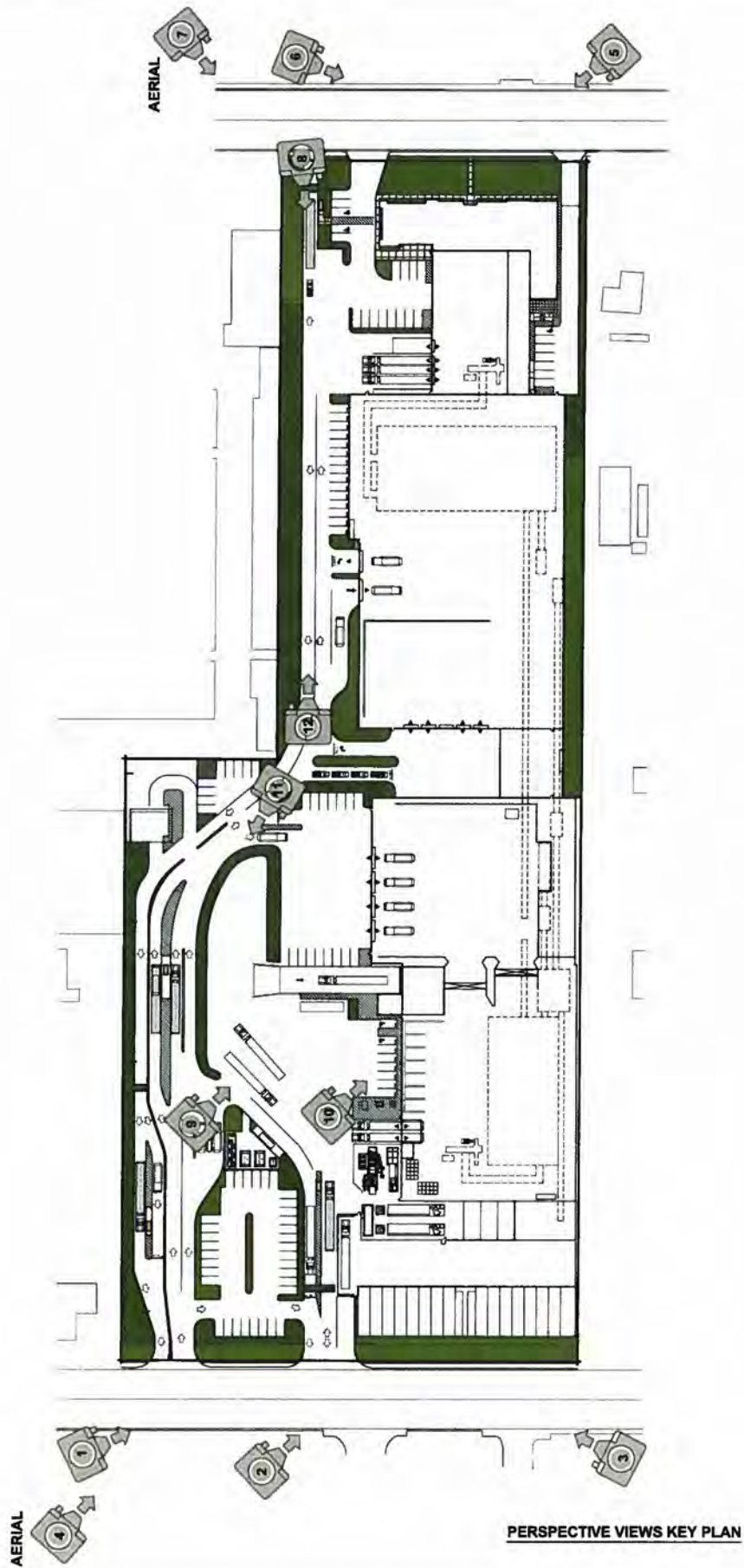
24. AN EASEMENT FOR INGRESS AND EGRESS ONLY AND ALSO SURFACE DRAINAGE CHANNEL AND RIGHTS INCIDENTAL THERETO IN FAVOR OF JOSEPH ROBERT MARTIN, ET AL. RECORDED DECEMBER 30, 1983 AS INSTRUMENT NO. 83-479688 AND RE-RECORDED MARCH 6, 1984 AS INSTRUMENT NO. 84-080730, BOTH OF OFFICIAL RECORDS.

26. AN EASEMENT FOR A DRAINAGE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DORIS BEA LYMAN, FORMERLY DORIS BEA PAULEY AND SUSAN L. SIDEBOTTOM, RECORDED JUNE 17, 1988 AS INSTRUMENT NO. 88-291917 OF OFFICIAL RECORDS.

28. AN EASEMENT FOR A PUBLIC HIGHWAY THOROUGHFARE, PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED JULY 27, 1992 AS INSTRUMENT NO. 1992-0467299 OF OFFICIAL RECORDS.

