



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

June 11, 2024 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JUNE 11, 2024

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JUNE 11, 2024

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. May 14, 2024

WRITTEN COMMUNICATIONS

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

ORAL COMMUNICATIONS

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

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

PUBLIC HEARINGS

Please limit your testimony to three minutes.

2. PL22-0275/PL24-0105 – 528 West Washington Avenue – Vista Cove

REQUEST: Proposal for a Hotel Conversion Permit (via Plot Plan Permit) to allow for the conversion of an existing 75 room hotel into 86 Single-Room Occupancy (SRO) units. The request includes a Conditional Use Permit (CUP) to allow for a 15% increase from 75 rooms to 86 SRO units as permitted by Article 63 (Transient Lodging Facilities) of the Escondido Zoning Code ("Project"). The proposed Project also includes various on-site improvements including, but not limited to new paint, stucco and roof repair, pool and jacuzzi repairs, surface parking lot repaving and restriping, retrofitting existing exterior trash enclosure, and upgrades to security the camera system. The proposal also includes an environmental determination for the Project.



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PROPERTY SIZE AND LOCATION: The 1.0-acre Project site is located on West Washington Avenue and is addressed at 528 West Washington Avenue, Escondido, CA 92025 (Assessor's Parcel Number: 229-171-34-00)

APPLICANT: Vista International, Inc.

380 Dry Creek Road

Monterey, CA 93940

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

3. PL23-0299 – 610 Metcalf St/HazAwayToday

REQUEST: A Conditional Use Permit (CUP) to allow the operation of a household hazardous waste transfer facility on a developed industrial property, zoned M-2 (General Industrial). The proposed project also includes new landscaping, parking restriping, an outdoor storage cover and cargo container.

PROPERTY SIZE AND LOCATION: The .42-acre site is located on the east side of Metcalf Street, south of West Mission Avenue, north of West Washington Avenue, west of Rock Springs Road, addressed as 610 Metcalf Street (APN: 228-250-59-00).

APPLICANT: David Boyles

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

CURRENT BUSINESS

4. Planning Commission By-Laws

REQUEST: Discussion related to the Planning Commission By-Laws.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A



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CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

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

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

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

5. Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

May 14, 2024 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

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MINUTES CLERK

Melissa DiMarzo

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201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 14, 2024

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Marc Correll, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Jeff Jester, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Oscar Romero, Principal Planner; Alex Rangel, Assistant Planner; Melissa DiMarzo, Minutes Clerk.

APPROVAL OF MINUTES: April 23, 2024.

Motion: Vice-Chair Barber; Second: Commissioner Mecaro.

Motion carried (6-0) to approve the minutes.

Ayes: Barber, Correll, Mecaro, Speer, Steeve, Weiler.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL23-0319 – 2402 S. Escondido Blvd/Canterbury Gardens**

REQUEST: A request for a Tentative Subdivision Map and Condominium Permit to convert a conditionally approved 44-unit residential apartment development (PL21-0042) into 43-air space condominium units, resulting in the removal of one-unit. The proposal also includes adoption of the environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 1.58-acre site is located on the east side of S. Escondido Blvd., just north of Citracado Parkway, addressed as 2402 S. Escondido Blvd. (APN: 238-141-18-00).



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ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15332 ("In-Fill Development") and 15305 ("Minor Alterations to Land Use Limitations").

APPLICANT: Kingston Canterbury Gardens, LLC

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

One written comment was received in opposition to the request.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including the reasoning behind the change in the project from rental units to condominiums.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-07.

Motion: Vice-Chair Barber. Second: Commissioner Correll.

Motion carried (6-0) to approve the project.

Ayes: Barber, Correll, Mecaro, Speer, Steeve, Weiler.

Nays: None.

2. **PL23-0183 – Master Plan Modification and Precise Development Plan**

REQUEST: A request for a Modification to a Master Development Plan to increase the maximum allowed square footage of building area permitted on-site and allow for changes to on-site circulation. A request for a new Precise Development Plan for the demolition of an existing 3,187 square foot auto showroom building and construction of a new 12,728 square foot, 29'-8" tall dealership building with an upper mezzanine level (8,095 square foot first floor; 3,158 square foot upper mezzanine level; 1,475 square foot service canopy). The new Precise Development Plan would also include minor site changes, including demolition and construction of an on-site trash enclosure and fencing, and new electric vehicle chargers. The subject site includes two existing detached storage buildings/open repair bays which would remain on-site (7,135 and 4,097 square feet, respectively). The proposal also includes adoption of the environmental determination for the project.

PROPERTY SIZE AND LOCATION: 1.95 acres located on the southwest corner of Auto Park Way and Andreasen Drive, addressed at 1919 Auto Park Way (APN: 232-541-03-00)

ENVIRONMENTAL STATUS: The project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 ("Existing Facilities"), 15302 ("Replacement and Reconstruction"), and 15303 ("New Construction or Conversion of Small Structures").



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APPLICANT: Mag 1919 APW, LLC (Mossy Volkswagen)

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project including height restrictions/allowances of the Commercial Planned Development, EV charger accessibility and Auto Park Association approvals.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-09.

Motion: Commissioner Speer. Second: Vice-Chair Barber.

Motion carried (6-0) to approve the project.

Ayes: Barber, Correll, Mecaro, Speer, Steeve, Weiler.

Nays: None.

3. PL23-0272 – Tentative Subdivision Map and Density Bonus

REQUEST: A request for a Tentative Subdivision Map and Density Bonus to allow for 14 single-family residential lots with two lettered lots (private street and storm water basin) on an existing 2.87-acre site. Lot sizes range from approximately 4,191 square feet to 7,900 square feet. The Density Bonus would allow for an increase in allowable density from a base density of 3.3 dwelling units per acre to a proposed density of 4.87 dwelling units per acre. The Density Bonus would require one lot be restricted for “very low-income” and permits for certain incentives, concessions and waivers from development standards in accordance with State Density Bonus law. The proposal also includes adoption of the environmental determination for the Project.

PROPERTY SIZE AND LOCATION: The 2.87-acre project site is located on the east side of S. Citrus Avenue, south of Bear Valley Parkway, north of Oak Hill Drive, addressed at 220 S. Citrus Avenue (APN: 231-470-03-00)

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines section 15332, Class 32 (“Infill Development Project”)

APPLICANT: Kenosha Holdings, LLC

STAFF RECOMMENDATION: Approval



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PUBLIC COMMENT:

Jesse Driver, Matthew Marascoallo, and Dennis Jurgensen provided oral comments in opposition to the project, and Bonnie Haragos and William Haragos registered positions in opposition. Two written comments were received in support of the project.

COMMISSION DISCUSSION:

Vice-Chair Barber disclosed his proximity in relation to the proposed project. Commissioners discussed various aspects of the project including density bonus, traffic, Senate Bill 330 provisions, and concerns regarding the size of lot 10 as the affordable unit lot. Commissioners also discussed project concerns regarding potential for flooding and flood-related issues.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-08 with the addition of the following condition:

Within 45-days of the effective date of the tentative map's approval, the Applicant shall provide to the satisfaction of the City Attorney's Office, information to determine whether the existing single-family residential unit on site qualifies as a "protected unit" under Senate Bill ("SB") 330. In the event the unit does qualify as a "protected unit," prior to the issuance of the demolition permit for the single-family residential unit, the Applicant will provide information on the required relocation assistances stipulated within SB 330 to City staff to the satisfaction of the City Attorney's Office and Housing Division.

Motion: Vice-Chair Barber. Second: Commissioner Mecaro.

Motion carried (6-0) to approve the project as additionally conditioned.

Ayes: Barber, Correll, Mecaro, Speer, Steeve, Weiler.

Nays: None.

FUTURE AGENDA ITEMS:

Chair Weiler indicated that Commissioner Jester had agendized Planning Commission By-Laws for discussion; however, in his absence, this item will be discussed at the next regularly scheduled Planning Commission meeting.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:



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PLANNING COMMISSION MINUTES

TUESDAY, MAY 14, 2024

City Planner Morones confirmed cancellation of the May 28, 2024 meeting and provided a Tentative Future Agenda for the upcoming June 11, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:39 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Melissa DiMarzo, Minutes Clerk



STAFF REPORT

DATE: June 11, 2024

PL22-0275/PL24-0105 – 528 West Washington Avenue - Vista Cove

PROJECT NUMBER / NAME: PL22-0275/PL24-0105 – 528 West Washington Avenue – Vista Cove

REQUEST: Proposal for a Hotel Conversion Permit (via Plot Plan Permit) to allow for the conversion of an existing 75 room hotel into 86 Single-Room Occupancy (SRO) units. The request includes a Conditional Use Permit (CUP) to allow for a 15% increase from 75 rooms to 86 SRO units as permitted by Article 63 (Transient Lodging Facilities) of the Escondido Zoning Code (“Project”). The proposed Project also includes various on-site improvements including, but not limited to new paint, stucco and roof repair, pool and jacuzzi repairs, surface parking lot repaving and restriping, retrofitting existing exterior trash enclosure, and upgrades to security the camera system. The proposal also includes an environmental determination for the Project.

PROPERTY SIZE AND LOCATION: The 1.0-acre Project site is located on West Washington Avenue and is addressed at 528 West Washington Avenue, Escondido, CA 92025 (Assessor’s Parcel Number: 229-171-34-00)

APPLICANT: Vista International, Inc.
380 Dry Creek Road
Monterey, CA 93940

GENERAL PLAN / ZONING: General Commercial (GC) / General Commercial (C-G)

PRIMARY REPRESENTATIVE: Vista International, Inc.

DISCRETIONARY ACTIONS REQUESTED: Hotel Conversion Permit (Plot Plan Permit) and Conditional Use Permit (CUP)

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2024-11

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: _____ Christopher W. McKinney, Interim Director of Development Services
_____ Oscar Romero, Principal Planner



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BACKGROUND

The parcel is a 1.0 acre site located on the northeast corner of Washington Boulevard and North Quince Street. The parcel has a zoning designation of General Commercial (C-G) and is located within the General Commercial (GC) land use designation of the City's 2012 General Plan.

The property was developed with a 33,911 square-foot hotel with 75 rooms and on-site amenities in 1988, and has operated since that date providing a low-cost transient (less than 30 days) lodging option in Escondido. The site has also been the site of several instances of emergency police and medical services. The structure and its existing design make it a feasible candidate for adaptive reuse and the creation of Single-Room Occupancy units which tend to be more affordable to students, small families, laborers, and to vulnerable populations in the community including the disabled and the elderly, offering a lower cost market alternative.

The owner, Vista International Inc. is a privately-owned real estate investment company which has successfully obtained approval for SRO residential developments in the cities of El Cajon, Chula Vista, Oceanside, and Vista.

SUMMARY OF REQUEST

The applicant requests approval of a Hotel Conversion Permit (via Plot Plan Permit) to convert an existing 75 room hotel/motel into Single-Room Occupancy (SRO) units, and approval of a Conditional Use Permit (CUP) to increase the amount of units from 75 rooms to 86 units as permitted by Article 63 (Transient Lodging Facilities). Article 63 permits the increase in units, not to exceed 15%, through a CUP (Art. 63, Sec. 33-1348). The Project would include interior improvements and exterior site improvements including, but not limited to, installation of efficiency kitchens in each unit, expansion of shared laundry facilities, the renovation of the outdoor pool and jacuzzi, and upgrades to common area such as the building lobby, parking lot, and outdoor landscaping.

The applicant also intends to utilize Assembly Bill 2097 (AB 2097) which prohibits a public agency from imposing any minimum automobile parking requirements for residential uses, if they meet certain criteria. AB 2097 which enacts the provision that a public agency shall not impose a minimum automobile parking requirement, or enforce a minimum automobile parking requirement, on residential, commercial, or other development if the parcel is located within one-half mile of public transit. This is further defined as a high quality transit corridor included in a regional transit plan or a major transit stop, defined in the California Public Resources Code 21064.3 means a site containing an existing rail transit station . . . or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." The Project site is within a half mile of the Escondido Transit Center which meet the definition. There are currently a total of 72 parking spaces on-site. According to the parking standards for SRO's, the additional proposed units would increase the minimum parking requirement to 97 spaces. The applicant plans to retain the 72 parking spaces.



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SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	1.0 gross acres	
2. Number of Proposed Units:	86	
	<u>Minimum Required</u>	<u>Provided</u>
3. Unit Size:	150 sq. ft.	321 sq. ft. (Average Size)
4. Density:	N/A	77.27 DU/Acre
5. Lot Coverage/Floor Area Ratio:	N/A and 0.5 FAR	77.8%
6. Building Height:	N/A	43'
7. Motor Vehicle Parking:	97	72*
8. Bicycle Parking:	86	86
9. Setbacks:		
a. Front Yard:	5'	10'
b. Rear Yard:	5'	40'
c. Side Yard:	0'	0'
10. Open Space / Landscaping:	4,300 sq. ft./N/A	4,365 sq. ft./N/A
11. Trees:	N/A	N/A
12. Signage:	Subject to Article 66	Separate Permit
13. Trash:	Existing Trash Enclosure	Modified Trash Enclosure
14. Lighting:	Compliance with Article 35	Condition of Approval
15. Heating and Ventilation:	Compliance with Building Code	Conditions of Approval

**Pursuant to AB 2097, minimum parking requirements are not applicable to this Project.*

PROJECT ANALYSIS

1. General Plan Conformance:
 - a. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation ("RHNA"), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)).



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The conversion of a commercial hotel into a residential Single-Room Occupancy unit is consistent with several of the overarching concepts supported by the land use element: protecting, preserving and revitalizing neighborhoods is a key policy consideration in the Land Use Element. The conversion of an existing commercial structure into a residential structure, will not only preserve an established residential operating use, but provide an infusion of permanent residents that will contribute to the revitalization of the surrounding area and create a range of housing choices and opportunities. The projects conversion to longer term residential opportunities will provide residents with easy access to the Escondido Transit Hub, consistent with Smart Growth Principles that support the concentration of higher density housing near public transit. Land Use and density consistency in the case of this Project are dictated by the standards in the Hotel Conversion Portion of Escondido Zoning Ordinance, and portions of the housing element, but the Project does not in any way conflict with any policy statement, and aligns and supports the policies in the remaining elements of the General Plan.

