

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 04/12/16

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

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

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

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

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

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

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

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

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

E. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

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

1. CONDITIONAL USE PERMIT – PHG 16-0004:

REQUEST: A Modification to an existing Conditional Use Permit for Redwood Terrace Retirement Community to allow their main campus facility to replace their aging backup generator with a new 400 kW generator. The proposed generator would be installed in an enclosure to be built in an existing landscape area along West 13th Avenue near the intersection with South Tulip Street. The zoning of the subject property is R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE & LOCATION: The main campus at 710 W. 13th Avenue (APN 236-073-0100) is 6.27 acres in size and its location is bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

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

APPLICANT: Salvatore Martorana for Sophia Lukas, Executive Director of The Be Group

STAFF RECOMMENDATION: Conditional Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. CONDITIONAL USE PERMIT – PHG 15-0021:

REQUEST: The project involves a Conditional Use Permit for the development of a city facility designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building) up to approximately 37 feet in height (top of ridge line of sloping roofs). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000-gallon feed tank, 163,000-gallon inter-process tank, and a 970,000-gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s). Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also includes a 1,500 kW emergency backup generator. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 3.25-acre project site is located within the City of Escondido, County of San Diego, generally located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

ENVIRONMENTAL STATUS: A Draft Initial Study/MND was re-issued for 30-public review for the proposed project on March 2, 2016 in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: City of Escondido

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

April 12, 2016

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; Michael Cohen, Commissioner; James Spann, Commissioner and Stan Weiler, Commissioner.

Commissioners absent: Don Romo, Commissioner; and Gregory Johns, Commissioner.

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

MINUTES:

Moved by Commissioner Spann, seconded by Vice-chairman McQuead, to approve the minutes of the March 22, 2016 meeting. Motion carried. Ayes: Spann, McQuead, and Weber. Noes: None. Abstained: Cohen and Weiler. (3-0-2)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **TENTATIVE SUBDIVISION MAP, MASTER and PRECISE DEVELOPMENT PLAN, ZONE CHANGE, and AMENDMENT TO THE SOUTH ESCONDIDO AREA PLAN – SUB 15-0022; SUB 15-0023; PHG 15-0031; AZ 15-0002 and ENV 15-0011;**

REQUEST: The project involves a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.90 acres

of land. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An Amendment to the South Escondido Boulevard Area Plan is requested to allow an exclusively residential project on the site in conjunction with a Zone Change from General Commercial (CG) zoning to Planned Development-Residential (PD-R). Project components includes a mix of two- and three-bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including a pool, deck/trellis features and BBQ areas. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The 4.90-acre project site generally is located on the southwestern corner of S. Centre City Parkway and Brotherton Road. The project consists of five parcels (APNs 238-130-11; -26; -27; -35 and -36) addressed as 2329 Centre City Parkway. The site fronts onto and takes access from Brotherton Road on the north, and Centre City Parkway frontage road on the east.

Jay Paul, Associate Planner, referenced the staff report and noted that staff issues were whether the design of the proposed project was consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for residential development, and whether a residential use without a commercial component was appropriate on the site. Staff recommended approval based on the following: 1) The proposed planned residential development would be in conformance with the General Plan which allows for exclusively residential development within a target area of the South Escondido Boulevard Area Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). The project also would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types, revitalize and renew the commercial area, and maximize home-ownership opportunities. Staff believes the development provides an appropriate amount of on-site parking for each project component as well as overflow on-street parking, and that a quality living environment will be ensured by the level of amenities provided in the recreation areas and landscape features distributed throughout the project. Although the buildings would be larger and taller than adjacent one- and two-story residential structures, compatibility with the adjacent neighborhood and overall mass and scale of the project has been addressed through the use of multiple smaller building groups rather than fewer but larger buildings; architectural style and building materials similar to adjacent single- and multi-family development; varied building setbacks around the perimeter of the site and larger setbacks adjacent to residential uses; varied wall planes and roof lines; and perimeter fencing/walls and

landscaping to provide the appropriate transition between the adjacent land uses; and 2) Staff believed the proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project would be appropriate for this site because this type of development would serve as an appropriate transition between the mix of lower density residential uses to the west and low intensity commercial on the north, south and east across Centre City Parkway. The General Plan vision for the corridor anticipates that commercial and mixed-use type development should be located towards major intersections and within specific commercial nodes. Although the project is located at a significant intersection, staff believes this specific corner is not conducive to a mixed-use or exclusively commercial development with higher traffic generation due to the proximity to single-family residential development and the overall configuration of the intersection and operational characteristics/limitations. Staff also believes a mixed-commercial component consisting of smaller and more restrictive shopkeeper type units is not anticipated to be a successful project within this southern section of South Escondido Boulevard, due to the mix of other commercial opportunities along the corridor and past experience with similar mixed-use projects.

Commissioner Spann and Mr. Paul discussed the proposed location for the onsite guest parking.

Vice-chairman McQuead and Mr. Tunnell discussed the proposed access to the site from Centre City Parkway.

Chairman Weber asked if a full traffic study was conducted for the project. Mr. Tunnell replied in the affirmative, noting that it took into consideration the cumulative impacts of four other future projects.

Chairman Weber asked if the cumulative traffic impacts of the other projects would change the Level of Services (LOS) in the area. Mr. Tunnell replied in the negative and noted that the peak hour traffic congestion had to do with the ramp metering.

Commissioner Weiler and staff discussed the timing for the update to the South Escondido Boulevard Neighborhood Plan.

Discussion ensued regarding a clarification of the electrical poles that were to be undergrounded in conjunction with this project.

Chairman Weber questioned whether the project would provide secondary access. Mr. Paul replied in the negative and noted that the Fire Department had no issue with this.

Munther Ghazal, San Diego, noted that he owned the commercial property across Brotherton Road and had witnessed multiple accidents at the intersection of Centre City Parkway and Brotherton, feeling a traffic signal would help. He also stated that he would be willing to pay his proportionate cost for said traffic signal.

Rex Little, Escondido, stated that he was opposed to a traffic signal at Brotherton and Centre City Parkway, feeling it would cause more accidents. He stated that he was not opposed to the project but was concerned that the project would add to the issue of limited on-street parking in the area.

Lynn and Patricia Buck, Escondido, expressed their concern with the density of the project creating on-street parking and traffic safety issues in the area. They expressed their concern with the project not providing adequate green space. They were concerned with the area needing infrastructure improvements such as sidewalks so as to create safer conditions for students and pedestrians in the area. They also expressed concern with the western buffer zone not creating adequate space between their residence and the project. Mr. Buck questioned how high the western units would be as well as asking what the definition of the buffer zone was. Chairman Weber indicated that the western units could be 30 feet or higher along with noting that the buffer zone was the setback with landscaping. Mr. Buck noted that he was opposed to a three-story project adjacent to his residence due to loss of privacy in his backyard.

Cynthia Hamilton, Escondido, expressed her concern with the existing and potential increase in traffic on Brotherton Road due to new developments. She expressed her concern with Brotherton Road having limited on-street parking, noting that individuals were parking in front of her yard as well as using her driveway to turn around. She felt the left-turn lane from northbound Centre City Parkway was too short to accommodate additional traffic from the proposed project as well as others in the area. She felt that parking and traffic issues in the area should be addressed before considering the project.

George Hesse, Escondido, expressed his concern with considering any project until the infrastructure and roads in the subject area were upgraded, noting his main concern for traffic flow.

Vice-chairman McQuead questioned whether in light of approving the subject project whether the infrastructure needed to be considered. Mr. Tunnell noted that the traffic studies show no significant traffic impacts.

Vice-chairman McQuead asked if sidewalks could be tied into the subject project. Mr. Tunnell noted that in order to construct sidewalks the streets would have to be improved which went beyond the project's scope.

Vice-chairman McQuead and staff discussed the horizontal buffer zone on the west side of the project which staff indicated would be between 16 and 21 feet with vegetation and trees.

Commissioner Weiler questioned whether the applicant could add more vegetation in the western buffer zone. Mr. Paul replied in the affirmative, but noted this could create issues with overgrowth. He also noted that larger specimen trees could be required for the project.

Chairman Weber expressed his concern with the project potentially having a low owner occupancy rate, noting that Urbana was only 57% owner occupied after 5 years. He felt higher density projects were not attractive to owner occupancy. He then referenced the Walk Score program used by the real estate industry, which rated projects on their walkability, transit, and biking ability and noted his view that the subject project would score very low with regard to providing walkability to City services or transit services. He felt the subject project focused its attention on traffic and parking. He stated that he was opposed to this type of project due to being in the gateway, adding to traffic flow issues and due to the infrastructure in the area not being present to support this type of project. He also felt the parking standards needed to be increased.

Commissioner Weiler stated that the General Plan was completed in 2012, noting that the subject project was allowed per the General Plan. He noted that higher density residential was allowed in this area, noting that if the Commission has issues with this type of development then it needed to address this with staff. He then questioned whether a commercial project constructed under the current zoning would create more impacts to the area.

Commissioner Spann noted that he was in favor of the project's architecture, but felt the project would be more suitable in the downtown area. He did not feel the project would impact traffic but felt the infrastructure in the area needed to be upgraded. He felt the project was too dense, noting his concern with the area being the gateway to the City. He also suggested that the last row of units on the western boundary be conditioned to be single-story.

Vice-chairman McQuead suggested that the west side units be lowered and that the applicant meet with staff to work on the infrastructure in the area.

Vice-chairman McQuead moved to deny the project. The motion included encouraging the applicant to meet with staff to review the site mix of building heights with emphasis of single-story on the western boundary and to look at opportunities to improve the infrastructure for traffic and sidewalks in the general area. The Motion was withdrawn.

Kerry Garza, Touchstone Communities, noted that the existing density for the subject property was 30 units per acre minimum and up to 80 units per acre maximum with mixed use. He stated that they worked closely with staff to reduce the density below 30 units per acre, noting some of the structures were at 22 units per acre. He noted that they also created more greenbelt space in the front of the project so as to create a transitional project, reiterating that the project could have been four- to five-stories. In conclusion, Mr. Garza elaborated that they created a project with less traffic and less density than could have been approved. Additionally, the project provided the needed parking and blended well with the neighborhood. He noted that they worked with the fire department with regard to the proposed landscaping for the buffer zone. He also stated that the type of buyers for the project was younger families, who typically did not have the amount of vehicles associated with older families. He asked that the Commission consider their project.

Elizabeth Metzger, Escondido, expressed her concern with Brotherton Road not having sidewalks and being narrow. She stated that they were not impacted by the commercial in the area due to the traffic being transient. She expressed her concern with the safety of pedestrians and students on Brotherton Road being impacted by increased traffic. She also noted that there was no bus stop in the area.

MOTION:

Vice-chairman McQuead motioned to deny staff's recommendation. The motion included directing staff to work with the applicant to lower the total height of the buildings on the western boundary of the project and to look for opportunities to improve the infrastructure in the surrounding area to potentially include sidewalks and street improvements on Brotherton Road between Centre City Parkway and Alexander Drive. Commissioner Spann seconded the motion.

Commissioner Weiler and staff discussed a clarification of the motion.

ACTION ON MOTION: Motion carried. Ayes: McQuead, Spann, and Weber. Noes: Weiler and Cohen. (3-2)

CURRENT BUSINESS:

1. Approve Planning Commission Resolution 6063 Recommending DENIAL of a Tentative Map, Master and Precise Plan, Zone Change and Amendment to the South Escondido Boulevard Area Plan (**SUB 14-0018; AZ 14-0006**) to construct 65 attached, three-story condominium units.

Location: 2516 S. Escondido Boulevard

Bill Martin, Interim Director of Community Development, referenced the staff report and noted that staff recommended approval of Resolution No. 6063 from the March 22, 2016, Planning Commission meeting which was attached with revised findings supporting the Planning Commission's decision to recommend denial of the proposed development. Mr. Martin then referenced a grammatical correction in the staff report from Vice-chairman McQuead.

ACTION:

Moved by Chairman Weber, seconded by Vice-chairman McQuead, to approve the revised resolution recommending to deny the project. Motion carried. Ayes: Weber, McQuead, and Spann. Abstained: Weiler, and Cohen. (3-0-2)

ORAL COMMUNATIONS – None.

PLANNING COMMISSIONERS:

Chairman Weber expressed his concern with the development pressure shifting to the outer areas of the City versus the urban core. He felt higher density projects needed to be directed to the urban core where walkability and city services were readily available.

Commissioner Cohen felt that the problems identified for the south Escondido area would be the same with any project.

Mr. Martin noted that residential developments were being proposed for the downtown area, noting that the Commission soon would be hearing one major downtown residential development for the old police station site.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:26 p.m. The next meeting was scheduled for April 26, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: April 26, 2016

CASE NUMBER: PHG 16-0004

APPLICANT: Salvatore Martorana for Sophia Lukas, Executive Director of The Be Group

LOCATION: The Redwood Terrace main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

TYPE OF PROJECT: Conditional Use Permit Modification

PROJECT DESCRIPTION: A Modification to an existing Conditional Use Permit for Redwood Terrace to allow the facility to upgrade its original 1970's era backup generator with a new 400 kW generator

STAFF RECOMMENDATION: Conditional Approval

GENERAL PLAN DESIGNATIONS: Urban II (U2)

MAIN CAMPUS ZONING: R-2-8 (Light Multiple Residential, 8 du/acre)

BACKGROUND/SUMMARY OF ISSUES:

On April 24, 1973 a Conditional Use for a residential and nursing care facility and a Variance for a reduction in required parking were approved (case 73-33-CU/V). On October 15, 1986 an expansion to the facility for a senior apartment complex was approved (case 83-101-CUP/PUA). On April 24, 1990 an elder daycare facility and a bus stop shelter across the street from the main facility were approved (case 89-67-CUP/PUA). On July 9, 1991 an Extension of Time for the elder daycare was approved. On October 22, 1999 security fencing was approved (case 99-63-PPL) and on March 13, 2012 a Modification to the existing CUP was approved (case PHG10-0004) to allow the facility to expand by incorporating twelve (12) existing residential units on separate lots located along Redwood Street and 12th Avenue. These units across the street from the main campus became part of the facility's operations as independent living units. In addition, the Modification allowed enclosing existing 210+ SF covered backyard patios into living space on each of thirty (30) existing assisted living units already on the main campus. On October 28, 2014, a modification was approved (case PHG14-0019) to incorporate another residential property across the street for Independent Living use and to change the existing Elderlink facility on the northwest corner of Redwood Street and West Twelfth Avenue from adult daycare to 24-hour memory care.

The Redwood Terrace campus currently provides four levels of care: Independent Living, Assisted Living, Memory Care, and Skilled Nursing Care. These levels range from providing minimal services to administering constant care. The current request is to replace a 30 kW 1970's era backup generator in the basement of the main campus administration building with a new, larger model with the capacity to power most of campus's functions in the event of a power outage or other emergency in accordance with new State requirements for this type of facility. The proposal would install a 400 kW standby generator, equipped with a sound enclosure in the southwestern corner of the 6.27-acre main campus site. The Escondido Zoning Code (Sec. 33-1122) requires approval of a Conditional Use Permit for all electric generating facilities (excepting solar) that produce in excess of five kilowatts. Standards have been developed to limit hours of operation for standby generators in non-emergency situations and ensure compliance with the Noise Ordinance. The proposed generator will only provide emergency power to the facilities of the main campus, as the existing generator currently does.

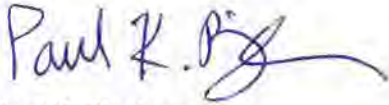
Staff feels that the issues are as follows:

1. Whether the proposal is consistent with Zoning Code standards for standby generators.
2. Whether the changes are aesthetically appropriate for the neighborhood.

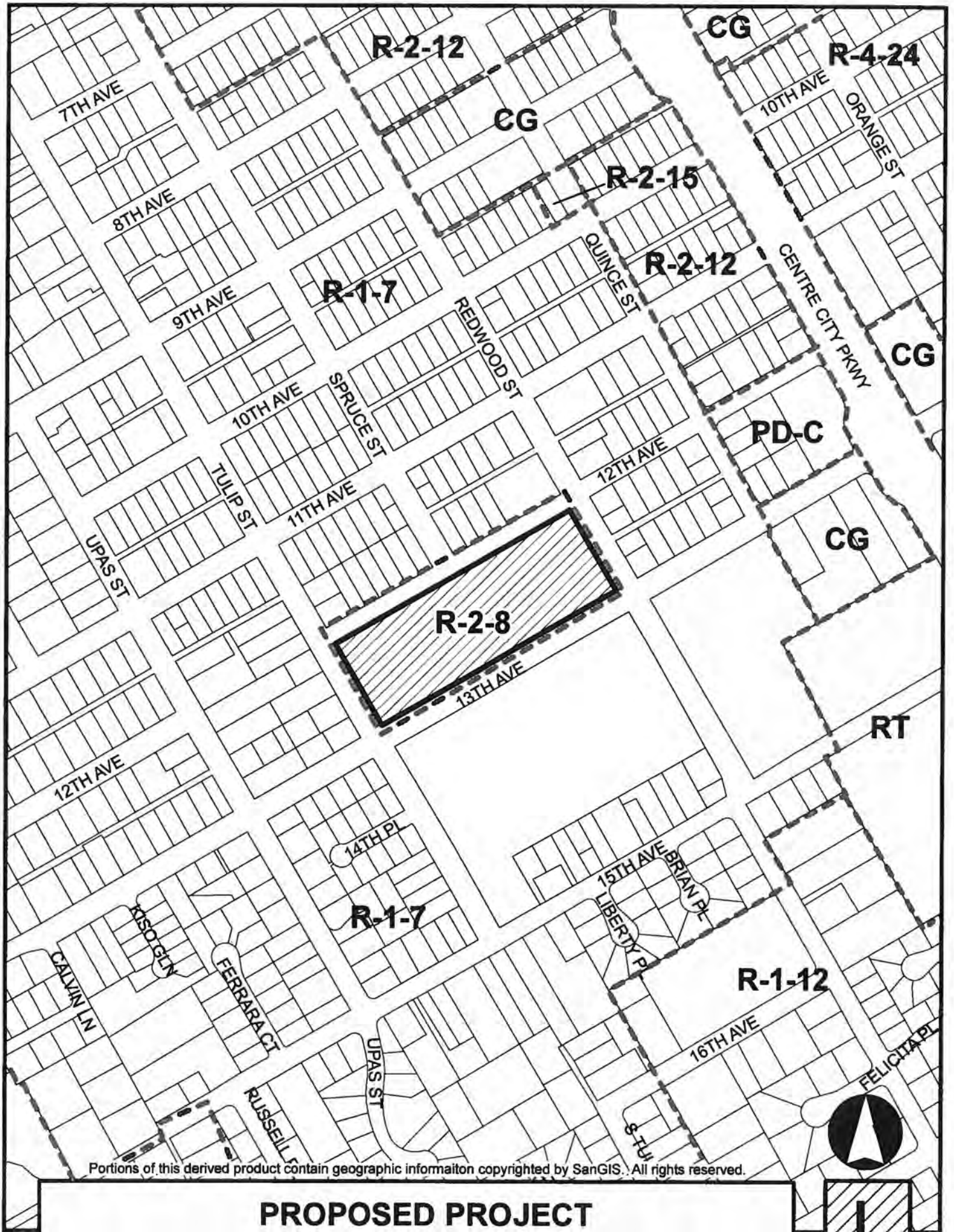
REASONS FOR STAFF RECOMMENDATION:

1. The proposed 400 kW emergency backup generator would not create any adverse noise or air-quality impacts since it would be located in a landscaped area and equipped with appropriate noise attenuation devices and walls to ensure compliance with the City's Noise Ordinance. The generator would also be in conformance with State air-quality requirements due to the limited hours of operation.
2. The proposed enclosure to house the generator will be partially integrated into the existing landscaped slope and further enhanced with additional landscaping. Staff feels the enclosure of CMU block stuccoed and painted to match the adjacent campus buildings and enhanced with further landscaping will adequately screen the equipment from public view.

Respectfully Submitted,

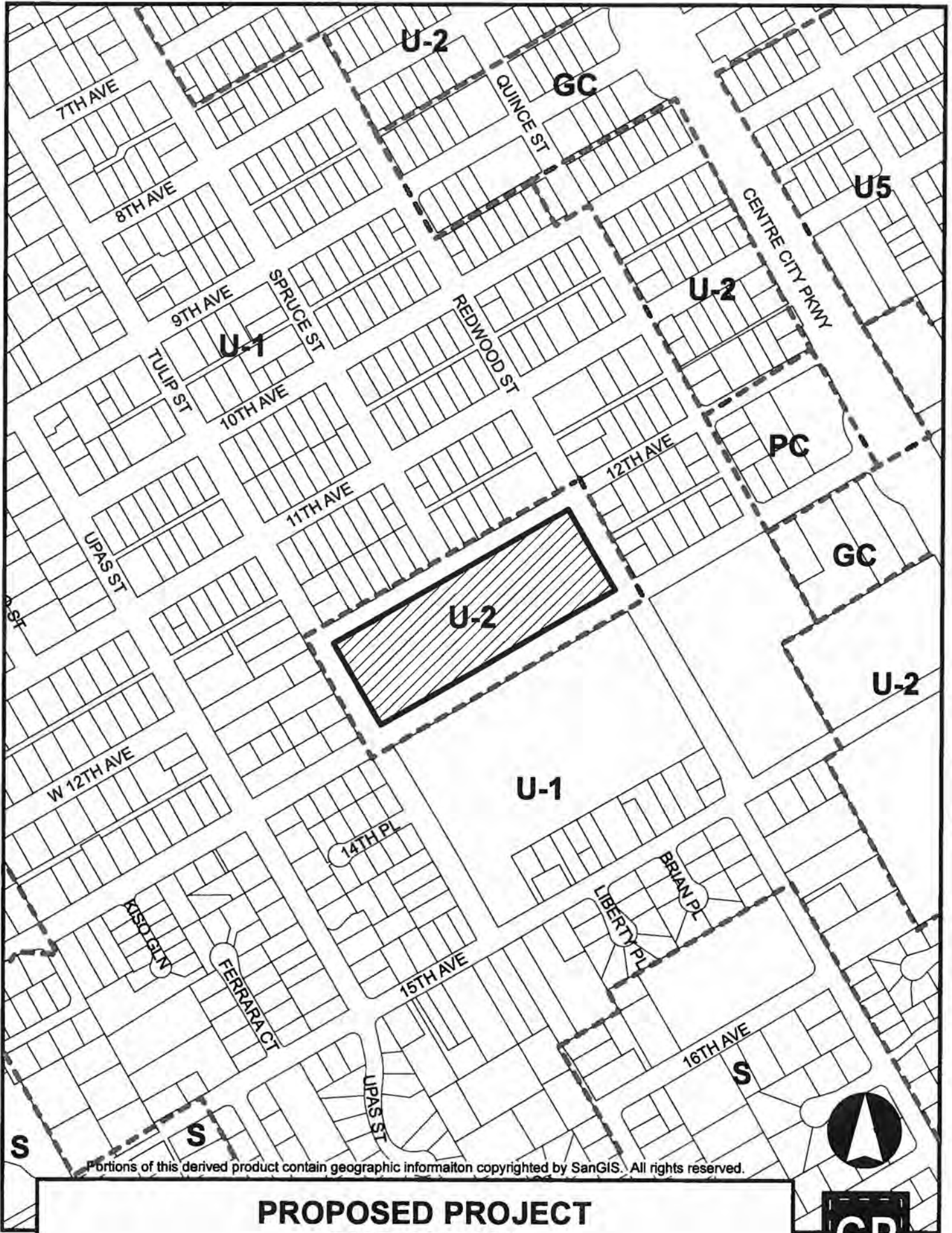
A handwritten signature in blue ink, appearing to read "Paul K. Bingham", with a stylized flourish extending from the end.

