

**ESCONDIDO RESEARCH AND TECHNOLOGY CENTER
SPECIFIC PLAN**

ESCONDIDO, CA

Planning Division Case Number 2001-01-SPA
Adopted November 25, 2002

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Specific Plan Amendment
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APPENDIX 1

Architectural & Site Planning Guidelines Checklist for Planning Area 4

Resolutions

I. INTRODUCTION

The Escondido Research and Technology Center Specific Plan amends and supersedes the Quail Hills Specific Plan which was adopted by the City of Escondido in January, 1988, by adoption of Resolution 88-126. Its contents include sections on Plan Conformance with State law and the City of Escondido General Plan, Comprehensive Policies addressing development within the plan area, Specific Development Standards and Regulations for individual areas of the plan, processing including implementation, and the adopted process for amendments to the specific plan.

A. PURPOSE

The Escondido Research and Technology Center Specific Plan provides for the orderly and coordinated development of the property consistent with Section 65451 of the California Government Code and Article 18 of the City of Escondido Zoning Ordinance. This specific plan will act as a bridge between the policies of the General Plan and individual projects within the specific plan area. It is a comprehensive zoning document, which establishes detailed regulatory controls and implementation programs. The use of a tailor-made site-specific ordinance is necessary to regulate development of the specialized industrial and office uses, which are included within the Escondido Research and Technology Center. This specific plan will act as a mechanism to ensure overall coordination in the planning and execution of separately owned properties.

This specific plan consists of text and exhibits. The exhibits include maps, which address land uses, individual Planning Areas and vehicular and pedestrian circulation. The text further describes permitted uses, development regulations, design guidelines and implementation of the project.

The Escondido Research and Technology Center Specific Plan implements the General Plan, the City of Escondido Zoning Ordinances, and provides guidelines for development of all aspects of the property. For circumstances that are not expressly addressed within this specific plan, existing City ordinances, policies and procedures shall apply. In the event of any conflict or inconsistency between the specific plan and existing ordinance, policy and procedure, the terms and conditions of the specific plan shall govern.

B. SCOPE OF SPECIFIC PLAN

The Escondido Research and Technology Center Specific Plan supersedes and renames the Quail Hills Specific Plan. The property encompasses a total area of approximately 186 acres. JRMC Real Estate and Semptra Energy Resources have assembled approximately 171 acres within the plan area, and the balance of the plan area is owned by several individuals.

As shown on Exhibit 1, the project site is located in the western portion of the City of Escondido in northern San Diego County. Interstate 15 and Route 78 provide north-south and east-west regional access to the area. The property is largely vacant, located generally south of Vineyard Avenue and north of Harmony Grove Road, between Enterprise Street and Allenwood Lane.

Exhibit 2 is a Specific Plan Map for the project. The map designates eight (8) planning areas, land uses and the circulation system for the subject project. Chapter III contains a list of uses permitted within each planning area.

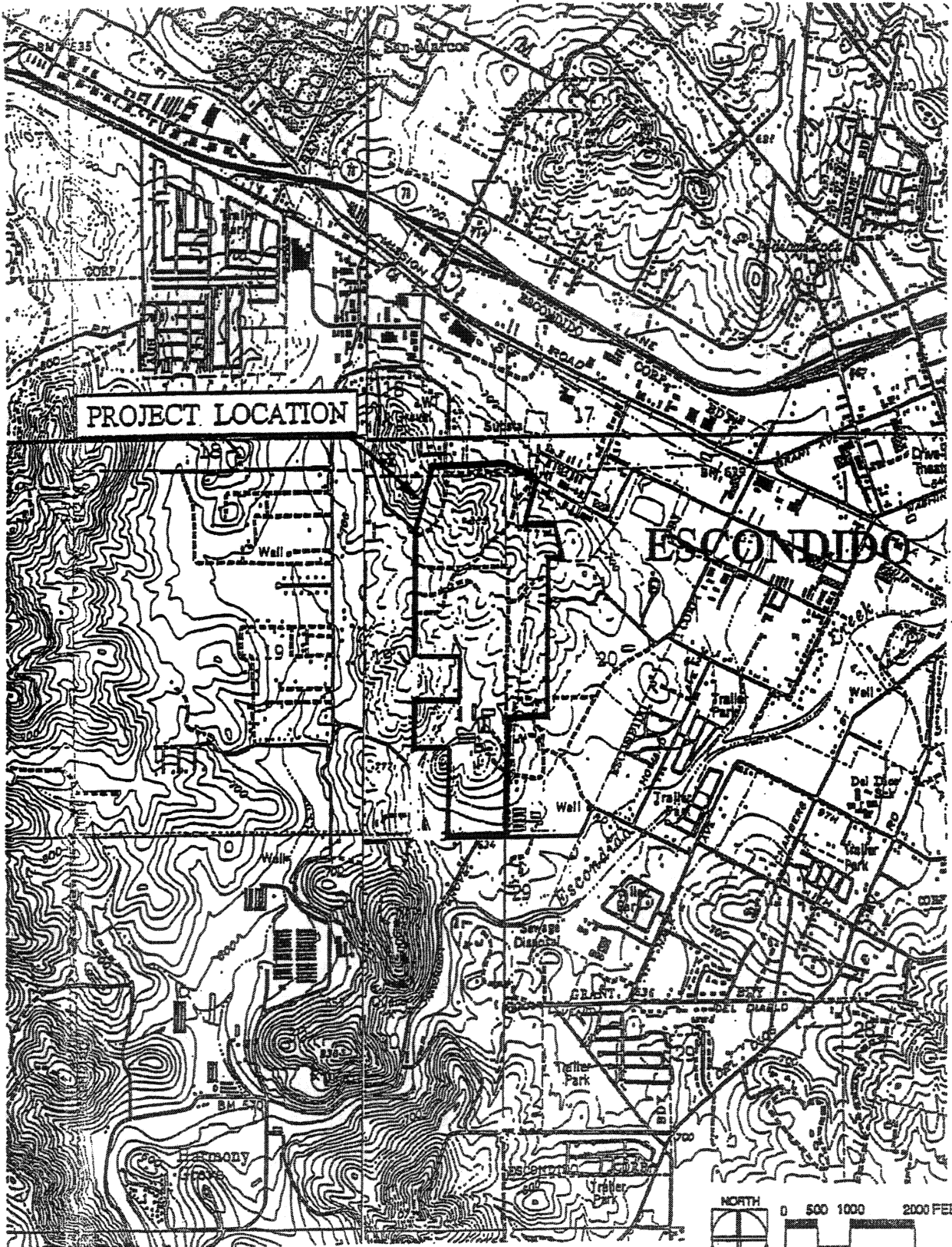
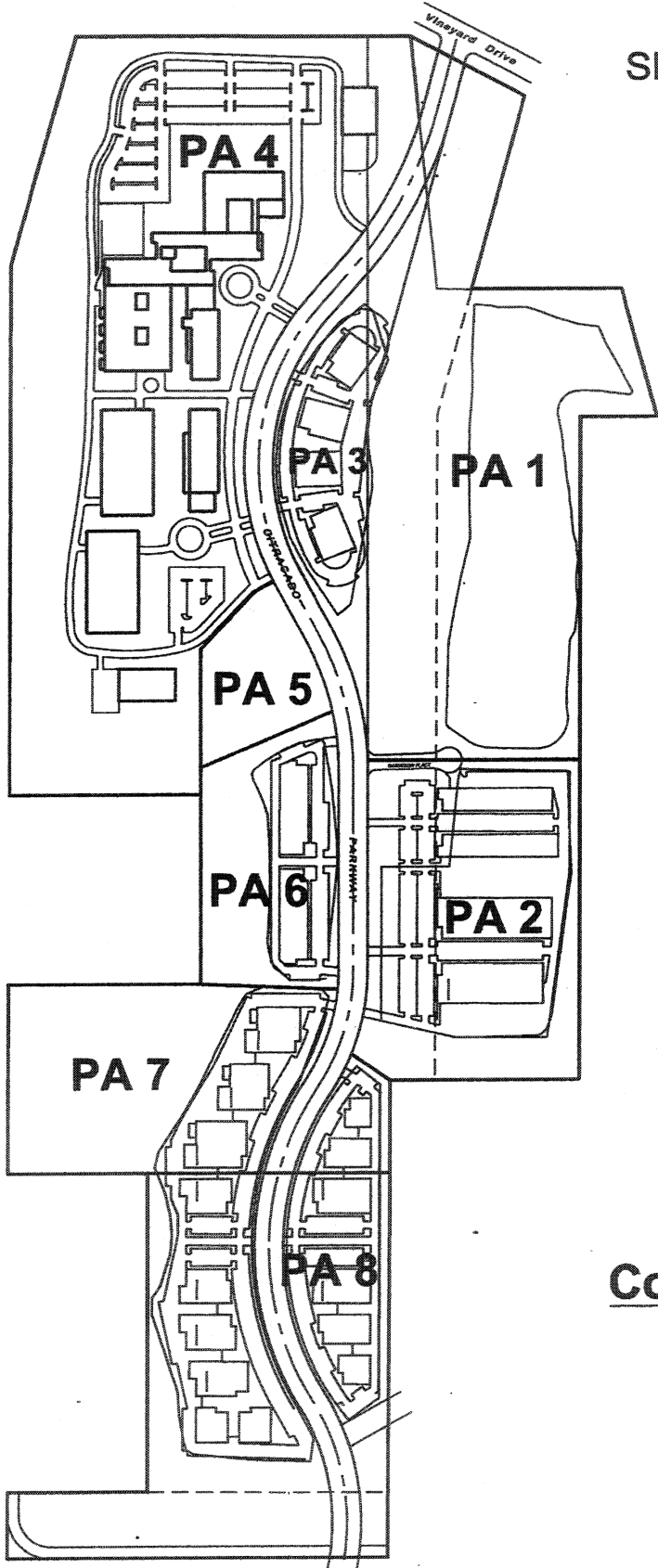
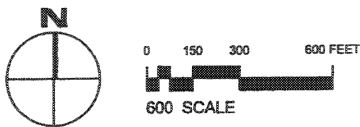


Exhibit 2
SPECIFIC PLAN MAP



Concept Site Plan



C. PHYSICAL SETTING

The Escondido Research and Technology Center Specific Planning Area is located in the western portion of the city of Escondido. Elevations on the site range from a low of approximately 630-feet to 880-feet above mean sea level. Generally the property slopes downward toward the southwest, from a high point in the mid-northern section of the plan area.

The property is essentially vacant with the exception of eight existing single family dwellings in the southwest portion of the site. Significant portions of the plan area have been disturbed by former agricultural activities, off-road vehicles and grading. A 200-foot wide electrical transmission easement with towers runs north-south through the center of the site. This easement turns westerly at the specific plan southerly boundary. Numerous other utility easements criss-cross the site.

Regional access to the project site is from SR-78 and I-15. Local access is via the Nordahl Drive exit off SR-78, via future Citracado Parkway, and the 9th Avenue exit off I-15 to Citracado from the southeast. Future Citracado Parkway is proposed as a "collector" roadway with the width of a "major road", and it will bisect the specific plan area traveling from north to south. Other streets in the area include Enterprise Street which serves the existing industrial park to the east, and Harmony Grove Road, which provides access from the south.

Adjacent existing uses include industrial and office uses to the north and east, vacant residential land to the northwest, and single family subdivisions to the west. Properties to the south of the specific plan, located in both the County and the City, is generally vacant, with sporadic single family homes on large lots.

Drainage on-site flows toward the lower elevations in the southern and western portions of the site. An ephemeral drainage, in which wetland vegetation exists, flows over a portion of the lower elevations in the southwest portion of the site. Other dry and ephemeral drainage courses are located within the boundaries of the site. Jurisdictional delineation of these drainages has been conducted, and permits for proposed impacts to these drainages through the U.S. Army Corps of Engineers and the California Dept. of Fish & Game will be complete prior to such impacts. In addition, assessment of impacts to the California gnatcatcher, a Federally-listed "threatened" bird species found onsite, and adequacy of proposed mitigation for such impacts, is being conducted through a Section 7 Consultation between the U.S. Army Corps and the U.S. Fish & Wildlife Service. All necessary local, state and federal permits will be in place prior to clearing of vegetation and subsequent grading of the ERTC site.

Vegetation over the site is predominantly disturbed habitat, non-native grassland and disturbed sage scrub communities. Coastal California gnatcatchers inhabit portions of the site. There is a ribbon of willow / oak riparian woodland along the creekbed in the southwestern portion of the site. The proposed project involves protection and conservation of the willow/oak woodland creekbed area, and also a significant amount of sage scrub revegetation, to be primarily located along the western residential buffer area, as part of an overall biological mitigation program.

D. SPECIFIC PLAN OBJECTIVES

The General Plan sets the guidelines for development of Escondido at buildout of the city, and as a result, Specific Plan objectives should directly relate to the guidelines articulated in the General Plan. In order to properly guide the community through years of development decisions,

implementation of general plan concepts must be addressed through various land use control

mechanisms, such as this specific plan. The Escondido Research and Technology Center Specific Plan document addresses and reflects the intent of the Escondido general plan.

There are a number of general plan provisions which have provided direction for the development of the Escondido Research and Technology Center Specific Plan. The primary direction has been derived from the Land Use Element, although other element provisions have also been integrated in the specific plan.

The fundamental goal of the specific plan is to address the following key general plan provisions incorporated here as the Specific Plan Objectives:

- Concentration of a variety of office, research and development, industrial uses (multi-tenant, corporate and limited distribution), hospital and uses associated with a medical campus that serve the community.
- Enhanced economic benefits to the community, by providing increased employment opportunities and tax base.
- Creation of a first class business park through the concentration of business uses which will be comprehensively planned to ensure community compatibility, adequacy of access, parking, landscaping and other features which are characteristic of a quality development.

E. PROCESSING AND PLAN IMPLEMENTATION OBJECTIVES

The Escondido Research and Technology Center Specific Plan creates the regulatory processing and implementation framework to allow a large business park including a hospital/medical campus such as the proposed project to develop. Development of the project will occur over a number of years and the life of the project will last well past completion of the last building. A number of documents will also be in place in addition to Escondido Research and Technology Center Specific Plan Amendment. These documents include the Environmental Impact Report, General Plan Amendment, Development Agreement, and Vesting Tentative Subdivision Map. Together these documents will be used to review and approve future proposed development within the Escondido Research and Technology Center Specific Plan area. A General Plan Amendment to the Circulation Element is necessary to modify the plans for Enterprise Street, and to modify the design parameters for Citracado Parkway will be requested. General Plan Amendments are also necessary to change 22 acres from Specific Plan to Estate 2 (residential up to 2 DU / AC), and to amend the current text of SPA #8.

The process for plan implementation is discussed in Chapter V, and the following objectives established the direction for implementing the Escondido Research and Technology Center Specific Plan:

- The integrity of the specific plan document will ensure consistent, well-planned development within the plan requirements,
- Initiation of physical development on the site will be undertaken in a manner which ensures adequate public infrastructure to support uses as they transition into public use;
- Tentative Subdivision Maps and/or site plans must be approved prior to initiation of development. Any reference within this specific plan to Tentative Subdivision Maps, Tentative Maps, Tentative Parcel Maps may also refer to the equivalent Vesting Tentative Map;
- An articulated City development relationship with the Escondido Research and Technology Center Specific Plan will be supported through Development Agreement(s).

II. POLICIES AND STANDARDS

Chapter II provides a set of comprehensive policies and standards to govern various aspects of development within the specific plan area. These provisions implement the plan objectives contained in Chapter I. While recognizing that a project of this scale must also be adaptable to changing market conditions, the provisions of this chapter are intended to provide a hierarchical connection from the General Plan to an individual project. This section is divided into key subsections which address and provide direction for the major components of the Specific Plan. The objectives, comprehensive policies, and standards are carried out through implementation of the development standards and regulations in Chapter III.

A. LAND USE POLICIES

1. All land uses within the project boundaries will be located and designed to be compatible with uses outside and inside the specific plan. This will be accomplished through provisions outlined in this section and the Specific Development Standards section, Chapter III.
2. The location of the specific plan provides desirable access for users from the regional, city and neighborhood levels. External and internal access and circulation shall be designed to maximize efficient use of the site for the various levels of users. Major components of the access and design shall be:
 - Efficient ingress and egress from the SR-78 and I-15 freeways.
 - Efficient ingress and egress from connecting surface streets.
 - Efficient internal circulation and driveway points to allow maximum safe access to the various businesses.
 - Functional access between individual businesses and between planning areas.
 - Segregation of access to business areas versus residential areas.
 - Visibility of the various uses and clear orientation of the access to users.
3. A variety of land uses shall be encouraged by the specific plan in order to create employment and tax bases and to provide a broad mix of office, research and industrial opportunities as well as hospital and medical services. The key component to ensuring plan integrity is a compatible variety of Planning Area permitted uses and development standards.
4. In concept and by design, the Escondido Research and Technology Center Specific Plan will prohibit unsightly, noxious, and incompatible uses, and encourage a comprehensively planned consolidation of business park uses. Performance Criteria pursuant to Escondido Zone Code Section 33-570 shall also apply within the ERTC Specific Plan. The specific plan must allow flexibility in accommodation of planning area uses in order for the development to be viable in the longer term, and to effectively respond to changing market and user demand, within the limits set forth by the Specific Development Standards provided in Chapter III and in particular as these standards related to abutting residential areas.
5. In order for the Escondido Research and Technology Center Specific Plan uses to be comprehensively successful, the development must be prominent to users while, at the same time,
6. easily used and visually pleasing. The regulatory provisions of this specific plan will address and ensure a balance of uses and design standards.

B. CIRCULATION POLICIES

There are numerous roadway improvements, which are directly related to the specific plan project and those which will occur as part of a larger transportation strategy. Reviewed in the broad sense, all upgrades of the circulation system serve to improve efficiency. It is the intent of this section to provide an overview of circulation system improvements that are approximate to the specific plan and show an evolution of service level enhancement. This section presents the various levels of circulation improvements in a manner that illustrates the interrelationship of these facilities in regard to the specific plan.

1. Regional Level Improvements:

These are components of a large-scale transportation improvement strategy, which is being jointly implemented by various agencies. The improvements, as they relate to the specific plan area, are concentrated at the SR78/Nordahl Avenue interchange. It is anticipated that the improvements will address the Nordahl Avenue/Mission Avenue intersection and vicinity and other required regional infrastructure as identified in the City of Escondido Five-Year Capital Improvement Program.

2. Community Level Improvements:

This level of circulation system improvements identifies major components of the Escondido Circulation Element of the General Plan in proximity to the specific plan.

- a. In accord with the General Plan, Citracado Parkway is designed as a modified major street serving as connection north-south through the site as shown on the ERTC vesting tentative map.
- b. Installation of a traffic signal at the intersection of Vineyard Avenue and Citracado Parkway.
- c. Bus turnouts/rail linkage and commuter seating centers as may be required by North County Transit District.
- d. Sufficient bicycle lane should be provided along Citracado Parkway to encourage this alternative mode of transportation.

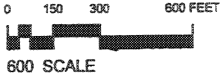
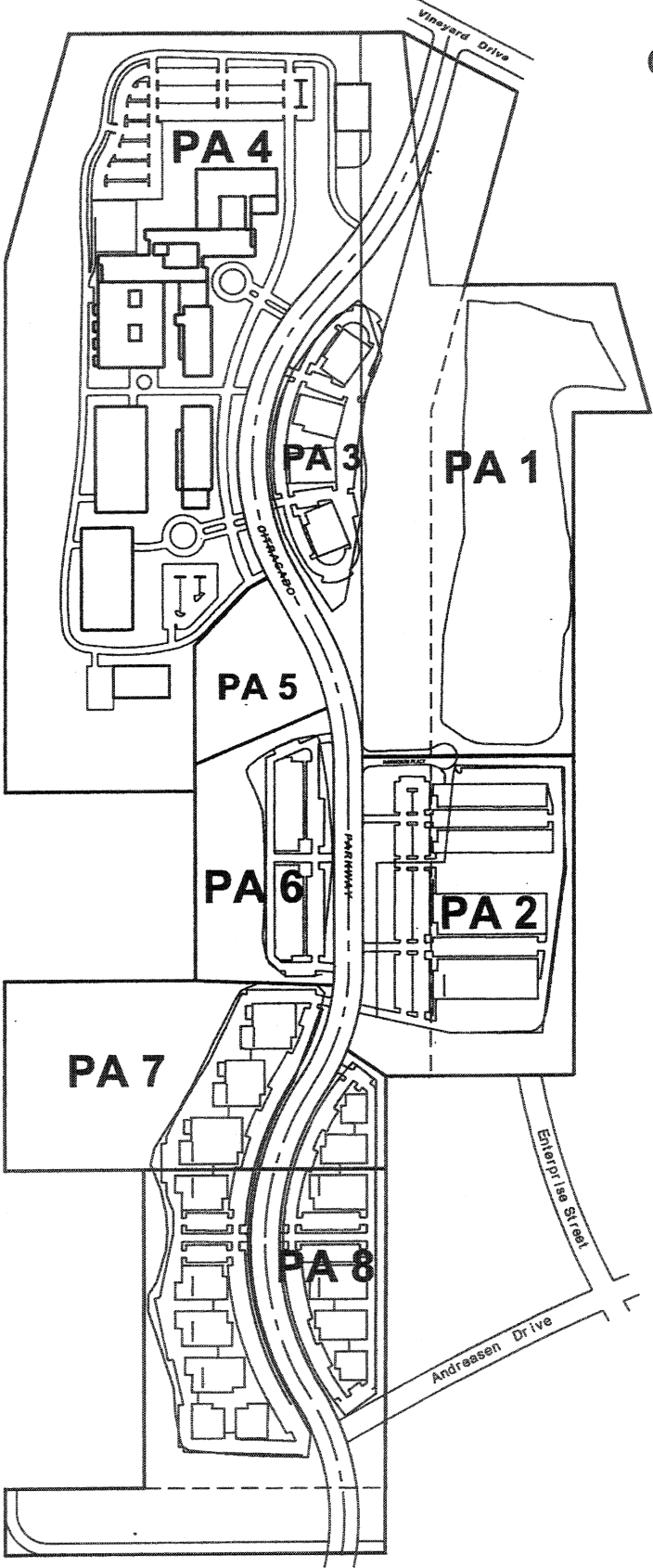
3. Project Level Improvements:

These improvements are intended to enhance the circulation system in direct support of the development of the specific plan.

- a. All Escondido Research and Technology Center public roadways, including Citracado Parkway, will satisfy the City of Escondido circulation and road design standards.
- b. Convenient ingress and egress driveways to each planning area within the specific plan area.
- c. Convenient access to loading areas and other internal business related features of the business park.

4. Internal Circulation Improvements:

Exhibit 3
CIRCULATION MAP



A major component of effective project design is the provision of functional traffic circulation and access within the specific plan. The following internal circulation design concepts shall be utilized in specific plan implementation:

- a. Adequate stacking distance should be provided at primary project driveways.
- b. Adequate distances should be allowed to separate driveways from public roadway intersections.
- c. Driveways shall generally be installed in locations as set forth in the ERTC vesting tentative map. Precise locations may be adjusted as part of the site plan review process, provided however, such adjustments, if any, shall maintain where feasible the separation distances, lines of sight, cross lane traffic movement considerations, etc., that have been incorporated into the ERTC vesting tentative map design. In the event additional driveways or modifications to driveways are ultimately proposed, driveway entrances/exits should be constructed at an approximate 90-degree angle to the public roadway alignment, or as otherwise approved by the City Engineer.
- d. The internal circulation system must provide for fire and delivery truck access, vehicle and pedestrian circulation, and loading areas for all Planning Areas.
- e. Sidewalk and separate multi-use trail systems (including convenient trailhead access) should be provided within the business park, to allow for walking access to all planning areas.

C. DESIGN POLICIES

This section describes those project-wide design elements which are necessary to address various plan objectives. One of the major goals of this specific plan is to create a visual and aesthetic coherence internally and externally to the project. The design of the hospital and medical uses in Planning Area 4 may vary from the industrial buildings in other planning areas, but all architecture styles throughout the development shall be compatible.

By its inherent attributes including location, land area, and zoning, the Escondido Research and Technology Center is to become a community and regional focal point for business park users. The focus on this project requires that it meet the challenge of becoming a community and regional center with a distinct and clear identity. This will be accomplished by the following:

1. Project Design Elements

- a. The architecture shall be distinctively identifiable through form, mass and color.
- b. The architectural design shall integrate elements of landscape, lighting, signage, pedestrian and vehicular circulation and screening elements.
- c. The architecturally distinctive style shall be visually consistent throughout the project.
- d. The architectural design shall create an overall project which functions as a focal point for the community.'
- e. The architectural design shall create focal points within the project. The architectural design shall represent controlled, quality development.
- f. The architectural design of each element of the overall project shall be consistent or complimentary in style and character.

2. Project Design Features

- a. The elements of design and their composition shall exhibit visual simplicity.
- b. The elements of design and resulting architectural composition shall not include excessive decoration.
- c. The basic architectural forms shall be visually consistent or complementarily linked together with repetitive, articulated structures, site landscaping, etc.
- d. The architectural design shall exhibit predominantly surface planes of singular, distinctive texture and color.
- e. The architectural design elements which are contiguous shall be interlocked, layered and repeated to form visually integrated compositions.
- f. Freestanding buildings may be designed to allow individual character more representative of the use and company identity.
- g. Other design elements (i.e., landscaping, signage, and lighting) will be utilized to integrate freestanding buildings with the overall development.

3. Project-Wide Concepts

- a. The project's most visible, elevated exposures to SR-78 and Nordahl Avenue shall exhibit distinctive and interestingly articulated design. The composition of the project's main exterior exposures shall consist of solid building forms of simple texture and color complementing elements of site forms and landscaping.
- b. Variations in height and mass are strongly encouraged. Contrasting building heights and identifiable architectural features shall be incorporated into this portion of the project.
- c. Special care shall be taken that visual impacts of structural height and mass should be sensitive on the northern and western portions of the project, through setbacks, and earthform and landscape buffering that include a minimum 10' high berm view-obstructing berm on pads adjacent to residentially zoned properties within Planning Areas 4, 6 and 7.

4. Internal Project Concepts

- a. As viewed from Citracado Parkway, planning area to planning area, and from off-site, the project will exhibit an interesting accumulation and composition of architecturally compatible building elements incorporating site forms, signage, lighting, pedestrian and vehicular circulation and landscape as elements of the overall composition.
- b. Visibility of major project components and clarity of access and circulation for public and service functions shall be thoroughly integrated into the project's internal designs.
- c. The view from Citracado Parkway for pedestrians and motorists should offer an interesting composition of building sizes, locations and articulation relative to the roadway.

PLANNING AREAS

The Escondido Research and Technology Center has been divided into "planning areas" for ease of reference to standards specific to particular areas of the Specific Plan. These planning areas are

demonstrated on Exhibit 4. Exhibits 5 and 5A provide conceptual master plans for ERTC and Planning Area 4. The configuration of buildings shown on the exhibit prepared for Planning Area 4 is for illustrative purposes only. Future site planning refinements may modify this exhibit without the need for a Specific Plan Amendment.

D. GENERAL ARCHITECTURAL STANDARDS

1. Development Guidelines

This section further describes and illustrates design concepts and components intended to define the distinctive architectural character envisioned for this business park.

It is the intent of this section to describe design guidelines that will be used to develop buildings of various types within the Escondido Research and Technology Center. Given the variety of approaches utilized by owners and design professionals, these guidelines are provided to encourage creativity while establishing a contextual framework that will lend to a visually coherent and functional business park environment. These design guidelines are intended to promote and preserve a harmonious attractive environment that combines creative elements, landscape and building structures.

Since hospital and medical-related uses have unique design requirements, separate Architectural Design Guidelines are provided for Planning Area 4 in Section E (16). The objective of these guidelines is to ensure that all development in Planning Area 4 shall be designed in a manner that creates a functional and visually coherent environment, that is integrated with the balance of ERTC.

The following descriptions of concepts, components and styles, together with landscape and functional site elements, are intended to define a palette of design considerations that will direct the designer in the organization and use of these elements. This approach will allow for varied creative design solutions for a variety of building types which can be achieved while remaining within the limits of this distinctive architectural style envisioned for the Escondido Research and Technology Center.

2. Aesthetic Considerations

- a. Architectural Design will be distinctive and harmonious through application of design strategies including massing, composition, repetition, form, focal points, rhythm, landscaping, architectural elements and color.
- b. Varied building types will be integrated through use of these elements combined with circulation elements both vehicular and pedestrian, landscaping, hardscape, lighting and project identification.
- c. Each building will exhibit design characteristics that are consistent through out the project. Proper application of these Design Guidelines will insure visual harmony with varying building types.
- d. Creative application of design strategies that satisfy more than the purely functional requirements

Exhibit 4
PLANNING AREAS MAP

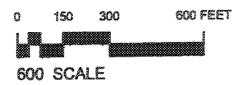
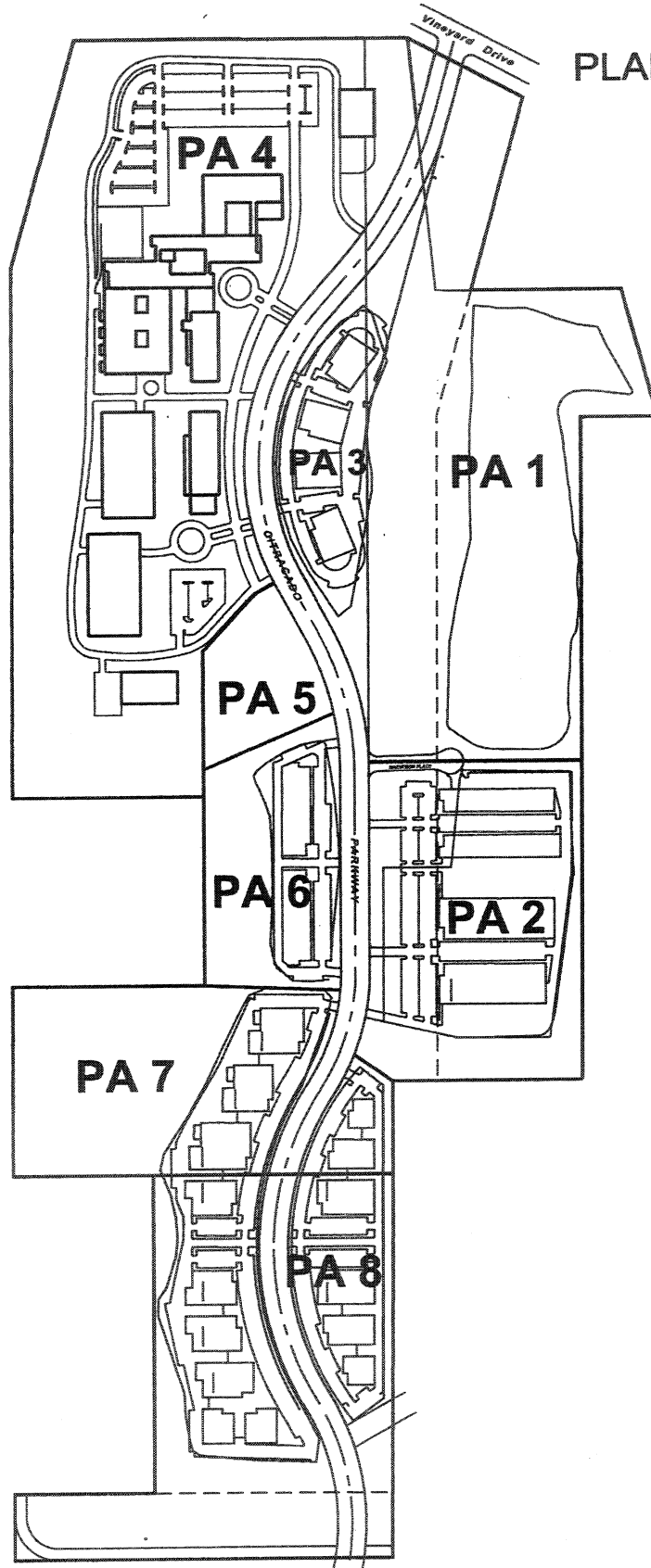
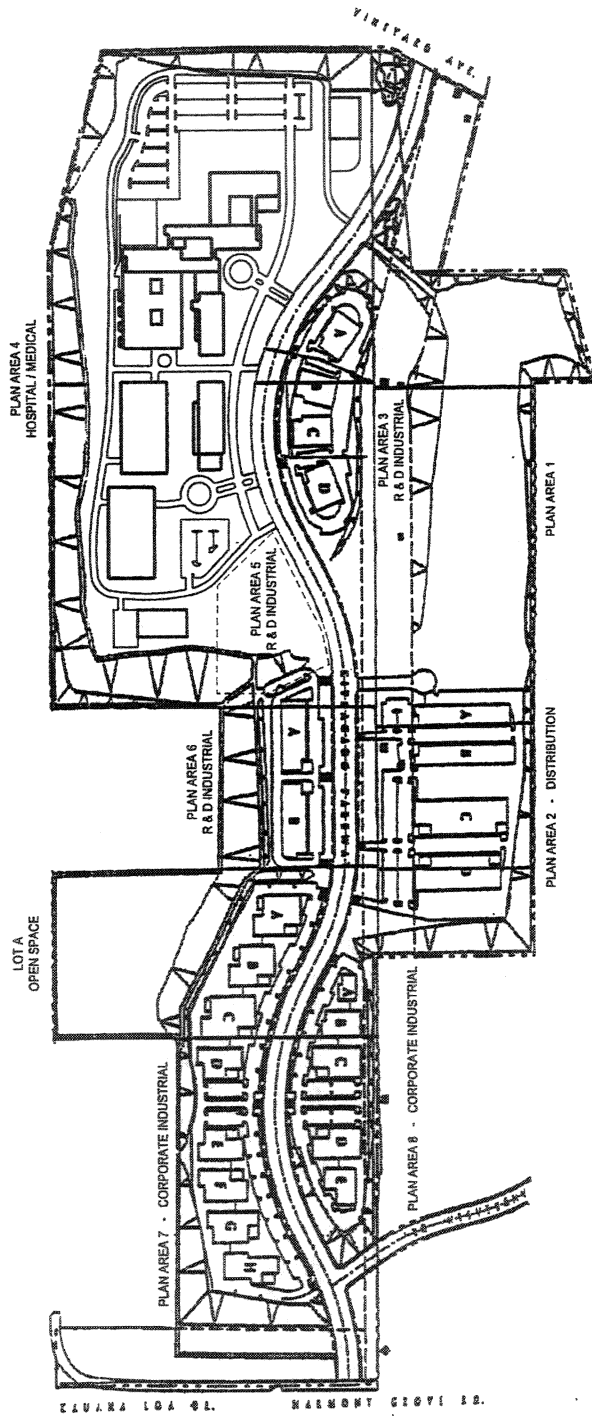


Exhibit 5 CONCEPT MASTER SITE PLAN



PLAN AREA 9	LOT A OPEN SPACE	PLAN AREA 10
MARKING DATA PLAN AREA 9: 100' x 100' (10,000 sq ft) PLAN AREA 10: 100' x 100' (10,000 sq ft)	LOT A OPEN SPACE: 100' x 100' (10,000 sq ft)	PLAN AREA 10: 100' x 100' (10,000 sq ft)

PLAN AREA 5 - R & D INDUSTRIAL	PLAN AREA 6 - R & D INDUSTRIAL	PLAN AREA 7 - CORPORATE INDUSTRIAL	PLAN AREA 8 - CORPORATE INDUSTRIAL
100' x 100' (10,000 sq ft)	100' x 100' (10,000 sq ft)	100' x 100' (10,000 sq ft)	100' x 100' (10,000 sq ft)



MASTER SITE PLAN

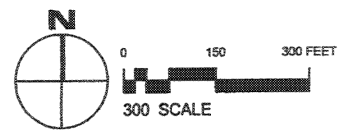
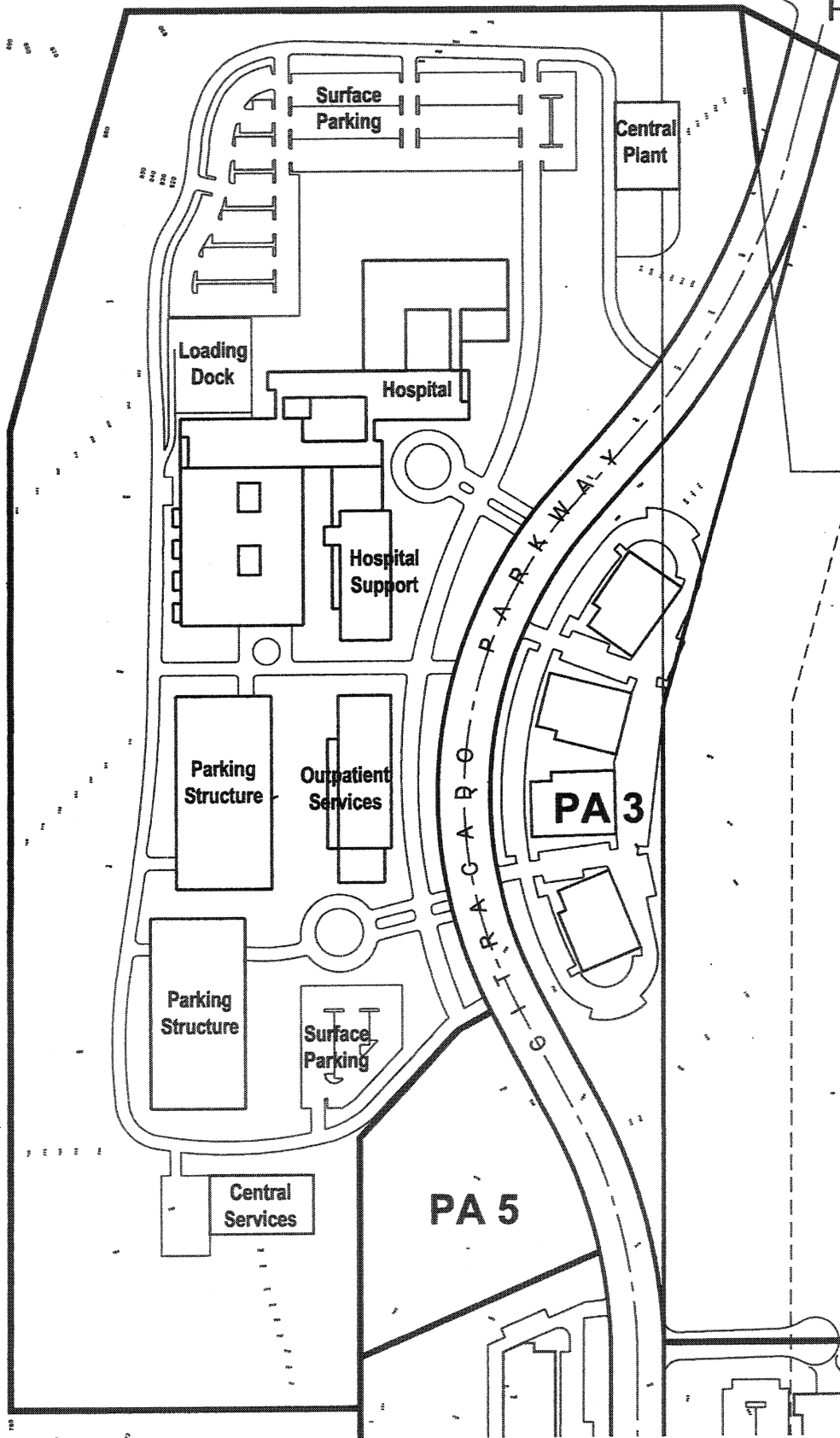
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McAfee Associates Architects
 6665 B Cambyne Road #100-072
 Escondido, California 92026 761-0717



* SEE EXHIBIT 5a

Exhibit 5a
PLANNING AREA 4
CONCEPT
SITE PLAN



of building programs will result in a visually coherent business park environment.

- e. Each planning area and each building type will be linked architecturally with design elements described herein.

3. Project Design Features

- a. Architectural features exhibited by projects within Escondido Research and Technology Center will be simplistic but refined.
- b. Buildings and site entries shall exhibit focal points including articulated landscape elements, lighting and building entrances.
- c. Individual buildings shall contain the following characteristics; surface articulation and modulation, recessed openings that create shadow patterns and rhythm, clearly defined entrances featuring architectural elements including canopies, building recesses, glass and column elements, lighting and landscape elements.
- d. Basic architectural elements will be combined and repeated to form visually integrated compositions.

Building Data

Planning Area 1	
Building A	(1st Floor)
Building B	(1st Floor)
Building C	(1st Floor)
Building D	(1st Floor)
Subtotal Building Area	
Planning Area 1	

Planning Area 2			
Building A	33,000 SF (1st Floor)		31,400 SF
Building B	33,000 SF (1st Floor)		33,000 SF
Building C	54,000 SF (1st Floor)	+ 4,000 SF (Mezz)	56,000 SF
Building D	49,800 SF (1st Floor)	+ 4,000 SF (Mezz)	53,800 SF
Subtotal Building Area			174,200 SF
Planning Area 2			

Planning Area 3			
Building A	18,600 SF (1st Floor)		18,600 SF
Building B	18,600 SF (1st Floor)		18,600 SF
Building C	18,600 SF (1st Floor)		18,600 SF
Building D	18,600 SF (1st Floor)		18,600 SF
Subtotal Building Area			74,400 SF
Planning Area 3			

Planning Area 4	
Subtotal Building Area	See Concept Site Plan
Planning Area 4*	Exhibit 5A

Planning Area 5	
Subtotal Building Area	32,600 SF
Planning Area 5*	

Planning Area 6			
Building A	33,000 SF (1st Floor)		28,000 SF
Building B	33,000 SF (1st Floor)		28,000 SF
Subtotal Building Area			56,800 SF
Planning Area 6			

Planning Area 7					
Building A	26,600 SF (1st Floor)	+	2,000 SF	(Mezz)	28,600 SF
Building B	24,300 SF (1st Floor)	+	2,000 SF	(Mezz)	26,300 SF
Building C	30,700 SF (1st Floor)	+	2,000 SF	(Mezz)	32,700 SF
Building D	19,600 SF (1st Floor)	+	2,000 SF	(Mezz)	21,600 SF
Building E	19,600 SF (1st Floor)	+	2,000 SF	(Mezz)	21,600 SF

Building F	21,400 SF (1st Floor)	+	2,000 SF	(Mezz)	23,400 SF
Building G	22,400 SF (1st Floor)	+	2,000 SF	(Mezz)	24,400 SF
Building H	21,200 SF (1st Floor)	+	2,000 SF	(Mezz)	23,200 SF
Subtotal Building Area Planning Area 7					201,800 SF

Planning Area 8					
Building A	8,400 SF (1st Floor)				8,400 SF
Building B	15,400 SF (1st Floor)				15,400 SF
Building C	23,400 SF (1st Floor)	+	2,000 SF	(Mezz)	25,400 SF
Building D	23,400 SF (1st Floor)	+	2,000 SF	(Mezz)	25,400 SF
Building E	15,100 SF (1st Floor)				15,100 SF
Subtotal Building Area Planning Area 8					89,700 SF

*If a hospital/medical campus is not developed and a lot line adjustment is approved, a total of 599,300 square feet of business park uses are permitted within the 17.37 net acres that comprised Planning Area 4 and 32,600 square feet of business park uses are permitted within the 4.8 net acres that comprise Planning Area 5.

4. Architectural Design (Planning Areas 1, 2, 3, 5, 6, 7 and 8)

Design strategies contained in this section describe in graphic and written form the application of primary and secondary design elements. Creative use of these strategies by design professionals will lead to a distinctive yet unified business park environment.

The following diagrams and text illustrate building, site and landscape components intended to define a palette from which designers can create unique yet cohesive design solutions. This approach will foster creative solutions applied to a variety of building types achieved within the aesthetic structure contained in these guidelines.