The Project site is not identified in the City's General Plan Housing Element Suitable Sites Inventory for the 6th RHNA Planning Cycle. Because the provision of "no net loss" applies to housing located on any site listed in the City's Housing Element, the City does not need to determine if this project or a decision related to this project would be subject to No Net Loss Law and its remedies.

b. Housing Element

Housing Policy 1.5: Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, support nearby commercial establishments, and takes advantage of infrastructure improvement installed to accommodate their intended intensities.

Housing Policy 2.1: Plan for adequate development potential to accommodate the regional share of housing for all income groups and promote equal access to resources and amenities.

Housing Policy 2.2: Encourage new development to provide a range of housing by type, size, location, price and tenure to provide a greater array of housing types.

The Vista Cove Hotel to SRO Conversion is an ideal project supported by several Housing Element Policies in the General Plan, the Project provides a housing type that is not abundantly available as defined in the Housing Element as a "Special Needs Groups." SRO units, provided at such high-density levels "at market rates" could be used as a mechanism to satisfy Low to Very Low dwelling units (2021-2029, Housing Element, Table 54: Affordability by Density).

2. Zoning or Specific Plan Conformance:

The Project site is designated General Commercial (GC) in the City's General Plan and zoned General Commercial (C-G). The Escondido Zoning Code (Table 33-332) permits SRO units in the C-G zoning district, but only if permitted as the result of conversion from hotel/motel uses in the C-G zone (Article 63, section 33-1348). The hotel conversion procedure ensures that any conversion of transient lodging to other uses is preceded by adequate notice, and to allow for the conversion of existing hotels, motels, and other transient lodgings to various types of land uses, while providing for the review of the configuration, design, location,



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and potential impacts of the proposed use in order to evaluate the suitability of a new or converted use to the site. The conversion of the site meets the application requirements of being permitted in the base district, providing a demand analysis (Attachment 2) and mitigation as specified in section 33-1125 for a change of use for a purpose other than transient lodging and the compliance with findings of a CUP (Section 33-1203) in addition to those necessary findings to approve a Hotel Conversion Permit (Section 33-1348).

In accordance with (Section 33-1348) 100% SRO conversions are able, through a CUP (PL24-0105) to request an increase in the number of residential units up to 15% of the number of permitted guest rooms in the existing hotel or motel may be considered by the Planning Commission upon submittal and required findings related to CUP (PL24-0115) The addition of units will not require exterior modifications but will result in interior modifications.

3. Climate Action Plan Consistency:

The City of Escondido does provide a compliance checklist associated with the Project and the Project scope did not trigger any CAP compliance thresholds. The primary action of the Climate Action Plan is to reduce the amounts of Green House Gasses (GHG) emission from stationary and mobile sources. One of the most effective way of reducing GHG's is placing housing next to public transit. The proposed Project is within ½ mile of the Escondido Transit Center, a major urban regional center.

4. Site Design

a. Grading, topography, retaining wall, and fencing:

The Project consists of an existing 3-story, 33,911 square-foot hotel with 75 rooms and on-site amenities. The Project is limited to internal modifications and minor exterior alterations. The site will not undergo any grading and is situated on level terrain. An existing CMU Block wall exists and will be retained, separating the hotel from the commercial structures to the east and west, and the multi-family development located north of the Project.

b. Project Access and Circulation:

The site is accessed via a curb cut and drive way apron leading to a surface parking lot that wraps around the site which is only accessible vehicularly by westbound vehicular traffic on West Washington Avenue. The site is also accessible by bicycle for cyclists using the west bound bike lane. There are no proposed changes to the existing circulation pattern.

c. Building Orientation:

The building, like most of those designed and built in the 1980's is oriented toward the parking lot. The main entrance is east facing. The building is setback from the improved curb and sidewalk, featuring a landscape strip. The building façade occupies half of the lot width, extending to the rear of the lot, with the remaining area dedicated as surface parking.

d. Open Space and Landscaping



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Existing landscaping strips exist at the back of sidewalk on the primary elevation and along the perimeter of the site, there is also a strip buffer between adjacent commercial structures. The applicant will be maintaining the existing landscaping in place. Additional landscape screening shall be provided as necessary to visually buffer the proposed development from surrounding streets and properties, particularly residential properties, and may consist of any combination of landscaping, fencing, or other suitable method.

Pursuant to the Hotel Conversion Ordinance, the Project will require 50 square feet of open space and/or common area per unit total for a total of 4,300 square feet. As proposed the Project will include 4,365 square feet of common open space. Specific common areas are provided on each level of living, as well as outdoors, and includes a community pool and jacuzzi, bicycle storage and repair stations, resident lobby, business center and common use full size kitchen/gathering spaces.

e. Parking:

The current site provides 72 vehicular spaces. According to the Hotel Conversion Ordinance, the Project shall provide one guest parking space for every SRO unit and provide (0.125 guest parking spaces per every 8 SRO units), with a minimum of one guest space per project with no greater than 15 guest spaces. This would require a minimum of 97 parking spaces. Since the adoption of the Hotel Conversion Ordinance, the state legislature has approved Assembly Bill 2097 which enacts the provision that a public agency shall not impose a minimum automobile parking requirement, on a residential, commercial, or other development if the parcel is located within one-half mile of public transit, defined as high quality transit corridor included in a regional transit plan or a major transit stop. A major transit stop is defined in the California Public Resources Code 21064.3 meaning a site containing an existing rail transit station . . . or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." The Project site is within a half mile of the Escondido Transit Center which meets the definition. The applicant plans to retain the 72 parking spaces.

AB 2097 was drafted to remove impediments and drive down housing when high frequency transit was available within a reasonable distance. The conversion of the hotel units into SRO units, the provision of additional affordable "at market" rate units aimed at housing special needs populations outweighs the need to impose a parking minimum.

5. Building Design:

a. Building Height, Mass, and Scale:

The Project scope does not propose any significant changes to the building's height, mass, and scale. An existing trash enclosure will be upgraded.

b. Residential Floor Plans:



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The interior floor plan has not been maintained and has been slightly modified over 40 years of operation. Interior improvement to nonbearing partitions, walls, and interior fixtures will occur on all three levels. The stand-alone structure surrounded by the C-shaped three-story structure will contain, managers office, business center, bike storage and repair, a pool equipment room along with the pool itself. The first floor of the proposed floor plan contains the managers apartment, a maintenance and electrical room, additional bike storage, a laundry, common kitchen space and 28 SRO units. The second floor, which can be accessed by elevator or stairs, will provide 31 SRO units and a common kitchen area. The third, accessed by elevator or stairs, will provide 27 SRO units. Each unit includes an efficiency kitchen and bathroom facilities.

c. Building Materials:

The building is a wood framed structure, clad in rough textured plaster that has been painted. The primary elevation appears to feature most of the building's architectural features and extant material. The two and three-story elements of the primary façade feature arched openings accommodating a series of balconies on the second and third floor. The first floor features no balconies and rectangular window openings with horizontally sliding sashes (vinyl or aluminum). The second and third balconies are clad in, like the remainder of the building, rough plaster featuring rectangular full-length sliding door openings within the arched balconies. The room appears to employ two sloping sheds, likely with a composite shingle roofing material.

FISCAL ANALYSIS

As stipulated in 33-1348 of Article 63 (Transient Lodging Facilities) a demand analysis and mitigation as specified in section 33-1125 (Land uses and activities that require special study for potential economic impact) is required for a change of use to an SRO. The purpose of the demand analysis as stated in the code section is to prevent the loss of tax generating uses and jobs and to demonstrate that the change provides a positive fiscal benefit to the city. Although the applicant did not conduct a formal quantitative study per the Escondido Zoning Code, a qualitative analysis was performed by the applicant (Attachment 2). Citing the properties increasing vacancy rate and commensurate decrease in Transit Oriented Tax revenue as well as an increase in the number of calls to the property requiring local fire and police services. Since new ownership took possession, emergency services calls are down, and the conversion of these units to provide long-term housing, encourages local sales tax and local spending that would offset the marginal losses in revenue.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guideline's list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Project qualifies for one exemption under the CEQA Guidelines section 15332, Class 32 ("Infill Development Projects"). A Notice of Exemption has been included with the staff report as Attachment 3. The Project qualifies for the exemption as described further in the Findings of Facts, attached as Exhibit "C" to Resolution No. 2024-11 (see Attachment 4).

PUBLIC INPUT



CITY of ESCONDIDO

STAFF REPORT

Item 2.

Planning Division staff provided public notice of the application in accordance with City and State public noticing requirements. Staff has not received any public comments since the date of publishing of the agenda and staff report.

CONCLUSION AND RECOMMENDATION

The Project encapsulates the intent of the Hotel Conversion Permit, and associated CUP allowing for additional single room occupancy units and addresses resulting in the implementation of key portions of the housing element and the City's 2012 General Plan. Further, the location of the site is within ½ mile of a major transit hub and aligns with smart growth policies and the intent and implementation of State Assembly Bill 2097.

Based on the analysis contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. 2024-11, approving the Hotel Conversion Permit and CUP based on the findings of fact and conditions of approval included as Exhibit "C", and Exhibit "D", to respectively, to said Resolution, and adoption of the Environmental Determination prepared for the Project included as Attachment 3.

ATTACHMENTS

1. Location Map, General Plan Map, and Zoning Map
2. Qualitative Fiscal Analysis
3. CEQA Notice of Exemption
4. Draft Planning Commission Resolution No. 2024-11, including Exhibits A, B, C and D



CITY of ESCONDIDO

STAFF REPORT

ATTACHMENT 1

AERIAL, GENERAL PLAN, AND ZONING



**PROPOSED PROJECT
PL22-0275; PL24-0105**

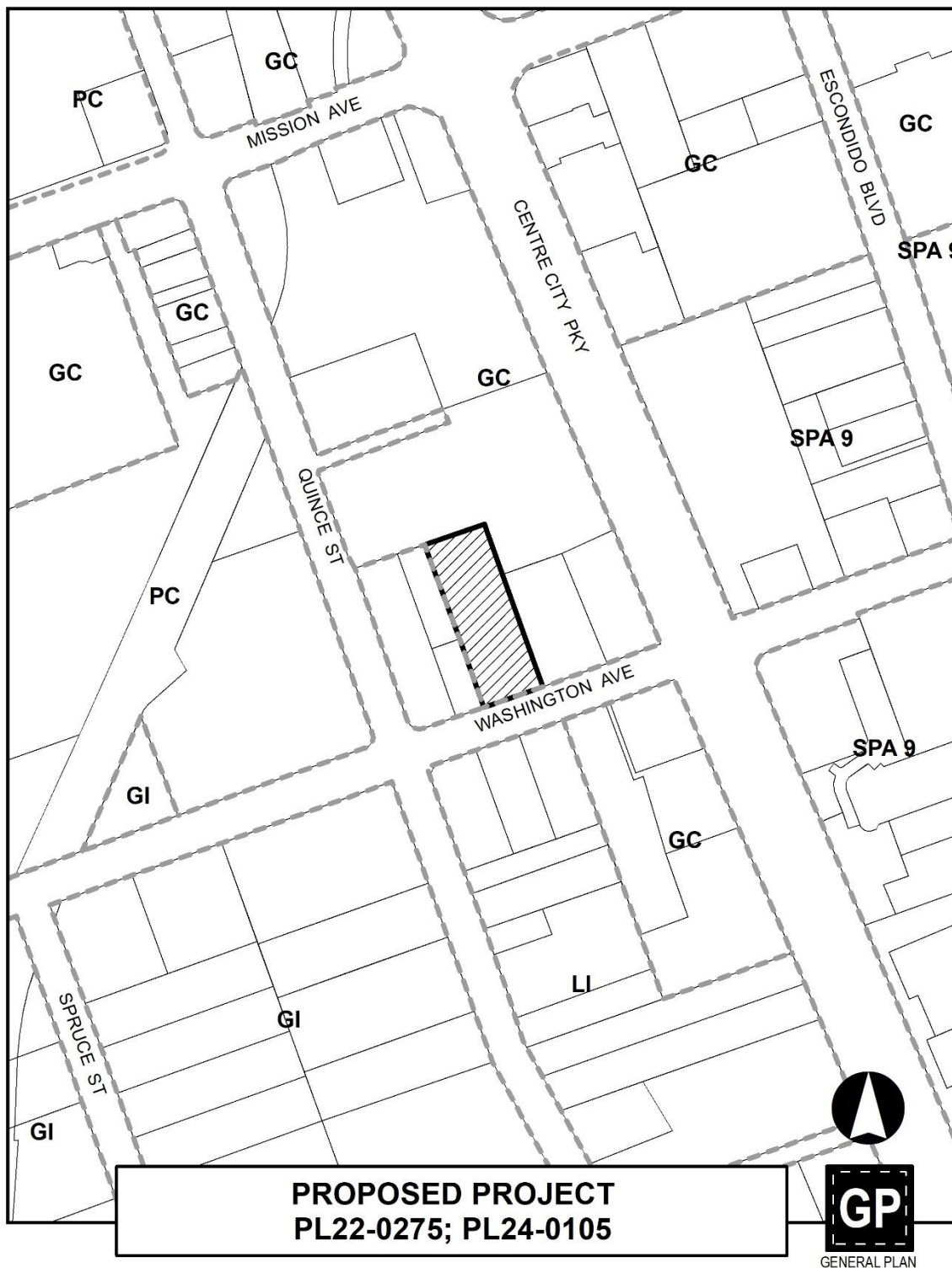
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AERIAL