Paul K. Bingham
Assistant Planner II



PROPOSED PROJECT
PHG 16-0004





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PROPOSED PROJECT PHG 16-0004

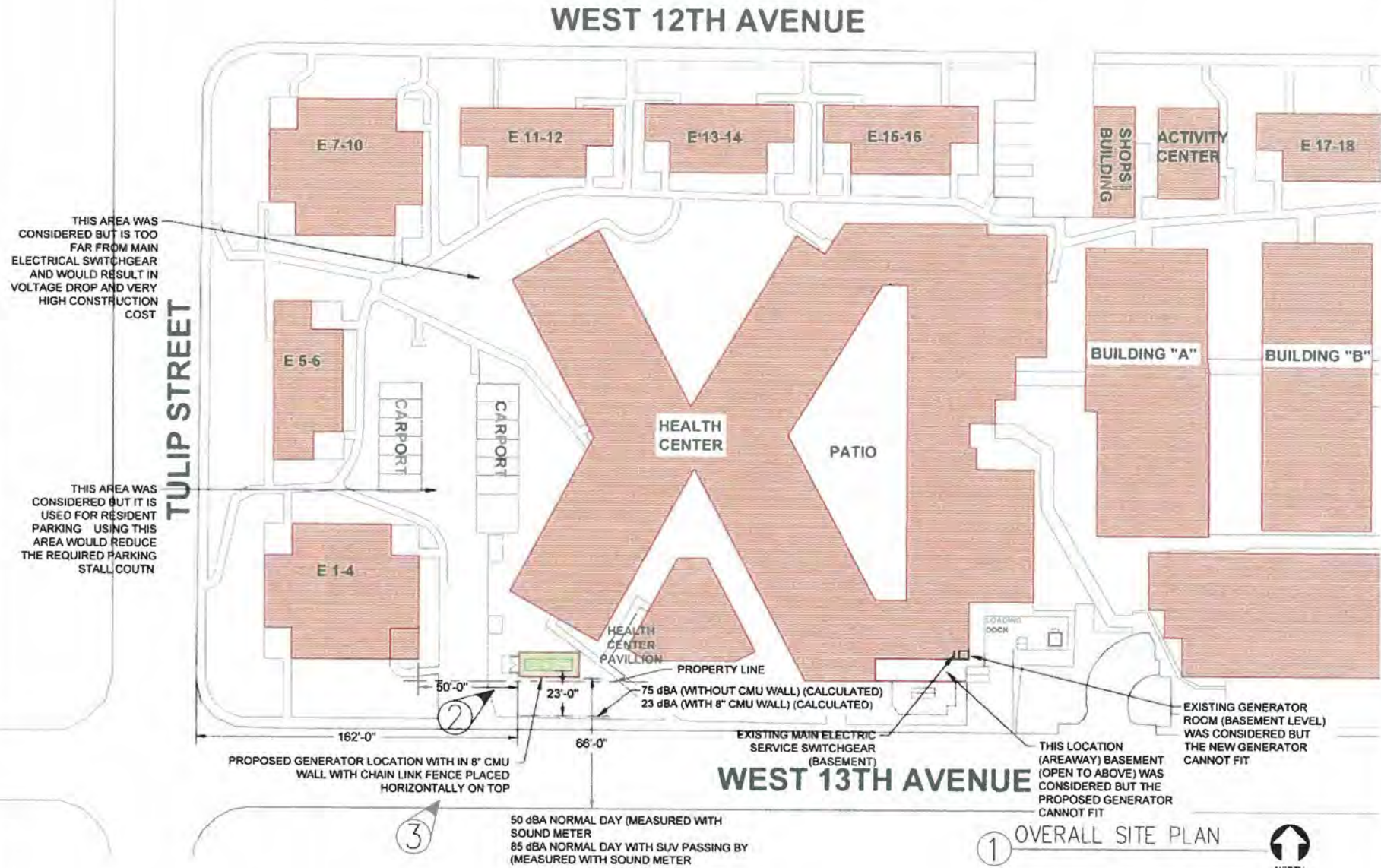


GENERAL PLAN

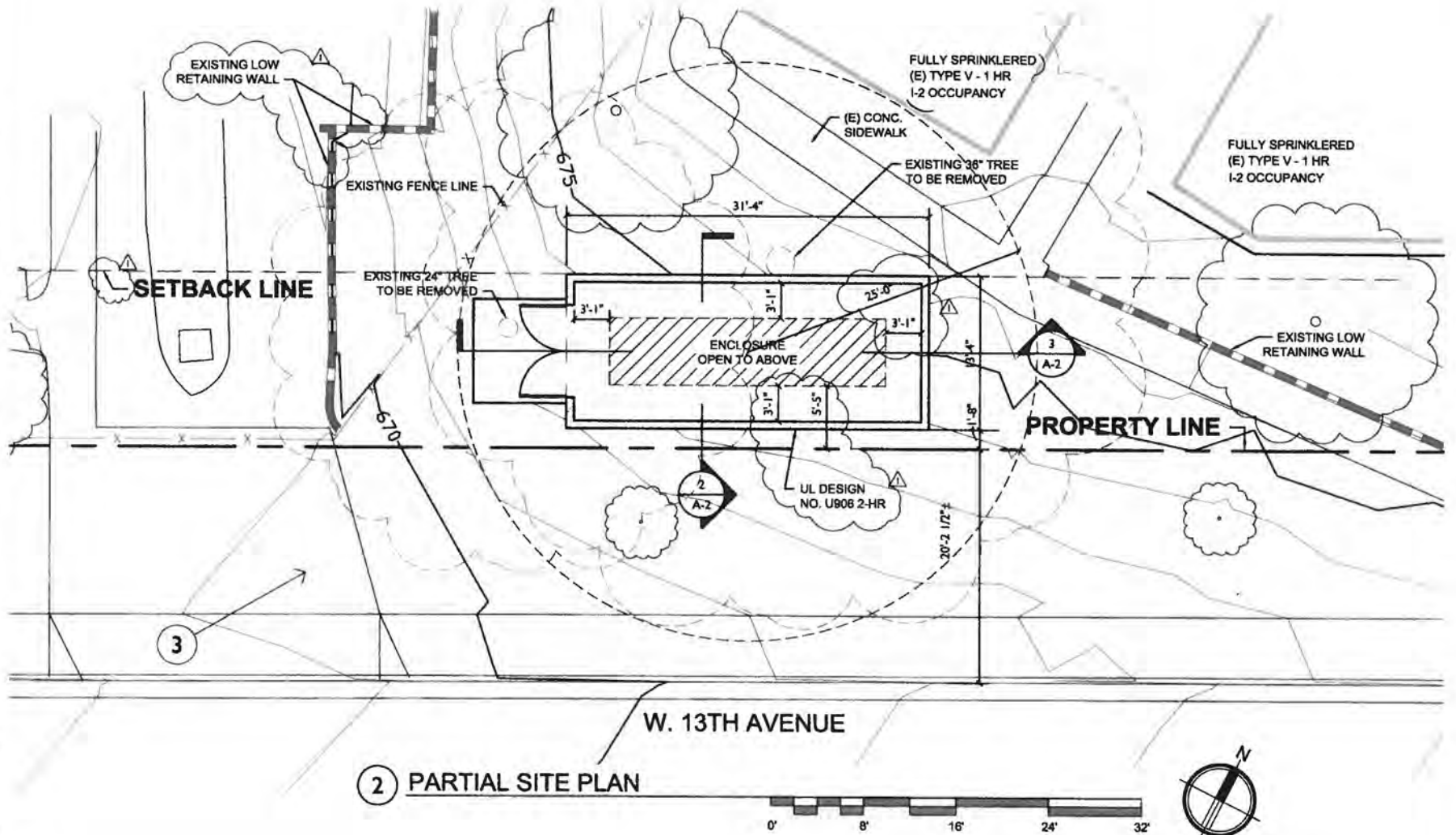
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PHG 16-0004

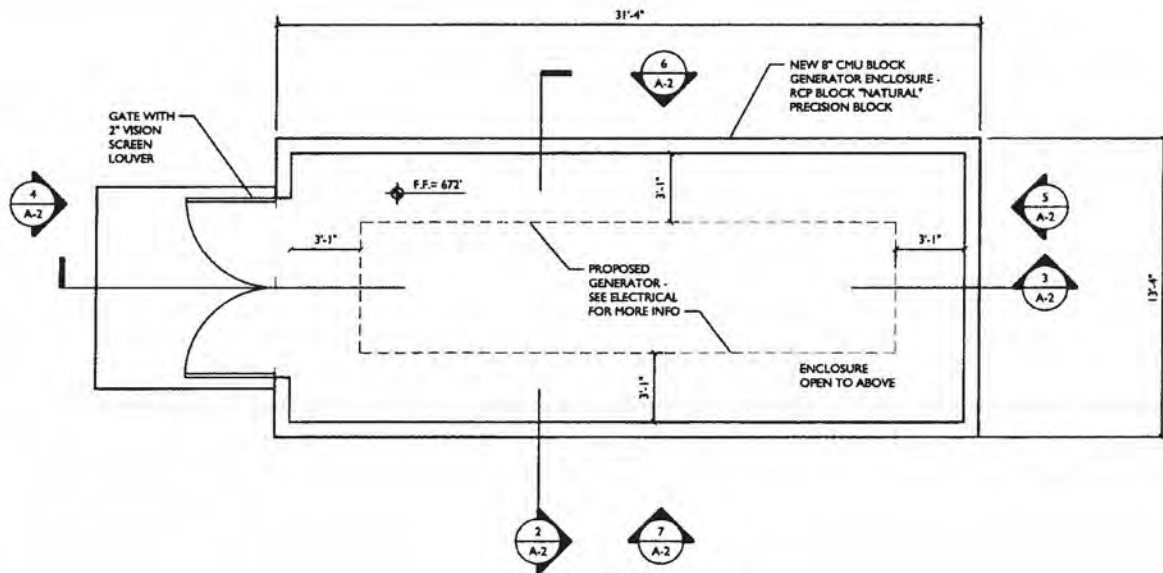
OVERALL SITE PLAN

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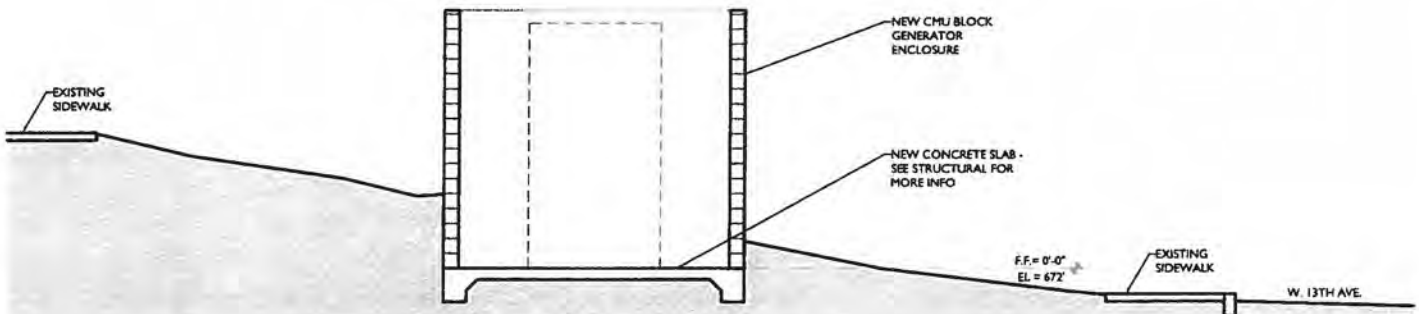


PROPOSED PROJECT
PHG 16-0004

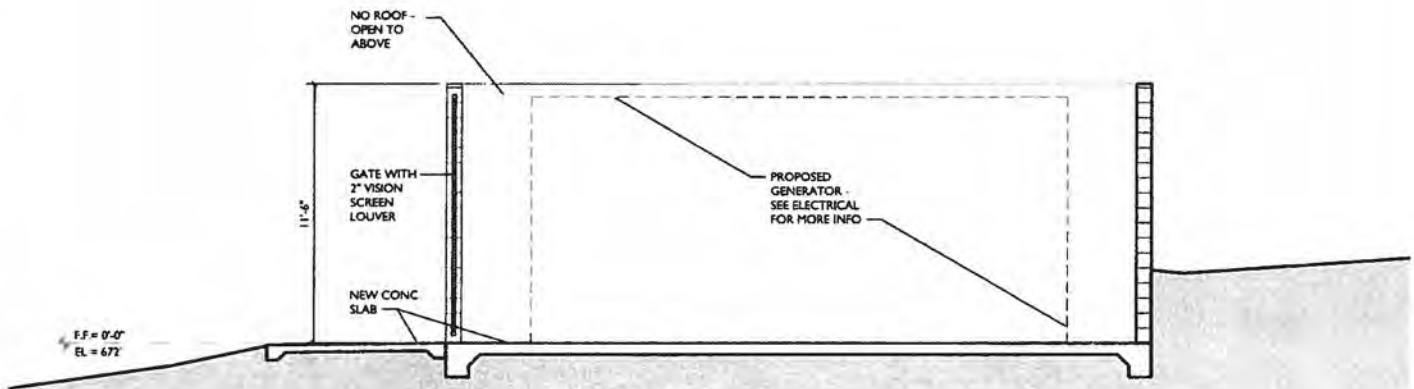




① FLOOR PLAN



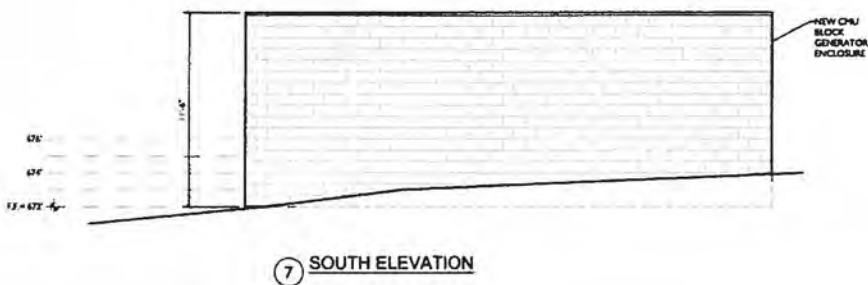
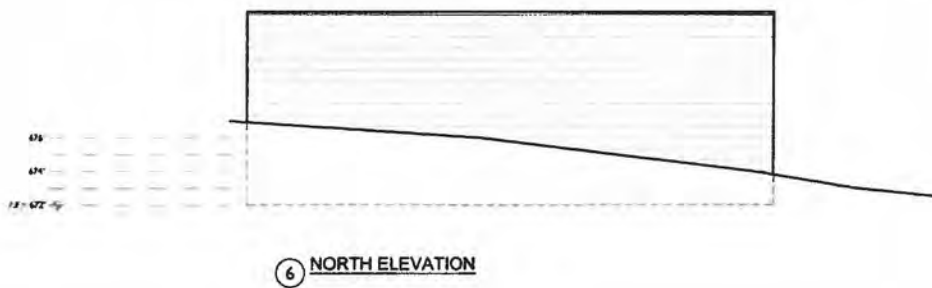
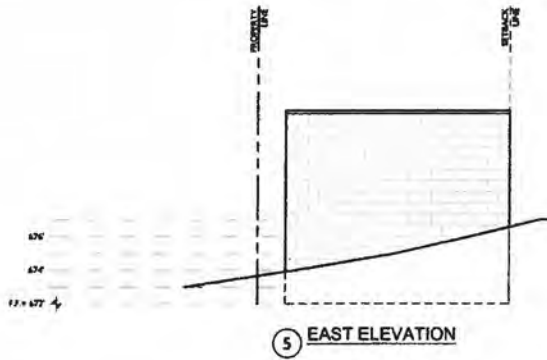
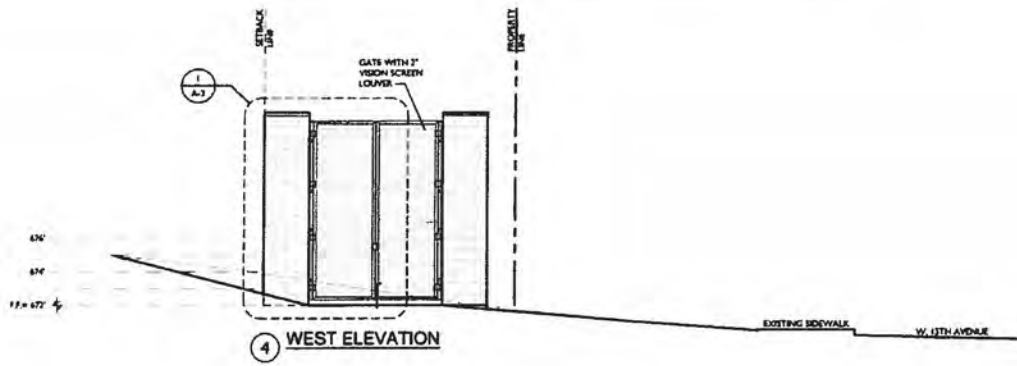
② SECTION A-A



③ SECTION B-B

**PROPOSED PROJECT
PHG 16-0004**

FP



PROPOSED PROJECT
PHG 16-0004

E

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH - R-1-7 with existing single family residential development and Grace Bible Church.
- SOUTH - R-1-7 with existing single family residential development and Felicita Elementary School.
- EAST - R-1-7 with existing single family residential development and Grace Evangelical Lutheran Church.
- WEST - R-1-7 with existing single family residential development.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has stated that they have no concerns with the project nor concerns regarding their ability to provide service to the site.
2. Effect on Fire Service –The Fire Department has expressed no concerns relative to its ability to provide service to the various locations within the facility. Fire stations numbers 1, 5 & 6 are within the 7.5 minute response time for structure fire and emergency Advanced Life Support (ALS) calls as well as a maximum response time of 10 minutes for supporting companies in urbanized areas of the City as mandated by the General Plan.
3. Traffic – The project is not anticipated to generate any more traffic than already exists in the area.
4. Utilities – City sewer and water services are available from existing mains in the adjacent streets. Because the project does not increase the number of existing units, it will not materially degrade the levels of service of the public sewer and water systems.
5. Drainage – There are no significant drainage courses within or adjoining the property. Runoff from the project will be directed to the adjoining landscaped area or other approved drainage facility. Because the project does not add any additional units, or building square footage, it will not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15303 "New Construction or Conversion of Small Structures" and a Notice of Exemption has been prepared.
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

General Plan

The current General Plan land use designation on the main campus site is U2 (Urban II), up to 12 DUs per acre. It is currently developed with 21.2 DUs per acre, which was approved through the PUA (Planned Unit Approval) process in 1986. The use for a residential and nursing care facility would continue to be consistent with the General Plan and zoning under the Conditional Use Permit. Redwood Terrace's request to upgrade their standby emergency generator will not result in any increases in density.

Zoning Code

The Escondido Zoning Code (Sec. 33-1122) requires a Conditional Use Permit for generators with a production capacity of 5 kilowatts (kW) or greater. The proposed 400 kW diesel standby generator would be used to provide backup power during power disruption or extended outage to maintain life safety functions for residents of the facility. The proposed project as conditioned, will be in conformance with the Zoning Code regarding location, noise attenuation, testing cycles and air emissions as detailed below.

E. ISSUE ANALYSIS

1. Whether the proposal is consistent with Zoning Code standards for standby generators.

Public Safety:

The proposed generator would be located in a sloping landscaped area at the southwest corner of the main campus near the intersection of West Thirteenth Avenue and South Tulip Street. The generator and associated equipment would be housed within a locked masonry enclosure measuring 31'-4" by 13'-4". The separation from the generator to the interior of the enclosure's masonry wall is at least 3'-1". On the west, the enclosure would be located approximately 155 feet from the back of the public sidewalk, and on the south 16 feet from the back of sidewalk. It is also just over 11 feet from the nearest building on campus, namely the Health Center pavilion, a single-story wood and stucco building which is fully sprinklered. The enclosure's single opening faces west and includes an 11-foot tall locked metal access gate with 2" louvers. The opening at this location places it within approximately 20 feet of a driveway leading to one of several areas of covered parking on campus. This proximity to the driveway provides easier access to the generator for servicing and testing activities. The generator is fueled by #2 Diesel which will be stored in a 1500 gallon tank. This tank forms the base which the generator sits on, and along with the generator, is secured within the proposed masonry enclosure. The installation will also provide spill containment as required by the Fire Department. The proposed project, as conditioned, will provide adequate safety to residents and passing pedestrians.

Noise Attenuation:

Electric generating facilities are required to conform to Noise Ordinance standards. The generator would operate during nighttime hours only under emergency conditions, and as part of the Conditions of Approval for the project, testing and maintenance of the generator will only be allowed during daytime hours. The Noise Ordinance (Ord. 90-08) specifies daytime limitations of 50 dB at the property line for single family residential and 55 dB at the property line for multi-family residential properties. The main campus is zoned multi-family and the surrounding properties across the street to the north, west, south and east are zoned single family. Except for the elementary school south across the street, the other properties are established with single family residences. The generator will be installed with Level 2 sound attenuation silencers. According to analysis supplied by the manufacturer, these silencers will bring sound levels down to 75 dB at full load. As a second stage of sound attenuation, the generator will also be surrounded by a masonry wall in excess of 11 feet in height and located around the southern, eastern and northern sides of the generator to minimize noise impacts measured at the nearest property lines. This enclosure will also be partially integrated into the existing landscaped slope. Acoustical analysis for the enclosure's masonry indicates the noise emanating from the enclosure will be reduced further to 23 dB at the southern (closest) property line, well below the 50 dB limit required by the Code. The western, northern and eastern property lines are more distant and further screened by existing buildings. When running, the proposed generator will not degrade the levels of noise for the surrounding neighborhood, and will only be tested 12% of the time allowable by the Zoning Code (see next section for testing details).

Air Emissions:

The proposed generator would not be operational except during a power failure, although it will be tested once a month for approximately 30 minutes. Except in the case of an emergency, this would result in an expected annual usage of approximately six hours. Sec. 33-1122 allows up to 52 hours per year. All electric generating systems are required to ensure measures are in place to minimize pollutants generated by the equipment. The project is also under scrutiny by the Air Pollution Control District (APCD) and the Office of Statewide Health Planning and

Development (OSHPD) and must obtain full approval from those agencies before being constructed. The proposed project as conditioned, will be in conformance with the Zoning Code regarding testing cycles and air emissions.

Emergency Generator Location and Setbacks:

Dating back to when the facility was built in the early 1970's, the existing generator is located in a small basement area approximately 240 feet east of the proposed generator location. That basement location is not suitable under current Code to house the replacement, so other locations were explored. After weighing safety, access and efficiency concerns, the current proposed location was found to be the most optimal of those reviewed. Sec. 33-221 (a)(3) "Projections into Yard" allows for utility appurtenances to be located within the required setback. The proposed generator enclosure is less than two feet behind the southern property line, but is consistent with other utility equipment and enclosures in the front setback. In addition, because the Right-of-Way line along West Thirteenth Avenue is well back of the existing curb, there is a 16-foot separation between the enclosure wall and the back of the sidewalk at this location. Our Engineering department does not have any separation concerns. The proposed project as conditioned, will be in conformance with the Zoning Code regarding location and setbacks.