The aesthetic character of the architecture relies on simplicity of scale, massing, proportion, articulation, color and texture. The success of an individual composition will be due to the individual design professional's creative application of the following concepts:

5. Character

- a. The architectural style of the Escondido Research and Technology Center is described as a composition of simplistic, solid geometric forms and planes of distinct texture and color articulated by rhythmic repetition of penetrations creating scale, continuity and focus. The general scale, rhythm and composition of this architectural style are illustrated in the exhibits found in this chapter.
- b. The character of architecture relies on simplicity, scale, massing, rhythm, proportion, light-shadow, texture and color. Each design solution shall be evaluated based on these characteristics and their compositional success in creating a distinctive and cohesive overall development.
- c. Building forms and massing shall be articulated through use of architectural design elements including but not limited to the following (Graphic examples shown on Exhibits 6 through 9):

- Arcades

Exhibit 6
ARCHITECTURAL MASSING

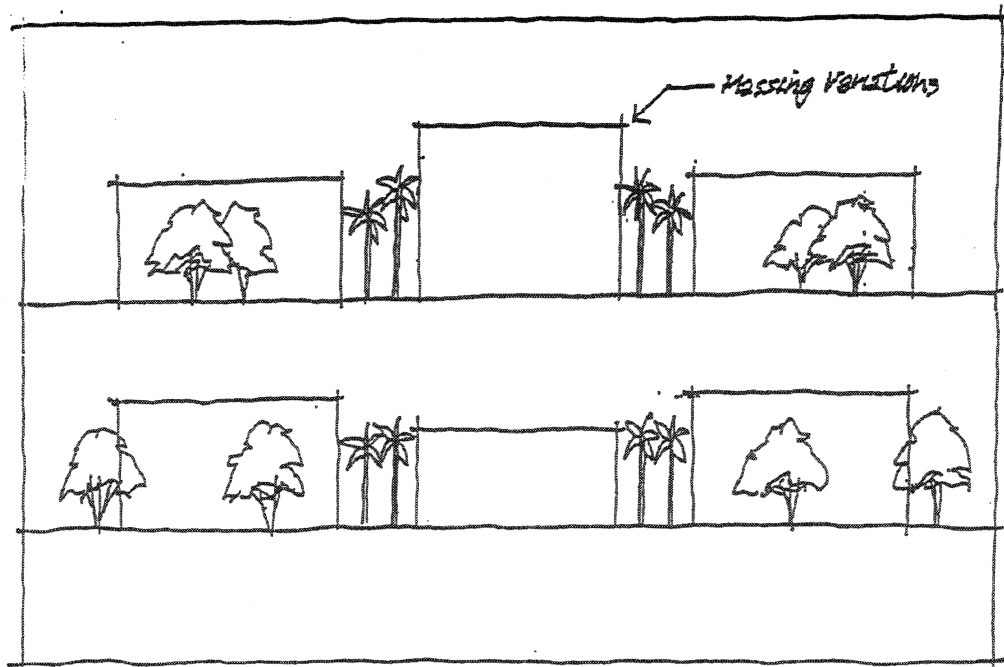
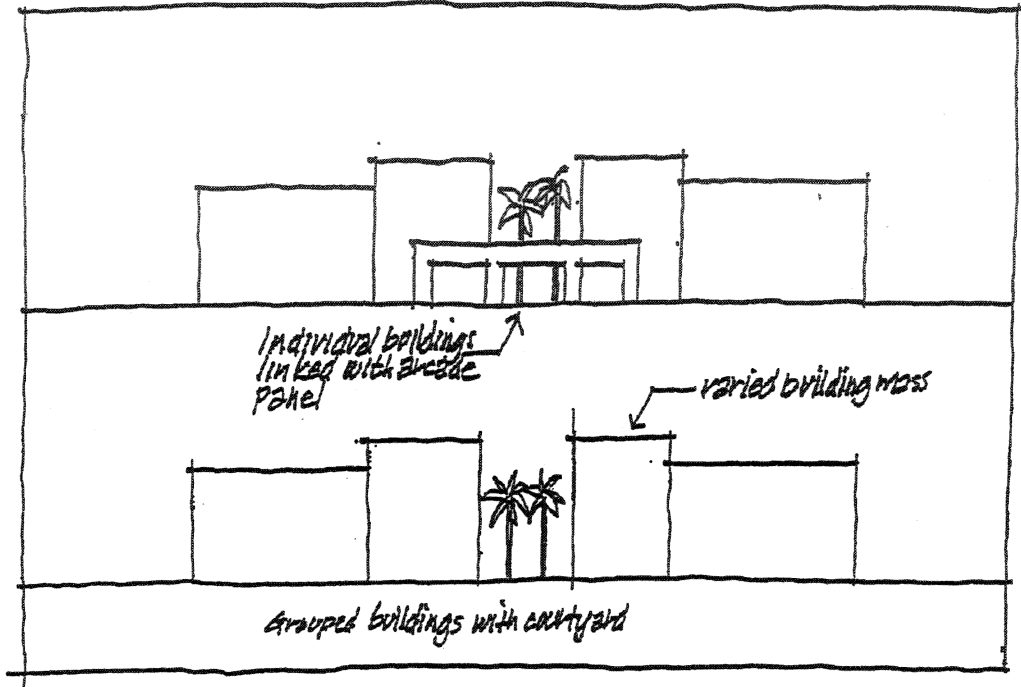


Exhibit 7
ARCHITECTURAL CONCEPTS

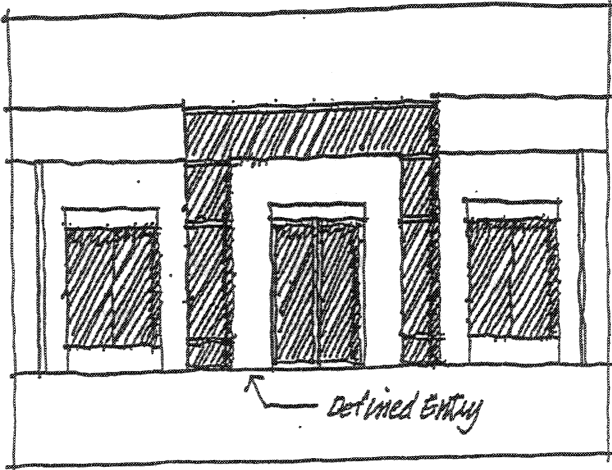
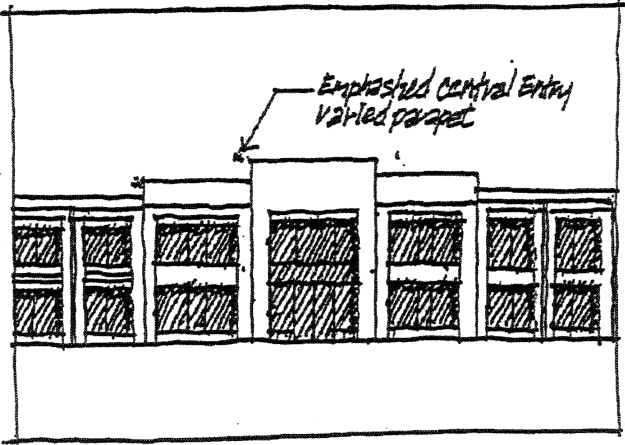
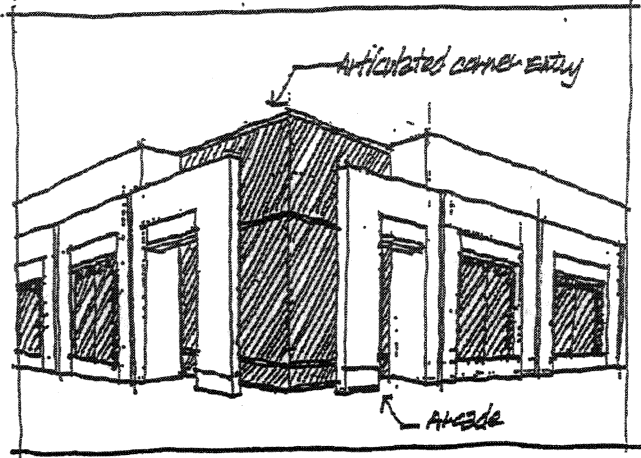


Exhibit 8
ARCHITECTURAL FORMS

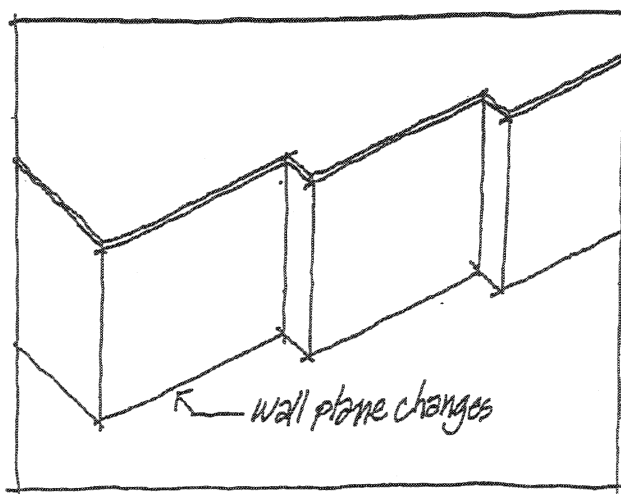
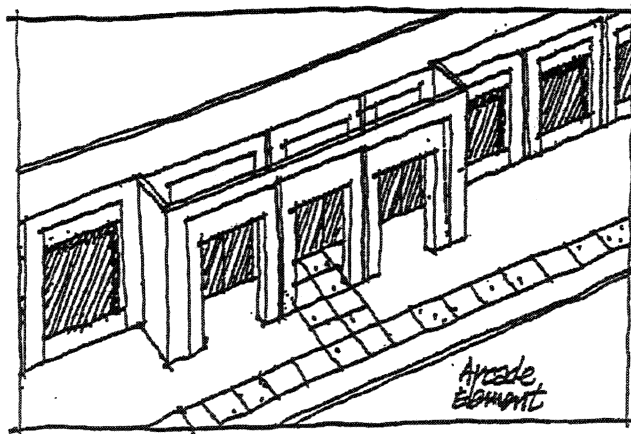
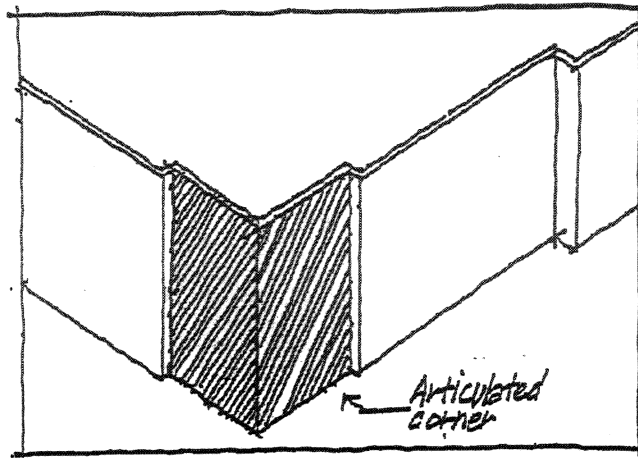
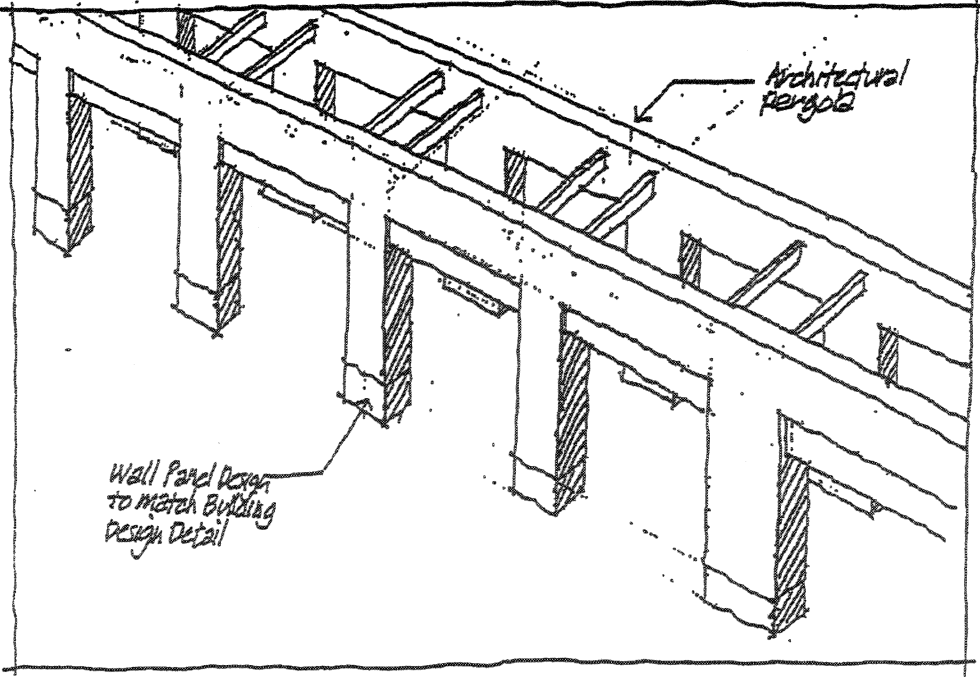
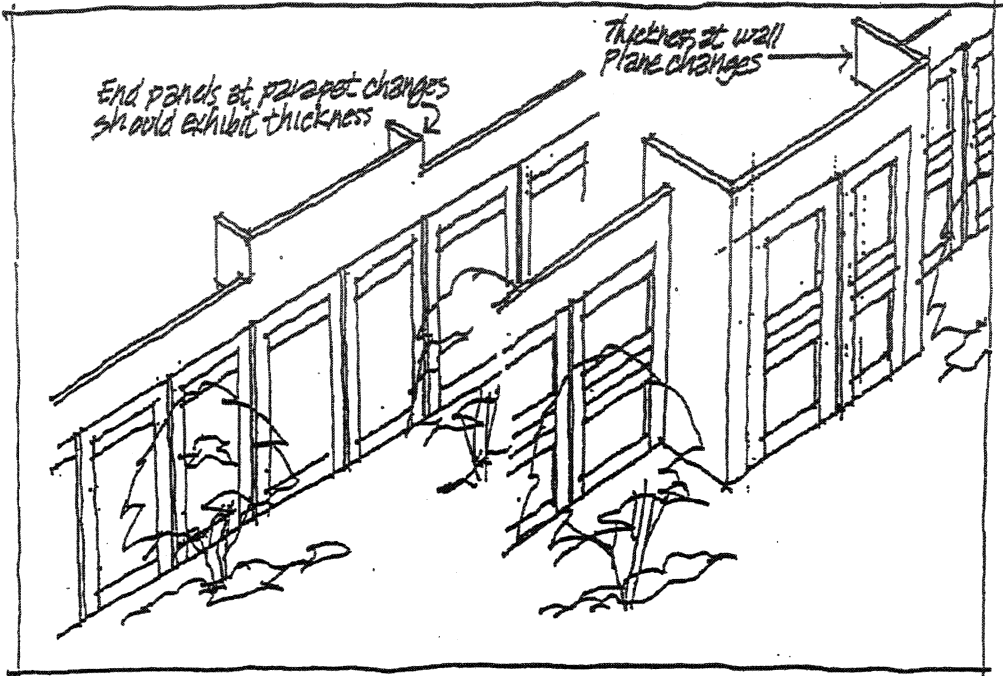


Exhibit 9
ARCHITECTURAL FORMS



- Parapets
 - Wall plane changes/articulation/corners
 - Pergolas
 - Plazas
 - Color
 - Recessed window/entry openings
 - Surface textures
 - Fenestration/ reveal patterns
- d. Surface articulation is an important component in the form of a building. Articulation can be achieved through use of wall changes, fenestration, reveal patterns, and wall penetrations, as shown on Exhibits 10 and 11. The appropriate color, texture and form regarding the exterior surface materials and integrating exposed components are especially important for any proposed power plant.
- e. All buildings shall be composed of horizontal and vertical elements arranged in harmonious compositions.
- f. Areas of high importance or destination such as entryways or unique features shall be articulated architecturally by prominent vertical building masses, intersections of building forms, variation in parapet lines, increased scale of penetrations, emphasized repetitive site forms, or landscaping and signage.
- g. Where adjacent buildings and/ or groups of buildings occur within a specific plan neighborhood, their massing relationships shall be studied and resolved in total in order to enhance the unity and spatial character of the project and to ensure continuity in scale and form within building clusters.
- h. Freestanding structures may be compatible in form and materials with buildings immediately adjacent and should maintain design continuity within the individual planning area. Materials and colors shall be selected from the approved palette, while precise detailing may be more regulated with design elements. Basic architectural designs featuring form, massing and composition shall maintain a visually integrated profile over the entire specific plan area.
- i. All building walls shall be simple and planar with limited decoration. They may be perforated and penetrated to create patterns of light and shadow and articulated with fenestration and wall changes.
- j. Site forms, arcades and window elements which create strongly repetitive patterns are encouraged, as shown on the following exhibits.
- k. Acceptable architectural elements to be considered for creating and modulating scale, massing, pattern, rhythm, direction and points of interest are illustrated in Exhibits 12 and 13, and include the following project design elements:
- Articulation
 - Surface modulation

Exhibit 10
ARCHITECTURAL ARTICULATION

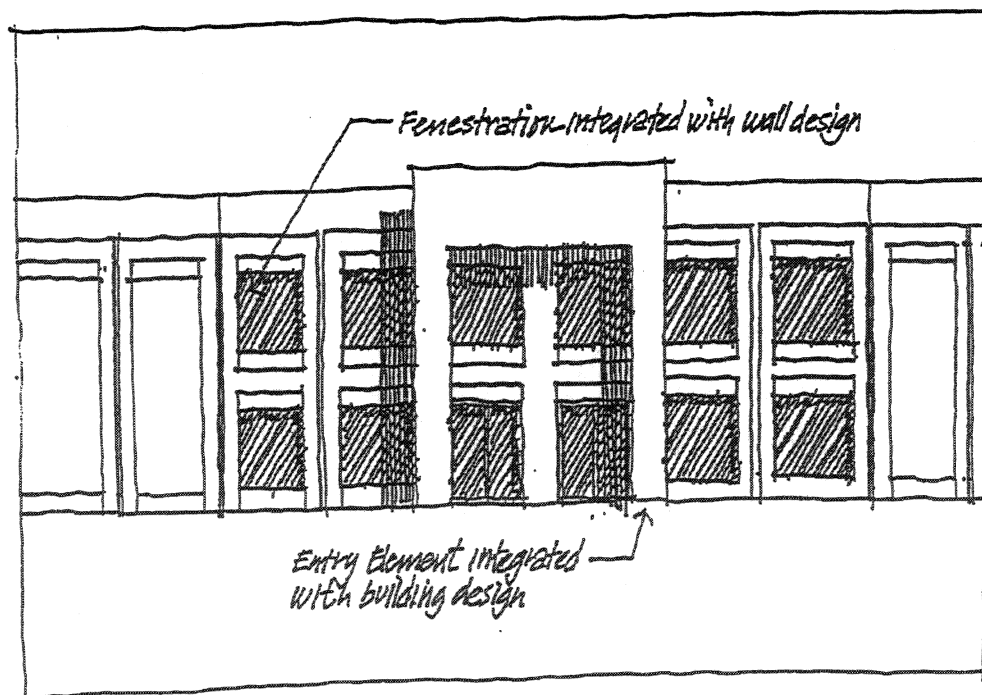
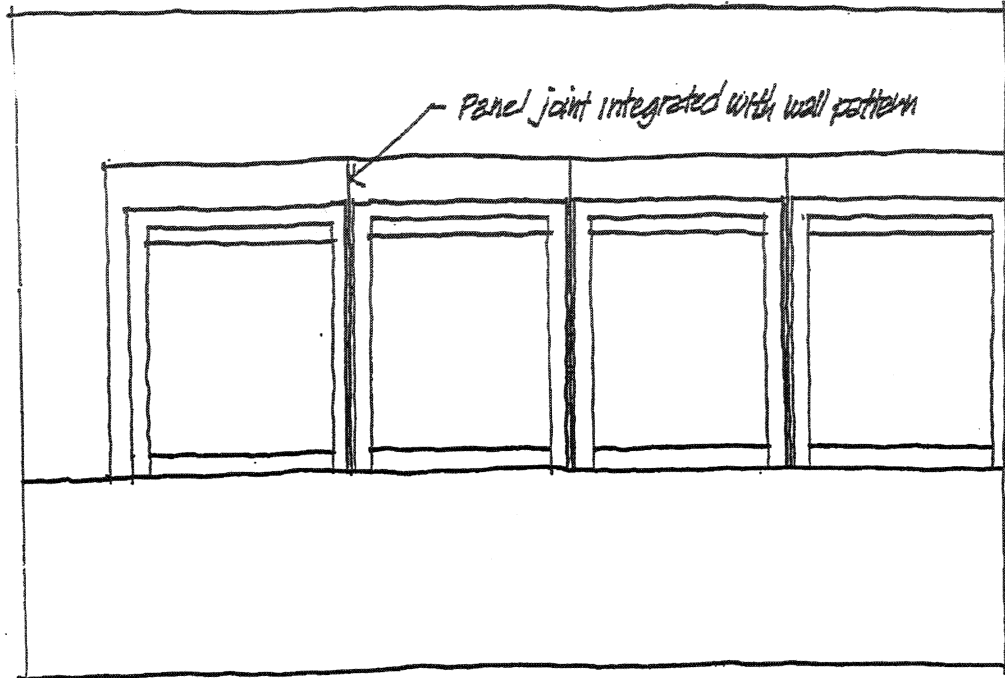


Exhibit 11
ARCHITECTURAL ARTICULATION

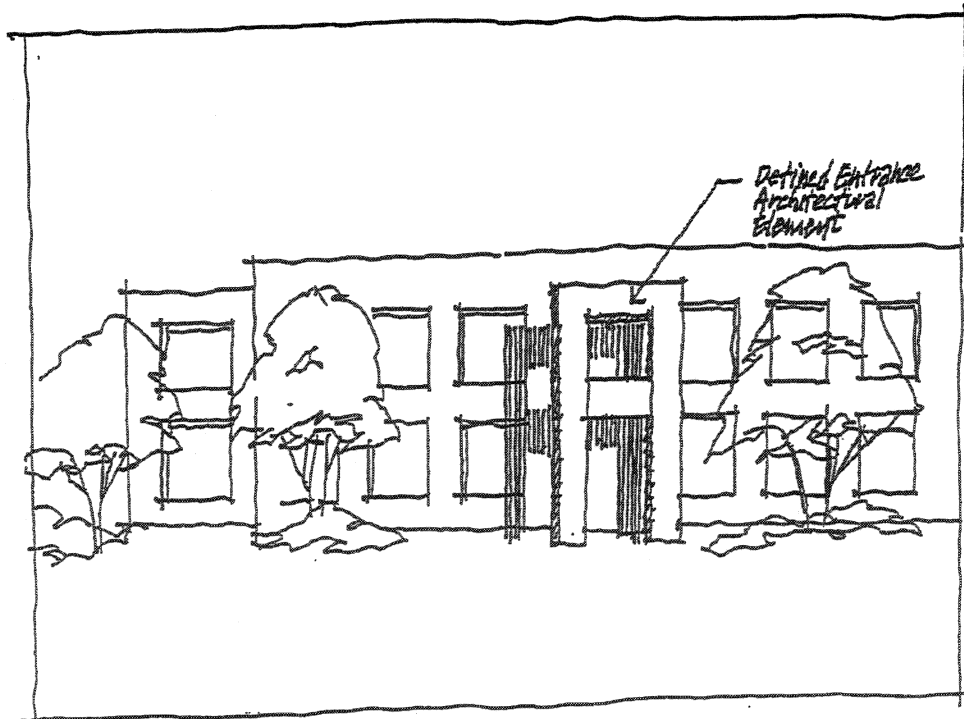
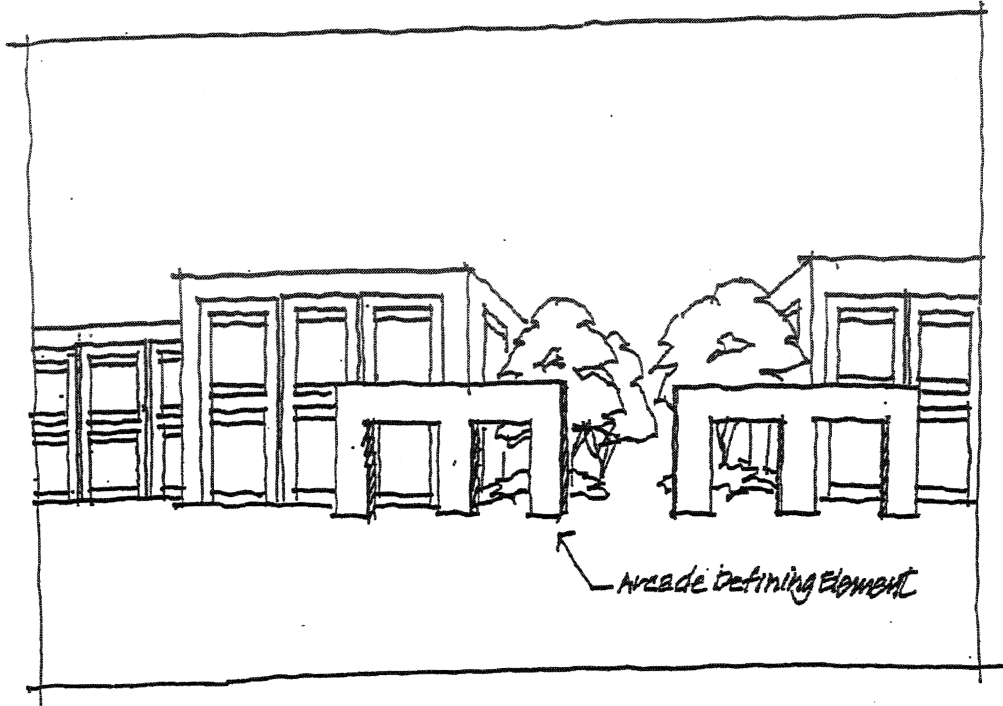


Exhibit 12
ARCHITECTURAL ELEMENTS

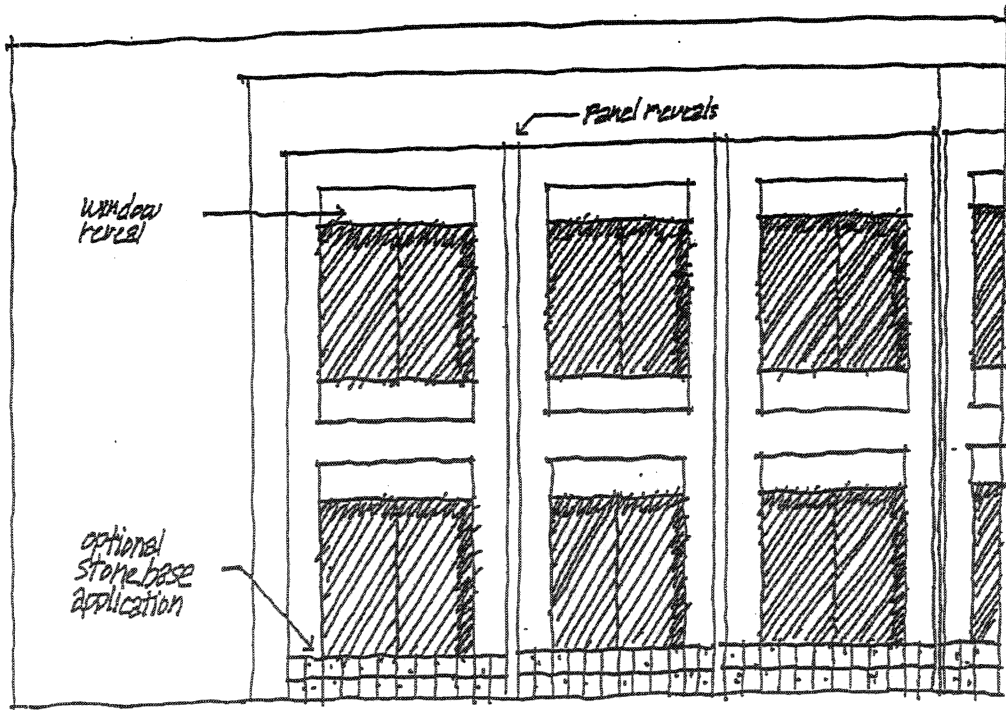
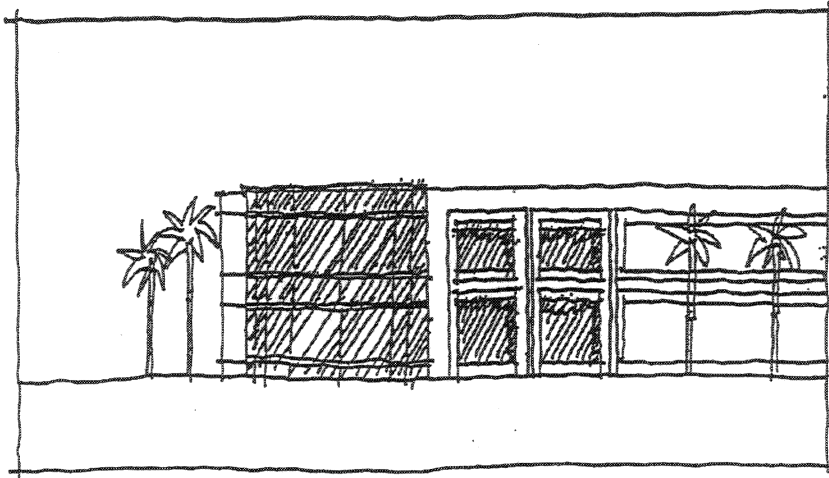
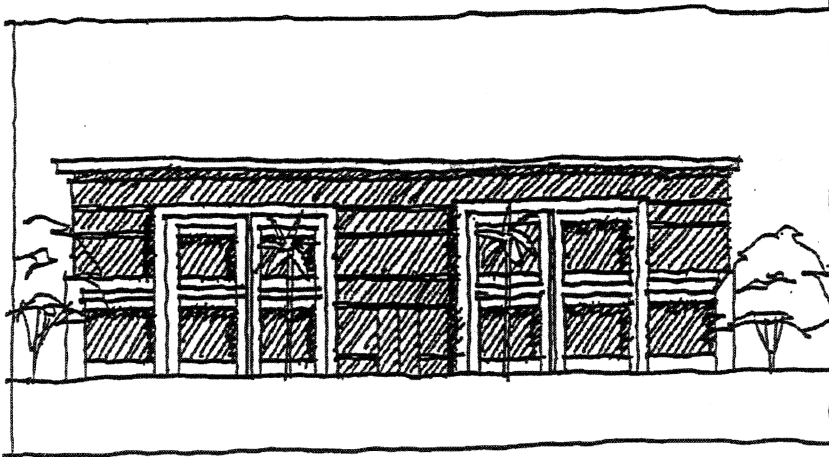
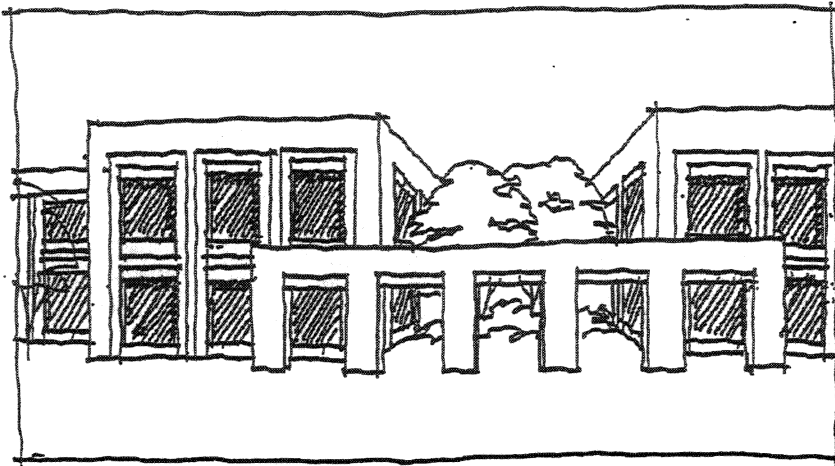


Exhibit 13
ARCHITECTURAL ELEMENTS



- Openings and solids creating shadow patterns
- Focal points, defined entrances
- Context
 - Site
 - Climate
 - Orientation
- Form
 - Planes both horizontal and vertical
 - Surface articulation
- Facade
 - Reveal patterns
 - Fenestration
 - Rhythm
 - Articulation
- Parapets
 - Varied heights
 - Horizontal
 - Curved

6. Facades

Building facades shall contain design elements that when integrated in creative solutions will exhibit a coordinated design approach. Some design elements may include:

- a. Reveals - patterns that organize openings, fenestration and materials in horizontal and vertical wall systems.
- b. Facades of geometric forms shall be articulated with wall changes, penetrations, reveals and architectural elements such as arcades. Examples of this concept are shown on Exhibits 14 and 15.
- c. Applied surface decoration shall be discouraged.
- d. Building facades may be articulated with variations in roof parapets including varied horizontal parapets, angled roof forms and curved roof forms.

7. Fenestration

Fenestration is defined as the arrangement, division, proportion and design of windows and doors. The use of window and door openings in repetitive patterns will be encouraged. Fenestration shall be distinctive, functional and used as a primary means of providing rhythm and pattern to wall surfaces, as shown on Exhibit 16.

- a. Recessed fenestration is encouraged as a primary design element creating rhythm and pattern to surface walls. Fenestration alternatives that create strongly repetitive patterns will be encouraged.
- b. Fenestration shall be subordinate to building form, massing and penetrations. Fenestration

Exhibit 14
ARCHITECTURAL FACADES

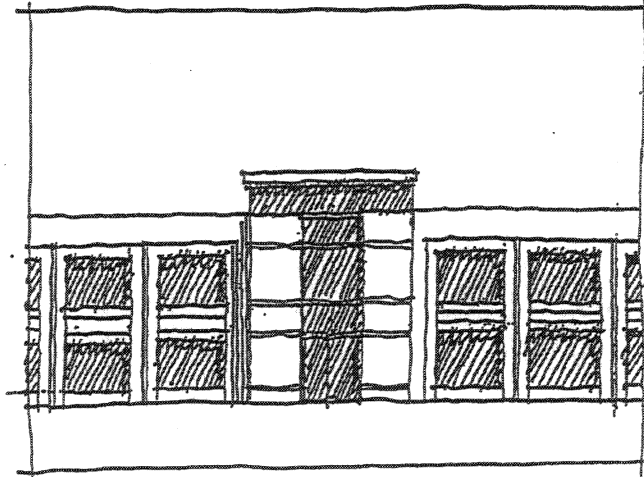
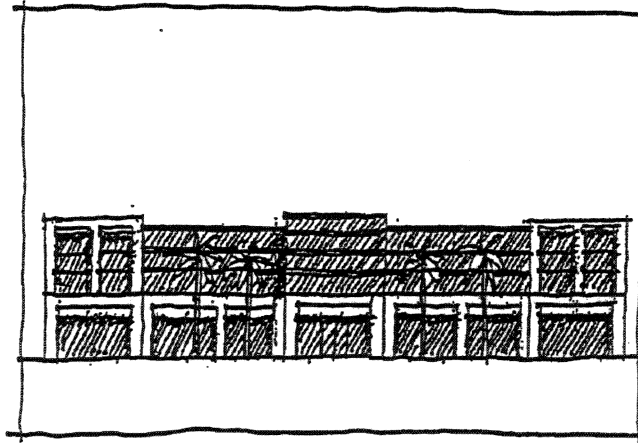
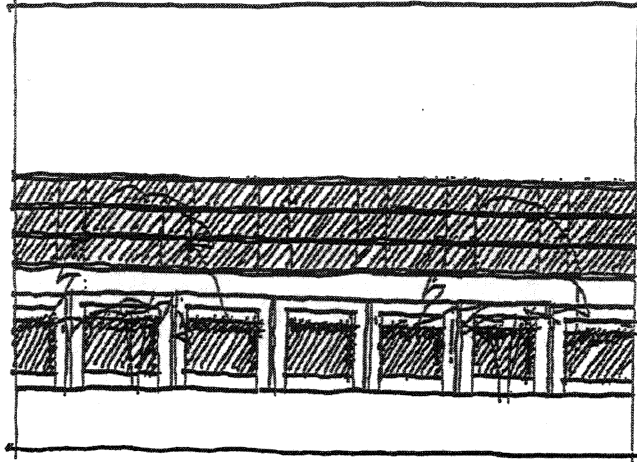


Exhibit 15
ARCHITECTURAL FACADES

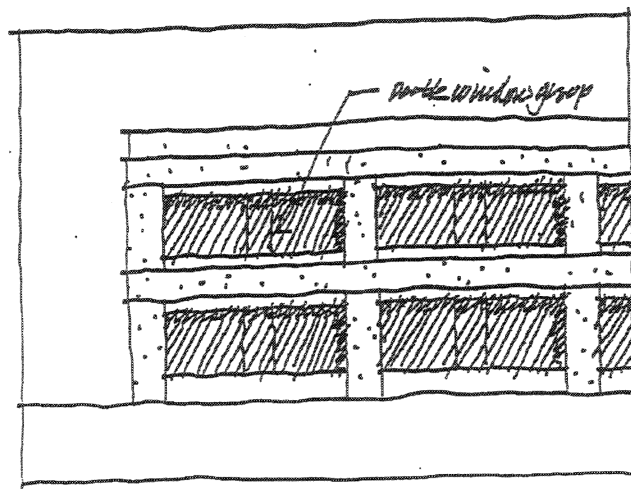
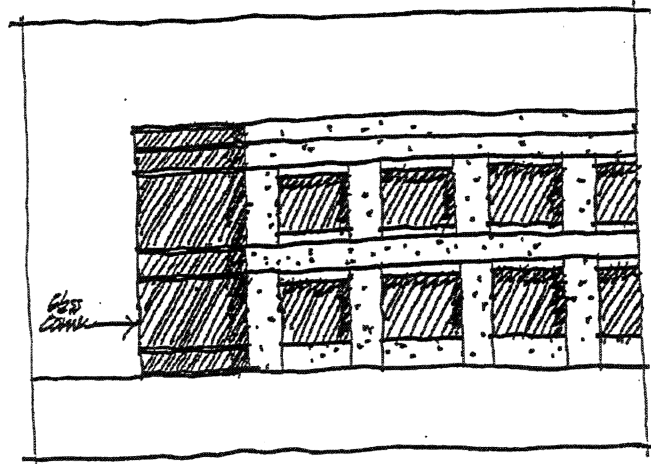
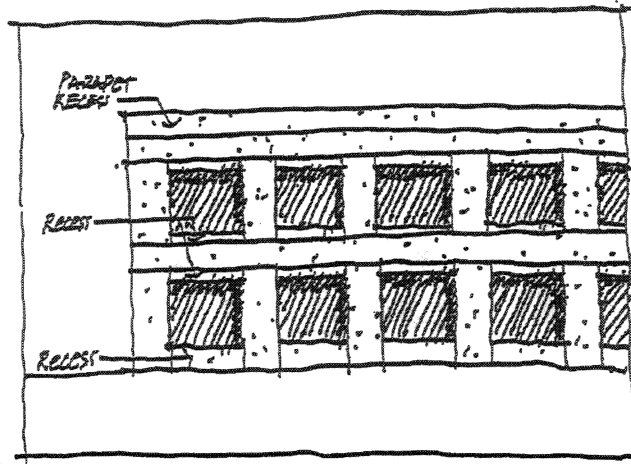
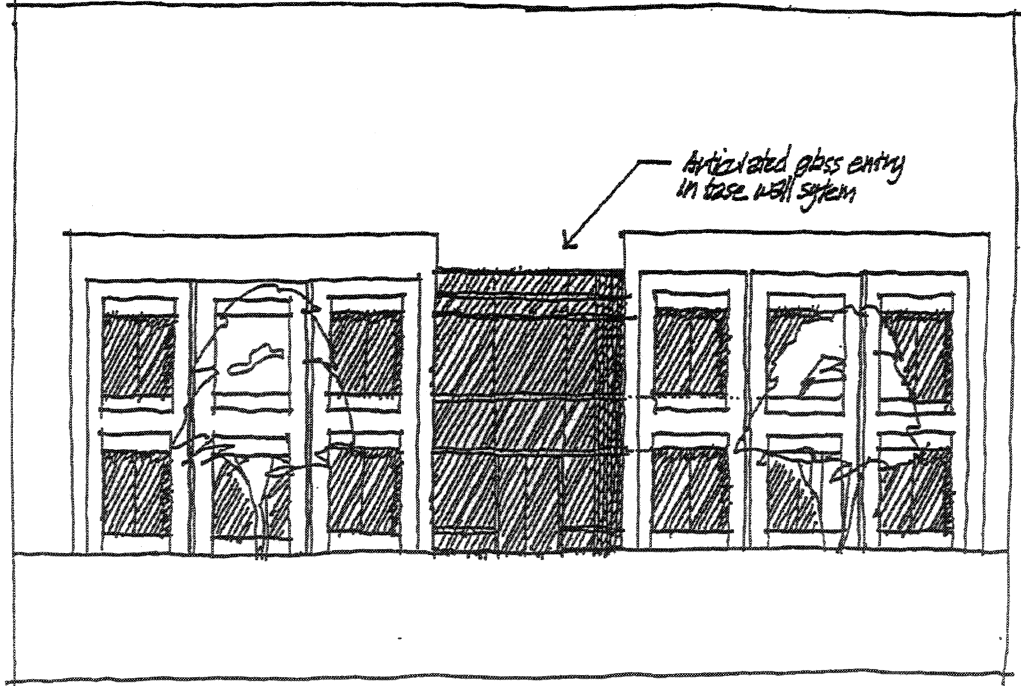
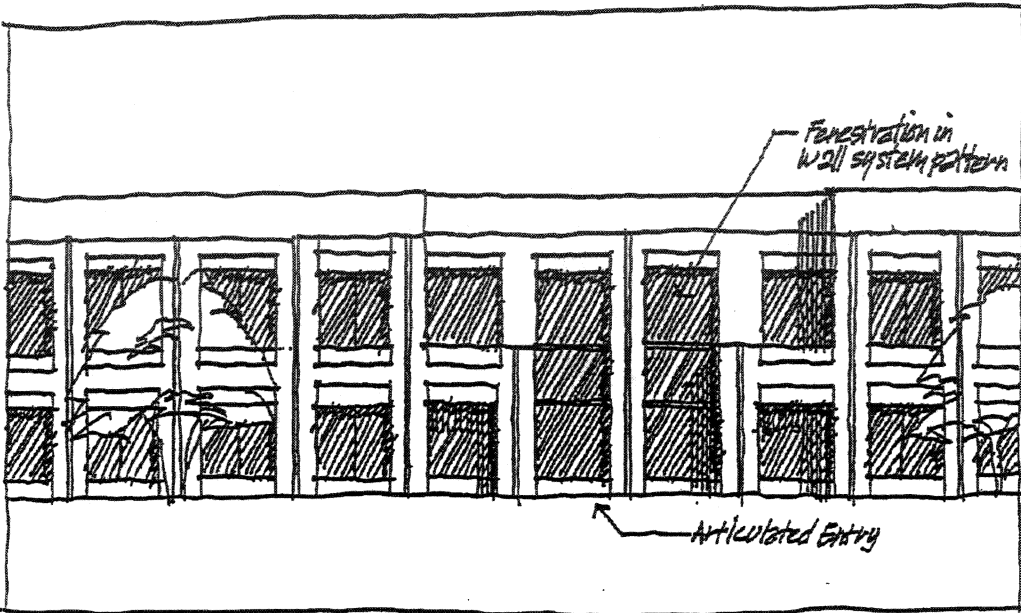


Exhibit 16
STRUCTURAL ELEMENTS



shall be simplified and used as an infill within penetrations of solids.

8. Structure

- a. Structure shall be expressed as elements of geometric solid forms. Proportion and patterns for overall building forms may utilize visible structural elements as part of the design.
- b. Exterior structural elements shall be generally contained within the perimeter walls of buildings and shall be modular in expression, in keeping with the scale and rhythm of wall penetrations such as fenestration and arcades.
- c. Structural elements that are expressed as building elements such as arcades and canopies are acceptable. (Exhibits 16 and 17)

9. Roof Forms

- a. Roof lines shall generally be horizontal although carefully designed alternatives will be considered based on inclusion within an overall design scheme.
- b. Varied parapet and horizontal planes height may be utilized to achieve massing goals. Varied parapets should return over roofs to create visually solid forms. (Exhibits 18 and 19)
- c. Varied roof forms shall be used as organizational components that help groups of buildings relate to a larger whole.

10. Mechanical Equipment

- a. All exterior and electrical equipment, including HV AC, vents, stacks, storage tanks, communications antennas and satellite dishes shall typically be screened using building parapets. Otherwise the use of mechanical screens may be required, as shown on Exhibit 20. Exposed mechanical equipment on any proposed power plant shall be minimized, and integrated with the primary structure to the extent feasible.
- b. All ground mounted mechanical equipment shall be screened from view by means of a wall at least as high as the equipment and not less than 6-feet high and have open trellis type covers.
- c. All screening materials shall be similar in material, color and texture (where feasible) to the exterior walls. Additionally, screening shall be carefully considered as a major element in the overall massing of each building. Screen walls shall be at least as high as equipment.
- d. Extended perimeter building walls and extended parapets are encouraged to be used as screening devices. Examples of nonconforming screening techniques include screening that is unresponsive in proportion, location or finish to the overall massing and character of the project.

11. Building Entrances

- a. All building entrances shall be clearly defined.
- b. Entrances shall be coordinated with site design and landscaping to recognize an entry sequence and visual identity, as shown on Exhibits 21 and 22.

