



CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 8
Date: June 15, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Director of Community Development

SUBJECT: Conditional Use Permit, General Plan Amendment, Zone Change and Amendment to the Zoning Code for the HARRF Wastewater Collections Yard (PHG 15-0018 and ENV 15-0008)

STAFF RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2016-68 and introduce Ordinance No. 2016-06, approving the proposed Conditional Use Permit for the City's Wastewater Collections Yard project in conjunction with a General Plan Amendment and Zone Change to apply the Public Facilities Overlay Zone land use and zoning designations, and an Amendment to Article 80 (Public Safety Facilities Overlay Zone).

PLANNING COMMISSION RECOMMENDATION:

On May 10, 2016, the Planning Commission voted 6-0 to approve the project.

PROJECT DESCRIPTION:

The project involves a Conditional Use Permit for the development of approximately 1.8 acres of a large 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard at the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings (5,670 SF, 3,735 SF and 5,470 SF). The buildings would be used for maintenance of HARRF equipment and vehicles, equipment storage and warehouse purposes. Covered and uncovered outdoor storage areas also would be provided. Up to 33 new parking spaces would be provided and employees working at the new facility either would use the new parking spaces or the existing parking areas at the adjacent HARRF facility to the north. Access to the site would be provided from the existing driveway access from Citracado Parkway on the south, or from the existing driveways from Hale Avenue through the HARRF facility. The site would be secured with the existing fencing along Citracado Parkway and a new security gate would be installed along the access drive near the Citracado Parkway entrance.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposal also includes the adoption of the environmental determination prepared for the project (Final Mitigated Negative Declaration), which is attached with this report.

LOCATION:

The project site generally is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

FISCAL ANALYSIS:

The preliminary construction cost for the facility is based only on 60 percent design so far and estimated at approximately \$2.5 million. The Council awarded a Consulting Agreement (Resolution No. 2014-137) to Michael Baker International for consulting, environmental analysis, design, construction drawings and specifications design in the amount of \$196,000. Funds presently are available in CIP 801506 – HARRF Collections/Maintenance Shop.

GENERAL PLAN ANALYSIS:

The proposed project would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met. The General Plan Parks and Recreation Facilities Section (Figure V-3, page V-5) identifies the subject area for a potential future neighborhood park (Avenida Del Diablo Park). Development of a 1.8-acre section of the larger 15.4-acre parcel would not affect the ability for the area to be used for open space purposes.

ENVIRONMENTAL REVIEW:

A Draft Initial Study/MND was issued for 30-day public review for the proposed project on March 17, 2016, in conformance with the California Environmental Quality Act (CEQA). The finding of the environmental analysis is the Initial Study identified impacts related to biological resources, and cultural and tribal cultural resources 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. Staff received two comments from public agencies during the comment period: California Department of Fish and Wildlife (CDFW) requested modification to the mitigation for non-native grassland; and County Health Department requested appropriate measures be incorporated to reduce potential mosquito breeding habitat. The Final MND has been revised accordingly to address the agency comments. The City has concluded necessary consultation with the Native American Tribes in accordance with Senate Bill 18 and Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources. The Final Mitigated Negative Declaration may be viewed at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/HARRF/finalmnd.pdf>

BACKGROUND:

The project is intended to provide a new location for maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles, and storage of materials associated with the HARRF). Approximately 40-45 wastewater and collections employees already have been relocated from the City's Public Works Maintenance Yard on North Spruce Street to the new Administration-Operations Building that recently was constructed at the existing HARRF site to the north. However, the existing maintenance vehicles and equipment still are located at the City's Public Works Maintenance Yard. The long term plan is to relocate all public works operations from the existing Spruce Street facility to other existing or new facilities, and make the Spruce Street site available for future industrial/commercial development.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On May 10, 2016, the Planning Commission voted 6-0 (Commissioner Weiler recused himself) to recommend approval of the project. The Commissioners discussion primarily focused on operational activities and specific uses for each of the proposed buildings at the site. The Commissioners did not express any concerns regarding the project design or operations.

PUBLIC INPUT:

Staff has not received any written public comments regarding the project, but did receive a few phone calls from nearby residents requesting additional information regarding the project. No one from the public spoke at the Planning Commission hearing.

ANALYSIS:

Architectural Design and Neighborhood Compatibility- The architecture, materials and exterior colors of the proposed Wastewater Collections Yard have been designed to reflect the more open space and rural character of the site, while meeting the operational needs for the facility. The three proposed prefabricated metal buildings would range in size from approximately 3,735 SF to 5,670 SF and would be up to 34 feet in height (top

of ridgeline). The proposed buildings include a two-tone color scheme (tan and brown) with a darker wainscot element along the bottom of the buildings. The buildings include several exterior features to break up the long and taller wall planes to include metal canopies over the roll-up doors, windows and certain entry doors. Multiple skylights would be incorporated into the standing-seam metal roofs. The buildings also would be situated approximately six feet lower than Citracado Parkway with landscape screening along the street frontage and perimeter of the buildings to reduce views into the site and help screen the covered outdoor storage areas. The buildings include increased setbacks from the adjacent streets (Citracado Parkway and Avenida Del Diablo) and the residential property on the east to provide the appropriate separation from adjacent uses and to further reduce any visual and operational impacts. The existing chain-link fence would remain along the project frontage, but would include landscaping along the parking and behind the fence to provide appropriate screening of the site. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses.

Amendment the General Plan and Article 80 (Public Safety Facilities Overlay Zone) – The subject site is located within the General Plan land use designation Specific Planning Area No. 8 (Escondido Research and Technology Center – Harmony Grove). SPA 8 envisions future development of business parks, medical office and industrial park uses subject to the approval of a Specific Plan for each project/property. The proposed Amendment to the General Plan would apply the Public Facilities-Overlay land-use designation to the subject parcels which would accommodate public facilities on the site and is the same designation that has been applied to the existing HARRF facility. The underlying Open Space-Park zoning designation would remain, but a corresponding Public Facilities Overlay zone would be applied to the subject site. The Open Space-Park zoning would remain in place to accommodate any future park or open spaces uses of the site, while also allowing for future needs of the HARRF and Public Works/Utilities Department.

The Public Safety Facilities Overlay Zone (Article 80) was established in 2006 to provide uniform standards and procedures for the development of public police department and fire department facilities throughout the City. The Overlay Zone may be applied in residential, commercial, industrial, open space or specific plan zoning designations subject to discretionary review (Conditional Use Permit). Development standards (i.e., building height, coverage, design and site planning, setbacks, etc.) may vary from the underlying zoning as needed to ensure that public safety facilities meet community needs, subject to required findings. While Public Utilities is listed as a permitted use in the OS-P zone, the proposed Wastewater Collections Yard would not meet the setback requirements for the existing chain-link fencing along the Citracado Parkway frontage, and overall architectural design guidelines for a planned industrial park type development within Specific Planning Area SPA8 (ERTC).

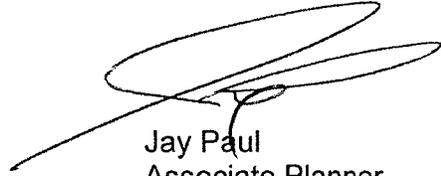
The proposed Amendment to the Public Safety Facilities Overlay Zone would allow the proposed Wastewater Collections Yard to maintain the existing fencing, utilize a site design and building type more suited to public maintenance facility rather than a Planned Industrial Park, and allow for covered and uncovered outdoor storage areas. In order to

implement the Public Facilities Overlay zoning designation, Article 80 (Public Safety Facilities Overlay Zone) of the Zoning Code is proposed to be amended to apply to a broader range of public facilities including public utility, maintenance and operational facilities, and address the specific site planning and operational needs for the proposed Wastewater Collections Yard. Public projects proposed within the renamed Public Facilities Overlay Zone would be considered through the Conditional Use Permit as currently required by Article 80.

Respectfully Submitted,



Bill Martin
Director of Community Development



Jay Paul
Associate Planner

PLANNING COMMISSION

Agenda Item No.: G.1
Date: May 10, 2016

CASE NUMBER: PHG 15-0018, ENV 15-0008

APPLICANT: City of Escondido

LOCATION: The project site generally is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

TYPE OF PROJECT: Conditional Use Permit, General Plan Amendment, Zone Change and Amendment to the Zoning Code

PROJECT DESCRIPTION: The project involves a Conditional Use Permit for the development of approximately 1.8 acres of a large 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard at the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings:

- Building A would be 5,670 SF in size to be used as a maintenance workshop. The building would contain two workshops: one for pump, motor, and valve rebuilding, and one for welding and fabrication activities required for routine maintenance of equipment associated with operations. Covered outdoor storage also would be provided.
- Building B would be 3,735 SF in size and would include indoor equipment storage, one work bay, and covered and uncovered outdoor storage areas. The work bay would be utilized for regular maintenance of vehicles and equipment associated with operations at HARRF.
- Building C would be 5,470 SF in size and would be used as a warehouse. The building would contain restrooms as well as areas for indoor storage of small-scale equipment, tools, and materials used for routine maintenance. Covered outdoor storage also would be provided.

Up to 33 new paved parking spaces would be provided and employees working at the new facility either would use the new parking spaces or the existing parking areas at the adjacent HARRF facility to the north. Access to the site would be provided from the existing driveway access from Citracado Parkway on the south, or from the existing driveways from Hale Avenue through the HARRF facility. A security gate would be installed along the access drive near the entrance to Citracado Parkway. Two onsite bioretention areas are proposed for stormwater control and treatment.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Existing: SPA (Specific Planning Area 8 – ERTC-Harmony Grove)
Proposed: SPA 8 with Public Facilities Overlay (PFO)

ZONING: Existing: OS-P (Open Space-Park)
Proposed: OS-P (Open Space-Park) with Public Facilities Overlay (PF-O)

BACKGROUND/SUMMARY OF ISSUES: The HARRF is an activated sludge, secondary wastewater treatment facility designed to treat up to 18 million gallons per day (MGD). The project is intended to provide a new location for

maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles, and storage of materials associated with the HARRF). Approximately 40-45 wastewater and collections employees already have been relocated from the City's Public Works Maintenance Yard on North Spruce Street to the new Administration Building that recently was constructed at the existing HARRF site to the north. However, the existing maintenance vehicles and equipment still are located at the City's Public Works Maintenance Yard. The long term plan is to relocate all public works operations from the existing Spruce Street facility to other existing or new facilities, and make the Spruce Street site available for future industrial/commercial development.

Staff feels the issues are as follows:

1. Appropriateness of the proposed Public Facilities Overlay Zone and the application of the overlay to the project site.
2. Appropriateness of the project design and whether the facility would have any adverse visual, noise and compatibility impacts to surrounding uses.

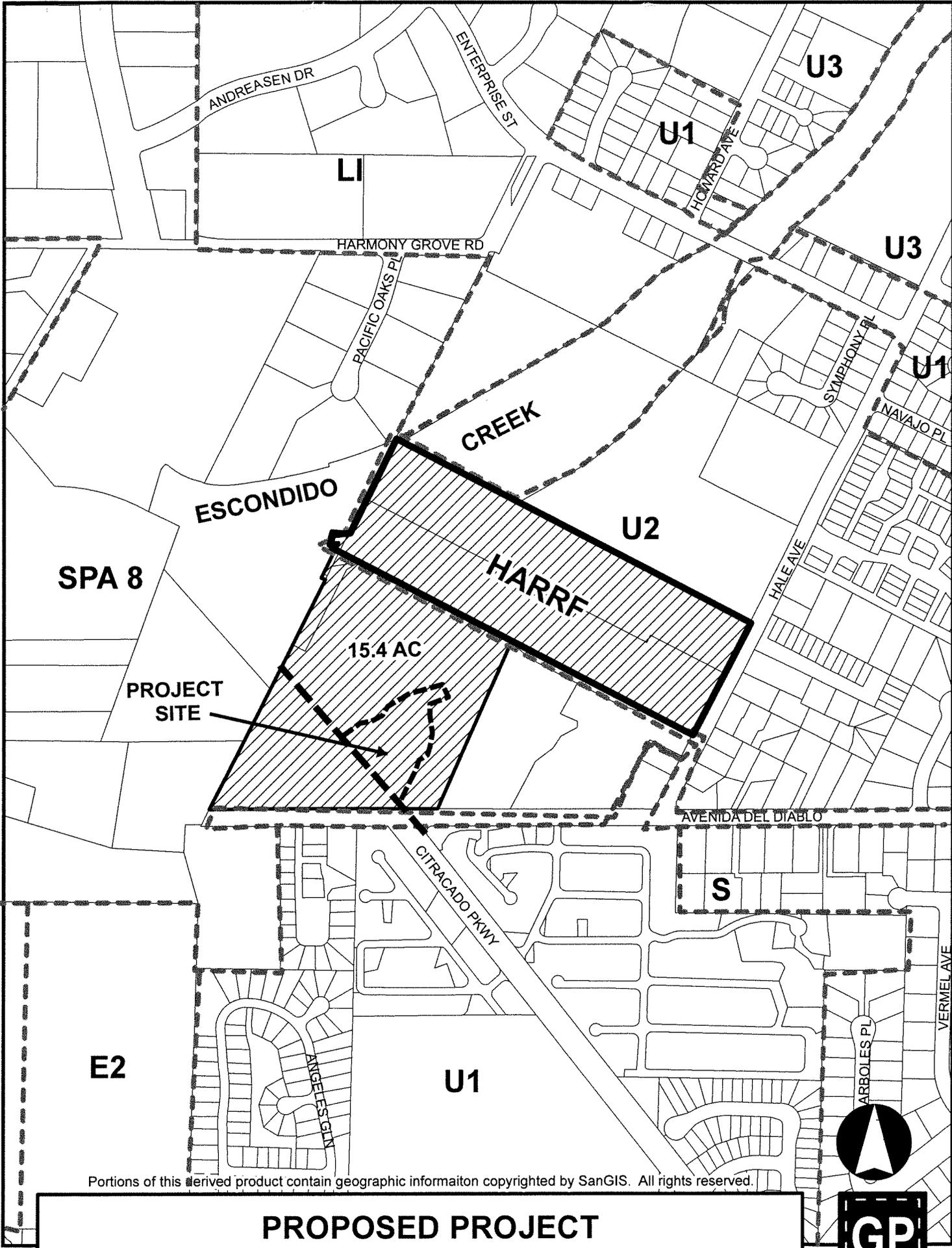
REASON FOR STAFF RECOMMENDATION:

1. The City's ability to provide efficient support and maintenance for the public wastewater facilities/system necessitates the construction of appropriate facilities in certain zones that could be hindered by the various development standards that generally are more tailored to residential, commercial or industrial development. Although the development standards on each site could potentially be modified through the planned development or variance procedures, staff believes the proposed Public Facilities Overlay Zone is a more comprehensive method to deal with the unique needs of these essential service facilities while still providing discretionary oversight and public notice through the Conditional Use Permit process. The proposed amendment to the General Plan and zone change to apply the Public Facilities Overlay Zone to the subject site would permit the proposed wastewater collections yard to be developed with three prefabricated metal buildings and outdoor storage areas to meet the ongoing needs of HARRF without adversely affecting the use and enjoyment of neighboring properties. All vehicular traffic generated by the facility would be safely accommodated and would not cause undue congestion on adjoining streets and intersections due to the low amount trips that would be generated by the project, operational characteristics of the facility, site design and location along Circulation Element streets with appropriate access.
2. Staff believes the proposed design of the wastewater collection yard is compatible with surrounding development because it would be located adjacent to the larger HARRF facility on the north. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and appropriately sited on the property to minimize potential visual and compatibility impacts to surrounding uses. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. Perimeter landscaping would be installed to provide appropriate screening from adjacent public views and properties. The setback encroachment for the perimeter fencing would not create any adverse visual impacts because appropriate parkway landscaping would be provided in front of and behind the fence to soften its presence and to provide a frame for the screening plants.