2. Whether the changes are aesthetically appropriate for the neighborhood.

Sec. 33-1122 requires generating facilities to generally be compatible with their surrounding development. The proposed generator and associated equipment will be hidden within a special masonry enclosure with a metal louvered gate. The enclosure will be integrated into the existing landscaped slope. The enclosure's location will necessitate the removal of two of the four mature trees in this location. However, the enclosure once built will be further enhanced with additional shrubs, vines and trees. Both trees to be removed are ornamental varieties and neither is protected. There are no design review issues with this project. The proposed project as conditioned, will be in conformance with the Zoning Code regarding compatibility with the surrounding neighborhood.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The main campus is located at 710 W. 13th Avenue comprising the entire block between 12th & 13th Avenues and Tulip & Redwood Streets. Across the street to the north at the corner of 12th Avenue and Redwood Street (addressed as 1151 S. Redwood Street) is Redwood Terrace's 24-hour memory care facility approved in October 2014. Eleven other 1-story residential properties have been acquired by Redwood Terrace across the street from their main campus on West 12th Avenue and South Redwood Street.

B. SUPPLEMENTAL DETAILS OF REQUEST

CURRENT CONDITIONS

The main campus at 710 W 13th Avenue is 271,920 SF in size with various one and two-story structures associated with the operations of a comprehensive senior care facility. The main campus includes 133 housing units. The total number of beds is 192.

EMPLOYEES

The number of employees full and part-time operating in three shifts in all Redwood Terrace facilities is 172. The largest shift (day shift) has 102 employees. The vast majority of these work on the main campus. These numbers are consistent with those previously approved and no increase in employees is part of this current request.

C. CODE COMPLIANCE ANALYSIS

1. Off-Street Parking:

Main Campus (R-2-8):	130 existing to remain as per previous zoning and CUP/PUA
All other properties (R-1-7)	2 covered spaces per unit to remain, or per prior approvals
24-Hour memory Care	16 existing (only 4 required at 1 per 3 beds in elder care facilities)
NOTE: No parking spaces will be displaced or removed by this proposal.	

D. GENERAL PLAN COMPLIANCE

1. General Plan:

- a. Land Use Element Designations: Main Campus: U2 (Urban II – up to 12 D.U. per acre)
Other Properties: U1 (Urban I – up to 5.5 D.U. per acre)
- b. Circulation Element: Tulip Street and 13th Avenue are classified as Local Collector streets in the Circulation Element with right-of-ways of 66'. 12th Avenue, Redwood and Spruce Streets are unclassified residential City streets built to City standards but with a right-of-way less than 66'.
- c. Noise Element: The Redwood Terrace facilities do not lie within any current Noise Corridors.
- d. Ridgeline: The site is not located on or near any intermediate or skyline ridgelines.
- e. Trails: There are no trail dedications required at this site.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED

PHG16-0004

1. Approval of this Conditional Use Permit Modification is based on sound principals of land use in response to services required by the community as senior care facilities are generally allowed in residential areas with compatible design elements.
2. This request will not cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed replacement generator for the facility does not increase the number of employees or residents already present in the neighborhood. The densities for the facility will not change under the proposed modification from those which are already allowable under their current Conditional Use Permit.
3. This Conditional Use Permit Modification has been considered in relationship with its effect on the community. As conditioned, the proposal would improve readiness and a continuation of services, including critical life safety functions, in the event of a power outage emergency and would not increase the parking needs, traffic or noise significantly in the neighborhood from their present levels.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG16-0004

General

1. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Community Development Director.
2. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Building Official, and the Fire Chief.
3. The project will be required to obtain all applicable APCD and OSHPD approvals prior to any City building permit issuance.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees, commissioners, or board members assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. The generator shall comply with the limits on hours of operation for standby generators in non-emergency situations as set forth in the Zoning Code, Article 57.
7. The generator shall be installed with fuel spill containment, Level 2 sound reduction components and the generator enclosure constructed of 8" width CMU block stuccoed and painted to match the adjacent campus buildings and further enhanced with landscaping to the satisfaction of the Community Development Director.
8. The generator shall be in full compliance with the City's Noise Ordinance and shall not exceed 50 dB at any of the main campus property lines.
9. All mature trees to be removed in conjunction with this project shall be replaced with 24" box trees to the satisfaction of the Community Development Director.
10. All exterior lighting shall conform to the requirements of the Escondido Zoning Code Article 35, Outdoor Lighting.
11. Any proposed signage associated with this project must comply with the City's Sign Ordinance, Escondido Zoning Code Article 66.
12. All improvements to the facility must comply with all current Storm Water requirements.
13. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

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

Project Title/Case No.: Redwood Terrace Replacement Standby Generator – case PHG16-0004

Project Location - Specific: The Redwood Terrace main campus at 710 W. 13th Avenue (APN 236-073-0100) located on the property bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street. (APN 236-073-0100).

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

Description of Project:

Modification to an existing Conditional Use Permit for Redwood Terrace to allow the facility to upgrade its original 1970's era backup generator with a new 400 kW generator as required by State law for care facilities of this type.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Salvatore Martorana for Sophia Lukas, Executive Director of The Be Group Telephone: (760) 291-2724

Address: 710 West 13th Avenue, Escondido, CA 92025

Email: Sophie.Lukas@thebegroup.org

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

Exempt Status:

Categorical Exemption. CEQA Section 15303 Class 3 (d)(e), "New Construction or Conversion of Small Structures"

Reasons why project is exempt:

1. The proposed development is consistent with the Urban II (U2) General Plan designation and R-2-8 zoning on the property, and no variances are required.
2. All services and access to the property are available or can be provided to local standards.
3. The project site lies entirely within a developed area of the city and the proposed project will not cause the removal of any sensitive vegetation or habitat nor affect any cultural or historic resources.
4. The upgrade will not increase pollutants, increase noise or substantially increase the facility's capacity.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: _____

Paul K. Bingham

Paul K. Bingham, Assistant Planner II

April 20, 2016

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.2
Date: April 26, 2016

CASE NUMBER: PHG 15-0021

APPLICANT: City of Escondido

LOCATION: The 3.25-acre project site is located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of the intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: The project involves a Conditional Use Permit for the development of a city facility designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. Water storage facilities that are part of a utility system is a conditionally permitted use with residential zones subject to the approval of a Conditional Use Permit. The proposed MF/RO facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s).

Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also includes a 1,500 kW emergency backup generator. The proposed project generally would not require full-time employees' onsite. Generally a limited number of employees would be required for daily inspections as may be needed, and for monthly routine facility maintenance, delivery, and removal of chemicals. The proposal also includes the adoption of the environmental determination prepared for the project. A more detailed description of the project components and operations is included in the Final Mitigated Negative Declaration prepared for the project, which is attached with this report.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban 1 (Single-Family Residential, up to 5.5 dwelling units per acre)

ZONING: R-1-6 (Single-Family Residential, 6,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES: Tertiary-treated recycled water is produced at the City's Hale Avenue Resources Recovery Facility (HARRF) and is provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. The City Council authorized the Recycled Water Easterly Main Extension project currently underway to expand the City's existing recycled water pipeline system to deliver recycled water to customers located east of downtown Escondido. The recycled water from the HARRF would be brought to the MF/RO facility by a new, approximately 15,500 feet long 24-inch diameter pipeline to be installed in Washington Avenue. The proposed MF/RO facility is part of a larger proposed expansion of Escondido recycled water (RW) distribution to serve eastern and northern agricultural land.

This project originally was conceptualized as part of the City's Potable Water Reuse Program identified in the Recycled Water Master Plan. The City is implementing this component of the Reuse Program to expedite a new, high-quality water supply to local agricultural growers, utilize existing water resources and help promote and support the local economy and agriculture. Agricultural producers are a vital part of Escondido's community and its economy, and avocados are one of the most important crops grown in San Diego County. Water quality for avocado production is important for quantity and

quality of production. Growers maintain a high demand for water, specifically low-salinity water, and water must be low in chlorides and other constituents to avoid leaf burn, root rot, and the need for excessive flushing. For these reasons, infrastructure to provide more recycled water with lower salinity to the growers is necessary to offset agricultural potable demand, decrease demand for imported water, and to continue efficient agricultural production.

The Recycled Water Easterly Main Extension Project also identified the potential for installation of an advanced water treatment (AWT) facility which could be used to improve local water quality and/or to produce purified water for indirect potable reuse purposes. The new MF/RO facility will serve as the future pilot site for anticipated Advanced Oxidation Process demonstration of the City's ability to further treat the RW so that it could be safely use in the potable water supply (Advanced Water Treatment, or AWT).

Staff feels the issues are as follows:

1. Whether the proposed facility would have any adverse visual, noise and compatibility impacts to surrounding residential uses.
2. Whether dedicated striped on-site parking would be necessary for the facility.

REASON FOR STAFF RECOMMENDATION:

1. The buildings have been designed and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent residential properties. The majority of the MF/RO equipment and systems would be housed inside of residential-like buildings designed to complement the existing neighborhood and reduce equipment noise levels. Perimeter landscape planters and new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation.
2. Section 33-767 of the Zoning Code allows the Commission to waive parking for uses with limited number of persons that would utilize the facility (i.e., utility or corporation storage yards or other similar uses). Staff believes that dedicated striped parking spaces would not be necessary for this facility due to the limited number of employees that would be present at the site at any one time. Employees on site would be infrequent and appropriate areas are available on site to accommodate city vehicles and any delivery trucks.

Respectfully Submitted,



Jay Paul
Associate Planner

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH – R-1-10 (Single-Family Residential, 10,000 SF min. lot size). A triangle-shaped parcel is located immediately adjacent on the north and is part of a larger parcel on the northern side of El Norte Parkway that was bisected by the extension of El Norte Parkway. The parcel is fenced (8-foot-high chain link with slats) and used to store commercial vehicles associated with the non-conforming commercial parcel located on the northern side of El Norte Parkway. Secondary access to El Norte Parkway would be provided and secured with open type fencing (6-foot-high wrought iron or black clad chain-link) with a gate to restrict access. Additional landscaping would be provided along the street frontage. Single-family homes are located further to the north along the northern side of El Norte Parkway.

SOUTH – R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size). Two small single-story churches are located immediately south of the site. The primary access/panhandle from Washington Avenue is located between each church property. The rear of the churches would orient towards the project site. A six-foot-high solid masonry wall is proposed to be constructed along the property boundary between the project site and churches. A six-foot-high open fence (wrought iron) and landscaping is proposed to be installed along both sides of the project access/panhandle along with a gate to control access. A portion of the landscape improvements also functions as required on-site storm water improvements/features. Single-family residential homes are located on the southern side of Washington Avenue.

EAST - R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size). Single-family homes are located to the east of the project site. The back yards and the rear of the two-story homes orient towards the project site. The adjacent lots are situated approximately 3 to 4 feet higher than the site and a solid masonry block wall ranging from 7 to 10 feet in height is located along the property boundary. The proposed Chemical Storage Building would be set back approximately 36 feet from the eastern property boundary. A landscape planter area would be located along the existing wall to include tall growing shrubs (Grecian Laurel, *Laurus Nobilis* or similar species) to provide future screening between the rear yards of the home and MRFO facility.

WEST - R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size). Single-family homes (one-story in height) are located west of the project site. The side elevations of the two home directly west of the MF/RO building orient towards the project site, and rear elevation of the homes towards the northerly area of the site. Holly Avenue terminates at the western boundary of the site, but would not provide access to the property. The MFRO Process Building would be setback between 38 feet to 48 feet from the western property boundary. A new six-foot-high masonry block wall will be installed along the western property boundary. Landscaping also will be installed along the western boundary. The homes on the west are situated at a similar or slightly lower elevation than the project site.

B. ENVIRONMENTAL STATUS

A Draft Initial Study/MND was re-issued for 30-day public review for the proposed project on March 2, 2016 in conformance with the California Environmental Quality Act (CEQA). The finding of the environmental analysis is the Initial Study identified impacts related to the issues of biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources, including Native American monitors during initial site grading. The Final Mitigated Negative Declaration may be viewed at the following link: <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/Microfiltration/FinalMNDMFRO42016.pdf>

The City is seeking funding from the State Revolving Fund (SRF) Loan Program for this project. The U.S. Environmental Protection Agency (USEPA) sponsors the SRF Program to provide funding for construction of publicly-owned treatment facilities and water reclamation projects. In order to comply with requirements of the SRF Loan Program, which is administered by State Water Resource Control Board (SWRCB) the Initial Study/MND must fulfill additional requirements

known as CEQA-Plus. The CEQA-Plus requirements have been established by the EPA and are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans. This Final MND includes the appropriate CEQA-Plus analysis.

Staff received a few phone calls from adjacent residents requesting additional information regarding the project and one call to express opposition to the project. Staff received one written comment from the California Department of Fish and Wildlife (CDFW) requesting that an additional preconstruction survey for Tarplant and San Diego Ambrosia be included in the Final MND. The Final MND has been revised accordingly.

C. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department expressed no concern regarding their ability to serve the site. The entire site would be fenced and gated to control access.
2. **Effect on Fire Service** – The Fire Department did not express any concerns regarding their ability to serve the site. Appropriate on-site circulation for emergency vehicles would be provided.
3. **Traffic** – The Engineering Division indicated the intermittent operational traffic and the short term construction traffic resulting from the proposed project would not adversely affect level of service on nearby roadways and intersections. All nearby roadways and intersections would continue to operate at acceptable levels of service. Traffic related to operation of the facility generally would be limited to inspection, maintenance, and/or repair activities that would occur infrequently.
4. **Utilities** – Water service to the site is provided by the City of Escondido. The Engineering Department concluded the project would not materially degrade the level-of-service of the public sewer and water system. Waste streams generated by the facility including strainer backwash, MF/UF neutralized waste, RO flush waste, RO waste, RO flush pump, RO neutralized waste, as well as sanitary sewer waste would be discharged to a proposed on-site waste equalization wet well prior to discharge to the sanitary sewer and conveyed to HARRF for treatment. The proposed sewer system would convey wastewater flows to the existing eight-inch pipe located in Holly Avenue. Two submersible sump pumps would be provided to pump waste flows to the sanitary sewer.

The proposed MFRO Facility's Washington Avenue site access driveway would serve as the proposed on-site facility pipeline corridor. Pipelines entering the project site from Washington Avenue include the HARRF reuse influent pipeline, brine/reject waste return pipeline, agriculture supply pipeline, potable water, storm drain, fiber optic and electrical conduit. All the pipelines are going to connect to existing facilities and proposed new facilities/pipelines to be constructed in Washington Avenue that were previously approved as part of the City's Recycled Water Easterly Main Extension Project (City File No. ENV13-0007). The recycled water from the HARRF would be brought to the MF/RO facility by a new, approximately 15,500 feet long 24-inch diameter pipeline. MFRO treatment process waste streams would be collected and conveyed back to the HARRF through a proposed 16-inch brine pipeline to be installed in Washington Avenue.

5. **Drainage** – There are no significant drainage courses within or adjoining the property. The property generally slopes and drains from north to south and runoff from the project would be directed to the adjoining public street or other drainage facility. An existing 48 inch storm drain is located in Washington Avenue. The Engineering Department concluded the project would not materially degrade level-of-service of the existing or downstream drainage facilities. Appropriate storm water quality and drainage features will be constructed on-site to include bio-filtration areas and underground storm water detention basins to capture and control the release of water as required by the City's storm water requirements.

C. CONFORMANCE WITH CITY POLICY

General Plan

The proposed recycled water project would be in conformance with the City's Quality of Life Standard 10 (Water System) that directs the City to continue efforts to implement water reclamation and water conservation programs. Water System Policy 12.13 encourages the City to use and explore opportunities to increase the use of recycled water in the City.

Project Design and Neighborhood Compatibility – The architecture, materials and exterior colors of the proposed MF/RO and Chemical Storage Building have been designed to reflect the single-family residential character of the surrounding area. In order to address the larger mass and scale of the buildings, the design includes hip and gable roof elements, and a variety of skylights to break up the larger sloping roof areas. The larger MF/RO building includes dormer features on the roof to break up the roofline as seen from the residential properties to west. The buildings also include increased setbacks along the east and west (ranging from 36 feet on the east and 38 to 48 feet on the west) to provide the appropriate separation between the adjacent residential uses. Perimeter landscape planters and a new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation. The existing ten-foot-high block wall along the eastern boundary would remain. Because the facility would operate continuously and include larger pumps and other associated equipment, the majority of the equipment and systems would be located within the buildings to provide the appropriate noise attenuation, as well as to further reduce any aesthetic impacts from more industrial systems (i.e., tanks, pumps and pipes). The larger storage tanks (up to 17 feet in height) would be placed underground to further reduce potential visual impacts. A limited number of personnel would need to be on site and outdoor activities (such as deliveries or maintenance) would be infrequent, which would further reduce potential noise and compatibility impacts to the adjacent residences. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses.

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

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 3.25-acre panhandle-shaped project site is undeveloped, weed-abated land, generally covered by grasses. The project site is relatively flat with elevations ranging from 720' at the northeastern corner to 709' towards Washington Avenue on the south. Several trees are distributed around the edges of the project site and include ornamental and eucalyptus trees towards Washington Avenue, and several oak trees along the western boundary. A variety of fencing and walls surrounds a majority of the site. The project fronts onto and takes access from Washington Avenue on the south and El Norte Parkway on the north

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 3.25 acres (one parcel)

2. Proposed New Buildings

MF/RO Bldg.: (West Bldg.)

equipment-process area, electrical, control-operations, lab, and storage rooms.

Size: 21,775 SF (191' L x 114' W)

Height: 37' to top of ridge line

Underground Storage: Interprocess underground tank 163,000 gal (20'W x 64'L x 17'H)

Chemical Storage Bldg.: (East Bldg.)

chemical feed and storage, electrical room and pump gallery for MF/UF feed pumps and agricultural recycled water pumps

Size: 14,400 SF (125'L x 118'W)

Height: 37' to top of ridge line

Underground Storage: Product water underground tank 970,000 gal (72'W x 120'L x 17'H) that includes two separate basins to accommodate product water and the MF/UF influent underground 90,000 gal tank (40'W x 18'L x 17'H)

Aboveground Storage: One vertical cylindrical 4,000 gal tank and associated piping

Standby Generator:

1,500 kW (14'W x 60'L x 14' T with two, 27' tall radiator discharge noise attenuation covers)

3. Colors/Materials: Stucco exterior (light cream/tan upper building area with darker base-wainscot; vertical and horizontal score/control joints; multi-pane windows and varied wall louvers; Spanish style tile roof (red/orange tones) hip and gable roof elements with skylights, dormers on west facing MF/RO bldg.; sculpted fascia trim.

4. Fencing: New decorative six-foot-high wrought-iron fencing and gates along Washington Avenue panhandle entrance and El Norte Parkway frontage. New six-foot-high masonry block wall along southern boundary (adjacent to rear of both church parcels) and along western property boundary. Existing masonry block wall along eastern property boundary to remain (7 to 10 feet in height).

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>R-1-10 Zone Requirements</u>
1. Setbacks:		
Front (Wash Ave):	260' from Washington and 36' from Church P/L	15' min.
(El Norte)	145' from El Norte Pkwy. and 88' from remnant P/L	15' min.

Side (east):	36' (Chemical Bldg.)	5' and 10' min.
Side (west):	38' to 48' (MF/RO Bldg.)	5' and 10'
2. Building Height:	Approx. 37' top of ridgeline Approx. 20' wall/plate height	35' (average bldg. height)
3. Lot Coverage:	25.5% (36,175 SF)	40% (up to 56,628 SF)
4. Parking:	The proposed use does not provide or require any dedicated striped parking spaces. Employees on site would be infrequent and appropriate space is available on site to accommodate city vehicles and any delivery trucks. Section 33-767 allows the Commission to waive parking for uses with limited number of persons that would utilize the facility (i.e., utility or corporation storage yards or other similar uses).	

Residential Project Comparison: Based on the area of the site and Urban 1 General Plan land-use designation that allows up to 5.5 du/ac, the property theoretically could accommodate up to 17 residential lots. However, due to size and shape of the panhandle the site likely could be developed with approximately 14 to 16 lots with a minimum lot size of 6,000 SF. The site would be developed with a mix of one- and two-story homes ranging from 2,000 SF to 2,500 SF living area and 500 SF two-car garages. The overall lot coverage would be approximately 34,000 SF or 24%. Anticipated vehicles trips at 10 trips per lot would be 160 ADT (16 lots x 10 trips).

EXHIBIT "A"

FINDINGS OF FACT PHG15-0021

Conditional Use Permit

1. The Planning Commission believes that granting this Conditional Use Permit for the proposed MF/RO facility is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed buildings, operations and infrastructure have been designed to be compatible with the surrounding residential development. The proposed facility would be in conformance with the underlying zoning code development requirements, including setbacks, building height and lot coverage. The facility's process, pumps, chemical feed and storage equipment either would be located within the associated buildings, located to minimize potential visual and noise impacts to adjacent uses and/or and include the appropriate attenuation features to mitigate potential noise impacts. Landscape planter areas and perimeter walls/fencing would be installed along the boundaries adjacent to single-family development to provide an appropriate physical barrier and visual screening. The Engineering Department indicated the project would not result in a significant impact to the adjacent roadways and intersections due to the limited number of anticipated vehicle trips associated with the operation of the facility. The project will not diminish the Quality-of-Life Standards of the General Plan as the project, as conditioned, would not degrade the levels of service on adjacent street and intersections, and adequate public facilities and access would be provided (as discussed in the staff report and environmental review prepared for the project.). The proposed buildings would be treated with stucco façade, tile roof and other architectural features/details to be compatible with architectural style of the neighboring single-family homes and churches. The use of hazardous materials and substances during construction and ongoing operations would be subject to federal, state, and local health and safety requirements for handling, storage, and disposal. Operation of the proposed facilities would include the storage of sodium hypochlorite, liquid ammonium sulfate, sulfuric acid, sodium bisulfite, threshold inhibitor, and sodium hydroxide. These systems would be appropriated located within the Chemical Storage Building and other specific containment areas. The storage tanks would be designed in accordance with applicable hazardous materials storage regulations for long-term use. Other waste streams such as liquid collected in the sumps, if determined to be hazardous, would be pumped using a portable pump to a tank truck to be disposed of as a hazardous material at a State-permitted treatment or disposal facility. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations.
2. The proposed recycled water project would be in conformance with the City's Quality of Life Standard 10 (Water System) that directs the City to continue efforts to implement water reclamation and water conservation programs. Water System Policy 12.13 encourages the City to use and explore opportunities to increase the use of recycled water in the City. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities as discussed in the sections above, and further detailed in the Planning Commission staff report the environmental review prepared for the project (Final Negative Declaration).
3. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in Final Mitigated Negative Declaration) are that the Initial Study identified impacts related to biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources. This Final MND includes the appropriate CEQA-Plus requirements/analysis established by the EPA that are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans.
4. This project is in response to services required by the community because the facility is a component of an overall expansion to the existing recycled water conveyance system to deliver recycled water to identified customers. Tertiary-treated recycled water is produced at the City's Hale Avenue Resources Recovery Facility (HARRF) that is

provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. This project component was originally conceptualized as part of the City's Potable Water Reuse Program (Reuse Program) identified in the Recycled Water Master Plan. The City is implementing this component of the Reuse Program to expedite a new, high-quality water supply to local agricultural growers, utilize existing water resources and help promote and support the local economy and agriculture.