Exhibit 17
STRUCTURAL ELEMENTS

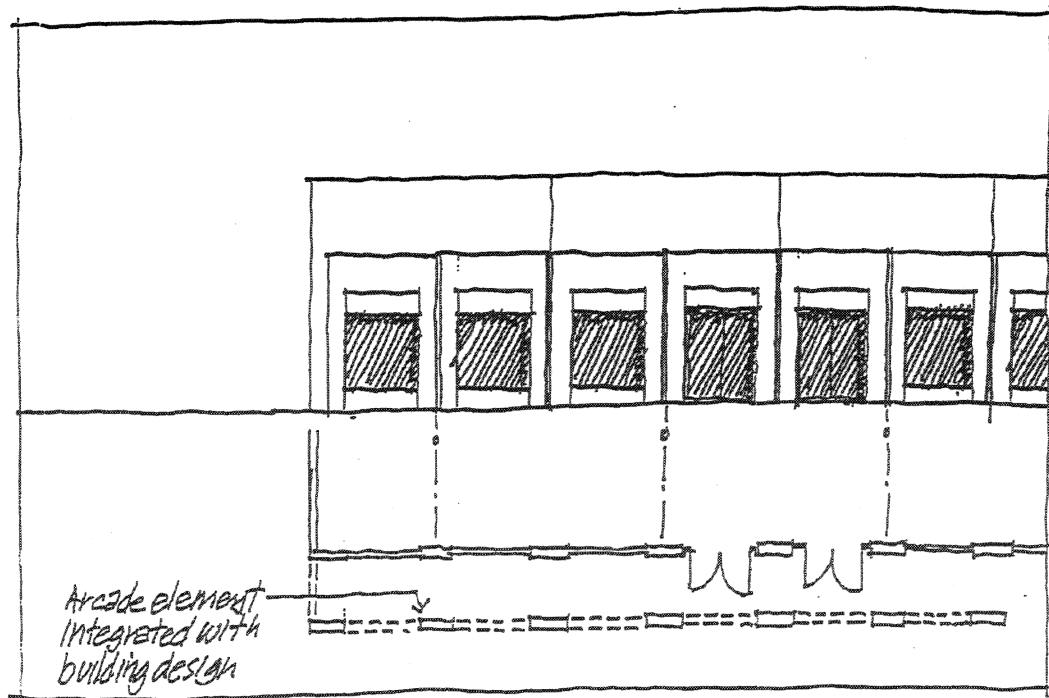
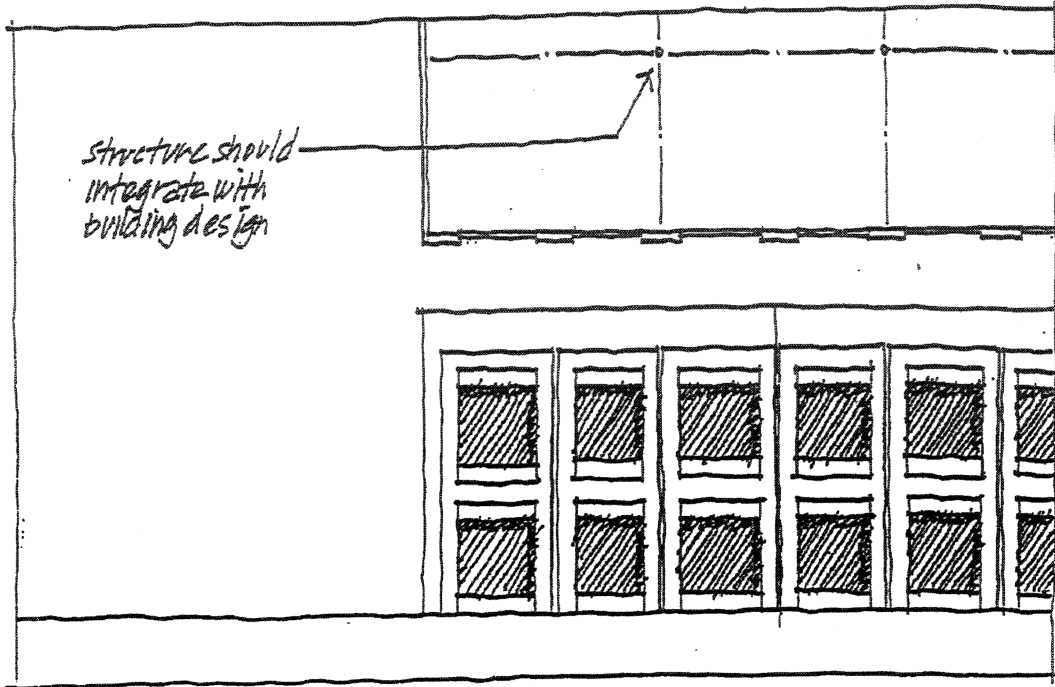


Exhibit 18
ARCHITECTURAL PARAPETS

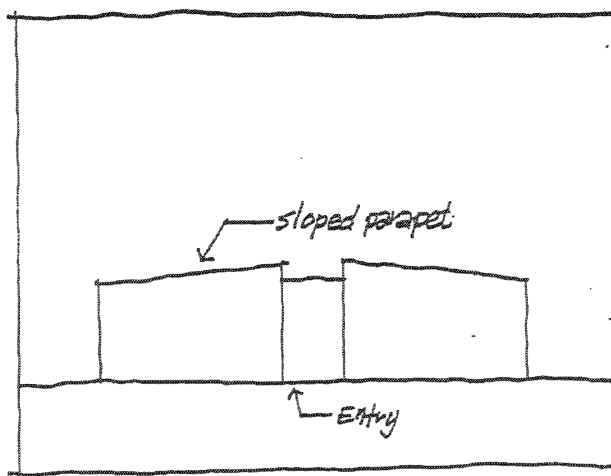
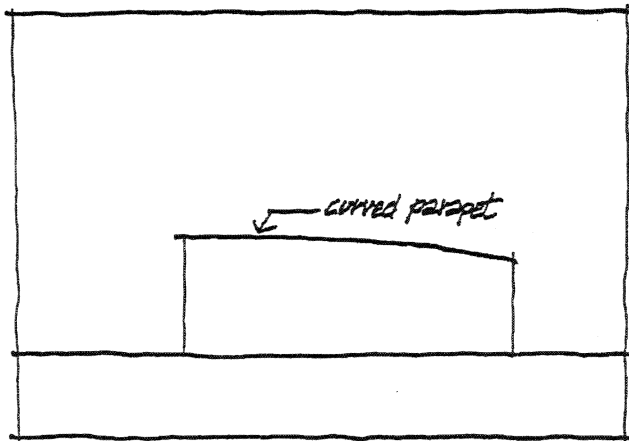
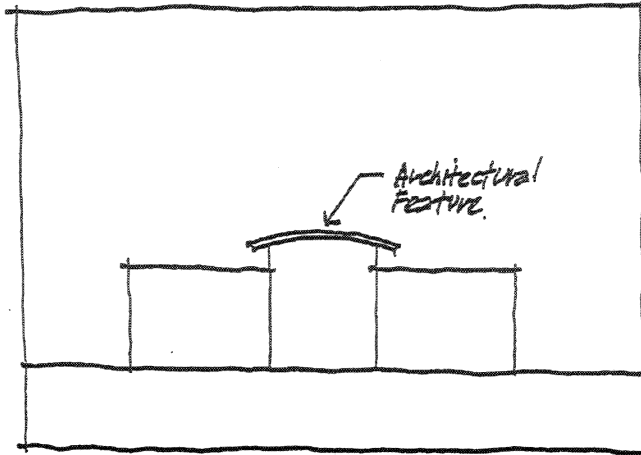


Exhibit 19
ARCHITECTURAL PARAPETS

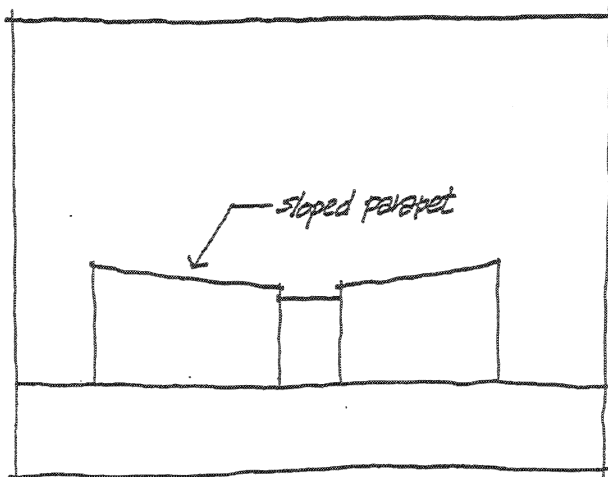
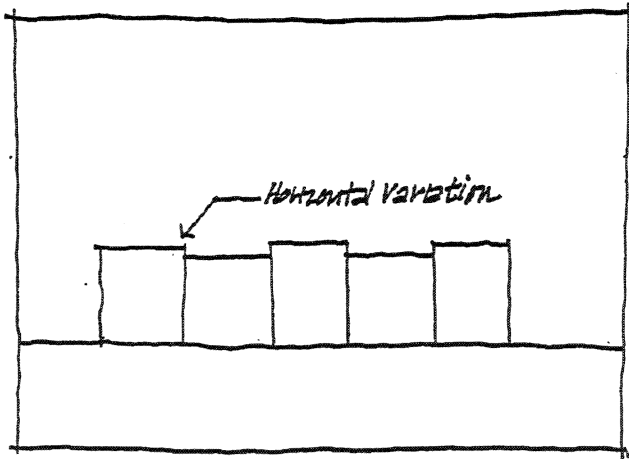
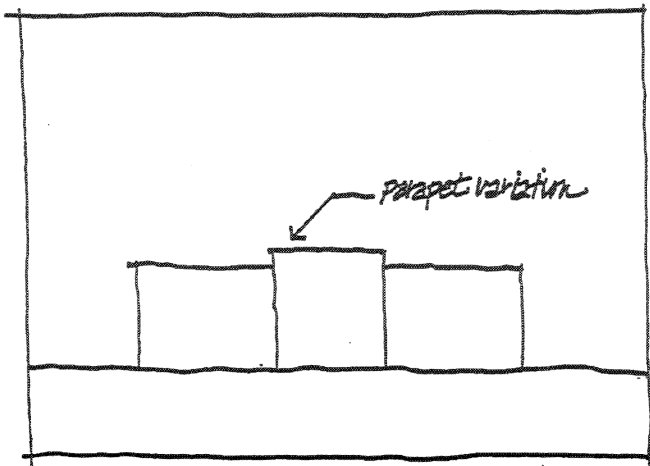


Exhibit 20
MECHANICAL SCREENING

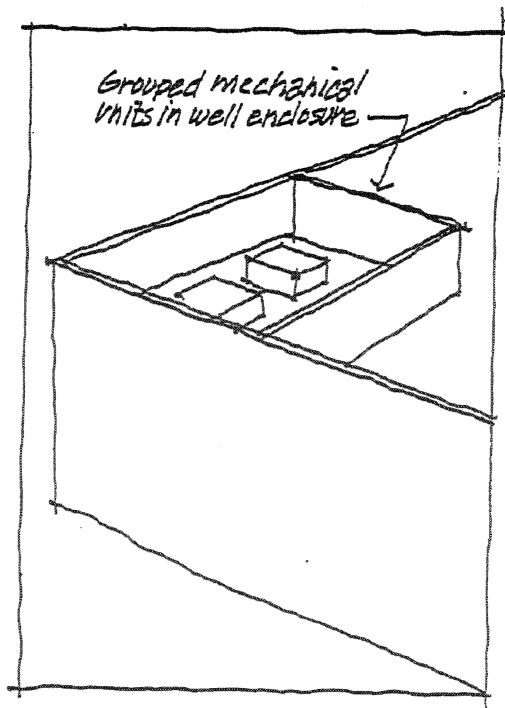
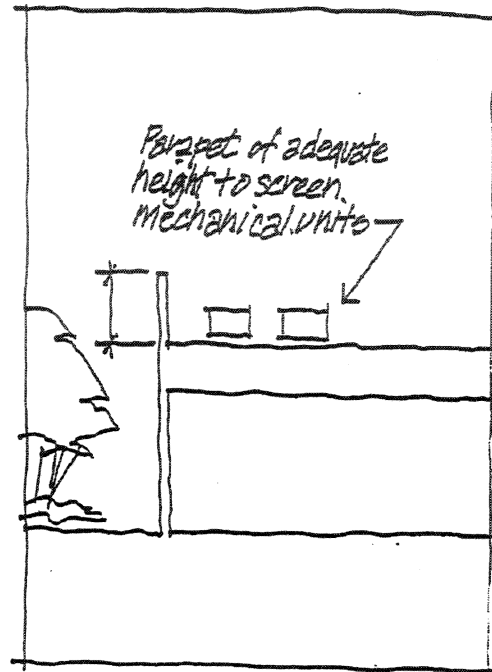
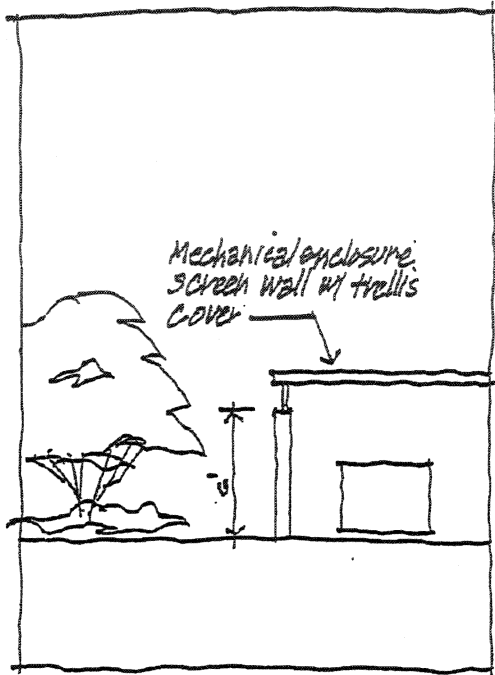


Exhibit 21
ENTRANCES

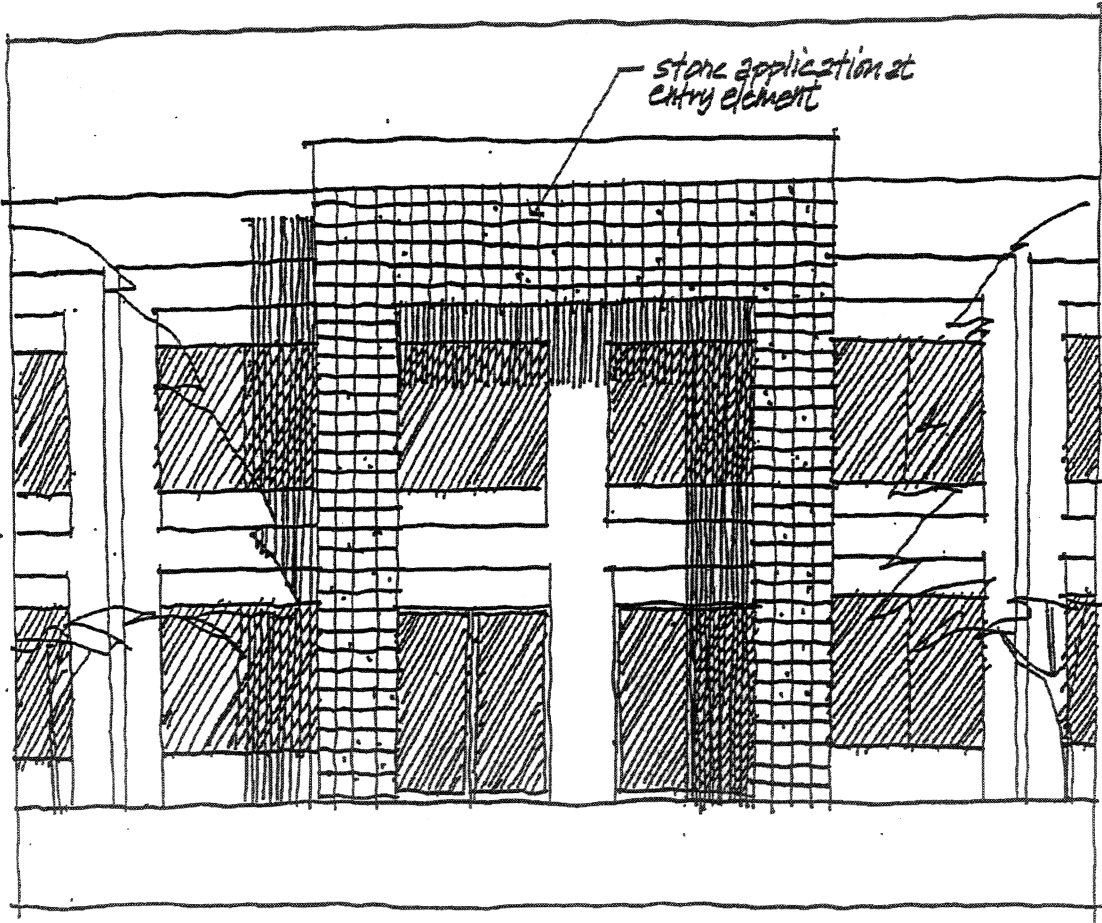
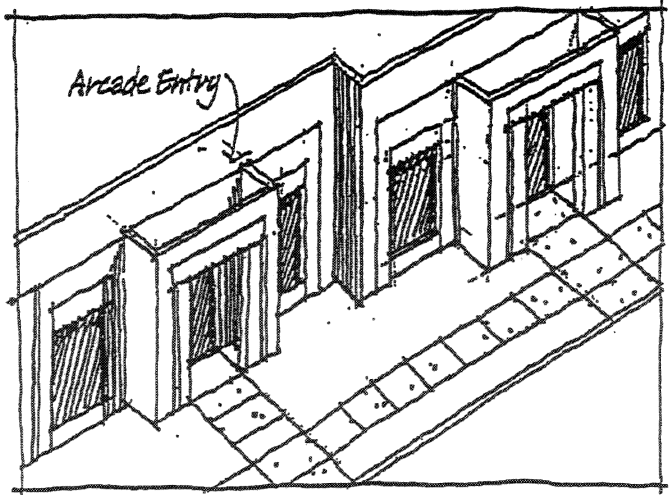
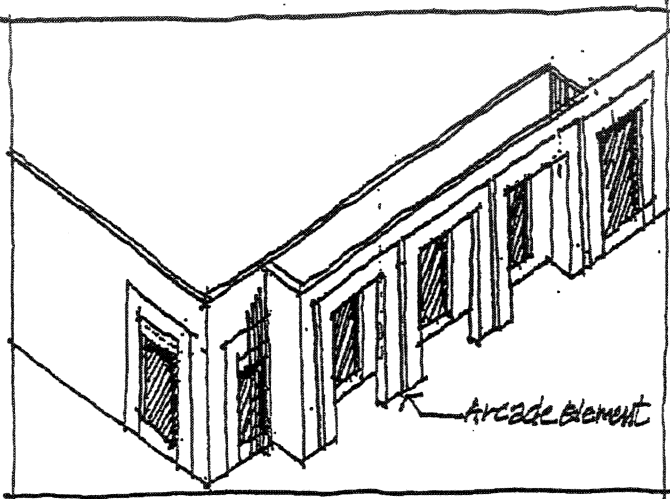


Exhibit 22
ENTRANCES



- c. Appropriate entry sequences are encouraged to include:
- Light, open and inviting spaces
 - Recessed, sheltered entries
 - Entries integrated into overall building form and design
 - Entries clearly articulated with basic building vocabulary design elements

Inappropriate treatments that will be discouraged include:

- Exaggerated forms and color
- Dark, confined appearance
- Flush storefront doorways
- Tacked-on or protruding entries and alcoves. Inappropriate applied design elements

12. Materials

- a. It is the intention of this section to ensure the integrity and character of the project, while providing opportunity for creative design through application of a selected variety of building materials. Conforming exterior finishes are limited to a strict palette of materials and color. The color of any proposed power plant shall be coordinated with the design of exterior surface materials and measures to integrate exposed components. The design, materials, and exposed component integration shall be reviewed by the City's Design Review Board prior to commencing construction of the power plant facility.
- b. The primary wall surface material is intended to provide a uniform aesthetically pleasing exterior finish. Stone veneer, painted concrete, glass curtain wall and combinations of these elements shall make up the primary building materials.
- c. Stone materials may be introduced as wall surfaces from the following stone types:
- Limestone
 - Sandstone
 - Face brick
 - Granite
 - Slate
 - Marble

Concrete and stone materials shall have finishes and colors from the approved palette.

13. Colors and Finishes

- a. The distinctive architectural style envisioned for this specific plan relies on color and material to support its emphasis on simplistic geometric forms accented by penetrations and articulation. Base colors shall be utilized for the major interlocking forms, while accent colors and materials shall be used to define accent features, articulation and penetrations.
- b. Color shall enhance the design concept of each building.
- c. Each wall surface should have a coordinated design/color scheme.
- d. Multiple colors shall be discouraged on wall plane surfaces.

e. Color Schemes

Color Scheme 1

Base Wall Color	Harvest Tan	Fraze 7753M.
Accent Wall Color	Beach Grass	Fraze 7751W

Color Scheme 2

Base Wall Color	Raffina Basket	Sherwin Williams SW 113
Accent Wall Color	Vellum	Sherwin Williams SW 116

Color Scheme 3

Base Wall Color	Desert Tumbleweed	Fraze 8723M
Accent Wall Color	Pongee Tint	Fraze 8720W

Color Scheme 4

Base Wall Color	Bauhaus Buff	Fraze 8692W
Accent Wall Color	Aria Ivory	Fraze 8680W

Color Scheme 5

Base Wall Color	Cubist Gray	Sherwin Williams SW 1022
Accent Wall Color	Origami White	Sherwin Williams SW 1025

Color Scheme 6

Base Wall Color	Silverscreen	Sherwin Williams SW 1016
Accent Wall Color	Sleek White	Sherwin Williams SW 1018

f. Stone Colors

- Light colored earth tones
- Natural colored stone
- Limestone
- Granite
- Marble

g. Glass

- Entry doors/window storefronts shall have clear or tinted glass that matches the overall fenestration system.
- High performance and medium performance glass shall be preferred with colored tinted glass.
- Acceptable glass colors include green, blue gray and bronze.
- Complementary glazing colors shall be used within any given planning area.

14. Design Details

- a. Detailing shall be clean, clear and straightforward. Details shall reinforce the design aesthetic of the Escondido Research and Technology Center and shall not interrupt the dominance of form, massing and planar elements.
- b. Appropriate treatment of details includes the coordination of mullions and details, the alignment and expression of structural connections, finishes commensurate with building materials, and coordination of landscape materials.

15. Rear Elevations

Buildings shall be treated architecturally in their entirety. Visually-prominent rear elevations shall contain design elements utilized in both side and front elevations.

- a. Rear elevations shall be architecturally treated, and appropriate treatment of details shall be applied, particularly if that side of the building is visually prominent from adjacent residences, streets or within the park itself. (Exhibit 23)
- b. Multiple colors and reveal patterns should be used on long expansive planar surfaces to create rhythm.
- c. Visually-prominent loading areas that face adjacent neighborhoods shall be screened with walls or building projections. (Exhibit 24)

16. Architectural Design Guidelines for Planning Area 4-(Hospital/Medical-Related Uses)

Due to the unique design requirements for a hospital and its medical-related uses and ancillary functions within Planning Area 4, the following Architectural Design Guidelines have been established to provide appropriate design strategies while ensuring compatibility with other developments within the Escondido Research and Technology Center. Creative application of the following guidelines by design professionals will lead to a distinctive yet unified part of the overall business park environment.

A. Character (Planning Area 4-Hospital/Medical-Related Uses)

1. The architecture of Planning Area 4 will consist of cohesive, geometric forms and planes of distinct texture and color, and further articulated by rhythmic compositional elements to create scale, continuity, and focus.

Exhibit 23
REAR ELEVATIONS

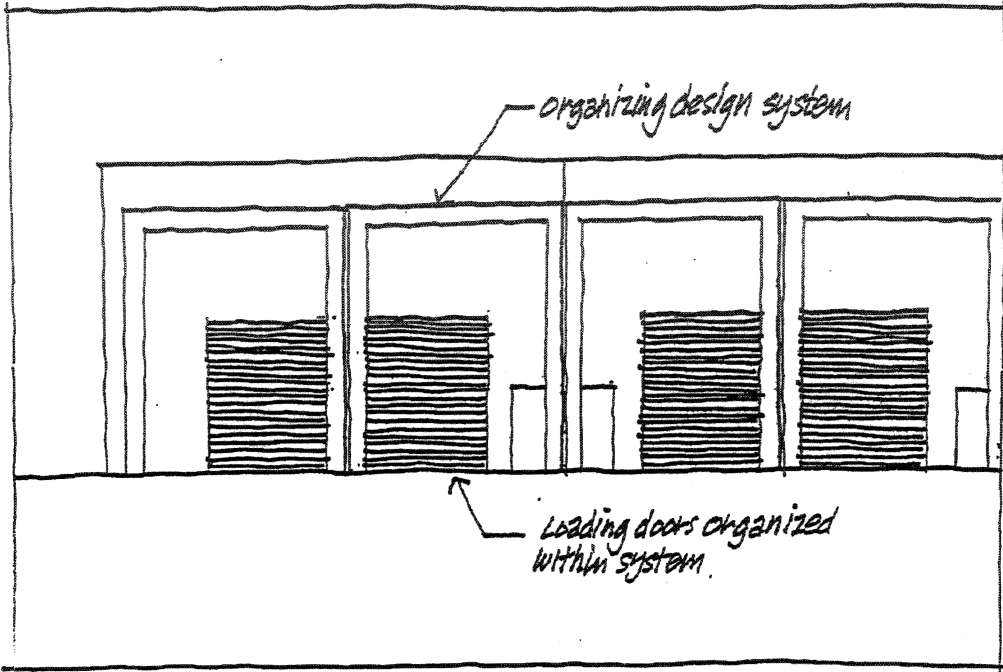
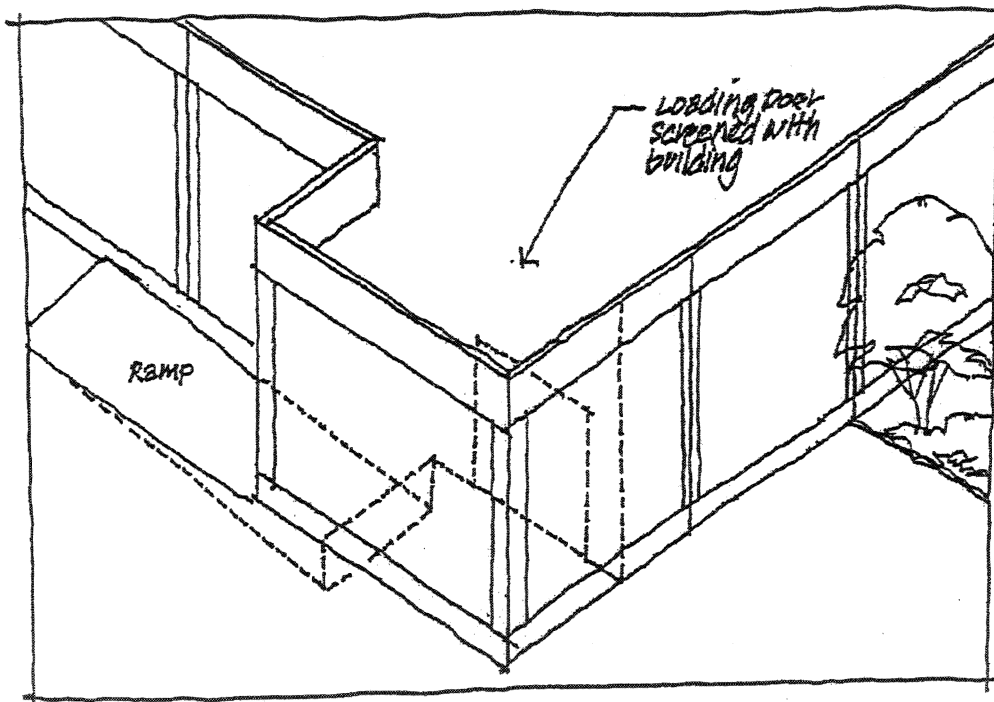


Exhibit 24
LOADING AREAS



2. The character of the architecture relies on the harmony of scale, massing, rhythm, proportion, light-shadow, texture and color. Each design solution shall be evaluated based on these characteristics and their compositional success in creating a distinctive and cohesive overall development.
3. Building forms and massing shall be articulated through use of architectural design elements including but not limited to the following:
 - Arcades
 - Parapets
 - Wall plane changes/articulation/corners
 - Plazas
 - Color
 - Wall reveal patterns
 - Surface textures
 - Fenestration/ curtain wall system
4. Areas of high importance or destination such as entryways or unique features shall be articulated by means of building elements, landscaping, signage, or a combination thereof.
5. The massing relationships of adjacent buildings or groups of buildings shall be studied and resolved in accord to enhance the unity and spatial character of the project and to ensure continuity in scale and form amongst the building clusters.
6. Freestanding structures should maintain design continuity and be compatible in form and materials with immediately adjacent buildings. Basic architectural form, massing, composition, material and colors shall maintain a visually integrated profile over the entire planning area.
7. All building walls shall have limited surface decoration. Instead, building walls may be perforated and penetrated to create patterns of light and shadow or articulated with fenestration and wall changes.

B. Facades (Planning Area 4-Hospital/Medical-Related Uses)

Building facades shall contain design elements that will exhibit a coordinated design approach. Some design strategies for consideration:

1. Reveal patterns that organize openings, fenestration, and materials in horizontal and vertical wall systems.
2. Geometric forms articulated with wall changes including penetrations, reveals and architectural elements such as arcades.
3. Articulation and variations of roof parapets, including varied horizontal parapets, angled roof forms, and curved roof forms.
4. Applied surface decoration shall be discouraged.

C. Fenestration and Curtain Wall (Planning Area 4-Hospital/Medical-Related Uses)

Fenestration is defined as the arrangement, division, proportion, and design of windows and doors. Curtain wall is defined as a modular system of exterior building finish consisting of opaque and glazed cladding panels. The use of fenestration and curtain wall systems shall be distinctive, functional, and contribute to providing rhythm and pattern to the wall surfaces.

D. Structure (Planning Area 4-Hospital/Medical-Related Uses)

1. Proportion and patterns for overall building forms may incorporate visible structural elements as part of the design.
2. Structural elements that are expressed as building elements such as arcades and canopies are acceptable.

E. Roof Forms (Planning Area 4-Hospital/Medical-Related Uses)

1. Roof lines shall be carefully designed and considered within an overall design scheme.
2. Varied parapet and horizontal planes height may be utilized to achieve massing goals.
3. Varied roof forms shall be used as organizational components that help tie together groups of buildings within a larger whole.

F. Mechanical Equipment (Planning Area 4-Hospital/Medical-Related Uses)

1. All exterior mechanical and electrical equipment, including HVAC, vents, stacks, storage tanks, communications antennas and satellite dishes shall typically be screened using extended building walls, parapets or other architectural screening elements. Exposed mechanical equipment on any proposed central power plant shall be minimized, and integrated with the primary structure to the extent feasible.
2. All ground mounted mechanical equipment shall be screened from view by means of a wall at least as high as the equipment and not less than 6-feet high and have open trellis type covers.
3. All screening materials, where utilized, shall be carefully considered as a major element in the overall massing of each building.

G. Building Entrances (Planning Area 4-Hospital/Medical-Related Uses)

1. All building entrances shall be clearly defined and coordinated with site design and landscaping to recognize the entry sequence and its visual identity.
2. Entry sequences are encouraged to be open, inviting spaces articulated with a design vocabulary integral to the overall building scheme.
3. Inappropriate entrance treatments will be discouraged.

H. Materials (Planning Area 4-Hospital/Medical-Related Uses)

1. It is the intention of this section to ensure the integrity and character of the project, while providing opportunity for creative design through application of a selected variety of building materials. Due to its unique programmatic function, the design materials and exterior integration of the architecture in Planning Area 4 may vary from the other planning areas within the Escondido Research and Technology Park. However, all materials shall endeavor to be compatible with the character of the overall development. The color of any proposed central power plant shall be coordinated with the design of the exterior surface materials and be integrated with any exposed components.
2. Materials such as stone veneer, concrete, metal panels, glass curtain wall, or combinations thereof, shall make up the primary building materials which provide a uniform, aesthetically pleasing exterior building finish.

I. Colors and Finishes (Planning Area 4-Hospital/Medical-Related Uses)

1. The architectural style envisioned for the hospital and other medical uses and ancillary functions will be highlighted by the use of distinctive color schemes and finishes of the building materials. Coordinated color schemes shall be established with base colors for the major architectural forms, and accent colors and materials for defining accent features, articulation and penetrations.
2. Color schemes shall enhance the design concept for each building.
3. Glass/Glazing:
 - Entry doors, windows, and storefronts shall have clear or tinted glass that coordinate with the overall fenestration and curtain wall system.
 - High performance and medium performance glass shall be preferred with colored tinted glass.
 - Acceptable glass colors include but are not limited to green, blue, gray, bronze, and white (translucent).

J. Design Details (Planning Area 4-Hospital/Medical-Related Uses)

1. Detailing shall be clean, clear, and straightforward, without detracting from the overall design aesthetic of the Escondido Research and Technology Center.
2. Appropriate detail treatments include, among other things, the coordination of mullions and fenestration, the alignment and expression of structural connections, finishes commensurate with building materials, and coordination of landscape materials.

K. Rear Elevations (Planning Area 4-Hospital/Medical-Related Uses)

Buildings shall be considered architecturally in their entirety and from all faces and orientations.

1. Rear elevations shall be architecturally treated and detailed, particularly if that side of the building is visually prominent from adjacent residences, streets or within the planning area itself.
2. The use of colors and reveal patterns is encouraged on long expansive planar surfaces to create rhythm.
3. Visually-prominent loading areas that face adjacent neighborhoods shall be screened by means

of building and/or landscape design strategies.

E. LANDSCAPE STANDARDS

1. Objective

- a. The objective of the landscape architecture for the Escondido Research and Technology Center will be to create a positive environmental setting that is visually pleasing, for the proposed business park activities. Landscapes will screen or enhance views as desirable, accent or buffer new architecture, orient vehicles and pedestrians, and provide public recreational opportunities. The intent of the landscape architecture is to integrate the project into the existing community fabric, and to enhance Escondido's sense of place as a business environment. The composition of the landscape will be purposefully simple while giving the project a visual organizational element.

The following topics are critical elements of the landscape program:

- Creation of continuity throughout the project;
- Buffering of and transition to the existing adjacent residential development;
- Utilization of drought tolerant vegetation whenever feasible, to allow for transition from adjacent open spaces;
- Restoration of wetland vegetation in mitigation for impacts to jurisdictional waters. Buffering of the wetlands with native sage scrub habitats.
- Screening of visually-prominent outdoor storage and maintenance facilities;
- Provision of a multi-use trail system and trailhead, with convenient parking;
- Definition of a hierarchy of easily identifiable vehicular and pedestrian circulation systems within the project; and
- Establishment of an immediately recognizable level of quality.

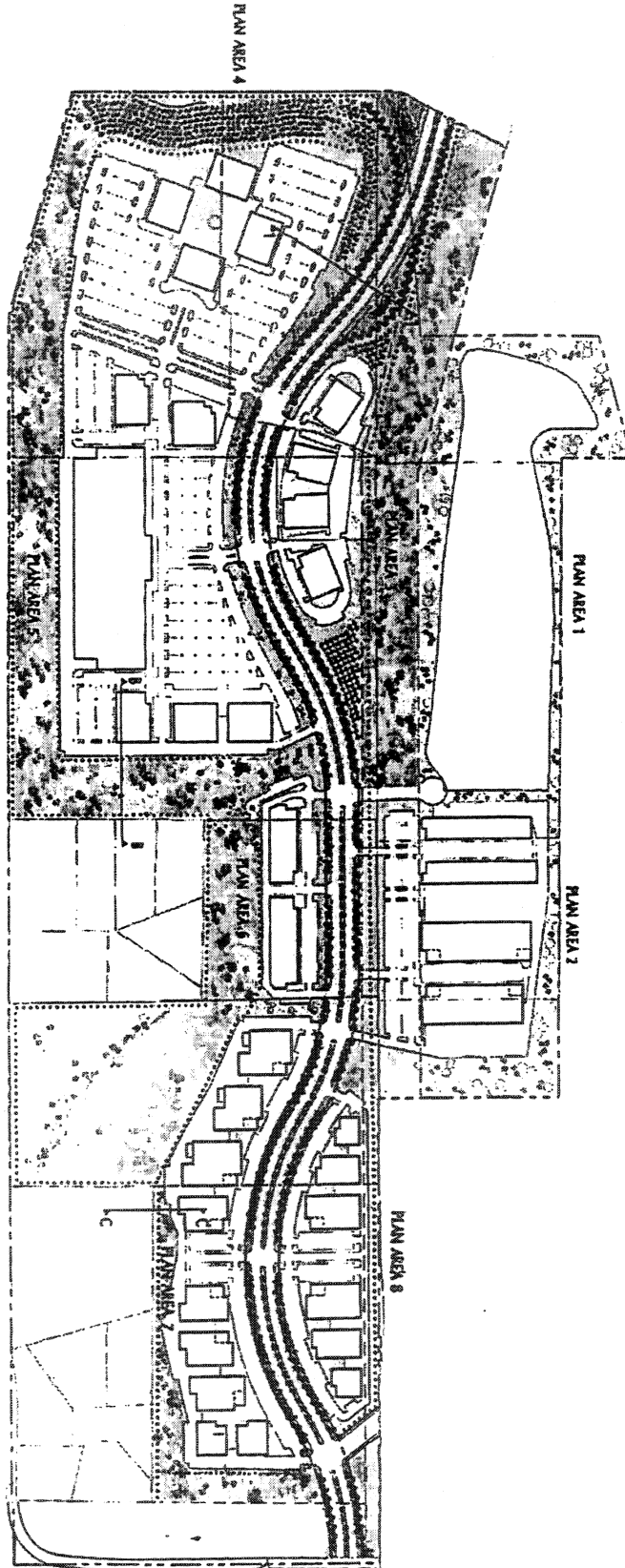
2. General Landscape Concept (Exhibit 25)

- a. The landscape architecture for the Escondido Research and Technology Center will create a simple and elegant environment that fully integrates new project architectural base for the project. The positive visual presence of the project will increase as the landscape matures.
- b. The proposed landscape is responsive to biological issues, to the functional requirements of quality urban living, and to the aesthetic sensibilities that enhance the daily experience of the citizens of Escondido.
- c. Rocks and rock groupings may be utilized in appropriate areas for landscaping accent and to provide an appearance consistent with the natural environment.
- d. Plant materials in and around riparian and wetland areas shall conform with all measures identified in the project EIR and required by applicable permits and agreements.

3. Residential Buffering (Exhibits 26 and 27)

- a. Planning Areas 4, 5, 6 and 7 are proposed adjacent to residentially zoned properties. These Planning Areas shall, in addition to all other requirements, provide a buffer treatment to ensure compatibility with the residential area.

Exhibit 25 LANDSCAPE CONCEPT PLAN

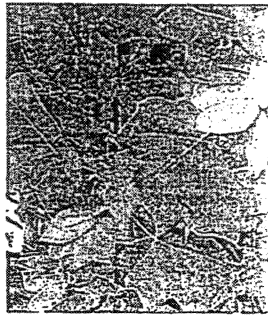


LANDSCAPE SUMMARY

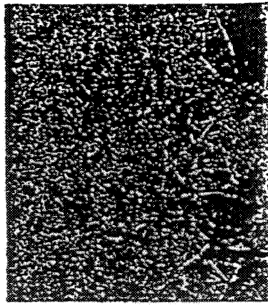
Type	Description	Area / Length
STREETSCAPE ROW	PARKWAY TREES AND TURF	7 ACRES
STREETSCAPE SLOPES	LOW WATER ORNAMENTAL PLANTINGS	10 ACRES
DENSE VEGETATIVE SCREEN	MULTI-LAYERED EVERGREEN PLANTINGS	11 ACRES
ORCHARD	AVOCADO / CITRUS GROVES	5 ACRES
PRESERVATION OF HABITAT	OAK WOODLAND AND COASTAL SAGE SCRUB	5 TO 10 ACRES
NEW HABITAT REVEGETATION	COASTAL SAGE SCRUB W/ OAK TREE CANOPY	2 TO 3 ACRES
PERFORATED SLOPES/EASEMENT	DROUGHT-TOLERANT LANDSCAPING	30 TO 35 ACRES
TRAIL	PUBLIC TRAIL W/ TRAILHEAD AND PARKING	3 TO 4 MILES
LANDSCAPE AMENITIES	PASSIVE RECREATIONAL USES	1 TO 3 ACRES
ENTRY LANDSCAPING	SCREENAGE, WATER FEATURES, ETC.	3/4 ACRE

Exhibit 25a PLANT MATERIALS

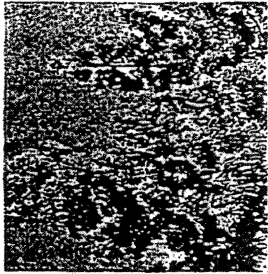
TREES



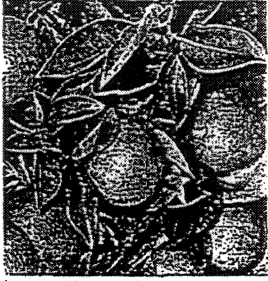
TULIP TREE



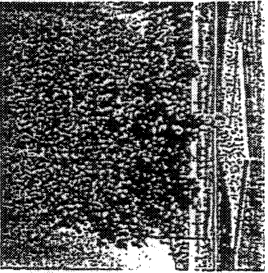
JACARANDA



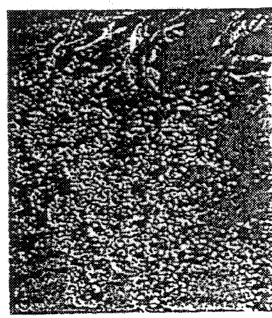
CANARY ISLAND PINE



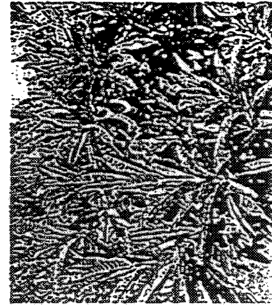
CITRUS



COAST LIVE OAK



GRAPE VINE



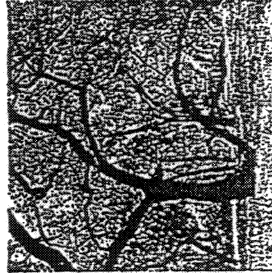
BRONZE LOBLOLLY



TOYON

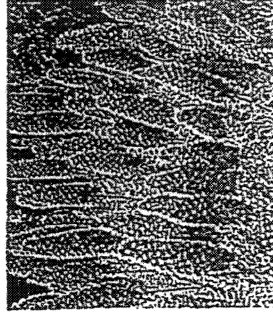


LONDON PLANE TREE



REDWOOD OAK

SHRUBS



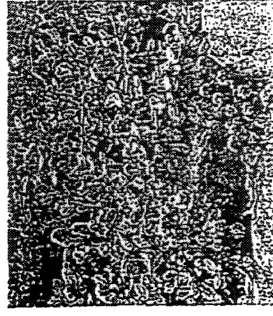
PRICKLY PEAR



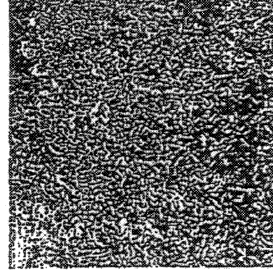
COTONASTER



NONI



SANDALWOOD



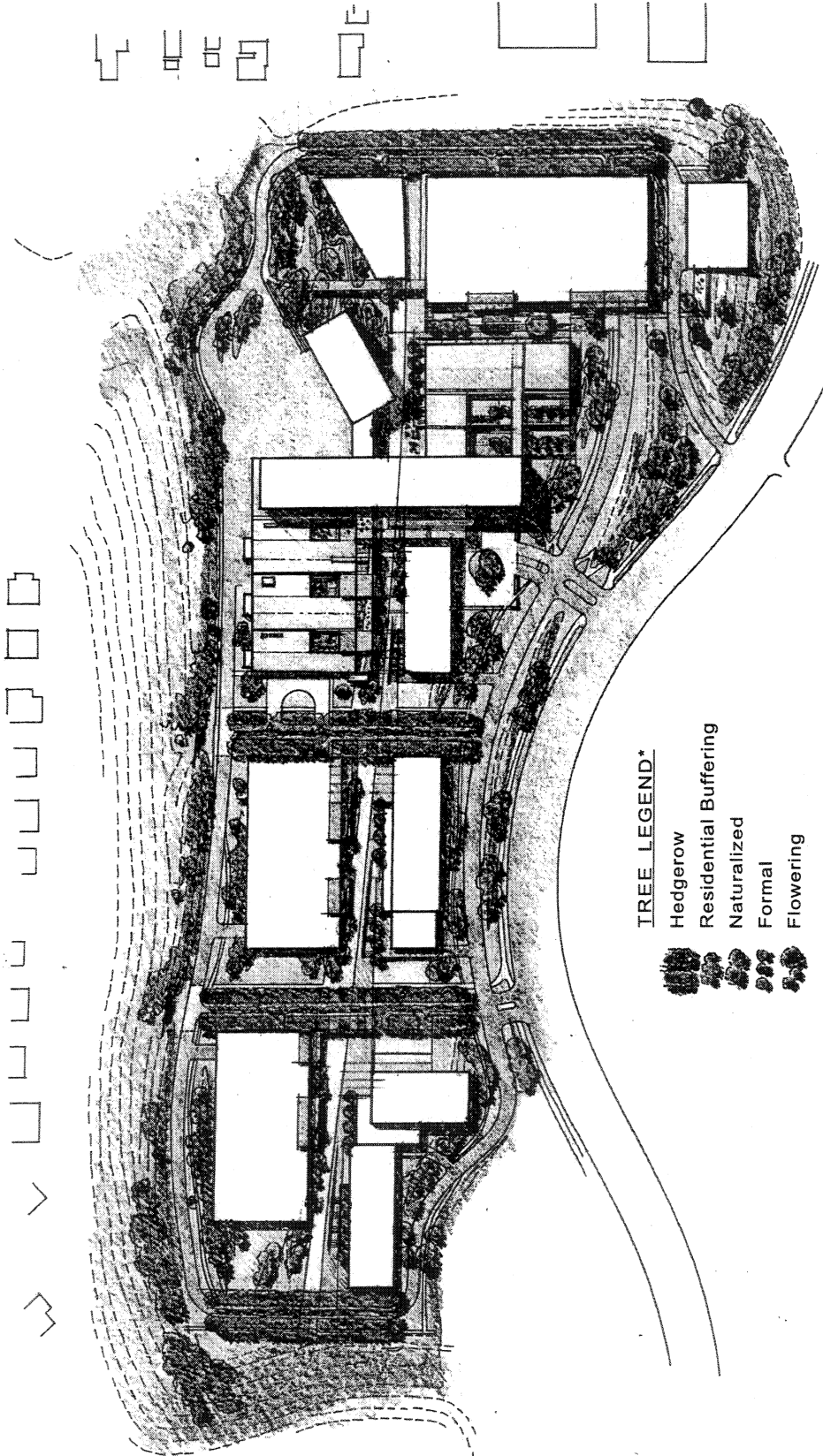
ROCKROSE

PLANT MATERIALS

ESCONDIDO RESEARCH & TECHNOLOGY CENTER

Exhibit 25b
PLANNING AREA 4
LANDSCAPE
CONCEPT PLAN

(Proposed Revision)



TREE LEGEND*

- Hedgerow
- Residential Buffering
- Naturalized
- Formal
- Flowering

* Refer to Section F #14, Plant Selection, for specific tree species.

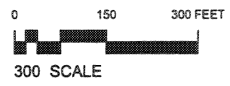
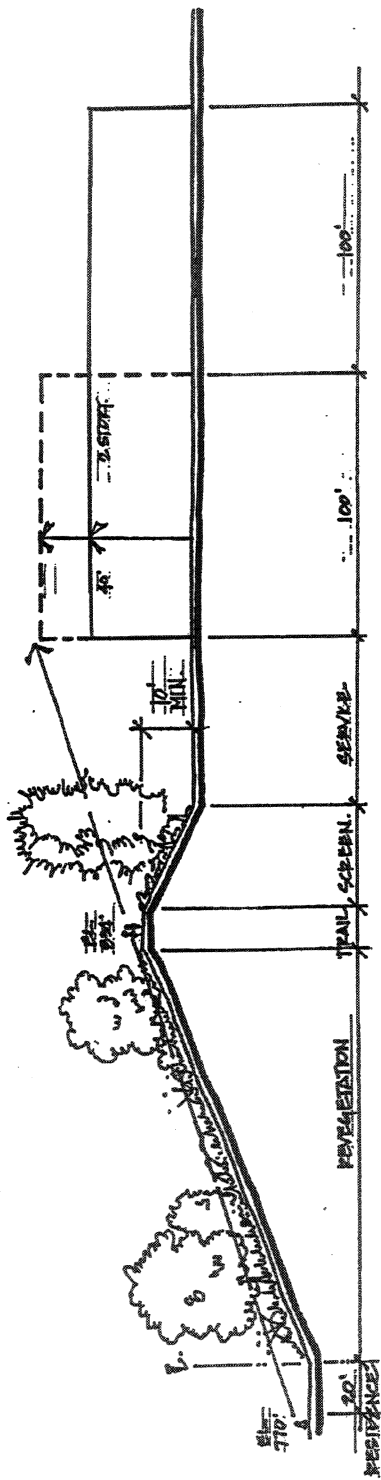
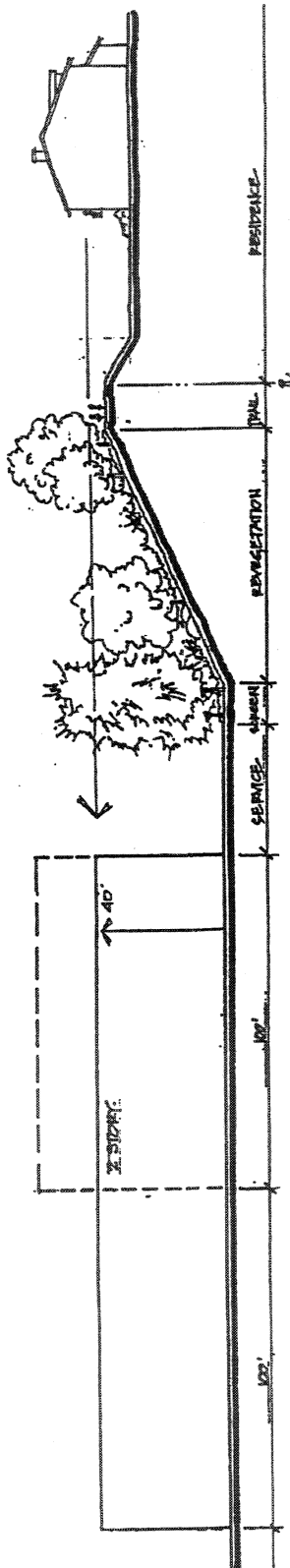


Exhibit 26
RESIDENTIAL BUFFERING PA 5



NO SCALE

Exhibit 27
RESIDENTIAL BUFFERING PA 7 & 10



NO SCALE

- b. The purpose of the buffer is to soften and screen the Escondido Research and Technology Center from nearby residential neighbors. This will be accomplished through extensive setback requirements, grade separations, 10' high screening berms, and vegetation plantings separating the two uses. Finish grading of the buffer slope will be undulating, varying from 2:1 to 3:1 slope gradient, to mimic natural terrain characteristics. Drought-tolerant vegetation, including some local, native plants will be utilized to compliment the natural coastal sage scrub habitat that once dominated the area. The buffer vegetation will be fully planted and irrigated in conjunction with the first phase of development.
- c. A landscape buffer of at least 160-feet from the property line will be provided for structures within Planning Areas 4, 5, and 6. A 10-foot high berm and building setbacks shall provide effective screening of structures as viewed from the adjacent residential areas. Planning Area may have significant open space areas. In certain areas where the screening of buildings is not necessary, openings in the berm and variations in height are permitted. The intent is to prevent a "dike" type enclosure around Planning Area 4 and design the berm in a contoured and undulating manner to mimic natural terrain.
- d. The residential buffer will be planted primarily with drought tolerant landscaping to form a vegetative buffer that screens adjacent residential areas. Vegetation will be selected to protect residential privacy, while enhancing the rural character of the area. The tree canopy will consist of species such as; coast live oak, Engelmann oak, California pepper and Coral tree. Tall shrubs will include species such as: Strawberry tree, California lilac, Toyon, and Pride of Madeira. Shrubs will include species such as: rockrose, wildrose, and California fuschia.