Respectfully Submitted,



Jay Paul
Associate Planner

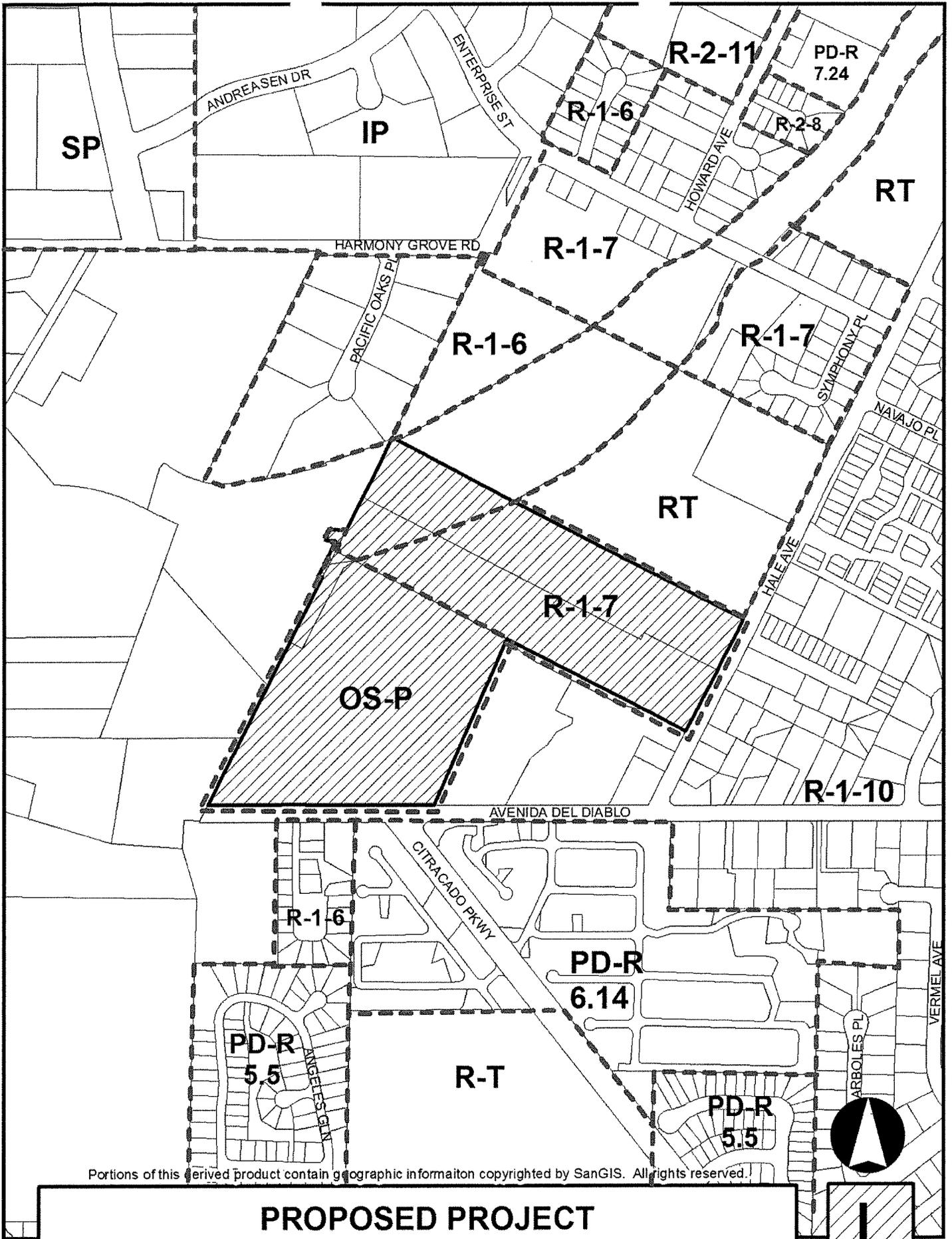


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**PROPOSED PROJECT
PHG 15-0018**

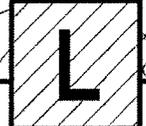


GENERAL PLAN



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PROPOSED PROJECT
PHG 15-0018

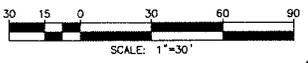
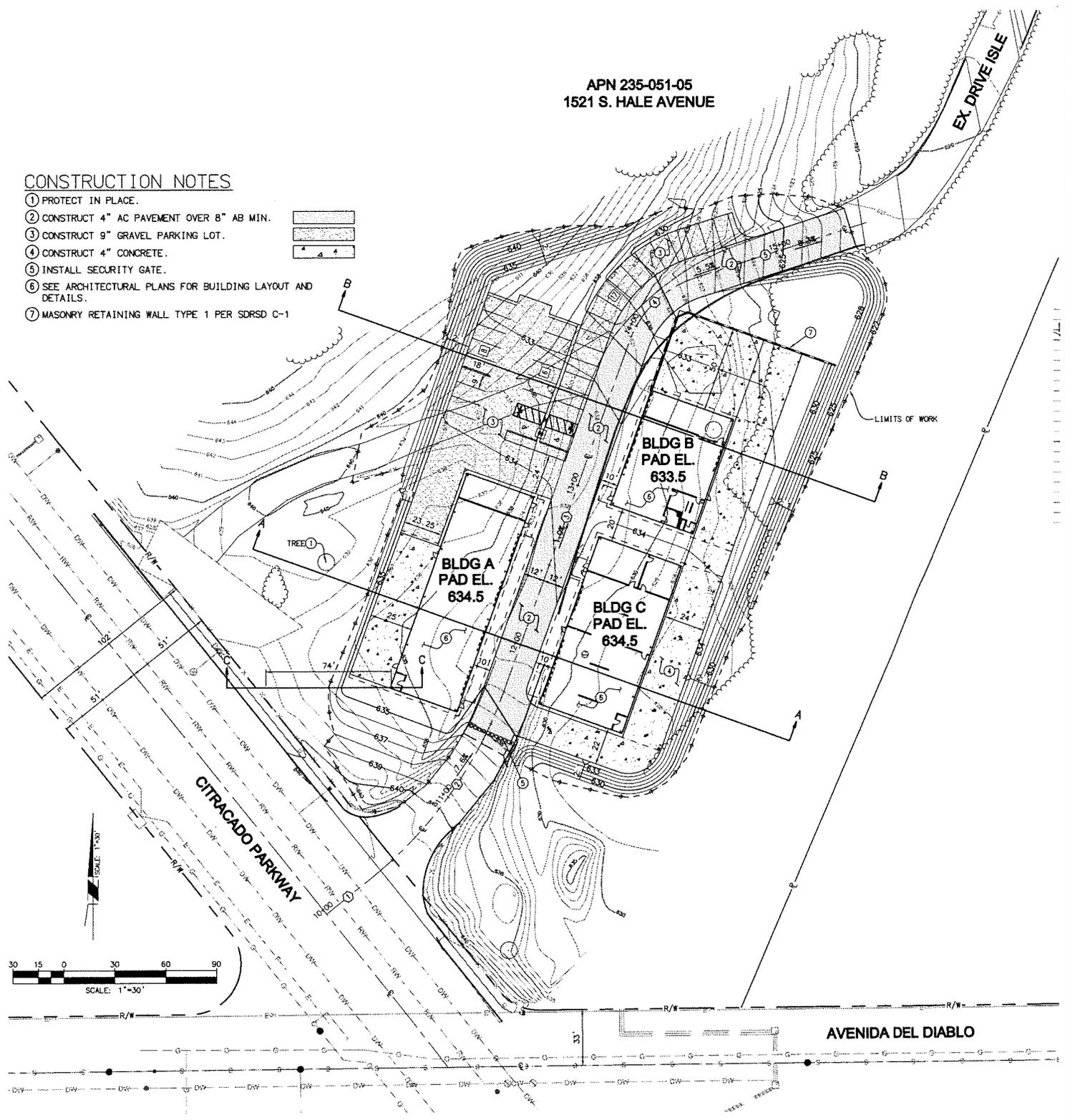


LOCATION/ZONING

APN 235-051-05
1521 S. HALE AVENUE

CONSTRUCTION NOTES

- ① PROTECT IN PLACE.
- ② CONSTRUCT 4" AC PAVEMENT OVER 8" AB MIN.
- ③ CONSTRUCT 9" GRAVEL PARKING LOT.
- ④ CONSTRUCT 4" CONCRETE.
- ⑤ INSTALL SECURITY GATE.
- ⑥ SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DETAILS.
- ⑦ MASONRY RETAINING WALL TYPE 1 PER SDRSD C-1



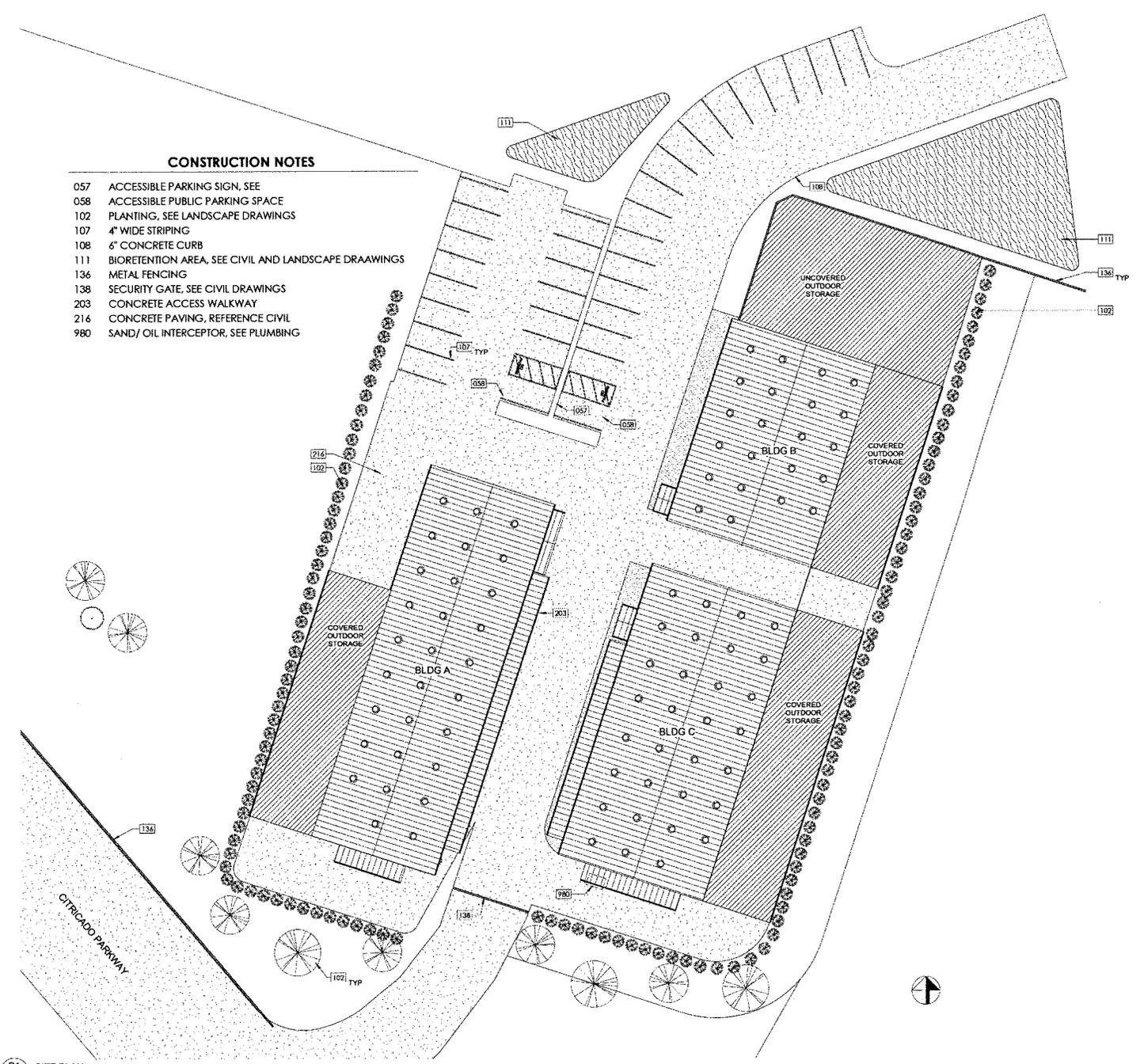
**PROPOSED PROJECT
PHG 15-0018**

G

GRADING PLAN

CONSTRUCTION NOTES

- 057 ACCESSIBLE PARKING SIGN, SEE
- 058 ACCESSIBLE PUBLIC PARKING SPACE
- 102 PLANTING, SEE LANDSCAPE DRAWINGS
- 107 4" WIDE STRIPING
- 108 6" CONCRETE CURB
- 111 BIORETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
- 136 METAL FENCING
- 138 SECURITY GATE, SEE CIVIL DRAWINGS
- 203 CONCRETE ACCESS WALKWAY
- 216 CONCRETE PAVING, REFERENCE CIVIL
- 980 SAND/OIL INTERCEPTOR, SEE PLUMBING



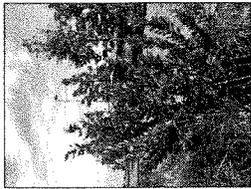
D1 SITE PLAN
A1.1

**PROPOSED PROJECT
PHG 15-0018**

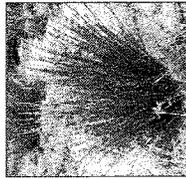
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SITE PLAN

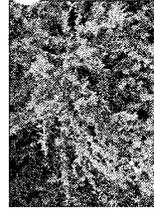
PLANT MATERIAL



HETEROMELES ARBUTIFOLIA
TOYON
5 GAL @ 5' O.C.