EXHIBIT "B"

CONDITIONS OF APPROVAL MF/RO Facility PHG15-0021

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). Any outdoor lighting adjacent to residential uses shall provide appropriate shielding to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building plans.
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
9. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
10. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
11. Any new walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the project plans. Decorative pilasters shall be incorporated into the new walls at appropriate intervals.
12. Striped parking spaces shall not be required for the project in accordance with Zoning Code Section 33-767.
13. This CUP shall become null and void unless utilized within 36 months of the effective date of approval, unless an extension of time is approved in accordance with Article 61, Division 1 of the Zoning Code.
14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210.25 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition,

Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

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

BIO-1

A qualified biologist shall perform focused surveys during the appropriate time of year (April through November) to determine the presence of sensitive plant species (i.e. San Diego ambrosia and southern tarplant). If sensitive plants are observed on the project site, flagging, stakes, and/or construction fencing shall be used to demarcate the areas in which the plants are growing and these areas would be avoided, where feasible. Project personnel, including all contractors working onsite, would be instructed on the sensitivity of the area. If preservation onsite is not feasible, the project biologist would consult with CDFW to determine appropriate mitigation for the loss of any special status plants, which is anticipated to include plant and seed collection.

BIO-2a

Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) should occur outside of the avian breeding season, which generally runs from March 1st -August 15th, to avoid take of birds or their eggs.

BIO-2b

If avoidance of the avian breeding season is not feasible a qualified biologist, with experience in conducting breeding bird surveys, shall conduct a preconstruction clearance survey for active nests no more than 3 days prior to the initiation of project construction activities.

- If a protected native bird is found, flagging, stakes, and/or construction fencing shall be used to demarcate a buffer zone of 300 feet (or 500 feet for raptors) between the project construction activities and the nest. Project construction personnel, including all contractors working on site, will be instructed on the sensitivity of the area. The project proponent shall delay all project construction activities within the 300- (or 500-) foot buffer area until August 15th or until a qualified biologist has determined that the juveniles have fledged, the nest is vacated, and there is no evidence of a second attempt at nesting.
- If the biological monitor determines that a narrower buffer between the project construction activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City. Based on the submitted information the City will determine whether to allow a narrower buffer.
- The qualified biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project construction activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and will notify the City immediately if Project activities damage active avian nests

CUL-1

The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native

American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2

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

CUL-3

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

CUL-4

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

CUL-5

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

CUL- 6

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

CUL-7

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

CUL-8

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

CUL-9

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

CUL-10

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

CUL-11

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

NOISE-1

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

NOISE-2

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

NOISE-3

Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

NOISE-4

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

NOISE-5

Under conditions where excessively loud equipment (e.g., compressors, jackhammers, and concrete saws) that generate high noise levels are required to be used continuously for an hour or more at the project site within 180 feet of an off-site noise-sensitive receptor, the construction contractor(s) must obtain a variance in advance from the City prior to the use of such equipment.

NOISE-6

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

NOISE-7

All stationary noise-generating equipment associated with the proposed MF/RO Facility shall be adequately muffled or shielded such that the composite operational noise levels generated by the facility would not exceed the City's established exterior sound level limits for residential zones at the property line of the neighboring residential uses. Under the condition where the existing ambient noise levels at the neighboring residential uses exceed the City's exterior sound level limits for residential zones, the allowable noise exposure standard for project operations at the neighboring residential uses shall be the existing ambient noise level at these properties.

NOISE-8

During excavation activities within 20 feet of the neighboring residences, the City shall conduct visual monitoring of the neighboring structures to evaluate the effects of vibration resulting from construction activities. If perceptible vibration becomes excessive, the monitor shall have the authority to halt activities until construction methods are modified to minimize vibration. Alternative methods could include use of backhoes or small dozers rather than large bulldozers for the outer edge of the excavation.

NOISE-9

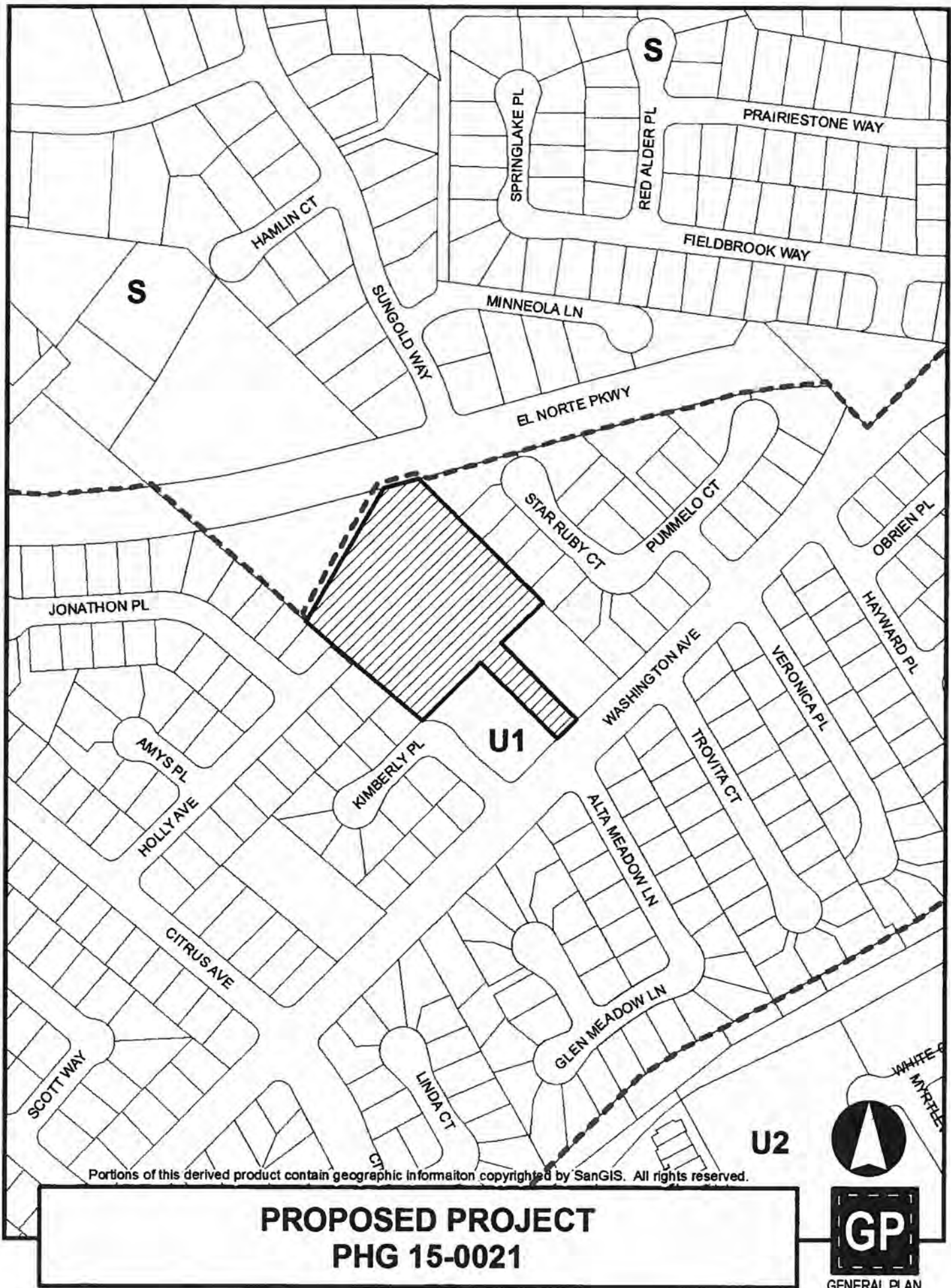
Prior to any construction activities, the existing residential and church-related land uses located directly adjacent to the project site shall be notified of the dates of construction along with a disclosure that perceptible vibration levels could be felt over the duration of those construction activities.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

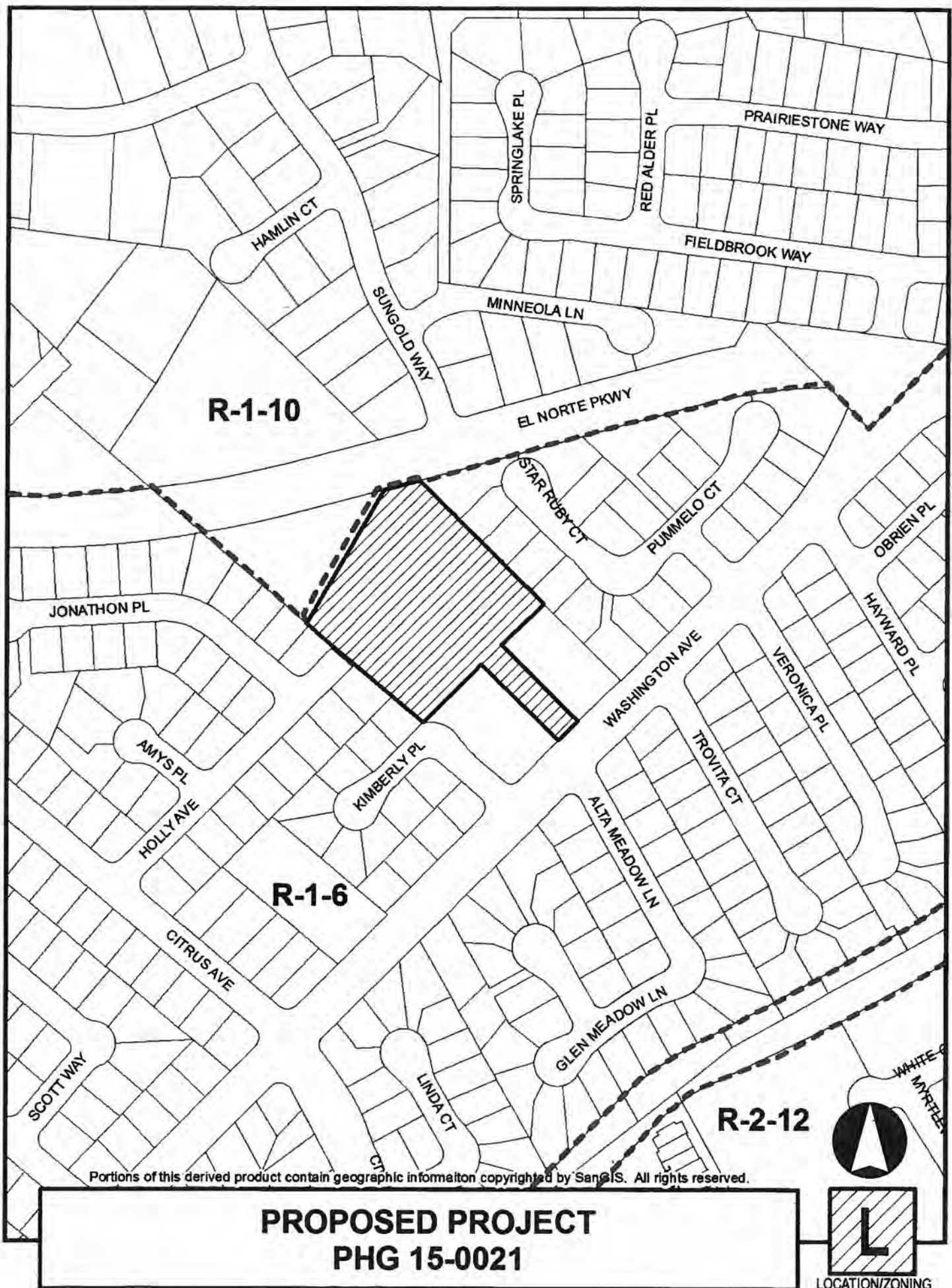
Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State

Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed. Mature oak trees shall be replaced at a min. ratio of 2:1 with 24" box sized trees, or 5:1 ratio with 15 gallon trees.
3. Appropriate landscape screening shall be along the El Norte Parkway frontage and around the backup generator. The northern area of the site should include appropriate erosion control treatment on the undeveloped portions of the site, to the satisfaction of the Engineering Division. This shall be included on the final landscape plans.
4. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
5. Prior to occupancy of future buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

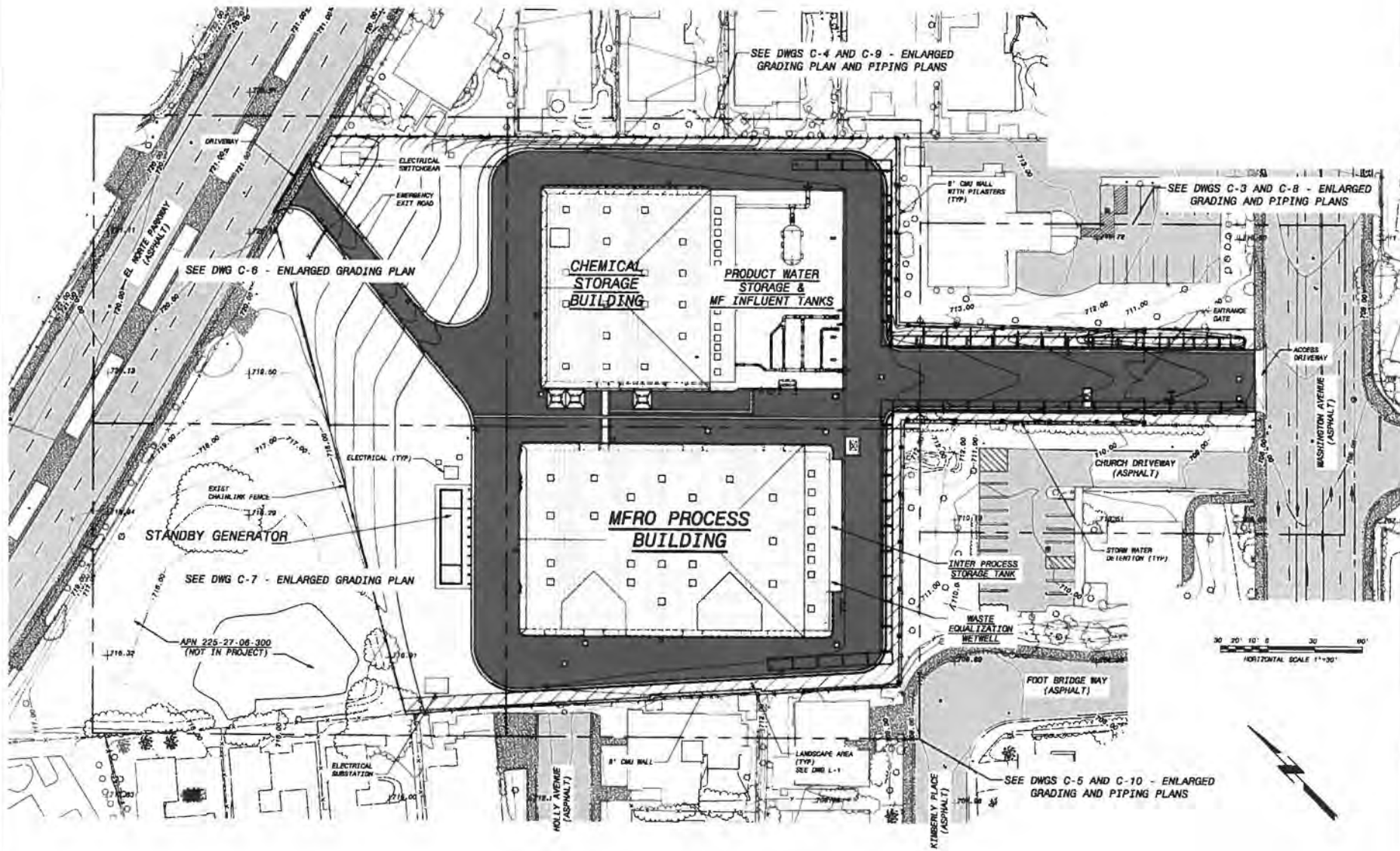


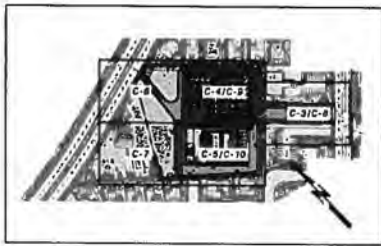
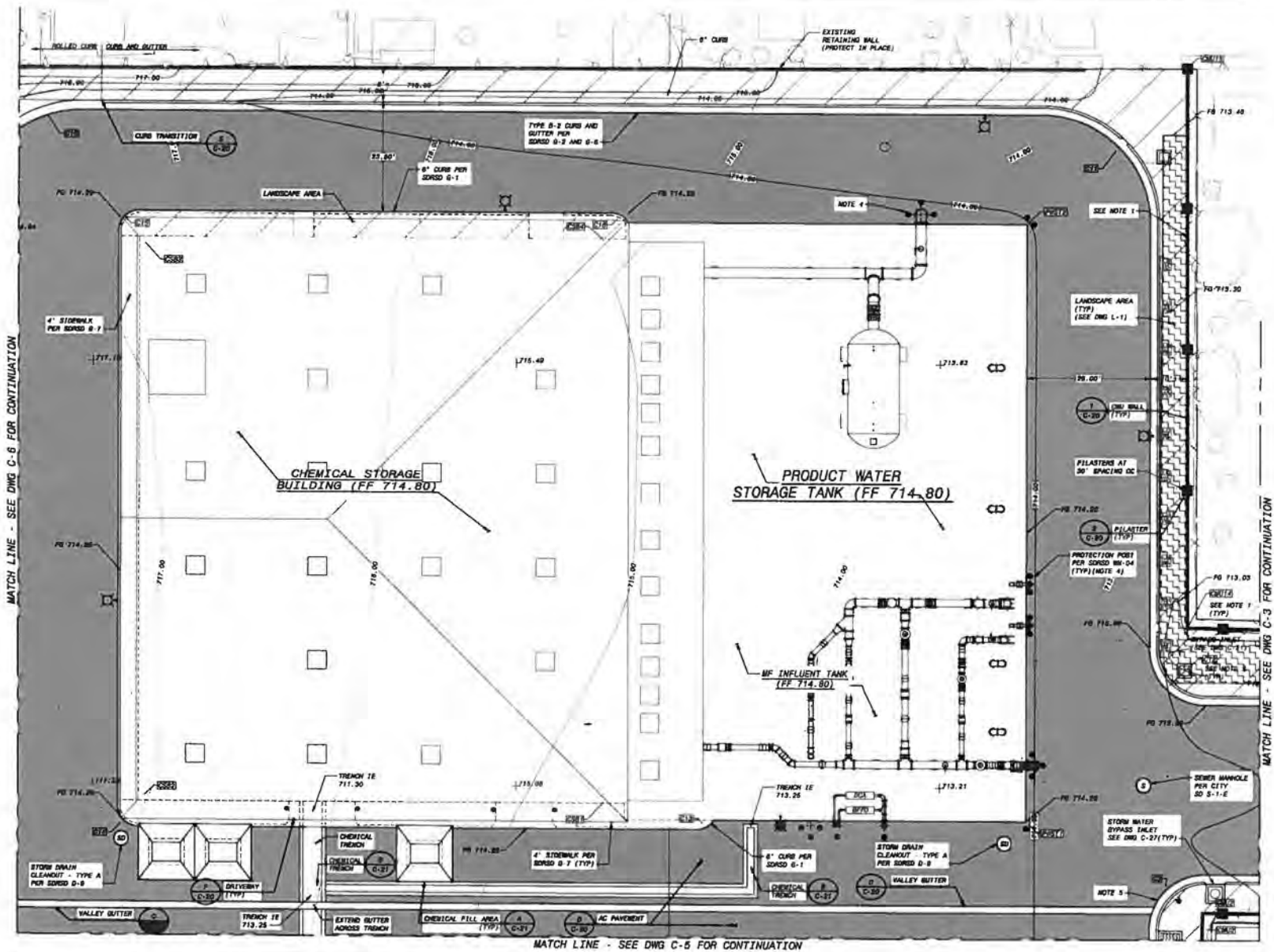


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PROPOSED PROJECT
PHG 15-0021

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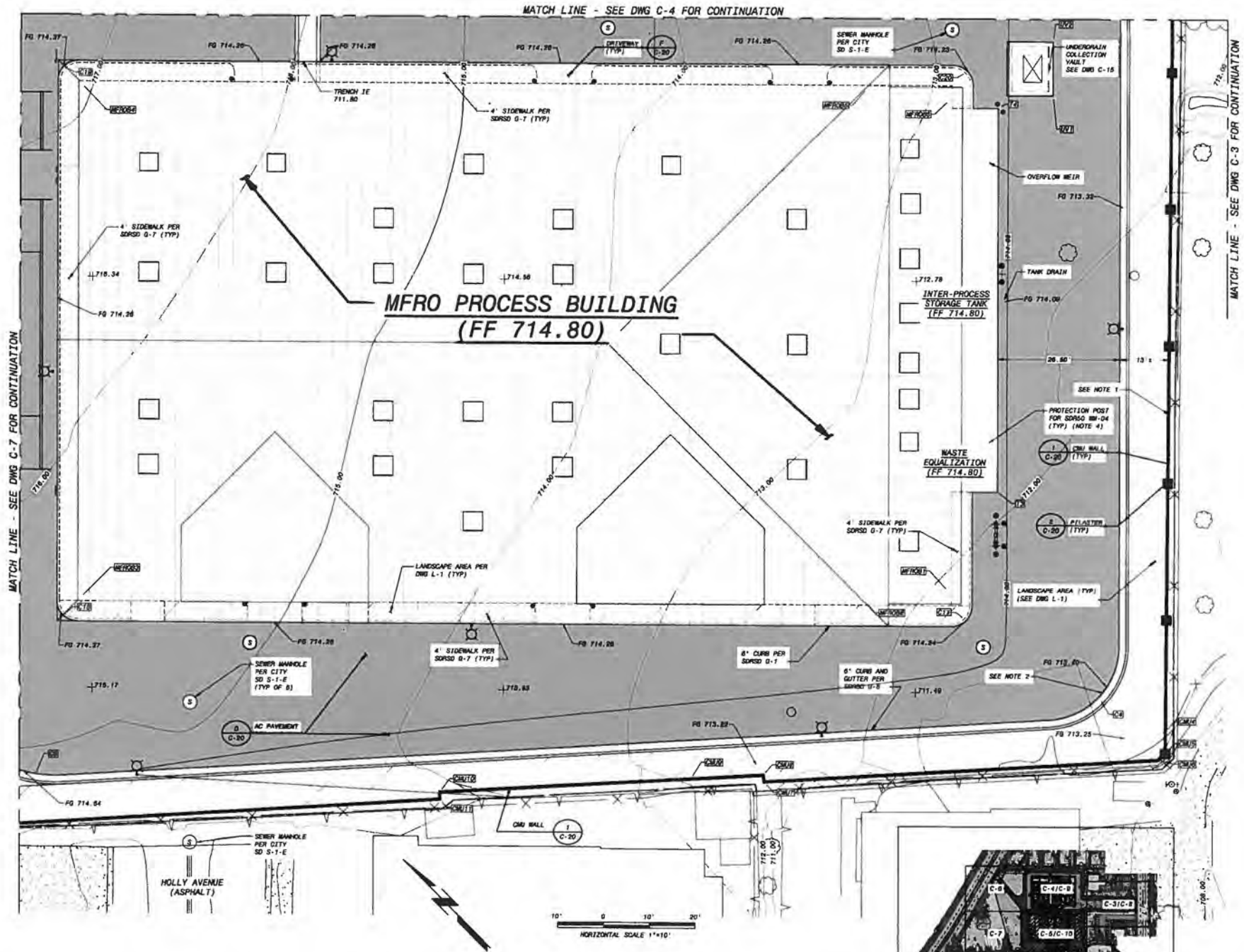