Tree size and quantity shall meet or exceed the standards specified in Article 62 of the City's Landscape Ordinance. Notwithstanding the foregoing, 20% of the above described trees shall be 24-inch box size. In addition, an informal row of evergreen trees shall be utilized as a visual screen from adjoining residences in locations where the landform and above-described residential buffer fail to adequately screen commercial buildings from residential views. Ground covers shall include one gallon plants, flatted material, and hydroseed as suitable to produce complete cover of the ground surface, and to control possible erosion.

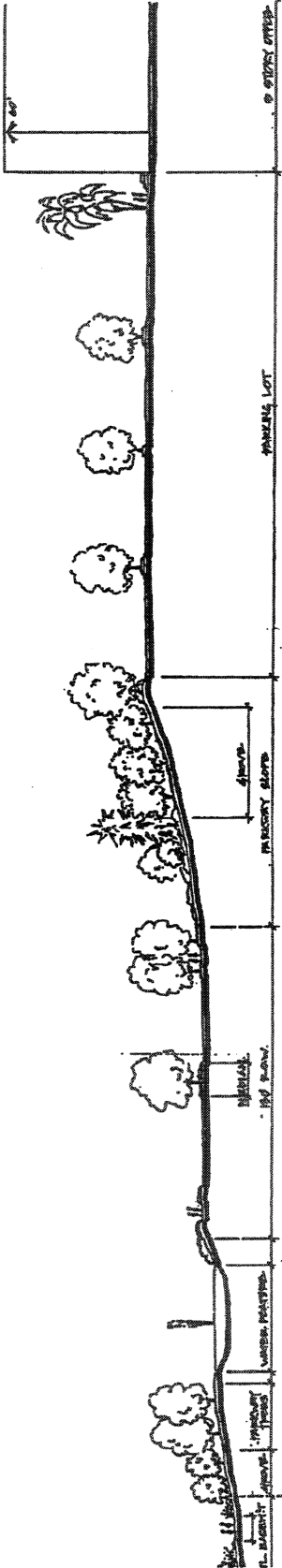
4. Project Entry

- a. The proposed project entry monuments are illustrated on the Conceptual Landscape Master Plan (Exhibit 25). The entry monuments will be set into a "rock garden" landscape that utilizes rock formations, and low profile xeriscape plantings. One or more stylized water feature(s) or natural-appearing pools will be integrated into the entry monument, providing a focal point for the entry sequence. Entry features will be scaled to integrate with the proposed Citracado Parkway greenbelt landscaping.
- b. Citrus and avocado trees will be planted along the northern manufactured slope of the project to resemble the groves once dominant in the Escondido area. Trees shall be a minimum 15 gallon size and planted no more than 20 feet on center. Provisions for maintenance shall be specified in the project CC&R's.

5. Citracado Parkway and Slopes (Exhibit 28)

- a. Citracado Parkway is proposed as a collector street per City of Escondido design standards, except with a designed 82 foot travel width within an 110 foot ROW, corresponding to major

Exhibit 28
STREET LANDSCAPING



NO SCALE

road design standards. To provide a more generous entry landscaping experience, the ROW is proposed to be further increased 20 feet, resulting in a ROW of 130 feet in width. This will result in a parkway planting area that is expanded an additional 20 feet. This additional 20 feet of planting area makes possible the inclusion of a double row of street trees on each side of the parkway. To better utilize this expanded streetscape experience, meandering sidewalks are proposed to course between the double row of street trees on each side of the parkway. Primary street tree plantings of London plane tree (*Platanus acerifolia*) or similar species, will be spaced at 30 to 40 feet on center, with a maximum of 12 feet between rows. Secondary street trees may also be utilized to accent the primary tree plantings. A hybrid fescue turf will complete the simple but compelling parkway planting.

- b. Citracado Parkway slopes will form both valley and ridge-like conditions, expanding the parkway into a significant greenbelt amenity. The goal of these plantings is to establish continuity to the improved landscape, to provide additional project screening, to frame views, and to direct user circulation. Plant species are selected for their groomed appearance, and their low water, low maintenance needs. Primary and secondary trees for screening and interest will include species such as: Jacaranda, Coast live oak, Canary Island pine, and Strawberry tree. The shrub layer will include species such as: Toyon, Pride of Madeira, rockrose, and agave. Ground covers include species such as manzanita, lantana, rosemary, and statice.

6. Slopes as Vegetative Screens

- a. Certain westerly and easterly slopes within and near Planning Areas 1 and 2 shall utilize a multi-layered landscape screen of the proposed facilities to soften the views of residential neighborhoods to the west. These screens must also conform to special requirements, such as utility easement standards. In some cases, including the eastern pad boundaries, tall, dense plant material shall be utilized to screen structures from distant vantage points. In other cases relatively short plant material is utilized because of special height restriction requirements. What these slopes share in common is their preeminent requirement as vegetative screens. Plant materials to be utilized are those that require low water and low maintenance.

7. Planning Area Landscapes

- a. Proposed individual planning area entry monuments are illustrated on the Conceptual Landscape Master Plan. Landscape theme and accent plantings shall be used to visually reinforce identification elements.
- b. Individual planning area landscapes will be responsive to the particular needs and goals of its facilities and its users. All landscapes will provide project signage, internal streetscapes, facility landscaping, outdoor amenities, screening, and parking lot landscaping. Internal streetscapes will provide organization, giving directional assistance to users. Internal streetscapes will provide organization through the use of a theme tree that gives directional assistance to users. Major internal drive entrances will be generously tree lined, with prominent use of theme trees, such as Coral tree, Coast live oak, Magnolia, Weeping willow and Jacaranda. Street trees for Planning Area 4 are listed below in the Planning Area 4 Individual Site Landscape plant list. Automobile parking will be softened, screened and shaded with trees and low shrubs installed according to City parking lot design standards. All shrub plantings will be low growing to allow for clear vehicular and pedestrian visibility.
- c. Rocks shall be utilized in the landscaping palette to provide a connection with the natural

environment.

8. Planning Area 4 Landscape

The hospital and medical-related uses in Planning Area 4 have unique design requirements; the landscape for Planning Area 4 may need to contribute to sustainable practices. Sustainable practices for landscape are often achieved through the use of native and naturalized drought resistant plantings, restoration of native habitat, use of landscape areas for treating storm water run-off, and use of sustainable materials. Because of this, the landscape may have a different appearance and plant palette than the rest of the Escondido Research and Technology Center. Planting palettes for Planning Area 4 are indicated to illustrate a more native and naturalized plant list.

9. Individual Site Landscaping

- a. All individual facility landscapes will conform to City of Escondido "Article 62, Landscape Standards".
- b. Landscape architecture for the individual building sites shall emphasize simplicity of palette and design character. An 'Architectural' style is required. Tree masses shall support the architectural statements and shall work primarily to extend the building lines. Shrub masses shall be designed in layers that create a second level of horizontal emphasis. Color shall be used in masses of individual colors that are in support of the building colors. Numbers of different plant species used on an individual site shall be kept to a minimum to reinforce the simplicity desired in the overall design. Refer to specific development standards and regulations for individual landscape Planning Area landscape requirements.

10. Screening

- a. Trash enclosures, transformer and utility enclosure walls are to be planted with shrubs and vines to soften the object being screened. These plantings shall give emphasis to the wall planes through a consistent linear spacing at the time of installation.

11. Irrigation

- a. A permanent automatic underground irrigation system in accordance with Article 62 of the Escondido Zoning Code shall be installed in all landscaped areas, and so designed to insure that all landscape vegetation has adequate moisture to insure its viability.
- b. If available, an irrigation system utilizing reclaimed water will be designed for all landscaped areas in the event that a future reclaimed water source becomes available. These systems will be designed to meet the requirements for the Rules and Regulations for Reclaimed Water Facilities.
- c. Irrigation systems will be designed utilizing xeriscape in such a way that careful consideration is given with regards to plant material and the various watering requirements which each irrigation zone demands.

12. Undeveloped Future Use Areas

- a. Undeveloped site areas designated for future use and expansion should be stabilized as soon

as possible, maintained in a weed and debris-free condition, and shall either be landscaped or provided with all erosion control measures necessary to meet local Regional Water Quality Control Board permit requirements. Graded slope areas will also require interim erosion control measures and shall be permanently landscaped as soon as possible.

13. Landscape Maintenance

- a. All landscape shall be designed for reasonable maintenance and low water use. Landscaped areas shall be maintained in a quality manner at all times.
- b. Owners of any lot, including the business park owner's association shall have the duty and responsibility, at their sole cost and expense, to keep that part of the property so owned or occupied, including, but not limited to buildings, improvements, grounds, utility easements, or drainage easements, or other rights-of-way incidental thereto, in a well-maintained, safe, clean and attractive condition at all times.

14. Plant Selection

- a. Plant materials for each individual site within the specific plan shall be selected or be compatible with the following list.

Residential Buffering (Drought Tolerant Landscaping)

Trees

Acacia baileyana	Bailey Acacia
Aesculus California	California buckeye
Erythrina caffra	Coral tree
Quercus agrifolia	Coast live oak
Quercus engelmannii	Engelmann oak
Pistacia chinensis	Chinese pistache
Schinus molle	California pepper
Pinus brutia	Calabrian pine

Shrubs

Arbutus unedo	Strawberry tree
Ceanothus cultivars	California lilac
Cercis occidentalis	Western redbud
Cistus spp.	Rockrose
Echiurn fastuosurn	Pride of Madeira
Fremontodendron californicum	Flannel bush
Heteromeles arbutifolia	Toyon
Leptospermum scoparium	New Zealand <i>tee</i> tree
Malacothamnus fasciculatus	Bush mallow
Prunus illicifolia	Holly-leaf cherry
Rosa californica	California wild rose
Salvia spp.	Sage

Perennials

Sisyrinchium urn bell urn
Gnaphalium bicolor
Nassella pulchra

Blue-eyed grass
Bicolor cudweed
Purple needle grass

Ground Covers

Arcotostaphylos cultivars
Baccharis 'Twin peaks'
Lantana montevidensis
Lonicera j. 'Halliana'
Myoporum sp.
Zauschneria spp.

Manzanita
Dwarf coyote brush
Trailing lantana
Hall's honeysuckle
Myoporum
California fuchsia

Citricado Parkway

Trees

Platanus x acerifolia 'Columbia'

London plane tree

Ground Cover

Fescue blend

Turf

Streetscape & Ornamental Slopes

Trees

Arbutus unedo
Cinnamomum camphora
Erythrina caffra
Geijera parviflora
Jacaranda mimosifolia
Melaleuca nesophila
Pinus brutia
Pinus canariensis
Pistacia chinensis
Quercus agrifolia

Strawberry tree
Camphor tree
Naked coral
Australian willow
Jacaranda
Pink melaleuca
Calabrian pine
Canary Island pine
Chinese pistache
Coast live oak

Shrubs

Agave Americana
Cistus purpureus
Cotoneaster lacteus
Echium fatuosum
Heteromeles arbutifolia
Leptospermum scoparium
Tecoma capensis

ncn
Orchid rockrose
ncn
Pride of Madeira
Toyon
New Zealand tea tree
Cape honeysuckle

Ground Cover

Acacia redolens

ncn

Arctostaphylos 'Emerald Carpet'
 Baccharis p. 'Twin Peaks'
 Delosperma alba
 Gazania leucolaena
 Lantana montevidensis
 Limonium perezii
 Myoporum parvifolium
 Rosmarinus o. 'Huntington Carpet'

Manzanita
 Dwarf coyote brush
 White trailing iceplant
 Trailing gazania
 Trailing lantana
 Stantice
 ncn
 Rosemary

Slopes as Vegetative Screens

Trees

Arbutus unedo
 Geijera parviflora
 Melaleuca nesophila
 Pinus brutia
 Pinus canariensis
 Pistacia chinensis
 Quercus agrifolia

Strawberry tree
 Australian willow
 Pink melaleuca
 Calabrian pine
 Canary Island pine
 Chinese pistache
 Coast live oak

Shrubs

Cistus purpureus
 Cotoneaster lacteus
 Echium fatuosum
 Heteromeles arbutifolia
 Leptospermum scoparium
 Tecoma capensis

Orchid rockrose
 ncn
 Pride of Madeira
 Toyon
 New Zealand tea tree
 Cape honeysuckle

Ground Cover

Acacia redolens
 Baccharis p. 'Twin Peaks'
 Delosperma alba
 Gazania leucolaena
 Limonium perezii
 Myoporum parvifolium

ncn
 Dwarf coyote brush
 White trailing iceplant
 Trailing gazania
 Static
 ncn

Planning Area and Individual Site Landscaping

Trees

Cupaniopsis anacardioides
 Eriobotrya deflexa
 Lagerstroemia indica
 Lophostemon confertus
 Pinus canariensis
 Podocarpus gracilior

Carrotwood
 Bronze loquat
 Crape myrtle (entry aisle)
 Brisbane box
 Canary Island pine
 Fern pine

Shrubs

Aeonium arboretum
 Agave attenuate
 Escallonia 'Pradesii'

ncn
 ncn
 Escallonia

Euryops pectinatis	ncn
Phormium hybrids	Flax
Phormium tenax	New Zealand flax
Rhaphiolepis 'Majestic Beauty'	Indian hawthorne
Rhaphiolepis indica 'Clara'	Indian hawthorne

Ground Cover

Agapanthus africanus	Lily of the Nile
Hemerocalis hyds.	Daylily

Vines

Clytostoma callistegioides	Violet trumpet vine
Distictis buccinatoria	Blood-red trumpet vine
Ficus pumila	Creeping fig

Planning Area and Individual Site Landscaping in Planning Area 4 such as:

Trees

Fraxinus spp.	Ash species
Lagerstroemia indica	Crape myrtle
Pinus brutia	Calabrian pine
Pinus torreyana	Torrey Pine
Platanus racemosa	California Sycamore
Populus nigra 'Italica'	Lombardy Poplar
Quercus spp	Oak

Shrubs

Ceanothus spp.	California lilac
Escallonia 'Pradesii'	Escallonia
Prunus caroliniana	Carolina laurel cherry
Miscanthus spp.	Miscanthus
Muelenbergia rigens	Deer Grass
Myrtus communis	Myrtle
Salvia spp	Sage
Carex spp.	Sedge

Ground Cover

Carex glauca	Blue Carex
Carex pansa	California meadow grass
Hemerocalis hyds.	Daylily
Rosmarinus o. 'Huntington Carpet'	Rosemary
Senecio mandraliscae	NCN
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Perriwinkle

Vines

Clytostoma callistegioides	Violet trumpet vine
Distictis buccinatoria	Blood-red trumpet vine

Ficus pumila
Parthenocissus tricuspidata English Ivy

Creeping fig

INERT GROUND COVER SUCH AS:

Botanical Name	Common Name
Mulch	Nitrolized Shredded Mulch
Pea Gravel	Brown/Black 1/4" Mixture
Black Beach Pebble	1" Wide Smooth Flat Stones
Cobble Mulch	4" – 8"
Gravel Mulch	3/4" Mixture

15. Plant Standards and Individual Site Landscape in Planning Area 4.

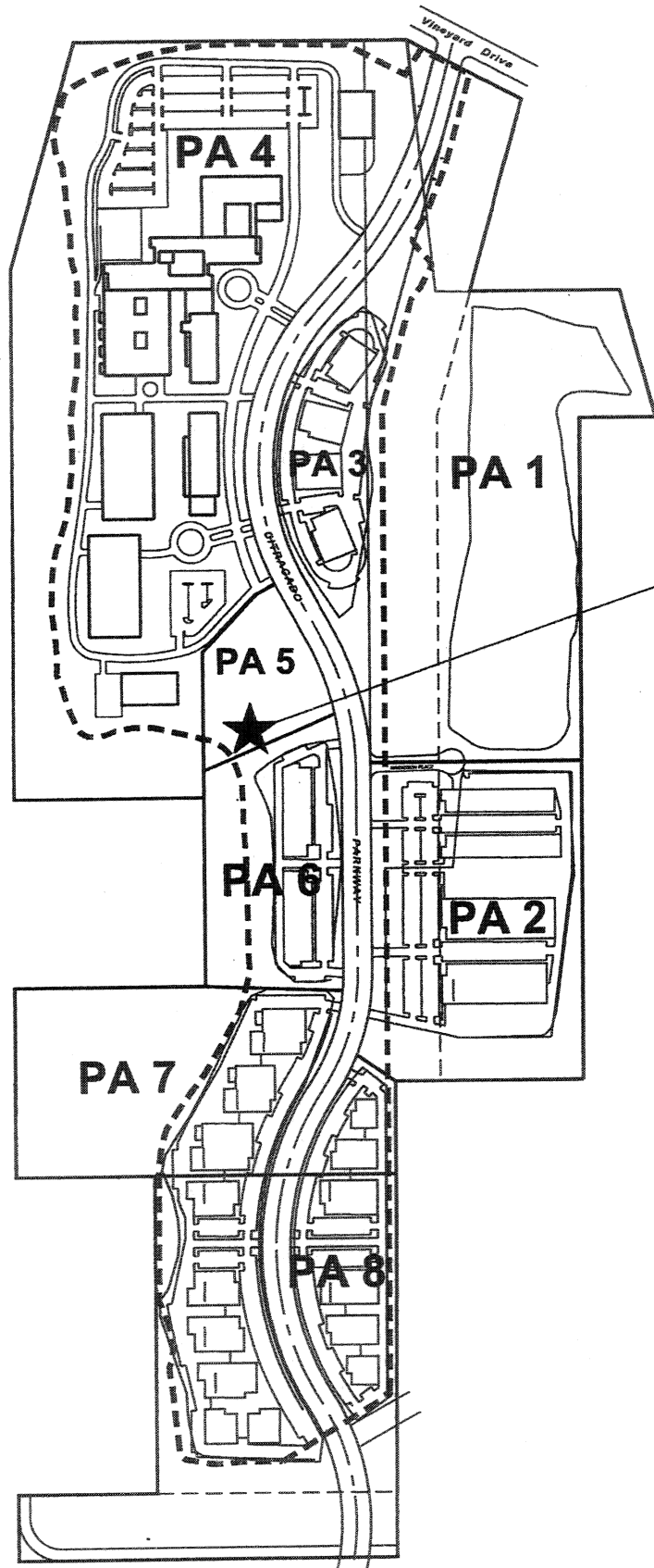
The landscape will conform or exceed the City of Escondido "Article 62, Landscape Standards". The following standards shall apply to the installation and maintenance of all landscaped areas.

- a. Turf. Turf species shall be limited to low to moderate water use. The use of turf shall not exceed fifteen (15) percent of the landscaped area. Turf shall not be used on slopes 4:1 or greater and when not accessible or visible from public or occupants.
- b. Vehicular Use Areas. Vehicular Use Areas are comprised of internal roads and parking lots.
 1. Internal road street trees shall be planted at the average rate of one 24" box minimum tree for every 30' of road frontage. One 24" box minimum tree shall be planted in parking lots at the rate of one (1) tree per six (6) opposing parking spaces.
 2. Parking lots shall have a continuous center island not less than five (5) feet wide and shall be provided between each double row of parking spaces. Wheel stops may be excluded if the center island is expanded to eight (8) feet wide with a raised curb. Parking lots shall be screened from adjacent properties with three (3) to four (4) foot plantings that shall provide one hundred (100) percent coverage within two (2) years of planting.
 3. Parking island plantings shall be comprised of a minimum of 10% plants, five gallon size; 40% plants, one gallon size; 50% groundcover to provide one hundred (100) percent coverage within one (1) year of installation. Turf shall not be permitted in internal parking islands.
- c. Internal Site Landscape. Internal Site Landscape comprises all areas of the site excluding Vehicular Use Areas and Slope Planting.
 - 1 Internal Landscape shall conform to City of Escondido "Article 62, Landscape Standards Sec 33-1328. Commercial/Industrial developments". Tree quantities shall meet or exceed City requirements. 90% of trees shall be 24" box or larger.
 2. Internal plantings shall be comprised of a minimum of 10% plants, five gallon size; 40% plants, one gallon size; 50% groundcover to provide one hundred (100) percent coverage within one (1) year of installation

F. COMMUNITY MULTI -USE TRAIL

A multi-use trail will be provided which meanders the circumference of the specific plan area. This trail is intended for general recreational use. A staging area is located on the northern end of Planning Area 5. This staging area will include several parking spaces (which may be shared use

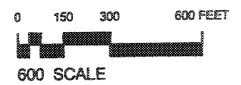
Exhibit 29 COMMUNITY MULTI-USE TRAILS



Nature Trail
Staging Area /
Parking Lot

LEGEND

----- Multi-Use Trail



with the business park uses), and an information kiosk if desired by the developer. The trail(s) meander through the buffer areas along the western boundaries of Planning Areas 4, 5, 6 and 7. On Planning Areas 1 and 2, the trail will either meander within the SDG&E easement, or alternatively parallel Citracado Parkway. The location of the trail shall not conflict with any biological mitigation requirements and shall be designed to minimize direct overlooking of adjacent residential properties through the installation of mature landscaping that provides visual screening.

The nature trail will be constructed at a nominal 12-foot in width, and will avoid stairs or switchbacks except in limited locations where elevation gain in a short distance is necessary. The community multi-use trail program alignment is shown on Exhibit 29 and also on the ERTC vesting tentative map.

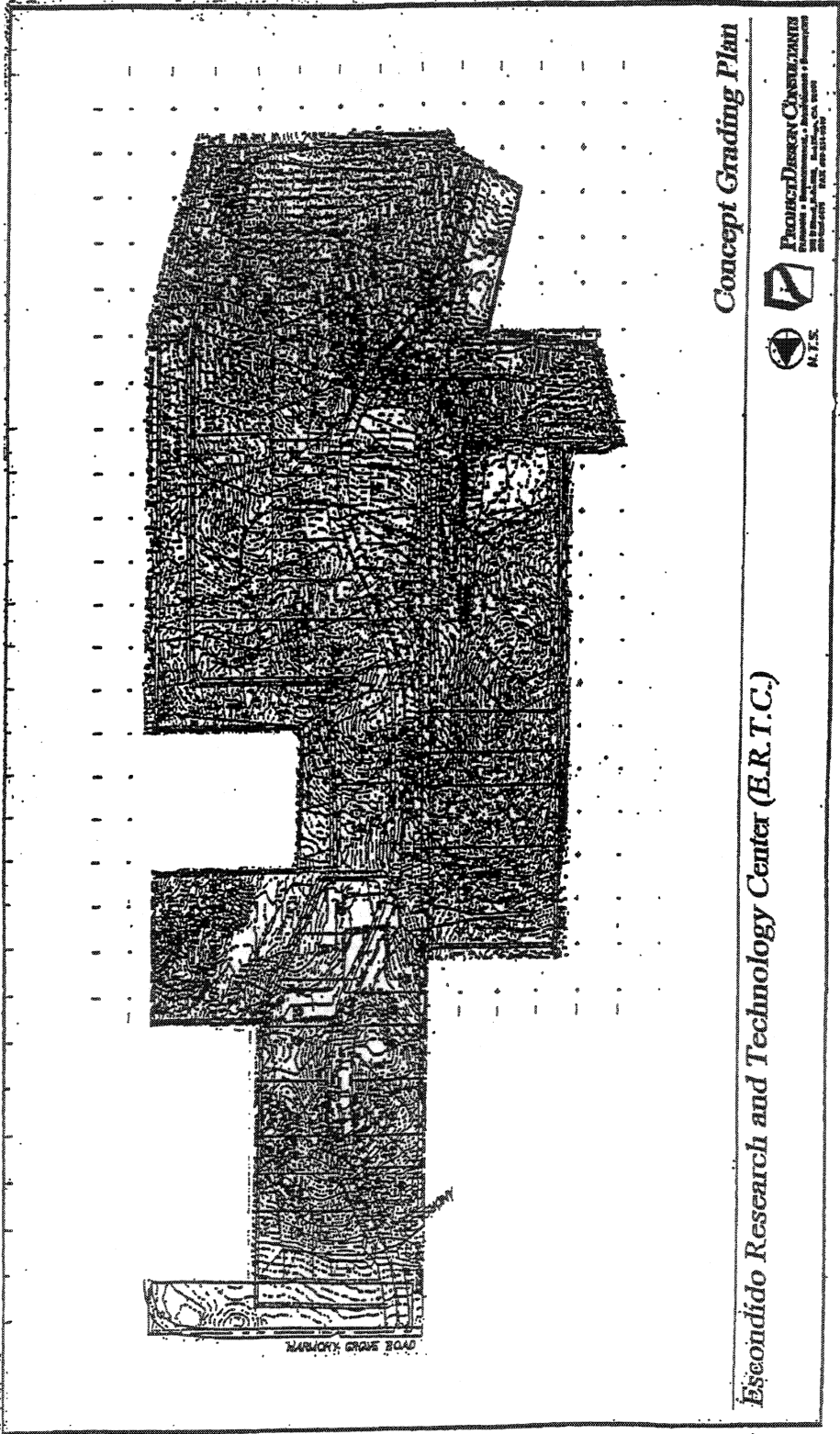
G. GRADING AND EROSION CONTROL POLICIES

The intent of this section of the specific plan is to establish a framework for landform modification utilizing those techniques for grading and erosion control which combine a high degree of functionality and support the overall intent of the specific plan. Site specific grading regulations are included in this specific plan, the intent of which is to minimize the visual impact of visible slopes where viewed from offsite residential areas, provide for more natural appearing manufactured slopes, and to minimize grading quantities and provide for stable slopes and building pads. All preliminary and final grading plans shall be prepared in accordance with the Escondido Grading Ordinance except as modified herein.

Due to the unique hillside terrain encountered in much of the specific plan area, modified development standards for perimeter and internal slope heights, landscaping and grading techniques shall be applied. The following grading techniques shall be incorporated for all manufactured slopes:

1. All permanent manufactured fill slope banks shall be constructed at a gradient of not greater than 2:1 (horizontal to vertical) unless the project civil and/ or geotechnical engineer can certify slope stability for any cut slope greater than 2:1. Cut slopes shall not exceed 1:1 gradient. Exceptions may be made in the case of rock or natural outcroppings through the City's Grading Exemption process. Said documentation shall be reviewed and approved concurrently with the vesting tentative subdivision map.
2. Heights of cut and fill slopes or the requirement for benching and terrace drains (if any) shall be per the recommendations of the project soils and geotechnical engineer. However, unless revised by the soils engineer, the following standards and specifications shall be used in grading design and implementation;
 - a. Manufactured slopes not exceeding 110-feet in height do not require benching, and;
 - b. Suitable access shall be provided to permit proper cleaning and maintenance of benches.
3. Grading operations shall not result in substantial damage to, or alteration of significant permanent natural resource areas, wildlife habitats or native vegetation areas, which are designated by the vesting tentative subdivision map to be preserved.
4. Exposed manufactured slopes shall be naturalized by the use of contour grading to approximate natural slopes. West-facing, exposed slopes in excess of 20 feet vertical feet shall be rounded at the top and toe. To the extent feasible, exposed manufactured slopes in excess of 30-feet along the western edge of the project shall undulate with varying slope

Exhibit 30
CONCEPT GRADING PLAN



Escondido Research and Technology Center (E.R.T.C.)

Concept Grading Plan

N.T.S.



PROJECT DESIGN CONSULTANTS
PLANNING • ENGINEERING • ARCHITECTURE • INTERIORS • ENVIRONMENTAL DESIGN
1000 MARLBOROUGH GRADE ROAD, SUITE 200, ESCONIDO, CA 92026
TEL: (951) 253-1100 FAX: (951) 253-1101

MARLBOROUGH GRADE ROAD

gradients.

5. The application for any grading permit must provide assurance to the City Engineer that manufactured slope banks will be properly landscaped and that the landscape will be maintained by either the developer, individual property owners, or public facilities financing district, if applicable.
6. Mass grading of Planning Areas 1 through 8 shall be conducted in a single phase, however issuance of individual grading and building permits will be made upon certification of individual building pads.
7. Active construction areas shall be watered to reduce fugitive dust and monitored to ensure construction equipment contains required emission control equipment and utilizes low sulfur diesel fuel. Construction equipment shall also be monitored to ensure conformance with required noise mitigation requirements.
8. Prior to issuance of a grading permit, the project applicant will present a letter to the City of Escondido indicating that a qualified paleontologist has been retained to implement a monitoring program for potential paleontological resources. The paleontologist shall be present at any pregrading meetings and must be onsite during the original grading of highly-sensitive areas onsite. If fossil remains are discovered, they would be collected, cleaned, sorted and catalogued, and deposited in a scientific institution with paleontological collections that are available to qualified individuals. Representatives of local Native American groups shall be consulted and permitted to observe grading operations should any potentially significant resources be identified. Upon completion of the paleontological resource program, the paleontologist would document the results of the program and submit the results with a certificate of completion to the City of Escondido. The certificate of completion of the paleontological report would be filed directly after the monitoring program has been completed, and must be approved prior to final inspection of grading.

If a subsequent grading permit is requested for an area within the specific plan for which a Certificate of Exemption has been issued the applicant shall so state on the proposed grading plan. The City of Escondido shall not require an additional paleontological report unless the first monitoring program identifies significant resources.

H. BLASTING

Large areas of non-rippable rock exist within the limits of the project boundaries. A blasting program will be established by the master developer and approved by the City prior to and executed concurrent with the vesting tentative subdivision map. A brief outline of the elements of the program is as follows:

1. The developer and a third-party bonded blasting contractor will hold a public meeting with local residents to explain the proposed blasting program.
2. The blasting contractor will conduct a pre-inspection of existing structures within the defined limits of the blasting area. This inspection shall include documentation of the existing conditions.
3. Affected neighboring property owners will be notified 48-hours prior to commencement of blasting operations.

4. The blasting contractor will conduct a post-inspection of affected properties.
5. The developer and the blasting contractor will hold a follow up meeting with local residents. Notes from the meeting and the attendance list shall be submitted to the City Engineer and Community Development Director.
6. In order to minimize the need for rock crushing operations, the blasting techniques utilized shall be designed to pulverize the rock in-situ. In addition, the blasting techniques shall avoid surface ruptures and minimize the production of dust.
7. If necessary, temporary rock crushing operations may be conducted during the mass grading operation in order to render excavated materials suitable for use as fill within the project site. However any rock crushing must be located a minimum 1000 feet from the nearest residence (e.g., in Planning Area 2), and screened by either topography or other noise barrier to the satisfaction of the Community Development Director.

I. SIGNAGE

1. Objectives

Signage is an integral part of the specific plan which contributes significantly to both the functional and aesthetic viability of the development. At a project-wide policy level, signs are intended to perform three major objectives:

- To clearly and attractively identify the various businesses within the development.
- To clearly and efficiently direct consumers/visitors to, through and from the development.
- To complement and support the comprehensive design theme established for the specific plan.

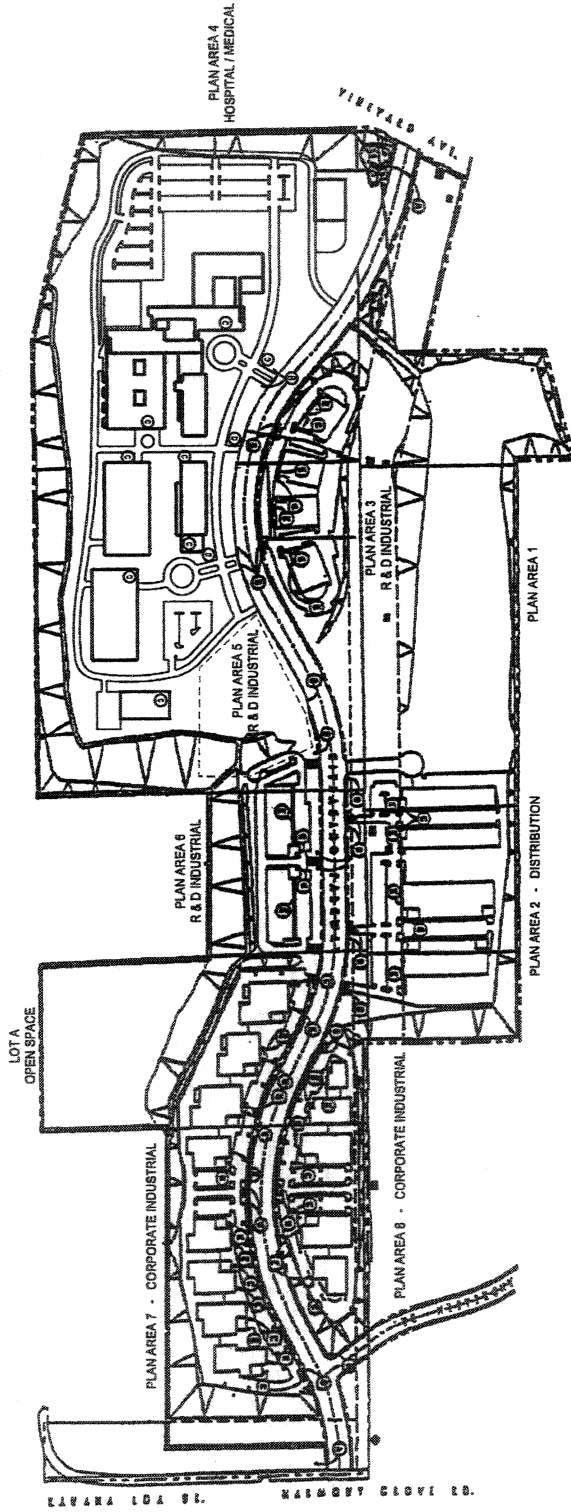
This section of the specific plan is intended to provide a complete guide to provision of signing, and applies to all signing within the plan area. The sign regulations identified in this Specific Plan are specific to the Escondido Research and Technology Center site, and are intended to supercede the regulations indicated in the City of Escondido Sign Ordinance.

Included in this section of the specific plan are general provisions for signing, construction requirements and a detailed description of sign types, including sizes. These subsections should be used to specifically understand the allowed signing for the specific plan and will be used as the test for sign permit issuance by the City of Escondido.

2. General Provisions

- a. The signage applicant and the City of Escondido shall refer to this specific plan to determine sign types allowed for specific uses throughout the Escondido Research and Technology Center. Due to the public nature of the hospital and medical related uses, the signage in Planning Area 4 may comply with requirements of this Specific Plan or the standards established for the CG zone by the City Sign Ordinance, whichever is less restrictive.
- b. Sign locations shall be as approved by the City of Escondido, in conformance with this specific plan.

Exhibit 31 MASTER SIGN PLAN



SCIENCE DATA

PLAN AREA	PLAN AREA 1	PLAN AREA 2	PLAN AREA 3	PLAN AREA 4	PLAN AREA 5	PLAN AREA 6	PLAN AREA 7	PLAN AREA 8
1. SIGNAGE								
2. SIGNAGE AREA								
3. SIGNAGE AREA PERMITS								
4. SIGNAGE AREA PERMITS								
5. SIGNAGE AREA PERMITS								
6. SIGNAGE AREA PERMITS								
7. SIGNAGE AREA PERMITS								
8. SIGNAGE AREA PERMITS								
9. SIGNAGE AREA PERMITS								
10. SIGNAGE AREA PERMITS								



MASTER SITE PLAN

ESCONDIDO RESEARCH & TECHNOLOGY CENTER

WMA
Worley Associates Architects
10000 Wilshire Blvd
Los Angeles, California 90024
310-451-7775

- c. Signage shall be permitted only as expressly allowed by these criteria.
- d. All signs and their installation must comply with all local building and electrical codes.
- e. Signs shall be of high graphic quality.
- f. Only those sign types described in these criteria will be allowed.
- g. Roof-mounted signs are not permitted.
- h. Animated, flashing or audible signs are not permitted.
- i. The area of a sign will be the actual area of the sign copy.
- j. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders.
- k. All signs shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.

3. Construction Requirements

- a. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
- b. All formed metal, such as letter forms, shall be fabricated using full-weld construction.
- c. All ferrous and nonferrous metals shall be separated with nonconductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to nonferrous metals.
- d. Threaded rods or anchor bolts shall be used to mount sign letters which are pegged off the background panel. Angle clips attached to letter sides are not permitted.
- e. Paint colors and finishes must comply with these criteria. Color coatings shall match the colors specified on the approved plans.
- f. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescents, complex mixtures, and intense reds, yellows, and purples) shall be of a color fast nature.
- g. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- h. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- i. Reverse-channel letters shall be pinned between 1 and 3-inches off the building wall.

- j. Depth of open-channel letters shall not exceed 3-inches.
- k. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks must be eliminated.
- l. All conduits, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.
- m. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
- n. Penetrations into building walls, where required, shall be made waterproof.
- o. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on drawings submitted to the City. The signage contractor shall install signs in accordance with the approved drawings.
- p. Simulated materials such as wood-grained plastic laminate, etc. will not be allowed.

4. Sign Types

a. Entry Monument Signs (Exhibit 32)

1. The Entry Monument Signs are intended to identify the Escondido Research and Technology Center. A maximum of four business park Entry Monument Signs may be permitted (two at each end of the project). These signs shall have a maximum height of 12-feet, measured from the highest point of the base to the highest point of the sign. The base element is limited to 3-foot above the highest grade surrounding the base. The finish materials of the base may include stone materials. The sign may be set into a landscaped area or water feature. No individual business name may appear on the Entry Monument Signs.

The Entry Monument Signs shall consist of a colored concrete type sign with stone veneer, including a sign area limitation of 200-square feet allowing for a business park logo and 24-inch high (maximum) backlit or externally illuminated letters.

b. Planning Area Monument Signs (Exhibit 33)

1. The Planning Area Monument Signs are intended to identify a maximum of four (4) of its major businesses. Two (2) Planning Area Monument Signs are allowed at the entry points for each planning area.
2. The Planning Area Monument Signs are to be constructed of colored concrete and stone veneer elements. These signs shall have a maximum height of 6 feet. The base element is limited to 24 inches above the highest grade surrounding the base. The finish materials of the base may include stone materials.
3. The Planning Area Monument Signs are intended to be part of an overall entry statement, including an extensive landscape statement around each sign.

Exhibit 32
ENTRY MONUMENTATION

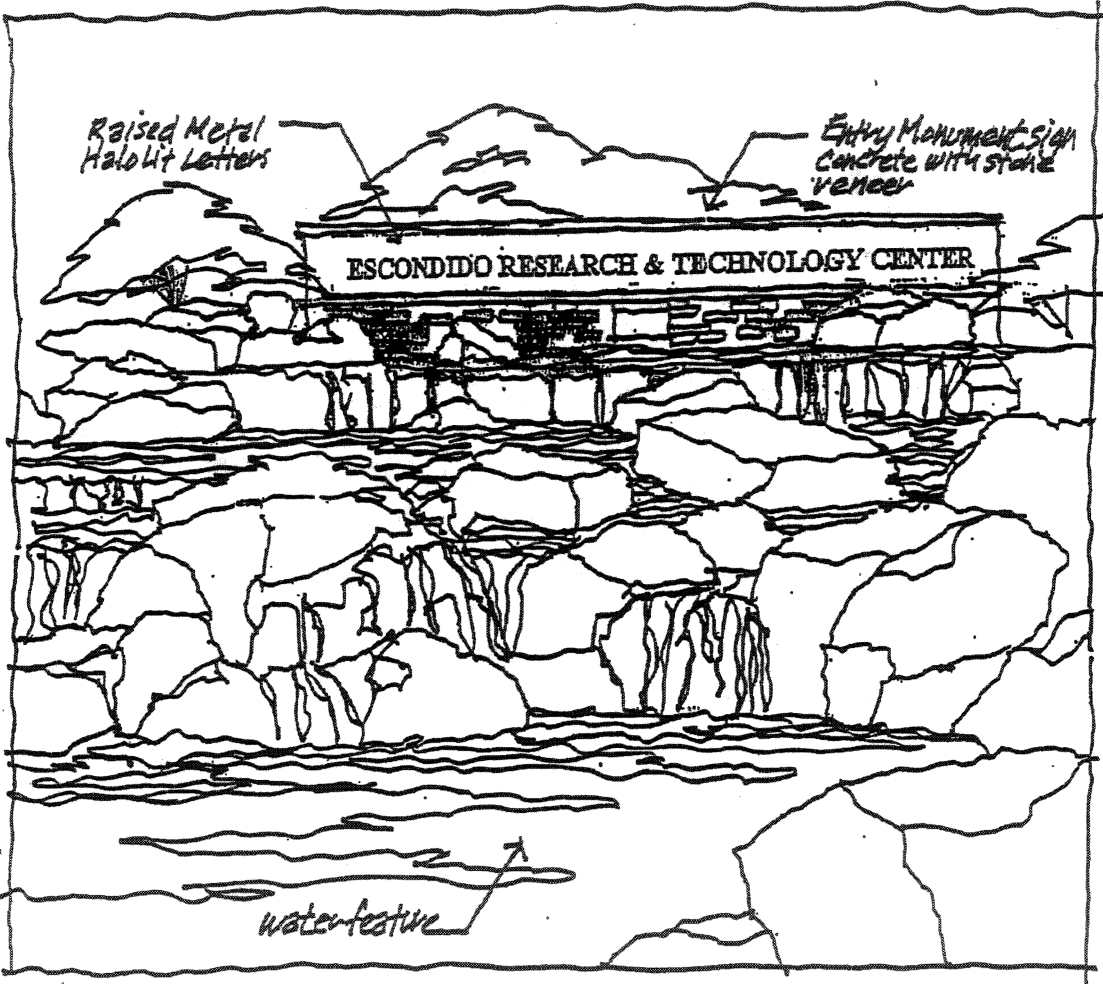
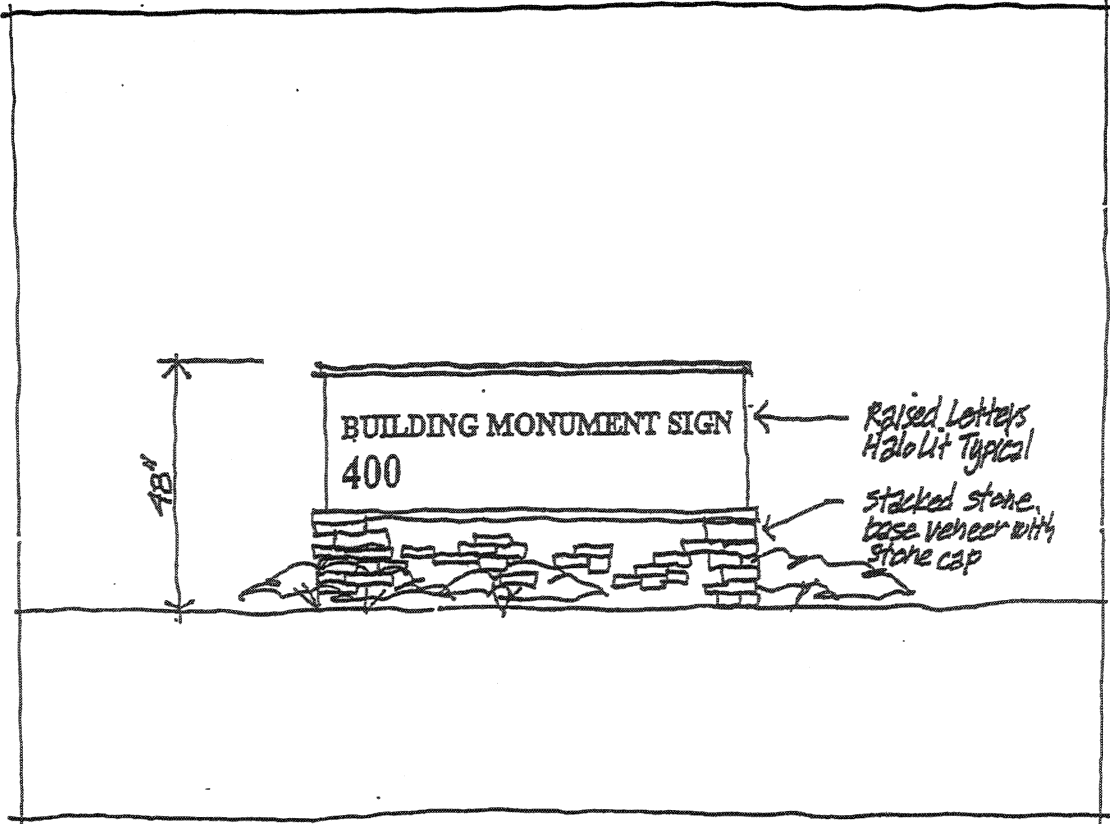
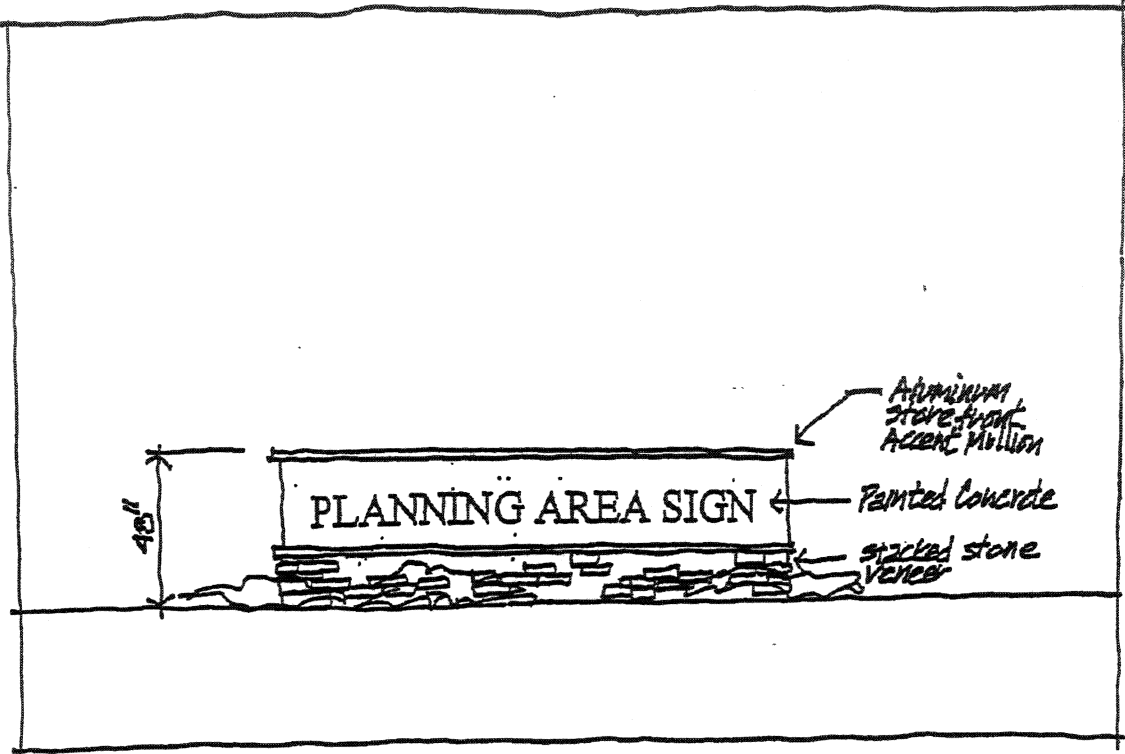