JUNCLIS EFFUSUS
SOFT RUSH
1 GAL @ 24" O.C.



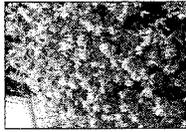
GALVEZIA SPECIOSA 'BOCARDOSA'
ISLE OF SANDRAGON
5 GAL @ 4' O.C.



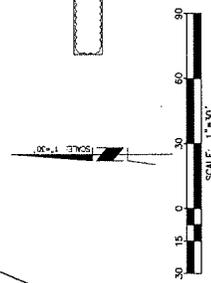
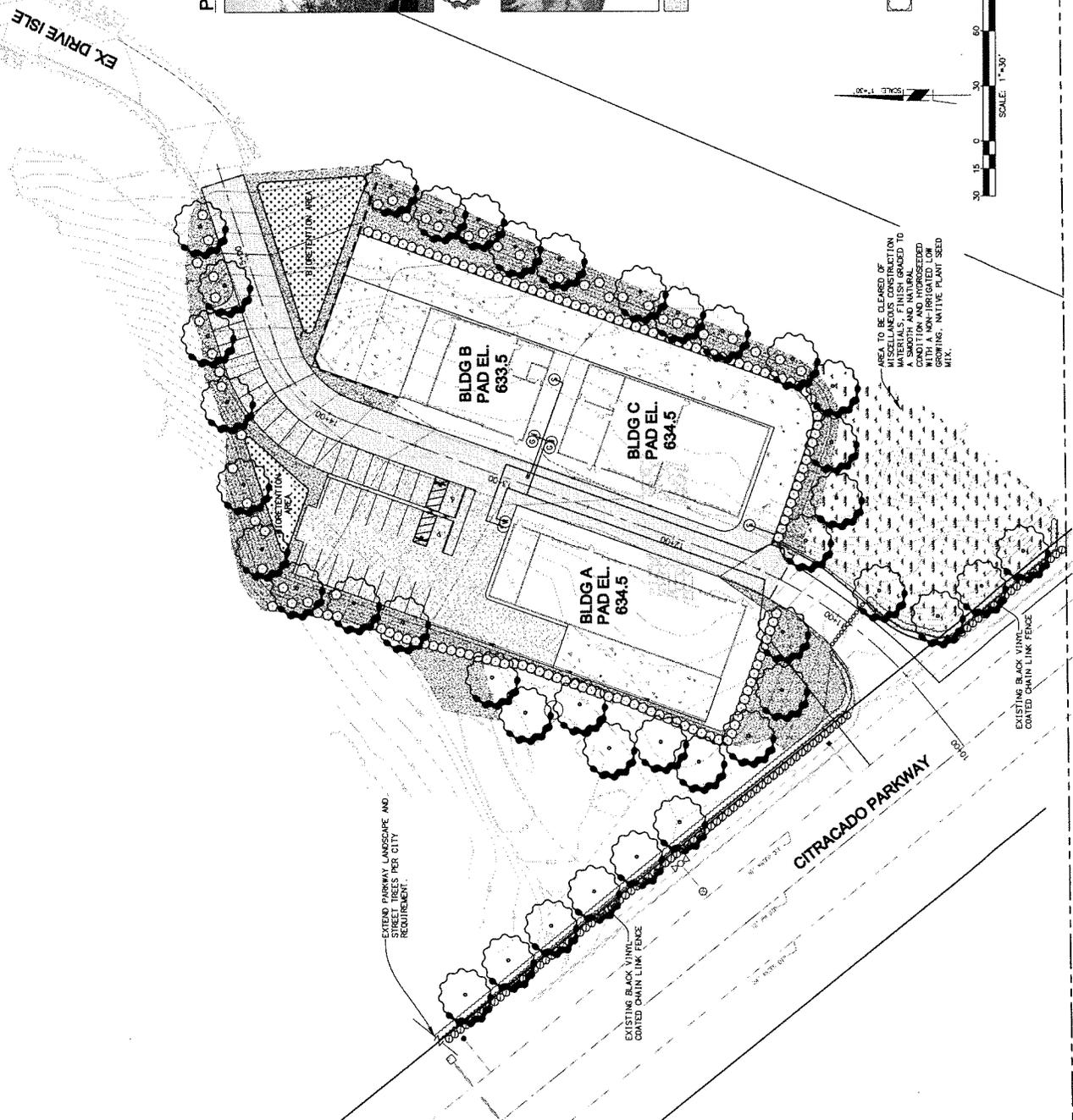
QUERCUS AGRIFOLIA
COAST LIVE OAK
15 GAL



BACCHARIS PILULARIS
DWARF COYOTE BRUSH
1 GAL @ 4' O.C.



LONICERA JAPONICA
JAPANESE HONEYSUCKLE
1 GAL @ 6' O.C.



**PROPOSED PROJECT
PHG 15-0018**



LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH – R-1-7 zoning (Single-Family Residential, 7,000 SF min. lot size). The main HARRF facility is located north of the project area. The HARRF site is within a General Plan Public Facilities (PF-O) Overlay Zone. The PF-O land-use overlay accommodates public facilities including government facilities, such as libraries, community centers and schools. An existing on-site paved roadway provides direct access between the project site and the HARRF. The HARRF facility is separated from the project site by a small knoll, small area of oak woodland, stands of eucalyptus trees and riparian habitat.
- SOUTH – County, OS-P, R-1-6 and PD-R zoning (County territory, Open Space-Park, Single-Family Residential, 6,000 SF min. lot size, and Planned Development Residential). The recent extension of Citracado Parkway bisected the subject site and is located along the southern boundary of the proposed project area. A remnant section of the parcel zoned OS-P is located along the southern side of Citracado Parkway. This remnant section primarily consists of elevated topography above the adjacent streets (Avenida Del Diablo and Citracado Parkway) and generally contains non-native vegetation, rock outcroppings, some mature oaks and eucalyptus trees. This elevated topography and vegetation helps to screen the HARRF facility from the adjacent single-family homes on the south. Two mobile home parks are located south of the project site across Citracado Parkway and Avenida Del Diablo, along with single-family residential homes to the southwest. Building C would be setback approximately 120 feet from Citracado Parkway, 160 feet from Avenida Del Diablo and approximately 230 feet from the nearest residence/mobile home located on the southern side of Avenida Del Diablo. Building A would be setback approximately 58 feet from Citracado Parkway, approximately 190+ feet from the nearest single-family residence/mobile home on the south across Citracado Parkway/Avenida Del Diablo. Avenida Del Diablo is classified as a Local Collector Road (66' R-O-W) and Citracado Parkway is classified as a Major Circulation Element Road (110' R-O-W).
- EAST - R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size). A 4.47-acre parcel is located immediately east of the subject site and contains several residential structures located throughout the property. The closest structure to proposed project site is abandoned and boarded up, and the main residential uses are situated approximately 220 feet from the property boundary. The existing residential uses/structures on the site would be considered legal non-conforming because the property is located with a Specific Plan (SPA 8) General Plan land-use designation. SPA8 (Escondido Research Technology Center –Harmony Grove) envisions future development of business parks, medical office and industrial park uses subject to the approval of a Specific Plan for each project/property. A stand of mature Eucalyptus trees is located along the joint property boundary and provides a visual buffer between the two properties. The existing property line open fencing would remain. A self-storage facility is located further to the east that also is located with SPA8. The proposed project buildings (B and C) would be located approximately 130' to 140' from the eastern property boundary and the outdoor storage areas would be screened by new perimeter landscaping and existing landscaping (Eucalyptus woodland area).
- WEST - OS-P and County zoning (Open Space-Park). The larger portion of the 15.4-acre city property is located immediately on the west of the project area. Existing topography generally buffers views into the site from the west. Escondido Creek and large county parcels are located along the western boundary of the subject city land, along with some scattered single-family residential homes. County zoning and scattered single-family residential development is located further to the west. Although not within the City's jurisdiction, these county properties have an Escondido General Plan land-use designation of SPA8.

B. ENVIRONMENTAL STATUS

A Draft Initial Study/MND was issued for 30-public review for the proposed project on March 17, 2016 in conformance with the California Environmental Quality Act (CEQA). The findings of the Initial Study/MND identified effects related to biological resources, and cultural/tribal cultural resources that might 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 and Senate Bill 18 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources. The Final Mitigated Negative Declaration may be viewed at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/HARRF/finalmnd.pdf>

Staff received a few phone calls from adjacent residents requesting additional information regarding the project and one call to express concerns regarding the current roadway improvements along sections of Avenida Del Diablo and gaps in sidewalks in certain areas. Staff received two comments from public agencies during the comment period: California Department of Fish and Wildlife (CDFW) requested modification to the mitigation for non-native grassland; and County Health Department requested appropriate measures be incorporated to reduce potential mosquito breeding habitat. The Final MND has been revised accordingly to address the agency comments.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site. The 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 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. The project would not generate any new employees. There currently are approximately 95 at the HARRF site located in the administration buildings north of the project area. Some of these employees would likely be assigned to use the new parking lot that would take access from Citracado Parkway. It is estimated that up to one-third of the existing HARRF vehicle trips (32) would be diverted) to the new parking lot, generating 32 inbound and 2 outbound A.M. peak hour trips, and 2 inbound and 32 outbound P.M. peak hour trips. The number of trips involved in the redistribution would be relatively small, and the surrounding roads and intersections affected by the change in traffic circulation patterns also would be confined to a relatively small area. While some traffic movements at these various HARRF facilities would experience a limited increase in traffic, others would experience a reduction in traffic. The Engineering Division indicated the projected changes in traffic patterns resulting with the proposed project would not result in significant impacts on traffic operations on surrounding roadways nor would it adversely affect the existing circulation system or cause a degradation in travel conditions in the surrounding area.
4. Utilities -- Water and sewer service to the project site would be provided by the extension of existing sewer and water lines from either the HARRF on the north or Citracado Parkway on the south. Connection to the existing water line in Citracado Parkway would require approval by the Rincon Del Diablo Municipal Water District. The Engineering Division and Utilities Department concluded the project would not materially degrade the level-of-service of the public sewer and water system.
5. Drainage -- The proposed development area does not contain any significant drainage courses. A drainage course is located immediately north of the project development area and Escondido Creek is located along the western boundary of the HARRF site. The project would not affect the alignment and profile of existing natural drainage paths adjacent to the site. 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 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 project would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met. The General Plan Parks and Recreation Facilities Section (Figure V-3, page V-5) identifies the subject area for a potential future neighborhood park (Avenida Del Diablo Park). Development of a 1.8-acre section of the

larger 15.4-acre parcel would not affect the ability for the area to be used for open space purposes. However, the presence of Native American resources located throughout the property may impact the ability to utilize the area for active recreation purposes vs. passive open space or preservation area with restricted access.

Project Design and Neighborhood Compatibility – The architecture, materials and exterior colors of the proposed Wastewater Collections Yard have been designed to reflect the more open space and rural character of the site, while meeting the operational needs for the facility. The three proposed prefabricated metal buildings would range in size from approximately 3,735 SF to 5,670 SF and would be up to 34 feet in height (top of ridgeline). The proposed buildings include a two-tone color scheme (tan and brown) with a darker wainscot element along the bottom of the buildings. The buildings include several exterior features to break up the long and taller wall planes to include metal canopies over the roll-up doors, windows and certain entry doors. Multiple skylights would be incorporated into the standing-seam metal roofs. The buildings also would be situated approximately six feet lower than Citracado Parkway with landscape screening along the street frontage and perimeter of the buildings to reduce views into the site and help screen the covered outdoor storage areas. The buildings include increased setbacks from the adjacent streets (Citracado Parkway and Avenida Del Diablo) and the residential property on the east to provide the appropriate separation from adjacent uses and to further reduce any visual and operational impacts. The existing chain-link fence would remain along the project frontage, but would include landscaping along the parking and behind the fence to provide appropriate screening of the site. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses.