PROPOSED PROJECT
PHG 15-0010

N



PROPOSED PROJECT
PHG 15-0010

KP



VIEW 2



VIEW 4



VIEW 1



VIEW 3

**PROPOSED PROJECT
PHG 15-0010**

PV

PERSPECTIVE VIEWS



VIEW 6



VIEW 8



VIEW 5



VIEW 7

**PROPOSED PROJECT
PHG 15-0010**

PV

PERSPECTIVE VIEWS

VIEW 10



VIEW 12



VIEW 9



VIEW 11



PROPOSED PROJECT
PHG 15-0010

PV

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - W. Mission Avenue with industrial and commercial uses north of the road (rock/brick/block and construction materials sales, auto repair and painting, auto sales and a truck rental business) / M-1 (Light Industrial)

SOUTH - W. Washington Avenue with industrial uses south of road (Sprinter operations yard, EDI's collection truck fueling & maintenance facility and City's public works yard) / M-2 (General Industrial)

EAST - Industrial uses adjacent to the site (auto repair, auto wrecking yard, outdoor storage, landscaping businesses and telephone company office building with truck yard / M-1 and M-2 (Light and General Industrial)

WEST - Industrial uses adjacent to the site (various paving and other contractors with storage yards, auto repair, a multi-tenant industrial center and carpet sales) / M-1 and M-2 (Light and General Industrial)

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. **Effect on Fire Service** – The site is served by Fire Station No. 1 (310 North Quince Street). Re-development of the site would contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that fire sprinklers and a standpipe system will be required for the new buildings and that two additional fire hydrants are required near the north end of the project, as well as, a 12" water main looped through the site. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. **Traffic** – The project does not propose any increase in existing permitted maximum throughput volumes for the facility and would not generate additional truck traffic. The addition of the visitors' center for school programs or small tours by appointment would not generate any trips during peak hours. The removal of the separate commercial business on W. Mission Avenue would likely decrease traffic generation from the overall site. The project would redistribute office traffic and self-hauler traffic to use the northern W. Mission Avenue driveways. Since self-haulers are generally more active on weekends, the overall change in traffic is anticipated to be negligible and would not affect weekday peak hour conditions. W. Mission Avenue is classified as a Major Road (102' r.o.w) and operates at a Level of Service "C" or better under existing improvement conditions. All other truck traffic would continue to use the driveways on W. Washington Avenue. W. Washington Avenue is classified as a Collector (80' r.o.w.) and operates at a Level of Service "B". According to the Engineering Division, with no overall increase in traffic, the project will not materially degrade the levels of service on the adjacent streets.
4. **Utilities** – The existing facilities are connected to City sewer mains with sufficient capacity to serve the project. The project will construct a 12" water main through the site between Washington Avenue and Mission Avenue. The project does not materially degrade the levels of service of the public sewer system and will enhance the public water system.
5. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. Currently, the northerly site runoff is tributary to a storm drain system approximately mid-way up the site that extends west to Metcalf Street. There is an off-site area to the east that is tributary to the northerly half of the site. The off-site runoff is conveyed through the site with the northerly on-site runoff to the existing storm drain system. The southerly site runoff is tributary to an existing storm drain system in W. Washington Avenue. The two storm drain systems confluence at the intersection of Metcalf Street and W. Washington Avenue. Under the proposed project, the entire on-and tributary off-site runoff would be conveyed through a series of BMP treatment swales and/or detention basins and/or inlet filter systems towards W. Washington Avenue where it would be conveyed towards the storm drain confluence location. An additional storm drain would be constructed in W. Washington Avenue from the site to the confluence location to handle the added runoff at the south end of the site.

C. ENVIRONMENTAL STATUS

1. A draft Mitigated Negative Declaration (MND), City Log No. ENV 15-0005 was issued on June 22, 2015. Mitigation measures were developed to reduce potential biological, cultural and hazardous materials impacts to a less than significant level. Comment letters from CalRecycle and S.D. County Department of Environmental Health-LEA were received during the public review period. The comments requested clarifications resulting in several revisions to the MND. The Final MND and technical studies are available on the Planning project page of the City of Escondido's website at this link <http://www.escondido.org/edi-transfer-station-mrf-expansion-master-plan.aspx>
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan - The site has split General Plan land use designations. The southern half of the site with the existing facilities is General Industrial (GI), which allows a wide range of heavier industrial activities and services. The existing mixed tipping transfer station will remain in this southern portion of the site and the anaerobic digesters will be added in Phase 4. The northern half of the project site is designated as Light Industrial (LI), which allows lighter industrial and office uses. The EDI offices will be moved to the existing building fronting on Mission Road. Indoor bale storage, a materials recovery building and vehicle maintenance area would be constructed on this northern portion of the site in Phase 1. The proposed master plan project is consistent with Solid Waste and Recycling Policies 15.2 to maintain adequate solid waste facilities & services; 15.3 to promote new diversion technologies designed to reduce the amount of solid waste sent to landfills; and 15.13 to divert green waste from landfills. The project is also consistent with Energy Policy 16.6 that encourages the installation of renewable energy systems.

The site is situated within the Downtown Transit Station Target Area. Target Area1 Guiding Principle #3 specifically allows the existing trash transfer land use to continue operating west of Reidy Creek, as well as existing construction material manufacturing and agricultural supply uses. The project and the proposed on-site locations of uses are consistent with both the GI and LI industrial designations, and the guiding principles of Target Area 1.