CITY of ESCONDIDO

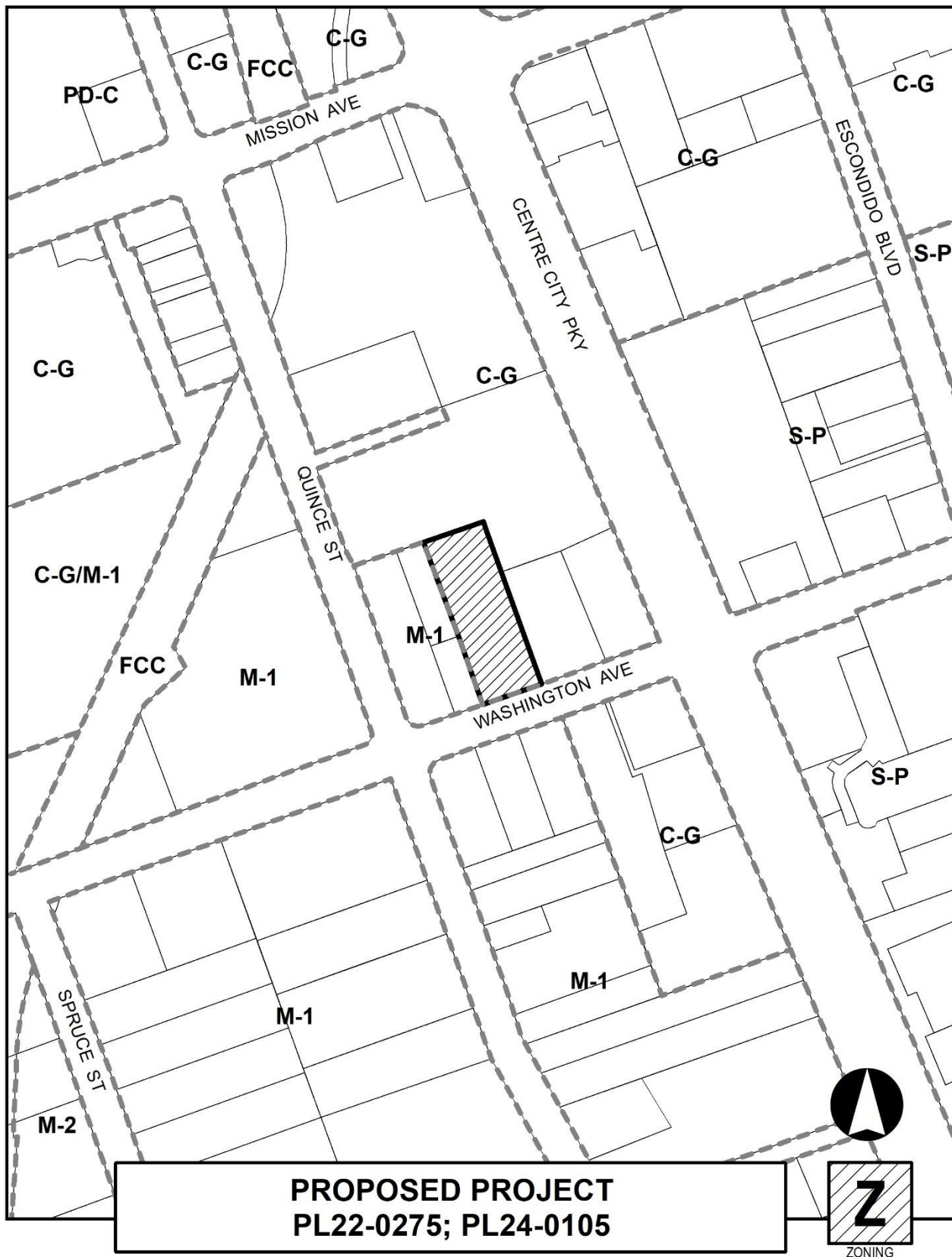
STAFF REPORT





CITY of ESCONDIDO

STAFF REPORT





October 6, 2023

REVISED November 1, 2023

City of Escondido Development Services Department
c/o Veronica Morones, City Planner, and Vicrim Chima, Planning Consultant
200 North Broadway
Escondido, California 92025
Via Email: vmorones@escondido.org

Subject: Economic/Demand Analysis of 528 W Washington Avenue SRO (PL22-0273)

Dear Ms. Morones,

Section 33-1348 of Article 63 (Transient Lodging Facilities) requires the preparation of a demand analysis and mitigation, if appropriate, for other changes of the use for a purpose other than transient lodging operations, in accordance with Section 33-1125 of Article 57 (Miscellaneous Use Restrictions). The intent of the demand analysis is to understand the impact of the loss in tax revenue due to the displacement of tax generating uses. In this case, the project is analyzed in three ways: 1) reduction or increase in local sales and use tax, 2) loss of transient occupancy tax (TOT), and 3) reduction or increase in calls for police service.

Regarding item 1), Section 33-1125 limits the scope of the review for a demand analysis when modifications are made to existing facilities. Based on the Regional Housing Needs Assessment (RHNA), the City is responsible for its “fair share” of the region’s projected housing needs. For the years 2021-2029, the City is responsible for the provision of 9,607 units. An analysis of the project relative to the demand for housing in the City is appropriate. The conversion of the motel to 85 leasable residential units and 1 manager’s unit would allow for the City to provide more housing, and consequently would increase the tax base relative to sales and use tax collected from the new residents. Furthermore, the proposed change in use does not require mitigation measures related to economic impacts of a non-tax or non-job-producing use.

Regarding item 2), the current owner has continued to contribute TOT to the city since taking over the site in May 2022. Since October 2022, after re-opening the site with 28-day stays only, the property has maintained an approximate 90 percent occupancy rate. On average, the property provides approximately \$9,800 a month in TOT. When comparing the same period to the previous year, the TOT numbers for the site currently are less than under the prior owner/use. The numbers shown above are similar to the numbers generated under the prior owner during COVID (i.e., 2019-2020) during that same time frame for both annual cycles.

Finally, regarding item 3), under previous ownership and while operating as a short-stay transient lodging, the property had 313 calls for service between May of 2021 and April of 2022, which equates to 3.7 calls per room per year. Once the applicant, Vista International Inc., took ownership in May 2022, the business model shifted to 28-day stays only and calls dropped to 145 calls for service, or 1.7 call per room, between May 2022 and April 2023. This is 168 fewer calls, or a 55 percent reduction in calls. Furthermore, an assessment of Estancia Apartments, a multi-family residential property in Escondido also owned and operated by Vista International, found 1.5 calls for services per unit between September 2022 and August 2023. This demonstrates the consistency in operation of Vista International properties

related to calls for service and shows that a change in use of the property site from transient occupancy to secure and stable housing will continue to result in fewer calls for service.

In monetary terms, the Escondido Police Department 2023/2024 budget report disclosed that there were approximately 53,000 calls for service in 2022-2023. With a budget of approximately \$54,000,000, this equals approximately \$1,000 per call¹. By this simplified calculation, the decrease of 168 calls for service at the subject property means the city saved over \$168,000.

Furthermore, as well as requiring the preparation of a market demand analysis for the change in use, Escondido Zoning Code 33-1125 plainly states that such an analysis “substantiate the need for the proposed facility.” In conjunction with the projects “demonstrated positive fiscal benefit” there is a substantial need for the facility from a housing perspective, which carries with it not only positive fiscal benefits, but measurable and substantial social equity benefits. The adopted City of Escondido Housing Elements identifies “Special Needs Groups” defined as certain segments of the population which may have more difficulty in finding “decent, affordable housing due to the special needs.” Vista Cove, although a non-deed restricted, at-market residential facility designs and markets many of its housing products for these “Special Needs Groups” which include seniors, single parents, military personnel, and students. Housing inventory for these types of units is very rare and significantly less priced than commensurate market-rate multi-family and single-family homes, thereby providing a critical housing type and affordability level. Housing these special needs groups reduces the needs for costly aid services when displacement of special needs groups occurs; costs which are largely borne by local, state, or federal bodies.

In conclusion, the conversion of the motel to 85 leasable residential units and 1 manager’s unit would allow the City to provide more attainable housing for special needs groups, increase the tax base relative to sales and use tax collected from the new residents, and save substantially on the cost of calls for service. While the change in use would result in the loss of TOT, the proposed change in use does not require mitigation measures related to economic impacts of a non-tax or non-job-producing use.

Thank you,



Sally Schiffman
Director of Planning
Applicant Representative

¹ The value of cost per call for service is an estimate for demonstrative purposes only. Each service call can vary greatly in cost based on factors such as number of officers responding, equipment needed/used, severity of call or response required, administrative support needed, etc. This is a simplified calculation of total department budget divided by the total number of calls for service.



**CITY OF ESCONDIDO
PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671**

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A-33

From: City of Escondido
201 N. Broadway
Escondido, CA 92025

Project Title/Case No.: Vista Cove – Hotel Conversion to Single Residential Occupancy / PL24-0105/PL22-0275

Project Location - Specific: The approximately 1.0-acre project site is located on the north side of West Washington Avenue, between North Quince Street and North Escondido Boulevard (APN 229-171-3400).

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

Description of Project: A request for a Hotel Conversion Permit (i.e., Plot Plan Permit) to allow the conversion of an existing 75 room hotel into 86 Single Residential Occupancy (SRO) units. The request includes a Conditional Use Permit (CUP) to allow for a 15% increase in the number of permitted SRO units (86 units) compared to the number of original hotel rooms (75 rooms) as permitted by Article 63 (Transient Lodging Facilities) of the Escondido Zoning Code ("Project"). The proposed Project also includes various on-site improvements including, but not limited to new paint, stucco and roof repair, pool and jacuzzi repairs, surface parking lot repaving and restriping, retrofitting existing exterior dumpster, and upgrades to security the camera system. The proposal also includes an environmental determination for the Project.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Sally Schiffman, Vista International, Inc. Telephone: 760-953-8566

Address: 380 Dry Creek Road, Monterey, CA 93940

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

Exempt Status: The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15332, Class 32 (In-Fill Development Projects).

Reasons why Project is exempt:

The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. It has been determined the Project would not result in any significant impacts to traffic, noise, air quality, or water quality. The Project site has no value as habitat for endangered, rare or threaten species as it has been previously developed with a residential development and is identified as developed/disturbed land. All required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements, and does not require significant upgrades or extensions of existing facilities or development of new facilities.

Lead Agency Contact Person: Vicrim Chima, Planning Division Area Code/Telephone 760-839-4553

Signature _____ Date _____

Vicrim Chima, Contract Planner

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

Planning Commission
Hearing Date: June 11, 2024
Effective Date: June 24, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ESCONDIDO, CALIFORNIA, APPROVING A HOTEL
CONVERSION PERMIT (PLOT PLAN) AND CONDITIONAL
USE PERMIT (CUP) FOR A HOTEL/MOTEL CONVERSION TO
RESIDENTIAL UNITS

APPLICANT: Vista International, Inc.

CASE NOS: PL22-0275/PL24-0105

WHEREAS, Vista International, Inc. ("Applicant/Property Owner"), filed a land use development application, Planning Case Nos. PL22-0275/PL24-0105 constituting a request for a Hotel Conversion Permit (Plot Plan) to convert an existing 75-unit hotel into Single-Room Occupancy (SRO) units; and a Conditional Use Permit (CUP) to increase the number of units to 86-units as permitted by the Escondido Zoning Code. The 1-acre site is located at 528 West Washington Avenue, Escondido, CA 92025 (APN: 229-171-34-00), in the C-G (General Commercial) zoning district, and the General Commercial (GC) land use designation;

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit

Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, the conversion of an existing hotel to single-room occupancy units is a permitted use within the C-G zone, subject to the approval of a Hotel Conversion Permit (via Plot Plan), in accordance with Article 16 and 63 of the Escondido Zoning Code; and

WHEREAS, the increase in units from 75 hotel rooms to 86 units is permitted for 100% conversions of hotels to single-room occupancy units, subject to the approval of a CUP in accordance with Article 63 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on June 11, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;

- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated June 11, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgement has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects). All of the requirements of CEQA have been met.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is **conditionally approved** as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.gov, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution

begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the June 11th day of 2024, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

OSCAR ROMERO, for Veronica Morones
Secretary of the Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

Exhibit "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

A PORTION OF LOT 1, IN BLOCK 148 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP NO. 349](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1, RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, 330 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, 132 FEET; NORTHEASTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY LINE OF LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE RUNNING SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 77 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 150 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 55 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 150 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT A DISTANCE OF 55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF LOT 1, IN BLOCK 148 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP NO. 349](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 77 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, 150 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, 55 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, 150 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 55 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 229-171-34-00](#)

Exhibit “B”

PLANNING CASE NO. PL22-0275/PL24-0105

Plan Set

This Architectural Drawing is copyright-protected. If you would like view this drawing, please contact the project planner, Vicrim Chima at 760-839-4553, or via email at

Vicrim.Chima@escondido.gov

Exhibit “C”

PLANNING CASE NOS. PL22-0275/PL24-0105

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.

2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects) because such categorical exemption applies to proposed developments within city limits on sites of no more than five acres substantially surrounded by urban uses, where the site has no habitat value for special status species, can be adequately served by all required utilities and public services, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (CEQA Guidelines § 15332(b)-(e)). The proposed Project meets the following criteria:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered, rare or threatened species.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the June 11, 2024, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not

have a significant effect on the environment, and all of the requirements of CEQA have been met.

Hotel Conversion Findings (Escondido Zoning Code Section 33-1358 (d)(2))

With respects to Planning Case No. PL22-0275, the Planning Commission Finds the Following:

1. *Demand analysis and mitigation as specified in section 33-1125 for a change of use to a commercial, industrial, or other nonresidential use; for a conversion to a condominium, cooperative, or similar form of ownership; or for other changes of the use for a purpose other than transient lodging operations*

The intent of section 33-1125 is to ensure that the applicant demonstrates positive fiscal benefit or displace tax generating uses. The hotel does qualify as a tax generating use, Transient Oriented Taxes are collected from these types of uses. However, the applicant has conducted a qualitative analysis using occupancy data and data from local services to demonstrate that this conversion of this hotel is cost beneficial. More than cost beneficial is the social benefit provided by the conversion and creation of this particularly rare housing type. The demand for these types of units, although “at-market” are aimed at what the Housing Element defines as housing for “Special Needs” including the disabled, senior, veterans, and students. The transformation of this structure from an underutilized commercial use to a more fully occupied, resident driven property with the potential for long term residents to contribute to local base through spending and employment.

2. *Compliance with Section 6-457 (Other fees and exactions for public services), for a change of use to group home or quarters, SRO units, multifamily housing or combination thereof that may be utilized for supportive housing, transitional housing or other types of housing provisions.*

On February 07, 2024, the City Council adopted Ordinance No. 2024-02 repealing Ordinance No. 2020-10, Ordinance No. 2020-24, and Resolution No. 2020-33 which authorized and established a Community Facilities District (CFD 2020-1). As a result of this, Section 6-457 was repealed in its entirety and is no longer applicable to this Project. The Project will be subject to Development Impact Fees as outlined in adopted City Council fee schedule.

3. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

The Hotel Conversion Permit (PL22-0275) to convert 100% of the existing short-term occupancy hotel rooms into a long-term residential use, a multi-family housing type known as Single-Room Occupancy (SRO) units, and the CUP (PL24-0105), to request the addition of an additional 11 SRO units, embody and more importantly implement the most progressive principles in land use today. Identifying and converting hotel and similar units to provide this particular "Market Rate" housing type. The project supports two of the five basic statements related to the Housing Elements Purpose, providing adequate housing sits for meeting the projected housing demand as well as assisting in the development of affordable housing. The General Plan, of which the Housing Element is a part of, seeks "a safe environment that support a wide range of housing types" and to the point of addressing both land use principles and responding what was identifying as what were characterized in an a Housing survey taken by residents asked to rank housing challenges, ranked the following challenges as priorities including "housing costs" and providing housing for the groups with the greatest needs, young adults, former homeless, and people with disabilities (Housing Element, 6). Approving the Vista Cove units would permit the site to operate as a market-rate long-term living situation which allows for a greater variety of housing available at levels of income more accessible to targeted and special needs populations.

The location of the hotel conversion is the ideal project to take advantages as outlined in Assembly Bill 2097 also in alignment with Assembly Bill 2097 which allows projects located within a half-mile of a major transit hub. The project site is mandated per Escondido Zoning Code, to provide 97 spaces, of which it will supply 74.

Finally, the new owner is proposing a fairly substantial interior and exterior upgrade to the building.

4. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvement in the neighborhood or to the general welfare of the city.*

The conversion from short term to long term residency would not be injurious, and would represent an improvement to the neighborhood and the general welfare of the city. The applicant has attested that since its ownership of the property, the hotel has had lower occupancy rates and lower calls of local emergency services to the site. The project will improve the building exterior, with new paint and repairs to exterior stucco and roofing, including updating the existing trash enclosure. The project will result in an updated closed circuit camera system.

5. *The design, location, operating characteristics, and size of the proposed use, including any proposed increase in floor area, room/unit count, or height is consistent with the provisions of this ordinance and the implementation of which would be compatible with the*

existing land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

The project scope consists of the conversion of an existing 3-story, 13,885 square foot existing motel that will be converted into 86 Single-Room Occupancy units. Although there is an increase in residential unit count, from 75 hotel units to 86 Single-Room Occupancy units, there is no increase in building height or building square footage. The addition of these rooms will be the result of interior programmatic changes, with no exterior alterations, save for the relocation of some existing openings as needed. The building was constructed in 1988 and demonstrates some aesthetic value, with its primary elevation featuring two sloping roofs, composite roofing material, and arched balconies on the first and second level. In comparison to the surrounding land uses and nature of the built environment, the existing hotel exhibits the most architectural distinction of buildings in the area, and the structure will not be undergoing any expansion. It will be undergoing a series of improvements including repairs to its exterior plaster and roofing materials, as well as site improvements including landscaping, lighting, repaving/restriping and an upgraded security camera system representing an aesthetic improvement to the community, and the maintenance of the existing structure in scale with no additional impact to view protection.

Conditional Use Permit Findings (Escondido Zoning Code Section 33-1203)

With respect to Planning Case No. PL24-0105, the Planning Commission finds the following:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services require by the community.*

This project supports and exemplifies several foundational principles of the General Plan, including the reuse of underutilized structures, the fostering of a variety of types of housing, and in particular, housing types that are meant to address “Special Needs” populations like the elderly, the disabled, veterans, and students. These groups are the most in need of long-term housing and the project is designed to house these populations. The conversion of the underutilized structure, the projects intent to improve both the interior and exterior of the structure, incorporate landscaping design, lighting, surface parking restriping and repaving representing a reinvestment in an otherwise marginalized industrial/commercial corridor. The improvements to the site will result in additional pedestrian traffic and activate the street, perhaps fostering additional investment. Finally, the proximity of this high-density SRO use to a major transit hub conforms to foundational smart growth principals that place higher density residential near public transit.

The project is also relying on Assembly Bill 2097, which requires no parking minimums on most residential and nonresidential projects, to reduce the amount of required on-site

parking provide. The current parking standards for the SRO conversion would require 97 spaces, whereas the project is maintaining 72 spaces on site, along with the required number of bike parking spaces. The maintenance of a majority of off-street parking and the impact on on-street parking in this area is marginally based on visual surveys.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The Hotel Conversion Permit and associated CUP for additional units may be the first project along the corridor to invigorate an otherwise marginally maintained and utilized commercial/industrial strip along West Washington Avenue. The improvement of the structure, the parking lot, and adjacent landscaping strips will improve the streetscape and the introduction of long-term residents will provide added pedestrian activity. The new owners of the property have already seen a decrease in the number of emergency service calls.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

The findings related to the CUP, as well as those related to Hotel Conversion (Plot Plan Permit) have been considered in relationship to the proposed project, any applicable neighborhood plan and the community in general. The conversion of an underutilized hotel into a single-room occupancy facility represents the goals, policies, standards, and findings found both in the Escondido Zoning Code and General Plan. The visual improvements to the proposed property and site will only activate and improve the visual character of the surrounding area. The site improvements and upgraded facility will, without substantial construction or disruption to the community, provide much needed housing to those sectors of the population most in need of housing, including seniors, the disable, veterans, and students. Further, the conversion of a site in such proximity to a major transit center is ideal in this scenario, supporting segments of the population that may be more likely to utilize public transit infrastructure and reduce overall traffic. The project is providing 72 on-site parking spaces, however Escondido parking standards for the conversion from hotel to single-room occupancy requires 97 spaces. This marginal decrease based on recently adopted legislation will not impact surrounding uses or available on street parking. There appears to be an excess of parking observed during visual survey of the site.

EXHIBIT “D”

PLANNING CASE NOS. PL22-0275/PL24-0105

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **June 07, 2022**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **June 11, 2024**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after two years from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.
- 4. Conformance to Approved Plans.**

 - a.** The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
 - b.** Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
 - c.** Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.
- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.
- 6. Certificate of Occupancy.**

 - a.** No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
 - b.** Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to building/grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning

Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon.

Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be

construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

- 17. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of

occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.

- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at

least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A maximum of 72 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Specific Planning Division Conditions:

- a. Prepare and submit an updated lighting plan for compliance with Section 33-337 General Commercial Lighting Standards.
- b. Prior to issuance of a building permit, provide Planning with Heating and Ventilation Plan sets for final approval prior to building permit issuance.

- c. A landscape plan, consistent with the requirements stated above shall be provided prior to the issuance of a permit of occupancy.

E. Specific Engineering Division Conditions:

- a. The applicant shall provide the City Engineer with a Title Report covering subject property.
- b. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to issuance of Building Permits.
- c. For the existing 42 inch corrugated metal storm drain line, this shall be plotted on the building plan set and the existing easement width shall be verified. The project shall provide a minimum 15 foot wide public storm drain easement centered along the existing storm drain pipe. A public storm drain easement shall be prepared if required by the City Engineer. The easement shall be prepared by a registered Land Surveyor and shall be approved and signed by the City of Escondido and recorded.
- d. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
- e. All on-site failing sections of asphalt driveway and concrete gutter must be repaired and/or replaced to the satisfaction of the City Engineer.
- f. Adequate horizontal sight distance shall be provided at all driveways.
- g. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.
- h. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
- i. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.
- j. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable.

- k. A site landscaping and irrigation plan shall be submitted to the Engineering Department. The initial submittal of the landscape plans shall include the required plan check fees in effect at the time of the submittal.
- l. Permanent landscaping shall be installed along the project frontage and all areas disturbed by the project. The landscaping shall be maintained by Owner.

Water Conditions

- a. The final locations and sizing of all required water mains, water services, fire hydrants, reduced pressure detector check assemblies (DCA), and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
- b. A reduced pressure detector check (DCA) assembly is required for the project and shall be located just inside the property line. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.
- c. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
- d. A 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
- e. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
- f. There shall be no permanent structures located within the City's Public utility Easements.
- g. Improvement plans for all proposed water mains and appurtenances shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.
- h. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.

- i. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
- j. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution. Existing fire hydrants shall meet current City of Escondido standards.
- k. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

Sewer Conditions

- a. A minimum 6-inch sewer lateral is required for the project. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main
- b. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
- c. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
- d. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
- e. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
- f. The location of all sewer laterals shall be shown on the grading and improvement plans.

F. Building and Safety Standard Condition

- a. The Project shall comply with the California Building Code (2022).



STAFF REPORT

DATE: 6/11/2024

PL23-0299 – 610 Metcalf St/HazAwayToday

PROJECT NUMBER / NAME: PL23-0299 – 610 Metcalf St/HazAwayToday

REQUEST: A Conditional Use Permit (CUP) to allow the operation of a household hazardous waste transfer facility on a developed industrial property, zoned M-2 (General Industrial). The proposed project also includes new landscaping, parking restriping, an outdoor storage cover and cargo container.

PROPERTY SIZE AND LOCATION: The .42-acre site is located on the east side of Metcalf Street, south of West Mission Avenue, north of West Washington Avenue, west of Rock Springs Road, addressed as 610 Metcalf Street (APN: 228-250-59-00).

APPLICANT: David Boyles

GENERAL PLAN / ZONING: GI (General Industrial)/M-2 (General Industrial)

PRIMARY REPRESENTATIVE: David Boyles, (HazAwayToday)

DISCRETIONARY ACTIONS REQUESTED: Conditional Use Permit

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2024-10

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: ☐ Christopher W. McKinney, Interim Director of Development Services

☒ Oscar Romero, Principal Planner



CITY of ESCONDIDO

STAFF REPORT

Item 3.

BACKGROUND/PROJECT DESCRIPTION

In August of 2023, the applicant (HazAwayToday) submitted a request for a Conditional Use Permit application as required by the permitted use table within Article 26 (Industrial Zones) of the zoning code for uses involving hazardous chemicals or wastes in the General Industrial (M-2) zone. The request is subject to all requirements of Article 26 (Industrial Zones), Article 39 (Off-Street Parking) and Article 30 (Hazardous Chemical Overlay) for properties located within the H-C-O (Hazardous Chemical Overlay) Zone, in addition to all other local, state and federal requirements for hazardous waste transfer facilities.

The project site is located at 610 Metcalf Street, a developed 0.42-acre lot with a 360 square-foot office and 1,920 square-foot attached warehouse that has historically been used by various industrial businesses, including an asphalt construction company, sand and gravel company, and paving company. The applicant does not propose to utilize the warehouse structure in conjunction with their business, and would only use the office, outdoor storage area and cargo container. To the north of the property is a landscape company, to the east is a solid waste facility, to the south is an industrial building contractor, across the street and to the west is an unused industrial lot and an auto body repair shop.

HazAwayToday is a business that manages cleaning supplies from businesses and household hazardous/universal waste, based in El Segundo, California. Per the request for a Major Conditional Use Permit, the applicant proposes to utilize the subject property as an authorized U.S. EPA exempt transfer station as defined by Title 22 of the California Code of Regulations and Division 20 of the California Health and Safety Code.

HazAwayToday proposes to utilize the property for temporary storage of hazardous waste within a 224 square-foot storage container at the rear portion of the lot, permit the 1,600 square-foot covered outdoor storage area for trash/recycling, and utilize the existing office building on site for administrative purposes. The chemicals would be stored in drums within the container and would not be handled in any manner that would involve pouring, repackaging, or pumping. Per state law and the current request, no materials would be stored on-site for a period longer than 10 days. A complete list of all chemicals to be temporarily stored on site is provided as attachment 1. On or before the 10-day period, the chemicals would be transported off-site.

SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|------------------------------|--|
| 1. Property Size: | 0.42 acres |
| 2. Building Size: | 1,920 SF warehouse with 360 SF attached office |
| 3. Accessory Structure Size: | 1,600 SF outdoor storage cover, 224 SF cargo container |
| 4. Parking: | 8 spaces required per Article 39 use table, 9 provided on site. |
| 5. Number of Employees: | 3 employees: 2 Technicians and 1 Manager |
| 6. Number of Vehicles: | 3 on-site: One 16-foot box truck, 2 large sprinter vans |
| 7. Hours of Operation: | Monday – Friday 7:00 a.m. – 4:00 p.m.
Weekends – Variable for pick-up of containers |



CITY of ESCONDIDO

STAFF REPORT

Item 3.

PROJECT ANALYSIS

1. General Plan Conformance:

The proposed use would be consistent with the provisions of Chapter II Land Use and Community Form of the General Plan for General Industrial land use designations. Per The General Plan Policy 10.1, land use designations should accommodate the need for the various types of industrial uses. The General Industrial land use designation permits manufacturing, warehousing, distribution, assembly, wholesale and other heavy industrial operations. Included in this use is the permission of outdoor accessory storage. The General Industrial designated area is not located within the proximity of residential uses or developments and will be consistent with the surrounding area.

2. Zoning Conformance:

Per Article 26 of the zoning code, the purpose and intent of the M-2 General Industrial zone is to provide for the widest range of industrial uses, including “heavy” or “intensive” uses with outdoor storage and limited/less restrictive design standards than other zones. Per the subject use table, uses involving hazardous chemicals or waste can be permitted in this zone with a Conditional Use Permit.

Further, the subject property is located within the Hazardous Chemical Overlay (H-C-O) zone, which allows for uses involving hazardous drugs, chemicals, and allied products. A map of the H-C-O zone is included in attachment “2”. Specifically, a transfer station is permitted in this overlay district, subject to the approval of a Conditional Use Permit.

3. Climate Action Plan Consistency:

The project has screened out of additional Greenhouse Gas Analysis based on the project type and size, and the qualification for a CEQA Categorical Exemption. Projects screened out by the CAP Checklist are assumed to have a less than significant impact on Air Quality and GHG emissions. The Project will include the permitting of unpermitted structures on site, which was determined to be consistent with the Climate Action Plan.

4. Site Characteristics and Design:

The 0.42-acre site is developed with a 2,280 square-foot building with 1,920 square-feet of warehouse, 360 square-foot office, and an attached 1,600 square-foot outdoor covered storage structure with a 224 square-foot cargo container. The applicant seeks to legalize the accessory structures through this application and the issuance of a building permit. These structures are not visible from the public right-of-way and meet the development standards for accessory structures in the General Industrial zone. To accommodate the proposed use, the paved parking area would be reconfigured and expanded to allow for on-site parking, trash and recycling pick-up, and transfer vehicle maneuvering per the provided vehicle maneuvering diagram (Attachment 3). Additional landscaping would be provided within the front setback area west of the existing office with succulents and ground cover to match the existing and adjacent parcel landscape.