Amendment the General Plan and Article 80 (Public Safety Facilities Overlay Zone) – The subject site is located within the General Plan land use designation Specific Planning Area No 8 (Escondido Research and Technology Center – Harmony Grove). SPA8 envisions future development of business parks, medical office and industrial park uses subject to the approval of a Specific Plan for each project/property. The proposed Amendment to the General Plan would apply the Public Facilities-Overlay land-use designation to the subject parcels which would accommodate public facilities rather than a private industrial park development. The underlying Open Space-Park zoning designation would remain, but a corresponding Public Facilities Overlay zone would be applied to the subject site. The Open Space-Park zoning would remain in place to accommodate any future park or open spaces uses of the site, while also allowing for future needs of the HARRF and Public Works/Utilities Department. In order to implement the Public Facilities Overlay zoning designation, Article 80 (Public Safety Facilities) overlay zone of the zoning code is proposed to be amended to address the specific site planning and operational needs for the proposed Wastewater Collections Yard. Public projects within the PF-O overlay zone would be considered through the Conditional Use Permit process rather than the Specific Plan process.

The Public Safety Facilities Overlay Zone (Article 80) was established in 2006 to provide uniform standards and procedures for the development of public police department and fire department facilities throughout the City. The Overlay Zone may be applied in residential, commercial, industrial, open space or specific plan zoning designations subject to discretionary review (Conditional Use Permit). Development standards (i.e., building height, coverage, design and site planning, setbacks, etc.) may vary from the underlying zoning as needed to ensure that public safety facilities meet community needs, subject to required findings. While Public Utilities is listed as a permitted in the OS-P zone, the proposed Wastewater Collections Yard would not meet the setbacks requirements for the existing chain-link fencing along the Citracado Parkway frontage, and overall architectural design guidelines for a planned industrial park type development within Specific Planning Area SPA8 (ERTC). Therefore, the proposed Amendment to the Public Safety Facilities Overlay Zone would allow the proposed Wastewater Collections Yard to maintain the existing fencing, utilize a site design and building type more suited to public maintenance facility rather than a Planned Industrial Park, and allow for covered and uncovered outdoor storage areas. Due to the unique nature and site planning requirements for public utility, maintenance and operational facilities, Article 80 is proposed to be amended to include all public utility, maintenance and operations facilities instead of being limited to police and fire stations as follows:

(text added is noted in bold and underlined, a deleted text in strikeout)

ARTICLE 80. PUBLIC SAFETY FACILITIES OVERLAY ZONE

Section. 33-1650. Purpose

- (a) General Purpose. The purpose of the public safety facilities overlay zone is to provide uniform standards and procedures for the development of **public utility, operations, maintenance,** police department and fire department facilities throughout the city.

Section 33-1651. Applicability

The ~~PSF~~ **PFO** (public safety facilities) overlay zone may be applied upon request, subject to discretionary review, in any residential, commercial, industrial, open space or specific plan zoning designation.

Section 33-1652. Permitted and conditional uses.

The permitted uses and structures and the accessory uses and structures shall be as permitted in the underlying zone. Those properties where the city council has applied the ~~PSF~~ **PFO** overlay zone shall additionally allow the establishment of **public utility, operations, maintenance**, police department and/or fire department facilities subject to the issuance of a conditional use permit.

Section 33-1653. Development standards.

Standards for area, coverage, building height, sign placement and design, site planning, setbacks, landscaping and screening, distances between buildings, floor area ratio, open space, and off-street parking, ~~landscaping and screening~~ may vary from the underlying zoning as needed to ensure that public safety facilities meet community needs as recommended by the chief of police, or fire chief, or director of public works and subject to the approval of the planning commission and/or city council. All requested exceptions shall be noted in the staff report presented to the planning commission and consideration of the effects of such exception shall be given to surrounding residents and businesses.

Section 33-1654. Required findings for approval.

Prior to recommending approval of a conditional use permit, the planning commission shall find that the proposed public safety facility conforms to the following criteria:

- (a) The location of the facility is in response to the public **service** safety needs of the community and will not significantly impair the continue use and enjoyment of neighboring properties.
- (b) The design of the facility has taken into consideration the scale and architectural context of the neighborhood or business district in which the facility is located. Departures from standard zoning requirements are based upon the necessary operating characteristics of the facility and the efficient provisions of public safety services.
- (c) All vehicular traffic generated by the facility can be accommodated safely and without causing undue congestion upon adjoining streets.
- (d) That all requirements of the California Environmental Quality Act have been met.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 1.8-acre project site (development area) is situated within the southeastern corner of a larger 15.4-acre parcel. The project area is located along the southeastern side of a low hill and topography is gently to moderately steep to gently inclined to the south and east. Onsite elevations range from approximately 645 feet towards the northern portion of the development area to approximately 622 feet towards the northeastern portion of the site. The site fronts onto and takes access from Citracado Parkway on the south. An existing paved access drive traverses the easterly portion of the affected parcel and provides access to the HARRF site to the north. Portions of the site are disturbed/developed. A limited area in the central portion of the site is presently used for surface storage of materials. Access to the site is controlled by an existing chain-link fence and gate along the Citracado Parkway frontage. Onsite vegetation communities within the proposed development area consist of disturbed habitat and eucalyptus woodland. Adjacent off-site vegetation communities include non-native grassland, coast live oak woodland, and southern willow riparian forest. An off-site drainage is present to the north/northeast and several offsite rock outcroppings are located to the northwest.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 15.38 acres (1.8 acre development area)
2. Proposed New Buildings: 14,875 SF total enclosed building area
 - Building A 5,670 SF (warehouse, storage, 2,219 SF outdoor covered storage)
 - Building B 3,735 SF (storage, workshop and work bays, restroom, 1,796 SF outdoor covered and 3,850 SF uncovered storage)
 - Building C 5,470 SF (workshops, maintenance storage, maintenance clean room, 2,629 SF outdoor covered storage)
3. Building Height: Up to 34 (top of ridgeline). All buildings have sloping metal roofs.
4. Colors/Materials: Prefabricated metal buildings (light tan upper building area with darker brown wainscot), Standing-seam metal roofs (brown). Metal canopies over roll-up doors and windows (brown). Multiple skylights on roofs. Metal entry features over select entry doors. Large windows along southern building elevations (Bldgs. A and C).
4. Fencing: Existing 6-foot-high black-clad vinyl fencing to remain along the Citracado Parkway frontage. A new entry gate would be installed. Fence to be located along P/L with landscape planter between back of sidewalk and fence. The existing chain-link fencing along Avenida Del Diablo also would remain.
5. Grading: Estimated 3,400 cubic yards (cy) of cut and 3,800 cy of fill (400 cy export). Proposed cut slope up to 10 feet in height along western project area and fill slope up to approx. 7.2 feet in height in eastern project area. The project area (building pads would be situated approximately 6 feet lower than Citracado Parkway.
6. Landscaping: Landscaping to be installed along the Citracado Parkway frontage within the public right-of-way between the fence and sidewalk. Shrubs to be planted along the back of the fence to help screen views into the site along Citracado Parkway, along with street trees (Coast Live Oak). Screening shrubs to be planted around the southern, eastern and western of the buildings, along with trees to provide additional screening.

C. CODE COMPLIANCE ANALYSIS:

Note: The OS-P zone does not have any defined setback requirements, but setbacks should be consistent with the yard requirements of the adjacent zones. The proposed Public Facilities Overlay Zone (PF-O) allows for all development requirements to vary as needed to support the facility, subject to approval by the Planning Commission. For comparison/reference purposes, the setback requirements for the Industrial Park (IP) zone also are provided.

	<u>Proposed</u>	<u>OS-P Requirement</u>
1. Setbacks:		
Front (Avenida Del Diablo)	165' Bldg C existing chain-link fencing to remain along front P/L with 0' setback	N/A (15' min. when adjacent to R-1-10 zone, or 20' min. in IP zone)
Street Side (Citracado)	62' Bldg A, 123' Bldg. C existing chain-link fence to remain along P/L with 0' setback	N/A (project area not immediately adjacent to residential property (10' setback in IP zone when adjacent to street R-O-W).
Side (east):	130' - 140' to Bldgs. B and C 105' - 115' to covered storage	N/A (10' min. for adjacent SFR zone)
Side (west):	N/A	N/A (larger portion of city parcel to west)
Rear (north):	N/A	N/A (HARRF located to north)
2. Building Height:	Approx. 34' top of ridgeline Approx. 24' wall/plate height	None (for ref. 35' in IP zone within 100' of residentially zone property)
3. Parking:	33 total spaces (includes 2 disabled spaces)	29 spaces (using general manufacturing for comparison type use)

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG15-0018

Amendment to the Zoning Code

1. The public health, safety and welfare will not be adversely affected by the approval of the proposed amendment to Article 80 of the zoning code (Public Facilities Overlay Zone) because appropriate public utilities and corresponding operations/maintenance facilities are needed to serve all areas of the City. These facility may need to be located within various zoning designations and the proposed Public Facilities Overlay zone would be necessary to support the unique design requirements and operational characteristic in order to provide and/or support efficient and effective infrastructure to assure that basic health and safety needs are being met. Each facility within the proposed Public Facilities Overlay Zone would be subject to public review through the Conditional Use Permit process and environmental review in conformance with the California Environmental Quality Act (CEQA) to ensure the appropriateness of the proposed use on a specific site, as well as compatibility with adjacent uses.
2. The proposed amendment to Article 80 would not be detrimental to surrounding properties because all requested departures from the underlying zoning requirements would be specified and made public during the Conditional Use Permit process. The required findings for approval specify that a facility shall not significantly impair the use and enjoyment of neighboring properties and shall take into consideration the scale and architectural context of the surrounding neighborhood. The Conditional Use Permit process ensures the property involved would be suitable for the uses proposed on a specific site.
3. The proposed amendment to the Zoning Code would be consistent with the General Plan because the Escondido General Plan allows for single-use public facilities to be located on properties with a Public Facilities Overlay (PF-O) designation. The proposed Wastewater Collections Yard is a necessary component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.

Zone Change and General Plan Amendment

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change and General Plan Amendment to apply the Public Facilities Overlay Zone on the subject parcels because the underlying zoning will remain the same and a limited number of departures from development standards are needed to accommodate the facility that will serve the ongoing public utility and wastewater collection needs of the community. The proposed Overlay Zone land-use and zoning designation would be subject to public review through the Conditional Use Permit process and environmental review in conformance with the California Environmental Quality Act (CEQA) to ensure the appropriateness of the proposed use on a specific site, as well as compatibility with adjacent uses.
2. The property involved is suitable for the uses permitted by the proposed zone because the site is immediately adjacent to the main HARRF facility on the north and the site already is used to support operations at the HARRF and other public works functions. Access to and through the site to the HARRF already is provided. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration.
3. The uses permitted by the proposed zone will not be detrimental to surrounding properties because the site is immediately adjacent to the City's HARRF facility on the north, and relatively isolated from most nearby land uses by Circulation Element streets, existing topography and woodland areas. The buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The current Open Space-Park zoning would remain in place that currently allows for the development of public utilities.

4. The proposed zone change to apply the Public Facilities Overlay Zone on the subject parcels is consistent with the underlying Open Space-Park zoning and SPA8 designation of the General Plan because the proposed project would establish a public utility maintenance facility in support of the adjacent HARRF, subject to the issuance of a Conditional Use Permit. The adjacent HARRF facility already has a Public Facilities Overlay General Plan land-use designation. The project site and adjacent HARRF facility is deemed essential for the provision of essential community services.
5. The proposed zone change will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation.

Conditional Use Permit

1. The Planning Commission believes that granting this Conditional Use Permit for the proposed Wastewater Collection Yard 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 facility would be situated in a disturbed area on the larger 15.4-acre parcel. The proposed development area is in close proximity to the existing main HARRF facility on the north and appropriate access is provided between both facilities. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent streets and residential properties. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. The proposed buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration. The proposed buildings have been designed and oriented to reduce potential compatibility and noise impacts to any adjacent sensitive receptors (residential uses). A sufficient number of on-site parking spaces are provided to serve the facility.
2. 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 ENV15-0008) are that the Initial Study identified impacts related to biological resources, and cultural and tribal cultural resources 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 and Senate Bill 18 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.
3. This project is in response to services required by the community because the facility is a component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.
4. The proposed project will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation. The project has been considered in relationship to its effect on the community any neighborhood plan, and would not result in any significant operational or compatibility impacts with the surrounding neighborhood, as detailed in the above findings, staff report and environmental documents prepared for the project.

EXHIBIT "B"

CONDITIONS OF APPROVAL Wastewater Collections Yard PHG15-0018

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.
7. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
8. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
9. As proposed, 33 on-site parking spaces shall be provided for this project. The minimum width for parking area drive aisles and back up space shall be 24 feet. This shall be demonstrated on the final grading and building plans.
10. 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.
11. 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.

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

- BIO-1: Prior to commencement of grading/construction activities, the City shall demonstrate that purchase of credits at an approved offsite mitigation bank at a ratio of 0.5:1 (0.15 acre total) to offset Project impacts to 0.31 acre of onsite non-native grassland has been achieved, in order to ensure the long-term management of such resources in perpetuity.
- BIO-2: Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a preconstruction survey within 500 feet from the proposed work limits.
- BIO-3: If active avian nest(s) are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading/construction to ensure that nesting behavior is not adversely affected by such activities.
- BIO-4: If the qualified biologist determines that nesting behavior is adversely affected by grading/construction activities, then a noise mitigation program shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).
- BIO-5: Raptor nests are protected under California Fish and Game Code Section 3503.5 (California Law 2011) which makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes; or to take, possess, or destroy the nests or eggs of any such birds. Consultation with CDFW shall be required prior to the removal of any raptor nest(s) observed during the preconstruction clearance surveys.
- BIO-6: Temporary indirect impacts to coast live oak woodland (0.01 acre) may result from the trimming of several limbs (if necessary) to accommodate the proposed structures. Prior to any onsite vegetation clearing during Project construction, permanent protective fencing and "Keep Out" signage shall be installed at a distance of 50 feet from the canopy edge of potentially affected coast live oak woodland to avoid temporary indirect impacts to the root zones (e.g., soil compaction). The trimming of any onsite coast live oak trees shall be performed under the supervision of a certified arborist.