Land Use Compatibility:

Visual Character - The site is located in the urbanized, industrial area of the City and is completely developed with commercial and industrial uses. The project would reorganize the site, but the industrial character would remain similar to the existing conditions. Both the existing and proposed conditions include large warehouse-sized buildings with surface parking lots full of semi-trucks, trash trucks, and standard size vehicles. Similar structures, parking and vehicles occur in the industrial/commercial area surrounding the site. The project would include a decorative screen wall along W. Washington Avenue and the view of the office building along Mission Avenue would not substantially change from the existing conditions. Therefore, no significant impact to the visual character of the area would occur.

Noise - Existing noise at the site is primarily generated by large trucks, and existing noise in the vicinity is generated by local vehicular traffic. There are no existing land uses that are noise-sensitive in the area surrounding the project site. Construction activities will be temporary and will comply with the Noise Ordinance construction limits of 75dBA. The proposed project would not significantly alter on-site noise generation, as the uses would be similar to the existing uses, and the project would not increase through-put volumes which might increase truck traffic. The project would rearrange internal uses, and most of the noise-generating uses and equipment would be enclosed within structures. The project does propose a new conveyor system that would pass outside between buildings under the maintenance canopy, which is only open on the west side and about 250 feet from the western property line. Also proposed are new CNG compressors used for fueling, the combined heat and power unit, a lean gas combustion flare, the biogas chiller and the bio-filter, which would all be located at the south west corner of the existing mixed MRF building. These components are more than 250 feet from the western property line with the combined heat and power unit and the biogas chiller behind a CMU screen wall. As the buildings would attenuate on-site noise sources from the adjacent properties to the east, north and south,

and the distance to the westerly boundary will attenuate the noise to the west, no noise impacts are anticipated. The project is conditioned to submit a noise study for each specific equipment model prior to building permit issuance and an operational noise study after installation, as needed. No significant noise impacts would result from the project.

Odors – The existing facility collects mixed solid waste, recyclables and green waste for processing and transfer. To reduce potential odors from organics, EDI typically moves organic waste off the site within 8-24 hours (48 hours is the maximum allowable hold time for all municipal solid waste, green waste and food waste); closes the roll-up doors to waste handling and separation areas at the end of the day; and uses odor reduction systems and protocols inside the buildings. The proposed project will continue these practices and also operate in compliance with an Odor Impact Minimization Plan prepared for the future AD facility. This plan is attachment #2 of the Final MND. The AD facility would be completely enclosed and placed on a negative air flow to draw any potential odors inward. All exhaust air generated from the AD operations would be treated using a bio-filter system to control odors. The creation of CNG from the biogas generated in the ADs could potentially increase CNG exhaust odors, but the CNG fuel would be treated by an acid scrubber to remove ammonia and then would be moisturized to assure proper process conditions are maintained for biological oxidation. Thus the CNG fuel would not be odorous and the CNG fueled vehicles would not generate odors. In addition, EDI maintains a protocol for addressing and resolving any odor complaint received by them or forwarded to them by the LEA. Thus, potential odors are reduced to a less than significant level.

Dust and Litter – At the end of each day of operation of the existing facility, EDI is required to collect exterior litter from the public sidewalk and gutter across the frontage of the site and along the adjacent properties for 100' on each side of the EDI property. They are also required to sweep all paved areas of the facility and the tipping floor, and clean the trucks on a regular basis. Misting systems inside the buildings reduce dust from the tipping and processing of the waste. Open truck loads are required to be covered, including the transfer trucks. With these protocols and the Engineering condition requiring the applicant to develop a new street sweeping and litter pick-up plan to address the expanded site and new circulation pattern, the potential impact from dust and litter will be less than significant.

The design of the new buildings with no openings on the east or north sides, and the fact that the facility will still be subject to the existing odor and dust control measures, as well as, the industrial zone performance standards, potential impacts due to noise, dust and odors would not be significant. The bulk and scale of the proposed building additions would not be a significant impact since most of the buildings will be located on the interior of the site and are similar to the buildings in the surrounding industrial area.

Cultural Resources: The former Golfcraft manufacturing plant located on the north end of the site includes buildings constructed between 1952 and 1995. Since some structures are over 50-years old, a Historic Building Survey Report was prepared (attachment #3 of the Final MND available on the Planning project page of the city website.) The report concluded that the original office and plant building are significant historical resources, but the additions to the plant constructed between 1964 and 1980 are not significant historical resources. The non-historic additions will be removed to expose the original plant building and accommodate the construction of the new single-stream MRF/Self-Haul/CD building. The original office building will be retained with no significant exterior structural alterations. The project would have a less than significant impact because the Golfcraft building and original warehouse structure would be retained and renovated to be used for administrative offices and bale storage.

Proposed Anaerobic Digester (AD) Facility

Anaerobic digestion is a process by which microorganisms break down biodegradable material in the absence of oxygen. It is used to manage waste and as a source of renewable energy. The proposed AD facility would use feedstock from multi-family co-collected organics, mixed commercial organics, and residential co-collected organics to produce biogas and a solid residual "digestate" which would be further composted at an off-site compost facility.