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All storage areas are screened by solid fencing along the rear and side property lines and would not impact adjacent properties.

5. Operational Characteristics:

HazAwayToday would function as an authorized U.S. EPA exempt transfer station, as defined by Title 22 of the California Code of Regulations and Division 20 of the California Health and Safety Code. Transfer stations operating under these state regulations are entitled to hold hazardous wastes on site for up to ten business days, after which they must be either transferred to another exempt transfer facility or a permitted Transfer, Storage and Disposal Facility (TSDF). While on-site, all wastes would be stored inside a storage container on spill pallets.

HazAwayToday provides services to businesses and households by removing hazardous waste, household hazardous waste, universal waste, and latex paint. These items are sorted, packed, labeled, marked and contained in accordance with CAL/U.S. Environmental Protection Agency (EPA) and U.S. Department of Transportation (DOT) regulations, then delivered to the transfer facility site where they are offloaded into a secured, vented, metal enclosed storage shipping container sorted by hazard class. Latex paint, universal waste, and e-waste would be stored in the covered storage area. Vehicles used in conjunction with the business would not store materials overnight or off-shift. All containers would be inspected each shift to check for any leaks or damage. Per state regulations, no further handling of the stored materials would occur until pick-up. A Risk Assessment Analysis is provided as Attachment 4. The City's Fire Department has evaluated the submittal and has approved the management and operations plans as submitted.

ENVIRONMENTAL ANALYSIS

The Project is exempt from CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities). The Project applicant request to utilize a developed lot to carry out hazardous waste transfer facility operations. The hazardous materials will be in sealed DOT approved containers and stored inside a cargo container, no pouring, repackaging or pumping will take place on-site, resulting in a minimal risk. The applicant has provided operational and safety protocols to be implemented in the event of a spill. The property is already developed and no sensitive species or vegetation are on site. Additionally, the nearest sensitive receptor to the property (residential use) is over 2,000 feet away. With the implementation of the Conditions of Approval and adherence to all state, local, and federal regulations for hazardous waste transfer facilities, no significant environmental effects are anticipated through the approval of this Project. A Notice of Exemption has been included with the staff report as Attachment 5.

PUBLIC INPUT

Staff has not received any comments from the public regarding the Project as of the preparation of this report.

CONCLUSION AND RECOMMENDATION

The Project proposes a use that is compatible with the surrounding industrial uses, does not result in an over-concentration of hazardous facilities in the area, and is consistent with the purpose and intent of both the General Industrial zone and the Hazardous Chemical Overlay Zone. No residential uses are within 2,000 feet of the proposed Project site, and all required findings of the Conditional Use Permit and the H-C-O Zone have been met.



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Staff recommends that the Planning Commission adopt Resolution 2024-10, approving the Conditional Use Permit based on the Findings of Fact and Conditions of Approval included as Exhibits “C” and “D” to the resolution, and adopt the Environmental Determination prepared for the Project, included as Attachment 5.

ATTACHMENTS

1. Chemical List
2. Location Map, General Plan Map, and H-C-O Zoning Map
3. Project Plans and Vehicle Maneuvering Diagram
4. Risk Assessment Analysis
5. CEQA Notice of Exemption
6. Draft Planning Commission Resolution No. 2024-10 including Exhibits A, B, C and D



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ATTACHMENT 1

PL23-0299

CHEMICAL MASTERLIST

Manufacturer Name	Chemical Name	Physical State	Waste Stream	How and where it is stored	Waste Streams	Classification
3M	Polyurethane Adhesive Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Air Wick	Automatic Air Freshener Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Air Wick	Pine Poop Toilet Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Aim & Hammer	Light Fresh Spray/Air Freshener	Aerosol	2.1	In a DOT rated drum inside of storage container		
Ameri All	Extreme Tile Shine Aerosol	Aerosol	2.1	In a DOT rated drum inside of storage container		
Ameri All	Ultra Shine Tile Foam Productant	Aerosol	2.1	In a DOT rated drum inside of storage container		
Bale Ground	Aerosol Field Making Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Behr	Premium Black Glass	Aerosol	2.1	In a DOT rated drum inside of storage container		
Behr	Black Marble Spray Paint	Aerosol	2.1	In a DOT rated drum inside of storage container		
Benjamin Moore	Blue's Gas Refill	Aerosol	2.1	In a DOT rated drum inside of storage container		
Boatwalk	Liquid Oven Cleaner	Aerosol	2.1	In a DOT rated drum inside of storage container		
Bond	Tamko & Carpenter Ant Killer Aerosol	Aerosol	2.1	In a DOT rated drum inside of storage container		
Chem Master	Blue's Fuel	Aerosol	2.1	In a DOT rated drum inside of storage container		
Citrus Magic	Natural Odor Eliminator	Aerosol	2.1	In a DOT rated drum inside of storage container		
County Vet	Mango Scent Air	Aerosol	2.1	In a DOT rated drum inside of storage container		
Dreft	Aerosol Sticker Traditional Flys Insect Killer	Aerosol	2.1	In a DOT rated drum inside of storage container		
Ecologic	Safe Aerosol Bed Bug Killer	Aerosol	2.1	In a DOT rated drum inside of storage container		
Ecolyte	Aerosol Utility Mending Spray Paint	Aerosol	2.1	In a DOT rated drum inside of storage container		
Emery's	Spray Adhesive	Aerosol	2.1	In a DOT rated drum inside of storage container		
Emery's	Dust and Clean Fast	Aerosol	2.1	In a DOT rated drum inside of storage container		
Ernst	Multi Purpose Dustier	Aerosol	2.1	In a DOT rated drum inside of storage container		
Ernst	Professional Room Adhesive and Sealer	Aerosol	2.1	In a DOT rated drum inside of storage container		
Fallcrest	Heavy Hold Toning Enhancer Spray Starch	Aerosol	2.1	In a DOT rated drum inside of storage container		
Fallcrest	Premium Lime Finish Toning Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Fabreze	Air Effects Linen and Scent	Aerosol	2.1	In a DOT rated drum inside of storage container		
Fix-A-Fit	Liquid Rubber Coating	Aerosol	2.1	In a DOT rated drum inside of storage container		
Flex Seal	Long Lasting Rust And Corrosion Protectant	Aerosol	2.1	In a DOT rated drum inside of storage container		
Fluid Film	Air Conditioner & Cool Cleaner	Aerosol	2.1	In a DOT rated drum inside of storage container		
Frost King	Low GWP 200 Spray Gun Spray Foam	Aerosol	2.1	In a DOT rated drum inside of storage container		
Frost-Pak	Blue's Fuel	Aerosol	2.1	In a DOT rated drum inside of storage container		
Gas One	Gap and Capris Spray Foam	Aerosol	2.1	In a DOT rated drum inside of storage container		
Gillette	Shaving Cream	Aerosol	2.1	In a DOT rated drum inside of storage container		
Globe	Apple of My Pie	Aerosol	2.1	In a DOT rated drum inside of storage container		
Globe	Room Spray Lavender and Vanilla	Aerosol	2.1	In a DOT rated drum inside of storage container		
Glosten	Max Flex All Surface	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Stuff	Farm Cleaner Gun Spray Foam	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Stuff	Gap and Capris Building Spray Foam	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Stuff	Smart Dispenser Packets Insulating Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Stuff	Pro Flexible Dymall Gasket	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Value	Carpa Oil	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Value	Extra Virgin Olive Oil	Aerosol	2.1	In a DOT rated drum inside of storage container		
Great Value	Fresh Linen Scent	Aerosol	2.1	In a DOT rated drum inside of storage container		
Gunk	Aerosol Tire Repair Sealant	Aerosol	2.1	In a DOT rated drum inside of storage container		
HDX	Citrus All Purpose Cleaner and Disinfectant Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Homax	Aerosol Ceiling Popcorn Professional	Aerosol	2.1	In a DOT rated drum inside of storage container		



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Homax	Aerodol Drywall Patch and Repair Spackle	Aerodol	2.1	In a DOT related drum inside of storage container		
Homax	Pro Grade Dual Control Orange Peel Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Homax	White Tough as Tile Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Hot Shot	Firestop with Odor Neutralizer	Aerodol	2.1	In a DOT related drum inside of storage container		
Hot Shot	Midsize Bag Killer Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Kaloboom	Foam Tastic Bathroom Cleaner	Aerodol	2.1	In a DOT related drum inside of storage container		
Kiz	InstaDry Primer Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Megabond	Oil Cleaner Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
KMI	Camp Dry Fire Protector	Aerodol	2.1	In a DOT related drum inside of storage container		
KMI	Snakebite Protector	Aerodol	2.1	In a DOT related drum inside of storage container		
KMI	Snake & Nubuck Waterproof Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Kleen-Strip	Premium Stripper Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Libro-1	LibroDry Stain Remover	Aerodol	2.1	In a DOT related drum inside of storage container		
Loctite	The Foam Daps and Caps	Aerodol	2.1	In a DOT related drum inside of storage container		
Lynd	The Foam Multi-Purpose Sealer	Aerodol	2.1	In a DOT related drum inside of storage container		
Lynd	Bathroom Cleaner Power Foam	Aerodol	2.1	In a DOT related drum inside of storage container		
Lynd	Disinfectant Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Lynd	Natureal Disinfectant Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Max Pro	Aerodol Electrical Parts Degreaser	Aerodol	2.1	In a DOT related drum inside of storage container		
Meguiar's	Whole Car New Sport Air Freshener	Aerodol	2.1	In a DOT related drum inside of storage container		
Microban	Citrus Sanitizing Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Max	Aerodol Gum Remover I Fabric Cleaner	Aerodol	2.1	In a DOT related drum inside of storage container		
Milly	Heavy Duty Spray/Adhesive	Aerodol	2.1	In a DOT related drum inside of storage container		
Morona	Black	Aerodol	2.1	In a DOT related drum inside of storage container		
Mothers	CMX Ceramic Trim Restorer and Coat Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Mothers	Speed Foaming Bug and Tar Remover Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Mothers	Speed Tire Shine	Aerodol	2.1	In a DOT related drum inside of storage container		
Nanco	Mucic Man Foam Oven Cleaner	Aerodol	2.1	In a DOT related drum inside of storage container		
Nature's Fables	Starch Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Odeon	Real Citrus Air Freshener	Aerodol	2.1	In a DOT related drum inside of storage container		
Odeon	Furniture Polish Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Osi	Spray Gun Foam Insulation	Aerodol	2.1	In a DOT related drum inside of storage container		
Pledge	Air Sanitizer Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Pledge	Orange Scent Furniture Polish	Aerodol	2.1	In a DOT related drum inside of storage container		
Platinum	Mer-Um Spray Paint	Aerodol	2.1	In a DOT related drum inside of storage container		
Quick Color	Flat Black	Aerodol	2.1	In a DOT related drum inside of storage container		
Ranier-Quill	BLA Color Scented Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Reckitt	Tide Defense Aerodol Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Reckitt	High Traffic Carpet Cleaner	Aerodol	2.1	In a DOT related drum inside of storage container		
Ravenna	House Guard Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
Ravon	Blaine Roll	Aerodol	2.1	In a DOT related drum inside of storage container		
Rust-Oleum	Parade's Touch	Aerodol	2.1	In a DOT related drum inside of storage container		
Rust-Oleum	Specialty Frosted Glass	Aerodol	2.1	In a DOT related drum inside of storage container		
Rust-Oleum	Gloss White Tub and Tile Refinishing Spray	Aerodol	2.1	In a DOT related drum inside of storage container		
Savolan	Rust Inhibitor	Aerodol	2.1	In a DOT related drum inside of storage container		
SG Johnson	Difex Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		
SG Johnson	Pledge Lemon Aerodol	Aerodol	2.1	In a DOT related drum inside of storage container		



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SG Johnson	Scrubbing Bubbles Bathroom Glass Finisher	Aerosol	2.1	In a DOT rated drum inside of storage container		
Scotch	Super 77 Multipurpose Adhesive Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Scotchgard	Auto Fabric & Carpet Water Shield	Aerosol	2.1	In a DOT rated drum inside of storage container		
Scotchgard	Fabric Water Shield	Aerosol	2.1	In a DOT rated drum inside of storage container		
Scotchgard	Outdoor Sun & Water Shield Fabric Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Seal-Krete	Turbo Concrete Wet Look Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Sevens Generation	Laundry Vapors / Tyre Disinfectant	Aerosol	2.1	In a DOT rated drum inside of storage container		
Simple Green	Foaming Crystal Cleaner / Degreaser	Aerosol	2.1	In a DOT rated drum inside of storage container		
Soudol	Expanding Foam	Aerosol	2.1	In a DOT rated drum inside of storage container		
Spot Shot	Pet Instant Carpet Stain	Aerosol	2.1	In a DOT rated drum inside of storage container		
Spray/Way	Glass Cleaner	Aerosol	2.1	In a DOT rated drum inside of storage container		
Static Guard	Fresh Linen Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Stoner	Invisible Glass Aerosol Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Stoner	Trim Shine Vinyl and Plastic Coating	Aerosol	2.1	In a DOT rated drum inside of storage container		
Super Lubie	Drift Film Aerosol	Aerosol	2.1	In a DOT rated drum inside of storage container		
Taro	Spider Killer Aerosol	Aerosol	2.1	In a DOT rated drum inside of storage container		
Time Out	Natural Termites Killer Aerosol	Aerosol	2.1	In a DOT rated drum inside of storage container		
Timecode	Aerosol Ties Wound Dripping	Aerosol	2.1	In a DOT rated drum inside of storage container		
Twinkle	Aerosol Stainless Steel Cleaner and Polish	Aerosol	2.1	In a DOT rated drum inside of storage container		
Vandura	Matte Black Aerosol Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
WD-40	Lubricating Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
WEB	Aerosol Foam Coil Cleaner	Aerosol	2.1	In a DOT rated drum inside of storage container		
Wickert	High Task Low VOC Aerosol Corrosion Adhesive	Aerosol	2.1	In a DOT rated drum inside of storage container		
Xenon	Spray Adhesive/Mat Coats	Aerosol	2.1	In a DOT rated drum inside of storage container		
Zero	Instant Action Aerosol Ant. Powder and Spider	Aerosol	2.1	In a DOT rated drum inside of storage container		
Zinsser	Odor Killing Primer Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Freemans	Freemans Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Variet	Aeroxis	Aerosol	2.1	In a DOT rated drum inside of storage container		
Variet	Propane	Aerosol	2.1	In a DOT rated drum inside of storage container		
Variet	MAPG Gas	Aerosol	2.1	In a DOT rated drum inside of storage container		
Variet	Nitrogen	Aerosol	2.1	In a DOT rated drum inside of storage container		
Variet	Carbon Dioxide	Aerosol	2.1	In a DOT rated drum inside of storage container		
Variet	Argon	Aerosol	2.1	In a DOT rated drum inside of storage container		
CRC	Aerosol Dustier	Aerosol	2.1	In a DOT rated drum inside of storage container		
Hanuk	Orange Peel Oil Based Drywall Spray Teflon	Aerosol	2.1	In a DOT rated drum inside of storage container		
Gloria	Spray Adhesive - Heavy Duty	Aerosol	2.1	In a DOT rated drum inside of storage container		
Flex Seal	Clear Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Habitrol	Worming Bug Killer Aerosol	Aerosol	2.1	In a DOT rated drum inside of storage container		
Blowdown	Home Pest Insecticide	Aerosol	2.1	In a DOT rated drum inside of storage container		
Black Flag	Ant & Roach Killer	Aerosol	2.1	In a DOT rated drum inside of storage container		
HDX	Disinfectant Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Habitrol	Bed Bug Killer	Aerosol	2.1	In a DOT rated drum inside of storage container		
Raid	Pest Killer Plus Carpet & Room	Aerosol	2.1	In a DOT rated drum inside of storage container		
Pam	Cooking Spray	Aerosol	2.1	In a DOT rated drum inside of storage container		
Sally Hansen	Insta-Dri Nail Polish	Liquid	3	In a DOT rated drum inside of storage container		
Sally Hansen	Xtreme Wear Nail Polish	Liquid	3	In a DOT rated drum inside of storage container		
Nailprose	Pure Based Nail Lacquer	Liquid	3	In a DOT rated drum inside of storage container		