Exhibit 33
PLANNING AREA MONUMENT SIGNS



4. A single Planning Area Monument Sign is allowed along each planning area's frontage on Citracado Parkway in lieu of one alongside a driveway. The sign may be set parallel or perpendicular to Citracado Parkway. Perpendicular-set signs may be double-faced.
 5. The sign can accommodate letters ranging from 6-inches up to 18-inches tall.
 6. This sign type may include both backlit and external light sources and may include the logo and lettering identifying named businesses which can exceed no more than 30 square feet on anyone sign face.
- c. Building Monument Sign
1. The Building Monument Sign is intended to identify a particular office building and its major tenants. The Building Monument Sign is designed to enhance the architectural design of the buildings.
 2. A maximum of four Building Monument Signs are allowed within each Planning Area, but no more than one per building. These signs are not intended to be viewed from Citracado Parkway nor from other offsite areas. They are intended to provide the visitor motorist with information on the list of businesses within each building.
 3. The Building Monument Sign shall consist of a colored concrete type sign with stone veneer, including a sign area limitation of 40-square feet allowing a 12-inch high logo (maximum) and 12-inch high (maximum) backlit or externally illuminated letters identifying the name of the business(es) of the building. These signs shall have a maximum height of 4 feet. This sign type is to be placed in a landscaped area.
 4. If a sign of this type is single-faced, it can accommodate up to four individual business names with letters ranging from a minimum of 6-inches tall to a maximum of 18-inches tall. Sign type may include both backlit and external light sources.
- d. Building Identification Signs (Exhibits 34 and 35)
1. Building Identification Signs are intended to identify businesses within the particular building.
 2. Six Building Identification Signs are allowed per building, however no more than two signs are allowed per single elevation.
 3. A typical Building Identification Sign shall consist of 24-inch high (maximum) letters and/or logo to be mounted to backlit or externally illuminated.
- e. Site Directional Signs (Exhibit 36)
1. The Site Directional Sign is intended to contribute to the overall design aesthetic and provide direction throughout the project.
 2. A maximum of two Site Directional Signs per curb cut is allowed.
 3. The Site Directional Signs may be double-faced, made of concrete with backlit or

Exhibit 34
BUILDING IDENTIFICATION SIGNS

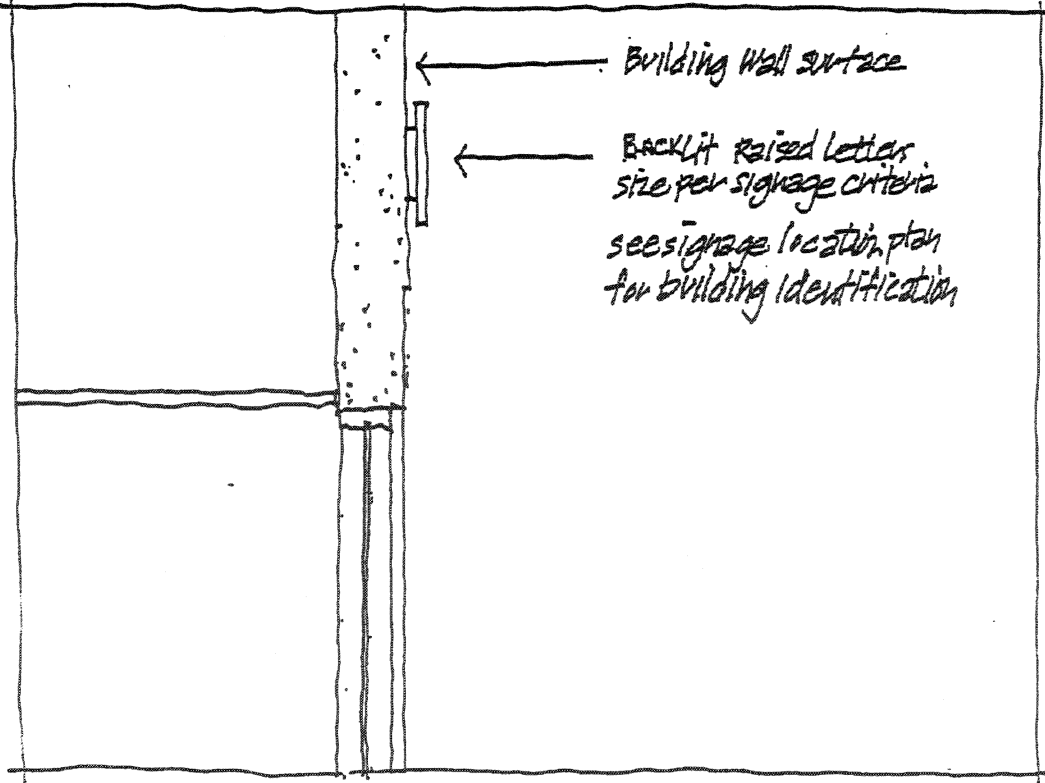
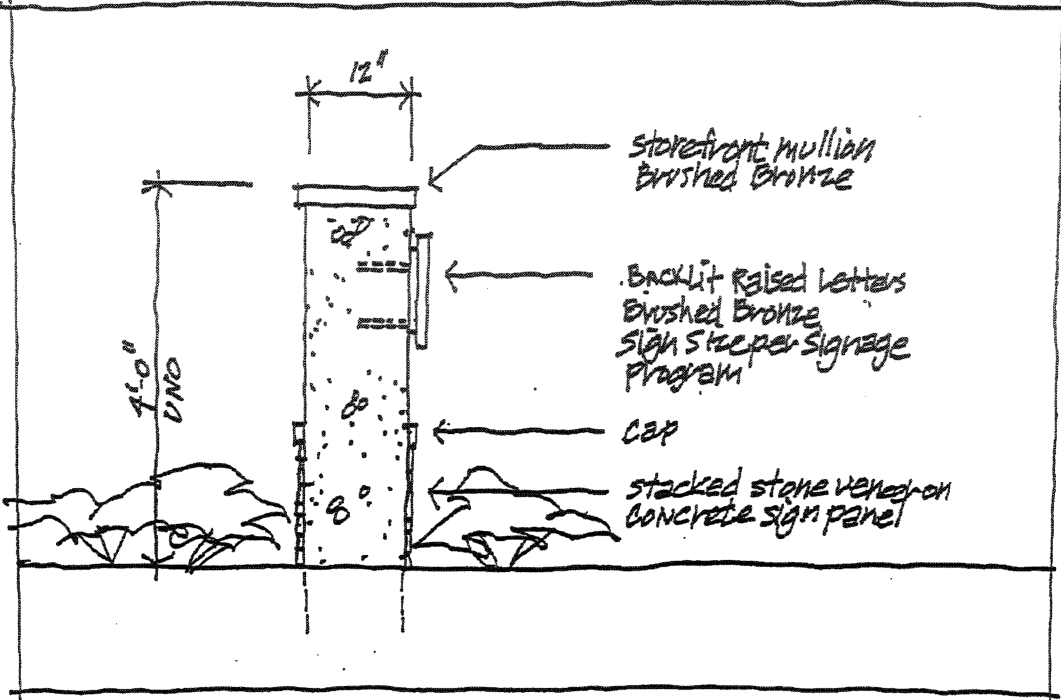


Exhibit 35
BUILDING IDENTIFICATION SIGN EXHIBIT

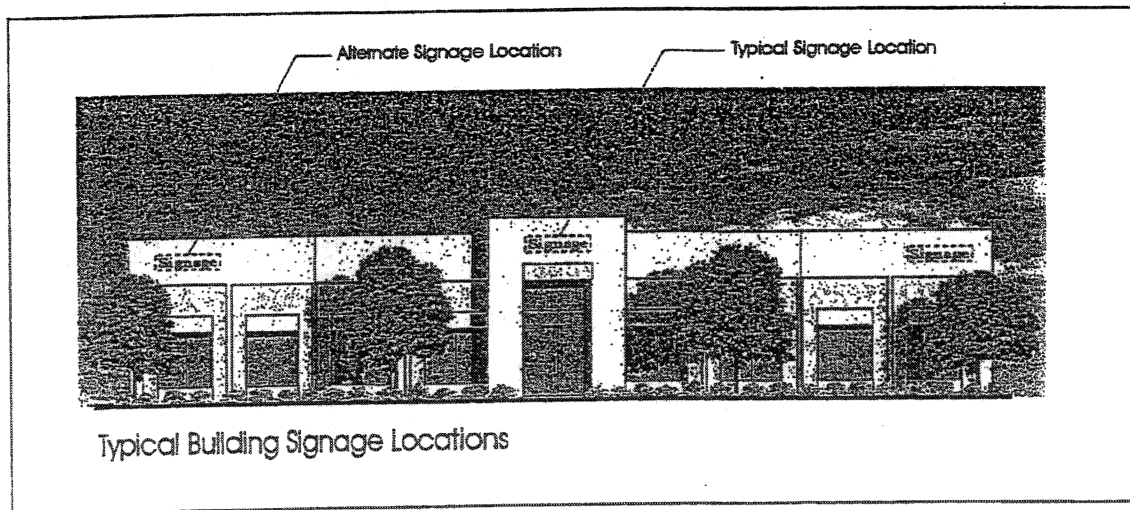
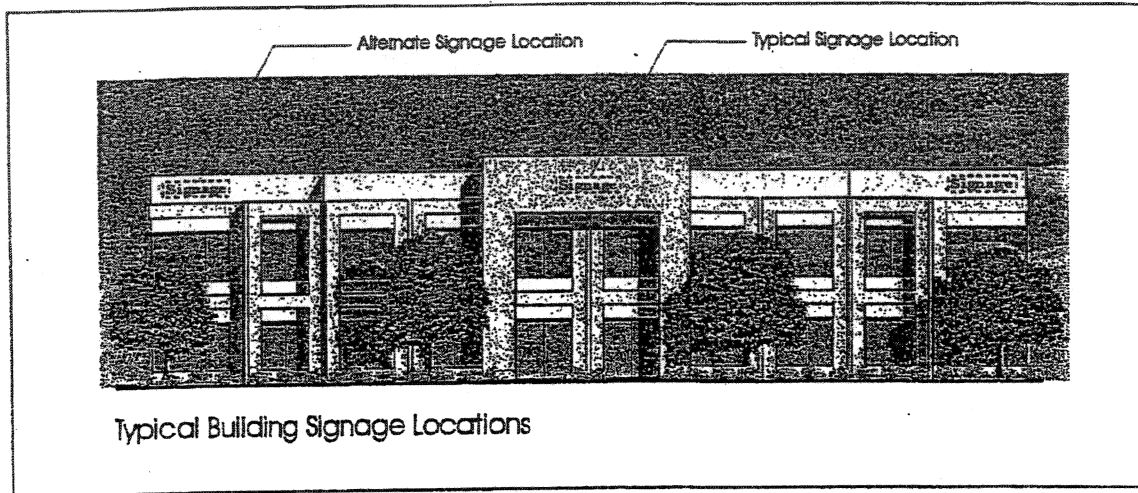
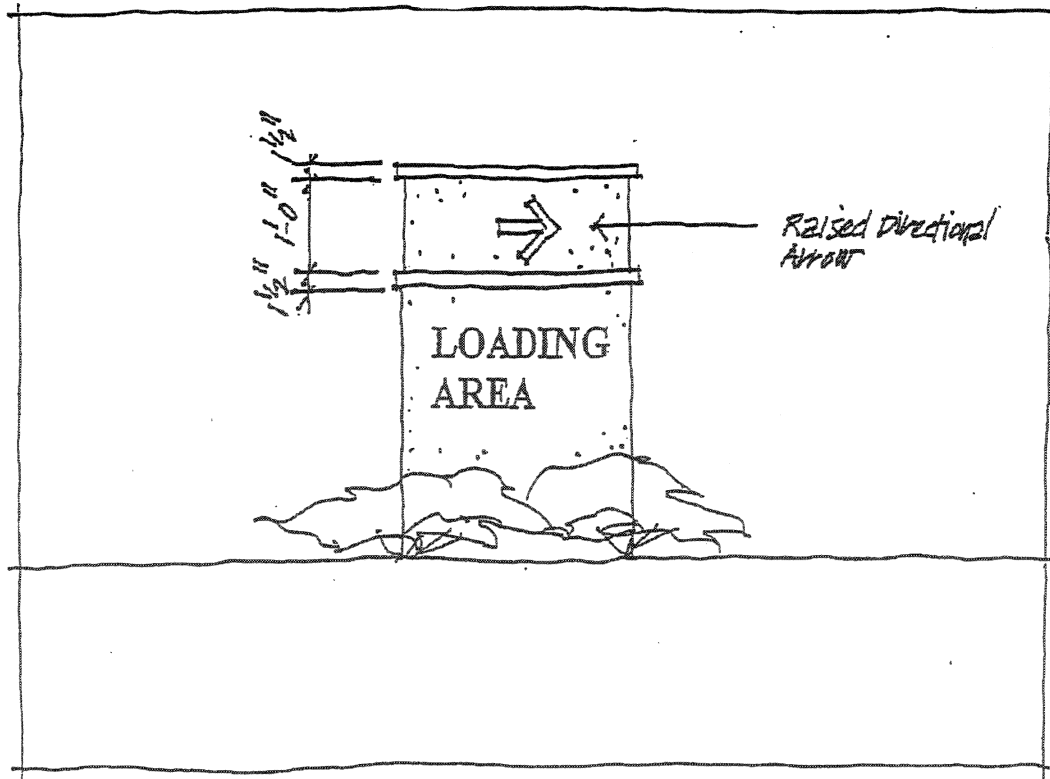
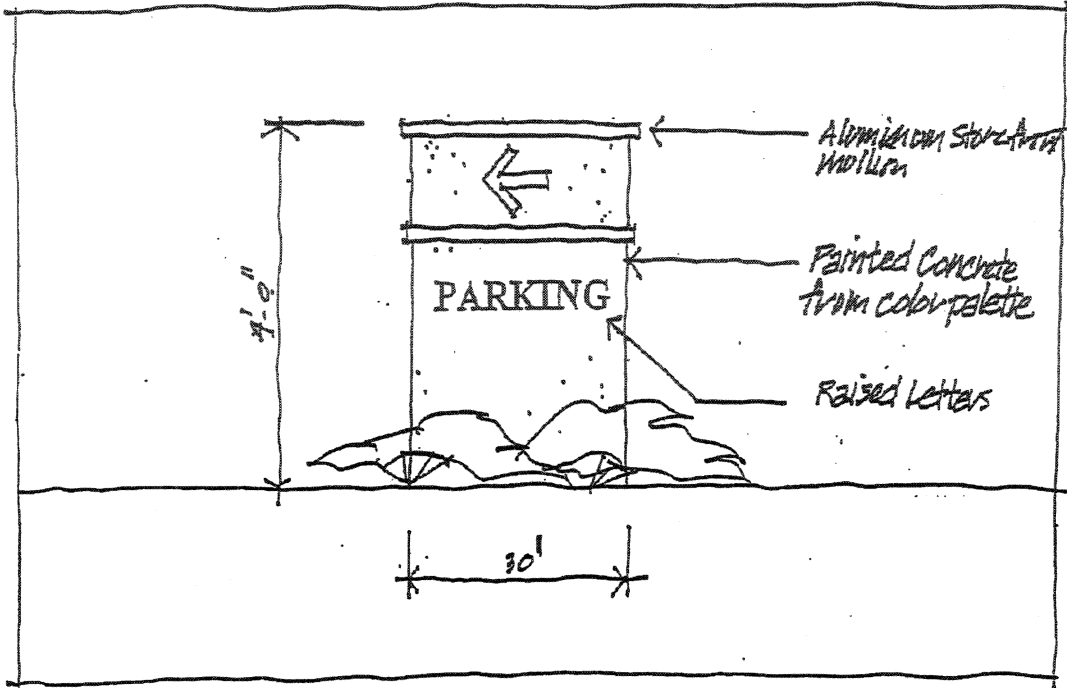


Exhibit 36
SITE DIRECTIONAL SIGNS



externally illuminated letters no larger than 8-inches in height and appropriately sized graphic logos. These signs shall be placed on either side of a curb cut in a landscaped area and shall have a maximum height of four feet. The text for these to general information such as "parking", "entry", "service", "deliveries", etc.

4. Each Site Directional Sign consists of a sign base, a reveal and directional arrows.

f. Construction Signage

1. Construction Signage is intended to be temporary in nature, and to inform the public of construction activities on the site.
2. Construction Signage is limited to one sign per street per Planning Area along Citracado Parkway.
3. Leasing Signage must be a professionally painted sign which may include specific information about the building, the developer, the leasing agent, square footage available and the occupancy date.
4. Leasing Signs displayed in windows shall not exceed 6 square feet per vacancy elevation.
5. After the initial leasing phase and during occasional vacancies, other Leasing Signs may be erected. This temporary signage may only display information about the square footage and dates available and the name and phone number of the leasing agent or agency. These signs must be freestanding and cannot exceed 6-feet in height and 15-square feet in area.

g. Special and Temporary Signage

1. Special and Temporary Signage is allowed in accordance with Article 66 of the Escondido Zoning Code, as it is intended to inform the general public of special events or activities available to them.
2. All Special and Temporary Signage must be of high quality and well maintained.
3. The display of flags is limited to not more than four per lot. No more than 100 SF may be displayed on any pole. Flagpoles and standards must be freestanding and adequately spaced to prevent flag entanglement.
4. An architectural banner program may be designed and maintained by the developer /landlord of Escondido Research and Technology Center.

J. LIGHTING STANDARDS

Exterior lighting plays an important role in the overall visual quality and safety of the project. Due to the public nature of the hospital and medical related uses, the lighting used in Planning Area 4 may differ from other ERTC lights. A lighting plan for Planning Area 4 shall be submitted for review and approval by the Director of Planning. Lighting shall conform to the City's Dark Sky Ordinance except for circumstances involving the health and safety of the public.

1. Objectives

- a. To reinforce identity and unity, all exterior lighting of similar uses is to be generally consistent in height, spacing, color and type of fixture throughout.
- b. To establish a consistent, interesting setting, which best displays the architectural and landscape designs.
- c. To design exterior lighting so that light spillage or light pollution is minimized through the location and intensity of lights and use of high cut-off luminaires.

2. Street Lighting

- a. All off-site and street lighting is to be coordinated throughout the Escondido Research and Technology Center project.
- b. All street lighting within the Escondido Research and Technology Center shall be installed with street improvements.

3. On-Site Lighting

To ensure consistency throughout the Escondido Research and Technology Center, on-site lighting shall conform to the lighting parameters which follow:

- a. On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security and special effects.
- b. Any outdoor lighting facility or fixture shall be shielded, be equipped with automatic timing devices and be limited to the amount of light necessary to illuminate the intended object or space.
- c. Lighting fixtures are to be of clean, contemporary, consistent design.
- d. The number of light poles shall be kept to a minimum by combining luminaires on a single pole and shall utilize zero cutoff luminaires. The light pole shall not be visible from offsite residential areas and in no event exceed a maximum of 50-feet in height in parking areas.
- e. All poles shall be of a uniform height (by type) adjusted for flush or above-grade footings unless such heights are used in an overall design to create effect.

4. Vehicular Circulation and Parking Area Lighting

- a. Vehicular circulation and parking lot lighting shall consist of zero cut-off fixtures.
- b. Both luminaire and pole shall have the same color baked enamel finish.

- c. All sources in the project illuminated after 11:00 p.m. shall be low-pressure sodium or equivalent. All non-lps lighting shall be equipped with timers in accordance with Article 55 of the Escondido Zoning Code.

5. Pedestrian Circulation Lighting

- a. Walkways and building entries will be illuminated to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building.
- b. Lighting may be subdued deluxe-white mercury, incandescent, or compact fluorescent sources providing the intensity levels conform with Article 55.
- c. Bollard lighting shall be zero cut-off fixtures mounted at a uniform height no more than 42-inches above the walkways.
- d. Step or bollard lighting may be used to clearly illuminate level changes and handrails for stairs and ramps.

6. Architectural and Accent Lighting

- a. Building and landscape lighting may be flood uplighting type, hidden from direct view and aimed at exterior building faces, trees, landscape features, etc. providing they conform with Article 55 of the City's Zoning Ordinance.
- b. Tree up-lighting techniques may be utilized if all other standards are met.
- c. No light source shall be obviously visible to passersby.

7. Service Area Lighting

- a. Service area lighting shall be contained within service yard boundaries.
- b. Wall mounted fixtures shall match wall color.
- c. Light spill outside the property boundaries shall be minimized.

8. Signage Lighting

- a. Where signage is externally illuminated the following guidelines shall apply:
 - Light source shall not be obviously visible to passersby.
 - Views of light fixtures shall be minimized.
- b. Illuminated signs shall not face any adjacent residential neighborhoods.

9. Energy Efficiency

- a. All lighting sources shall be energy-efficient type.
- b. All lamps shall be long-lasting type or 130V rated, as applicable.

10. Heliport Lighting (Planning Area 4 Only)

In addition to the lighting described above, the hospital and heliport uses in Planning Area 4 have specific lighting requirements, including perimeter lighting at the deck, a beacon, obstruction lights, and a lighted windcone. All of the heliport lighting shall be design in a manner to avoid unnecessary glare or spillover onto adjacent properties to the fullest extent possible.

K. ENVIRONMENTAL CONSIDERATIONS

All planning areas within the Escondido Research and Technology Center, including industrial uses, research and development uses, industrial support and service uses, and business and professional office uses, shall comply with the following environmental regulations:

- a. Uses within the Escondido Research and Technology Center shall not exceed allowable noise level limits set forth within the Escondido Municipal Code.
- b. Uses shall not produce vibration, heat, glare, or electrical disturbances beyond the boundaries of the site.
- c. Uses shall not produce air pollution detectable by the human senses without the aid of instruments, beyond the boundaries of the site.
- d. Uses shall not produce emissions which endanger human health, can cause damage to animals, vegetation, or property, or which can cause spilling at any point beyond the boundaries of the site.
- e. Uses shall not produce odor detectable by the human senses without the aid of instruments beyond the boundary of the site.
- f. All wastes discharged into the wastewater discharge system shall meet City standards.

In addition to the environmental considerations identified above, Planning Area 4 which includes hospital, medical related uses, heliport and ancillary support uses shall comply with the following environmental regulations:

- g. Medical wastes shall be stored and disposed in a manner consistent with federal and state regulations and the medical waste plan adopted for the facility by the County Department of Public Health.

- h. Helicopter traffic shall arrive and depart the site consistent with the requirements of the Federal Aviation Administration, California Department of Transportation/ Division of Aeronautics and the San Diego Regional Airport Authority.

L. TRASH ENCLOSURES

All trash enclosures shall be screened from view and housed in a block structure or concrete tilt-up, finished in a manner consistent with adjacent building architecture and materials. Incorporation of trash enclosure form into the building mass composition is encouraged.

M. PUBLIC FACILITIES AND SERVICES

The following public facilities and services will be necessary to accommodate the development of the Escondido Research and Technology Center. Specific engineering requirements will be determined through the subdivision map process.

1. Fire Protection

The proposed Escondido Research and Technology Center is located in the City of Escondido Fire Department's District 6 jurisdiction. Primary response for the specific plan area would be provided by Engine Company 6, secondary response from Engine Company 1, and tertiary response from Truck Company 1. Paramedic service is provided through the Fire Department by contract with Medic One. The above response units are all housed at Fire Station #1, located at 310 North Quince Street. Response time for all units is within five (5) minutes.

The proposed hospital campus design for Planning Area 4 shall carefully address fire protection needs as follows:

1. Maintain a minimum driveway width and outside turning radii
2. Maintain a free and clear dimension above all driveways and roads
3. Provide minimum fire flows throughout the campus
4. Incorporate the City's high-rise fire protection standards for all structures above 55 feet.
5. Cluster roof mounted antennas and other roof top structures such that they would not interfere with emergency helicopter operations
6. Incorporate repeaters so emergency communications can occur throughout the campus
7. Ensure that emergency response obligations between the City and hospital district are clear
8. Place fire hydrants to the satisfaction of the City Fire Department as necessary to achieve safe and functional coverage of the campus
9. Incorporate space within the hospital for public safety personnel to complete administrative obligations.

2. Law Enforcement

The City of Escondido Police Department provides law enforcement services to the project. The Police Department Station is located at 700 West Grand Avenue, approximately two (2) -miles from the Escondido Research and Technology Center. The Police Department currently employs

157 officers and 19 community service officers. Typical day shifts provide for a minimum 15 patrol units, 4 traffic units, and 3 community service officers.

3. Sewer

Sewer services will be coordinated by the City of Escondido Sewer District, with treatment provided by the Hale Avenue Resource Recovery Treatment Facility in south Escondido. Existing facilities consist of a 8-inch PVC sewer line in Andreasen Street, and a 10-inch line in Vineyard Avenue, and an 8inch line in Enterprise Street.

Proposed improvements include an approximate 8-inch line located within Citracado Parkway, as required by the City Engineer.

4. Water and Reclaimed Water

The water agency serving the specific plan area is the Rincon del Diablo Municipal Water District. All water facilities will be constructed in accordance with the District's policies and regulations. Existing facilities consist of a double water line (10-inch and 24-inch ductile iron lines) in Andreasen Drive. Proposed improvements consist of an approximate 10inch trunk distribution line to be installed in Citracado Parkway, as required by the City Engineer.

Reclaimed water is available from the Hale Avenue Resource Recovery Facility (HARRF), located southeast of the specific plan area.

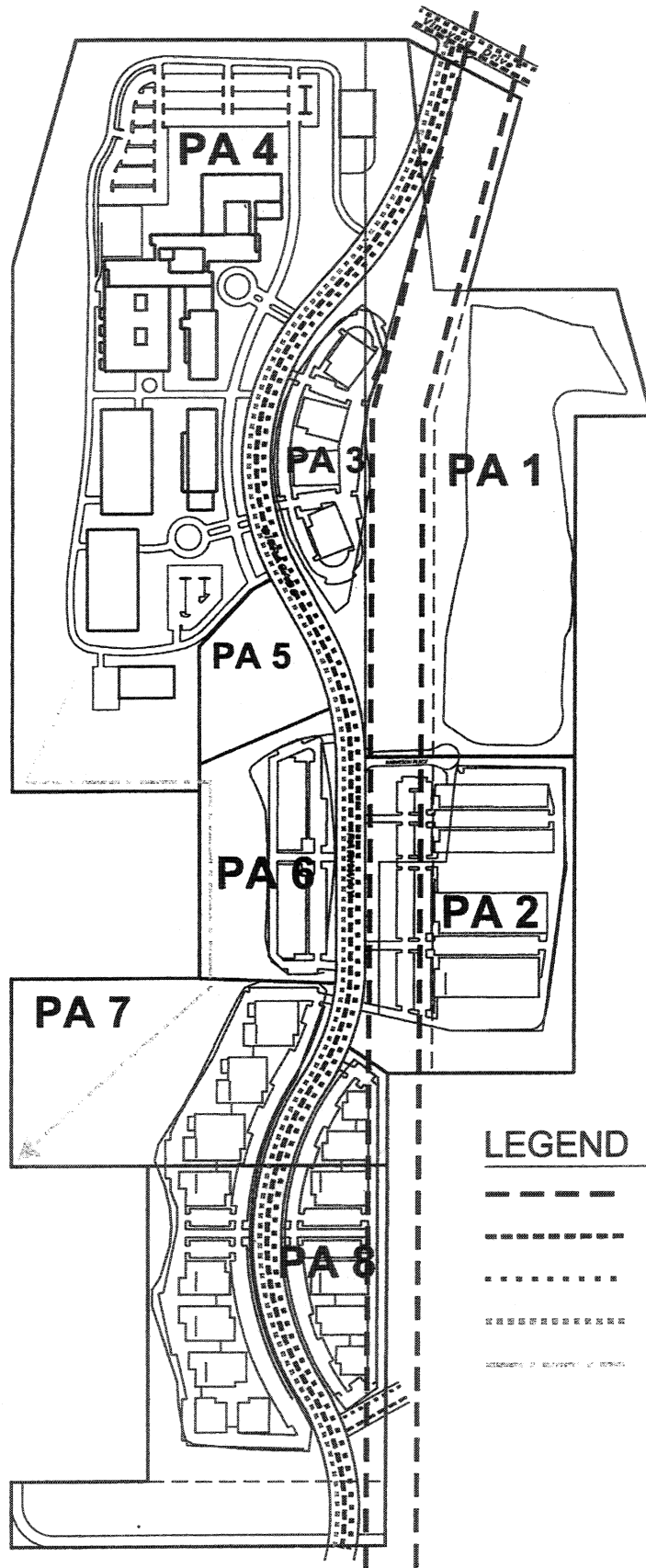
5. Drainage

On-site drainage facilities will be constructed in conjunction with the development of the Escondido Research and Technology Center. Major drainage is planned to the southwest through the existing drainage and to surface and/ or subsurface drainage structures along Citracado Parkway. Runoff water will be treated per the Regional Water Quality Control Board and the City of Escondido water standard regulations through a drainage control system, including drainage detention basins located on Planning Area 5, and also at the extreme southwest corner of the specific plan area.

6. Gas and Electric

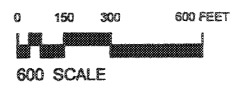
San Diego Gas and Electric Company currently provides service to the Escondido Research and Technology Center area. SDG&E will be able to provide this service with underground facilities.

Exhibit 37 MAJOR PUBLIC UTILITIES



LEGEND

- Electric Transmission Lines
- - - Sewer Trunk Line
- Water Trunk Line
- Reclaimed Water Line
- ○ ○ ○ ○ ○ ○ ○ Drainage Facilities



III. PLANNING AREA DEVELOPMENT STANDARDS AND REGULATIONS

A. INTRODUCTION

The specific plan document is designed to function as a working land use regulatory document which is user oriented. It is intended to provide direction to the user ranging from a broad level of intent to specific "zoning" levels of implementation. In previous chapters a description of the more general aspects of the Escondido Research and Technology Center Specific Plan has been presented. Since the specific plan will be used over time to guide the continuing development of the project, it is necessary to create a mechanism which can address concepts and details. In Chapter III, previously presented objectives and policies are translated into use categories, design and development standards.

One of the fundamental goals of the specific plan is to create a regulatory framework which will accommodate a variety of commercial-type uses within a comprehensively planned geographic area. In this context, specific uses become less important than the plan through which they are reviewed. If the integrity of the plan is upheld, through a properly established regulatory document, then a range of use possibilities can be successfully achieved. Chapter III is intended to convey precise information to the user in terms of tangible development regulations.

The purpose of Chapter III is to clearly show how a variety of uses must be located and designed to be consistent with community goals and specific plan intent. The specific plan is divided into eight Planning Areas, each with a description of use types and development standards. With the exception of signage and lighting standards, each Planning Area is intended to provide self-contained "zoning." Signage and lighting are regulated in relationship to use rather than a planning area location and, therefore, standards for these categories are found in Chapter II.

B. ALLOWABLE USES

LAND USE MATRIX

Use	PA1	PA2	PA3	PA4	PAS	PA6	PA7	PA8
Administrative, business and professional offices, including but not limited to: Offices that are associated with any permitted planned industrial use, or offices that do not attract nor are primarily dependent upon business customers visiting the office. Permitted offices include, but are not limited to, corporate offices, regional offices, general offices, and professional offices as accountants, banks and financial institutions, medical and dental offices, employment agencies, real estate agencies attorneys, engineers, architects, and planners.	P	P	P	P	P	P	P	P
Assembly	P	P		<u>P</u>				
Construction industries and services such as general contractors, electrical contractors, plumbing contractors, etc. and their accessory and incidental office uses.	P	P					P	P
Data Processing	P	P				P	P	P
Electrical Wholesale Houses	P	P						
Experimental-type uses that are not addressed by code requirements or require special controls as determined by the Community Development Director.	C	C	C	C	C	C	C	C
Government Services/Facilities (other than offices)	P	P				P	P	P

Use	PA1	PA2	PA3	PA4	PAS	PA6	PA7	PA8
Medical Laboratories	P	P		P		P	P	P
Hospitals and Medical Clinics including but not limited to: Long and short-term medical care including outpatient surgery centers, imaging centers, mental health clinics, outpatient clinics, rehabilitation clinics Doctors Offices; Emergency treatments; Medical-related research and education facilities; Medical, dental and optical; laboratories; Pharmacies; Ambulance and paramedic services; Medical-related helicopter services; Parking lots and parking structures; Pole, roof and building-mounted facilities that incorporate stealth designs or are screened from public view; Central power plant to support primary uses Ancillary support services including food services, storage, and other uses incidental to the primary use; and Other uses the Director of Planning determines to be similar in nature.				P				
Industrial Hardware	P	P				P	P	P
Manufacturing, processing, and/or assembly of the following or similar products, including but not limited to: • Food products; • Apparel and finish products from textile products; • Chemical and allied products; • Plastic and rubber products; • Stone, clay and glass products; • Fabricated metal products; • Professional, scientific, controlling, photographic and optical products or equipment;	P	P	P	P	P	P	P	P
	PA1	PA2	PA3	PA4	PAS	PA6	PA7	PA8

<ul style="list-style-type: none"> • Communication Facilities • Data Processing 								
Distribution and/or storage or warehousing of products in conjunction with an associated permitted use.	P	P	P	P	P	P	P	P
Manufacturing and assembly (no specific limits providing all applicable design and performance standards are achieved)	P	P	P	P	P	P	P	P
Offices	P-		PP	P	P	P	P	P
Professional Offices	P		PP	P	P	P	P	P
Services	P		P					
Warehousing, Distribution and Outdoor Storage 1. Outdoor storage shall comply with the criteria outlined in item 2 on page 86.								
			P1					
Testing and repair of components and systems	P		P			P	P	P
Radio/Transmission/Communication facilities		P	P	P	P			

Use	PA1	PA2	PA3	PA4	PAS	PA6	PA7	PAS
Wholesaling	P	P						
A 550 megawatt power generation facility to be fueled exclusively with natural gas. A description of such a facility is provided in Appendix A to this Specific Plan. (Alternative Use PA1)	P							
Support services for the business park uses, including but not limited to: Restaurants or delicatessens, health and/ or fitness centers, daycare, hotels, retail service uses, employee cafeteria, cafe, guardhouse, or auditorium accessory where such support services are primarily to serve the business park. Notwithstanding the foregoing, (i) should any of the above support services include live entertainment or a bar or lounge without food service, then a CUP shall be required per Article 61 of the Escondido Zoning Ordinance, (ii) the aggregate square footage of the support services throughout the business park shall not exceed 5% of the approved GLA, and (iii) all or part of the support services may be combined into one or more planning areas.	P	P	P	P	P	P	P	P
Utilities	P							
Passive and/or active recreational space	P	P	P	P	P	P	P	P
Open space conservation preserve for the Oak Woodland habitat in the northwest corner of the planning areas							P	
Public trailhead, information kiosk and associated trail parking lot						P		

Use	PA1	PA2	PA3	PA4	PA5	PA6	PA7	PA8
Wireless communication facilities limited to stealth technology that is fully integrated into structures	P	P	P	P	P	P	P	P
Wireless communication facilities other than those utilizing stealth technology that is fully integrated into structures	C	C	C	C	C	C	C	C
Uses engaged primarily in research activities including but not limited to; developmental laboratories, and compatible light manufacturing such as, but not limited to the following; <ul style="list-style-type: none"> • Biochemical • Biotechnology • Chemical • Communications • Computers • Electronics • Film and Photography • Medical and Dental • Metallurgy • Pharmaceutical • X-Ray 	P	P	P	P	P	P	P	P

Service industries or those industries providing a service as opposed to the manufacture of a specific product, such as the repair and maintenance of appliances or component parts, printers, testing shops, shops engaged in the repair, maintenance, and servicing of such items, excluding automobile and truck repair, and excluding machine shops and equipment rental yards	P	P				P	P	P
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C. DEVELOPMENT STANDARDS FOR INDIVIDUAL PLANNING AREAS								
Planning Area	1	2	3	4	5	6	7	8
Acreage	14.1 Ac. Net	11.5 Ac. Net	6.25 Ac. Net	35.4 Ac. Net	4.8 Ac. Net	4.23 Ac. Net	12.45 Ac. Net	6.37 Ac. Net
Min. Lot Size	1 Ac. ¹	1 Ac.	1 Ac.	2 Ac.	2 Ac.	1 Ac.	1 Ac.	1 Ac.
Building Height	60' ² 120' ² Alt 2	60' ² Alt 1	60' ²	120' ²	120' ²	60' ²	60' ²	60' ²

Minimum Building and Structure Setbacks

Front	200	200	15'	30'	30'	15'	15'	15'
Side and Street Side	10'	10'	10'	10'	10'	10'	10'	10'
Rear (must extend full width of the lot)	15'	15'	10'	10' ⁴	10' ⁴	10'	10'	10'

Minimum Landscape Setbacks

Front	10' ⁵	10' ⁵	10' ⁵	10'	10' ⁵	10' ⁵	10' ⁵	10' ⁵
Side and Street Side	10' ⁶	10' ⁶	10' ⁶	10' ⁶	10' ⁶	10' ⁶	10' ⁶	10' ⁶

Rear (must extend full width of the lot)	15'	15'	10'	10'	10'	10'	10'	10'
Landscape Standards	Min. 10% of site area ^{7,8,9}	Min. 10% of site area ^{8,9}	Min. 10% of site area ⁹	Min. 10% of site area ⁹	Min. 10% of site area ⁹	Min. 10% of site area ⁹	Min. 10% of site area ⁹	Min. 10% of site area ⁹

1. No further subdivisions permitted under Alternative "B" Power Plant.
2. Parapets extended to form tower or signage elements, architectural monument and features, rooftop equipment and screening shall be allowed to extend 10' above the specified height limit.
3. Setback measured from back of Citracado Parkway right of way.
4. Except for Planning Area 4, the building setback from the western property line shall increase with the building height based on sight line analysis to substantially screen the buildings with manufactured landform, as viewed from the bottom (western edge) of the buffer area

5. Front yard areas shall bermed to the extent feasible to screen views of parked automobiles.
6. Driveways shall be located in the locations shown on the ERTC vesting tentative map or as otherwise approved by the City Engineer..
7. Reduced landscape coverage shall be permitted for Alternative "B" (Power Plant). All major PA 1 slopes shall be landscaped pursuant to the requirements of the ERTC vesting tentative map.
8. If improved or otherwise restored to natural upland habitat, the utility easement shall receive temporary irrigation, except near Vineyard A venue where entry monumentation and ornamental landscaping will occur.
9. Slopes may be counted towards required site landscaping.

1. Parking

Multiple Use. Where two or more uses occupy a single planning area, the parking requirement shall be determined by calculating the requirement for each use individually based on its total leasable floor area. No change to a use requiring more parking will be allowed unless the additional parking for the new use is provided.

Compact Spaces. Up to 35% of the total parking spaces in all Planning Areas except PA1 and PA2 may be compact spaces. Compact spaces must be a minimum width of eight and one-half (8.5) feet, and a minimum length of sixteen (16) feet; provided however that the minimum length may be reduced to fifteen and one half feet if a one and one-half foot "overhang" area is provided. Aisles and spaces for compact car spaces are clearly marked with permanent material denoting "Compact Car Only";

Reciprocal Parking. Reciprocal parking and access between individual lots and Planning Areas may be permitted pursuant to the CC&R's providing sufficient parking exists for each affected use and such parking is within 300' of the property line. Applicants shall demonstrate to the satisfaction of the Director of Planning that the reciprocal parking and access is in effect on the subject properties.

2. Outdoor Storage

Outdoor Storage Restriction. All permitted uses except parking, loading and storage shall be conducted entirely within completely enclosed buildings in all Planning Areas except PA1 and PA 2 where such storage shall be permitted, provided however, screening from Citracado Parkway passers-by shall utilized in minimizing view impacts. In order to avoid staging areas resembling outdoor storage, the loading and unloading of materials, inventory, or other products shall be completed in a single event.

3. Architecture

Design Detailing. Specific detailing, encouraged throughout the Planning Area, includes:

Accentuated thickness of freestanding walls and building penetrations, including door and window openings.

- a. Frameless window detailing where perimeter window frames are recessed into the exterior building material to give the appearance of a clean penetration through the exterior building material infilled with glass only.

- b. The creation of suspense and intrigue through layering of materials and color, penetrations of building elements and walls and through the introduction of accent colors on the inside edges of penetrations.

4. Lighting

All proposed lighting shall be in conformance with the requirements of Article 35 of the Escondido Zoning Code. Outdoor lighting used after 11:00 p.m. for security purposes to illuminate equipment yards, streets or roadways (public or private), parking lots, and similar facilities shall be illuminated by shielded low-pressure sodium lighting fixtures or their equivalent.

For Alternative B in Planning Area 1, the requirements of Chapter III shall be adapted to address design issues particular to a power generating facility. However, lighting for Alternative B shall be adapted to address design issues particular to a power generating facility.

5. Landscaping Requirements

- a. A minimum of 10% of the Planning Area shall be landscaped, including decorative hardscape.
- b. Boundary landscaping shall be planted and maintained along all property lines except for the area required for street access. The depth of the landscaping shall be a minimum of 15 feet along Citracado Parkway and 10-feet along other property lines. Driveways shall be located outside of required side yard landscape areas. All landscape planters shall be provided with permanent watering facilities. Landscaping shall not obstruct vehicular / pedestrian sight lines.
- c. One 15-gallon tree shall be planted per every 4 parking spaces within parking areas in accordance with Article 62 of the Escondido Zoning Code. Trees may be clustered or planted in a line, but need not be evenly spaced throughout the parking lot.
- d. Planters, architectural fences or walls (not utilized for loading area screening) shall not exceed 36 inches in height along Citracado Parkway or street side yards and 42 inches in height elsewhere on the site

6. Walls/Fencing

Any fencing utilized shall be screened from passers-by unless designed to be an extension of the building architecture.

For Alternative B in Planning Area I, the perimeter of the Planning Area shall be secured with aesthetic steel fencing. Access to the site(s) shall be restricted to specific entries, and gate-guarded entries are allowed. For Alternative A, any fencing between lots shall be vinyl-clad chain link security fencing. Regarding Alternative B, fencing internal to the site shall be

galvanized steel chain link security fencing.

D. ADDITIONAL DEVELOPMENT STANDARDS FOR INDIVIDUAL PLANNING AREAS

1. Parking

Planning Area 1

Parking spaces for individual uses shall be provided pursuant to Article 39 of the Escondido Zoning Code based on gross floor area. For Alternative B, 2.0 spaces per 1,000 square feet of occupied gross floor area shall be provided.

Planning Area 2

Parking spaces shall be provided pursuant to Article 39 of the Escondido Zoning Code based on gross floor area.

Planning Areas 3, 4, and 5

Parking spaces shall be provided at the following ratios.

Research and Development. 2.5 spaces per 1,000 square feet of gross floor area.

Industrial. 2.4 spaces per 1,000 square feet of gross floor area.

Office. 3.3 spaces per 1,000 square feet of gross floor area.

Hospital and Medical Uses:

- Hospital Inpatient: 1.25 spaces per patient bed;
- Hospital Outpatient Facility: 5 spaces per 1,000 square-feet of gross floor area.
- Laboratory and Food Service: 1 space per 575 square-feet of gross floor area.
- Central Service Warehouse: 1 space per 800 square-feet.

Planning Areas 6, 7 and 8

Parking spaces shall be provided at the following ratios.

Research and Development. 2.4 spaces per 1,000 square feet of gross floor area.

Industrial. 2.2 spaces per 1,000 square feet of gross floor area.

Office. 3.3 spaces per 1,000 square feet of gross floor area.

2. Access

Planning Area 1

One location of primary private ingress and egress from Citracado Parkway may be paved to a minimum width of 30-foot apron with a 28-foot minimum driveway. A divider island may be provided to separate lanes. A second location of secondary, emergency ingress and egress from Citracado Parkway shall be paved to a minimum width of 22-foot apron with a 20-foot minimum driveway width.

Planning Area 2

Two locations of private ingress and egress from Citracado Parkway shall be paved to a minimum width of 30-foot apron with a 28-foot minimum driveway. A divider island may be provided to separate lanes. An additional access from Enterprise Drive is allowed.

Planning Areas 3,4,5,6,7,8

Locations of private ingress and egress from Citracado Parkway shall be as shown on the ERTC vesting tentative map (or as specifically approved by the City Engineer), and paved to a minimum width of 30-foot apron with a 28 foot minimum driveway. A divider island may be provided to separate lanes. The location of private driveways for Planning Area 4 may be adjusted subject to approval of the City Engineer.

3. Architectural Standards

Planning Area 1

For Alternative A, planning and design shall conform to the Comprehensive Policies and Design Guidelines set forth in Chapter II of this specific plan.

For Alternative B, the design of the power generating facility equipment structures, by virtue of their relatively small area coverage and isolated position within the overall plan, can support more varied and functional architecture. The side of the operations building which is nearest to and facing the site perimeter shall conform to the Comprehensive Policies and Design Guidelines set forth in Chapter IT of this specific plan.

4. Landscaping

Planning Areas 4, 5 and 6

- a. Entry monumentation and landscaping will be most prominent on the northeastern corner outside the limit of Planning Area 4. A large scale water feature will be linked and integrated into the entry monument. Due to the public nature of Planning Area 4, the entry monumentation and landscaping

may differentiate itself as a unique but cohesive parcel in the ERTC.

- b. The western edge of Planning Areas 4, 5 and 6 will serve as a residential area buffer, by restoring the manufactured slopes to drought tolerant vegetation. The minimum buffer width is 160 feet. The crest of the buffer area shall be a minimum 10 feet higher than the Planning Area pad elevation. The vegetation will receive permanent irrigation, so that screening tree vigor and health is permanently maintained.
- c. A 12-foot wide pedestrian/equestrian trail will meander along the western edge of the planning area, intersecting Citracado Parkway, near the project entry monumentation.

5. Noise (Planning Area 4)

The hospital campus shall incorporate noise control measures on all equipment to achieve compliance with the City of Escondido's Noise Ordinance at surrounding property lines. The District shall incorporate programmatic measures to ensure compliance with the City noise standards with the exception of noise associated with the direct provision of emergency services.

IV. PLAN CONFORMANCE WITH STATE LAW AND CITY GENERAL PLAN

This section of the Escondido Research and Technology Center Specific Plan addresses the conformity of this document with the state enabling legislation for specific plans (Government Code Section 65450 Et. Seq.) and the City of Escondido General Plan.

The Escondido Research and Technology Center (ERTC) Specific Plan is consistent with enabling legislation found in the California Government Code and to the goals, policies, and objectives of the Escondido General Plan. Three distinct references to General Plan requirements are compared for conformance in the following analysis: 1) State Planning Law requirements; 2) City of Escondido General Plan - Land Use Element, Industrial section and the General Implementation Techniques section; and 3) the "Harmony Grove Specific Planning Area" designation and text description, found in the Land Use Element text.