The AD facility would be developed as Phase 4 in the area currently occupied by EDI's administrative offices fronting on W. Washington Avenue. The facility will employ 16 pre-fabricated, small-scale, dry anaerobic digesters, which will receive an average of 120 tpd of organic material consisting of food and green waste. The resulting biogas would be used to produce compressed natural gas (CNG) for vehicle fuel or to generate electricity. The amount of combined heat and power that could be generated annually would be enough to support the electricity needs of the entire facility.

Alternatively, the amount of CNG that could be generated annually would be up to 400,000 diesel gallon equivalent (DGE) that could be used to fuel 40 EDI collection vehicles.

Summary of system operations:

- Organic waste is delivered to a negative air pressure aeration bay.
- The feedstock is blended and transferred to a sealed digester where it is inoculated with percolate to begin the digestion process. It takes an average of two days to fill an AD unit and digestion takes 21 days.
- The thermophilic process requires the digesters to be heated externally by a burner/boiler system and insulated.
- As biogas is produced, it is collected in an exhaust port and stored in an external double-membrane biogas storage bladder located on the roof of the AD system for later use in the CNG fuel production or to generate electricity.
- Upon termination of percolation, fresh air is introduced to terminate the anaerobic digestion process.
- The purged air is flushed to the acid scrubber, humidifier, and then to the bio-filter. The digester doors are opened under a negative air pressure condition so that residual air flows into the air scrubbing system.
- Digestate is removed from the digesters, loaded in trucks within a load out bay enclosed with roll-down doors and transported immediately to a designated compost facility.
- Stored biogas is routed either to the combined heating and power (CHP) process or to a biogas conditioning system.
- Biogas goes through an upgrading process before completing the CHP process which produces electricity and thermal energy that will feed back into the digestion process.
- Alternatively the biogas generated could be purified to pipeline quality CNG using a biogas upgrade for transportation fuel.
- The compression and fueling system is designed to integrate with the biogas conditioning system to provide the transportation fuel.

Lean Gas Combustion Flare: The flare is a metal stack about 50-feet tall that is used to burn excess bio-gas that is not used for CNG or generating energy. The stack will be wrapped in decorative metal and painted green to match the adjacent building. It is proposed to be located just north of the bio-filter and CHP unit.

A more detailed description of the AD process is included in the Odor Impact Minimization Plan (OIMP) which is Attachment 2 of the Final MND and posted on the Planning project page of the City's website. The OIMP is a State requirement for all compostable material handling operations and facilities.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site is flat and fully developed with industrial buildings, parking, and storage areas for Escondido Disposal, Inc. and the former Golfcraft manufacturing plant. Existing structures total 175,743 S.F. There are three existing driveways on W. Washington Avenue and two existing driveways on W. Mission Avenue.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 6 ac existing + 5.1 ac (north parcel) = 11.1 ac total

2. Proposed Renovations & Construction:

Existing Space	Existing Area (square feet)	Proposed Change	Proposed Use	Proposed Area (square feet)
<i>W. Mission Avenue Parcel</i>				
Office	11,000	Renovate	Office	10,372
Mfg. Building	18,330	Renovate	Bale Storage	14,977
Mfg. & W/H Bldg.	8,390	Demolish & Rebuild	Single-stream	74,436
Mfg. & W/H Bldg.	32,130		MRF/Self-Haul/C&D	
		Build	Vehicle Maintenance Canopy	4,615
<i>W. Washington Avenue Parcel</i>				
Transfer Station	35,910	Renovate	Mixed Tipping	36,798
HHW Collection Canopy	1,200	Expand	HHW	1,566
		Build	New Visitor Entry	525
Transfer Station /Self-Haul	17,455	Renovate	Mixed MRF	43,150
Transfer Station /MRF	31,040			
Scale House		Renovate & Expand	Scale Houses (4)	
Storage Area	10,800	Demolish & Rebuild	Future AD	30,037
Office	5,862			
TOTAL	172,117			216,476

AD = anaerobic digester
HHW = household hazardous waste
MRF = material recovery facility
C&D = construction & demolition
Mfg. = manufacturing
W/H = warehousing

3. Proposed Phases:
- Phase 1:
 - Complete utility, stormwater and site improvements
 - Renovate the existing Mission Ave. warehouse into a bale storage facility
 - Demolish the southern additions to the Mission Avenue building
 - Construct the single-stream MRF
 - Construct the Self-Haul/C&D building
 - Revise the internal circulation and install scales
 - Phase 2:
 - Renovate the existing transfer station into a mixed tipping area
 - Renovate the existing MRF including constructing break & education rooms
 - Phase 3:
 - Renovate the existing office on Mission Ave. and move administrative functions

- Phase 4: - Demolish the existing storage and office building on Washington Avenue
- Construct a new building & canopy for AD facility and CNG fueling

Note: Phases may be re-ordered or combined to facilitate the most effective development of the project.