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China Glass	Eco Glass Nail Lacquer	Liquid	3	In a DOT rated drum inside of storage container			
Pedra	Plant Magic Polish	Liquid	3	In a DOT rated drum inside of storage container			
Zoya	Nail Lacquer	Liquid	3	In a DOT rated drum inside of storage container			
Una Beauty Collection	Gel Shine Nail Lacquer	Liquid	3	In a DOT rated drum inside of storage container			
Seche	Clear Crystal Base Coat	Liquid	3	In a DOT rated drum inside of storage container			
Red Carpet Manicure	LED Gel Nail Polish	Liquid	3	In a DOT rated drum inside of storage container			
Essie	Nail Polish	Liquid	3	In a DOT rated drum inside of storage container			
Orly	Brushable Treatment + Color	Liquid	3	In a DOT rated drum inside of storage container			
OP1	Nail Lacquer	Liquid	3	In a DOT rated drum inside of storage container			
London Town	Nude Mood Lacquer/Enhanced Nail Lacquer	Liquid	3	In a DOT rated drum inside of storage container			
Wild Sand	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Pocahontas	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Love Always Wins	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Ocean	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Essential Steamline	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Purell	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Scott	Pro Foaming Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Perfect Purity	Antibacterial Gel Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Avant	Hand Sanitizer	Liquid	3	In a DOT rated drum inside of storage container			
Target	Astonish Nail Polish Removal	Liquid	3	In a DOT rated drum inside of storage container			
Cutex	Nail Polish Remover	Liquid	3	In a DOT rated drum inside of storage container			
Orly	Astonish Nail Polish Remover	Liquid	3	In a DOT rated drum inside of storage container			
Kingsford	Charcoal Lighter Fluid	Liquid	3	In a DOT rated drum inside of storage container			
Prime Automotive	Charcoal Lighter Fluid	Liquid	3	In a DOT rated drum inside of storage container			
Rosendel	Lighter Fluid	Liquid	3	In a DOT rated drum inside of storage container			
EscoGreen	Charcoal Lighter Fluid	Liquid	3	In a DOT rated drum inside of storage container			
Klean-Strip	Lamp Oil	Liquid	3	In a DOT rated drum inside of storage container			
Starbuck	Ultra-Pure Clear Lamp Oil	Liquid	3	In a DOT rated drum inside of storage container			
Crown	Kerosene	Liquid	3	In a DOT rated drum inside of storage container			
Surfyde	Kerosene	Liquid	3	In a DOT rated drum inside of storage container			
Calaman	Kerosene	Liquid	3	In a DOT rated drum inside of storage container			
Klean Strip	Overkill Mineral Spirits	Liquid	3	In a DOT rated drum inside of storage container			
Surfyde	Low Odor Mineral Spirits	Liquid	3	In a DOT rated drum inside of storage container			
Jaxco	Overkill Mineral Spirits	Liquid	3	In a DOT rated drum inside of storage container			
Reckitt	Paint Thinner	Liquid	3	In a DOT rated drum inside of storage container			
Klean Strip	Lacquer Thinner	Liquid	3	In a DOT rated drum inside of storage container			
Rust-Oleum	Paint Thinner	Liquid	3	In a DOT rated drum inside of storage container			
Luxall Oil	Fuel Treatment	Liquid	3	In a DOT rated drum inside of storage container			
Chemtron	Fuel System Cleaner	Liquid	3	In a DOT rated drum inside of storage container			
Sea Foam	Fuel Injector Cleaner	Liquid	3	In a DOT rated drum inside of storage container			
SRP	Fuel Injector Cleaner	Liquid	3	In a DOT rated drum inside of storage container			
Calaman	Fuel Cleaner	Liquid	3	In a DOT rated drum inside of storage container			
Gunul	Fuel Injector Cleaner	Liquid	3	In a DOT rated drum inside of storage container			



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lip-Tect	Reducer Cleaner	Liquid	3	In a DOT rated drum inside of storage container		
Luxol Oil	Octane Booster	Liquid	3	In a DOT rated drum inside of storage container		
STP	Octane Booster	Liquid	3	In a DOT rated drum inside of storage container		
Fuel Cleaner	Fuel Cleaner	Liquid	3	In a DOT rated drum inside of storage container		
Turbo 108	Octane Booster	Liquid	3	In a DOT rated drum inside of storage container		
Lubco	Raw Unleaded Oil	Liquid	3	In a DOT rated drum inside of storage container		
Klean Ship	Boiled Unleaded Oil	Liquid	3	In a DOT rated drum inside of storage container		
Klean Ship	Xylene	Liquid	3	In a DOT rated drum inside of storage container		
Surfmate	Xylol	Liquid	3	In a DOT rated drum inside of storage container		
Crown	Xylol	Liquid	3	In a DOT rated drum inside of storage container		
3-in-One	Gauge Dye Lubo	Liquid	3	In a DOT rated drum inside of storage container		
30 Seconds	Spray & Walk Away	Liquid	3	In a DOT rated drum inside of storage container		
Calcol	Australian Timber Oil	Liquid	3	In a DOT rated drum inside of storage container		
Celestine	Standard Performance Yellow Topcoat	Liquid	3	In a DOT rated drum inside of storage container		
CELEST	Paint and Varnish Stripper	Liquid	3	In a DOT rated drum inside of storage container		
Diel	Asphalt Based Coating Evaporative Coater Coating	Liquid	3	In a DOT rated drum inside of storage container		
Gal Glass	No Streak Glass Wax Cleaner	Liquid	3	In a DOT rated drum inside of storage container		
Gen-X	Hand Sanitizer Spray	Liquid	3	In a DOT rated drum inside of storage container		
Good Off	deodorant Strength Latex Paint and Adhesive Remov	Liquid	3	In a DOT rated drum inside of storage container		
Henry	Quick Dry Asphalt Spray Primer	Liquid	3	In a DOT rated drum inside of storage container		
Hiexorner	Black Truck Bed Liner	Liquid	3	In a DOT rated drum inside of storage container		
Jasco	Premium Paint and Epoxy Remover	Liquid	3	In a DOT rated drum inside of storage container		
KIZ	Universal White Oil-based Oil Based Interier	Liquid	3	In a DOT rated drum inside of storage container		
Klean Strip	Paint and Varnish Stripper	Liquid	3	In a DOT rated drum inside of storage container		
Kylon	Specialty Lacquer	Liquid	3	In a DOT rated drum inside of storage container		
Kylon	UV Resistant Clear Coatings	Liquid	3	In a DOT rated drum inside of storage container		
Libon-1	Marine Surface Bug and Tar Remover	Liquid	3	In a DOT rated drum inside of storage container		
Lotus	Butane Lighter Fuel	Liquid	3	In a DOT rated drum inside of storage container		
May	X-Mix Floor Strayer	Liquid	3	In a DOT rated drum inside of storage container		
Percon	Penetrating Oil/Fish	Liquid	3	In a DOT rated drum inside of storage container		
Perconix	Paint Dip Black Rubber Coating	Liquid	3	In a DOT rated drum inside of storage container		
Perconix	Paint Dip Chrome Molds	Liquid	3	In a DOT rated drum inside of storage container		
Perconix	Paint Dip Metalizer	Liquid	3	In a DOT rated drum inside of storage container		
Perconix	Plastic Dip	Liquid	3	In a DOT rated drum inside of storage container		
Plas Dip	White General Purpose Rubber Coating Spray	Liquid	3	In a DOT rated drum inside of storage container		
Pratone	Whitfield Oxidizer	Liquid	3	In a DOT rated drum inside of storage container		
Ran-X	Glass Cleaner / Rain Repellent	Liquid	3	In a DOT rated drum inside of storage container		
Sea-Ton	Penetrating Oil	Liquid	3	In a DOT rated drum inside of storage container		
Slick	Penetrating Oil	Liquid	3	In a DOT rated drum inside of storage container		
Star-BI	Penetrating Oil	Liquid	3	In a DOT rated drum inside of storage container		
Super Lubo	Syncon Synthetic Penetrant	Liquid	3	In a DOT rated drum inside of storage container		
Tough Up Zone	Basso Color	Liquid	3	In a DOT rated drum inside of storage container		
Varthane	Clear Stain Oil Based Spot Upraise	Liquid	3	In a DOT rated drum inside of storage container		
WD-40	Ultimate Polyurethane	Liquid	3	In a DOT rated drum inside of storage container		
Zinsser	Gel Lubo	Liquid	3	In a DOT rated drum inside of storage container		
	Bulls Eye Shellac	Liquid	3	In a DOT rated drum inside of storage container		



CITY of ESCONDIDO

STAFF REPORT

Item 3.

Zipster	Blue Eye 123	Liquid	3	In a DOT rated drum inside of storage container		
Zippo	Butane Fuel	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Oil Based Paints	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Household Oil (mineral)	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Acetone	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Baked Linseed Oil	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Carmax Car Wax	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Danish Oil Finish	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Diesel	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Fuel Stabilizer	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Gasoline	Liquid	3	In a DOT rated drum inside of storage container		
Go-Off	Go-Off Spray	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Gum Solids	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Hard Shell Turtle Car Wax	Liquid	3	In a DOT rated drum inside of storage container		
Henry's	Henry's Roofing Tar	Liquid	3	In a DOT rated drum inside of storage container		
Invasive Glass	Invasive Glass Liquid Cleaner	Liquid	3	In a DOT rated drum inside of storage container		
Kingsford	Kingsford Soft Lighting Charcoal/Any charcoal	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Lighter Fluids	Liquid	3	In a DOT rated drum inside of storage container		
Liquid Nails	Liquid Nails Adhesive	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Mineral Spirits	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Paint Strippers (w/o methylene chloride)	Liquid	3	In a DOT rated drum inside of storage container		
Varies	PVC Cement	Liquid	3	In a DOT rated drum inside of storage container		
Rain X	Rain X Windshield Cleaner	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Small metal containers w/o label	Liquid	3	In a DOT rated drum inside of storage container		
Sterno	Sterno Ethanol Gel Fuel	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Tupperware	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Windshield Washer Fluid (w/o methanol)	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Flares	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Airline Flares	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Solid Fuel Tabs	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Metaldehyde	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Citric Acid	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Auto Paint	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Wax	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Polish	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Petroleum Distillates	Liquid	3	In a DOT rated drum inside of storage container		
Varies	MEX	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Paint Thinner	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Denatured Alcohol	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Painting Solvent	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Stoddard Solvent	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Unleaded Oil	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Isopropyl Alcohol	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Ethyl Alcohol	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Methyl Alcohol	Liquid	3	In a DOT rated drum inside of storage container		
Varies	Hexanes	Liquid	3	In a DOT rated drum inside of storage container		



CITY of ESCONDIDO

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Varies	Phosphoric Acid	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Phosphoric acid, acetic acid, sulfuric acid	Liquid	8	In a DOT rated drum inside of storage container		
Power Grab	Power Grab A.P.I.C.A	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sodium Borate	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Trisodium Phosphate	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Acetic Acid	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Leslie's Chlorine Tablets	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sulfuric Acid	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sodium Hydroxide	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Potassium Hydroxide	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sodium Hypochlorite (bleach)	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sodium Metasilicate	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Mercury	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Calcium Hypochlorite	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Urethum Hypochlorite	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Arrive	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sodium EDTA	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sodium Nitrate	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Butter < 2	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Butter > 12.5	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Ammonium Bifluoride	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Oxalic Acid	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Sulfuric Acid	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Calcium Hydroxide	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Ammonium Chloride	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Copper Perchlorate	Liquid	8	In a DOT rated drum inside of storage container		
Varies	BlueRock	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Nitric Acid	Liquid	8	In a DOT rated drum inside of storage container		
Varies	Crocidolite	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Varies	Wasp and Hornet Killer	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Average	Pea, Tick, & Bleeding Spray	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
All Seasons	Horticultural Oil	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Annual	Grub Baiter	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Average	Tree & Shrub Insect Control	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Bayer Advanced	Insect Killer	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Bengal	Roach, Ant, and Spider Killer	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Home Pest Insect Killer	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Insect Killer Spray	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	24hr-1 Systemic Roach and Flea Control	Solid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	3hr-1 Insect, Flea, & Mite Control	Solid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Attn: 1 Roach & Flea Control	Solid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Barnyardgrass Control For Lawns	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Extreme Crabgrass Killer	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Grub Killer Plus	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Blackhawk	Season Long Weed Control	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		
Black Fly	Ant & Roach Killer	Liquid	3 (8.1)	In a DOT rated drum inside of storage container		



CITY of ESCONDIDO

STAFF REPORT

Boride	Solder and Suction	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Bon-Nem Ready To Use	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Boride II Rooting Powder	Solid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Burn Killer BK-20	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Burnout	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Captain Fruit & Ornamental WP	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Catgrass Preventer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Delectaceous Earth	Solid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Eight Insect Control Soil Insect Granules	Solid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Flea Baiter	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Fungicidal Fungicide	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Garden Rich Root & Grow	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Goopher Killer	Solid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Ground Force Vegetation Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Insecticidal Soap	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Kleen Up Weed & Grass Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Lawn Weed Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Lawnweed Blow Concentrate	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Melba Weed Preventer Ready	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Mib-X Ready To Use	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Moscow Moss & Vine Repellent	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Moss Wax	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Real Magic Repels Rodents	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Repels All Animal Repellent	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Revitalize Fungicide	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Rose Rx Sh-1	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Rose Rx Systemic Drench	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Rose Shield	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Snake Eater Concentrate	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Singer Wasp Hornet & Yellow Jacket Foam	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Sucker Punch	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Sulfur Plant Fungicide Dust	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Systemic Oranges Insect Control	Solid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Systemic Houseplant Insect Control	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Thuricide	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Weed Beater Fe	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Weed Beater Plus Crabgrass	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Eight Insect Home and Garden	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Fruit Tree & Plant Guard	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Household Insect Control	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Melba Systemic Disease Control	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Liquid Weed N-Free	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Melquillo Beater Natural	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Slump Out	Solid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Bug & Slug Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Citrus Fruit & Nut Orchard Concentrate	Liquid	3 (6.1)	In a DOT rated drum inside of storage container
Boride	Copper Fungicide	Liquid	3 (6.1)	In a DOT rated drum inside of storage container



CITY of ESCONDIDO

STAFF REPORT

Item 3.