KEY MAP



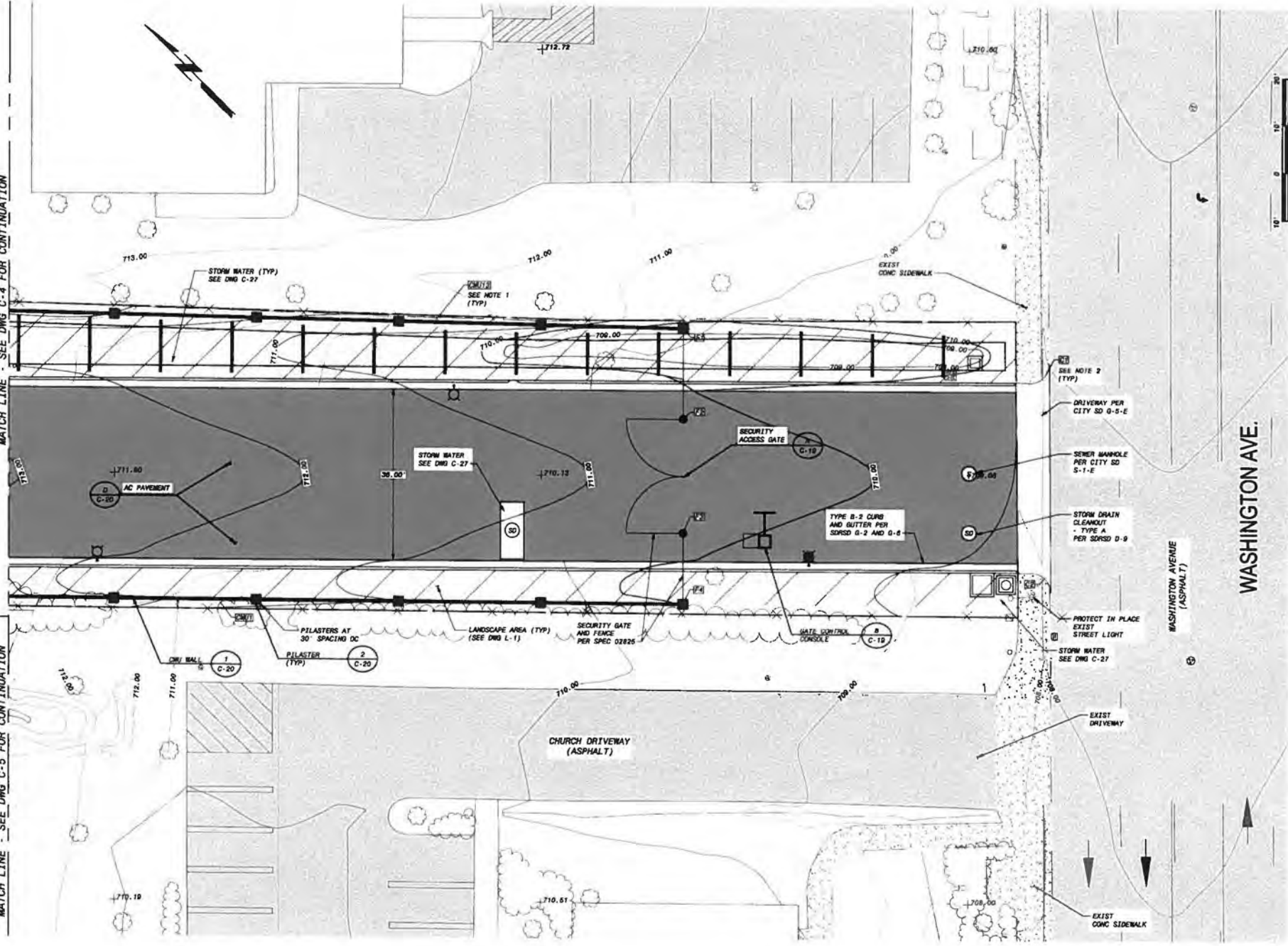
PROPOSED PROJECT
PHG 15-0021

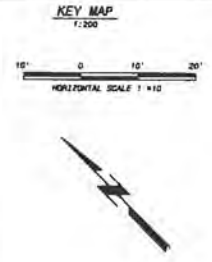
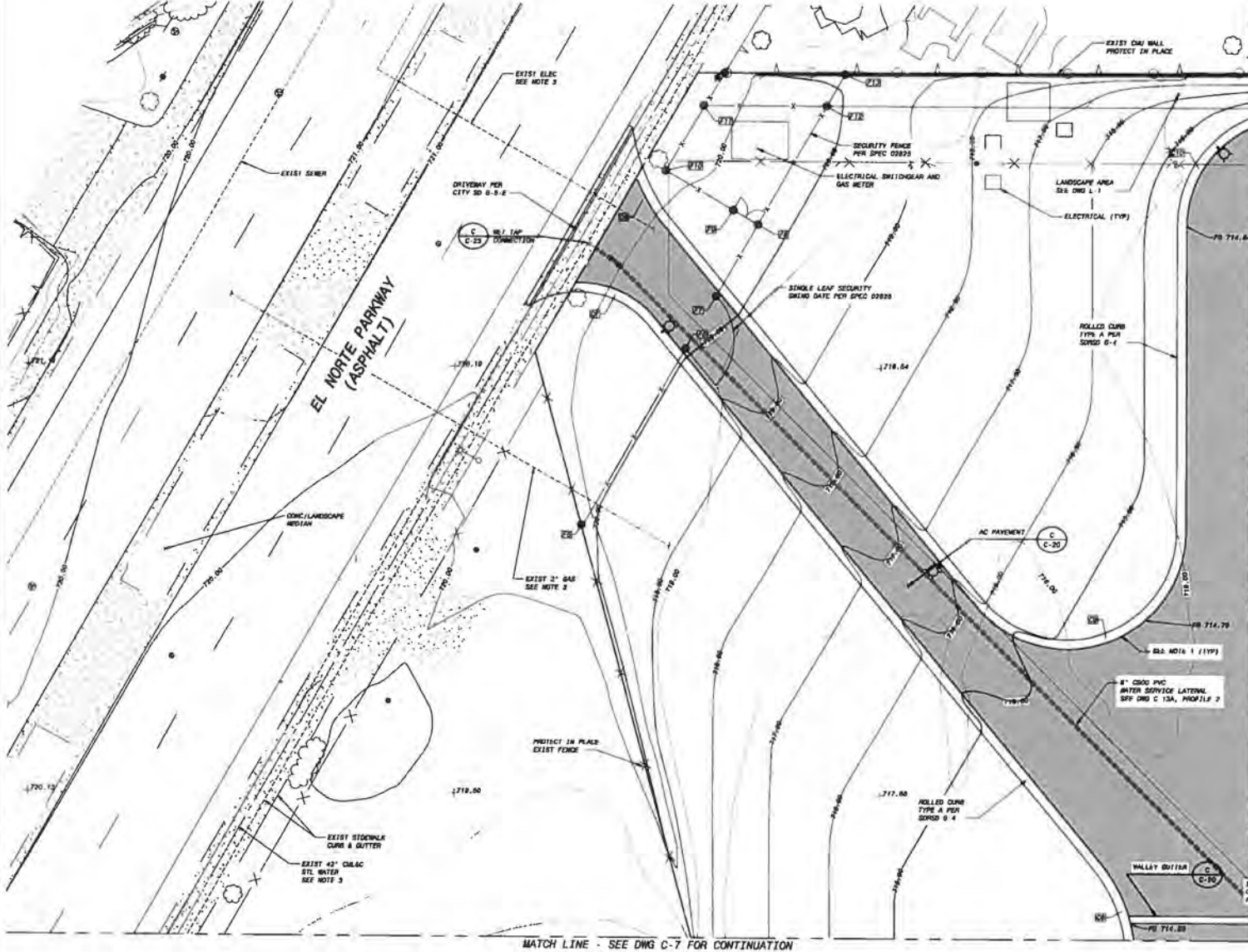
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PROPOSED PROJECT
PHG 15-0021

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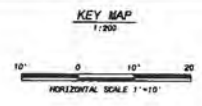
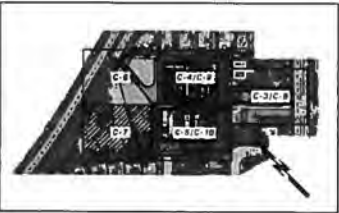
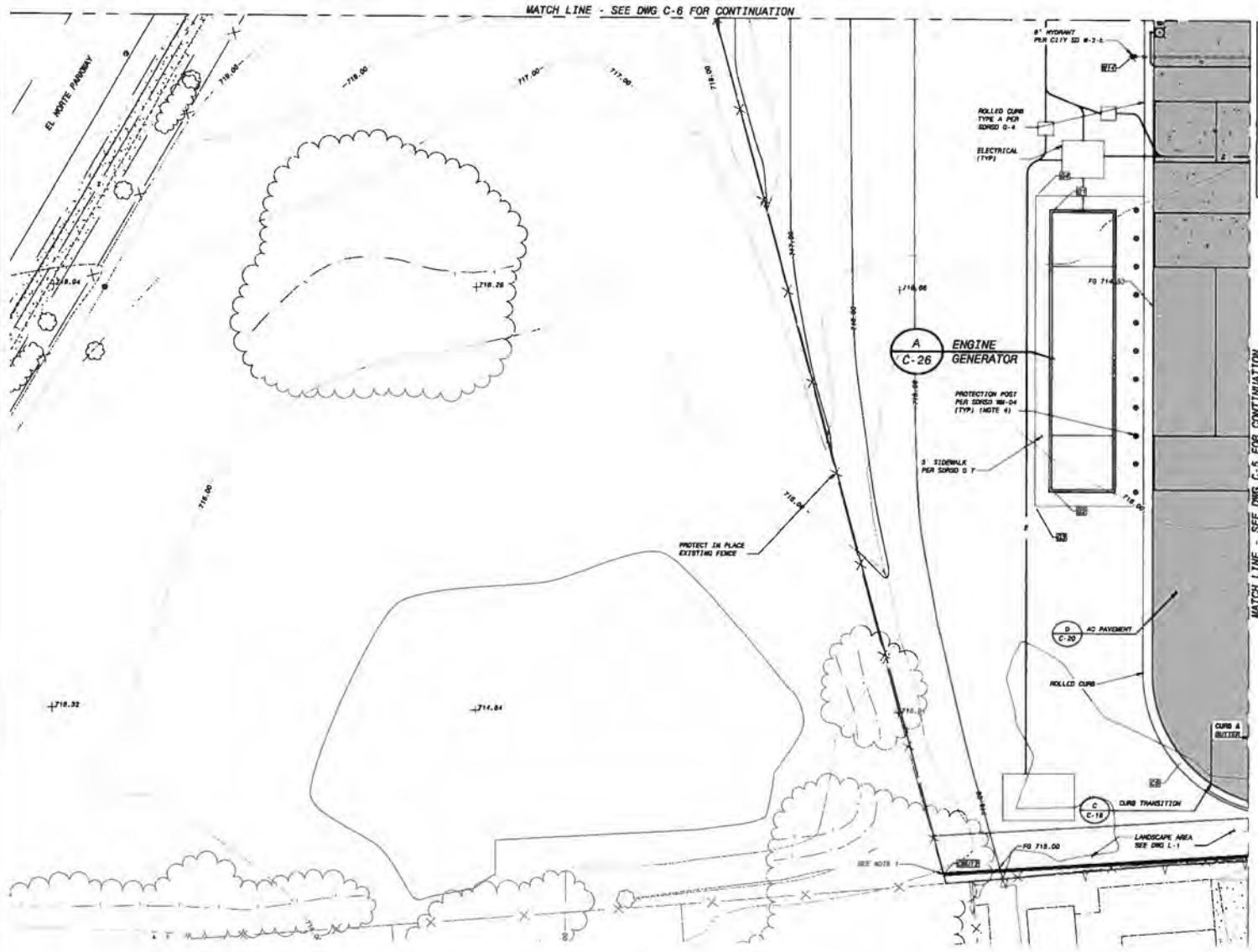




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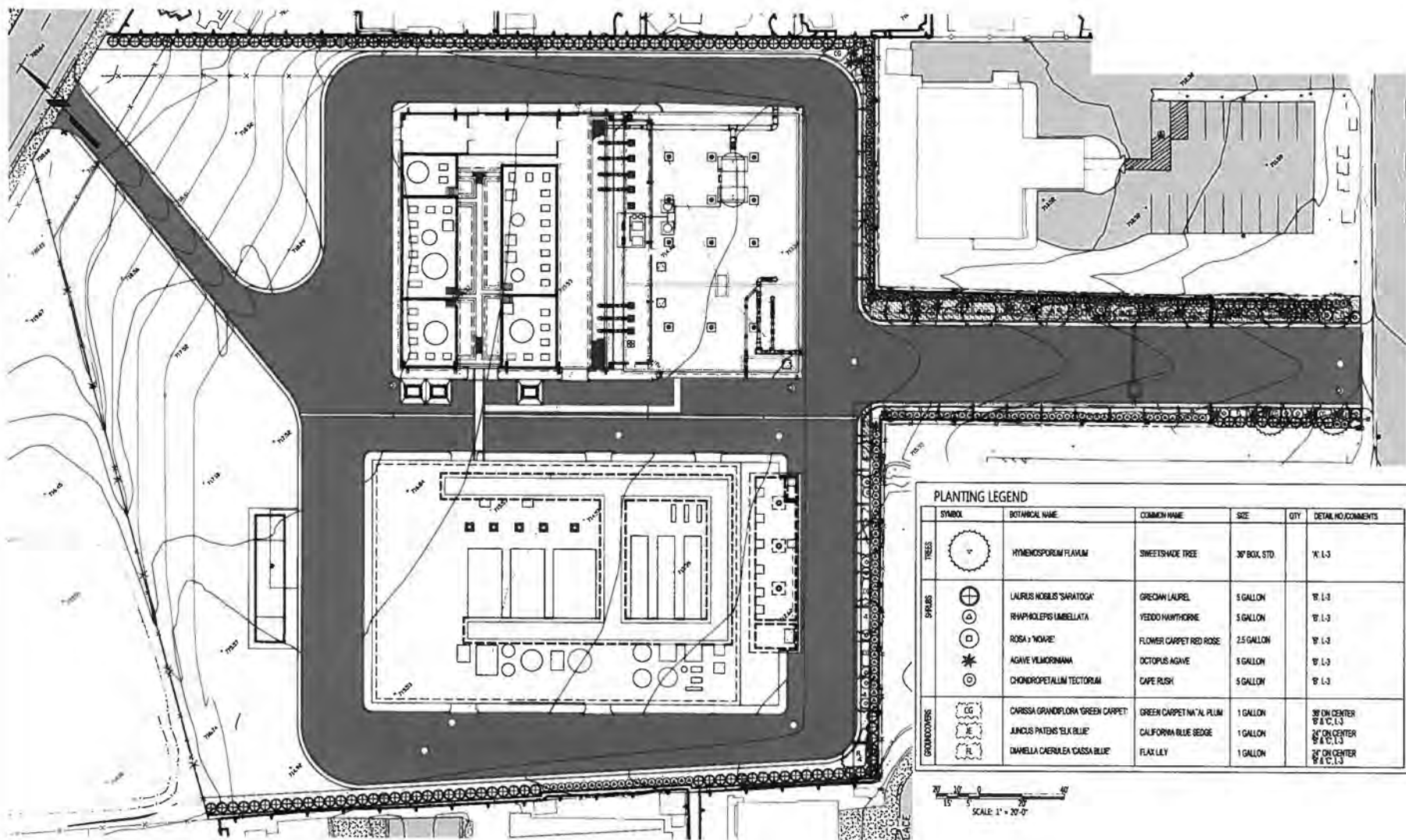
GRADING, PAVING, PIPING



**PROPOSED PROJECT
PHG 15-0021**

G

GRADING, PAVING, PIPING



PLANTING LEGEND					
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY DETAIL NO. COMMENTS
TREES		HYMENOSPORUM FLAVUM	SWEETSHADE TREE	30" BOX, STD.	1' L-3
SHRUBS		LAURUS NOBILIS 'SARATOGA'	GRECHAM LAUREL	5 GALLON	1' L-3
		RHAPHIOLEPIS LABELLATA	YEDDO HAWTHORNE	5 GALLON	1' L-3
		ROSA 'NOVAE'	FLOWER CARPET RED ROSE	2.5 GALLON	1' L-3
		AGAVE VELMORIANA	OCTOPUS AGAVE	5 GALLON	1' L-3
		CHONDRPETALUM TECTORUM	CAPE RUSH	5 GALLON	1' L-3
GROUNDCOVERS		CARISSA GRANDIFLORA GREEN CARPET	GREEN CARPET NA'AL PLUM	1 GALLON	30" ON CENTER 1' L-3
		JUNCUS PATENS 'ELIX BLUE'	CALIFORNIA BLUE BEDE	1 GALLON	30" ON CENTER 1' L-3
		DANIELLA CAERULEA 'CASSA BLUE'	FLAX LILY	1 GALLON	30" ON CENTER 1' L-3

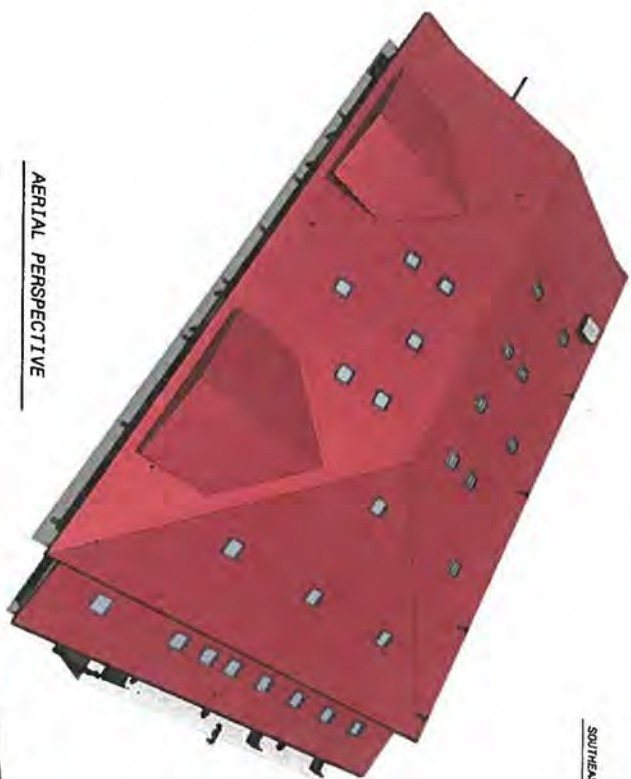
PROPOSED PROJECT PHG 15-0021

L

LANDSCAPE PLAN

MFRO PROCESS BUILDING

AERIAL PERSPECTIVE



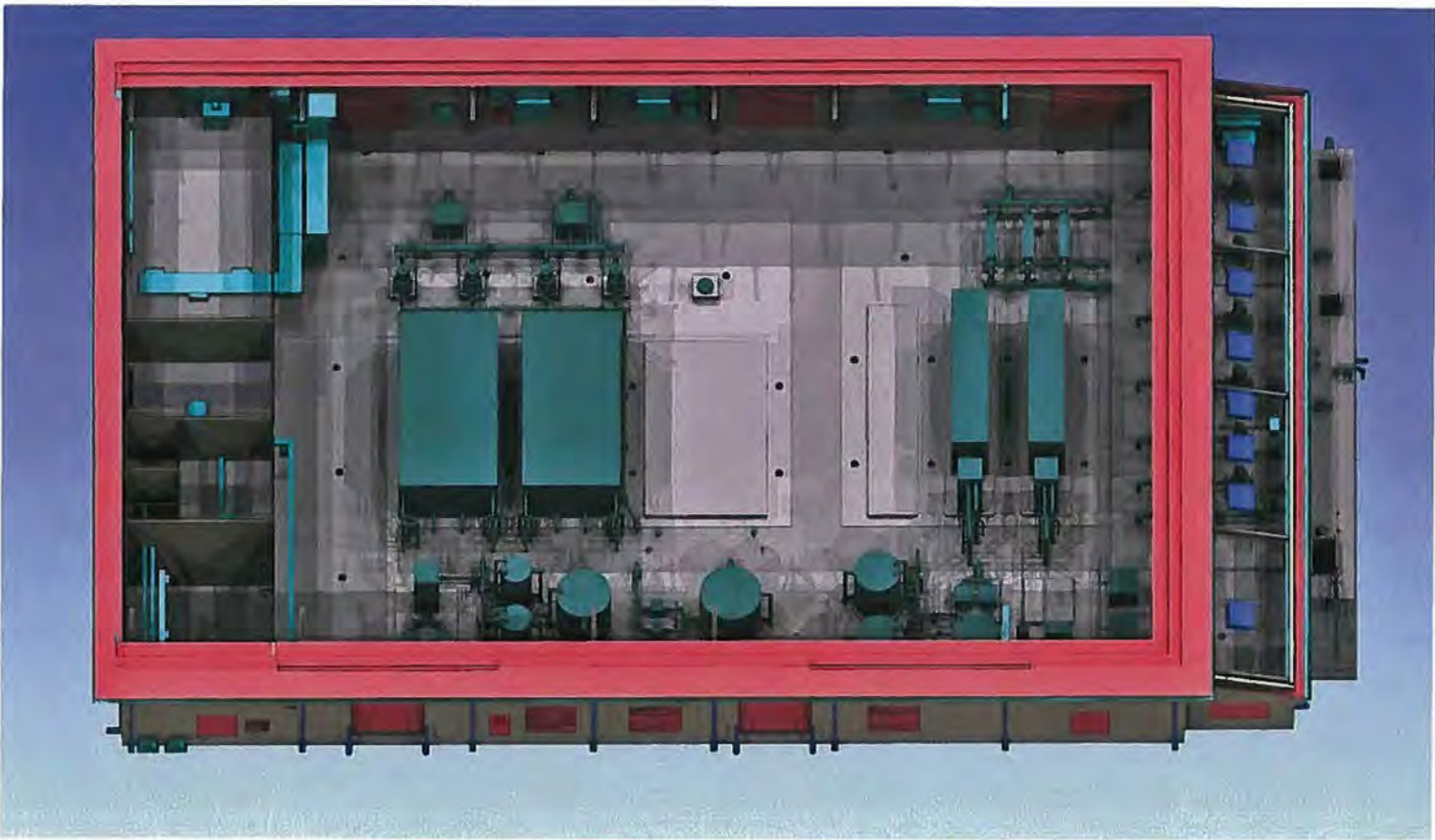
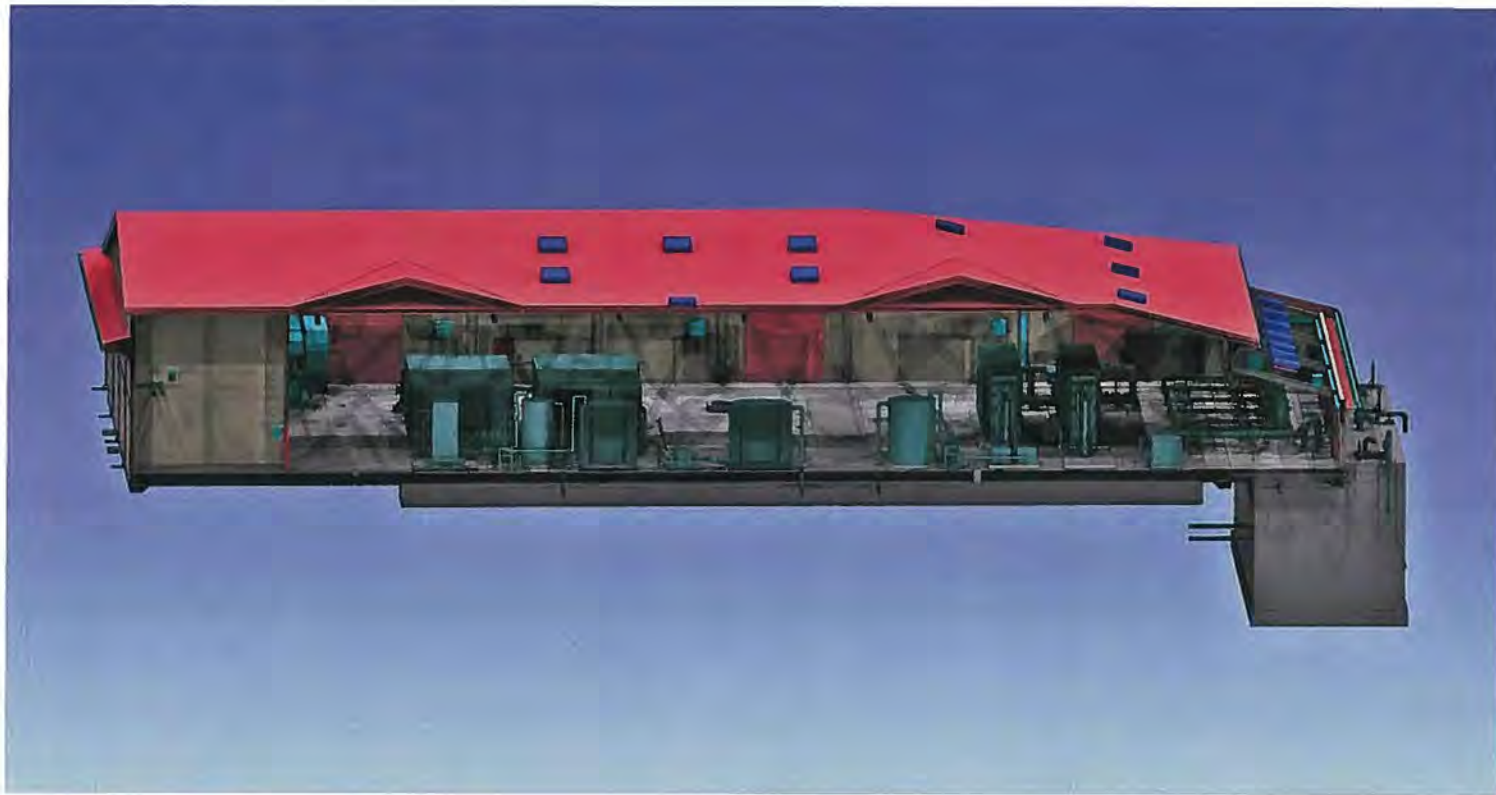
SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