4. Throughput volume: Remains at currently approved combined maximum of 3,223 tpd
5. Hours of Operation: 24hrs/7 days a week (same as previously approved)
Monday – Sunday, 7:00 a.m. – 4:30 p.m. open to receive material
Between 4:30 p.m. and 7:00 a.m. employees continue to process the waste stream to divert recyclables and do vehicle/equipment maintenance
Office – Mon.-Fri., 8:00 a.m.-5:00 p.m.
6. Employees per Shift: 112 per daytime shift, 2 shifts (10-hours each)
Administrative – 5
Transfer Drivers – 30
Transfer Facility – 15
Commingled Recycling – 30
Mixed Processing/C&D – 25
Anaerobic Digestion – 7
7. Building Colors/Materials:

New buildings-	Green vertical metal wall panels Medium gray horizontal metal wall panels Grayish white metal roof panels Translucent panels Dark gray metal trim	All to blend with the existing buildings to remain.
Repaint existing:	Green plaster walls Medium gray roll-up and man doors Dark gray storefront	
8. Screen wall: 8' high, decorative split-face and precision block in gray and moss green along Washington Avenue
9. Landscaping: >20'-wide landscaping and street trees along Mission & Washington Avenues
Low water use plant material and cobble/gravel ground cover
Trees and vines along westerly boundary
10. Storage Time of Materials:

	<u>Typical EDI Holding Times</u>	<u>Maximum Allowable Holding Time</u>
Municipal solid waste	24 hrs	48 hrs
Commercial food waste	8 hrs	48 hrs
Green Waste	24 hrs	48 hrs
Co-collected green & food waste	24 hrs	48 hrs

C. CODE COMPLIANCE ANALYSIS

- | | <u>Proposed</u> | <u>Required M-1/M-2 Zones</u> |
|--------------|--|-------------------------------|
| 1. Setbacks: | Front (through-lot/ no rear):
39' (Mission) & 25' (Washington)
Interior Side: up to property line | 10'
none |
| 2. Parking: | 106 passenger vehicle spaces (daytime)
(Overnight parking for 31 transfer trucks and 89 passenger vehicles) | 104 spaces |

3. Building Height:	up to 44'	UBC
4. Building Lot Coverage:	43%	none
	<u>Proposed</u>	<u>Required M-1/M-2 Zones</u>
5. Outdoor Storage:	Storage of 3-yard bins and 22'x6' standard roll-off bins is proposed along the back (east side) of the commercial tipping building within the City utility easement. Access to manholes would be maintained and bins could be removed in about an hour should the City need to work on the utility lines. Screening from the west would be provided by the building itself and a chain-link fence with slats will screen the area along the east property line. The area adjacent to the HHW canopy will continue to be used for storage of materials waiting to be transported to appropriate disposal facilities. This area is screened by 6-foot tall block walls on the north and west sides.	minimum 6'high chain-link fence with slats

D. GENERAL PLAN COMPLIANCE

1. Land Use Element Designation:	The southern portion of the site is designated General Industrial (GI) and the northern portion of the site is Light Industrial (LI). The proposed uses are conditionally permitted in these designations.
2. Circulation Element:	The project will take direct access from W. Washington Avenue, a Collector Road, and from W. Mission Avenue, a major Road.
3. Noise Element:	The majority of the site is located within a 60dBA noise contour area, with the most northerly portion of the site within a 65 dBA contour.
4. Ridgeline:	The site is not located on or near any intermediate or skyline ridgelines.
5. Trails:	There are no trail dedications required at this site.

**FINDINGS OF FACT
PHG 15-0010
EXHIBIT "A"**

1. Approval of the proposed Conditional Use Permit for a Master Plan reorganization and remodel of the existing solid waste transfer and recycling facility to provide more efficient operations is based on sound principles of land use since it is consistent with General Plan policies for the land use designations of General Industrial (GI) and Light Industrial (LI), which allow a wide range of industrial uses including those that require the use of heavy equipment and outdoor storage. Approval of the project would also be in response to services required by the community and current state recycling and Green House Gas reduction objectives, including Assembly Bill 1826, as Escondido Disposal Inc. (EDI), the applicant, provides needed waste removal and recycling services to the City, and the Master Plan project would increase the efficiency of operations, provide additional recycling of materials and diversion from landfills, all within the existing permitted maximum throughput of 3,223 tons per day.
2. Approval of the proposed project would not cause deterioration of bordering land uses or create special problems for the area in which it is located since it would comply with all standards of the M-1 (Light Industrial) and M-2 (General Industrial) zones, all handling of municipal solid waste and recyclables would continue to be conducted within buildings, and it would reorganize the operations for more efficiency, resulting in a revised on-site circulation pattern with fewer vehicles exiting onto W. Washington Avenue. The project includes on-site and off-site storm drain improvements, which would improve the overall management of storm water for the site and adjacent properties. In addition, the project includes adequate on-site parking and litter and odor management would be provided.
3. The site is located within the Downtown Transit Station Target Area, identified in the General Plan. Target Area Guiding Principle #3 specifically allows the existing trash transfer land use to continue operating west of Reidy Creek. The project and the proposed on-site locations of uses would not have an adverse effect on the target area since the project is consistent with the GI and LI land use designations, the guiding principles of the General Plan Target Area, and the M-1 and M-2 zoning designations; the maximum permitted throughput remains the same; the overall change in traffic due to the reorganization of the site is anticipated to be negligible and would not affect weekday peak hour conditions; and the adjacent properties are developed with a mix of heavy and light industrial uses.