Bonita Captain Jacks	David Bug Bait	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Bonita Captain Jacks	Neem Oil	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Bonita Captain Jacks	Slag Magma	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Bonita Captain Jacks	Tamato & Vegetable	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Bounce	Rapid Touch Up Winkles Release	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Coronabum	Mold Control	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Copper Green	Weed Preservative	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Ecobest	Art and Roach Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Ecobest	Natural Weed and Hornet Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Green Gobbler	20% Vinegar Weed Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Green Light	Amaze Glass and Weed Preventer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
GreenView	Weed & Feed Crabgrass Preventer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Herts	10 Month Roach and Ant Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Herts	5 Minute Kill All Lice, Gnats, Bed Bug Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Herts	Cold Pressed Neem Oil	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Herts	Egg Kill Bed Bug Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Herts	Ward & Hornet Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Hot Shot	Ant, Roach, and Spider Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Hot Shot	Bed Bug Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Hot Shot	Pyrethrinoid Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Image	Kills Nutsedge	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Lily Miller	Mass Out! Lawn Granules	Solid	3.8.11	In a DOT rated drum inside of storage container		
Lily Miller	Mass Out! Root Mole Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Mail Products	Physan 20	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Mortaray	70% Neem Oil	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Mortaray	Sluggo Plus	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Mortaray	Fire Ant Killer Mound Treatment	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Home Defense Ant, Roach, and Spider	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Home Defense Bed Bug Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Hornet and Wasp Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Nutsedge Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Onion Fire Ant Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Weed B Gon	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Orito	Home Defense Max Roach Insect Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Penetshield	Clear Wood Preservative	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Paragon	Ultagreen Weed & Feed Granules	Solid	3.8.11	In a DOT rated drum inside of storage container		
Phen	One Lawncare	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Phen	Weed Control Granules	Solid	3.8.11	In a DOT rated drum inside of storage container		
Plavesta	Weed Killer for Lawns	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Rad	Flying Insect Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Rad	Wasp and Hornet Spray	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Rad	Roach Control	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Rad	Ant & Roach Killer	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Repel	Spotman Max Insect	Liquid	3.8.11	In a DOT rated drum inside of storage container		
Repel	Family Mosquito and Insect Repellent	Liquid	3.8.11	In a DOT rated drum inside of storage container		



CITY of ESCONDIDO

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Revenge	Granular Ait Bait	Solid	3 (6.1)	In a DOT rated drum inside of storage container		
Round Up	For Lawns Kills Weeds	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Round Chain	Women's Natural Finish and Preservative	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Scots	Turf Builder	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Serif	Insect Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Seven Insect Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Air Shield Insect Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Bug Stop Concentrate	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Carpenter Bee and Yellow Jacket Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Termitic Tentacle & Carpenter Ait Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Thistle Insect Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Thistle Lawn Insect Killer Granules	Solid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Wasp and Hornet Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Weed & Feed	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Weed Stop For Lawns Concentrate	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Weed Stop For Lawns Granules	Solid	3 (6.1)	In a DOT rated drum inside of storage container		
STEM	Kills Aits, Roaches, and Spiders	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Tanglefoot	Tree Pruning Sealer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Teno	Spider and Ait Killer	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Teno	Wasp and Hornet Spray	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
The Aits' sons	Granular Weed Preventer Weed Control Herbicides	Solid	3 (6.1)	In a DOT rated drum inside of storage container		
UltraKill	Wasp and Hornet Spray	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Vigoro	Weed & Feed Concentrate	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Vigoro	Weed & Feed Granules	Solid	3 (6.1)	In a DOT rated drum inside of storage container		
Woodlife	Crescent Black Wood Preservative	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Zeno	Instant Action Fly, Gnat, and Fruit Fly	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Spectracide	Mallatlon	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Paint Strippers (containing methylene chloride)	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Paint C Remover	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Motor Bath	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Dishpan	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Thickener	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Payal material	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Paradichlorobenzene	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Carbon tetrachloride	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Urethane	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	2, 4 D	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Chloroform	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Organic Paste	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Bug Stop	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Herbicides	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Insecticides	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Pesticides	Liquid	3 (6.1)	In a DOT rated drum inside of storage container		
Varis	Clara Hand Cleaner	Liquid	NPL	In a DOT rated drum inside of storage container		
3XChemistry	Dura Seal	Liquid	NPL	In a DOT rated drum inside of storage container		
Alpine Corporation	Interkum Clear Water based Polyurethane Sp	Liquid	NPL	In a DOT rated drum inside of storage container		
AP Products	Mobile Adhesive	Liquid	NPL	In a DOT rated drum inside of storage container		



CITY of ESCONDIDO

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Armor All	Main Surface Disinfectant	Liquid	NPL	In a DOT rated drum inside of storage container		
Blaster	Silicone Lubricant	Liquid	NPL	In a DOT rated drum inside of storage container		
Blaster	White Lithium Grease	Liquid	NPL	In a DOT rated drum inside of storage container		
Bondie	Liquid Iron	Liquid	NPL	In a DOT rated drum inside of storage container		
Bondie	Go Away Deer & Rabbit Repellent	Liquid	NPL	In a DOT rated drum inside of storage container		
Bondie	Go Away Deer & Rabbit Repellent Granules	Solid	NPL	In a DOT rated drum inside of storage container		
Bondie	Go Away Dog & Cat Repellent Granules	Solid	NPL	In a DOT rated drum inside of storage container		
Chem-Dek	Stainmaster Floor Repellent	Liquid	NPL	In a DOT rated drum inside of storage container		
CRC	3-06 Multipurpose Lubricant	Liquid	NPL	In a DOT rated drum inside of storage container		
CRC	Belt Conditioner	Liquid	NPL	In a DOT rated drum inside of storage container		
CRC	Non Chlorinated Brake Oil	Liquid	NPL	In a DOT rated drum inside of storage container		
Custom Building Products	TriStar Grou Sealers	Liquid	NPL	In a DOT rated drum inside of storage container		
Cutter	Lemon Eucalyptus Insect Repellent	Liquid	NPL	In a DOT rated drum inside of storage container		
Cutter	Blackwood Insect Repellent	Liquid	NPL	In a DOT rated drum inside of storage container		
Cutter	Bug Guard Insect Repellent	Liquid	NPL	In a DOT rated drum inside of storage container		
Diveaway	Deep Gloss Stainless Steel Maintainer	Liquid	NPL	In a DOT rated drum inside of storage container		
Dort Watch Em Catch Em	Catch Em Sticky Coating	Liquid	NPL	In a DOT rated drum inside of storage container		
Dowry	Wrinkle Resistor	Liquid	NPL	In a DOT rated drum inside of storage container		
Goilla	Waterproof Patch and Seal Clear Spray	Liquid	NPL	In a DOT rated drum inside of storage container		
Goilla	Waterproof Patch and Seal	Liquid	NPL	In a DOT rated drum inside of storage container		
Hoover	Max Strength Deep Stain Carpet and Upholstery	Liquid	NPL	In a DOT rated drum inside of storage container		
Industrial Strength	Stainless Steel Polish	Liquid	NPL	In a DOT rated drum inside of storage container		
Off	Active Insect Repellent	Liquid	NPL	In a DOT rated drum inside of storage container		
Off	Deep Woods Outdoor Bug Spray	Liquid	NPL	In a DOT rated drum inside of storage container		
Simple Green	Bike Cleaner and Degreaser	Liquid	NPL	In a DOT rated drum inside of storage container		
Super Lube	Multipurpose Synthetic Lubricant	Liquid	NPL	In a DOT rated drum inside of storage container		
Ultimate	Silicone Spray	Liquid	NPL	In a DOT rated drum inside of storage container		
Ultimate	Grool Seal	Liquid	NPL	In a DOT rated drum inside of storage container		
Wetman	Stainless Steel Cleaner and Polish	Liquid	NPL	In a DOT rated drum inside of storage container		
Woolite	Carpet and Upholstery Foam Cleaner	Liquid	NPL	In a DOT rated drum inside of storage container		
Woolite	Power Shot	Liquid	NPL	In a DOT rated drum inside of storage container		
Zep	Smoke Odor Eliminator	Liquid	NPL	In a DOT rated drum inside of storage container		
Zinsser	Covers Up White Ceiling Paint	Liquid	NPL	In a DOT rated drum inside of storage container		
Zinsser	Mod Blocking Primer	Liquid	NPL	In a DOT rated drum inside of storage container		
GE	GE Silicone	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Standard Ceramic Tile Caulk	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Super Glue Porcelain Repair	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Motor Oil	Liquid	NPL	In a DOT rated drum inside of storage container		
TSP	Trisodium Phosphate Substitute	Liquid	NPL	In a DOT rated drum inside of storage container		
Minwax	Minwax Wood Filler (quartz)	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	<100 Water Based Paints	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Plumbers Putty	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Artifexes/Coolest	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Transmission Fluid	Liquid	NPL	In a DOT rated drum inside of storage container		
Miracle Gro	Brake Fluid	Liquid	NPL	In a DOT rated drum inside of storage container		
Miracle Gro	Miracle Gro Liquid Fertilizer	Liquid	NPL	In a DOT rated drum inside of storage container		
Varies	Leather Cleaner	Liquid	NPL	In a DOT rated drum inside of storage container		