(The fencing, signage and tree trimming requirement shall be included with appropriate notes/details on the grading plans).

- CUL-1: Prior to vegetation clearance, grubbing and grading, a qualified professional archaeologist shall conduct a pedestrian inventory survey to determine the horizontal extent of Site P-37-008280/CA-SDI-8280 within the Project's APE. The archaeologist shall subsequently conduct a subsurface testing program to determine the presence (and integrity) or absence of in situ buried archaeological deposits. The results and an evaluation of eligibility shall be reported in a separate document.
- CUL-2: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission (NAHC).
- CUL-3: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission.

- CUL-4: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission.
- CUL-5: 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-6: 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-7: 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-8: 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-9: 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-10: 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-11: 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-12: 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-13: 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-14: 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 shall include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division 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.

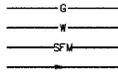
2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed.
3. Appropriate landscape shall be installed along Citracado Parkway along the back side of the chain-link fence to provide effective screening into the property from Citracado Parkway. Appropriate landscaping shall be installed within the parkway area between the existing chain-link fence and back of sidewalk. The final landscape design shall maintain the appropriate sight distance at the driveway, to the satisfaction of the Engineering Division. Street trees shall be installed along the Citracado Parkway project frontage, but may be installed behind the existing chain-link fence, to the satisfaction of the Planning Division. The outdoor storage areas shall include appropriate screening, to the satisfaction of the Planning Division.
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.

LEGEND

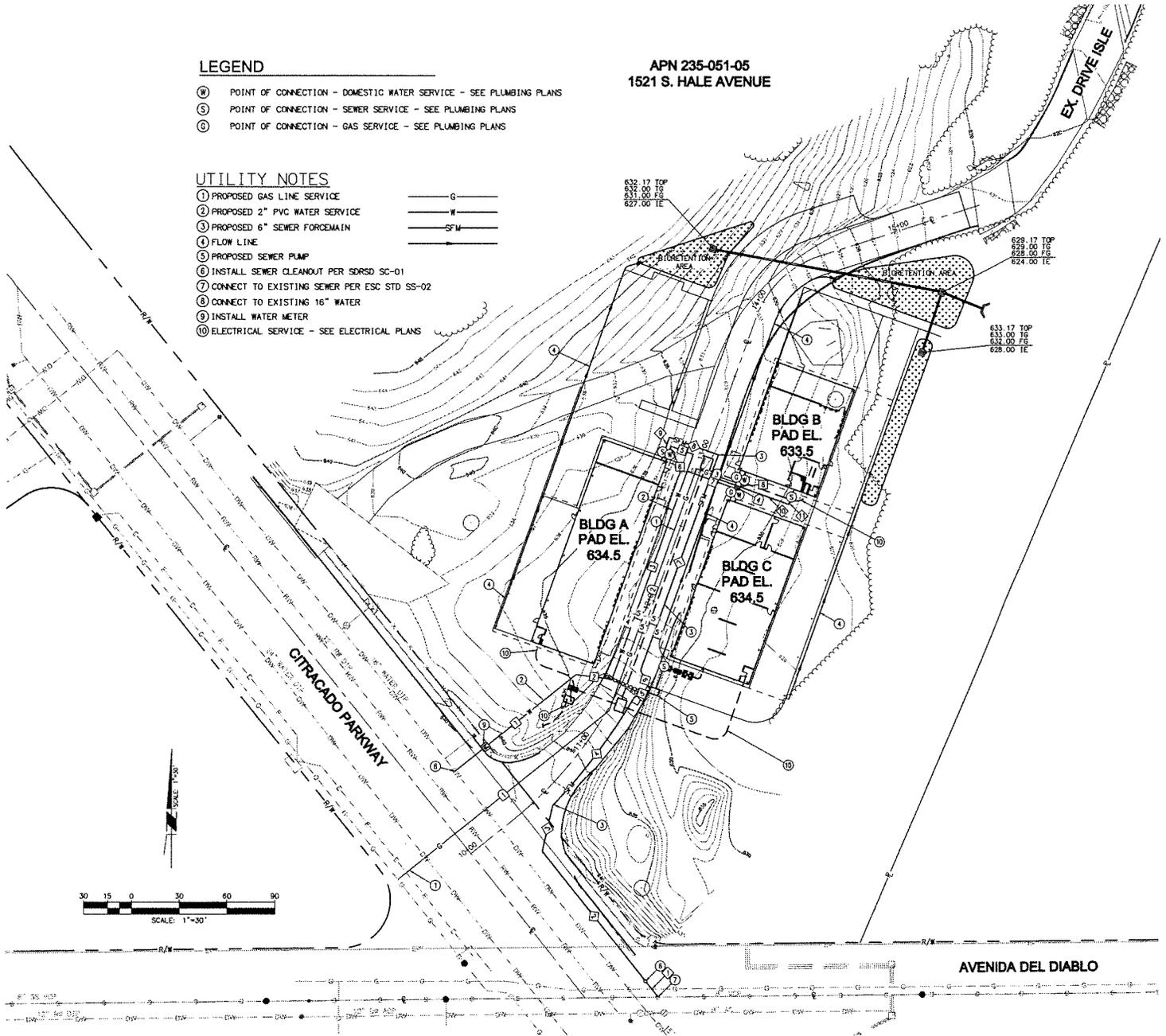
- Ⓜ POINT OF CONNECTION - DOMESTIC WATER SERVICE - SEE PLUMBING PLANS
- Ⓢ POINT OF CONNECTION - SEWER SERVICE - SEE PLUMBING PLANS
- ⓐ POINT OF CONNECTION - GAS SERVICE - SEE PLUMBING PLANS

UTILITY NOTES

- ① PROPOSED GAS LINE SERVICE
- ② PROPOSED 2" PVC WATER SERVICE
- ③ PROPOSED 6" SEWER FORCEMAIN
- ④ FLOW LINE
- ⑤ PROPOSED SEWER PUMP
- ⑥ INSTALL SEWER CLEANOUT PER SDRSD SC-01
- ⑦ CONNECT TO EXISTING SEWER PER ESC STD SS-02
- ⑧ CONNECT TO EXISTING 16" WATER
- ⑨ INSTALL WATER METER
- ⑩ ELECTRICAL SERVICE - SEE ELECTRICAL PLANS



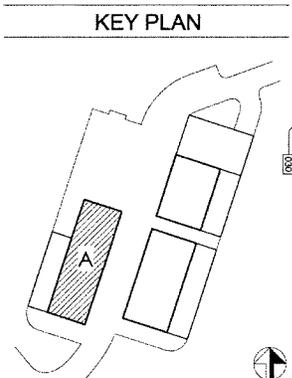
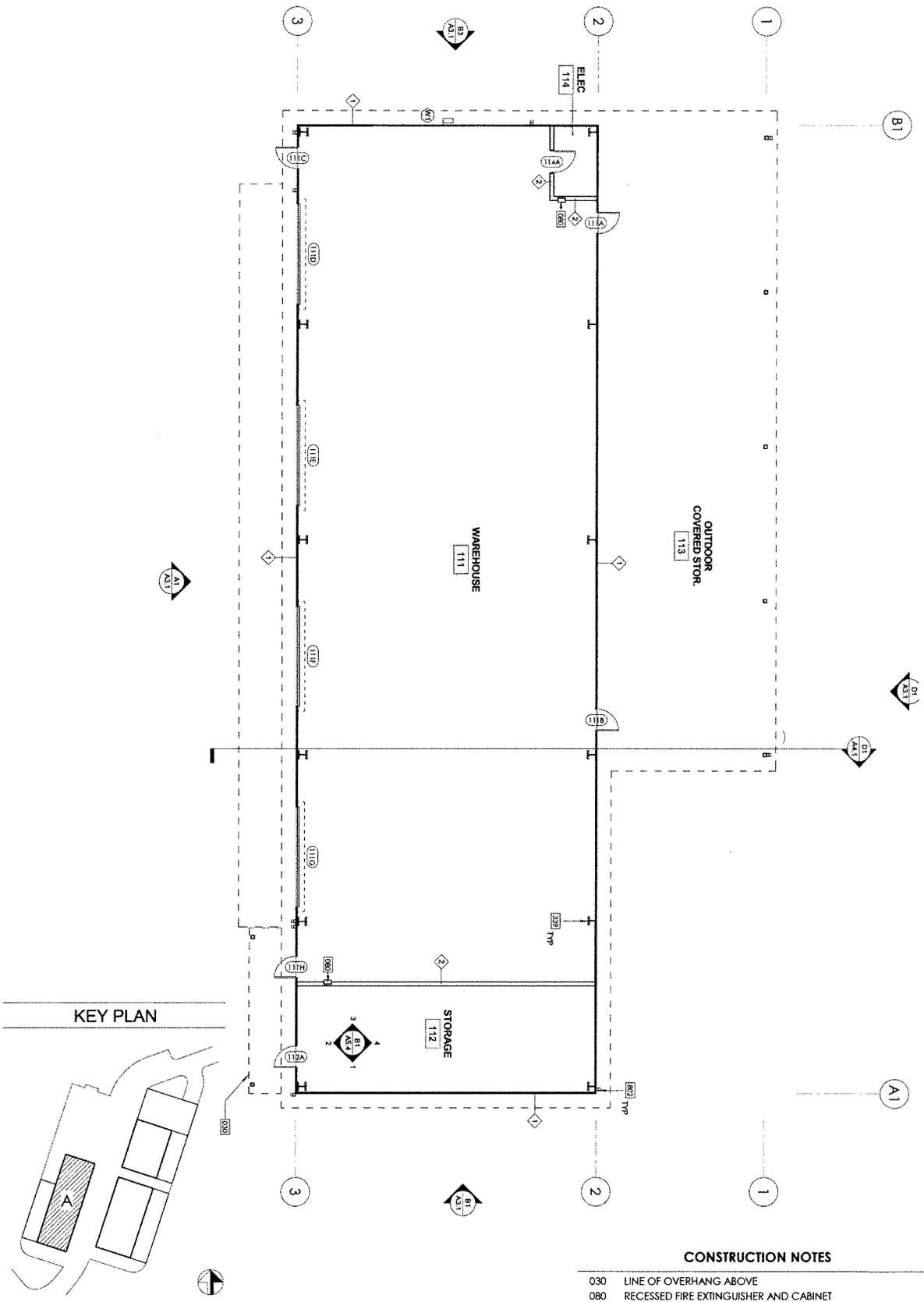
APN 235-051-05
1521 S. HALE AVENUE



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STORMWATER PLAN



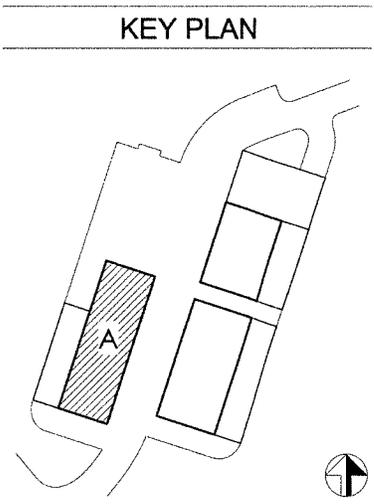
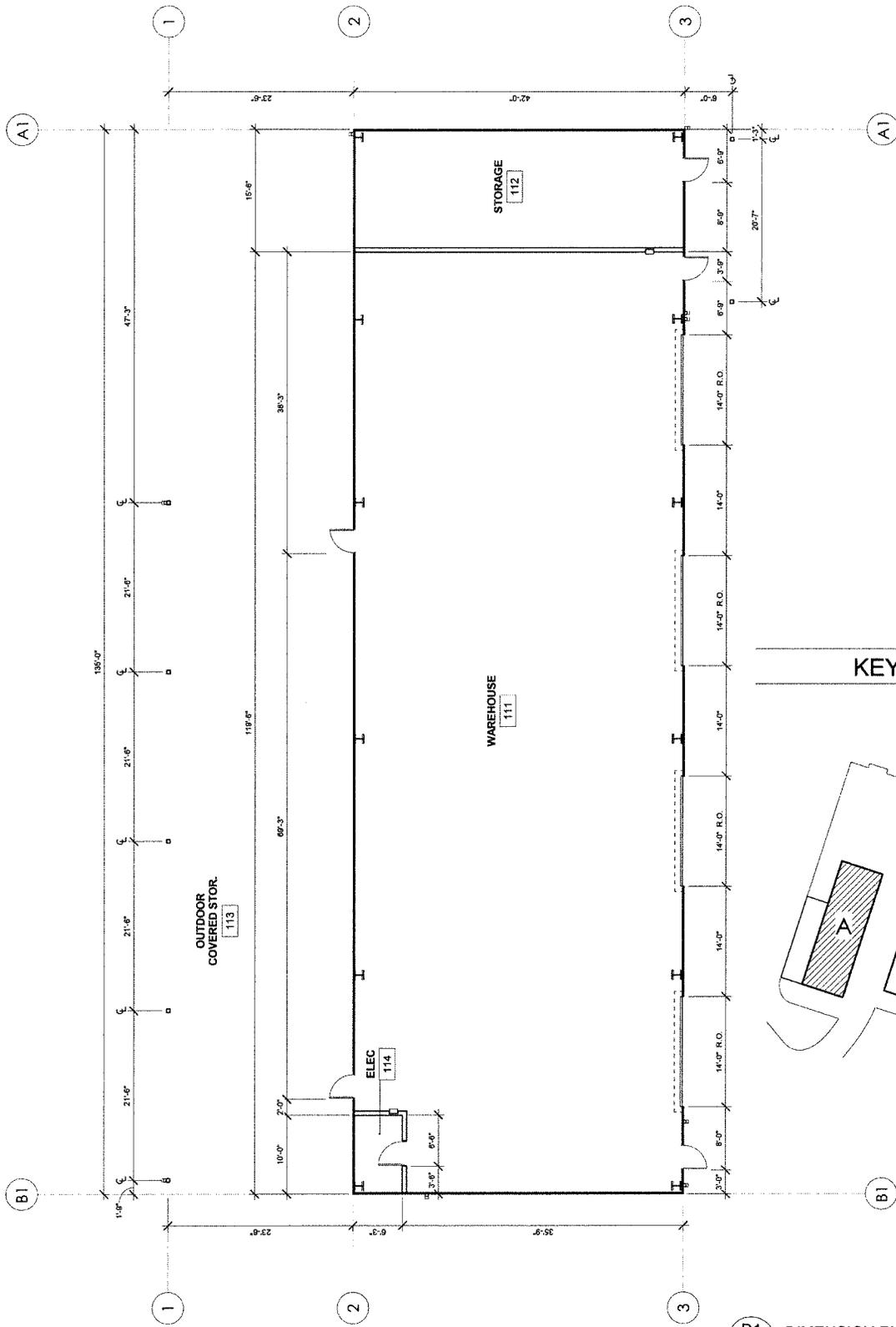
D1
A2.1 FLOOR PLAN - BUILDING A