**CONDITIONS OF APPROVAL
PHG 15-0010
EXHIBIT "B"**

Project Mitigation Measures

1. **BIO-1:** A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of temporal buffer.
2. **BIO-2:** If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds, prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.
3. **ARC-1:** A qualified archaeologist and Native American monitors representing both Kumeyaay and Luiseño tribes shall be present for initial ground-disturbing activities for the project (brushing, grubbing, and grading in the upper several feet). If cultural resources are discovered during construction monitoring, the qualified archaeologist or Native American monitor shall have the authority to temporarily halt or redirect grading away from the area of the finds. Sufficient time and resources must be allowed for the archaeologist and the Native American monitor to assess the nature and significance of the finds, in consultation with City staff. If significant resources are identified, appropriate mitigation measures must be developed and implemented.
4. **PAL-1:** Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below:
 - A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).
 - In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
 - A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.
5. **HAZ-1:** Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations

implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.

6. **HAZ-2:** Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services-certified lead inspector/risk assessor to determine the presence or absence of lead based paint located in all buildings to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

Planning Division Conditions

1. 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 performance of the operation of the facility and/or non-compliance with the conditions of project approval.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. 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.
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
8. As proposed, 106 striped passenger vehicle parking spaces shall be provided in conjunction with this development. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards.
9. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California 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.
10. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should

be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.

11. Any existing trash enclosures that are to remain, shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure and solid metal doors. A decorative exterior finish shall be used. All trash enclosures must be screened by landscaping as specified in the Landscape Ordinance.
12. Colors, materials and design of the project shall be in substantial conformance with the plans, exhibits and the details in the staff report, to the satisfaction of the Planning Division.
13. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation or refacing of any building or monument signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
14. All new utilities shall be underground.
15. All new rooftop equipment must be fully screened from public view utilizing materials and colors which match the building.
16. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "San Diego County Clerk", in the amount of \$2,260.00 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division. Prior to issuance of building permits for the AD facility and the associated equipment (bio-filters, bio-gas chiller, combined heat & power unit, bio-gas combustion flare, etc.) and the equipment associated with the production of energy, CNG and the fueling station, the applicant shall provide documentation acceptable to the Planning Division confirming that potential noise levels generated by the equipment will not exceed the ordinance thresholds at the property lines.
18. This CUP shall become null and void unless utilized within twenty-four months (two years) of the effective date of approval. Utilization shall be defined as the start of Phase 1 grading in accordance with an approved grading permit, or in the event a grading permit is not required, upon the start of foundation construction (tenant improvements) in accordance with an approved building permit.
19. With each phase of construction, prior to the final inspection or issuance of a Certificate of Occupancy, the applicant shall obtain all necessary approvals and permits from the LEA and/or the Air Pollution Control District, and submit evidence of such approvals to the Planning Division.
20. The applicant shall submit to the Planning Division and the Fire Department copies of the updated Hazardous Materials Business Plan prior to the final inspection or issuance of a Certificate of Occupancy for any phase of construction that affects the storage locations or handling of hazardous materials.

21. With the reorganization of the operations and circulation, relocate/provide signs in appropriate places that notify commercial and self-haul patrons of the requirement to cover their loads. Submit photos of the installed signs to the Planning Division.
22. All sorting and transferring of waste and recyclable materials shall occur within an enclosed building.
23. All open transfer containers or trailers transporting materials from the facility shall be tarped/covered.
24. Transfer trucks leaving the site shall be restricted to only right-turns out.
25. Due to the structures, and drainage, utility, circulation and parking improvements proposed to cross existing lot lines, a Lot Tie Agreement (or equivalent) that ties the four underlying lots together so as to constitute one parcel shall be recorded prior to final release of Phase 1 improvements by the City, to the satisfaction of the Planning and Engineering Departments and the City Attorney.
26. The storage area over the city easement along the east side of the property shall be screened by a chain link fence with slats on the property line and screened from view from Mission Avenue by chain link gates with slats. Stored bins shall not be placed over the sewer manholes at the north and south ends of the easement.
27. A 10-foot wide chain link gate with slats shall be provided along the east property line for the section of fence that crosses over the sewer easement that enters the site from the adjacent easterly property, to the satisfaction of the Utilities, Engineering and Planning Departments
28. All damaged and dilapidated chain link fencing, gates and slats that are to remain shall be repaired or replaced.

Landscaping Conditions

29. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Department with the grading plans, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Water Efficient Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
30. The landscape plan shall be modified to include additional drought tolerant plants as groundcover in the landscape areas along the northern and southern property boundaries, and to reduce the amount of the existing turf along W. Mission Avenue and provide appropriate low-water use plant material, to the satisfaction of the Planning Division.
31. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
32. Additional street trees, minimum 24"-box size, shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
33. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans
34. Prior to occupancy of Phase 1 improvements, all perimeter, and parking lot landscaping shall be installed. 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.

Building Division Conditions

1. Appropriate accessible paths of travel shall be required from the public way and throughout the site, building to building.
2. Roof access for structures must be provided from stairwells.
3. Code criteria for all existing and proposed buildings, i.e. construction type, area, fire sprinklers, occupancy classification, occupant load, etc. shall be provided in all building plans submitted for permits.
4. Use Allowable Area CBC Table 503 for building plan submittals.
5. Use Fire Resistive ratings of exterior walls CBC Section 705, and Opening Protection CBC Table 705.8, Section 716 for building plan submittals.
6. For separated and un-separated occupancies, use CBC Section 508.
7. Plans submitted for permits shall be consistent with the California Green Building Code requirements, including for parking (bikes, electric vehicles, van pools, etc.), bmp's, water reduction, commissioning plan, etc.