A. CONFORMANCE WITH STATE GOVERNMENT CODE 65450 ET. SEQ.

Section 65451 of the Government Code defines the minimum contents of a Specific Plan. The following is a list of the items required to be considered in a Specific Plan and how the ERTC Specific Plan responds to the requirements.

State Law Requirements	Specific Plan Conformance
1. "The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan."	The Escondido Research and Technology Center Specific Plan map and text define the location and acreage of uses within its boundaries, including open space areas.
2. "The proposed distribution, location, and extent and intensity of major components of public and private transportation sewerage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located in the area covered by the Plan and needed to support the land uses described in the Plan."	Through the planning process, no public facility services necessary to serve the Escondido Research and Technology Center have been identified. The Final Environmental Impact Report will identify public facility needs for the project.
3. "Standards and criteria by which development will proceed, and standards for the conservation, development, utilization of natural resources, where applicable."	Development standards and design criteria for the Escondido Research and Technology Center Specific Plan are identified in Chapter III of this Specific Plan.

B. CITY OF ESCONDIDO LAND USE ELEMENT, INDUSTRIAL LAND USE

There are five Industrial policies contained within the Land Use Element, as follows:

Industrial Policies	Specific Plan Conformance
<p>1. Concentrate industry in specific areas rather than scattered around the planning area. Encourage well-designed industrial development for this area.</p>	<p>The Escondido Research and Technology Center Specific Plan adjoins an existing industrial park on the east side of the boundaries of the project. The development standards adopted in this Specific Plan will result in well-designed and coordinated industrial development.</p>
<p>2. The danger of pollution to the environment being recognized and acknowledged, for example, by the City's Hazardous Waste Ordinance, industries requiring large quantities of water or industries creating noxious or nuisance conditions shall be prohibited.</p>	<p>The Escondido Research and Technology Center Specific Plan recognizes the need to regulate and minimize noxious and/or nuisance conditions within industrial areas or uses that require large quantities of water. These types of uses will be controlled by City, State, and Federal regulations concerning hazardous materials.</p>
<p>3. Locate industrial areas (especially freight terminals) close to freeway and thoroughfare interchanges to minimize heavy industrial traffic through urbanized areas. Access points to sites will be designed to minimize interruption of traffic flow on street, freeways and interchanges, and shall be attractively designed and landscaped.</p>	<p>The Escondido Research and Technology Center business park is located immediately adjacent to an existing industrial area and will have access to major freeways (Interstate 15 and SR 78) through Citracado Parkway, which bisects the site.</p>
<p>4. Provisions shall be adopted by the City to require that industrial development be appropriately screened and landscaped to achieve an attractive and desirable industrial area.</p>	<p>Detailed screening and landscaping guidelines are described in Chapter III. Conformance to these guidelines will promote the development of an attractive and desirable industrial area.</p>

Industrial Policies	Specific Plan Conformance
5. Permit industrial development and related land uses through Specific Plans pursuant to Government Code Section 65450 and consistent with the Property Suitability Criteria and the mandatory Specific Plan requirement enumerated in the "General Implementation Techniques" section of the implementation chapter of the Land Use Element.	This Specific Plan fulfills the intent of this policy.

C. CITY OF ESCONDIDO LAND USE ELEMENT PROPERTY SUITABILITY CRITERIA

The Property Suitability Criteria portion of the Implementation Section of the City of Escondido Land Use Element states that property suitable for land planning and zoning pursuant to a Specific Plan are those areas that meet the five criteria listed.

Property Suitability Criteria	Specific Plan Conformance
a. The property is sufficiently large so as to take advantage of transfers of densities where appropriate, thereby preserving significant open space areas within the Specific Plan area.	The Escondido Research and Technology Center is approximately 186 acres in size and therefore complies with this criteria.
b. The property has unique physical characteristics such as uneven terrain or hillside areas that, without a Specific Plan, would effectively preclude development pursuant to existing land use designations and zoning ordinances.	The Escondido Research and Technology Center property contains uneven terrain and hillsides.
c. The area is of sufficient size that it lends itself to a comprehensive site design utilizing a combination of attractive landscaping and open space amenities.	The Escondido Research and Technology Center is approximately 186 acres in size, and efficiently lends itself to a comprehensive planning approach.

Property Suitability Criteria	Specific Plan Conformance
d. The nature of the project is sufficiently long-term that it lends itself to development phasing which can be effectively monitored and controlled by the Specific Plan.	The Escondido Research and Technology Center is of such size and scale that it will be developed over several years.
e. The applicants have sufficient financial resources to perform the requisite studies and to satisfy the mandatory Specific Plan requirements.	The applicants comply with this criteria.

D. MANDATORY SPECIFIC PLAN REQUIREMENTS

The City of Escondido General Plan states that no Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed plan for compliance with the following requirements which are in addition to the requirements imposed by State Law (Government Code Section 65451 et seq.).

General Plan Policies	Specific Plan Conformance
a. Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g. appropriate restrictive covenants running with the land).	The Project Development Standards for the Escondido Research and Technology Center Specific Plan identified in Chapters III and IV of this Specific Plan controls eventual land development by imposing development guidelines, landscape screening, and, grading requirements that will generate a quality development within the Escondido Research and Technology Center Specific Plan area.
b. Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured.	The project will conform to the Escondido Grading Ordinance and all other necessary City regulations relating to soil erosion.
c. Assurances shall be provided that any hillside grading will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible.	The project Development Standards sections of the Escondido Research and Technology Center Specific Plan Text provides landscape screening to mitigate visible scarring.

General Plan Policies	Specific Plan Conformance
d. All open space areas shall be identified and the appropriate measures taken to preserve them.	In those cases where there are open space areas or corridors, the Specific Plan requires easements, dedication, or other measures to preserve them.
e. Design criteria, design regulations, and building standards, Shall be provided sufficient to ensure that residential, industrial, and commercial structures are compatible with the surrounding environment.	Project Development Standards have been developed (see Chapter III) for industrial and commercial structures in the project area to ensure compatibility with the surrounding environment and residential neighborhoods to the west and north.
f. Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed.	Citracado Parkway will provide access and circulation for the industrial community and segregation of traffic from residential areas.
g. Appropriate arrangement to ensure that public facilities and services adequate to serve the project residents are available shall be described.	All arrangements and public facilities and services are defined in both the Specific Plan and supporting Environmental Impact Report.

E. HARMONY GROVE SPECIFIC PLANNING AREA

The "Harmony Grove Specific Planning Area" designation of the Escondido General Plan has specific guidelines, goals, and policies that relate to preparation and adoption of this Specific Plan. The following discussion, describes how the Specific Plan will meet the established criteria.

SPA Policies	Specific Plan Conformance
1. The Specific Plan shall include a program to ensure that industrial uses are adequately screened from existing residential uses through the use of existing and constructed slopes and ridges in conjunction with treed landscape buffer zones. Specific criteria and standards will be developed to ensure land use compatibility with surrounding land uses, particularly the semi-rural residential uses to the west.	The Specific Plan includes criteria and standards for slope, ridge and landscape screening for most of the western and southern ridge lines. There are areas in the southwest portion of the project that extend into the viewshed of the residential areas; however, these interface areas will incorporate extensive setbacks, and will also include landscaping and architectural design controls.

SPA Policies	Specific Plan Conformance
<p>2. Industrial land uses shall be located in the flatter areas of the Specific Planning Area; grading for industrial uses shall be minimized. The Specific Plan text shall include criteria and standards for proposed grading to avoid adverse visual impacts.</p>	<p>Criteria and standards for grading to avoid adverse visual impacts are found in the Project Development Standards section (see Chapter ill) of the Specific Plan including standards of the "Hillside Development" section of the City's Grading Ordinance. The cumulative effect of standards for grading, screening, landscaping and land use will accomplish this objective.</p>
<p>3. The drainage area running north and south through the center of the Specific Planning Area represents a desirable visual amenity. The Specific Plan shall include provisions for the enhancement of this riparian area and incorporating this resource into the ultimate development plans.</p>	<p>Much of the riparian area from this drainage will be retained and enhanced. The ravine north of the riparian area shall be retained or mitigation will be provided in terms of grove-like landscaping on the slopes west of the ravine and additional specimen trees throughout building sites on which the ravine is located.</p>
<p>4. A high quality industrial park setting is anticipated in this area. The Specific Plan shall include a program for encouraging attractive structures, and landscape features, as well as establishing permitted industrial uses. General guidance for these development standards may be similar to and derived from the I-P (Industrial Park) zone.</p>	<p>The Plan Description Section (see Chapter ill) of the Specific Plan details extensive design and landscape requirements that would be imposed to ensure a high quality industrial park setting.</p>
<p>5. Extensive public improvements are required for the development of this Specific Planning Area. The Specific Plan shall include a comprehensive analysis and phasing program for the following public facilities: 1) Streets, particularly those designated on the Circulation Element; 2) Sewer and water facilities, as projected by the City's Master Plan or any amendment thereof; and 3) Drainage facilities.</p>	<p>The Environmental Impact Report includes an analysis of the project's impacts on all of the public facilities mentioned in this policy. The details of the improvements necessary for drainage, sewer and water facilities will be addressed when a tentative map is submitted. The details for street improvements are addressed in the Specific Plan.</p>

SPA Policies	Specific Plan Conformance
6. The benefit of a Specific Plan is that major development issues can be addressed and resolved on a comprehensive basis, rather than incrementally. The Specific Plan map and text shall be prepared incorporating the above concerns, prior to submission of development plan for any portion of the Specific Planning Area.	The Specific Plan Map and Text have been prepared on a comprehensive basis addressing all of these concerns. A demonstration of this can be seen in the Project Development Standards and Implementation Sections (see Chapters III and IV). Site specific environmental studies have been performed as part of the Specific Plan preparation process.

V. PLAN IMPLEMENTATION AND DEVELOPMENT PROCESSING

The Escondido Research and Technology Center Specific Plan creates the regulatory processing and implementation framework to allow a large planned industrial business park project and hospital /medical campus such the proposed project to develop. Development of the project will occur over a number of years and the life of the project will last well past completion of the last building. A number of documents are also in place in addition to the Escondido Research and Technology Center Specific Plan; they include the Environmental Impact Report, Development Agreements, and Vesting Tentative Subdivision Map. Together these documents will be used to review and approve development within the Escondido Research and Technology Center Specific Plan.

The developer of the Escondido Research and Technology Center or other propertyowners within the specific planning area may enter into a development agreement(s) or other public financing agreements with the City of Escondido and/ or Redevelopment Agency. State Government Code Sections 65864 through 65869.5 acts as the enabling legislation to allow municipalities to establish development agreements.

In evaluating an application for a Subdivision Map, Site Plan, or any other application for discretionary approval, the City shall determine if the potential environmental impacts of the proposed project are adequately addressed in the EIR except for Planning Area 4. If the potential environmental impacts are not so addressed in accordance with CEQA Guideline Section. 15168(c), the City shall proceed in accordance with CEQA Guideline Section 15162 as required to comply with CEQA. As determined by State law, Palomar Pomerado Health, a California Healthcare District, is the lead agency for the purpose of conducting environmental review for all district sponsored hospital/medical campus and related activities proposed within Planning Area 4.

The Community Development Director will review, or coordinate the review of development requests within the specific plan. Section 15 of Chapter V establishes a separate ministerial review procedure for implementing hospital/medical campus projects within Planning Area 4. The addition of this section does not modify, amend or in any way affect the entitlement process for the balance of the specific planning area.

The City's Design Review Board, except for Planning Area 4, may consider and approve, without additional public hearings changes to the Conceptual Master Plan as depicted in Exhibit 5 if the determination is made that the proposal maintains the intent and integrity of the Escondido Research and Technology Center Specific Plan/Concept Master Site Plan. The Community Development Director may approve minor modifications to the approved development standards by up to 25% pursuant to the City's

Administrative Adjustment procedure. Said minor adjustments shall require a notice of intended decision to property owners within 500' of the subject parcel. Appeals of the Community Development Director's intended decision may be made to the City's Planning Commission.

Changes in public improvements within the following categories, may be considered and approved by the Community Development Director with the additional consent of the City Engineer without additional review prior to building permit application, if it is determined that change is consistent with the intent and integrity of the Escondido Research and Technology Center Specific Plan/Concept Master Site Plan:

- Siting of public utilities / services, such as traffic signals, fire hydrants, curb cuts, and drainage improvements
- The internal specific plan circulation and access. The following sections describe the development review process in further detail.

A. SPECIFIC PLAN

This specific plan text establishes development standards for the Escondido Research and Technology Center as a whole, and within each planning area. This specific plan consists of the Map and Summary, this text and related exhibits. The Map divides the approximately 186 acre project into eight individual Planning Areas. Each of the Planning Areas has been created in consideration of a number of factors including natural features, land use and circulation. The Planning Areas are described in detail in Chapter III of this text. A description of permitted uses, site development standards and special design criteria are provided for each Planning Area. Where there is a conflict between the regulations specified within the Escondido Research and Technology Center Specific Plan and existing City Ordinances, Policies and Procedures, the Specific Plan shall prevail. Otherwise, the City Ordinances, Policies and Procedures shall apply.

B. CONCEPT MASTER SITE PLAN

The specific plan establishes a Concept Master Site Plan process which provides more detailed information regarding the development of multiple parcels. A Concept Master Site Plan is shown on Exhibit 5 of this specific plan. The Concept Master Site Plan serves as the illustrative basis for the Community Development Director pursuant to the Site Plan Review (see item D, Site Plan Review), and will be kept on reproducible mylar by the Community Development Director. The Community Development Director, when reviewing a request for development within the specific plan, shall utilize the Concept Master Site Plan in conjunction with the specific plan and the EIR to determine the level of review appropriate, except for Planning Area 4, which is governed by Section 15 of this chapter.

Through the Site Plan Approval process, the Community Development Director may determine that a particular development request is in substantial conformity with the Concept Master Site Plan and compliance with the specific plan and EIR for which a written notice of such determination can be made. The Community Development Director's criteria utilized for determining substantial conformity shall be based on compliance with permitted uses, required setbacks, conformity with design guidelines as determined by the City's Design Review Board, and other development standards identified in this specific plan, and that no condition, feature,

facility or amenity is changed or deleted that had been considered essential to the project's design, quality, safety or function. Upon approval of the Site Plan Review by the Design Review Board and Community Director, the applicant may proceed directly to building permit application submission if a determination of substantial conformity is made. The Community Development Director may determine additional levels of review are necessary which can be in the form of a Specific Plan Amendment (SPA). In the case of a determination of conformance with the Concept Master Site Plan and consistency with the specific plan, no modification to the Concept Master Site Plan is required. However, if SPA modifications are given, the Concept Master Site Plan is required to be revised (on mylar) to reflect the revisions to the satisfaction of the Community Development Director prior to the first Certificate of Occupancy for development within said Master Site Plan.

C. TENTATIVE SUBDIVISION MAPS

The Planning Commission and City Council has reviewed the Vesting Tentative Subdivision Map or Tentative Subdivision Map for approval in accordance with the State Subdivision Map Act, the City of Escondido Subdivision Ordinance and this Specific Plan. Following recordation of the Final Subdivision Map(s), any further parcel maps and boundary adjustments may be processed subject to the approval of the Community Development Director with appeal rights to Planning Commission and City Council. New, or expanded exemptions from the City's Grading Ordinance as described in Section 33-1066 of the City's Zoning Code shall require a public hearing before the Planning Commission.

D. SITE PLAN REVIEW

1. Purpose and Intent of the Site Plan Review

The Site Plan Review (SPR) process shall provide a means of consistency review, pursuant to the objectives, guidelines and standards of the Escondido Research and Technology Center Specific Plan, of proposed developments within the geographic boundaries of the specific plan.

2. Requirement for a Site Plan Review (SPR)

The Escondido Research and Technology Center Specific Plan is an integral part of a number of regulatory and "entitlement" documents. These combined documents establish certain individual development approvals, which without additional review, allow for building permit application. An SPR shall be required for all additional structural development within the specific plan.

3. Request for Presubmittal Meeting

To initiate the SPR process, the applicant must request a presubmittal meeting with the Community Development Director or his representative to discuss the proposal. Within ten days of receipt of this request, the Community Development Director shall conduct a presubmittal meeting with the applicant.

4. Presubmittal Meeting with Community Development Director

The applicant shall meet with Community Development Director of his representative staff to discuss the proposed development, in order to obtain direction in processing requirements subject to the specific plan document prior to submittal. This meeting is intended to assist the applicant in understanding the provisions of the specific plan and how those provisions may affect the proposed development.

5. Community Development Director Determination

The Community Development Director shall promptly determine the necessary level of review and notify the applicant. . The Community Development Director shall address processing procedures, submittal requirements, and establish processing timeframes.. If the Community Development Director determines that the proposed development substantially conforms with this specific plan, the applicant may proceed under the Site Plan Review Process established by this document.

6. Official Submittal for Site Plan Review

The applicant shall submit all required documents, plans, fees, applications, environmental assessments and support documents in accordance with the provisions of the SPR process concurrently.

7. Site Plan Review Submittal Requirements

- a. Application for a SPR may be made by the record owner or owners of the property on which the development is proposed. The application shall be filed with the Community Development Director upon forms provided by the City and shall fully state the circumstances and conditions relied upon as grounds for the application.
- b. The boundaries of each Site Plan shall be precisely determined through boundary adjustments, lot lines created by subdivision maps, or other methods acceptable to the City.
- c. Site Plans shall include the location of buildings, their size and height, and specific use, and all other information necessary to meet the requirements of Chapters II and III of the Specific Plan.
- d. Building elevations of all four elevations shall accompany Site Plans.
- e. Site Plans shall include building layout, parking, roadway and landscaping areas.
- f. Landscaping Plans shall accompany the Site Plan.
- g. A signage plan, including location, size, height and nature of all signage shall be included with the Site Plan.

h. A preliminary grading plan shall be submitted with the Site Plan.

8. Site Plan Review Process

Within 10-days of the official submittal of a Site Plan application, the Community Development Director shall determine if the application is considered complete. A letter shall be promptly provided to the applicant stating the application is either complete or listing the deficiencies which are required to complete the application.

9. Environmental Review

Environmental Review of a Site Plan, Site Development Plan, or Site Plan Amendment application shall be conducted in accordance with CEQA Guideline Section 15168.

10. Community Development Director Considerations

The two major areas of review by the Community Development Director will be environmental impacts and the proposal's consistency with the objectives, guidelines and standards of the specific plan.

11. Approval

After the SPR submittal has gone through a detailed review by City staff, the project will be approved, approved with conditions, or disapproved. The applicant will then be notified by mail. The approval notification will reflect conditions or revisions (if any) that will be necessary. At the time of approval notification, the Community Development Director shall also file a Notice of Determination (NOD) consistent with CEQA. Written notification of final approval shall be made available to the applicant by the Community Development Director at the close of the 14-day appeal period (see Item 13) in the absence of appeal. Approvals shall be valid for two years from receipt of official notification. An extension for an additional year may be granted by the Community Development Director, provided the request is made within the last 90-days prior to expiration.

12. Disapproval

If the Community Development Director disapproves the proposed development, the Community Development Director shall prepare a letter that will reflect the reasons for the decision. The applicant will be notified by mail of the Community Development Director's decision. In the event the SPR process results in disapproval, it will be the responsibility of the applicant to schedule a meeting with the Planning staff to resolve the deficiencies in the disapproved plan.

A disapproved plan may be resubmitted after revisions are incorporated and corrections made to all deficient items. A detailed review will again take place and a final approval or disapproval will be mailed to the applicant.

disapproval will be mailed to the applicant.

13. Appeal

The action of the Community Development Director in granting an approval of the Site Plan Review shall be final and conclusive unless, within 10-days, an appeal for reviewing is filed with the Community Development Director. If such a request is filed, the Planning Commission will administratively review the submittal, and the applicant of the protest of record will be notified of the time and place for that review. The decision resulting from this review shall be final.

14. Final Approval

Prior to issuance of a final Site Plan Review approval, a copy of the plans and required attachments must be submitted to the Community Development Director for verification that conditions and revisions have been made as required. Upon verification, all final submittals may be made to the Community Development Director. The Community Development Director or his /her representative will notify the applicant of permit issuance. .

Any future alteration, addition or new construction on the exterior of building(s) not indicated by the approved Site Plan Review documents is prohibited, and requires re-initiation of the Site Plan Review process.

Building plans pursuant to the approved Site Plan Review documents may be submitted for approval after the Community Development Director or his/her representative has issued the final approval, or the final 7 -day period has elapsed.

15. Ministerial Review Procedure (Planning Area 4)

State law provides numerous regulatory requirements for the development of hospitals that are different from the other uses permitted within the ERTC Specific Plan. The proposed development of Planning Area 4 as a hospital/medical campus by Palomar Pomerado Health warrants the establishment of a separate review procedure from the balance of ERTC.

Ministerial review of proposed hospital/medical campus projects in Planning Area 4 will require the City of Escondido to administratively evaluate if a submitted project is in conformity with applicable standards of the Specific Plan rather than exercising discretionary judgment to approve, approve with conditions or deny a project.

Implementation for a hospital/medical campus shall be as follows.

Administrative Review of Site Plans

Submittal Requirements

- a. An Application for a SPR may be made by the record owner or owners of the property

on which the development is proposed. The application shall be filed with the Planning Director upon forms provided by the City and shall fully state the circumstances and conditions relied upon as grounds for the application.

b. The boundaries of each Site Plan shall be precisely determined through boundary adjustments, lot lines created by subdivision maps, or other methods acceptable to the City.

c. Site Plans shall include the location of buildings, their size and height, and specific use, and all other necessary information

d. Building elevations of all four elevations shall accompany Site Plans.

e. Site Plans shall include building layout, parking, roadway and landscaping areas.

f. Landscaping Plans shall accompany the Site Plan.

g. A signage plan, including location, size, height and nature of all signage shall be included with the Site Plan.

h. A preliminary grading plan shall be submitted with the Site Plan.

Site Plan Review Procedure

Within 10-days of the official submittal of a Site Plan application, the Director of Planning shall provide a letter to the applicant stating the submittal is either complete or listing the deficiencies which are required to complete the submittal.

Upon receipt of a complete submittal, the Director of Planning shall review the proposal to determine if the site plan and accompanying exhibits substantially comply with the following standards:

- Land Use Matrix (Section B- Allowable Uses),
- Development Standards for Individual Planning Areas (Section C) and
- Additional Development Standards for Individual Planning Areas (Section 1-Parking and Section 2-Access Only)
- Planning Area 4 Design Standards & Checklist (Appendix A)
- Fire Protection Requirements
- Sewer, Water, and Drainage Facilities
- Stormwater Protection and Erosion Control
- Noise Ordinance
- Lighting Criteria
- Signage Criteria

Within 60 days of having a complete application, the Director of Planning shall issue a letter indicating if the proposal complies with the designated sections of the Specific Plan. If the

project meets or exceeds these requirements, a letter of compliance shall be issued including a Notice to Proceed accompanied by plans stamped approved. The decision of the Director of Planning to issue the letter shall be final and conclusive unless it is appealed by the applicant. The Notice to Proceed shall be valid for four years from the date of issuance.

If the Director of Planning concludes the proposal does not substantially conform to the specific requirements of this plan, the applicant shall have the sole right to appeal. An appeal shall be forwarded directly to the City Council and placed on an agenda within two weeks, unless the applicant requests additional time. In reconsidering the application, the City Council shall not deny the application based on purely aesthetic or site planning issues.

If the City Council determines the application fails to comply with the requirements of the Specific Plan, the Director of Planning shall transmit the City Council's findings which shall describe the areas of concern and identify corrective measures and alternatives. The District may revise and resubmit plans or seek reconsideration. Resubmittals shall be forwarded directly to the City Council and placed on an agenda within thirty days of staff's determination that the application/re-submittal is complete.

Following reconsideration, the City Council shall either direct the Director of Planning to issue the Notice to Proceed or identify further substantive concerns and transmit its findings.

Community Design Review

The City of Escondido City Council and the Palomar Pomerado Health District shall jointly form a Hospital Design Advisory Committee (HDAC) in accordance with the terms of the Development Agreement governing this property. The primary purpose of the committee will be to provide recommendations to Palomar Pomerado Health regarding aesthetic topics involved in the development of the hospital/medical campus. Aesthetics are defined as building appearance (excluding height/massing), signage, lighting, walls and landscaping.

After the Director of Planning's issuance of the Notice to Proceed, the City's Design Review Board shall hold at least two public workshops in accordance with City of Escondido noticing requirements. At the conclusion of each workshop, minutes shall be forwarded to the City of Escondido City Council and the Palomar Pomerado Health District Board of Directors. After the final workshop, the Design Review Board shall forward recommendations to the Board of Directors of the hospital district.

Building Permits

State law establishes the responsibility for issuing building permits with either the California Office of Statewide Health Planning and Development (OSHPD) or the City of Escondido depending on the use. The timing for plan check submittal to OSHPD or the City will be at the discretion of the applicant.

CEQA Compliance

In accordance with the California State Government Code, Palomar Pomerado Health, a California Healthcare District, shall be the lead agency for implementing the California Environmental Quality Act. If the proposed ministerial project is determined by the District to be consistent with the EIR addendum approved for the Specific Plan Amendment for Planning Area 4, no further environmental review is required for the ministerial review of a site plan.

E. EIR MONITORING PROGRAM

The Public Resources Code, Section 21081.6 requires public agencies to adopt a reporting or monitoring program to ensure that mitigation measures adopted pursuant to CEQA are implemented. Prior to issuance of a Certificate of Occupancy for buildings within an individual site development plan area, the City, or its designated representative, shall confirm that the mitigation measures from the relevant CEQA document have been implemented. Palomar Pomerado Health shall fulfill this responsibility for all projects with Planning Area 4.

VI. AMENDMENTS TO THE SPECIFIC PLAN

This specific plan establishes the objectives, policies and standards to be applied within the Escondido Research and Technology Center Specific Plan area. It is anticipated that amendments to the specific plan may be requested during the life of the project.

Since the specific plan is founded on the provisions of the City of Escondido General Plan, its intent and general development concepts are not expected to change, unless the City of Escondido elects to modify the broad concepts of the applicable general plan provisions. Once the specific plan documents are approved, it is unlikely that a significant reversal of land use direction will occur.

A. CRITERIA FOR AMENDMENT REVIEW

Because the specific plan follows and refines general plan intent, the primary basis for reviewing and evaluating changes to the specific plan document is the specific plan's objectives, policies and introductory sections of the development standards sections. Judgment must be made by the Community Development Director regarding a particular project as to its effect on the purpose (as interpreted based on the identified sections) of the specific plan.

B. SPECIFIC PLAN CONFORMANCE

Upon submittal of an application, the Community Development Director shall determine if a project conforms to the Escondido Research and Technology Center Specific Plan. The decision on compliance shall be promptly provided in writing to the applicant.

Conformance shall be defined as consistency with the overall purpose of the specific plan as set forth through the objectives, policies and introductory descriptions in the development standards section of the Escondido Research and Technology Center Specific Plan. The following requests shall be considered to conform to the adopted specific plan and not require a specific plan amendment.

1. Expansions or reductions of any Planning Area acreages up to 15% in area (except for Planning

Areas 4 and 5 which may be combined into a single large planning area) and provided that open space buffer areas are not negatively impacted.

2. Transfer of permitted building square footage within this specific plan is allowed, provided the transfer complies with all development standards and regulations required in any given planning area.
3. Realignment or modifications of internal streets servicing the project are allowed if also approved by the City Engineer.
4. Modifications of design features such as paving treatments, lighting, entry treatments, signage, architecture and landscape elements may also be considered to be consistent with the specific plan.

C. AMENDMENT PROCESS

If it is determined by the Community Development Director that an amendment to the specific plan is necessary, based on a review of all applicable documents, a formal application shall be required. The application shall contain those descriptive items deemed necessary by the Community Development Director based on the nature and magnitude of the request. In general, changes to uses and development standards, or changes to geographic boundaries shall be required to submit a Specific Plan Amendment. Action on the request, accompanied by an analysis and recommendation by the Community Development Director, shall be taken by the Planning Commission and City Council at a duly noticed public hearing. The determination of the City Council to approve or deny the request shall be final.

In the event the amendment request is approved, the applicant is required to make all appropriate modifications to all "of record" affected regulatory documents, as determined by the Community Development Director.

Appendix 1

Architectural and Site Planning Guidelines Checklist for Planning Area 4

SITE PLANNING

Vehicular Access: Planning Area 4 provides a minimum of two vehicular entrances to main internal drive of PA4

Vehicular Circulation: Main internal drive provides patient/visitor drop-off zone near main building entrance.

Vehicular Circulation: Loop road for service access.

Pedestrian Circulation: Pedestrian zone is clearly separated from vehicular traffic.

BUILDING ELEMENTS

Building forms

- o Different building heights within Planning Area 4.
- o Buildings over 2 stories shall have a base articulated with projections, volumetric shaping, or change in materials, colors, or patterns.
- o Buildings over 3 stories shall have a base and a roofline articulated with projections, volumetric shaping, or change in materials, colors, or patterns.
- o Buildings over 4 stories shall have a base, middle, and top articulated with projections, volumetric shaping, or change in materials, colors, or patterns in facades.
- o Variety of scales in nursing tower facades through groupings or assemblies of architectural elements (balconies, fenestration, projections) over multiple floors or floor-by-floor.
- o Depth in façade construction articulated with projections and materials in different planes.
- o Facades composed of a minimum of 3 materials to break down scale of buildings, as noted above.
- o Rooftop equipment screened with walls and roofs.

Character: Architecture contributes to the overall cohesive design of ERTC.

Site Elements

Unique Features (include at least 3 of the following within Planning Area 4)

- o Garden atrium or conservatory
- o Green roofs
- o Terraces or balconies
- o Courtyards

- o Healing Gardens

Nursing Tower: Nursing tower is oriented for solar exposure.

Facades: Building facades contain design elements that exhibit a coordinated design approach (fenestration, materials, or colors).

Wall Fenestration: Building wall fenestration is distinctive, functional and provides rhythmic patterns.

Roof Forms: Roof forms are compatible with the design and massing of the building.

Mechanical Equipment: Rooftop mechanical equipment is screened with parapets or other architectural elements.

Building Entrances: Primary building entrances are clearly defined by providing landscape treatments, overhead canopies, trellises, increased height spaces, or other architectural or site planning details.

Materials: Exterior materials include but are not limited to a combination of some of the following natural or earthen materials: stone, terra cotta, cementitious masonry. Glass may be clear or translucent (low reflectance) glass.

Materials: Exterior materials exclude mirrored glass, polished metals, exposed galvanized metal, vinyl, polystyrene trim and ornamentation and terra cotta roof tiles.

Materials: Either natural material finishes are exposed or paint colors are derived from local natural environment, local historical significance or local cultural significance. Prohibited materials: Mirrored glass, polished metals, exposed galvanized metal, EIFS (exterior insulation façade system), polystyrene trim and ornamentation.

Rear Elevations: Rear elevations are adequately detailed particularly if rear is visible from public vantage point.

Landscape: Landscape materials are consistent with the approved landscape concept plan and plant list.

RESOLUTION NO. 2002-293 (R)(R)(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A VESTING TENTATIVE SUBDIVISION MAP WITH ASSOCIATED GRADING EXEMPTIONS, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT, FOR THE ESCONDIDO RESEARCH AND TECHNOLOGY CENTER AND A 550 MEGAWATT, GAS-FIRED, COMBINED CYCLE ELECTRIC GENERATING FACILITY

**Case Nos.: TR 834, 2002-03-GPA, 2001-01-SPA/GE
Related cases: ER-2001-12**

WHEREAS, on November 19, 2002, the Planning Commission considered a General Plan Amendment, Specific Plan Amendment, and Vesting Tentative Subdivision Map (TR834) with associated Grading Exemptions at a noticed public hearing and recommended that the City Council approve the proposal for a proposed 41-lot subdivision on approximately 210 acres, with peripheral fill slopes of up to 110', peripheral cut slopes of up to 55', internal fill slopes of up to 60', internal cut slopes of up to 78', generally located south of Vineyard Avenue and north of Harmony Grove Road; and

WHEREAS, on November 25, 2002, the City Council considered a General Plan Amendment, Specific Plan Amendment, Zone Change, Development Agreement and the 41-lot Vesting Tentative Subdivision Map and associated Grading Exemptions; and

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report (ER 2001-12) prepared for the project, and has determined it adequately addresses all environmental issues associated with the project; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, pursuant to Chapter 91 of the Escondido Zoning Code this City Council has considered the staff report, the recommendations of the Planning

Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings made therein; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to approve said General Plan Amendment, Specific Plan Amendment, Development Agreement, and Vesting Tentative Subdivision Map 834 with associated grading exemptions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido as follows:

1. That the above recitations are true.

2. That on the basis of the above review and consideration this City Council makes the following findings of fact:

A. The proposed map is consistent with the General Plan of the City of Escondido and every element thereof, and with any applicable specific plan for the following reasons:

1) The General Plan shows Specific Plan Area 8 (SPA 8) for the project site.

2) No park, open space, major road or other significant feature or policy shows on the General Plan within the boundary of the subdivision or affects the subdivision.

B. The design or improvements of the proposed subdivision are consistent with the City of Escondido's General Plan and any applicable specific plans for the following reasons:

1) The proposed map is consistent with applicable general and specific plans, and would be in conformance with all technical design and zoning ordinance requirements and limitations of the SP zone.

C. The site is physically suitable for the type of development for the following reasons:

1) The development is designed in accordance with the development standards of the specific plan and is surrounded by similar development.

2) The site allows construction of this development in compliance with all applicable technical and development standards.

D. The site is suitable for the proposed development for the following reasons:

1) See A, B, and C above.

2) It is possible to divide as planned in conformance with the Zoning Code without significant impacts to the environment.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial damage or avoidable injury to fish or wildlife or their habitat for the following reasons:

1) The environmental review process and other investigations for the property are adequate.

F. The design of the subdivision or the type of improvements are not likely to cause serious public health problems for the following reasons:

1) Adequate water, sanitation, access and other facilities are available and will be installed as part of the development.

G. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by a court of competent jurisdiction acquired by the public at large for access through or use of property within the proposed subdivision for the following reasons:

1) No easements will be impacted by the design.

2) The Director of Planning and Building may recommend approval of the map if he finds that alternate easements, for access or for use, substantially equivalent to ones previously acquired by the public will be provided.

H. All requirements of CEQA have been met by the Environmental Impact Report (ER 2001-12) that was issued for the project on July 12, 2002.

I. The discharge of waste from the proposed subdivision into the existing community sewer system would not result in violation of existing requirements prescribed by the California Environmental Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code.)

K. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating and cooling opportunities.

3. That this City Council finds that none of the provisions contained in Section 66474 of the Government Code of the State of California will be violated by the development of this subdivision.

4. That the City Council makes the findings set forth in Paragraph 2 on the basis of the staff report submitted to it (a copy of which is on file in the office of the Planning and Building Department) together with the record of testimony taken at the Planning Commission consideration of this matter, and the testimony and evidence given to the City Council at its hearing on November 25, 2002.

In addition, this City Council makes the findings set forth in Paragraph 2 on the basis of conditions of approval of this Vesting Tentative Subdivision Map, implementation of which will assure the accuracy of such findings and that none of the provisions set forth in Section 66474 of the Government Code of the State of California will be violated by the development of this subdivision.

5. That this City Council has reviewed and considered the environmental review prepared for this project, and certifies the Final Environmental Impact Report (ER 2001-12) in accordance with CEQA.

6. That, in view of the above findings and the applicable law, this City Council hereby approves said Vesting Tentative Subdivision Map with associated grading exemptions as depicted in attached Exhibit "A", a copy of which is on file in the Planning Division labeled Escondido Tract No. 834, subject to the conditions of approval attached as Exhibit "B" and approves the Specific Plan attached as Exhibit "C" a copy of which is on file in the Planning Division labeled 2001-01-SPA and is

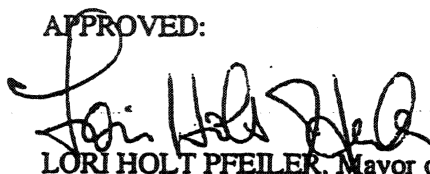
PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 8th day of January, 2003 by the following vote to wit:

AYES : Councilmembers: D'AGOSTA, GALLO, NEWMAN, PFEILER, WALDRON

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



LORI HOLT PFEILER, Mayor of the
City of Escondido, California

ATTEST:



MARSHA WHALEN, City Clerk of the
City of Escondido, California

PIES TO:
TY MGR.
ITY ATTY.
GINEERING
NANCE
PLANNING <i>Kathy</i>
OTHER

RESOLUTION NO. 2006-10 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AN AMENDMENT TO THE ESCONDIDO RESEARCH AND TECHNOLOGY CENTER SPECIFIC PLAN (SPA 8) TO MODIFY THE PERMITTED USES, DEVELOPMENT STANDARDS, EXPAND PLANNING AREA 4 AND MODIFY PLANNING AREA 4-SPECIFIC DESIGN GUIDELINES

Case No. SPA 2005-81-SPA

WHEREAS, the Planning Commission of the City of Escondido considered on January 24, 2006, a request for approval of Specific Plan Amendment No. 2005-81 for the Escondido Research and Technology Center (ERTC) Specific Plan located south of Vineyard Avenue, north of Harmony Grove Road, and east of Country Club Drive, more particularly described in Exhibit "A" which is incorporated by this reference; and

WHEREAS, on February 8, 2006 this City Council held a duly noticed public hearing to consider this proposed Specific Plan Amendment; and

WHEREAS, the previously certified Final Environmental Impact Report for the Escondido Research and Technology Center (FEIR) identified significant unmitigable impacts to traffic, air quality, and construction noise; and

WHEREAS, the Escondido City Council adopted Findings and Statements of Overriding Consideration for the impacts identified as Significant and Unmitigable that are attached as Exhibit "B" which is incorporated by this reference; and

**ESCONDIDO RESEARCH AND TECHNOLOGY CENTER
SPECIFIC PLAN**

ESCONDIDO, CALIFORNIA

**PROPOSED
AMENDMENT**

Draft 1/12/06

**Planning Division Case Number 2001-01-SPA
Adopted November 25, 2002**

DUE TO THE NUMBER OF PAGES OF EXHIBIT(S) A COMPLETE SET IS
AVAILABLE IN THE OFFICE OF THE CITY CLERK OR CITY ATTORNEY
For Councilmembers, a set is available in the Council reading file.

effective only in the event the Development Agreement, referenced above, is adopted and executed by the City of Escondido and Palomar Pomerado Health District; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the Specific Plan Amendment for the ERTC Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. The City Council acting in its role as responsible agency has read and considered the FEIR and the Addendum and accompanying Mitigation Monitoring and Reporting Program prepared by PPH, acting in its capacity as lead agency.
3. The City Council acting in its role as responsible agency has consulted with the lead agency on the Addendum.
4. The City Council has reached its own conclusions concerning the proposed project and using independent judgment and analysis the City Council hereby accepts the PPH's findings supported by substantial evidence, in light of the whole record.

5. In connection with the certification of the FEIR for the ERTC Specific Plan 2001-01-SPA, the City of Escondido acting as lead agency adopted a statement of overriding considerations due to the existence of significant impacts that could not be fully mitigated. As discussed in the Addendum, Implementation of the proposed project, has not resulted in a change in the conclusions reached in the FEIR with respect to these impacts. Therefore, the City Council, pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15093, has balanced the benefits of the proposed Project against the following unavoidable impacts for which no feasible mitigation measures exist to reduce the impact to below a level of significance:

- Transportation and Circulation (cumulative impacts on area intersections, roads and freeways.)
- Air Quality (Short-term air quality impacts related to project construction.)
- Noise (Short-term noise impacts related to project construction.)

The City Council, after balancing the specific economic, legal, social, technological, and other benefits of the proposed project, determines that the unavoidable adverse environmental effects may be considered "acceptable" due to the following specific considerations, each of which individually is sufficient to outweigh the unavoidable, adverse environmental impacts of the project.

- Implementation of the project will provide direction, purpose, and opportunity for combined public and private investment which will result in benefits to the community as a whole.

- The Project will create a cohesive and unified community through the strengthening of physical, economic, and social ties between residential, commercial, industrial, hospital, and recreational land uses within and in the vicinity of the project area.
 - Development of the Project will increase employment opportunities within the city and the region for approximately 4,000 jobs, as well as employment within the proposed industrial, medical / hospital, and commercial uses.
 - Inclusion of a variety of land uses including commercial, medical institutional, recreation, and open space all in proximity to the other, will help to promote a sense of community and economic efficiency.
 - The project will finance and construct significant public facility infrastructure improvements which will serve the region and the community.
 - The project will fulfill short-term and long-term economic and social goals of the City and the community, including improved access to healthcare, through additional local income and expenditures, new state of the art medical facilities, and job growth.
 - The project will provide a first class business, medical, and light industrial park to the Escondido area which will help to satisfy the city's jobs / housing balance.
6. That the Specific Plan Amendment (2005-81-SPA) for the ERTC Specific Plan is hereby adopted as set forth in Exhibit "D," which is attached and incorporated by this reference.

Exhibit "A"

Legal Description
2001-81-SPA/DA

Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, AND 36 OF ESCONDIDO TRACT NO. 834, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 14983, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MARCH 17, 2005

**FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE
ESCONDIDO RESEARCH AND TECHNOLOGY CENTER
SPECIFIC PLAN**

(Final EIR 2001-12)
[State Clearinghouse (SCH) No. 2001121065]

**1.0 DESCRIPTION OF CEQA FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS**

1.1 California Environmental Quality Act

The California Environmental Quality Act (Public Resources Code Sections 21000-21178.1) ("CEQA") and the State CEQA Guidelines (Cal. Code of Regulations, Title 14, Sections 15000-15387) require that specific findings be made if a lead agency decides to approve a project which will have significant impacts:

[N]o public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

- (a) The public agency makes one or more of the following findings with respect to each significant effect:
- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
 - (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.
- (b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social,

technological, or other benefits of the project outweigh the significant effects on the environment.

See Cal. Pub. Res. Code §21081. The State CEQA Guidelines contain similar provisions. Cal. Code Regs. Title 14, §15091.

The Final Environmental Impact Report (FEIR) for Escondido Research and Technology Center Specific Plan (FEIR No. 2001-12, State Clearinghouse No. 2001121065) ("FEIR 2001-12"), which is incorporated by reference as if fully set forth herein, identifies significant or potentially significant environmental impacts which, prior to mitigation, may occur as a result of the Specific Plan ("Specific Plan"), and other discretionary actions, regulatory permits, or minor permits required as listed in Section 1.5 of FEIR 2001-12 (collectively, the "Project"). Thus, in accordance with the provisions of CEQA, the State CEQA Guidelines, and the City of Escondido ("City") Environmental Protection Ordinance (City of Escondido Municipal Code, Title 18, Sections 18.04.010-18.04.350) ("Local CEQA Guidelines"), the City hereby adopts these Findings.

The CEQA Guidelines also state that the decision-maker must balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project [Cal. Code Regs. Title 14, §15093(a)]. The City Council has carefully considered the benefits of the Project. Final EIR 2001-12 identifies significant environmental effects which will not be mitigated to below a level of significance and which will be allowed to occur as a result of Project approval. Some of the mitigation measures identified in FEIR 2001-12 are infeasible and are either not being implemented or are being implemented later than called for in FEIR 2001-12. Therefore, the City Council hereby adopts the Statement of Overriding Considerations contained in this document, which states the specific reasons why the benefits of the Project outweigh the unavoidable adverse environmental effects, each of which standing alone is sufficient to support approval of the Project, and explains that the unavoidable environmental effects are considered acceptable.

1.2 Environmental Review Process

An Initial Study was conducted for the Escondido Research and Technology Center Specific Plan project (hereafter, the "Proposed Project") by the City of Escondido Planning Department. The City of Escondido determined, during its Initial Study of the Proposed Project, that implementation of the project would result in potential impacts to the following issue areas that were further discussed in the ERTC EIR: Land Use and Planning, Transportation/Circulation, Air Quality, Noise, Hazards, Biological Resources, Aesthetics, Water Quality, Public Services and Utilities, Cultural Resources, Geology/Soils, Paleontology, Recreation, and Population/Housing. A Notice of Preparation (NOP) for the Proposed Project, dated December 12, 2001, was prepared and distributed to all Responsible and Trustee Agencies, as well as other agencies and members of the public who may have an

interest in the project. Appendix A of the EIR includes a copy of the NOP and response letters.

Pursuant to Section 15163 of the Guidelines for Implementation of the California Environmental Quality Act, additional analyses for certain issue areas are not necessary. The City determined the analyses and discussions presented in the certified Escondido Research and Technology Center Specific Plan EIR (hereafter, the "ERTCEIR") adequately addressed potential impacts to paleontology, recreation, and population/housing as they relate to the project site and the Proposed Project. The analysis conducted within the ERTCEIR determined that no mitigation measures were required for any of these issue areas.

1.3 Certification of Final EIR 2001-12

In conformance with CEQA, the City Planning Commission by Resolution No. 5447 recommended that the City Council certify Final EIR 2001-12, and the City Council by Resolution No. 2002-307 has certified Final EIR 2001-12. No negative declaration, subsequent EIR, supplement or addendum to EIR 2001-12 is required for the Project because no substantial changes have been proposed in the Project or have occurred with respect to the circumstances under which the Project is to be undertaken since certification of EIR 2001-12, and no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time EIR 2001-12 was certified as complete exists which would show that the Project would have any significant effects not discussed in EIR 2001-12; that the significant effects previously examined in EIR 2001-12 would be substantially more severe than were shown in EIR 2001-12; that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce a significant effect of the Project; or that mitigation measures or alternatives which are considerably different from those analyzed in EIR 2001-12 would substantially reduce one or more significant effects on the environment. Likewise, no supplement to EIR 2001-12 is required, and no addendum to EIR 2001-12 is required because there are no changes or additions necessitating such an addendum. See Cal. Code Regs. Title 14, §§15162-15164.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Escondido Research and Technology Center Specific Plan area is located in the western portion of the City of Escondido. Elevations on the site range from approximately 630 feet to 880 feet above mean sea level. Generally the property slopes downward toward the southwest, from a high point in the midnorthern section of the plan area.

Regional access to the project site is from State Route 78 (SR 78) and Interstate 15 (I-15). Local access is via the Nordahl Drive exit off SR 78, via future Citracado Parkway, and the Ninth Avenue and Valley Parkway exits off I-15 to Vineyard Avenue from the southeast. Future Citracado Parkway is proposed as a "Major

Road" to be redesignated as a "Modified Major Road," and it will bisect the Specific Plan area traveling from north to south. Other streets in the area include Enterprise Street and Andreasen Drive, which serve the existing industrial park to the east, and Harmony Grove Road, which provides access from the south.

2.2 Project Setting

The property is essentially vacant, with the exception of eight existing single-family dwellings in the southwest portion of the site. Significant portions of the plan area have been disturbed by former agricultural activities, off-road vehicles, and grading. A 200-foot-wide electrical transmission easement containing two 230-kV circuits and one 138-kV circuit on steel lattice towers and five 69-kV circuits on wooden pole structures runs north/south through the center of the site. This easement turns westerly at the southerly boundary. Numerous other utility easements traverse the site.