CONSTRUCTION NOTES

- 030 LINE OF OVERHANG ABOVE
- 080 RECESSED FIRE EXTINGUISHER AND CABINET
- 339 STRUCTURAL STEEL PER PREMANUFACTURED BUILDING MANUFACTURER
- 802 20 GA. METAL DOWNSPOUT (PAINT TO MATCH)

**PROPOSED PROJECT
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F

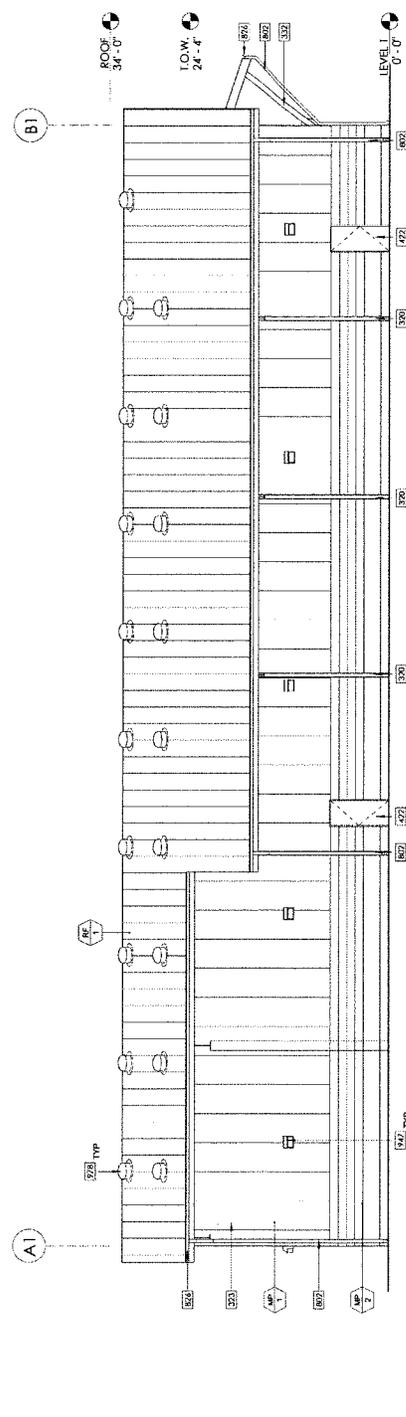
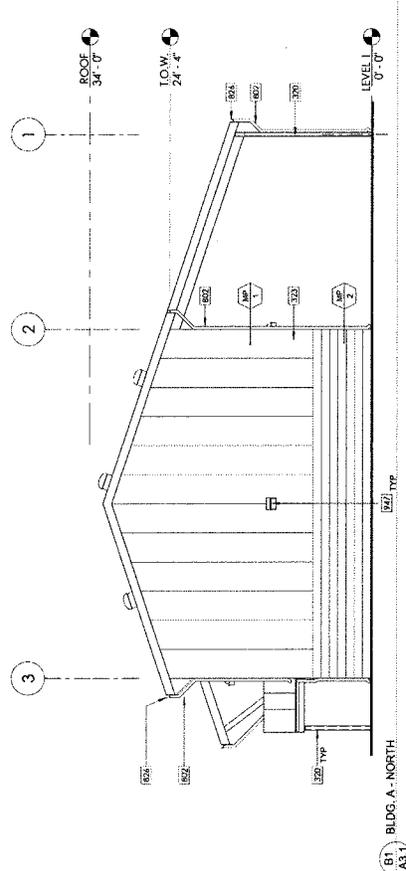
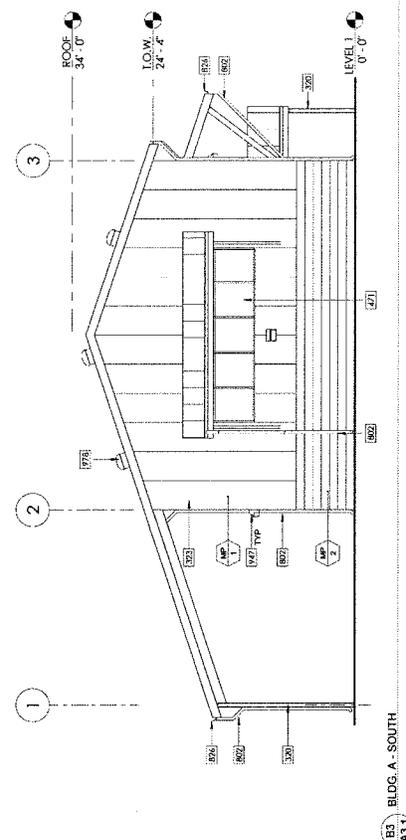
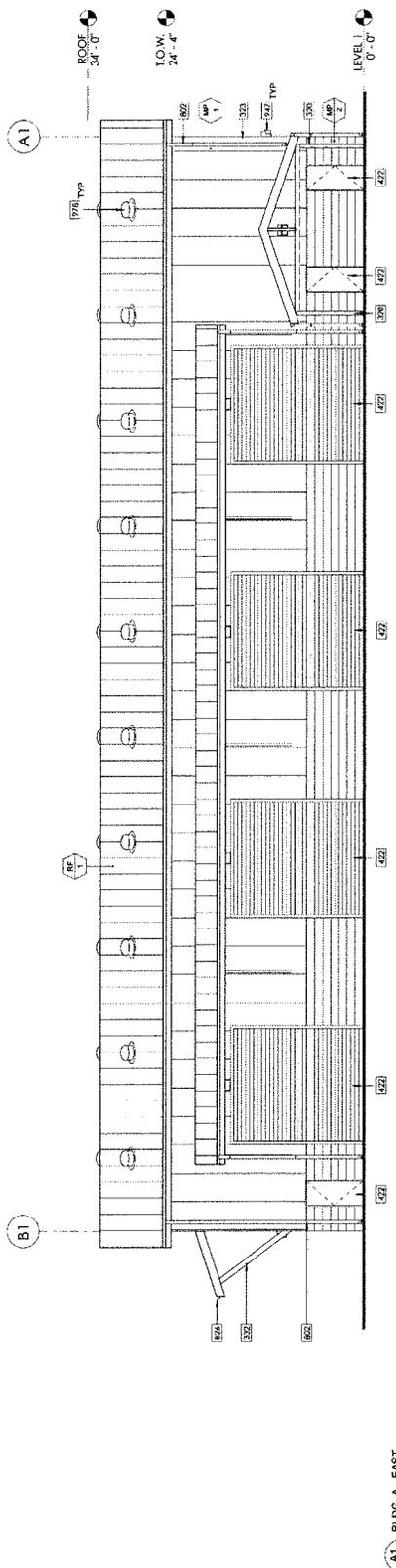


D1 DIMENSION PLAN
A2.4

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DP

DIMENSION PLAN - BLDG A

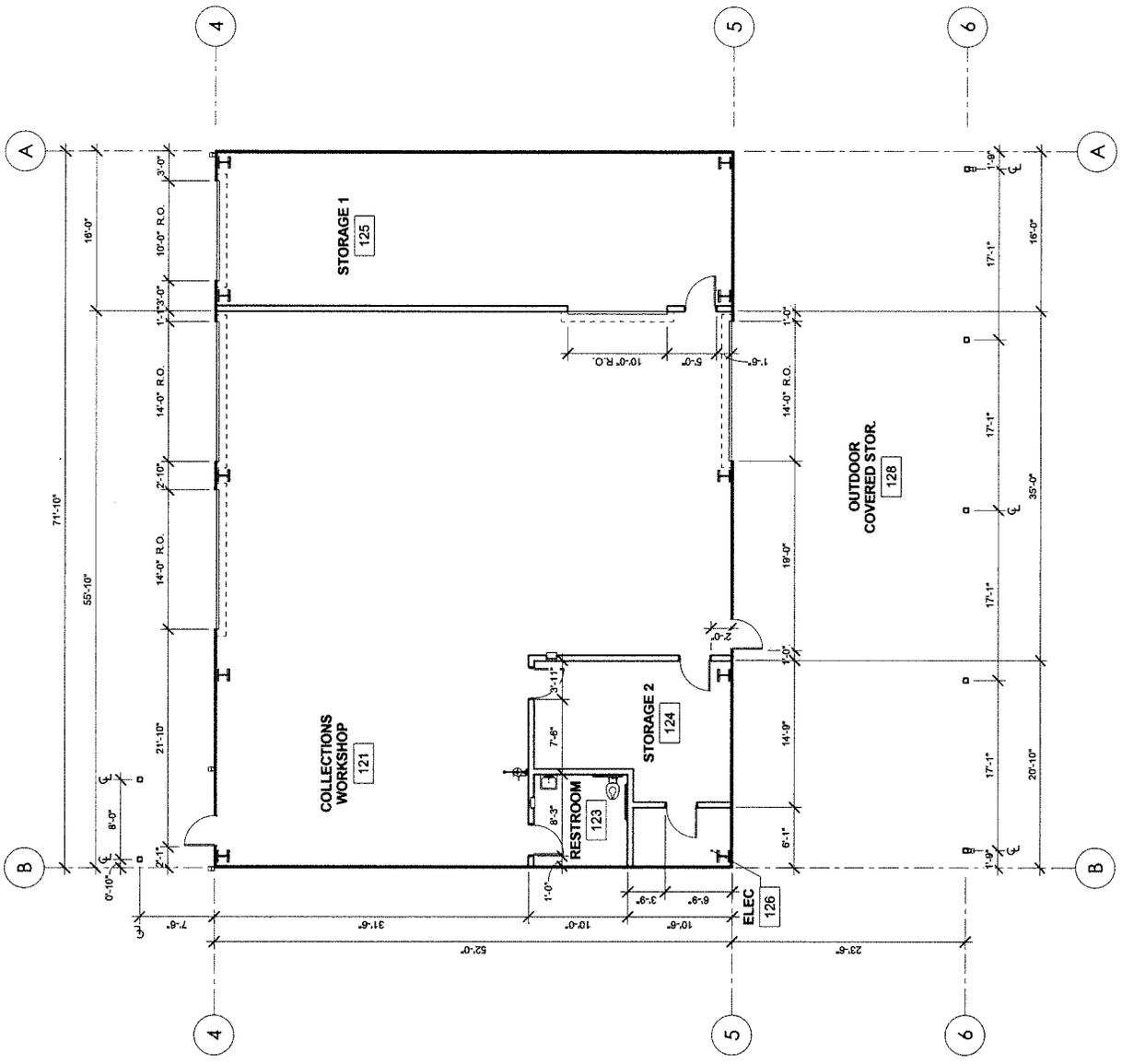


- CONSTRUCTION NOTES**
- 320 HOLLOW STRUCTURAL STEEL COLUMN, REFERENCE STRUCTURAL DRAWINGS
 - 323 INSULATED METAL PANEL
 - 332 ROOF STRUCTURE, REFERENCE STRUCTURAL DRAWINGS
 - 422 WINDOW, REFERENCE WINDOW SCHEDULE
 - 471 DOOR, REFERENCE WINDOW SCHEDULE
 - 802 20 GA. METAL DOWNSPOUT (PAINT TO MATCH)
 - 942 LIGHTING FIXTURE, REFERENCE ELECTRICAL DRAWINGS
 - 978 TUBULAR SKYLIGHT

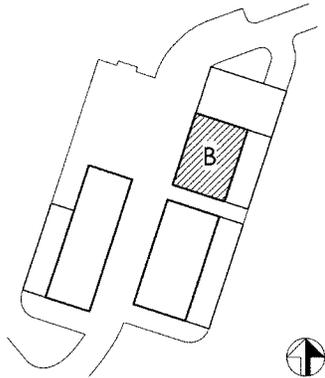
**PROPOSED PROJECT
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E