Fire Department Conditions

1. Automatic fire sprinkler system(s) will be required throughout.
2. Smoke detectors are required above all stairwell landings.
3. Two additional fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure are required near the north end of the project.
4. Extinguisher(s) will be provided at locations indicated with a minimum rating of 2A-10B:C in a visible and accessible location, at an exit or in the exit path. Walking distance is not to exceed 75 feet (CFC 1002.1; T-19 Art. 5). Extinguishers must be mounted not more than 5 feet nor less than 3 ½ feet above the floor.
5. Prior to the issuance of the first building permit, provide a separate underground fire line plan to the fire department in accordance with NFPA 24.
6. With each building plan check submittal, show a separate fire department connection and post indicator valve or DCDA for each fire sprinkler riser.
7. With each building plan check submittal, submit a technical report for the processes, storage and hazardous materials involved with the proposed structure and for the CNG fueling station, to the satisfaction of the Fire Marshal.
8. Speed humps/bumps will not be allowed.
9. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by Fire Department strobe detectors and allow free exiting.
10. Knox box shall be required on each building.
11. A 28' inside turning radius is required on all corners.
12. Elevators must be capable of accommodating a fire department gurney.
13. Landscaping shall not obstruct fire access roadways; provide 24' wide clearance and 13'6" vertical clearance. Provide clearance to all fire protection equipment, appliances shall be visible from the roadway and shall have a 3' circumference for working room on all fire protection equipment.

ENGINEERING CONDITIONS OF APPROVAL

STREET IMPROVEMENTS AND TRAFFIC

1. The proposed EDI site redevelopment project is master planned to be completed in four phases. Engineering and Utilities improvement requirements to be completed are tied to completion and occupancy of various phases of the project
2. All new driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-3-E, modified with engineer designed structural section to accommodate for the proposed heavy traffic use. The driveway design and construction shall be to the satisfaction of the City Engineer. This item shall be completed prior to completion and occupancy of Phase 1.
3. All existing damaged curb & gutter, sidewalk and driveways along project frontages shall be repaired or replaced to the satisfaction of the City Engineer prior to completion of the project. This item shall be completed prior to completion and occupancy of Phase 1.
4. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer. This item shall be completed prior to completion and occupancy of Phase 1.
5. The developer shall submit an engineer prepared signing and striping plan for review and approval by the City Engineer. The signing and striping plan shall include signing and striping for the onsite circulation and project driveways on Washington Avenue and Mission Avenue. All signing and striping work shall be completed prior to completion and occupancy of Phase 1.
6. The project owner shall develop a street sweeping trash pickup plan for project's impact on Washington Avenue and Mission Avenue that is subject to review and approval by the City Engineer and Planning Director. The project owner shall comply with the requirements of the approved street sweeping and trash pickup plan and will be required to modify the plan to increase street sweeping and trash pickup activities as required by the City Engineer. This item shall be completed prior to completion and occupancy of Phase 1.
7. The project owner shall be responsible for any damage to the frontage and offsite existing public improvements as the result of construction activities and shall repair or replace damaged improvements to the satisfaction of the City Engineer. This item applies to completion and occupancy of each phase of the project.
8. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

An engineered improvement plan is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any grading or building permit.

GRADING

1. A site grading and erosion control/pollution prevention plan shall be approved by the Engineering and Planning Divisions prior to issuance of Grading Permit.
2. All project drive isles and parking areas shall be provided with engineer designed structural section for the type of loading associated with project's heavy vehicular traffic.

3. 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. One copy of the Storm Water Pollution Prevention Plan shall be submitted to the City. The project owner is required to implement Best Management Practices in accordance with the project erosion control/pollution prevention plan during all phases of the project construction.
4. The project owner shall complete all site grading, landscaping, drainage and surface improvements prior to completion and occupancy of Phase 1.
5. 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.

Grading, site improvements and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans.

DRAINAGE

1. A final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements. All drainage systems and storm water treatment measures shall be completed and functional prior to completion and occupancy of Phase 1.
2. A final Drainage report shall be prepared and submitted to the City Engineer for review and approval of the drainage improvements required for the project. Drainage improvement for this project shall include reconstruction of a section of the existing storm drain on Washington Avenue to allow for the project drainage to be conveyed in to City's storm drain system. All drainage improvements shall be completed prior to completion and occupancy of Phase 1.
3. All storm water treatment and bio-retention facilities and their drains including the bio-retention basins, shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner. This item shall be completed prior to completion and occupancy of Phase 1.
4. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City Engineer prior to approval final plans. This item shall be completed prior to completion and occupancy of Phase 1.
5. All onsite storm drain system shall be considered private. The responsibility for maintenance of all onsite drainage system storm drains shall be that of the property owner.
6. The management of the development shall comply with the State Industrial General Permit for storm water (2014-0057-DWQ), as applicable. The project owner shall implement all measures necessary to prohibit trash, debris, dust and fluid to the storm drain system. This item applies to all phases of the project.