PROPOSED PROJECT
PHG 15-0021



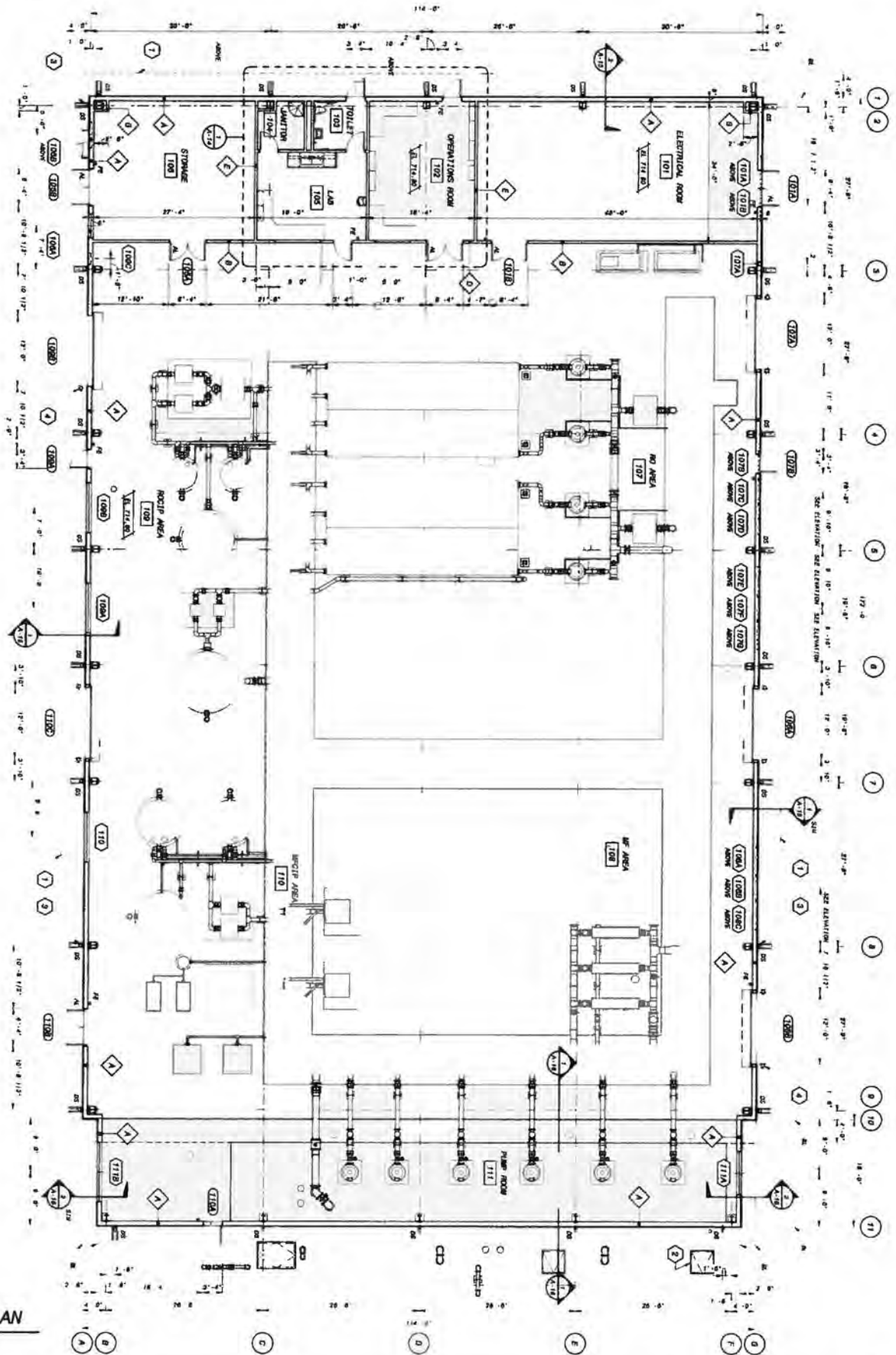
PROPOSED PROJECT
PHG 15-0021

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P

FACILITY PERSPECTIVE

MFRO PROCESS BUILDING



SHEET KEYNOTES

1. ROOF OUTLINE ABOVE, SEE ROOF PLAN & WALL SECTIONS.
2. ACCESS HATCH, TYPICAL. SEE STRUCTURAL DRAWINGS.
3. DOWNPOUT & SPLASHBLOCK, TYPICAL.
4. GARDENPOST, TYPICAL. SEE CIVIL DRAWINGS.

OPERATING FLOOR PLAN

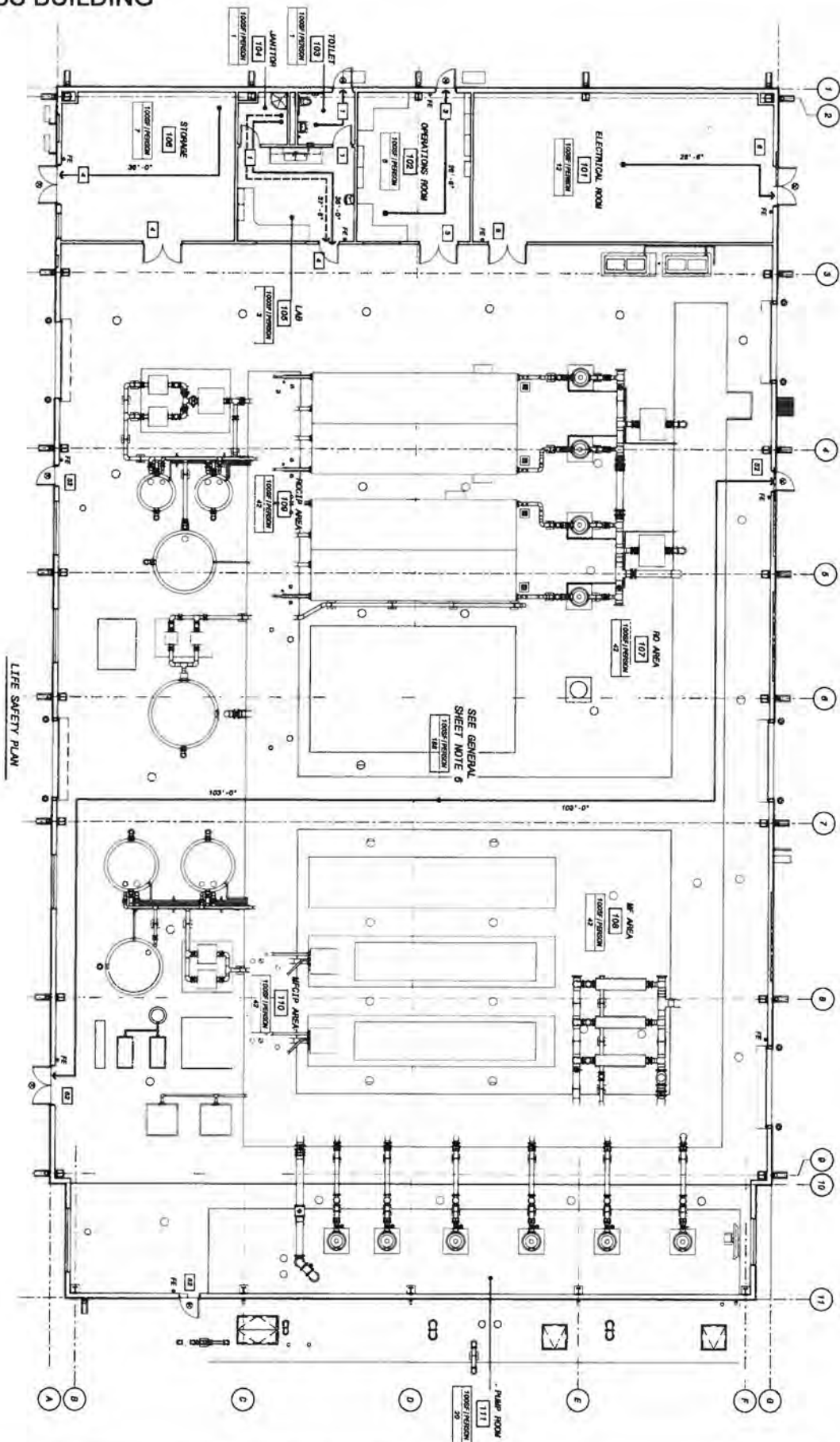
PROPOSED PROJECT
PHG 15-0021

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F

FLOOR PLAN

MFRO PROCESS BUILDING



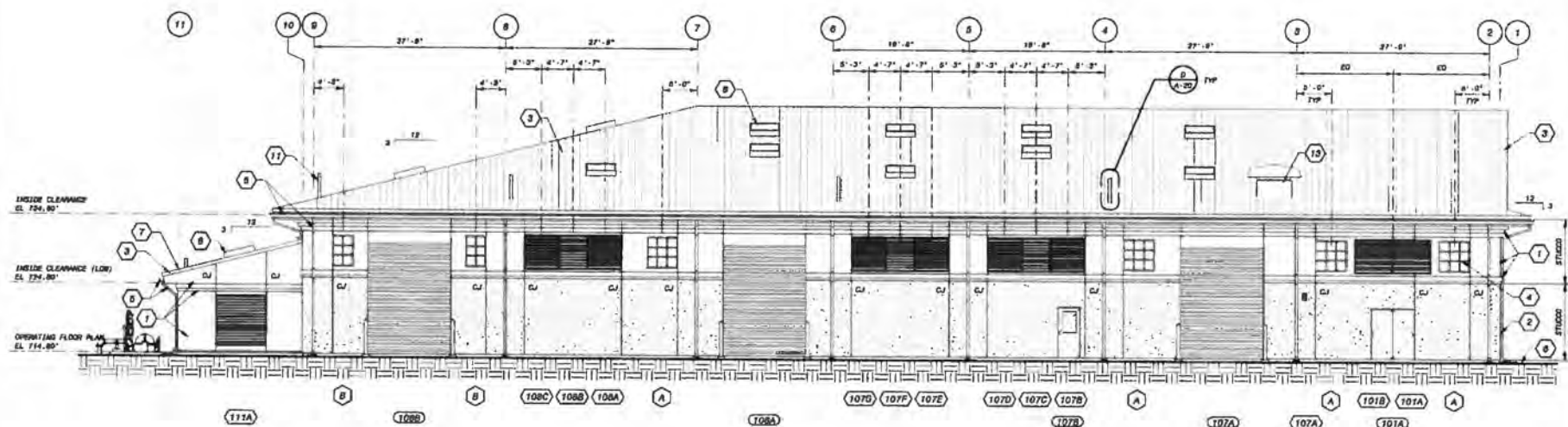
LIFE SAFETY PLAN

PROPOSED PROJECT
PHG 15-0021

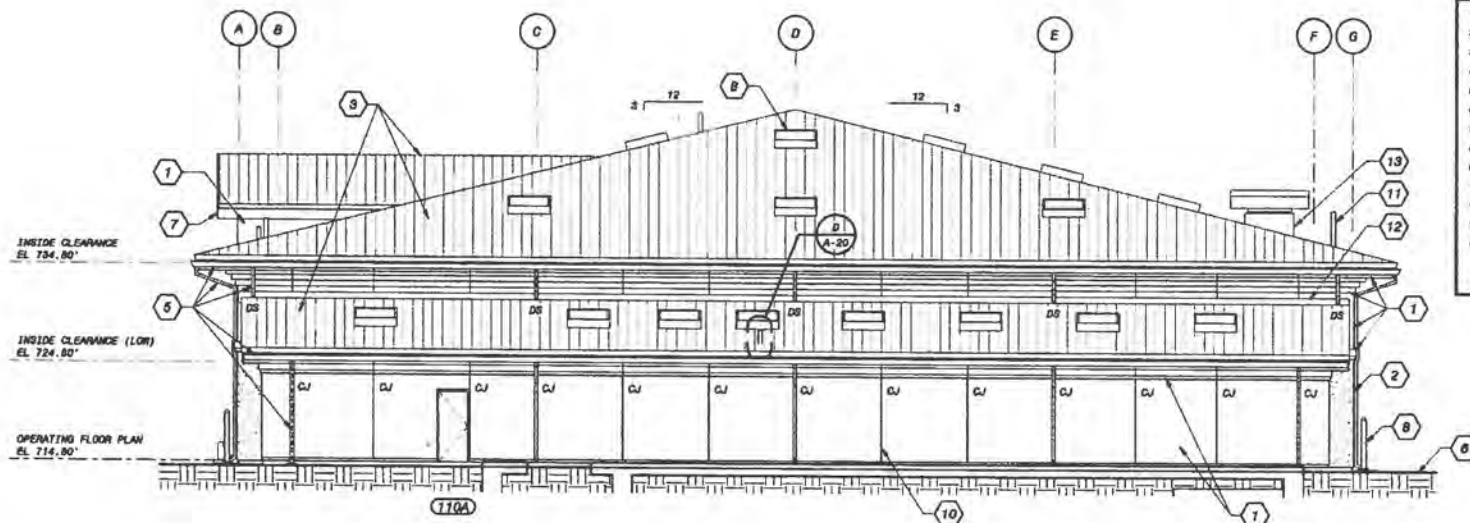
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SP

LIFE SAFETY PLAN



NORTH ELEVATION



EAST ELEVATION

- SHEET KEYNOTES**
1. STUCCO, FIELD COLOR.
 2. STUCCO, BASE COLOR.
 3. TILE ROOF; SEE DETAIL A ON DRAWING A-18.
 4. ALUMINUM WINDOW FRAME, TYPICAL.
 5. PREFABRICATED METAL GUTTER & DOWNSPOUT.
 6. FINISHED BRICK, SEE CIVIL DRAWINGS.
 7. STUCCO PAINT TRIM/PANICIA; COLOR TO MATCH STUCCO FIELD.
 8. METAL TYP. SEE ROOF PLAN.
 9. RAINSPOUT, TYPICAL, SEE CIVIL DRAWINGS.
 10. CONTROL VALVE (CV), TYPICAL.
 11. UNIT HEATER PLATE, TYPICAL, SEE HVAC DRAWINGS.
 12. WALL TO ROOF FLASHING.
 13. ROOF HOOD CLAMP AS REQUIRED. DIMENSION DETERMINED BY EQUIPMENT PROVIDED. LOW SLIDE CLAMP HEIGHT 1'-4" STREAMLINE ABOVE ROOF SYSTEM.