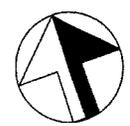
ELEVATIONS



KEY PLAN

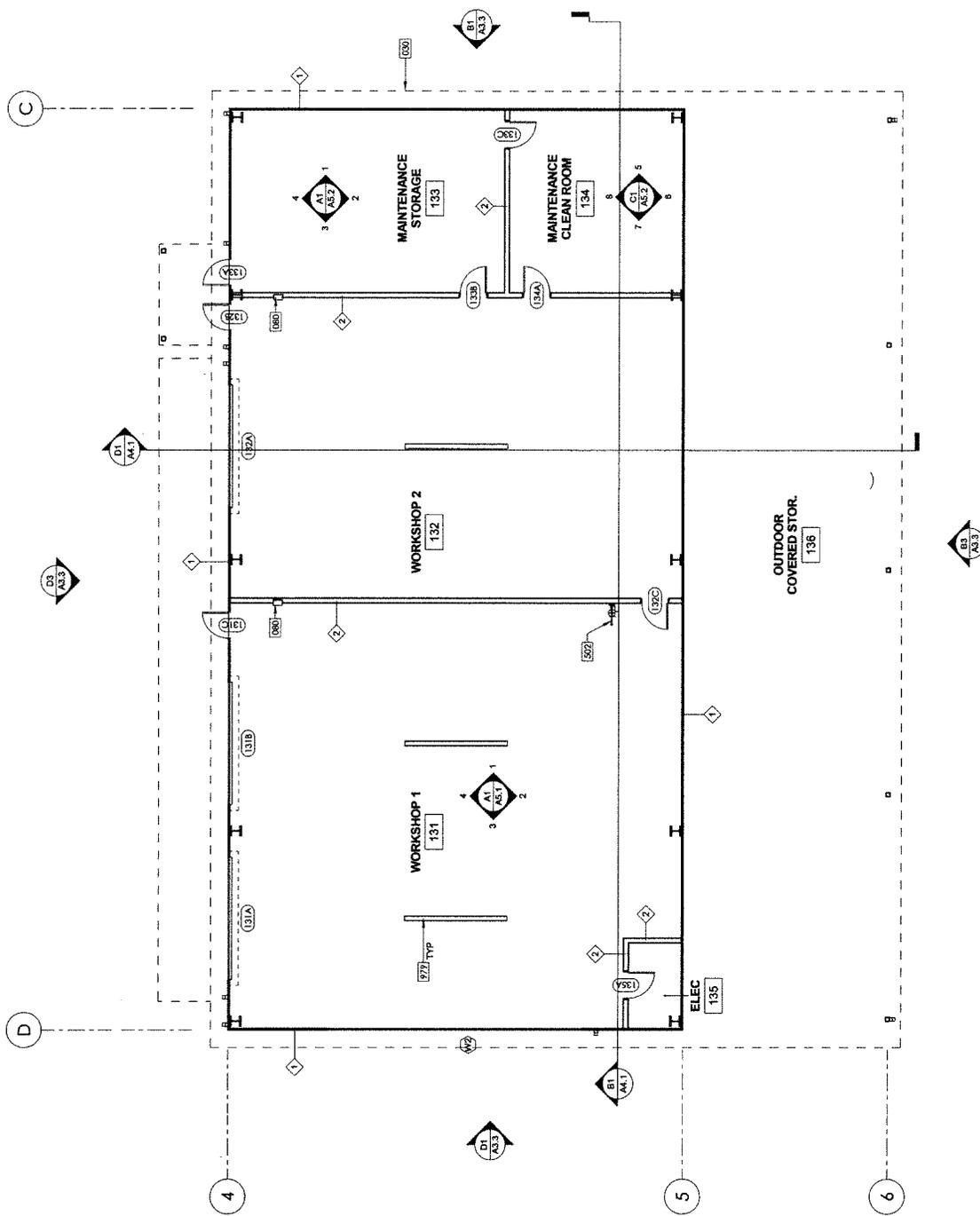


D1 DIMENSION PLAN - BUILDING B
A2.5

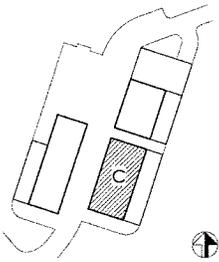


PROPOSED PROJECT
PHG 15-0018

DP



KEY PLAN



CONSTRUCTION NOTES

- 030 LINE OF OVERHANG ABOVE
- 080 RECESSED FIRE EXTINGUISHER AND CABINET
- 502 EMERGENCY SHOWER AND EYE WASH, REFERENCE PLUMBING DRAWINGS
- 979 TRENCH DRAIN, REFERENCE PLUMBING DRAWINGS