WATER SUPPLY

1. A new 12 inch public water main looped through the project site between the existing public water mains on Washington Avenue and Mission Avenue shall be designed and constructed to the satisfaction of the Utilities Engineer. All onsite public water facilities shall be located outside storm water treatment areas. This item shall be completed prior to completion and occupancy of Phase 1.
2. All fire hydrants shall be industrial type and served by the new 12 inch onsite water main and shall be constructed within project site at locations determined by the Fire Marshal and Utilities Engineer. This item shall be completed prior to completion and occupancy of Phase 1.

WASTEWATER SUPPLY

1. The existing public sewer main along easterly project boundary and through the site shall be protected in place without service interruption during all phases of project construction. The proposed vehicle maintenance canopy over the existing sewer main shall maintain a minimum clear height of 30-feet and overhead conveyor lines under the canopy shall maintain a minimum height of 17-feet. A 20-foot wide, 17-foot tall roll-up door shall be provided in the back (east) wall of the maintenance area for utilities access.
2. Sewer service to each building shall be in accordance with Utilities Department requirements and to the satisfaction of the Utilities Engineer.
3. The project owner shall be responsible for maintenance of all public utilities easement areas. The project owner shall also be responsible for replacement of any non-asphalt paved surfacing of the easement areas if subject to repair or maintenance activities by the City or authorized representatives.

EASEMENTS AND DEDICATIONS

1. Additional public sewer easement shall be granted to the City for the existing onsite public sewer main to bring the easement width from 10 to 15 feet in width along the easterly property boundary and increased to 20 feet where there is no conflict with proposed buildings, as required by the Utilities Engineer. This item shall be completed prior to completion and occupancy of Phase 1.
2. A public utilities access easement shall be granted to the City for access to the existing sewer line along the easterly property line, to the requirements of the Utilities Engineer.
3. All onsite public utilities easements surfacing shall be subject to approval by the Utilities Engineer.
4. The developer, through his engineer, shall verify the location of all public utility easements within this project and shall verify that public utilities are within these easements.

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

CASH SECURITIES

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 Director of Engineering Services.

UTILITY UNDERGROUNDING AND RELOCATION

1. The project owner shall be responsible for undergrounding of the existing overhead utilities within the project boundary and along project frontage on Mission Avenue prior to completion and occupancy of phase 1.
2. The project owner shall be responsible for undergrounding of the existing overhead utilities along project frontage on Washington Avenue prior to completion and occupancy of phase 4, or pay in lieu fee, if determined by the City Engineer that the required undergrounding work is infeasible.

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

SURVEYING AND MONUMENTATION

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.



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

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

Case No.: ENV 15-0005 / PHG 15-0010

The items listed on the attached Mitigation Monitoring Program constitute an enforceable commitment in conformance with Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178). The applicant shall be required to provide, and comply with, all of the mitigation measures listed herein. These mitigation measures also have been included as conditions of the project approval.

8/13/15 ESCONDIDO DISPOSAL, INC. BY STUE SAUTER SS
Date Applicant's Name (printed) Applicant's Signature

MITIGATION MONITORING PROGRAM

PROJECT NAME: Escondido Disposal Incorporated Master Plan, Case No. ENV 15-0005 / PHG 15-0010
 PROJECT LOCATION: 1044 W. Washington Avenue and 1021 W. Mission Avenue
 PROJECT DESCRIPTION: Conditional Use Permit (to reconfigure the existing waste facility and add an anaerobic digester)
 APPROVAL BODY/DATE: Planning Commission
 CONTACT: Rozanne Cherry, City Planning Division
 PHONE NUMBER: 760.839.4536

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to raptors protected by the California Department of Fish and Wildlife, and potential impact to nesting birds protected by the Migratory Bird Treaty Act	BIO-1: A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of temporal buffer.	Section IVa, Biological Resources	Applicant		
	BIO-2: If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds, prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.	Section IVa, Biological Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface archaeological resources	ARC-1: A qualified archaeologist and Native American monitors representing both Kumeyaay and Luiseño tribes shall be present for initial ground-disturbing activities for the project (brushing, grubbing, and grading in the upper several feet). If cultural resources are discovered during construction monitoring, the qualified archaeologist or Native American monitor shall have the authority to temporarily halt or redirect grading away from the area of the finds. Sufficient time and resources must be allowed for the archaeologist and the Native American monitor to assess the nature and significance of the finds, in consultation with City staff. If significant resources are identified, appropriate mitigation measures must be developed and implemented.	Section Vb, Cultural Resources	Applicant		
Potential impact to unknown subsurface paleontological resources	PAL-1: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below: • A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).	Section Vc, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	- In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense. - A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.				
Disturbance of asbestos-containing materials during demolition and renovation activities.	HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been	Section VIIIa, Hazards and Hazardous Materials	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.				
Disturbance of lead-containing materials during demolition and renovation activities.	HAZ-2: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services-certified lead inspector/risk assessor to determine the presence or absence of lead based paint located in all building to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).	Section VIIIa, Hazards and Hazardous Materials	Applicant		