Drainage onsite flows toward the lower elevations in the southern and western portions of the site. An ephemeral drainage, in which wetland vegetation exists, flows over some lower elevations in the southwest portion of the site.

Vegetation over the site is predominantly disturbed habitat, nonnative grassland, and disturbed coastal sage scrub communities. There exists a riparian woodland habitat along the southwestern portion of the site.

Adjacent existing uses include industrial and office uses to the north and east, and single-family subdivisions to the west. To the northwest, there are vacant and developed residential uses within the County of San Diego's jurisdiction. Property to the south of the project area is generally vacant, with sporadic single-family homes on large lots.

The project vicinity is dominated by urban development. Industrial parks and other heavily urbanized landscapes occupy the area immediately to the east of the SPA. This urban landscape extends for several miles towards the center of the City of Escondido. The most notable urban feature in the project vicinity is the I-15/SR 78 interchange to the northeast. The areas to the north and northwest are also dominated by urban land uses.

Land uses to the south and southwest of the SPA are dominated by rural development, eucalyptus groves, and fallow agricultural fields. Patches of coast live oaks, chaparral, and willows are also present in this area. Decades of understory disturbance and development have degraded much of the coast live oak habitat in this area.

The most prominent drainage in the vicinity of the SPA is Escondido Creek, which traverses an area southeast and south of the SPA. Most of the creekbed to the southeast of the SPA is restricted to a concrete-lined channel. Downstream of the channel habitat, fragmentation and invasive nonnative plant species have degraded

the riparian habitats, but there is an Escondido Creek Enhancement Project in process under the auspices of the City of Escondido.

3.0 APPROVALS

3.1 Overview

This EIR analyzed the impacts of development of the project site and applied the discretionary actions needed to develop the property in accordance with the Proposed Project, including permits or actions undertaken or issued by agencies of the City of Escondido (hereafter the "City"), and the State of California.

The EIR is an informational document intended for use by the City, decision-makers, and members of the general public in evaluating the potential environmental effects of the proposed Escondido Research and Technology Center Specific Plan (hereafter, the "Proposed Project"). This EIR has been prepared in accordance with the City's guidelines for compilation of an EIR and with all criteria, standards, and procedures of the California Environmental Quality Act of 1970 as amended (Public Resources Code §21000 et seq.) and State EIR guidelines (California Code of Regulations, Title 14, Chapter 3, §15000 et seq.). Per §21067 of CEQA and §§15367 and 15050 through 15053 of State CEQA Guidelines, the City of Escondido is the lead agency under whose authority this document has been prepared. The Palomar Energy Project (PEP) which is an alternative allowed use on Planning Area 1 within the ERTC, is subject to issuance of a license by the California Energy Commission (CEC). The FEIR can be used by the CEC as a program EIR pursuant to CEQA Guidelines section 15168 and treated as a staged EIR pursuant to CEQA Guidelines section 15167.

3.2 Issues Evaluated in Final EIR 2001-12

The Final EIR evaluates the following environmental issues in relation to the Project: Land Use and Planning; Transportation/Circulation; Air Quality; Noise; Hazards; Biological Resources; Aesthetics; Water Quality; Public Services and Utilities; Cultural Resources; Geology/Soil; Paleontology; Recreation; and Population/Housing. The Final EIR also analyzes the cumulative and growth-inducing impacts of the Project, unavoidable significant environmental effects, significant irreversible environmental changes, and Project alternatives.

3.3 Issues Discussed in These Findings

These Findings discuss those impacts found to be potentially significant which can be mitigated to below a level of significance, those impacts which remain significant even after implementation of all feasible mitigation measures, mitigation measures determined to be infeasible, and alternatives determined to be infeasible.

3.4 Direct and Indirect Project Impacts

The Final EIR indicates that most of the Project's direct and indirect impacts on the following environmental issues are insignificant or can be reduced to less than significant levels if all recommended mitigation measures are implemented: Land Use inconsistency with the Circulation Element of the City's General Plan and existing Quail Hills Specific Plan; transportation/circulation at the project level and cumulatively; local air quality impacts during the construction and operational phases of the Specific Plan; short-term noise impacts related to project construction; impacts to natural vegetation and to sensitive species; increased demand for fire and school services; and potential disturbance of significant cultural resource sites identified onsite.

The Final EIR indicates that the Project's impacts on the following environmental issues will remain significant even after all recommended feasible mitigation measures are implemented: cumulative impacts to Transportation/Circulation, direct impacts to Air Quality (ERTC short-term construction and ERTC mobile sources), and direct impacts to Noise (ERTC short-term construction and ERTC mobile sources).

In addition, although Final EIR 2001-12 stated that implementation of all mitigation measures could mitigate direct impacts to below a level of significance, not all of the mitigation measures discussed in EIR 2001-12 are feasible to implement, or to implement on the time schedule envisioned by EIR 2001-12; as a result, cumulative Project impacts to Transportation/Circulation and direct Project impacts of short-term ERTC construction and ERTC mobile sources to Air Quality and Noise will not be mitigated to below a level of significance. Accordingly, a Statement of Overriding Considerations has been prepared in compliance with CEQA and the State CEQA Guidelines. See Cal. Code Regs. Title 14, §§15043 and 15093.

3.5 Cumulative Impacts

As required by CEQA, this EIR analyzes the cumulative impacts of the Proposed Project. Section 15355 of the CEQA guidelines defines a cumulative impact as "two or more individual environmental effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative impacts may result from individual effects of a single project or the effects of several projects that are developed within a particular window of time. All projects which are closely related, past, present, or reasonably anticipated to occur in the future, were analyzed in Section 6.0 of the EIR. The impacts associated with the Proposed Project were analyzed in conjunction with the effects of other projects within the Proposed Project vicinity.

The Project's contribution to significant cumulative effects will be substantially reduced due to the design modifications incorporated into the Project as well as the various mitigation measures implemented in the Mitigation Monitoring and Reporting Program. Although the Project's impacts have been mitigated to the extent feasible, the Project will contribute to significant cumulative impacts related to land use and planning, transportation/circulation, air quality, noise, and biological resources.

3.6 Impacts That Remain Significant

The City Council finds that the impacts of the Project have been mitigated to the extent feasible by the Project Design Features and mitigation measures discussed in the Mitigation Monitoring and Reporting Program. The Project's environmental effects are discussed in detail in Section 2.0 of EIR 2001-12. In most cases, the potential impacts identified as significant can be adequately mitigated or reduced to levels below significance through incorporation of mitigation measures and implementation of Specific Plan Amendment policies. The following significant impacts as discussed in Section 7.0 of EIR 2001-12, however, cannot be fully mitigated or reduced to levels below significance by reasonably practicable measures:

- Transportation/Circulation (ERTC cumulative only)
- Air Quality (ERTC short-term construction and ERTC mobile sources only); and
- Noise (ERTC short-term construction and ERTC mobile sources only).

As demonstrated in these Findings, further mitigation of Project impacts is infeasible. Because Project impacts have been mitigated to the extent feasible, it will be infeasible to further avoid, reduce, or mitigate the remaining significant cumulative effects to which the Project contributes. A Statement of Overriding Considerations has been prepared pursuant to the State CEQA Guidelines. See Cal. Code Regs. Title 14, §§15043 and 15093.

3.7 Escondido Research and Technology Center Specific Plan No. 1

****CITY COUNCIL DETERMINATION****

4.0 ADOPTION OF FINDINGS

****TO BE MODIFIED UPON COUNCIL DETERMINATION****

The Escondido City Council hereby finds as follows:

- 4.1 The foregoing statements are true and correct.
- 4.2 Changes or alterations have been required in, or incorporated into, the proposed Project which mitigate or avoid significant environmental impacts as identified in Final EIR 2001-12 and in these Findings.
- 4.3 CEQA requires the lead agency approving a project to adopt a mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance with project implementation. A Mitigation Monitoring and Reporting Program has been defined and serves that function for Final EIR 2001-12.

4.4 The Mitigation Monitoring and Reporting Program designates responsibility and anticipated timing for the implementation of mitigation. The City Planning Division will serve as the overall Mitigation Monitoring and Reporting Program Coordinator.

4.6 Section 21065 of CEQA defines the term "project" as "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is ... [a]n activity that involves the issuance to a person of a lease, permit ... or other entitlement for use by one or more public agencies". Section 15378(c) of the State CEQA Guidelines emphasizes that "[t]he term 'project' refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies", explicitly noting that "[t]he term 'project' does not mean each separate governmental approval". Accordingly, Final EIR 2001-12 which the City has prepared and certified covers the entirety of the actions described in Section 1.5 of Final EIR 2001-12 and is intended to be the basis for compliance with CEQA for each of the possible discretionary actions that may be approved by the City for the proposed development, including the General Plan Amendment, the Specific Plan Amendment, approval of Conditional Use Permit for the relocation of an existing radio antenna, future tentative parcel map(s), establish Statutory Development Agreements, and certain other regulatory and other minor permits listed in Section 1.5 of Final EIR 2001-12. It also is contemplated that there may be a variety of discretionary actions undertaken by other state and local agencies (who might be referred to as "responsible agencies" under CEQA). Because the City is the lead agency under CEQA, Final EIR 2001-12 which the City has prepared is intended to be the basis for compliance with CEQA for each of the possible discretionary actions by other state and local agencies as well. The Palomar Energy Project (PEP) which is an alternative allowed use on Planning Area 1 within the ERTC, is subject to issuance of a license by the California Energy Commission (CEC). The FEIR can also be used by the CEC as a program EIR pursuant to CEQA Guidelines section 15168 and treated as a staged EIR pursuant to CEQA Guidelines section 15167.

4.7 Final EIR 2001-12 is a Project EIR for purposes of environmental analysis of the proposed Project. A Project EIR examines the environmental effects of a specific project. Final EIR 2001-12 serves as the primary environmental compliance document for entitlement decisions described in Section 1.5 of Final EIR 2001-12 by the City and the other regulatory jurisdictions. Final EIR 2001-12 was certified by the City Council in its Resolution No. 2002-293 and, subject to Section 21166 of CEQA and Sections 15162 and 15163 of the State CEQA Guidelines, no additional CEQA review is required for the implementation of the General Plan Amendment, the Specific Plan Amendment, or the Development Agreement.

4.8 The City Council believes that its decision on the Project is one which must be made after a hearing required by law at which evidence is required and discretion in the determination of facts is vested in the City. As a result, any judicial review of its decision will be governed by Section 21168 of CEQA and Code of Civil Procedure Section 1094.5. Regardless of the standard of review which is applicable, the City

Council has considered evidence and arguments presented to the City prior to or at the public hearings on this matter. In determining whether the Project has a significant impact of the environment, and in adopting Findings pursuant to Section 21081 of CEQA, the City Council has complied with CEQA Sections 21082.2 and 21081.5.

4.9 Copies of all these documents, which constitute the record of proceedings upon which the City's decision is based, are and have been available upon request at all times at the offices of the City Planning Division, the custodian for such documents or other materials.

4.10 The Project's impacts have been analyzed to the extent feasible at the time of certification of Final EIR 2001-12. The City hereby finds and declares that at this time there are no reasonably foreseeable extensions, expansions, or alterations of the Project which are not described in Final EIR 2001-12, based on the administrative record before the City at the time of its final decision on the Project, and that Final EIR 2001-12 analyzes the Project in its full size and extent.

4.11 Having received, reviewed, and considered the above-described information, as well as all other information and documents in the record, the City Council hereby conditions the Project and finds as stated in these Findings.

5.0 **CEQA SECTION 21081(A)(1) FINDINGS: EFFECTS DETERMINED TO BE NOT SIGNIFICANT OR MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL**

5.1 **Direct or Indirect Project Impacts**

The City Council, having reviewed and considered the information contained in EIR 2001-12 for the Project and the public record finds, pursuant to CEQA, the State CEQA Guidelines, and the Local CEQA Guidelines, that mitigation measures, changes or alterations have been required in or incorporated into the Project as identified in EIR 2001-12 with respect to the areas of: (1) Land Use inconsistency with the Circulation Element of the City's General Plan and existing Quail Hills Specific Plan; (2) transportation/circulation at the project level and cumulatively; (3) local air quality during construction and operational phase of the Specific Plan; (4) short-term noise impacts related to project construction; (5) impacts to natural vegetation and to sensitive species; (6) increased demand for fire and school services; and (7) potential disturbance of significant cultural resource sites identified onsite.

5.1.1 **Land Use and Planning**

5.1.1.1 **Impact(s):** Significant impacts are identified with the conflict with the general plan designation. The General Plan Amendments proposed as part of the project will mitigate these impacts to below a level of significance. No significant impacts were identified for conflicts with environmental plans or policies, incompatibility with

existing land uses in the vicinity, affecting agricultural resources, or disrupting an established community.

5.1.1.2 Finding(s): Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant environmental effects on the environment.

5.1.1.3 Facts in Supporting of Finding(s): Based on the current Land Use designation assigned to the proposed project site under the Quail Hills Specific Plan, implementation of the Escondido Research and Technology Center Specific Plan would be inconsistent with the General Plan. A General Plan Amendment has been incorporated in the proposed project to ensure the consistency with the City's General Plan goals and objectives established within the Land Use Element and Circulation Element. Specifically, a General Plan Amendment has been proposed for the elimination of the extension of Enterprise Avenue, the redesignation of Citracado Parkway to a collector, and the redesignation of Planning Areas 9 and 10 to residential land uses. Additionally, there are no significant impacts to environmental planning or policies.

The proposed Specific Plan will implement the General Plan, the City's Zoning Ordinances, and provide guidelines for development of all aspects of the property. For circumstances that are not addressed within the specific plan, existing City ordinances, policies, and procedures shall apply.

5.1.2 Transportation/Circulation

5.1.2.1 Impact(s): Operation of the Escondido Research and Technology Center (ERTC) will result in direct impacts to the following signalized and unsignalized intersections and street segments:

Intersections

- Valley Parkway/Auto Parkway
- West Ninth Avenue/Auto Parkway
- Citracado Parkway/Vineyard Avenue
- Enterprise Street/Andreasen Drive

Segments

- Citracado Parkway
- Hale Avenue
- West Ninth Avenue
- Andreasen Drive
- Harmony Grove Road

Operation of the ERTC will result in significant cumulative impacts to the following signalized and unsignalized intersections and street segments:

Intersections

- Nordahl Road/SR 78 EB Ramps
- Nordahl Road/Mission Road
- Del Dios Highway/Via Rancho Parkway
- I-15 NB and SB Ramps/Valley Parkway
- Barham Drive/East Mission Road
- Citracado Parkway/Country Club Drive
- Howard Avenue/Auto Parkway South
- Enterprise Street/Harmony Grove Road
- Hale Avenue/Harmony Grove Road
- Simpson Way/Hale Avenue

Street Segments

- Nordahl Road
- Vineyard Avenue
- Auto Parkway
- West Ninth Avenue
- Valley Parkway

Implementation of the mitigation measures will reduce significant project or cumulative impacts to a level below significance. As a result of operation of the ERTC significant unmitigable cumulative impacts were identified for SR 78 freeway segments east and west of Nordahl Road and I-15 freeway segments north and south of West 9th Avenue. Direct impacts to the intersection of West Ninth Avenue and Auto Parkway will occur in the near term; however, the applicant will contribute a fair share towards the future City projects for ultimate intersection improvements.

5.1.2.2 **Finding(s):** Changes or alterations have been required in, or incorporated into the Project which will lessen the Project's direct transportation/circulation impacts to below a level of significance. Mitigation of cumulative impacts (to the freeway segments) to below a level of significance could occur only through adoption of the No Project/No Development alternative. Specific economic, legal, social, technological or other considerations make infeasible that alternative as identified in FEIR 2001-12.

5.1.2.3 **Facts in Supporting of Finding(s):**

Direct Project

Mitigations are provided as follows:

Signalized Intersections

- Restripe the third through lane to a shared through/right lane on the southbound approach on Valley Parkway to provide dual left-turn lanes, two through lanes, a shared through/right lane, and a right-turn lane in the southbound direction at the Valley Parkway/Auto Parkway intersection. Contribute a fair share towards the future City project for ultimate intersection improvements.
- Restripe eastbound West Ninth Avenue at Auto Parkway to a right-turn lane, a shared through/right lane, and a left-turn lane, and provide right-turn overlap phasing in the eastbound approach. Contribute a fair share towards the future City project for ultimate intersection improvements.

Unsignalized Intersections

- Signalize the Citracado Parkway/Vineyard Avenue intersection and provide the following geometry:
 - Northbound – Dual left-turn lanes and one right-turn lane
 - Westbound – One left-turn lane and two through lanes
 - Eastbound – Two through lanes and one right-turn lane
- Signalize the Enterprise Street/Andreasen Drive intersection.

Street Segments

- Contribute fair share to the City planned widening project on Citracado Parkway between Myers Avenue and the SR 78 Eastbound Ramps, which will mitigate the impacts on Citracado Parkway between East Mission Avenue and Myers Avenue.
- Upgrade existing roadway to Local Collector standards. Upgrade unimproved sections of Hale Avenue immediately north of Harmony Grove Road and south of West Ninth Street.
- Upgrade existing roadway to Local Collector standards` or connect Citracado Parkway between Harmony Grove Road and Avenida Del Diablo.
- Construct Citracado Parkway to Modified Collector standards.
- Construct Andreasen Drive to Modified Collector standards.
- Upgrade Harmony Grove Road – Andreasen Drive to-Howard Road to Local Collector standards.

- Upgrade Harmony Grove Road – Howard Road to Hale Avenue to Local Collector standards.

Freeway

No mitigation is required for direct impacts.

Access

Once the planning-area land uses are better defined, prepare an access plan for Citracado Parkway between Vineyard Avenue and Andreasen Drive that would recommend traffic signals, turn lanes, and other access-related improvements.

Cumulative

The FEIR identified cumulative impacts associated with the implementation of the ERTC and surrounding land uses; therefore, fair-share contributions are required for the following planned intersections and road improvements:

Signalized Intersections

- Contribute a fair share towards the City planned widening of Nordahl Road between SR 78 and East Mission Road to six lanes. In addition to the City planned improvements, other mitigation measures are required to meet City LOS standards.
- Contribute a fair share towards the provision of a dedicated right-turn lane in the northbound direction on Del Dios Highway at Via Rancho Parkway.
- For future improvements at the Valley Parkway/Interstate 15 interchange, northbound and southbound ramps.

Unsignalized Intersections

- Contribute a fair share towards installing a traffic signal at the Barham Drive/East Mission Road intersection.
- Contribute a fair share towards installing a traffic signal at the Citracado Parkway/Country Club Drive intersection.
- Contribute a fair share towards installing a traffic signal at the Howard Avenue/Auto Parkway South intersection.
- Contribute a fair share towards installing a traffic signal at the Enterprise Street/Vineyard Avenue intersection.

- Contribute a fair share towards installing a traffic signal at the Enterprise Street/Harmony Grove Road intersection and provide the following intersection geometry:
 - Northbound – One left-turn lane and one right-turn lane
 - Eastbound – One shared through/right lane
 - Westbound – One left-turn lane and one through lane
- Contribute a fair share towards installing a traffic signal at the Hale Avenue/Harmony Grove Road intersection.
- Contribute a fair share towards installing a traffic signal at the Simpson Way/Hale Avenue intersection.

Street Segments

- Contribute a fair share towards the widening of Nordahl Road between SR 78 westbound ramps and East Mission Road (including the bridge) to six lanes.
- Contribute a fair share towards the widening of Citracado Parkway between Country Club Drive and Vineyard Avenue to four lanes (Major Road standards).
- Contribute a fair share towards the widening of Vineyard Avenue between Citracado Parkway and Enterprise Street to four lanes (Major Road standards).
- Contribute a fair share towards the widening of Vineyard Avenue between Enterprise Street and Andreasen Drive to four lanes (Major Road standards).
- Contribute a fair share towards the provision of additional capacity along Auto Parkway to the satisfaction of the City Engineer.
- Restripe eastbound West Ninth Avenue at Auto Parkway to a right-turn lane, a shared through/right lane, and a left-turn lane, and provide right-turn overlap phasing in the eastbound approach, in near term. Contribute fair share towards the future City project for ultimate intersection improvements.
- Contribute a fair share towards the widening of Valley Parkway between Citracado Parkway and 11th Avenue to four lanes.
- Contribute a fair share towards the widening of Valley Parkway between Citracado Parkway and Via Rancho Parkway to four lanes.

Freeway Segments

- Mitigation is not available to mitigate SR 78 freeway segment impacts to below a level of significance.
- Mitigation is not available to mitigate I-15 freeway segment impacts to below a level of significance.

Implementation of the above measures will mitigate significant project or cumulative impacts to a level below significance. However, significant unmitigable cumulative impacts were identified for the SR 78 freeway segment and the I-15 freeway segment

5.1.3 Air Quality

5.1.3.1 Impact(s): The Final EIR provided an analysis discussing impacts associated with the construction activities (including all elements of the Specific Plan, land use compatibility issues, and mobile sources) and the site-specific impacts associated with the operation of the Project, i.e., ERTC stationary and mobile source emissions as well as the power plant emissions. The City has adopted certain emissions threshold criteria in section 33-924 of its zoning code, but provided that these criteria are to be used only for determination of whether to prepare an EIR, not for ultimate findings of impact significance. However, where air quality modeling results are not available from the Final EIR (i.e., with regard to construction and mobile source emissions), similar thresholds established by South Coast Air Quality Management District (SCAQMD) are used for findings of impact significance. Where air quality modeling results are available from the Final EIR (i.e., with regard to power plant emissions), the associated emission rates are compared with the SCAQMD thresholds, but the modeling results are used for findings of impact significance.

Construction Phase

Daily and quarterly construction-related regional emissions for the Proposed Project are presented in the table below. Construction-related daily emissions would be above the SCAQMD thresholds for criteria pollutant emissions. During the different phases of construction, daily quarterly emissions of NO_x, PM₁₀, and ROC are considered to represent a significant short-term regional air quality impact, since levels of these emissions would be above the SCAQMD thresholds.

Project-Related Daily Construction Emissions

	CO	ROC	NO _x	PM ₁₀	SO _x
Daily Emissions⁽¹⁾					
Site Preparation Emissions (lb/day)	97	21	188	497	18
Building Construction (lb/day)	72	216	173	43	11
Combined Emissions (lb/day)	169	237	361	540	28
SCAQMD Daily Threshold (lb/day)	550	75	100	150	150

Difference (lb/day)⁽²⁾					
Site Preparation Emissions (lb/day)	(473)	(54)	88	347	(132)
Building Construction (lb/day)	(478)	141	73	(107)	(139)
Combined Emissions (lb/day)	(381)	162	261	390	(122)
Quarterly Emissions					
Site Preparation Emissions (tons/quarter)	3.27	0.69	6.34	16.77	0.60
Construction Emissions (tons/quarter)	2.43	7.30	5.85	1.46	0.36
Combined Emissions (tons/quarter)	5.7	8.0	12.2	18.2	1.0
SCAQMD Quarterly Threshold (tons/quarter)	24.75	2.5	2.5	6.75	6.75

Notes:

- (1) Bolded numbers are significant as compared with SCAQMD thresholds.
- (2) Numbers in parenthesis indicate the amount of the pollutant that is below SCAQMD thresholds.

ERTC Operations Phase

The FEIR identified air pollutant emissions associated with ERTC project occupancy and operation that would be generated by both consumption of electricity and natural gas and by the operation of on-road vehicles. Only emissions from mobile sources associated with operation of the ERTC were found in the EIR to be a significant unmitigable impact based upon exceedance of the SCAQMD thresholds.

Power Plant Operations Phase

Following construction of the power plant, all plant equipment will be tested in what is known as commissioning. During some of this period, the emissions from the plant will be higher than the normal operating and start up emissions. The commissioning period is expected to last about three months. Higher emission rates would occur primarily at the beginning of this period and would be intermittent. Although emissions would be above the SCAQMD thresholds, air quality modeling demonstrated that significant air quality impacts (measured as exceedances of state and federal ambient air quality standards pursuant to applicable requirements of the San Diego Air Pollution Control District - SDAPCD) would not occur during commissioning.

Both extended and normal startup events (lasting 2 to 4 hours) would exceed the SCAQMD thresholds, but air quality modeling pursuant to SDAPCD requirements demonstrated that significant air quality impacts would not occur during startup events.

Power Plant Daily Maximum Emissions from both turbines and the cooling tower would exceed the SCAQMD thresholds, but air quality modeling pursuant to

SDAPCD requirements demonstrated that significant air quality impacts would not occur during Power Plant operation.

5.1.3.2 Finding(s): Changes or alterations and or mitigations have been required in, or incorporated into the Project which will lessen the Project's impacts to air quality associated with ERTC short term construction and mobile source emissions impacts. Mitigation of such impacts to below a level of significance could occur only through adoption of a Project alternative. Specific economic, legal, social, technological or other considerations make infeasible the Project alternatives identified in FEIR 2001-12. Air quality modeling demonstrates that with the mitigations and offsets required pursuant to applicable SDCAPCD regulations for the power plant, potential impacts to air quality would be reduced to below a level of significance during the commissioning, start up, and operation of the power plant.

5.1.3.3 Facts in Support of Finding(s):

Specific Plan

The following mitigation measures set forth a program of air pollution control strategies designed to lessen the project's significant air quality impacts. These measures shall be placed as conditions on the Grading Permit.

1. All active grading and construction sites shall be watered at least twice daily.
2. All grading activities shall cease during second-stage smog alerts and periods of high winds (i.e., greater than 25 mph) if dust is being transported to offsite locations and cannot be controlled by watering.
3. All trucks hauling dirt, sand, soil, or other loose materials offsite shall be covered or wetted or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).
4. Streets shall be swept hourly if visible soil material has been carried onto adjacent public paved roads. (Reclaimed water shall be used if available.)
5. Water or nontoxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to reduce offsite transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.
6. Traffic speeds on all unpaved roads shall not exceed 15 mph.
7. The contractor shall use reduced-VOC-content paints and solvents, soot filters, and low-sulfur diesel fuel to the maximum extent feasible.

The mitigation measures identified above implement measures associated with grading/excavation activities and construction equipment travel on unpaved roads are consistent with the SDAPCD's intent to control fugitive dust emissions associated

with construction activity. Although, mitigation measures prescribed would reduce air pollutant emissions to the degree technically feasible, there would still be a short-term significant adverse air quality impact from construction activities as compared with the SCAQMD thresholds.

Power Plant

Offsets

SDAPCD Rule 20.3(d)(8) requires major new stationary sources of NO_x and VOC to offset emissions of these pollutants. Since the NO_x emissions from the project are greater than 50 tons per year, offsets are required for NO_x emissions. During construction, the Power Plant will be required to use soot filters, low-sulfur diesel fuel, monitor dust emissions, and use low-VOC architectural coverings to reduce pollutant emissions. To further mitigate PM₁₀ emissions, prior to issuance of building permits, the applicant will provide the City Planning Director verification that a PM₁₀ mitigation plan has been submitted as required by the CEC.

Significant but mitigable adverse impacts on air quality are anticipated as a result of power plant operation. These include:

- Exceedance of the SCAQMD thresholds for emissions of criteria air pollutants NO_x, VOC, and CO during commissioning and startup. These short-term impacts are based on emission rates that do not result in the violation of any ambient air quality standards, and air quality modeling demonstrates that these impacts will not be significant.
- Exceedance of the SCAQMD thresholds for emissions of criteria air pollutants NO_x, VOC, CO, PM₁₀, and SO_x during operation. These are based on emission rates that do not result in the violation of any ambient air quality standards, and air quality modeling demonstrates that these impacts will not be significant. Because the power plant is classified as a major source for the nonattainment pollutant, NO_x (ozone precursor) offsets will be required that will reduce emissions of this pollutant from existing sources.

The San Diego air basin is classified non-attainment for state ozone and PM₁₀ standards. Potential ozone impacts due to operation of the power plant will be mitigated in accordance with air quality regulations by compliance with applicable requirements of SDAPCD regulations including utilization of best available control technology and provision of NO_x offsets. The applicant for the power plant has also proposed to provide additional mitigation for PM₁₀ emissions as part of the CEC license review process, although not required to do so under SDAPCD rules. Therefore, emissions associated with operation of the power plant can be mitigated and will not cause significant air quality impacts.

5.1.4 Noise

5.1.4.1 Impact(s): Noise produced during the construction of western portions of the Escondido Research and Technology Center nearest to the residences will intermittently exceed the noise limits established in Section 17-238 (Grading Noise) of the City's Municipal Code and will represent a significant short-term noise impact from construction activities.

Traffic noise produced by ERTC only related roadway vehicles are expected to increase noise levels from 1.0 to a maximum of 4.6 dBA above future conditions without the proposed project. Increases in traffic noise attributable to the proposed project that is above the 3-dB would also exceed the significance threshold and would result in a significant cumulative noise impact from the addition of project related roadway traffic.

5.1.4.2 Finding(s): Changes or alterations have been required in, or incorporated into the Project which will lessen the Project's noise impacts associated with short term construction impacts. Mitigation of such impacts to below a level of significance could occur only through adoption of a Project alternative. Specific economic, legal, social, technological or other considerations make infeasible the Project alternatives identified in FEIR 2001-12.

5.1.4.3 Facts in Supporting of Finding(s):

Specific Plan and Power Plant

The project will be required to conduct all operations (construction and operation) in accordance with established City of Escondido ordinances. The following measures are required to satisfy existing codes. These measures will be placed as conditions on all grading plans.

1. All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
2. Stockpiling and vehicle staging areas shall not be located within 200 feet of existing residences.
3. Truck routes should be planned to minimize truck-related noise at noise-sensitive receivers.
4. The ERTC is responsible for conducting noise monitoring during construction activities (one hour each day whenever construction is occurring within 200 feet of occupied residences) and insuring that mitigation measures are

enforced to the degree feasible. Reports shall be provided to the City each week.

5. Upon completion of final design for the buildings, a site-specific acoustical report shall be submitted to verify that adjacent residential uses are adequately buffered (e.g., distance or incorporating barriers) such that noise levels do not exceed City thresholds.

Power Plant

Power Plant operation was not found in the FEIR to exceed significance thresholds. Mitigations are required as follows:

1. Incorporate noise attenuation measures into the design of the power plant, including the GE Power Systems 85-dBA noise attenuation package for the combustion turbines, the 90-dBA noise attenuation package for the steam turbine, and exhaust stack silencers that reduce noise from the stacks to a level of 56 dBA or less at 100 feet.
2. Limit the use of noise-producing signals (horns, whistles, bells, alarms, etc.) to safety warning purposes only. Use hand-held devices rather than public address systems for worker communication.
3. Incorporate noise attenuation technology (silencers) on steam vents and other components that are noise sources during power plant startup and shutdown activities.

These measures shall be placed as conditions of the Specific Plan.

5.1.5 Biological Resources

- 5.1.5.1 Impact(s):** The California Sagebrush Series is a primary habitat of the California gnatcatcher, a federally listed threatened species, as well as a host of other regionally or locally special status species. Impacts to this habitat would be considered significant on cumulative basis as well as project basis.

The California Annual Grassland Series is commonly used by various raptor species as foraging habitat. This could potentially have an impact on local raptor species such as the American kestrel, red-tailed hawk, red-shouldered hawk, and white-tailed kite. While the loss of raptor foraging habitat in association with the project would not be an individually significant impact, it would contribute to the ongoing cumulative loss of this resource in the Escondido region. The City of Escondido has determined these losses to be cumulatively significant when contemplated under the auspices of regional habitat conservation planning and the draft Escondido Subarea Plan.

Loss of oak woodlands on the ERTC project site would be considered significant. However, approximately 60% of the oak woodlands present on the project site are located within the area to be preserved in Planning Areas 6 and 7.

Development at the project site would directly impact as many as 14 individual California gnatcatchers, including six breeding pairs and associated offspring. If initial clearing work was conducted during the breeding season of the gnatcatcher, such activity could also adversely impact nesting success and could even lead to direct mortality of young or adult birds. A substantial adverse effect, either directly or through habitat modifications, on a listed species is considered significant under CEQA.

Significant indirect impacts to California gnatcatchers could occur if construction were to be initiated within 300 feet of an active gnatcatcher nest during the breeding season of this species.

Construction activities could disrupt the future breeding pair of red-tailed hawks, which were nesting in a tall eucalyptus at the north end of the ERTC during the Spring 2001 surveys.

Construction lighting could be considered significant if it exposed California gnatcatchers to greater risk of predation by nocturnal predators. Long term lighting from the project could also be considered significant if it exposed California gnatcatchers to greater predation by nocturnal predators.

Proposed road improvements will impact sensitive biological resources including disturbed coastal sage scrub, disturbed wetland vegetation, and nonnative grassland. Impacts to these habitats will need to be mitigated.

5.1.5.2 Finding(s): Changes or alterations and mitigation measures have been required in, or incorporated into the Project which will mitigate the Project's impacts to sensitive biological resources to below a level of significance.

5.1.5.3 Facts in Supporting of Finding(s): The recommendations and mitigation references stated herein are intended to establish standards for application subsequent to approval of the project. If the project design undergoes a change that may significantly alter the impact analysis contained herein, additional mitigation measures would be developed to further mitigate impacts as necessary. In the event that additional species or habitats are listed as special status prior to project construction, alterations in the aforementioned significance determinations would be made in accordance with these changes.

Prior to commencement of grading or clearing, mitigation measures will be reviewed and approved by the Wildlife Agencies and the City. These should include, but are not limited to, mitigation for impacts to Diegan coastal sage scrub and the western spadefoot toad.

As indicated in the above analysis, direct onsite biological impacts, as well as indirect impacts, would result from project development activities. The biological impacts described in the FEIR can be mitigated through the implementation of the following recommended measures:

1. Based on project impact estimates (including impacts to vegetation associated with the proposed offsite waterlines), the habitat-based mitigation that would be required is identified in Table 2.6-4a and Table 2.6-4b of the EIR and follows the standards established by the City of Escondido in its draft Escondido Subarea Plan. While the Subarea Plan has not yet been adopted, it provides a framework for addressing impacts to resources within the City. It does not yet fully address the permitting and conservation obligations associated with listed species; however, it does provide a foundation for making mitigation recommendations that are consistent with implementation of the City's Subarea Plan conservation objectives.

Mitigation would require a 2:1 requirement ratio for gnatcatcher-occupied sage scrub acreage and conservation of an equal number of gnatcatchers within a preserve system. This acquisition should occur within the Subarea Plan Focused Planning Areas (FPAs), or in occupied gnatcatcher habitat that has been identified by the MHCP within the unincorporated San Diego County core area, or in other areas approved by the City, State, and Federal jurisdictional agencies.

Mitigation for coastal sage scrub habitat would adhere to the acreage requirements cited in Table 2.6-4 of the FEIR. These mitigation requirements should also be fulfilled within the FPAs. Mitigation shall be in place to the satisfaction of the Planning Director prior to issuance of a grading permit.

2. Direct impacts to California gnatcatchers would be adequately addressed through habitat conservation that also supports an equivalent number of gnatcatchers. For this reason, no additional mitigation is recommended for direct impacts to gnatcatchers.
3. Western spadefoot toad impacts and seasonal basin areas would be mitigated through creation, or restoration, of an equivalent acreage of habitat that supports seasonal ponds in preserve lands within the MHPA FPAs. This mitigation plan shall be submitted to the Planning Director for approval prior to issuance of any grading permit.
4. Construction activities would be initiated during the nonbreeding season for California gnatcatchers (August 30 through February 14). Work that would be completed during this period includes site boundary demarcation with construction fencing along the edge of retained sage scrub, and all clearing and grubbing. A qualified biologist will conduct a preconstruction survey of the project site and surrounding habitat to determine whether there are active raptor nests within that area. If an active nest is observed, a buffer will be

established between the construction activities and the nest so that nesting activities are not interrupted. This buffer will be a minimum of 500 feet and will be in effect as long as construction is occurring and until the nest is no longer active. This mitigation shall be placed as a condition on the Tentative Map and Grading Permit.

5. Prior to construction activities, a qualified biologist will survey the preserved habitat areas adjacent to the project site to determine if any gnatcatcher nests are within a distance potentially affected by noise from these activities. If no nesting gnatcatchers are located, no additional measures will need to be taken to mitigate indirect impacts.

However, if nesting gnatcatchers are observed, no activity will occur within 300 feet of active nesting territories unless measures are implemented to minimize the noise and disturbance to those adjacent birds. If nesting birds are located adjacent to the project site with the potential to be affected by noise above 60 dBA Leq, a noise barrier will be erected. This noise barrier should consist of a 20-foot-high continuous plywood fence supported by posts or an earthen berm located at the site boundary that abuts potential offsite habitat.

6. In the event that any nighttime construction is allowed, night construction activities would be initiated prior to the onset of the gnatcatcher breeding season (prior to February 15). Alternatively, prior to conducting any night construction activities, a qualified biologist would determine that no gnatcatcher breeding is occurring within 300 feet of areas that would be lighted. In the event that gnatcatchers are found in proximity to areas to be lighted, a verification of adequate light shielding would be made by a qualified biologist prior to commencing night work. This mitigation shall be placed as a condition on the Tentative Map and Grading Permit.
7. Facility lighting would be shielded such that no direct lighting falls within the adjacent natural habitat. Adequate directional lighting or shielding would be installed to control nighttime illumination at the industrial park in a manner that does not enhance light levels within adjacent native habitat areas. This mitigation shall be placed as a condition on the Specific Plan and Conditional Use Permit.
8. Jurisdictional wetland impacts and mitigation for the proposed ERTC project are as follows:

Jurisdictional Wetland Habitat	Total Impacts	Mitigation Ratio	Mitigation Total
Mixed Willow Series	3,920 SF	3:1	11,760 SF
Mulefat Series	870 SF	3:1	2,610 SF
Nonwetland Waters	5,001 SF	3:1	15,003 SF
Total Impacts	9,791 SF (0.22 ac)		29,373 SF (0.67 ac)
Credit for mixed willow habitat to be preserved and enhanced in PA 7			- 6,970 SF (0.17 ac)
Additional Mitigation Requirement (Wetland Creation, PA 7)			22,403 SF (0.50 ac)

The ERTC is proposing 0.17 acre of existing wetlands preservation within Planning Area 7, and an additional 0.50 acre of wetland creation in Planning Area 7, which totals 0.67 acre of wetland mitigation. The wetland creation area is shown on Figure 2.6-5.

This wetland creation is to be located in a gently sloping, shallow valley, incised only intermittently along the drainage bottom, within Planning Area 7. The creation site is only slightly higher in elevation than the existing adjacent wetland habitat and drainage channel, and presently supports California annual grassland series vegetation, a disturbed upland community suitable for wetland creation. The alluvial soils and proximity to groundwater in the area are favorable to the creation of an expanded wetlands corridor.

The expanded wetlands corridor in Planning Area 7 will be buffered from the urban business park uses by a manufactured perimeter slope a minimum of 100 horizontal feet in depth, and 50 vertical feet in height. This slope adjacent to the wetland restoration area will be planted with a species palette that contains no invasive species (CalEPPC, 1999). This will provide an adequate environmental buffer between the edge effects of the business park, and the existing and created (expanded) wetlands.

9. For offsite improvements (i.e., Vineyard Avenue and Valley Parkway), when project-specific engineering has been completed, the City shall implement mitigation in accordance with the ratios above and implement the same mitigation measures as previously indicated.
10. A construction monitor will be present during construction activities to ensure that conservation measures are performed in compliance with any concurrent or subsequent mitigation plans. The biological monitor will instruct construction management to halt all associated project activities, which may be in violation of the conditions of any permits in effect. Any unauthorized impacts or actions not in compliance with the required mitigation will be immediately brought to the attention of the City and Wildlife Agencies.

Due to the impacts to the California sagebrush series, this habitat will be mitigated at a 2:1 ratio.

Because this habitat is occupied by the California gnatcatcher, a federally threatened species, impacts shall be required to be permitted under the federal Endangered Species Act. This may be accomplished via one of the following:

- 4(d) Take Authorization: If the City has available 4(d) credits, the project may be able to receive authorization through this process. This process requires concurrence by the USFWS and CDFG. Alternatively, the project may be able to obtain 4(d) authorization through the County of San Diego.
- Section 7 Consultation or 10(a)(1)(B) Incidental Take Permit: In the event that the City does not have 4(d) credits available or the USFWS or CDFG do not concur in the 4(d) process, the project may need to obtain a take authorization. This would require preparation of a Biological Opinion by the USFWS or a Habitat Conservation Plan that would be approved by the USFWS.
- Authorization under the City's Subarea Plan (Multiple Habitat Conservation Plan): In the event that the City receives approval of their Subarea Plan prior to project implementation, take authorization could be obtained through this process.

5.1.6 Public Services and Utilities

- 5.1.6.1 **Impact(s):** The proposed project is located over three miles from Fire Station No.1, and has an anticipated response time of 8 minutes. This exceeds the standards set forth in the City's Quality of Life Standards, and thus represents a significant impact.

The proposed project could develop a maximum of 46 single-family dwelling units. The addition of new students to the schools within the area could contribute to the overcrowding of Rincon Middle School, and thus represent a significant impact.

- 5.1.6.2 **Finding(s):** Changes or alterations and mitigation measures have been required in, or incorporated into, the Project which mitigate or avoid the significant environmental effects on the environment.

- 5.1.6.3 **Facts in Supporting of Finding(s):**

Fire Protection

- Structures shall be protected by fire sprinkler systems, or an equivalent system, as approved by the Fire Chief.

- In the event that future uses in the planned light industrial areas includes hazardous materials, special fire protection systems, training, or other mitigation, as determined by the Fire Marshal, will be required. This measure shall be placed as a condition of any required Conditional Use Permit.

Schools

- At the time of construction, the developer will be required to pay applicable school fees in effect at the time of building permit issuance.

5.1.7 Cultural Resources

5.1.7.1 Impact(s): There is a possibility, although it is not considered high, that unanticipated cultural material could be encountered during initial clearing and grading of the ERTC project site.

5.1.7.2 Finding(s): Changes or alterations and mitigation measures have been required in, or incorporated into, the Project which mitigate or avoid the significant environmental effects on the environment.

5.1.7.3 Facts in Support of Finding(s): A cultural resources monitor will be onsite during all initial clearing and excavation activities. In the event that buried cultural materials or deposits are found during construction or related activities, the following mitigation measures will be implemented, as appropriate:

- Work in the vicinity shall stop immediately until an assessment of the findings can be made by a qualified archaeologist. In the event that human remains are discovered, work in the vicinity must stop, and the San Diego County Coroner shall be notified immediately.
- Questionable materials inadvertently discovered – including suspected or not readily identifiable cultural resources – must be considered significant until a qualified archaeologist can provide an accurate assessment. If potentially significant cultural resources are detected and can not be avoided by construction, then impacts must be mitigated through data recovery or other means, in consultation with pertinent agencies and concerned parties.
- Findings will be prepared discussing the significance of any materials recovered from the project site. The City will determine, in coordination with responsible agencies, the appropriate repository where the collected materials will be archived.

5.2 Cumulative Project Impacts

The City Council finds, based on the information referenced above, that changes or alterations and mitigation measures have been required in or incorporated into the Project which avoid or substantially lessen the cumulative environmental effects as

identified in EIR 2001-12 with respect to land use and planning, transportation/circulation, air quality, and biological resources which have reduced all such cumulative impacts to below a level of significance, with the exception of cumulative impacts to freeway segment transportation/circulation. . In addition, no cumulatively significant impacts are expected to occur as a result of the Project to noise, hazards, aesthetics, water quality, public services and utilities, cultural resources, geology/soil, paleontology, recreation, and population/housing resources..

6.0 CEQA SECTION 21081(a)(2) FINDINGS: CHANGES WITHIN THE RESPONSIBILITY OR JURISDICTION OF ANOTHER PUBLIC AGENCY

The City Council, having reviewed and considered the information contained in Final EIR 2001-12 and the Public Record for the Project, finds that there are no mitigations to the Project which avoid or substantially lessen the significant environmental effects that are within the responsibility or jurisdiction of another public agency and have been, or can and should be, adopted by that other agency., other than the cumulative freeway segment impacts which are in the State's (Caltrans) jurisdiction.

7.0 CEQA SECTION 21081(a)(3) FINDINGS: SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH WILL NOT BE FULLY AVOIDED IF THE PROJECT IS IMPLEMENTED.

7.1 Direct and Indirect Project Impacts

The City Council, having reviewed and considered the information contained in EIR 2001-12 for the Project and the public record finds, pursuant to CEQA, the State CEQA Guidelines and the Local CEQA Guidelines, that changes or alterations have been required in or incorporated into the Project which substantially lessen the environmental effects as identified in EIR 2001-12 with respect to the areas of (1) Transportation/Circulation (ERTC cumulative impacts), (2) Air Quality (ERTC short-term construction and ERTC mobile source impacts), and (3) Noise (ERTC short-term construction and ERTC mobile source impacts), but nonetheless the Project's direct and/or indirect impacts on these environmental effects will remain significant and/or will remain significant because not all mitigation measures called for in EIR 2001-12 are feasible to implement or to implement at the time called for in EIR 2001-12. Implementation of the mitigation measures indicated in the FEIR will reduce impacts to (1) Land Use and Planning, (2) Biological Resources, (3) Public Services and Utilities, and (4) Cultural Resources to below a level of significance.

7.2 Project Alternatives

Final EIR 2001-12 has evaluated various alternatives to the Project. Section 3.0 of Final EIR 2001-12 provides detailed descriptions and analysis of the alternatives in adequate detail for a decision on whether the alternatives should be adopted in lieu of the Project, as well as an analysis of the environmentally superior alternative. Because the Project will result in unavoidable significant environmental effects, the City must consider the feasibility of any environmentally superior alternatives to the

Project that will attain most of the Project's basic objectives. A number of alternatives are identified in Final EIR 2001-12 which are intended to mitigate or substantially lessen the significant unavoidable environmental impacts associated with the Project: No Project/No Development; No Project/Existing Entitlement (Adopted Quail Hills Specific Plan); Specific Plan with No Power Generating Plant; Reduced Project Scale; and Power Plant Alternative Site.

7.2.1 Project Goals

In considering and rejecting certain alternatives, the Project objectives must be weighed against the ability of the various alternatives to meet most of these objectives. The Project's objectives that were identified in Final EIR 2001-12 and considered in these Findings are:

7.2.1.1 Specific Plan:

- Concentration of a variety of office, research and development, industrial (multitenant, corporate, and distribution) uses which serve the community.
- Enhanced economic benefits to the community, by providing increased employment opportunities and tax base.
- Creation of an industrial business park through the concentration of business uses which will be comprehensively planned to ensure community compatibility, adequacy of access, parking, landscaping, and other features which are characteristic of a quality development.
- The integrity of the Specific Plan document will ensure consistent, well-planned development within the plan requirements.
- Initiation of physical development on the site will be undertaken in a manner which ensures adequate public infrastructure to support uses as they transition into public use.