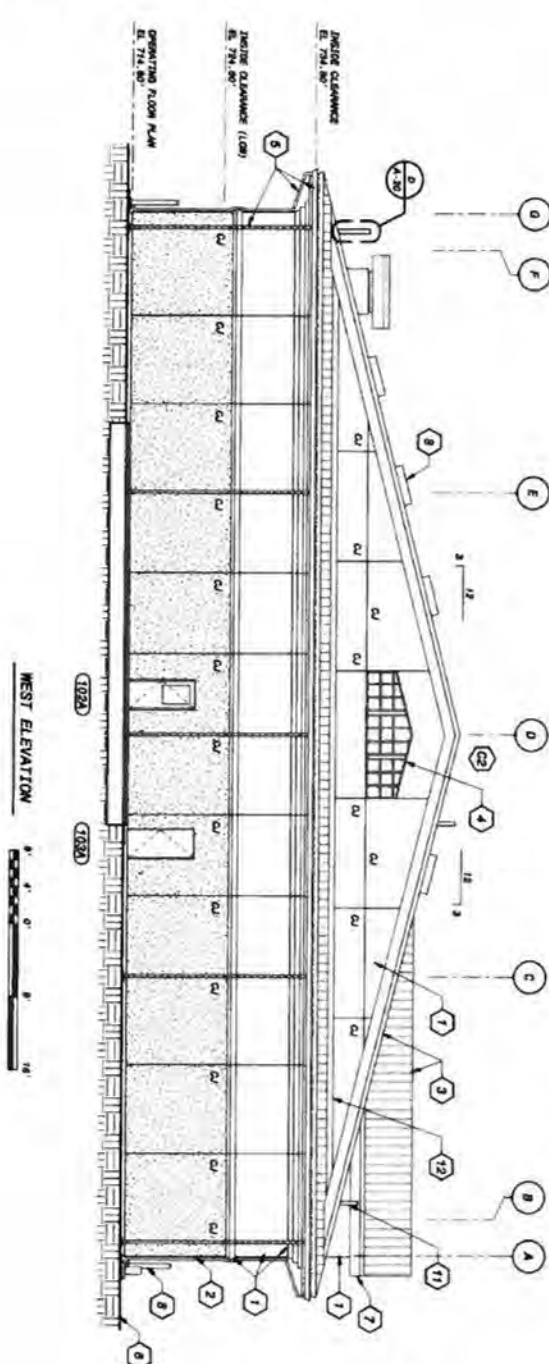
PROPOSED PROJECT

PHG 15-0021

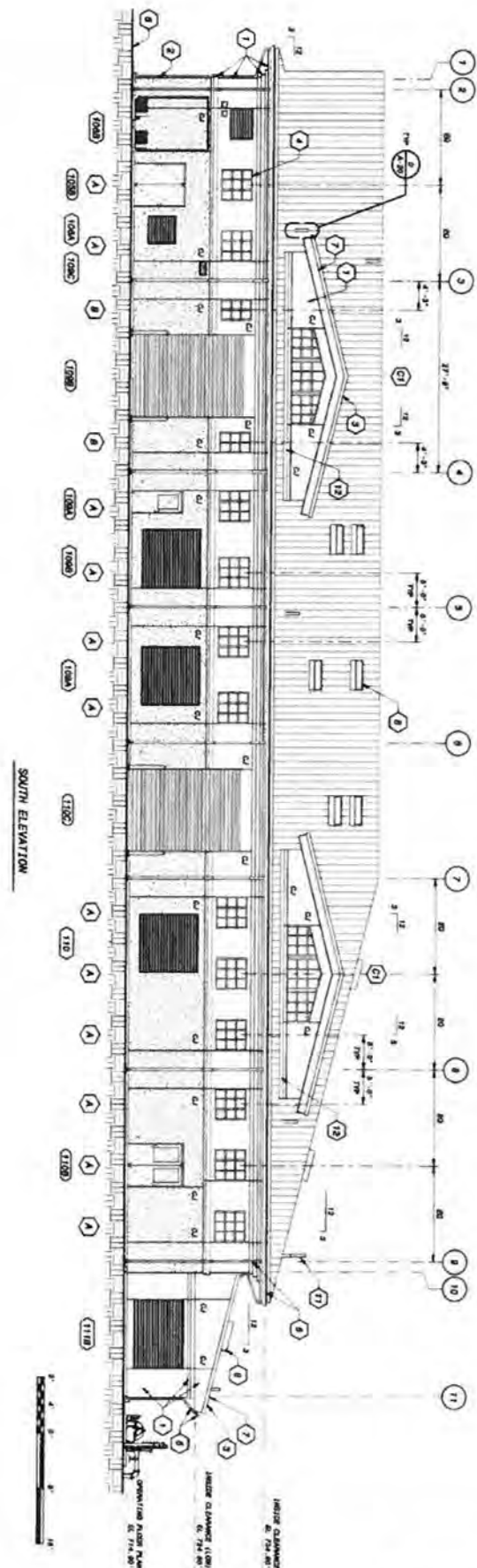
29

E

ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

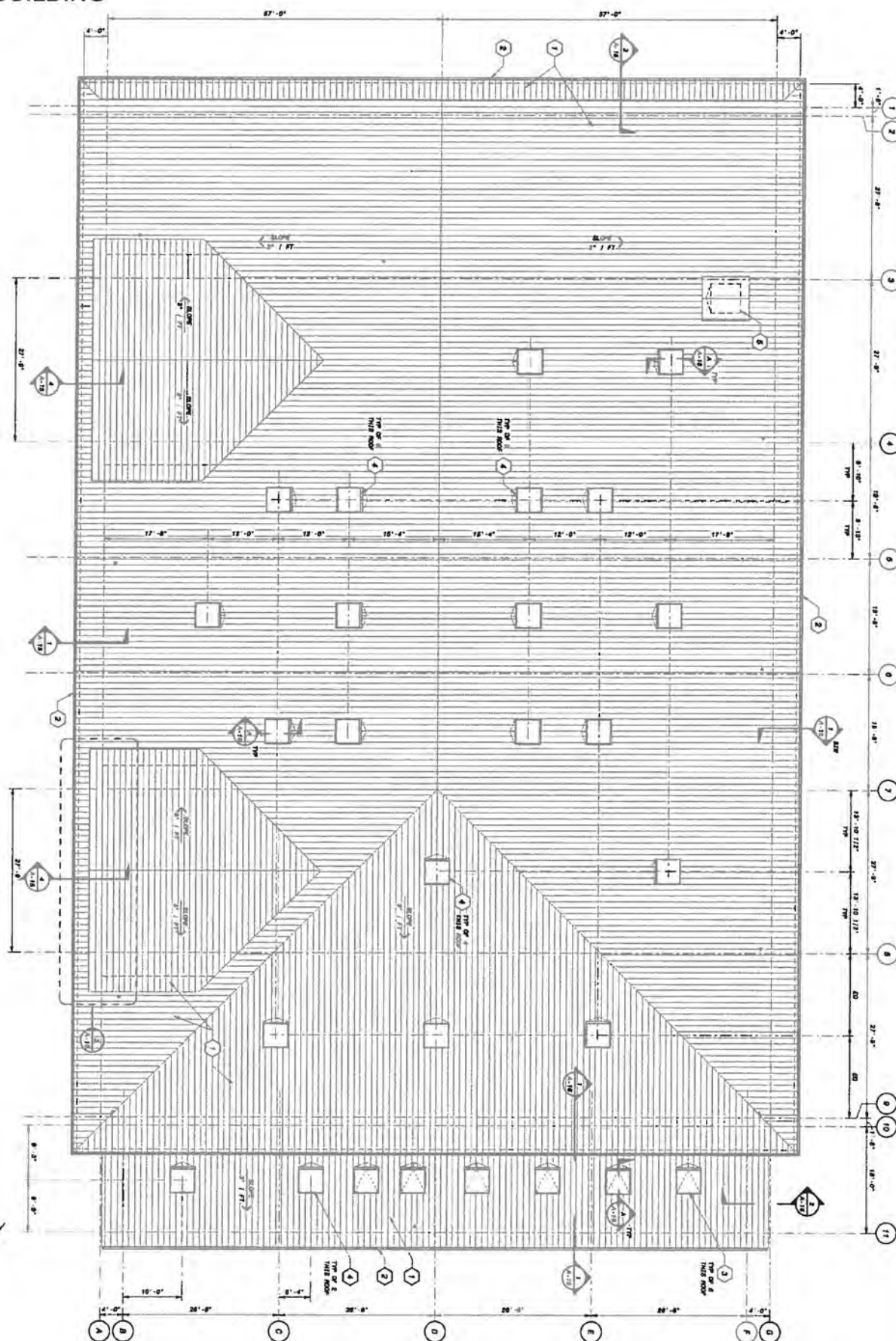
SHEET KEYNOTES

1. STUCCO, FIELD COLOR.
2. STUCCO, DARK COLOR.
3. TILE ROOF: SEE DETAIL A ON DRAWING A-118.
4. ALUMINUM STUCCO FINISH, TYPICAL.
5. FINISHED WITH GUTTER & DOWNSPOUT.
6. FINISHED DRIVE, SEE CIVIL DRAWINGS.
7. STUCCO OVER TULIP/ASBESTOS COLOR TO MATCH STUCCO FIELD.
8. SPILLWATER, SEE ROOF PLAN.
9. BOARDWALK, TYPICAL, SEE CIVIL DRAWINGS.
10. CORNER JOINT (C.J.), TYPICAL.
11. UNIT HEATER FANS, TYPICAL, SEE HVAC DRAWINGS.
12. WALL TO ROOF FLASHING.

PROPOSED PROJECT
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E

MFRO PROCESS BUILDING



7. ROOF TILE: SPANISH ROOF TILE

1. ROOF TILE: SPANISH ROOF TILE.
2. FINISHED W/VA GUTTER.
3. 4" x 4" HATCH/SCULLION
4. 4" x 4" SCULLION
5. ROOF HOOD CARR AS REQUIRED, DIMENSION DETERMINED BY EQUIPMENT PROVIDED. LOW SIDE CARR HEIGHT 1'-4" MINIMUM ABOVE ROOF SYSTEM.

ROOF PLAN

**PROPOSED PROJECT
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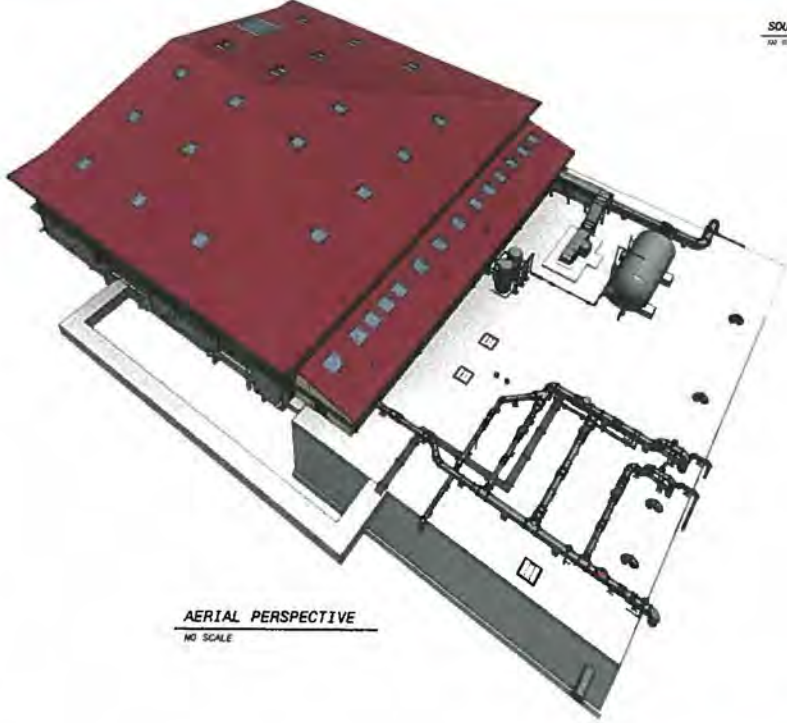
31

RP

ROOF PLAN



SOUTHEAST PERSPECTIVE
NO SCALE



AERIAL PERSPECTIVE
NO SCALE



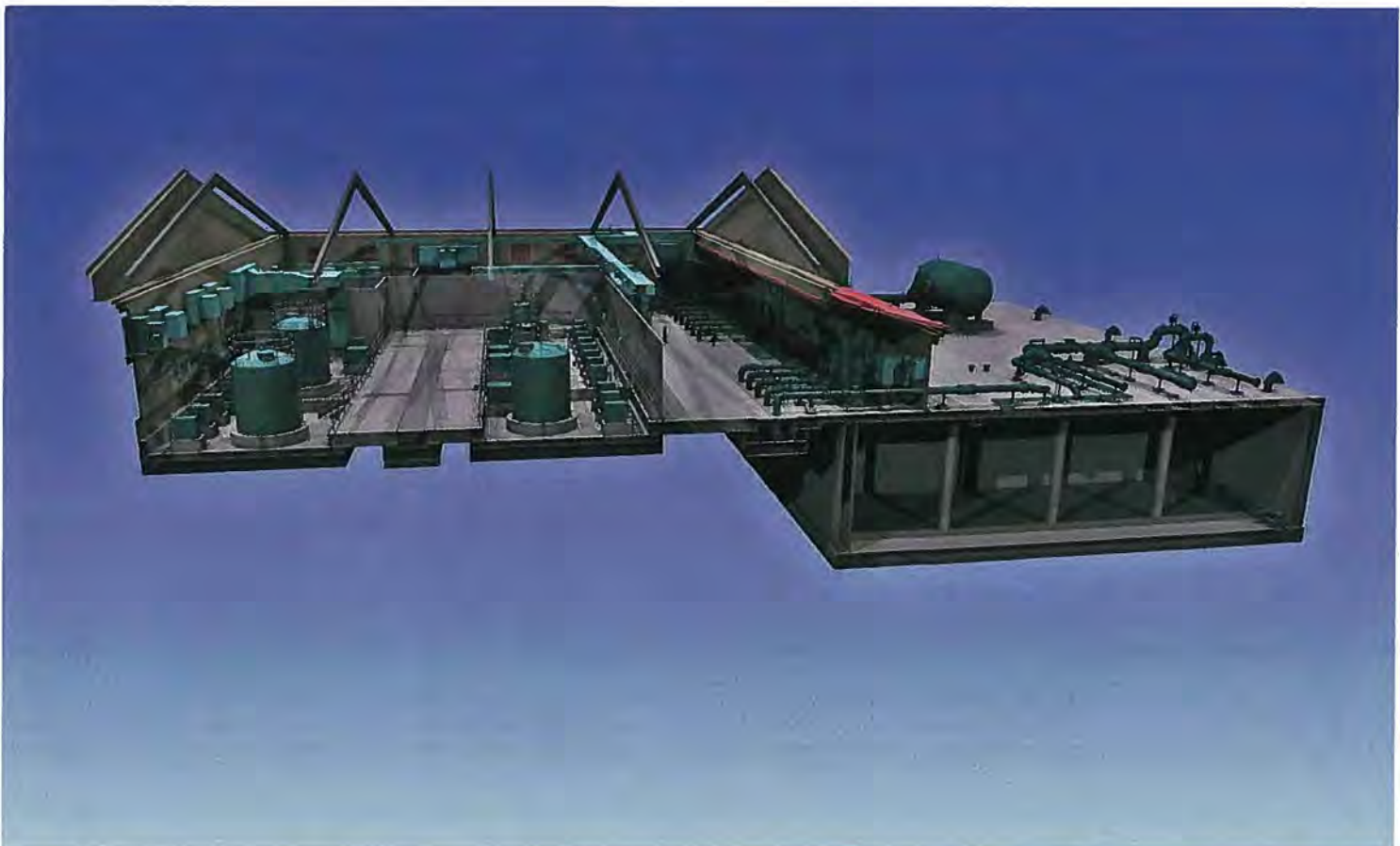
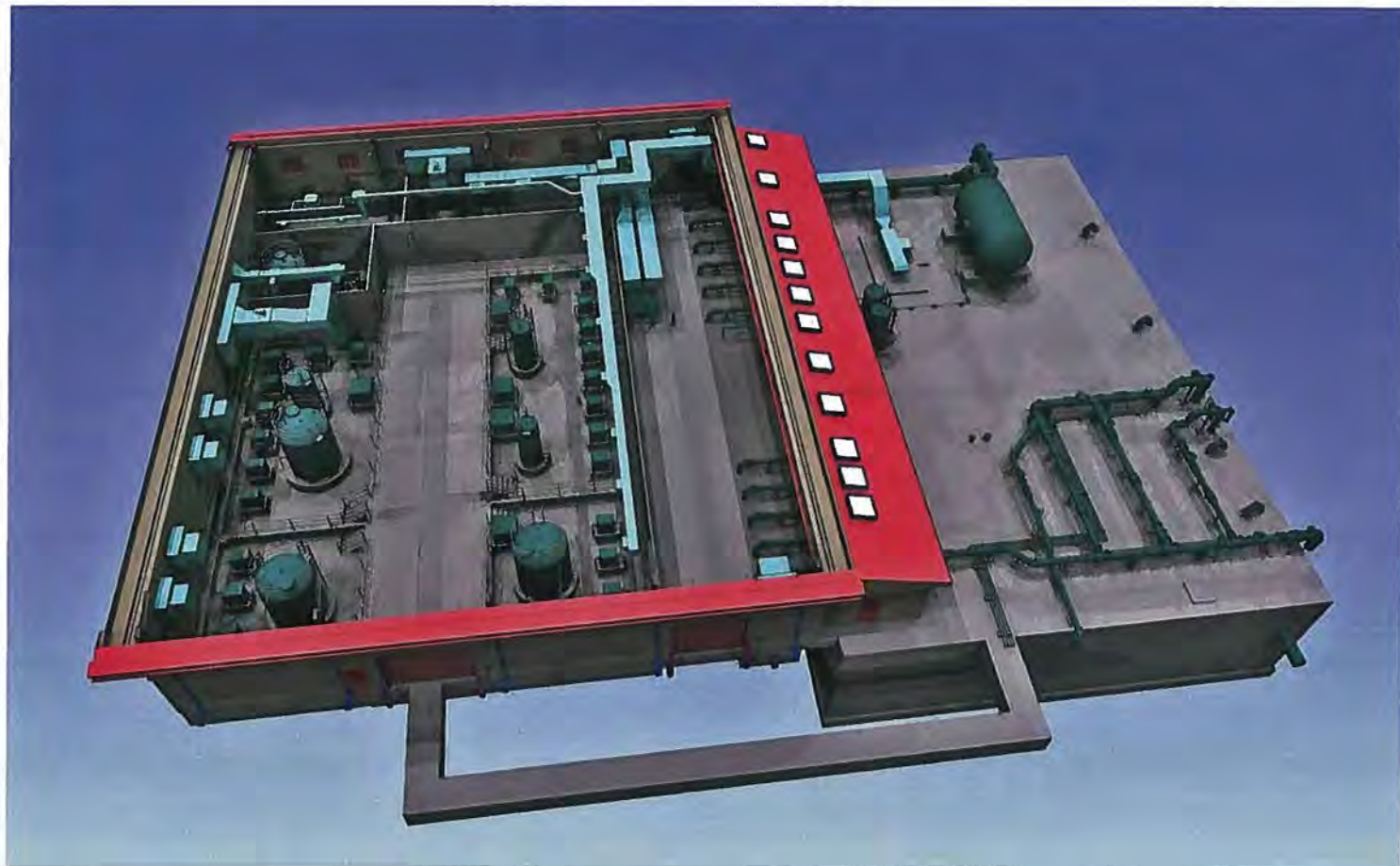
NORTHWEST PERSPECTIVE
NO SCALE

P

PERSPECTIVES

PROPOSED PROJECT
PHG 15-0021

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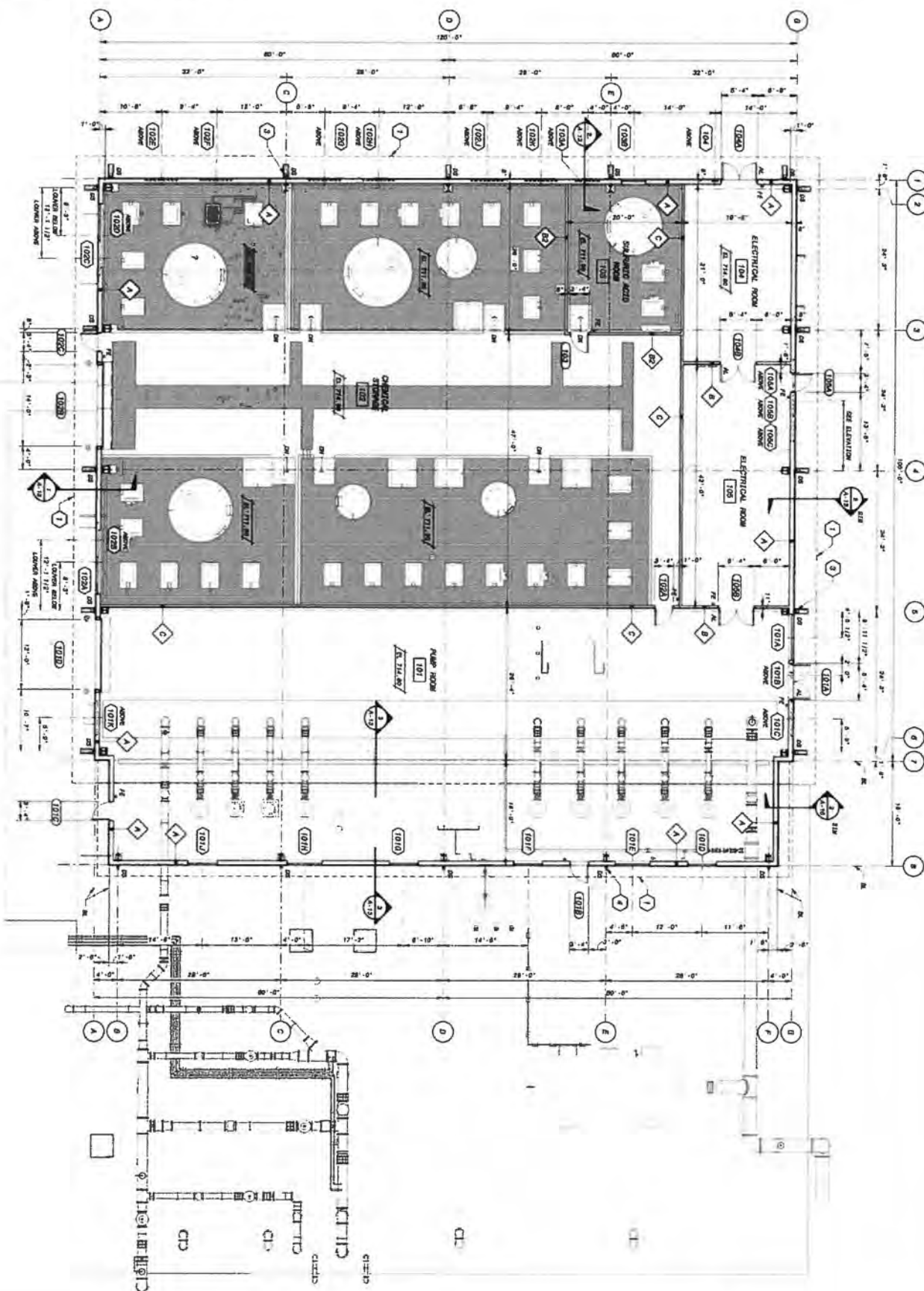
PROPOSED PROJECT
PHG 15-0021

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P

FACILITY PERSPECTIVE

CHEMICAL STORAGE BUILDING



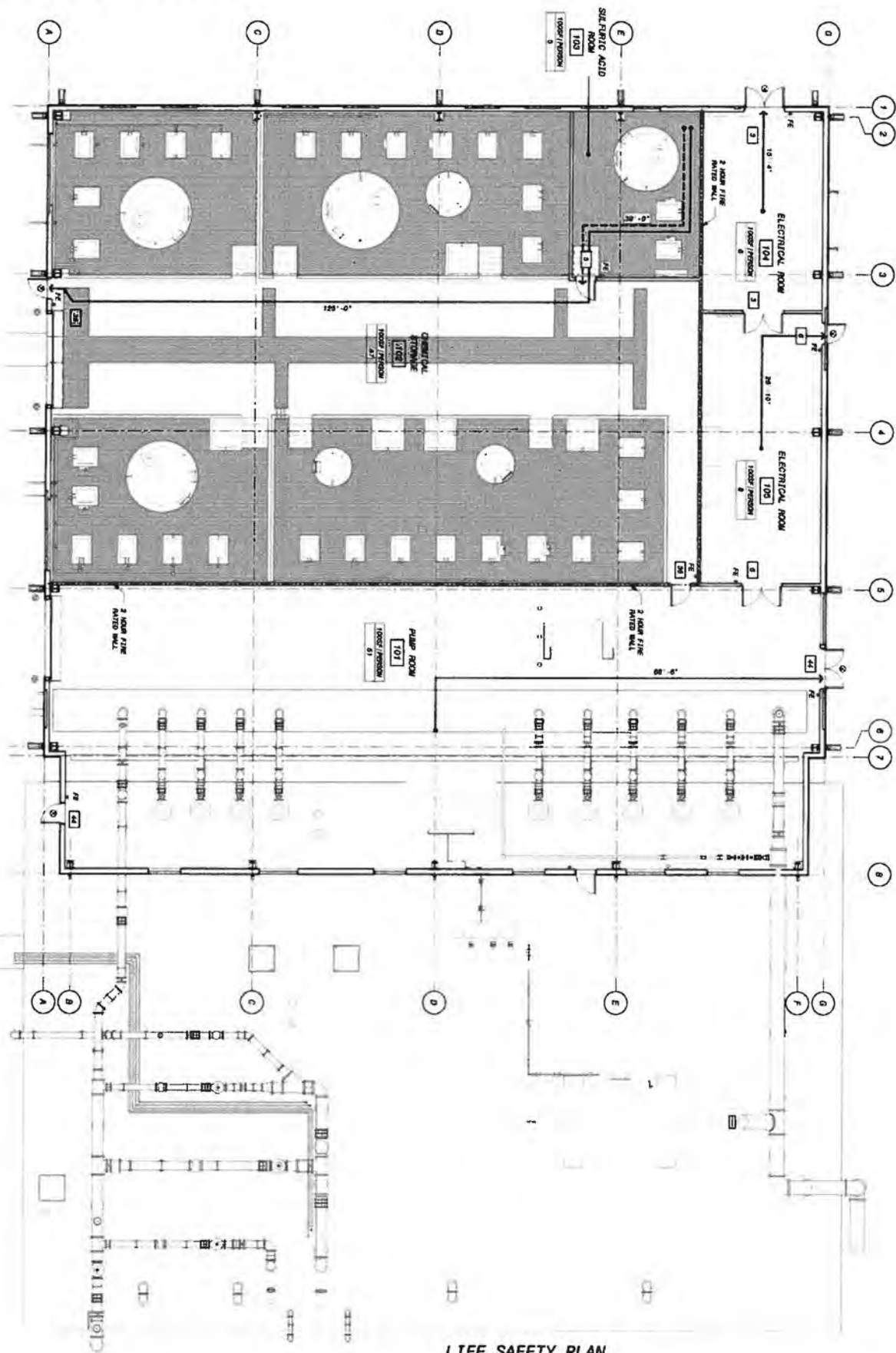
**PROPOSED PROJECT
PHG 15-0021**

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F

FLOOR PLAN

CHEMICAL STORAGE BUILDING



LIFE SAFETY PLAN

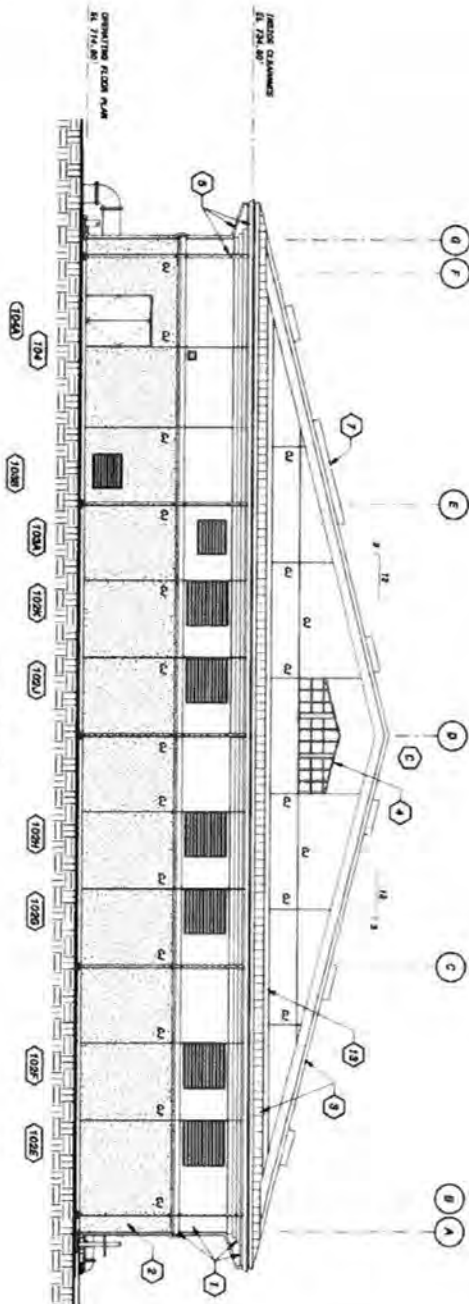
PROPOSED PROJECT
PHG 15-0021

SP

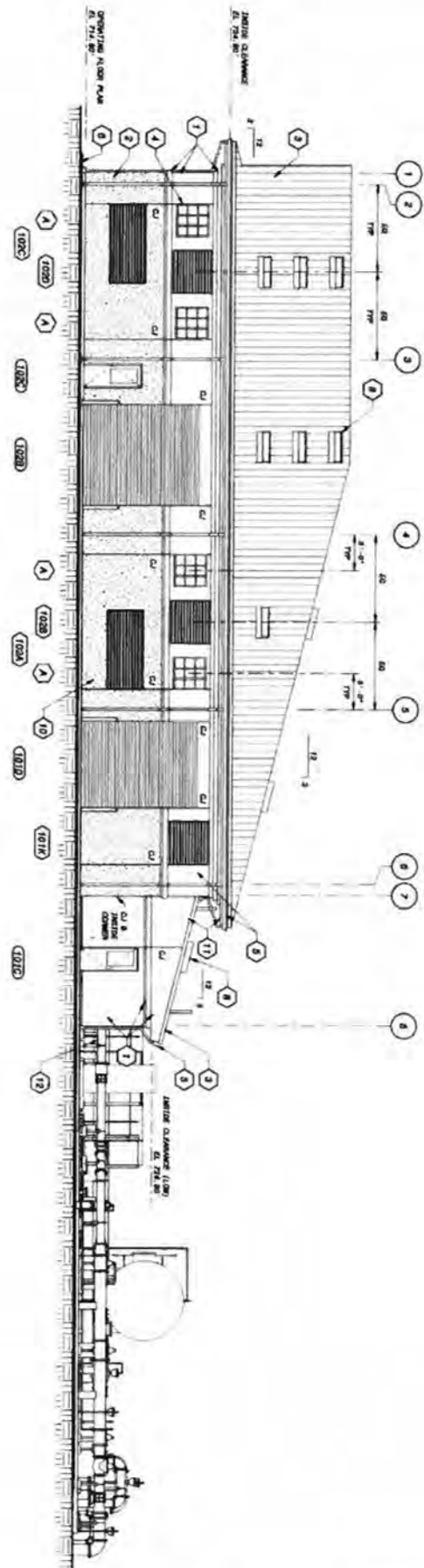
CHEMICAL STORAGE BUILDING

1" = 10'