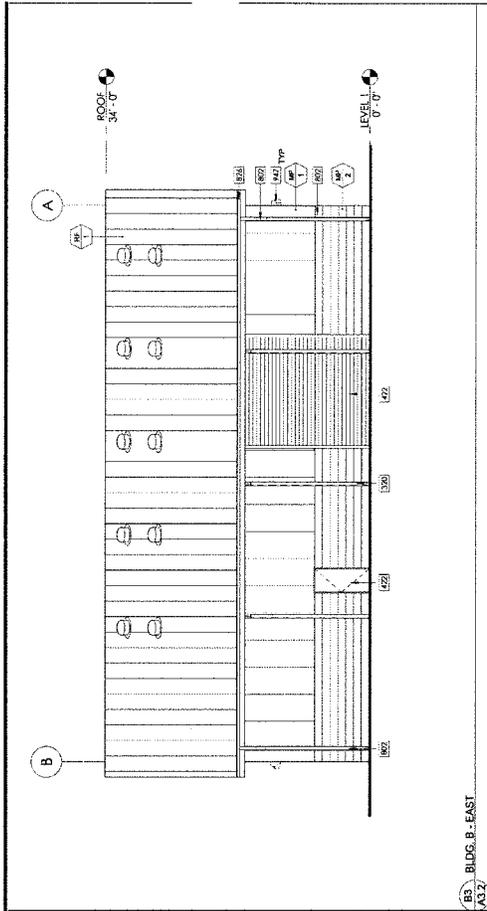
D1
A2.3 FLOOR PLAN - BUILDING C



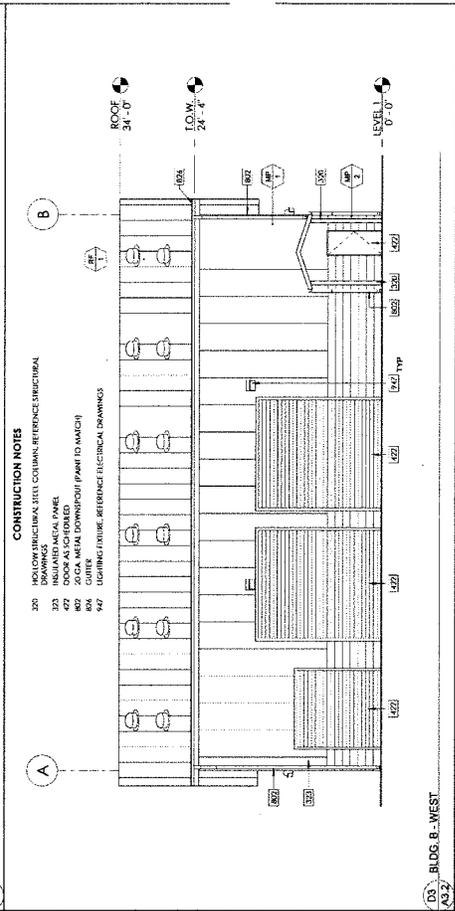
PROPOSED PROJECT
PHG 15-0018

F

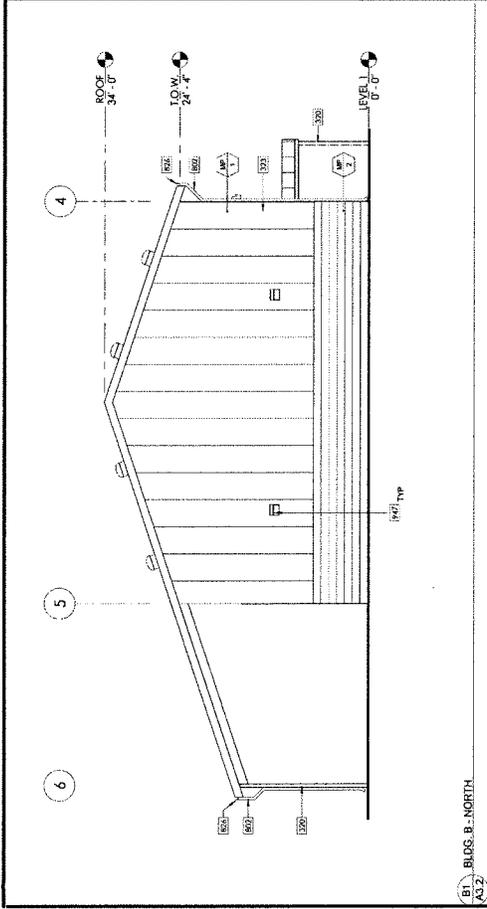
FLOOR PLAN - BLDG C

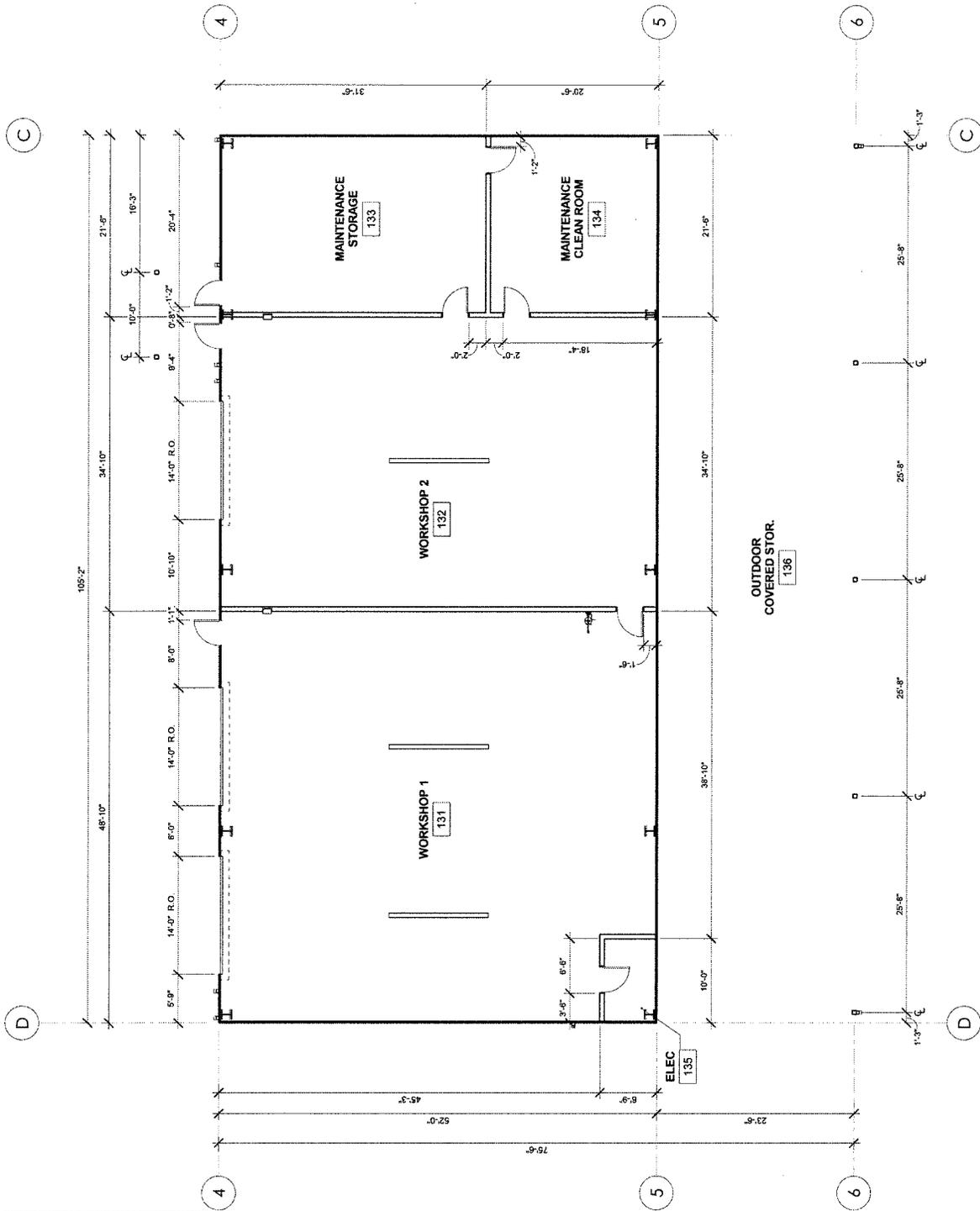


B3. BLDG. B - EAST
A3.2

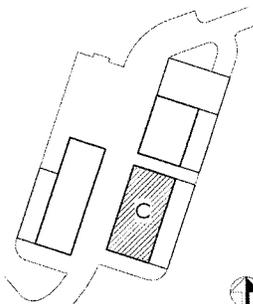


B3. BLDG. B - WEST
A3.2





KEY PLAN

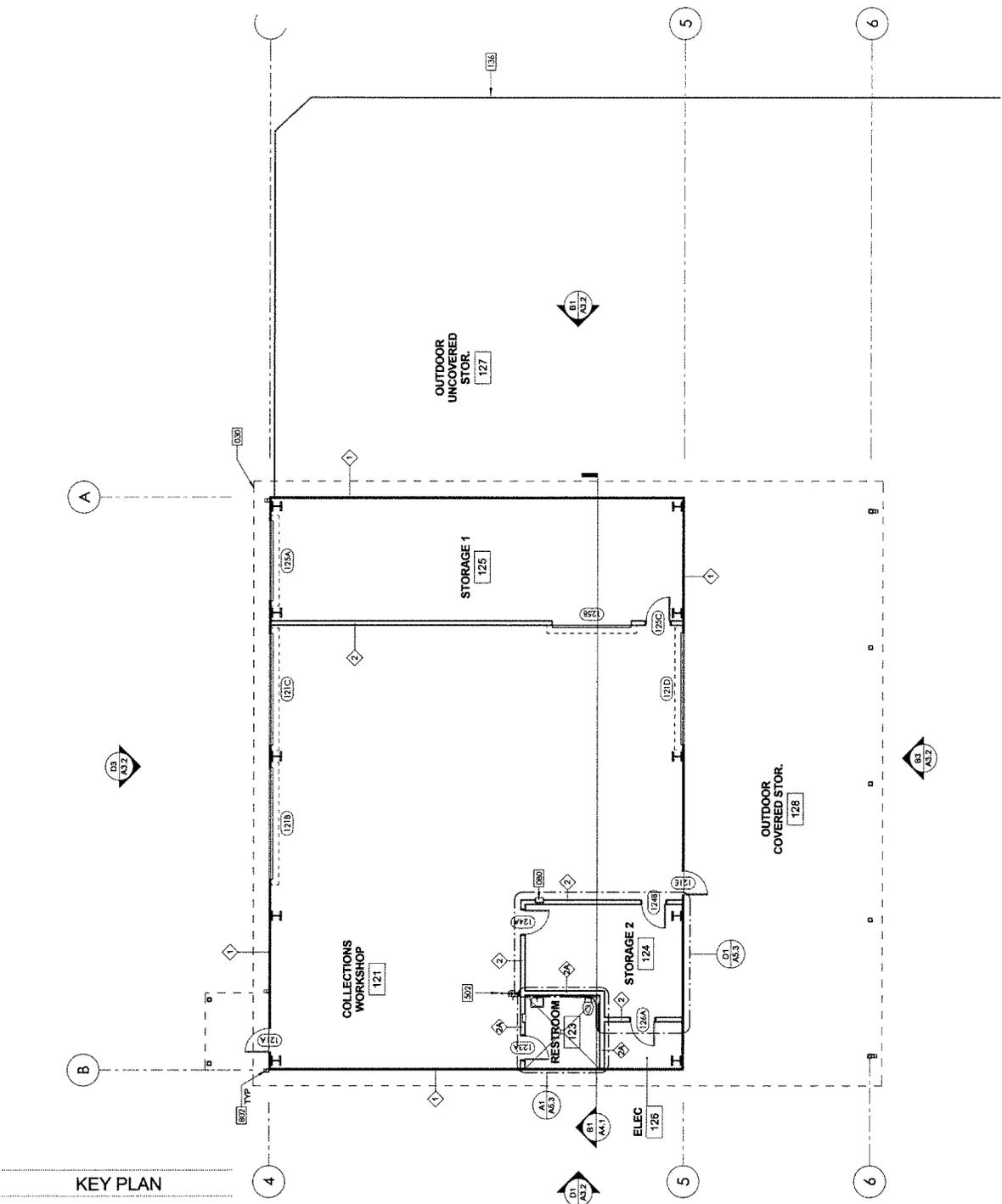


D1 DIMENSION PLAN - BUILDING C
A2.6

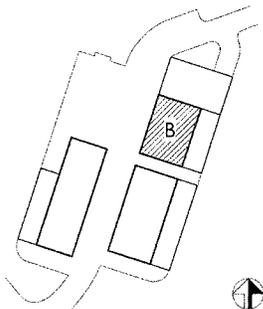


PROPOSED PROJECT
PHG 15-0018

DP



KEY PLAN



CONSTRUCTION NOTES

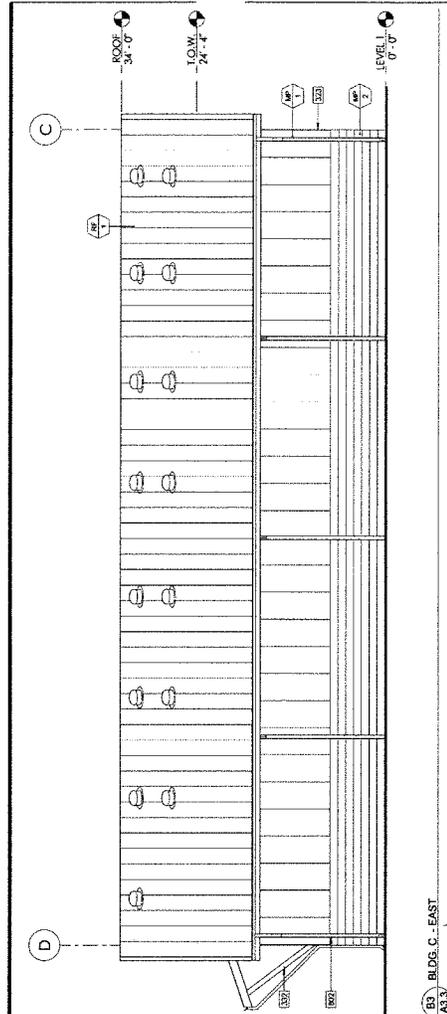
- 030 LINE OF OVERHANG ABOVE
- 080 RECESSED FIRE EXTINGUISHER AND CABINET
- 136 METAL FENCING
- 502 EMERGENCY SHOWER AND EYE WASH. REFERENCE PLUMBING DRAWINGS
- 802 20 GA. METAL DOWNSPOUT (PAINT TO MATCH)

D1
A2.2 FLOOR PLAN - BUILDING B

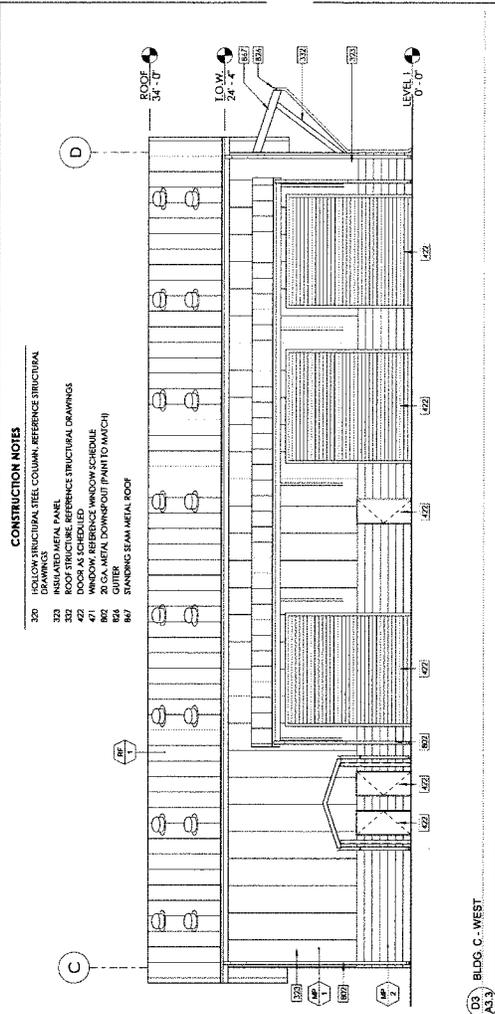
PROPOSED PROJECT
PHG 15-0018

F

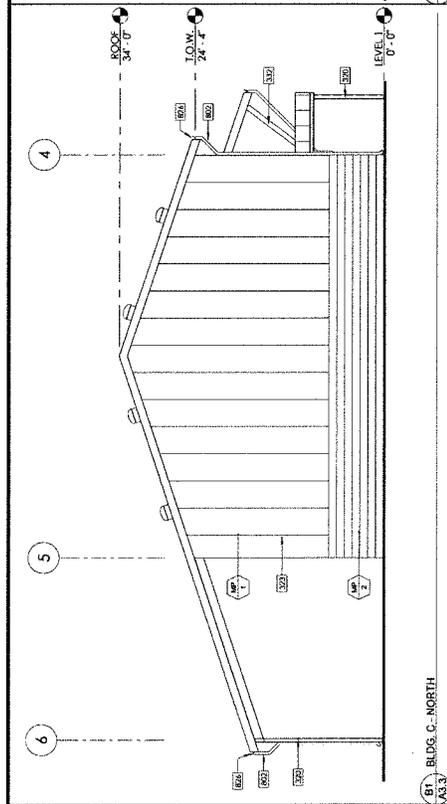
FLOOR PLAN - BLDG B



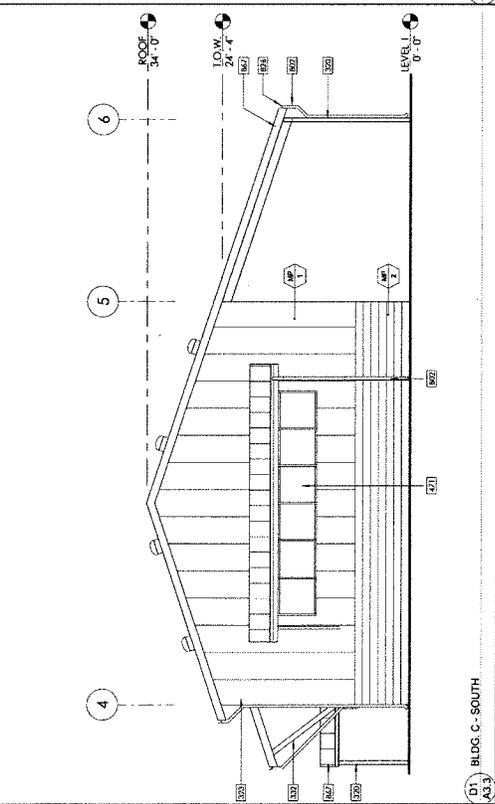
03 BLDG. C - EAST
A3.3



03 BLDG. C - WEST
A3.3



01 BLDG. C - NORTH
A3.3



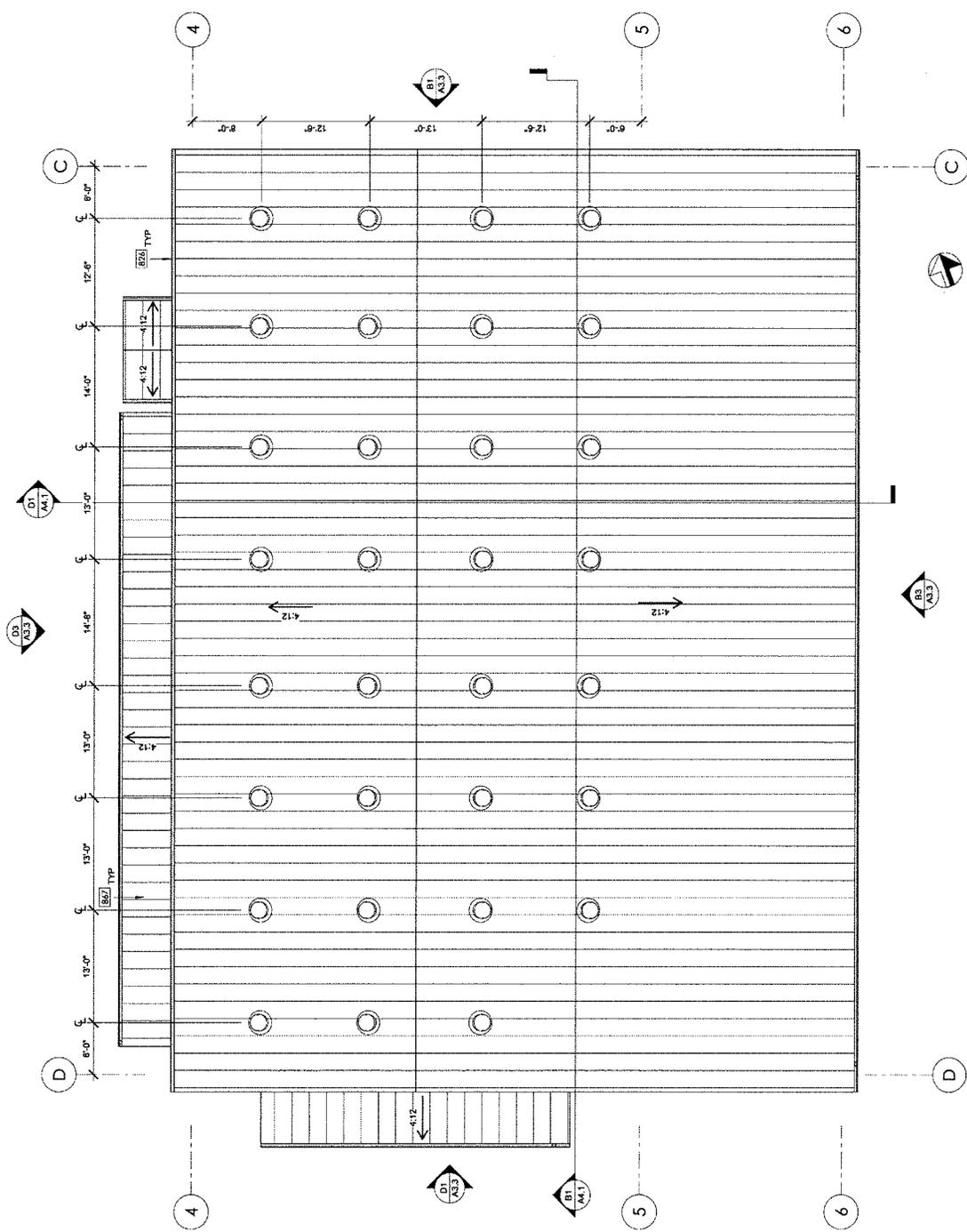
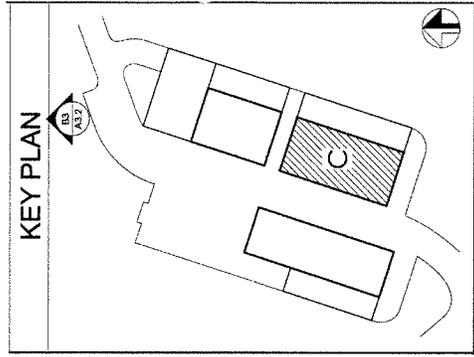
01 BLDG. C - SOUTH
A3.3

- CONSTRUCTION NOTES**
- 320 FOLLOW STRUCTURAL STEEL COLUMN, REFERENCE STRUCTURAL DRAWING
 - 321 FOLLOW METAL PANEL
 - 322 ROOF STRUCTURE, REFERENCE STRUCTURAL DRAWINGS
 - 422 DOOR AS SCHEDULED
 - 471 WINDOW REFERENCE WINDOW SCHEDULE
 - 824 METAL TOP ROOF (PART TO MATCH)
 - 825 GUTTER
 - 847 STANDING SEAM METAL ROOF

PROPOSED PROJECT
PHG 15-0018

E

ELEVATIONS



PROPOSED PROJECT
PHG 15-0018