7.2.1.2 Power Plant:

- Provide energy to meet the existing demand for the Southern California region.
- Add an efficient, reliable, dispatchable, and environmentally sound power generating facility of substantial size to the SDG&E load pocket.
- Interconnect the facility at a location within the SDG&E load pocket that results in a megawatt-for-megawatt addition to the load-serving capability of the SDG&E transmission grid (i.e., avoid the displacement of existing SDG&E import capability, avoid the displacement of existing generating

- capacity, and avoid intrazonal congestion). Generally, this objective translates to locating the facility near electrical load.
- Avoid the construction of new transmission lines (i.e., locate the facility adjacent to existing transmission lines and/or substation facilities that will accommodate interconnection of the project).
- Locate the facility in a portion of the SDG&E gas system that minimizes the need for system upgrades.
- Locate the facility in an area with readily available nonpotable water of sufficient quantity and quality to meet the facility's process water requirements.
- Locate the facility at a site with compatible adjacent land uses.

The City, having reviewed and considered the information in Final EIR 2001-12 and the Public Record for the Project, finds that there are specific economic, social, or other considerations which make infeasible the Project alternatives identified in Final EIR 2001-12.

7.2.2 No Project/No Development Alternative

7.2.2.1 Description of Alternative: The No Project/No Development Alternative assumes that no development would occur on the project site, and the site would remain in its undeveloped state. Therefore, none of the project-specific environmental effects identified in the EIR would occur. The project would remain undeveloped at this time.

7.2.2.2 Finding: Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the No Project/No Development alternative identified in EIR 2001-12.

7.2.2.3 Facts in Support of Finding: In summary, the No Project/No Development Alternative would not serve the growing needs of residents and businesses in California, and in the San Diego load pocket in particular, for efficient, reliable, and environmentally sound power generation resources. The No Project Alternative would not be consistent with the City's General Plan, which designates the project area for future urban development. The beneficial effects of providing facilities that would also serve offsite properties, such as the circulation element, would not be realized under this alternative. The No Project/No Development Alternative would also not achieve most of the basic objectives of the Proposed Project, such as the provision of enhanced economic benefits to the community, by providing increased employment opportunities and tax base. Additionally, this alternative was rejected because it did not meet the following project objectives:

- Relocation/reconfiguration of existing transmission line facilities in a manner that supports the integrity of the development improvements proposed by the Specific Plan.

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- Provide energy to meet the existing demand for the Southern California region.
- Add an efficient, reliable, dispatchable, and environmentally sound power generating facility of substantial size to the SDG&E load pocket.
- Interconnect the facility at a location within the SDG&E load pocket that results in a megawatt-for-megawatt addition to the load-serving capability of the SDG&E transmission grid (i.e., avoid the displacement of existing SDG&E import capability, avoid the displacement of existing generating capacity, and avoid intrazonal congestion). Generally, this objective translates to locating the facility near electrical load.
- Avoid the construction of new transmission lines (i.e., locate the facility adjacent to existing transmission lines and/or substation facilities that will accommodate interconnection of the project).
- Locate the facility in a portion of the SDG&E gas system that minimizes the need for system upgrades.
- Locate the facility in an area with readily available nonpotable water of sufficient quantity and quality to meet the facility's process water requirements.
- Locate the facility at a site with compatible adjacent land uses.
- With no power plant, energy would not be provided by this alternative. All objectives established with the intent of developing a power plant would no be met by this alternative.

7.2.3 No Project/Existing Entitlement Alternative (Adopted Quail Hills Specific Plan)

7.2.3.1 Description of Alternative: Implementation of this alternative would retain the existing entitlement, which would allow the current landowner to develop the project site in accordance with the existing Quail Hills Specific Plan. The Quail Hills Specific Plan has designated 172 acres to general industrial use, 14 acres to an activity center, 6 acres for business commercial, and another 6 acres for office use. No power generating facility or residential development had been intended for this specific planning area. Although this alternative does not include the development of a power generating facility, it would develop the entire project site as with the proposed project, and would result in similar or greater impacts.

7.2.3.2 Finding: Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures and alternatives identified in EIR 2001-12.

7.2.3.3 Facts in Support of Finding: This alternative was rejected because it did not meet the following project objective:

- Creation of an industrial business park through the concentration of business uses which will be comprehensively planned to ensure community compatibility, adequacy of access, parking, landscaping, and other features which are characteristic of a quality development.
 - Relocation/reconfiguration of existing transmission line facilities in a manner that supports the integrity of the development improvements proposed by the Specific Plan.
- Provide energy to meet the existing demand for the Southern California region.
 - Add an efficient, reliable, dispatchable, and environmentally sound power generating facility of substantial size to the SDG&E load pocket.
 - Interconnect the facility at a location within the SDG&E load pocket that results in a megawatt-for-megawatt addition to the load-serving capability of the SDG&E transmission grid (i.e., avoid the displacement of existing SDG&E import capability, avoid the displacement of existing generating capacity, and avoid intrazonal congestion). Generally, this objective translates to locating the facility near electrical load.
 - Avoid the construction of new transmission lines (i.e., locate the facility adjacent to existing transmission lines and/or substation facilities that will accommodate interconnection of the project).

- Locate the facility in a portion of the SDG&E gas system that minimizes the need for system upgrades.
- Locate the facility in an area with readily available nonpotable water of sufficient quantity and quality to meet the facility's process water requirements.
- Locate the facility at a site with compatible adjacent land uses.
- With no power plant, energy would not be provided by this alternative. All objectives established with the intent of developing a power plant would not be met by this alternative.

Over the past decade, the population growth and economic growth in California has created a steadily increasing demand for electrical power. However, the growth in electrical generating capacity serving California has not kept pace with the growth in demand. This imbalance has led to a shortfall in generating capacity, with potentially serious consequences for California's residents and businesses. Such consequences started to appear in 2000. Electrical demand forecasts predict continuing growth over the coming years, making the need for additional generating capacity even more acute.

In particular, the SDG&E load pocket faces future prospects of inability to serve load, due to insufficient SDG&E import capability combined with insufficient local generating capacity. Addressing this concern is a key objective of the proposed project, and "no power plant project" alternatives would not meet this objective.

The proposed project will provide competitively priced electrical power to help meet California's growing demand, and it will help replace nuclear and fossil fuel generation resources that are retired due to age or cost of producing power. The "no power plant project" alternative would not meet these objectives.

Given the need for additional generating capacity, and even with the various other power plants under construction and proposed, the "no power plant project" alternative likely would result in more energy production from existing power plants than otherwise would occur with the new power plant in operation. Because the proposed project will employ advanced combustion turbine technology and state-of-the-art emissions control systems, existing power plants operating in place of the new plant most likely would consume more fuel and emit more air pollutants per kilowatt-hour generated.

In summary, the "no power plant project" alternative would not serve the growing needs of residents and businesses in California, and in the San Diego load pocket in particular, for efficient, reliable, and environmentally sound power generation resources.

7.2.4 Specific Plan with No Power Generating Plant Alternative

7.2.4.1 **Description of Alternative:** Under this alternative, the proposed ERTC Specific Plan would be implemented; however, light industrial land uses would be applied to Planning Area 1 in place of the proposed power generating facility. Although impacts associated with this alternative would result in similar impacts to the proposed project, this alternative would not meet the objectives of the proposed project to provide energy to the southern California region.

7.2.4.2 **Finding:** Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures and alternatives identified in EIR 2001-12.

7.2.4.3 **Facts in Support of Finding:** This alternative was rejected because it did not meet the following project objective:

- Relocation/reconfiguration of existing transmission line facilities in a manner that supports the integrity of the development improvements proposed by the Specific Plan.
- Add an efficient, reliable, dispatchable, and environmentally sound power generating facility of substantial size to the SDG&E load pocket.
- Interconnect the facility at a location within the SDG&E load pocket that results in a megawatt-for-megawatt addition to the load-serving capability of the SDG&E transmission grid (i.e., avoid the displacement of existing SDG&E import capability, avoid the displacement of existing generating capacity, and avoid intrazonal congestion). Generally, this objective translates to locating the facility near electrical load.
- Avoid the construction of new transmission lines (i.e., locate the facility adjacent to existing transmission lines and/or substation facilities that will accommodate interconnection of the project).
- Locate the facility in a portion of the SDG&E gas system that minimizes the need for system upgrades.
- Locate the facility in an area with readily available nonpotable water of sufficient quantity and quality to meet the facility's process water requirements.
- Locate the facility at a site with compatible adjacent land uses.
- Provide energy to meet the existing demand for the Southern California region. With no power plant, energy would not be provided by this alternative.

Over the past decade, the population growth and economic growth in California has created a steadily increasing demand for electrical power. However, the growth in electrical generating capacity serving California has not kept pace with the growth in demand. This imbalance has led to a shortfall in generating capacity, with potentially serious consequences for California's residents and businesses. Electrical demand forecasts predict continuing growth over the coming years, making the need for additional generating capacity even more acute.

In particular, the SDG&E load pocket faces future prospects of inability to serve load, due to insufficient SDG&E import capability combined with insufficient local generating capacity. Addressing this concern is a Sempra Energy Resources objective for the power plant, and the "no power plant project" alternative would not meet this objective.

Given the need for additional generating capacity, and even with the various other power plants under construction and proposed, this alternative likely would result in more energy production from existing power plants than otherwise would occur with the new power plant in operation. Because the proposed project will employ advanced combustion turbine technology and state-of-the-art emissions control systems, existing power plants operating in place of the new plant most likely would consume more fuel and emit more air pollutants per kilowatt-hour generated.

According to the CEQA Guidelines, in addition to considering existing environmental conditions, this analysis is to consider what would be reasonably expected to occur in the foreseeable future if the project were not approved [14 CCR Sec. 15126.6(e)(3)]. The Guidelines state that the analysis is to consider predictable actions, such as the proposal of some other project. The 20-acre area proposed as the power plant project site is within a 186-acre area planned as an industrial park, pursuant to the draft Escondido Research and Technology Center Specific Plan currently under review by the City of Escondido. It is therefore foreseeable that grading and other improvements of an industrial park will take place, including the area proposed as the power plant project site. However, if the power plant project were not constructed, the site would be instead improved with other industrial land uses, and the objectives of the power plant project would not be met.

In summary, this alternative would not serve the needs of residents and businesses in California, and in the San Diego load pocket in particular, for efficient, reliable, and environmentally sound power generation resources.

7.2.5 Reduced Project Scale Alternative

7.2.5.1 Description of Alternative: This alternative was designed to reduce the potential for significant impacts. Significant impacts included biological resources, air, noise, and transportation. This alternative would entail the reduction of uses to approximately 90 acres. Three potential use areas were selected to avoid impacts to sensitive biological resources, particularly coastal sage scrub and wetlands to be retained as

open space. With the reduction of areas to be developed, there would be a concomitant reduction in traffic, air, and noise impacts. This alternative would propose approximately 55 acres of industrial (business park) in the northern parcel, 20 acres of residential in the central parcel, and 15 acres of residential in the southern parcel. A power plant is not included under this alternative. Although this alternative is considered the environmentally superior alternative, it was rejected because it fails to implement the majority of the project objectives.

7.2.5.2 Finding: Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures and alternatives identified in EIR 2001-12.

7.2.5.3 Facts in Support of Finding: This alternative was rejected because it did not meet the following project objectives:

- Concentration of a variety of office, research and development, industrial (multi-tenant, corporate, and distribution) uses which serve the community. A substantial reduction of the development would result.
- Enhanced economic benefits to the community, by providing increased employment opportunities and tax base. Employment base was substantially reduced due to the reduction in the developable acreage.
- Creation of an industrial business park through the concentration of business uses which will be comprehensively planned to ensure community compatibility, adequacy of access, parking, landscaping, and other features which are characteristic of a quality development. The alternative isolated the industrial park to one smaller parcel.
- Initiation of physical development on the site will be undertaken in a manner which ensures adequate public infrastructure to support uses as they transition into public use. Public infrastructure can not be funded with the reduced footprint of development. Traffic impacts and requirements for mitigation are similar and can not be funded by the alternative.
- Relocation/reconfiguration of existing transmission line facilities in a manner that supports the integrity of the development improvements proposed by the Specific Plan.
- Add an efficient, reliable, dispatchable, and environmentally sound power generating facility of substantial size to the SDG&E load pocket.
- Interconnect the facility at a location within the SDG&E load pocket that results in a megawatt-for-megawatt addition to the load-serving capability of the SDG&E transmission grid (i.e., avoid the displacement of existing SDG&E import capability, avoid the displacement of existing generating

capacity, and avoid intrazonal congestion). Generally, this objective translates to locating the facility near electrical load.

- Avoid the construction of new transmission lines (i.e., locate the facility adjacent to existing transmission lines and/or substation facilities that will accommodate interconnection of the project).
- Locate the facility in a portion of the SDG&E gas system that minimizes the need for system upgrades.
- Locate the facility in an area with readily available nonpotable water of sufficient quantity and quality to meet the facility's process water requirements.
- Locate the facility at a site with compatible adjacent land uses.
- Provide energy to meet the existing demand for the Southern California region. With no power plant, energy would not be provided by this alternative.

7.2.6 Power Plant Alternative Site

7.2.6.1 Description of Alternative: Nine alternative locations were investigated for the power generating facility. Locations were postulated that are adjacent to existing, substantial SDG&E transmission lines and/or substation facilities, to avoid the construction of new transmission lines. Each alternative was evaluated in relation to the proposed project objectives. Of the sites analyzed, only the Escondido, San Marcos, and Sycamore Canyon sites were found to be suitable for further analysis, because each site met particular project objectives. The Escondido site was the only site found to be feasible within an industrial use area, such as the ERTC.

7.2.6.2 Finding: Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures and alternatives identified in EIR 2001-12.

7.2.6.3 Facts in Support of Finding: Based on an alternatives analysis prepared by ENSR International submitted to the CEC as part of the Application for Certification, the Escondido, San Marcos, and Sycamore Canyon alternatives were substantially superior to the other six and therefore warranted further analysis. The Escondido site was selected because it is the only alternative that is clearly feasible in all respects, and it is the only one that meets all of the project objectives. In particular, the Escondido site:

- accommodates the addition of a 550-MW facility to the SDG&E load pocket;

- results in a megawatt-for-megawatt addition to the load-serving capability of the SDG&E transmission grid;
- avoids the construction of new transmission lines, as an existing 230-kV line that will accommodate facility interconnection is located immediately adjacent to the site;
- minimizes the need for SDG&E gas system upgrades, as an existing 16-inch pipeline with sufficient capacity to serve the facility is located immediately adjacent to the site;
- makes use of readily available nonpotable water from the City of Escondido's nearby Hale Avenue Resource Recovery Facility for the facility's process water requirements;
- is surrounded by existing and future industrial land uses; and
- offers landforms that are sufficient in size to screen the facility, but are not problematic for plume dispersion.

San Marcos and Sycamore were ultimately rejected because they were not able to meet all of the objectives, including:

- San Marcos: (a) Availability of nonpotable water is uncertain; (b) the site is surrounded by open space, rather than industrial land uses; and (c) adjacent terrain more than 200 feet higher than the site bounds the site on two sides, presenting plume dispersion and/or stack height issues.
- Sycamore Canyon: (a) Availability of nonpotable water is uncertain; (b) the location consists of open space, rather than industrial land uses; (c) the terrain at this location is extremely steep, and may present plume dispersion/stack height issues depending upon the specific site; and (d) this location is not readily available, because it is part of the Miramar Marine Corps Air Station reserve, under federal ownership.

8.0 FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

8.1 Growth-Inducing Impacts of the Project

The EIR for the approved Specific Plan concluded that implementation of the Specific Plan would have an incremental growth-inducing impact. The environmental effects of induced growth are secondary or indirect impacts of the proposed project. Secondary effects of growth could result in significant, adverse environmental impacts, which could include increased demand on community or public services, increased traffic and noise, degradation of air and water quality, and conversion of agricultural land and open space to developed uses. This increase in demand for services would be the result of residential growth within the area. That

creates the need for additional development of adequate services to accommodate the growing community.

The proposed project includes two residential planning areas that could be developed with up to 46 residential dwelling units. The residential planning areas were not a part of the original Specific Plan for the project area. To estimate the population increase associated with the 46 housing units, the January 2001 City/County Population Statistics from the San Diego Association of Governments were consulted. Escondido currently averages 2.983 persons per household. The statistics do not distinguish between single-family or multiple-family residential. For the purposes of this analysis, three persons per household were determined to be feasible for the proposed residential planning areas. Based on that assumption, the proposed project could result in a population increase of 138 additional residents to the City of Escondido. This represents a 0.1% increase in the City's population, and is not considered to be a substantial population increase.

The industrial uses proposed for the project will provide employment opportunities for the region as a whole. This area has been designated for industrial uses and is assumed to be industrial in the General Plan. Therefore, the potential that the industrial uses would induce growth has already been considered. Since this is part of the planned and orderly development of the region, it is anticipated that some growth will be induced; however, the magnitude of the impact would not be significant, because it is consistent with the General Plan.

Another component of the project is the power plant. Energy produced by the project is intended to meet the needs of existing demand and help meet future demand. There are numerous other power generating facilities in southern California. Over the past decade, the population growth and economic growth in California has created a steadily increasing demand for electrical power. However, the growth in electrical generating capacity serving California has not kept pace with the growth in demand. This imbalance has led to a shortfall in generating capacity, with potentially serious consequences for California's residents and businesses. Such consequences started to appear in 2000. Electrical demand forecasts predict continuing growth over the coming years that makes the need for additional generating capacity even more acute.

In particular, the SDG&E load pocket faces future prospects of inability to serve load, due to insufficient SDG&E import capability combined with insufficient local generating capacity. Addressing this concern is a key objective of the proposed project.

The proposed project will provide competitively priced electrical power to help meet California's growing demand, and it will help replace nuclear and fossil fuel generation resources that are retired due to age or cost of producing power. This is considered a beneficial impact of the project.

Because the project is going to meet the existing demand and help meet the future existing demand, it is not considered significantly growth inducing. It will eliminate

an impediment for future growth and, thus, can be defined as growth inducing. It should be noted that the project is intended to serve the existing needs and future demands of the community. Its contribution to growth is considered incremental.

8.2 Significant and Unavoidable Project Impacts

The Project's environmental effects are discussed in detail in Section 2.0 of EIR 2001-12. In most cases, the potential impacts identified as significant can be adequately mitigated or reduced to levels below significance through incorporation of mitigation measures and implementation of Specific Plan Amendment policies. The following significant impacts as discussed in Section 7.0 of EIR 2001-12, however, cannot be fully mitigated or reduced to levels below significance by reasonably practicable measures:

- Transportation/Circulation (ERTC cumulative impacts to freeway segments);
- Air Quality (ERTC short-term construction and ERTC mobile source impacts); and
- Noise (ERTC short-term construction and ERTC mobile source impacts).

9.0 STATEMENT OF OVERRIDING CONSIDERATIONS

Based on the evidence presented in the Final EIR 2001-12, the following Findings of Fact have been made:

- (a) Changes or alterations and mitigations have been required in, or incorporated into, the Project which mitigate or avoid the following potentially significant direct or indirect environmental effects thereof to below a level of significance: Land Use and Planning; Transportation/Circulation; Air Quality (except as to ERTC short-term construction and ERTC mobile sources); Noise (except as to ERTC short-term construction and ERTC mobile sources).; Biological Resources; Cultural Resources; and Public Services/Utilities.
- (b) Changes or alterations and mitigations have been required in, or incorporated into, the Project which mitigate or avoid the following potentially significant cumulative environmental effects thereof to below a level of significance: land use and planning, transportation/circulation (except as to (ERTC cumulative impacts to freeway segments) air quality, and biological resources. In addition, no cumulatively significant impacts are expected to occur as a result of the Project to the areas of noise, hazards, aesthetics, water quality, public services and utilities, cultural resources, geology/soil, paleontology, recreation, and population/housing.

- (c) Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR 2001-12 to reduce the following direct or indirect impacts to below a level of significance: Air Quality (ERTC short-term construction and ERTC mobile sources) and Noise (ERTC short-term construction and ERTC mobile sources).
- (d) Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR 2001-12 to reduce the following cumulative impacts to below a level of significance: Transportation/Circulation (ERTC impacts to freeway segments).

Sections 15043 and 15093 of the CEQA Guidelines can be summarized below:

- (a) CEQA requires the decision-maker to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable".
- (b) Where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR but are not at least substantially mitigated, or if a mitigation measure set forth in the final EIR is not feasible to implement, or is not feasible to implement at the time called for in that EIR, the agency shall state in writing the specific reasons to support information in the record. This statement may be necessary if the agency also makes a finding under Section 15091(a)(2) or (a)(3).
- (c) If an agency makes a Statement of Overriding Considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination.

The following significant impacts as discussed in Section 7.0 of EIR 2001-12, cannot be fully mitigated or reduced to levels below significance by feasible mitigation measures:

- Transportation/Circulation (ERTC cumulative);
- Air Quality (ERTC short-term construction and ERTC mobile sources);
- Noise (ERTC short-term construction and ERTC mobile sources);
-

Accordingly, the City adopts the following Statement of Overriding Considerations based on information in the Final EIR 2001-12 and on other information in the record. The City, pursuant to the CEQA Guidelines, after balancing the benefits of

the Project against the unavoidable and any other environmental effects which remain significant and after all feasible mitigation measures and alterations have been incorporated into the Project, and after the Project alternatives have been rejected as infeasible, determines that the Project impacts are acceptable due to the following, each of which individually will be sufficient to outweigh the adverse environmental impacts of the Project:

- Implementation of the Project will provide direction, purpose, and opportunity for combined public and private investment which will result in benefits to the community as a whole.
- The Project will create a cohesive and unified community through the strengthening of physical, economic, and social ties between residential, commercial, industrial, and recreational land uses within and in the vicinity of the Project area.
- Development of the Project will increase employment opportunities within the City and the region for approximately 4,000 jobs, as well as for employment within the proposed industrial and commercial uses.
- The inclusion of a variety of land uses including commercial, institutional, recreational, and open space, all in proximity to the other, will help to promote a sense of community and economic efficiency. The higher intensity uses are sited along the primary transportation corridor, with the lower intensity uses sited in the areas of the Project with steeper terrain and/or proximity to existing residential areas.
- Implementation of the proposed power plant will provide energy to meet the existing demand for the Southern California region by incorporating an efficient, reliable, dispatchable, and environmentally sound power generating facility of substantial size to the area. This development will avoid the construction of new transmission lines (i.e., locate the facility adjacent to existing transmission lines and/or substation facilities that will accommodate interconnection of the project). Additionally, the location is considered appropriate meeting land use compatibility with adjacent land uses.
- The project will utilize a significant amount of reclaimed water produced by the Hale Avenue Resource Recovery Facility("HARRF") and will provide economic benefit to the city and the city's enterprise funds, which benefits all rate payers in the community. The use of reclaimed water makes beneficial use of treated waste water which is a benefit to the environment including reducing the volume of wastewater discharged from the HARRF.
- The project will finance and construct significant public facility infrastructure improvements which will serve the region and the community. This includes contribution of approximately \$1.2 million to the construction of certain transportation improvements and constructing approximately \$9 to \$10 million of additional transportation improvements. Approximately \$5 million worth of these improvements will provide additional transportation capacity beyond impacts of the project.
- The project will fulfill short-term and long-term economic and social goals for the city and the community through additional local income and expenditures. This includes generation of additional sales taxes through local purchases, real property taxes, business license taxes, and other recurring tax and fee revenues.
- The project will include installation of new stormwater runoff and treatment facilities, which will be of benefit to the local area in meeting stringent discharge requirements imposed by state and federal law.
- The project will provide a first class business and light industrial park to the Escondido area which will help to satisfy the city's jobs/housing balance

- The project will include fiber optic capability (with estimated fiber optic infrastructure in excess of \$1 million) that will serve the project and can extend to other portions of the community.
- The project will enhance the city's active and passive recreational, open space habitat preservation and public multiuse trail elements by providing open space and trail facilities as elements of the project.
- The project will provide over 100 acres of offsite Gnatcatcher habitat preservation in an area identified as a core Gnatcatcher habitat area. This habitat is approximately twice the amount of habitat impacted by the project and is of higher quality.
- The project will include a more aesthetically appealing system of transmission lines crossing and serving the project area, resulting in an aesthetic improvement.

PALOMAR POMERADO HEALTH

RESOLUTION NO. ____

RESOLUTION OF ADOPTION AND REQUIRED FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ESCONDIDO RESEARCH AND TECHNOLOGY CENTER SPECIFIC PLAN 2001-01-SPA PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Whereas, in order to continue to provide accessible health care services, including trauma, emergency room and acute care services, to a population anticipated to grow to approximately 1.3 million within the next twenty years, the Board of Directors ("Board") of Palomar Pomerado Healthcare District ("District"), with the input of District medical staff, nursing personnel and support personnel and members of the public, has developed a comprehensive Facilities Master Plan to address the future health care needs of the population of the District;

Whereas, the existing Palomar Medical Center requires a substantial expansion in order to meet the goals of the Facilities Master Plan;

Whereas, Palomar Medical Center requires structural improvements, including compliance with current State-required seismic standards for hospitals, and the structural improvements are so intensive that it would not be possible to complete expansion activities while maintaining critical hospital functions;

Whereas, the Board has determined that a replacement hospital for Palomar Medical Center at a new location is necessary to fulfill the stated need in the Facilities Master Plan;

Whereas, pursuant to the laws of the State of California and pursuant to conditions of Measure BB, all projects in the Facilities Master Plan are required to comply with the rules and regulations of the California Environmental Quality Act ("CEQA");

Whereas, the applicant for the new Palomar Medical Center Project at the Escondido Research and Technology Center ("Project") is the District and the lead agency for the Project under CEQA is also the District per CEQA Guidelines Section 15051;

Whereas, implementation of the Project also requires the City of Escondido to amend the ERTC Specific Plan 2001-01-SPA and make other discretionary land use approvals;

Whereas, a Final Environmental Impact Report ("FEIR") was certified for the Escondido Research and Technology Center ("ERTC") Specific Plan 2001-01-SPA and

implementation of the Project will not result in increased environmental impacts above those anticipated in the FEIR;

Whereas, the District prepared an addendum to the FEIR for the ERTC Specific Plan 2001-01-SPA ("Addendum") to implement the Project pursuant to CEQA guidelines 15164 because none of the conditions described in CEQA guidelines 15162 for the preparation of a subsequent EIR have occurred;

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. Recitals and Findings. The foregoing recitals and findings are true and correct, and this Board so finds and determines.

Section 2. Review and Adoption of Addendum. The Board has read and considered the Addendum to the FEIR for the ERTC Specific Plan 2001-01-SPA and accompanying Mitigation Monitoring and Reporting Program (Attachment 1) with the FEIR for the ERTC Specific Plan 2001-01-SPA and it represents the District's independent judgment and analysis and the Board hereby adopts the Addendum and accompanying Mitigation Monitoring and Reporting Program.

Section 3. Findings. The Board of Directors of the Palomar Pomerado Healthcare District acting in its capacity as lead agency has prepared an Addendum to the FEIR for the ERTC Specific Plan 2001-01-SPA and accompanying Mitigation Monitoring Report (Attachment 1) to implement the Project, and the Board after considering the whole record makes the following findings with respect to approval of the Project:

- **No Substantial Changes Requiring Major Revisions.** Based on the analysis and information contained in the Addendum and the record, there is no substantial evidence that the changes to the ERTC Specific Plan 2001-01-SPA require a major change to the certified FEIR. The Project will not result in any new significant environmental impact, nor will there be a substantial increase in the severity of significant impacts previously described in the certified FEIR.
- **No Substantial Change in Circumstances Requiring Major Revisions.** Based on the analysis and information contained in the Addendum and the record, there is no substantial evidence that substantial changes have occurred with respect to the circumstances surrounding the Project that would require major revisions to the certified FEIR due to the involvement of new significant environmental effects or substantial increases in severity of previously identified significant effects.
- **No New Information Of Substantial Importance.** Based on the analysis and information contained in the Addendum and the record, there is no substantial evidence of new information of substantial importance which was not known and could not have been known at the time the FEIR was certified showing: (A) that the project will have one or more significant effects not previously discussed, (B) that previously identified significant effects will be substantially more severe, (C) that mitigation measures or alternatives previously

found to be infeasible would in fact be feasible and would substantially reduce one or more of the significant effects but the Project proponent declines to adopt them, or (D) that mitigation measures or alternatives which are considerably different from those analyzed previously would substantially reduce one or more of the significant effects but the Project proponent declines to adopt them.

Section 4. Statement of Overriding Considerations. The California Environmental Quality Act and the State CEQA Guidelines provide the following:

- (a) CEQA requires the decision making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

In connection with the certification of the FEIR for the ERTC Specific Plan 2001-01-SPA, the lead agency adopted a statement of overriding considerations due to the existence of significant impacts that could not be fully mitigated. Implementation of the Project proposed by the District has not resulted in a change in the conclusions reached in the FEIR with respect to these impacts. Therefore, the District, pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15093, has balanced the benefits of the Project against the following unavoidable impacts for which no feasible mitigation measures exist to reduce the impact to below a level of significance:

- C. Transportation and Circulation (cumulative impacts on area intersections, roads and freeways.)
- D. Air Quality (Short-term air quality impacts related to project construction.)
- E. Noise (Short-term noise impacts related to project construction.)

The District has adopted all feasible mitigation measures with respect to these impacts, and has examined a range of alternatives, none of which meet both the development objectives and is environmentally preferable to the proposed project.

The District, after balancing the specific economic, legal, social, technological, and other benefits of the proposed project, determines that the unavoidable adverse

environmental effects may be considered "acceptable" due to the following specific considerations, each of which individually is sufficient to outweigh the unavoidable, adverse environmental impacts of the project.

- D. NEW MEDICAL FACILITIES.** New, state of the art medical facilities increase the healthcare infrastructure of the region and serve to protect the health and welfare of the entire region.
- E. MEETING THE GROWING DEMAND FOR HEALTHCARE.** New medical facilities will meet the growing demand for healthcare. As the population of Northern San Diego County grows, the need for healthcare services has and will grow. Demographic data shows that demands for certain healthcare services may double by the year 2030. The new Palomar Medical Center campus will provide the additional hospital beds, and medical services necessary to meet the growing demand for healthcare.
- F. DISASTER PREPAREDNESS.** Medical centers serve as first responders to natural disasters and outbreaks of disease. The creation of this new facility will enhance the public health capability of San Diego County allowing the County to better react to a natural disaster or disease outbreaks.
- G. SPECIALIZED SERVICES FOR WOMEN.** It has been recognized in the medical community that women require unique medical services and treatments. The Palomar Medical Center will contain a women's center that will specialize in the unique medical needs of women in North San Diego County, which will enhance the health and well being of women in the area.
- H. JOB GROWTH AND NEW HIGH SKILL JOBS.** Goal number 5 in the City of Escondido's General Plan is to "Encourage more high quality industrial, retail, manufacturing and service-oriented businesses that create and maintain a strong economic base and provide an environment for the full employment of a diverse set of skills." Palomar Medical Center will provide employment growth in the highly skilled medical profession that requires a diverse set of skills consistent with Goal 5. Accessory functions at the medical center will also require a diverse, stable workforce employed in jobs throughout the medical campus. Healthcare is also a growing sector of the economy and will maintain the strong economic base in Escondido sought in Goal 5.
- I. ECONOMIC CATALYST.** Locating the medical campus in the ERTC will provide a catalyst for research oriented businesses to locate in the City of Escondido near the new hospital, furthering General Plan Goal number 5. In cities throughout the United States, hospital campuses have become hubs for research and development of new pharmaceuticals and medical procedures by private firms who enrich the local economy.

**APPROVED AND ADOPTED BY THE PALOMAR POMERADO HEALTHCARE
DISTRICT ON DECEMBER 6, 2005.**

President of the Palomar Pomerado
Healthcare District Board of Director

Mitigation Monitoring and Reporting Program for the Addendum to the Escondido Research and Technical Center Specific Plan Final EIR

FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus	Monitoring Activity	Responsible for Mitigation Implementation	Monitoring Milestone	Responsible for Verification
Transportation/Circulation				
Restripe the third through lane to a shared through/right lane on the southbound approach on Valley Parkway to provide dual left-turn lanes, two through lanes, a shared through/right lane, and a right-turn lane in the southbound direction at the Valley Parkway/Auto Parkway intersection. Contribute a fair share towards the future City project for ultimate intersection improvements.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Restripe eastbound West Ninth Avenue at Auto Parkway to a right-turn lane, a shared through/right lane, and a left-turn lane, and provide right-turn overlap phasing in the eastbound approach in the near term. Contribute a fair share towards the future City project for ultimate intersection improvements.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Signalize the Citracado Parkway/Vineyard Avenue intersection and provide the following geometry: <ul style="list-style-type: none"> • Northbound – Dual left-turn lanes and one right-turn lane • Westbound – One left-turn lane and two through lanes • Eastbound – Two through lanes and one right-turn lane 	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Signalize the Enterprise Street/Andreasen Drive intersection.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Contribute fair share to the City planned widening project on Citracado Parkway between Myers Avenue and the SR 78 Eastbound Ramps, which will mitigate the impacts on Citracado Parkway between East Mission Avenue and Myers Avenue.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City

Mitigation Monitoring and Reporting Program for the Addendum to the Escondido Research and Technical Center Specific Plan Final EIR

FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus	Monitoring Activity	Responsible for Mitigation Implementation	Monitoring Milestone	Responsible for Verification
Upgrade existing roadway to Local Collector standards. Upgrade unimproved sections of Hale Avenue immediately north of Harmony Grove Road and south of West Ninth Avenue.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Upgrade existing roadway to Local Collector standards or connect Citracado Parkway between Harmony Grove Road and Avenida Del Diablo.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Construct Citracado Parkway to Modified Collector standards.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Construct Andreason Drive to Modified Collector standards.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Upgrade Harmony Grove Road – Andreason Drive to Howard Road to Local Collector Standards.	City Engineer to review and approve plan.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Upgrade Harmony Grove Road – Howard Road to Hale Avenue to Local Collector Standards.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Once the planning-area land uses are better defined, prepare an access plan for Citracado Parkway between Vineyard Avenue and Andreason Drive that would recommend traffic signals, turn lanes, and other access-related improvements.	City Engineer to review and approve plan and verify completion of roadway improvements.	Owner/Operator	Prior to Certificate of Occupancy issuance.	City
Contribute a fair share of funding toward the following planned intersection and road improvements:	City Engineer to determine fair share. Payment shall be required prior to recordation of Final Map. City Engineering staff to monitor LOS at planned intersection and road improvement locations. Staff report to be provided to City Planning Director for Review.	City Engineer	Prior to recordation of the Final Map.	City
<ul style="list-style-type: none"> Widening of Nordahl Road between SR 78 and East Mission Road to six lanes. In addition to the City planned improvements, other mitigation measures are required to meet City LOS standards. 				

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FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus	Monitoring Activity	Responsible for Mitigation Implementation	Monitoring Milestone	Responsible for Verification
<ul style="list-style-type: none"> Widening of Nordahl Road between SR 78 and East Mission Road to six lanes. In addition to the City planned improvements, other mitigation measures are required to meet City LOS standards. Contribute fair share towards the provision of a dedicated right-turn lane in the northbound direction on Del Dios Highway at Via Rancho Parkway. For future improvements at the Valley Parkway/ Interstate 15 interchange, northbound and southbound ramps. Signalization of Barham Drive/East Mission Road intersection. Signalization of Citracado Parkway/Country Club Drive intersection. Signalization of Howard Avenue/Auto Parkway South intersection. Signalization of Enterprise Street/Vineyard Avenue intersection. Signalization of Enterprise Street/Harmony Grove Road intersection and provide the following intersection geometry: <ul style="list-style-type: none"> Northbound – One left-turn lane and one right-turn lane Eastbound – One shared through/right lane Westbound – One left-turn lane and one through lane Signalization of Hale Avenue/Harmony Grove Road intersection. Signalization of Simpson Way/Hale Avenue intersection. Widening of Nordahl Road between SR 78 westbound ramps and East Mission Road (including the bridge) to six lanes. Widening of Citracado Parkway between Country Club Drive and Vineyard Avenue to four lanes (Major Road standards). Widening of Vineyard Avenue between Citracado Parkway and Enterprise Street to four lanes (Major Road Standards). Widening of Vineyard Avenue between Enterprise Street and Andraesen Drive to four lanes (Major Road Standards). 				

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<ul style="list-style-type: none"> Contribute fair share towards the provision of additional capacity along Auto Parkway to the satisfaction of the City Engineer. Restripe eastbound West Ninth Avenue at Auto Parkway to a right-turn lane, a shared through/right lane, and a left-turn lane, and provide right-turn overlap phasing in the eastbound approach, in the near term. Contribute fair share towards the future City project for ultimate intersection improvements. Widening of Valley Parkway between Citracado Parkway and 11th Avenue to four lanes. Widening of Valley Parkway between Citracado Parkway and Via Rancho Parkway to four lanes. 	<p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p>	<p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p>	<p>Condition of grading permit.</p>	<p>City</p>
<p>Air Quality</p> <p>All active sites shall be watered at least twice daily.</p> <p>All grading activities shall cease during second-stage smog alerts and periods of high winds (i.e., greater than 25 mph) if dust is being transported to offsite locations and cannot be controlled by watering.</p> <p>All trucks hauling dirt, sand, soil, or other loose materials offsite shall be covered or wetted or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer).</p> <p>Streets shall be swept hourly if visible soil material has been carried onto adjacent public paved roads. (Reclaimed water shall be used if available.)</p>	<p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p>	<p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p>	<p>Condition of grading permit.</p>	<p>City</p>

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<p>Water or nontoxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to reduce offsite transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.</p> <p>Traffic speeds on all unpaved roads shall not exceed 15 mph.</p> <p>The contractor shall use reduced-VOC-content paints and solvents to the maximum extent feasible. Additionally, use of soot filters, low-sulfur diesel fuel, monitoring dust emissions, and installation of low-VOC architectural coverings will be required.</p> <p>The applicant will be required to provide verification that construction activities will offset PM₁₀ emissions to the City Planning Director.</p>	<p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p> <p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p> <p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p> <p>City Engineer to review and approve grading plans. Applicant's construction manager to provide verification to the City Engineer.</p>	<p>Owner/Operator</p> <p>Owner/Operator</p> <p>Owner/Operator</p> <p>Owner/Operator</p>	<p>Condition of grading permit.</p> <p>Condition of grading permit.</p> <p>Condition of grading permit.</p> <p>Prior to issuance of grading permit.</p>	<p>City</p> <p>City</p> <p>City</p> <p>City</p>
<p>Noise</p> <p>All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.</p> <p>Stockpiling and vehicle staging areas shall not be located within 200 feet of existing residences.</p> <p>Approved offsite haul routes shall be used to minimize exposure of sensitive receptors to potential adverse noise levels from hauling operations.</p>	<p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p> <p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p> <p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p>	<p>Owner/Operator</p> <p>Owner/Operator</p> <p>Owner/Operator</p>	<p>Condition of grading and building permits.</p> <p>Condition of grading and building permits.</p> <p>Condition of grading and building permits.</p>	<p>City</p> <p>City</p> <p>City</p>

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FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus	Monitoring Activity	Responsible for Mitigation Implementation	Monitoring Milestone	Responsible for Verification
<p>The proposed project is responsible for conducting noise monitoring during construction activities (one hour each day whenever construction is occurring within 200 feet of occupied residences) and insuring that mitigation measures are enforced to the degree feasible.</p> <p>Upon completion of final design for the building, a site-specific acoustical report shall be submitted to verify that adjacent residential uses are adequately buffered such that noise levels do not exceed City thresholds.</p> <p>Limit the use of noise-producing signals (horns, whistles, bells, alarms, etc.) to safety warning purposes only. Use hand-held devices rather than public address systems for worker communication.</p>	<p>Applicant shall retain a noise monitor to conduct noise monitoring during construction. Noise monitor will provide weekly report to the City.</p> <p>Applicant is to provide a site-specific acoustical report to the City Planning Director for verification.</p> <p>City Engineer to review and approve grading plans. Applicant's Construction Manager to provide weekly verification to City Engineers.</p>	<p>Owner/Operator</p> <p>Owner/Operator</p> <p>Owner/Operator</p>	<p>Plan required prior to issuance of grading permit. Concurrent to grading.</p> <p>Prior to occupancy. Condition of Specific Plan.</p> <p>Prior to occupancy. Condition of Specific Plan.</p>	<p>City</p> <p>City</p> <p>City</p>
<p>Biological Resources</p> <p>Construction activities shall be initiated during the nonbreeding season for California gnatcatchers (Aug. 30 through Feb. 14). Work that will be completed during this period includes site boundary demarcation with construction fencing along the edge of retained sage scrub, and all clearing and grubbing. A qualified biologist will conduct a preconstruction survey of the project site and surrounding habitat to determine whether there are active raptor nests within that area. If an active nest is observed, a buffer will be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer will be a minimum width of 500 feet and will be in effect as long as construction is occurring and until the nest is no longer active.</p>	<p>Applicant shall retain a qualified biologist prior to construction activities. Biologist will provide findings to the City. City Planning Director will review and approve grading plans.</p>	<p>Owner/Operator</p>	<p>Condition of the Tentative Map, Grading Permit, and Specific Plan.</p>	<p>City</p>

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FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus	Monitoring Activity	Responsible for Mitigation Implementation	Monitoring Milestone	Responsible for Verification
<p>Prior to construction activities, a qualified biologist will survey the preserved habitat areas adjacent to the project site to determine if any gnatcatcher nests are within a distance potentially affected by noise from these activities. If no nesting gnatcatchers are located, no additional measures will need to be taken to mitigate indirect impacts. However, if nesting gnatcatchers are observed, no activity will occur within 300 feet of active nesting territories unless measures are implemented to minimize the noise and disturbance to those adjacent birds. If nesting birds are located adjacent to the project site with the potential to be affected by noise above 60 dBA L_{eq}, a noise barrier will be erected. This noise barrier should consist of a 20-foot-high continuous plywood fence supported by posts or an earthen berm located at the site boundary that abuts potential offsite habitat.</p>	<p>Applicant shall retain a qualified biologist prior to construction activities. Biologist will provide findings to the City. City Planning Director will review and approve grading plans.</p>	<p>Owner/Operator</p>	<p>Condition of the Tentative Map, Grading Permit, and Specific Plan.</p>	<p>City</p>
<p>In the event that any nighttime construction is permitted, construction activities shall be initiated prior to the onset of the gnatcatcher breeding season (prior to Feb. 15). Or, prior to conducting any night construction activities, a qualified biologist shall determine that no gnatcatcher breeding is occurring within 300 feet of areas that would be lighted. In the event that gnatcatchers are found in proximity to areas to be lighted, a verification of adequate light shielding would be made by a qualified biologist prior to commencing night work.</p>	<p>City Planning Director will review and approve grading plans.</p>	<p>Owner/Operator</p>	<p>Condition on the Tentative Map, Grading Permit, and Specific Plan.</p>	<p>City</p>
<p>Facility lighting shall be shielded such that no direct lighting falls within the adjacent natural habitat.</p>	<p>City engineering to verify that facility lighting meets this specification.</p>	<p>Owner/Operator</p>	<p>Condition on the Specific Plan and Conditional Use Permit.</p>	<p>City</p>
<p>For offsite road-widening improvements to Vineyard Avenue and Valley Parkway, upon completion of project-specific engineering, the City shall ascertain the acreage of impacts and implement mitigation in accordance with the ratios above and implement the same mitigation measures as the proposed project.</p>	<p>City will retain a qualified biologist to conduct a survey along Vineyard Avenue and Valley Parkway and prepare an impact analysis of sensitive biological resources to the satisfaction of the City Planning Director.</p>	<p>City of Escondido</p>	<p>Prior to issuance of grading permit.</p>	<p>City</p>

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FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus	Monitoring Activity	Responsible for Mitigation Implementation	Monitoring Milestone	Responsible for Verification
<p>A construction monitor will be present during construction activities to ensure that conservation measures are performed in compliance with any concurrent or subsequent mitigation plans. The biological monitor will instruct construction management to halt all associated project activities, which may be in violation of the conditions of any permits in effect. Any unauthorized impacts or actions not in compliance with the required mitigation will be immediately brought to the attention of the City and Wildlife Agencies.</p>	<p>City will retain a construction monitor to provide a weekly report to the City verifying compliance with the required mitigation.</p>	<p>City of Escondido</p>	<p>Prior to and concurrent with grading.</p>	<p>City</p>
<p>Public Services and Utilities <i>Fire Protection Services</i></p> <p>Structures shall be protected by fire sprinkler systems or an equivalent system.</p>	<p>Applicant to provide Fire Marshal with location of fire sprinklers in each structure to verify locations.</p>	<p>Owner/Operator</p>	<p>Prior issuance of building permit.</p>	<p>City/Fire Marshal</p>
<p>Cultural Resources</p> <p>A cultural resources monitor will be onsite during all initial clearing and excavation (cut) activities. In the event that buried cultural materials or deposits are found during construction or related activities, the following mitigation measures will be implemented, as appropriate:</p> <ul style="list-style-type: none"> • Work in the vicinity shall stop immediately until an assessment of the finds can be made by a qualified archaeologist. In the event that human remains are discovered, work in the vicinity must stop, and the San Diego County Coroner shall be notified immediately. • Questionable materials inadvertently discovered – including suspected or not readily identifiable cultural resources – must be considered significant until a qualified archaeologist can provide an accurate assessment. If potentially significant cultural resources are detected and can not be avoided by construction, then impacts must be mitigated through data recovery or other means, in consultation with pertinent agencies and concerned parties. 	<p>Applicant will retain an archaeological monitor to provide a weekly report to the City verifying findings.</p>	<p>Owner/Operator</p>	<p>Prior to and concurrent with grading.</p>	<p>City</p>

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Responsible for Mitigation Implementation	Monitoring Activity	Monitoring Milestone	Responsible for Verification
<p>FEIR Mitigation Measures Applicable to the Proposed Hospital/Medical Campus</p> <ul style="list-style-type: none"> Findings will be prepared discussing the significance of any materials recovered from the project site. The City will determine, in coordination with responsible agencies, the appropriate repository where the collected materials will be archived. 			

**ESCONDIDO RESEARCH AND TECHNOLOGY CENTER
SPECIFIC PLAN**

ESCONDIDO, CALIFORNIA

**PROPOSED
AMENDMENT**

Draft 1/12/06

**Planning Division Case Number 2001-01-SPA
Adopted November 25, 2002**

DUE TO THE NUMBER OF PAGES OF EXHIBIT(S) A COMPLETE SET IS
AVAILABLE IN THE OFFICE OF THE CITY CLERK OR CITY ATTORNEY
For Councilmembers, a set is available in the Council reading file.

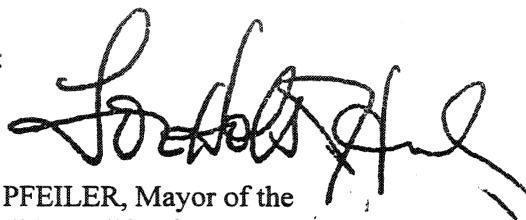
PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 8th day of February, 2006 by the following vote to wit:

AYES : Councilmembers: ABED, GALLO, NEWMAN, PFEILER, WALDRON

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



LORI HOLT PFEILER, Mayor of the
City of Escondido, California

ATTEST:



MARSHA WHALEN, City Clerk of the
City of Escondido, California

RESOLUTION NO. 2006-10(R)