WEST ELEVATION



SOUTH ELEVATION



SHEET NOTES

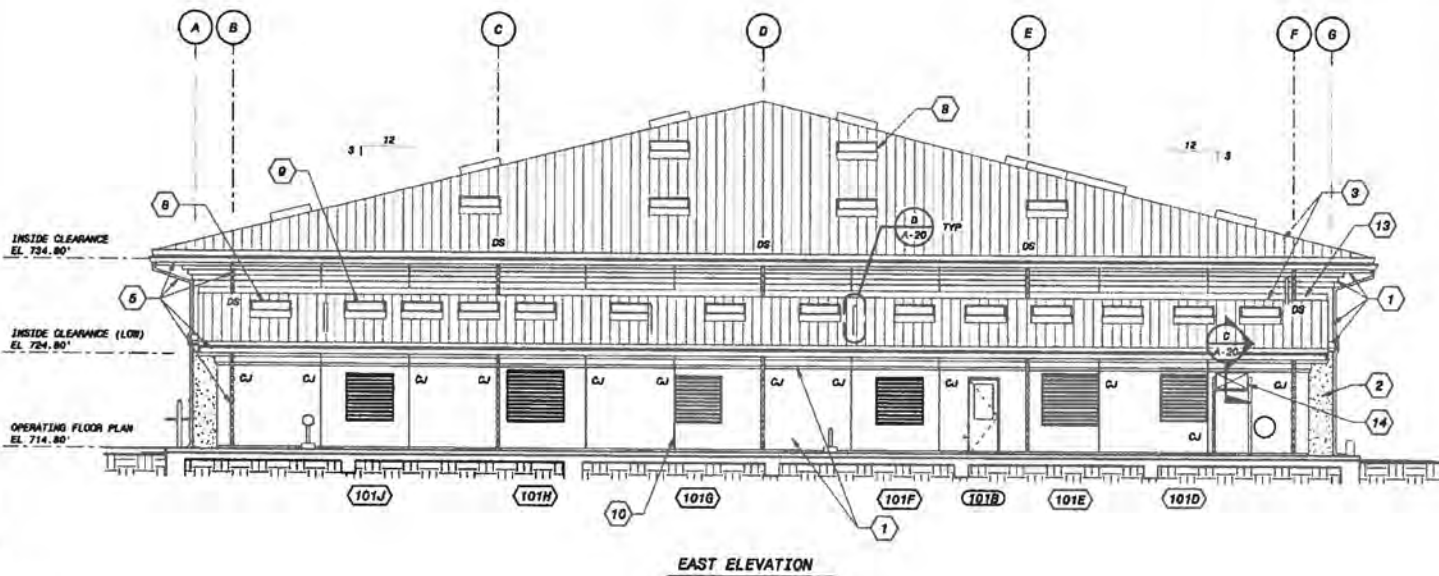
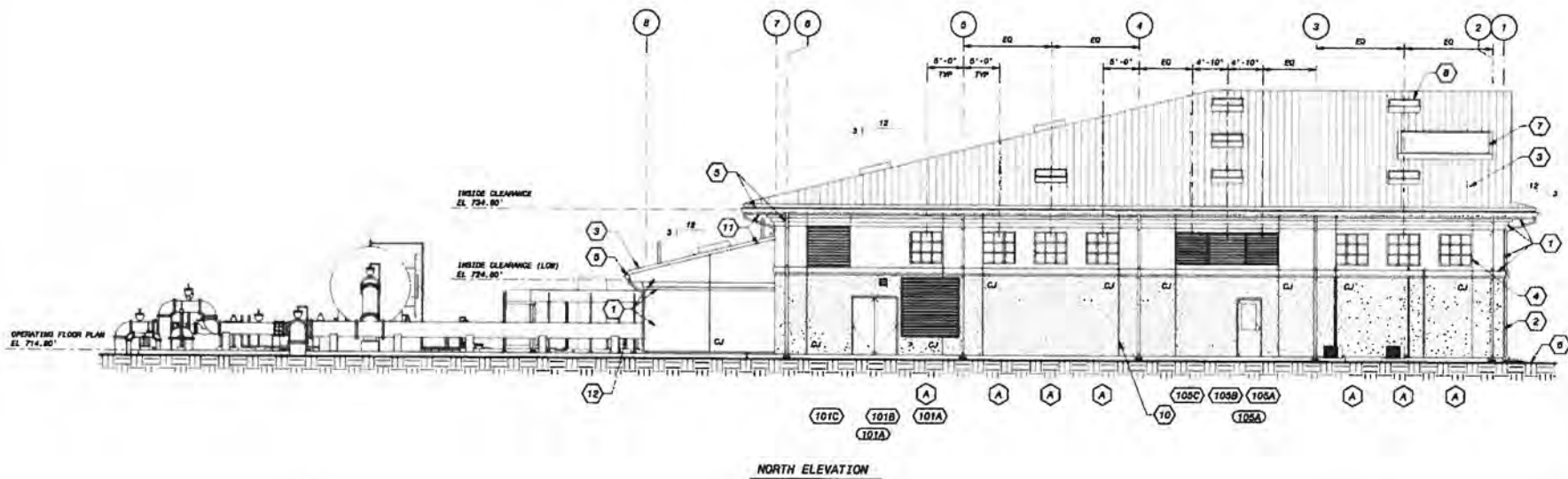
1. STUCCO, FIELD COLOR
2. STUCCO, DARK COLOR
3. ROOF TILE: SPANISH ROOF TILE.
4. ALUMINUM WINDOW FRAME, TYPICAL.
5. PRECASTED CONCRETE, BRICK & CONCRETE.
6. FINISHED GROUND.
7. FLOORING: SEE FLOOR PLAN.
8. BRICK/CONCRETE, SEE FLOOR PLAN.
9. BRICK/CONCRETE, SEE FLOOR PLAN.
10. CONCRETE JOIST (CJ), TYPICAL.
11. STUCCO PANEL/ROOF TILE, COLOR TO MATCH STUCCO FIELD.
12. VENTING, SEE MECHANICAL SYMBOLS.
13. WALL TO ROOF FLASHING.

PROPOSED PROJECT
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36

E

ELEVATIONS

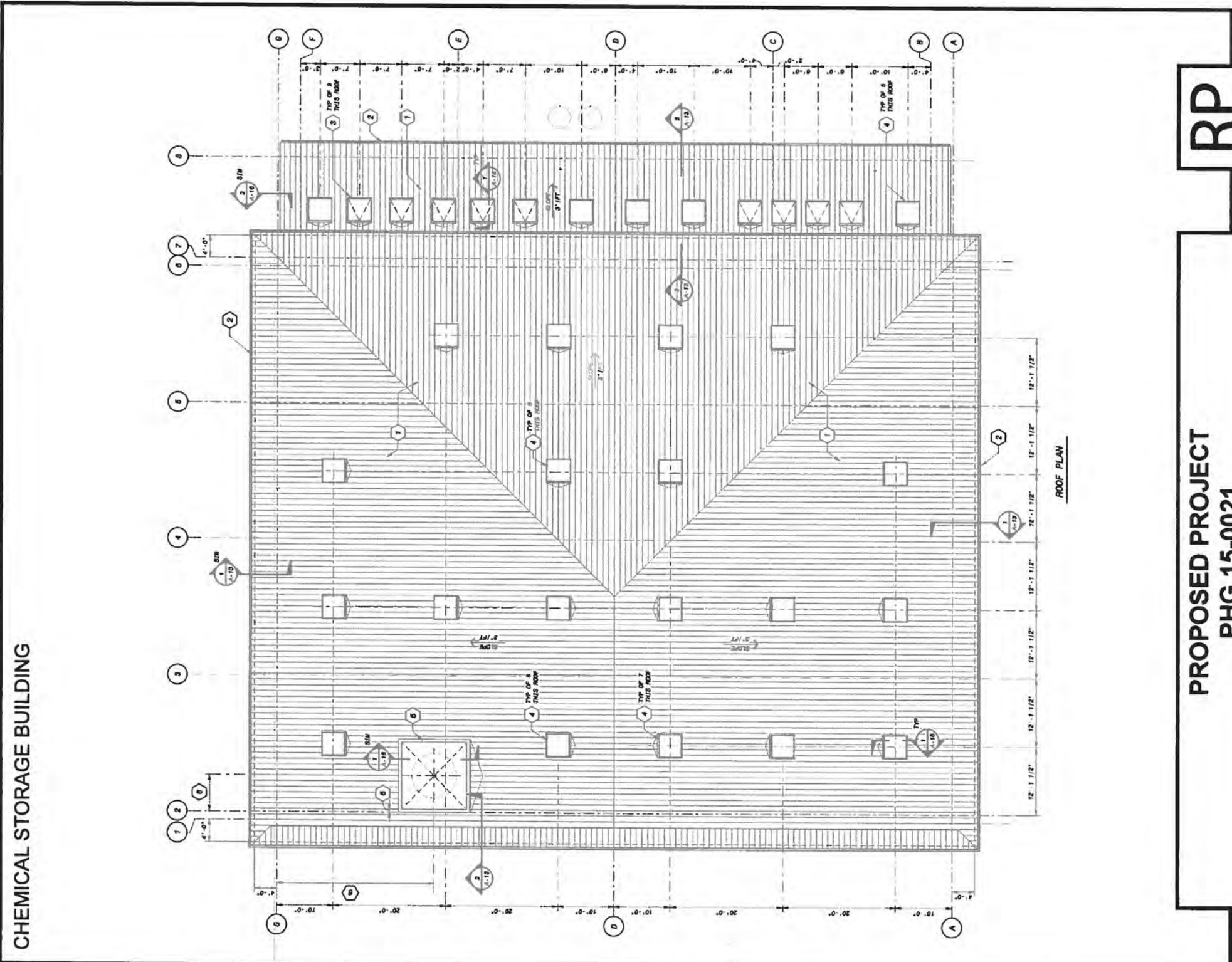


SHEET KEYNOTES	
1.	STUCCO, FIELD COLOR.
2.	STUCCO, BASE COLOR.
3.	ROOF TILE: SPANISH ROOF TILE.
4.	ALUMINUM WINDOW FRAME, TYPICAL.
5.	PREFINISHED METAL GUTTER & DOWNSPOUT.
6.	FINISHED BRICK.
7.	REMOVABLE SKYLIGHT, SEE ROOF PLAN.
8.	SKYLIGHT, SEE ROOF PLAN.
9.	HATCH/SKYLIGHT, SEE ROOF PLAN.
10.	CONTROL JOINT (CJ), TYPICAL.
11.	STUCCO FASCIA/FASCIA TRIM, COLOR TO MATCH STUCCO FIELD.
12.	PIPING, SEE MECHANICAL PROCESS DRAWINGS.
13.	BILL TO ROOF FLASHING.
14.	DUCT WALL PENETRATION, SEE HVAC DRAWINGS.

CHEMICAL STORAGE BUILDING

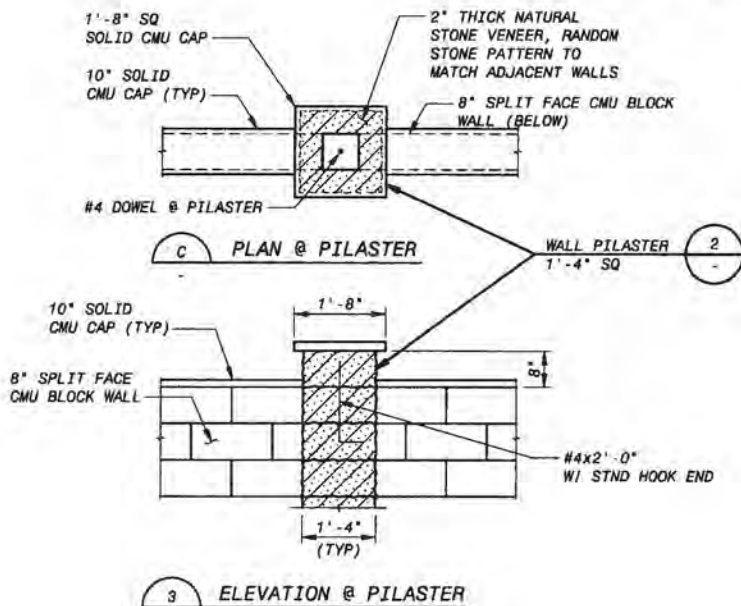
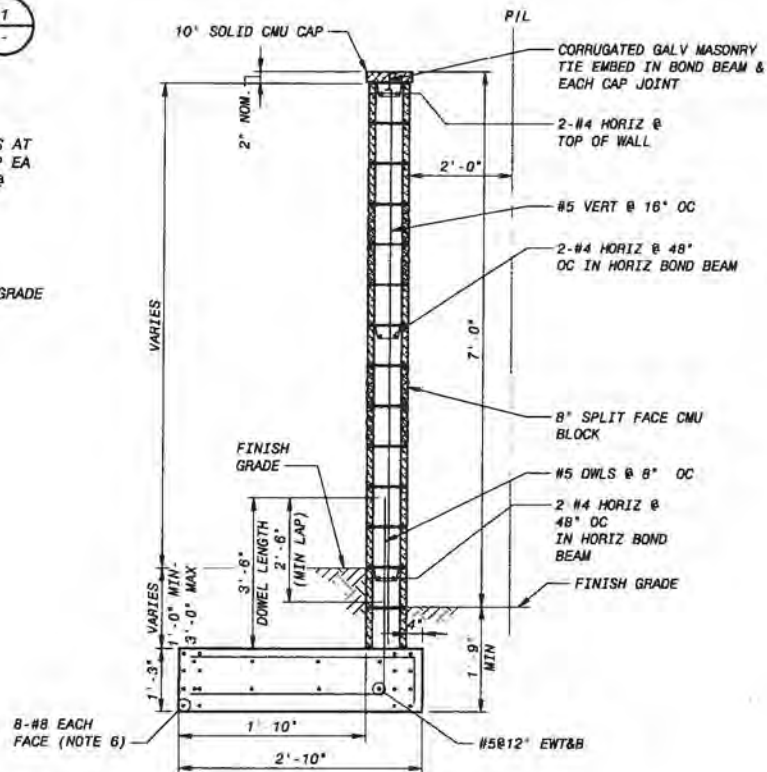
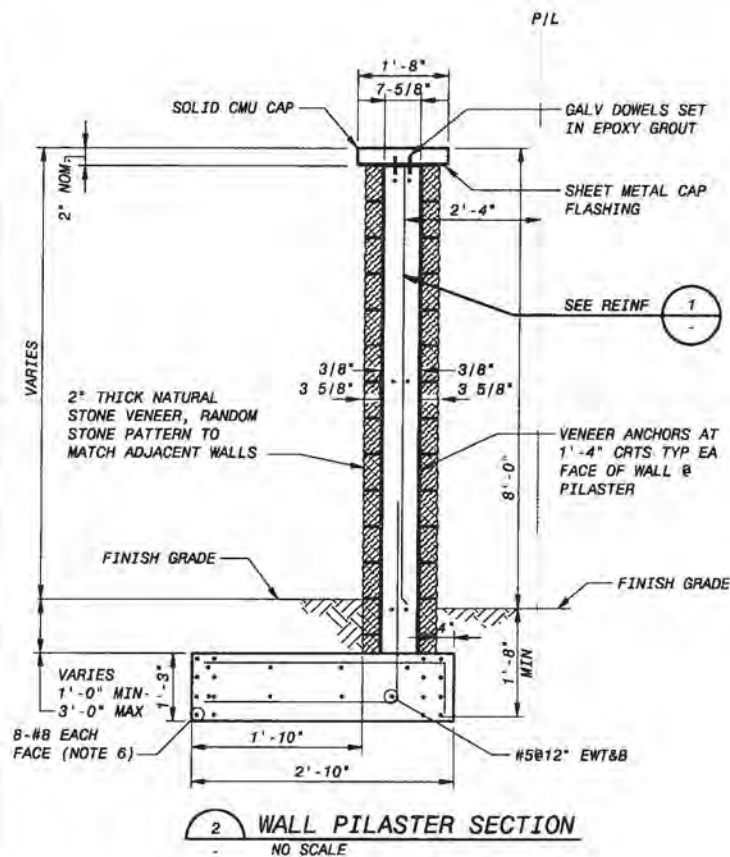
PROPOSED PROJECT
PHG 15-0021

RP



RP

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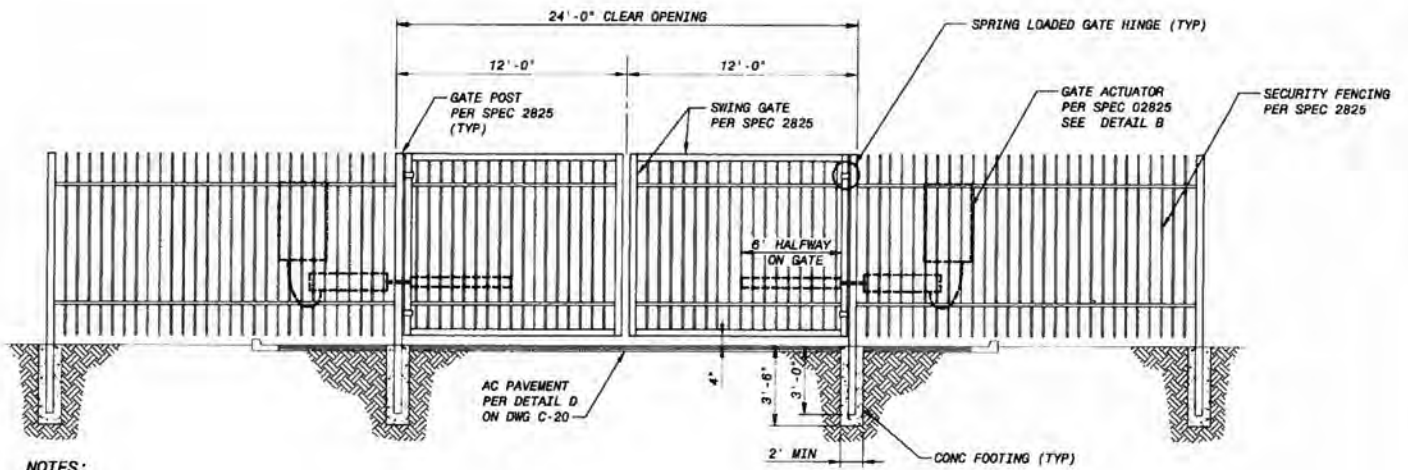
**PILASTER - ENLARGED
PLAN AND ELEVATION**
NO SCALE

**PROPOSED PROJECT
PHG 15-0021**

40

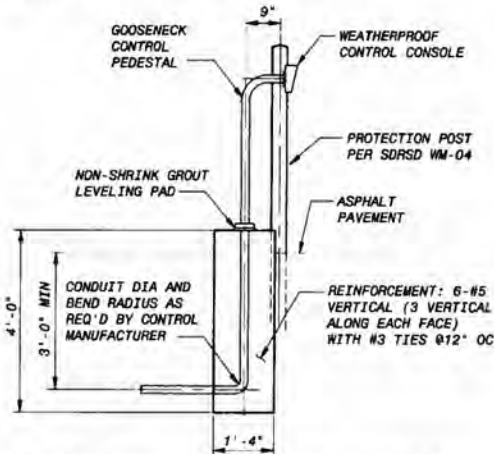
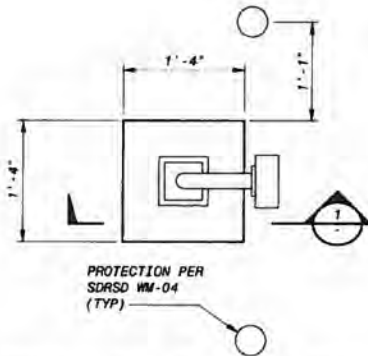
D

DETAILS



NOTES:

A DETAIL - STEEL GATE
NO SCALE



B DETAIL - GATE CONTROL CONSOLE
1"=1'-0"

1 SECTION - GATE CONTROL CONSOLE
1/2"=1'-0"



DEMOLISH EXIST LANDSCAPING AS REQUIRED FOR NEW DRIVEWAY INSTALLATION. REPLACE IN KIND EXIST IRRIGATION LINES TO MAINTAIN SERVICE TO REMAINING LANDSCAPING.

DEMOLISH EXIST SIDEWALK, CURB, AND GUTTER FOR NEW DRIVEWAY INSTALLATION.

20'

40'

C DETAIL - EL NORTE PARKWAY SITE EGRESS
NO SCALE

PROPOSED PROJECT
PHG 15-0021

D