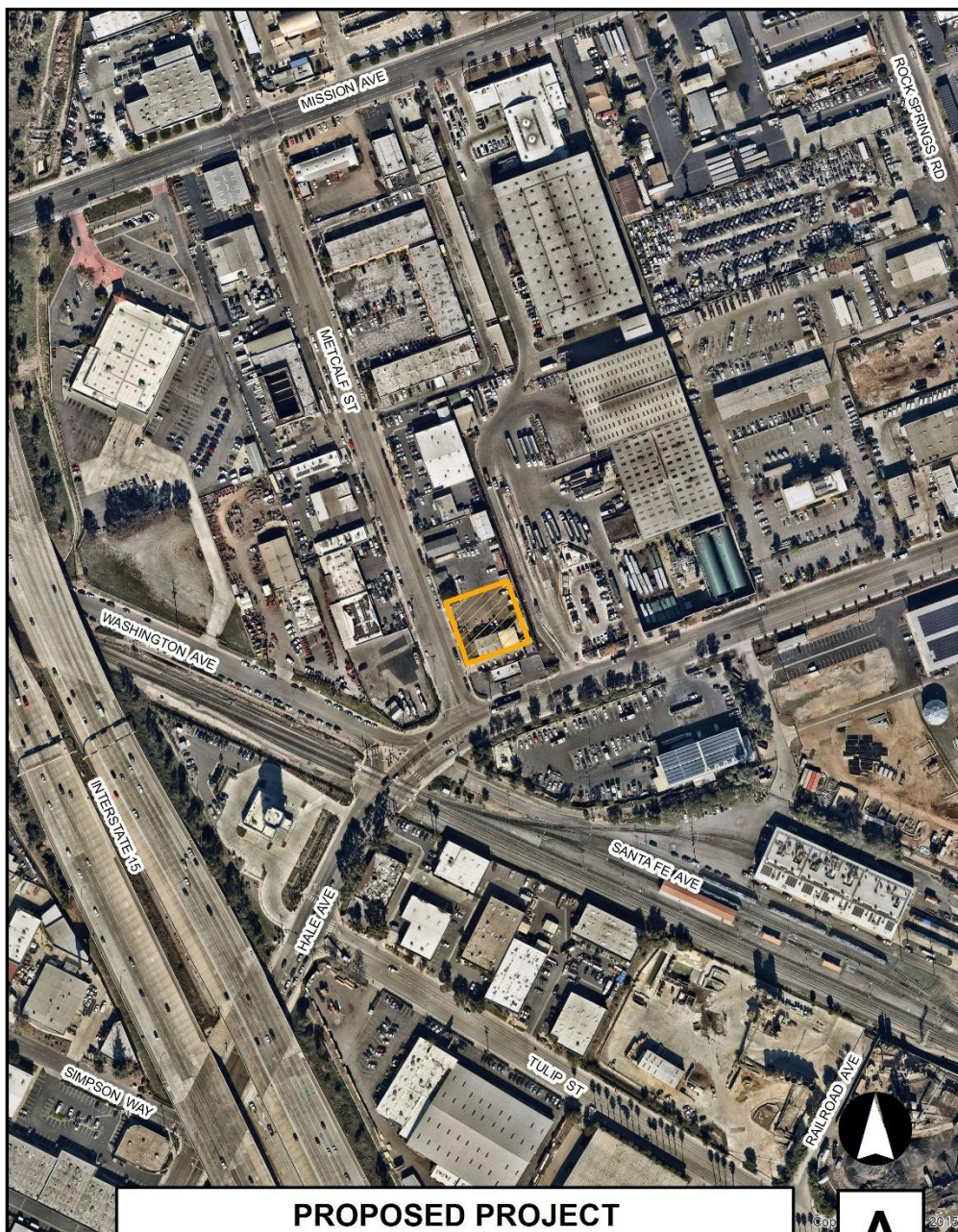
CITY of ESCONDIDO

STAFF REPORT

ATTACHMENT 2

PLANNING CASE NO. PL23-0299

LOCATION AERIAL MAP, GENERAL PLAN AND ZONING



**PROPOSED PROJECT
PL23-0299**

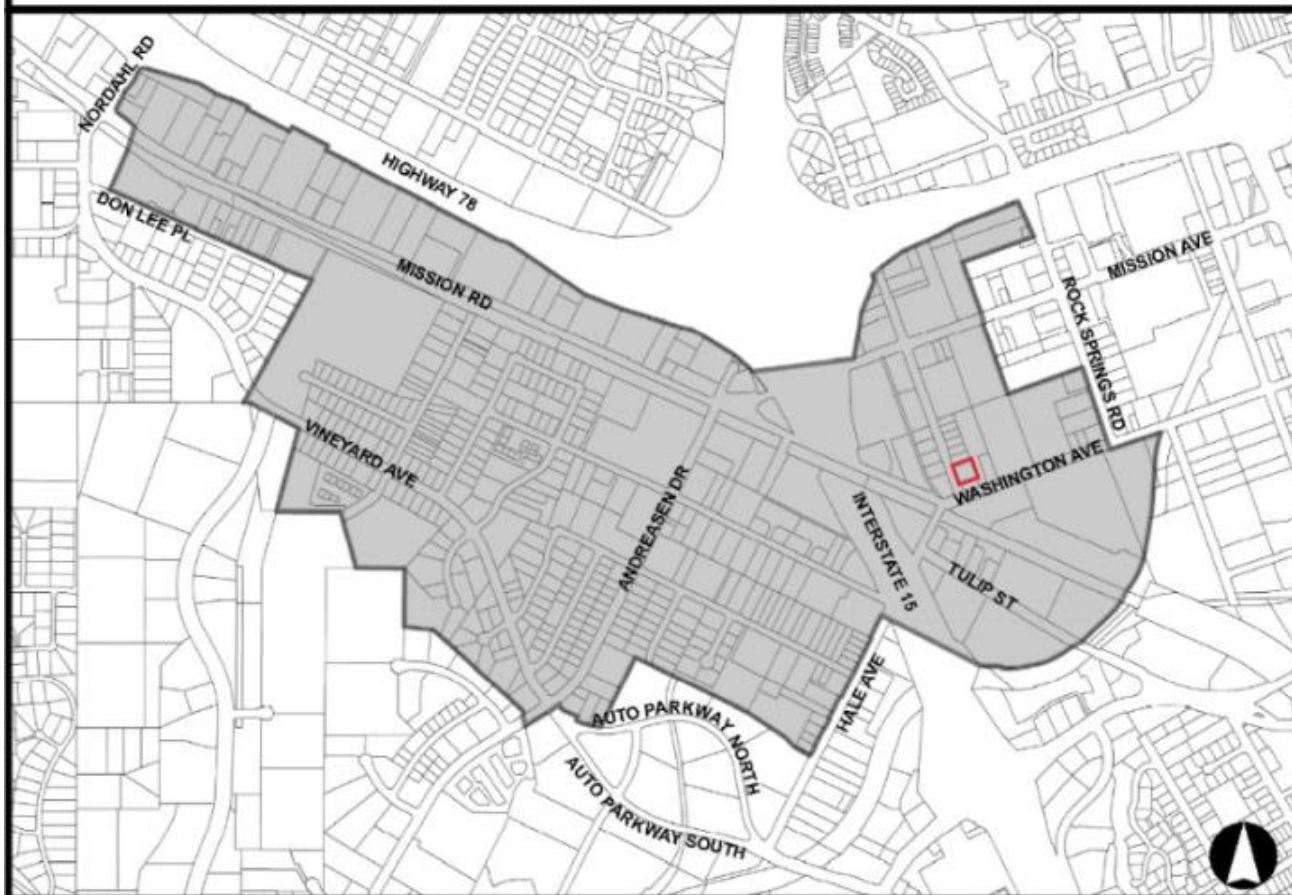
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CITY of ESCONDIDO

STAFF REPORT

Article 30 H-C-O Zone (Sec. 33-662)



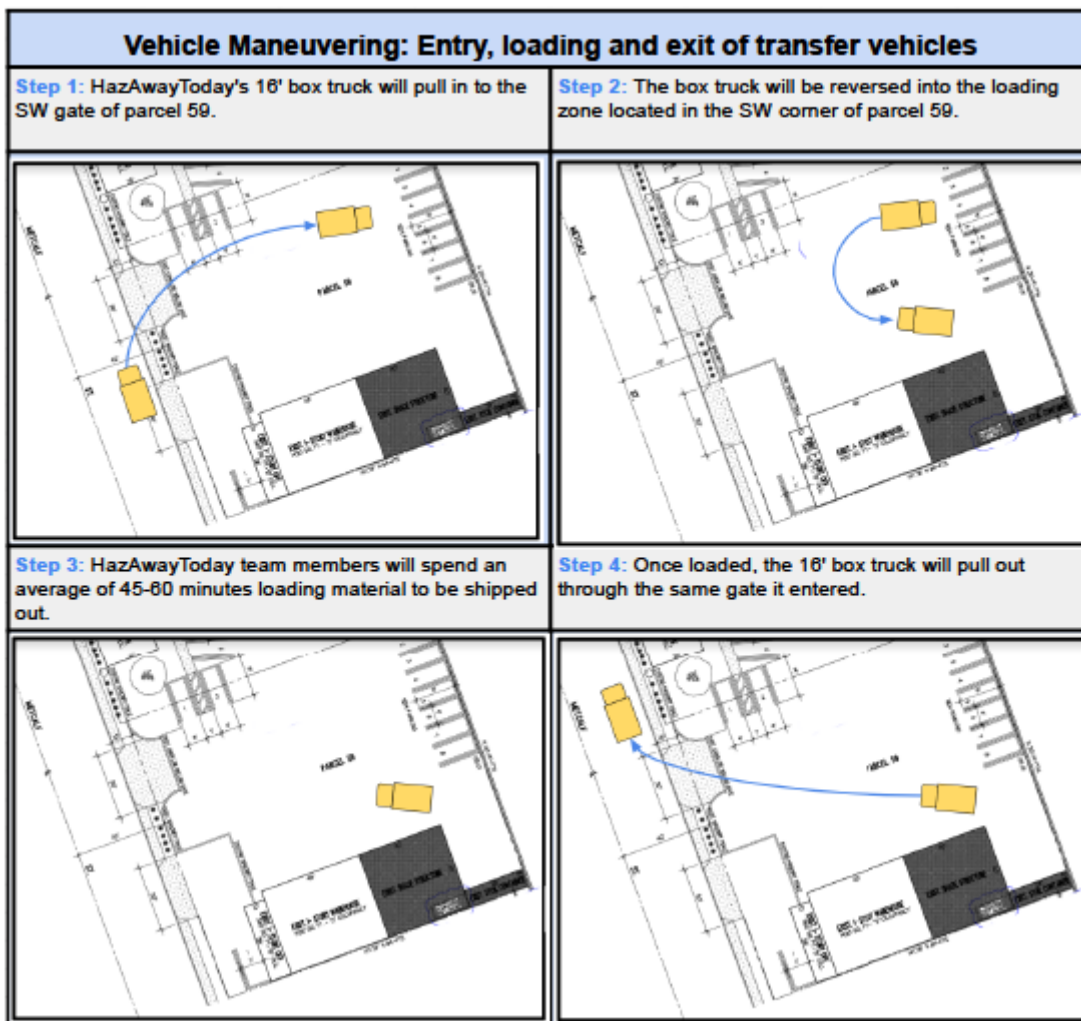


CITY of ESCONDIDO

STAFF REPORT

PL23-0299

VEHICLE MANEUVERING DIAGRAM





CITY of ESCONDIDO

STAFF REPORT

ATTACHMENT 4

PL23-0299

RISK ASSESSMENT ANALYSIS

What Are The Hazards?	Who might be harmed and how?	What are you doing to control risks?	What further action is needed to control risks?
Slips, Trips, and Falls	All staff might suffer injuries if they trip over spills or debris.	<ul style="list-style-type: none"> -Floors are swept of any debris daily. -Workers are provided with non-slip, toe protecting footwear. -Pallets and other materials stored in designated areas. 	<ul style="list-style-type: none"> -Daily sweeping of any debris. -Materials always placed in designated areas. -Immediate clean up of spills and debris. -Immediate notification to employees about spills and debris
Operation Of Lift Vehicles	Technicians moving pallets in the yard might bump themselves with the pallet jack.	<ul style="list-style-type: none"> -Technicians are properly trained on how to use the pallet jack. -Pallet jacks are stored in designated areas when not in use. 	<ul style="list-style-type: none"> -In house training and employee notification against improper use.
Traffic Movements	Technicians/Pedestrians in the yard might not be seen by drivers and get hurt.	<ul style="list-style-type: none"> -Trucks are equipped with back-up cameras -When applicable, a spotter is used when moving in the yard. -Vehicles are parked in designated areas. 	<ul style="list-style-type: none"> -Cameras will be routinely checked to ensure function. -Workers are trained on how to help others maneuver in the yard.
Spills	Technicians moving containers may inadvertently lose control resulting in drum tippage and possible spillage or employee injury.	<ul style="list-style-type: none"> -Containers are handled properly to ensure that none tip over while being moved. -Lids are always properly attached to the container to prevent spills. -Secondary containment is readily available via spill pallets and overpacks. 	<ul style="list-style-type: none"> -Drums are checked daily to ensure upright position. -Secondary containers are consistently restocked as needed.
Dust From Absorbent	Technicians handling the absorbent might breathe in dust and get it in their eyes.	<ul style="list-style-type: none"> -N95 masks and eye protection are readily available to technicians. 	<ul style="list-style-type: none"> -Supply of eye wear and masks will be readily available.
Moving Heavy Objects	Technicians on the job site might improperly move heavy objects, causing injury.	<ul style="list-style-type: none"> -Technicians are supplied with mobile carts to move heavier objects. -Technicians are taught proper lifting techniques to prevent injury. -Technicians are taught to never lift objects over 50 pounds alone. 	<ul style="list-style-type: none"> -Lift trainings are held regularly to create good lifting habits.
Pinch Points	-Employees moving drums and/or operating pallet jack.	<ul style="list-style-type: none"> -Employee training to avoid pinch points. -Pallet jack training. 	<ul style="list-style-type: none"> -Safety training reminders.
Fires	Technicians and other people in the area might get caught by fires.	<ul style="list-style-type: none"> -Employees are not opening containers or handling flammable materials. -Employees are removing debris from area. -Employees will not be using spark generating items. -No smoking or vaping in the surrounding area. 	<ul style="list-style-type: none"> -Educating co-tenants about no smoking near our area.
Eye Protection	-Technicians performing routine activities on the property.	<ul style="list-style-type: none"> -While on the property, people are required to wear eye protection. 	<ul style="list-style-type: none"> -Ensure that people walking on site are required to wear eye protection.



CITY of ESCONDIDO

STAFF REPORT

ATTACHMENT 5

PL23-0299

NOTICE OF EXEMPTION



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

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

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

Project Title/Case No: HazAwayToday/PL23-0299

Project Location - Specific: On the east side of Metcalf Street, south of West Mission Avenue, north of West Washington Avenue, and west of Rock Springs Road, addressed as 610 Metcalf Street (Assessor's Parcel No.: 228-250-59-00).

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

Description of Project: A request for a Conditional Use Permit (CUP) to allow the operation of a household hazardous waste transfer facility on a developed industrial property, located within the General Industrial and Hazardous Chemical Overlay zones ("Project"). The proposed Project also includes new landscaping, parking restriping, an outdoor storage structure, and cargo container. The proposal also includes an environmental determination for the Project.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:
Name: David Boyles, HazAwayToday

Address: 212 Eucalyptus Dr., El Segundo, CA 90245

Telephone: 844-442-9292

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities).

Reasons why project is exempt:

The project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities) because the project is a request to utilize a developed lot to carry out hazardous waste transfer facility operations. The request does not include an addition of more than 10,000 square-feet, and all public services are available to support the proposed use. The hazardous materials will be in sealed DOT approved containers and stored inside a cargo container, no pouring, repackaging or pumping will take place on-site, and there is a minimal risk of spill. Applicant has provided operational and safety protocols to be implemented in the event of spill. The property is already developed and no sensitive species or vegetation are on site. Additionally, the nearest sensitive receptor to the property (residential use), is over 2,000 feet away, as required by the development standards of the H-C-O zone. With the implementation of the Conditions of Approval and adherence to all state, local, and federal regulations for hazardous waste transfer facilities, no significant environmental effects are anticipated through the approval of this project.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4531

Signature: Melissa DiMarzo
Melissa DiMarzo
Assistant Planner II

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Updated: 6/17/2021

Planning Commission

Hearing Date: June 11, 2024

Effective Date: June 24, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ESCONDIDO, CALIFORNIA, APPROVING A HAZARDOUS WASTE
TRANSFER FACILITY IN THE GENERAL INDUSTRIAL ZONE

APPLICANT: David Boyles on behalf of HazAwayToday

CASE NO: PL23-0299

WHEREAS, David Boyles, on behalf of HazAwayToday (the “Applicant”), filed a Major Conditional Use Permit application, Planning Case No. PL23-0299 (“Application”) to allow a hazardous waste transfer facility, with site improvements consisting of landscaping, parking & restriping, outdoor storage cover and cargo container (“Project”) on a 0.42 gross acre site, located at 610 Metcalf Street, Escondido, CA 92025 (APN 228-250-59-00), in the General Industrial (M-2) Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, uses involving hazardous wastes are conditionally permitted within the General Industrial (M-2) Zone, subject to the approval of a Conditional Use Permit, in accordance with Chapter 33 Article 26, Article 30, and Article 61 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the hearing in accordance with City and State public noticing requirements per Division 6, Section 33-1300; and

WHEREAS, on June 11, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated June 11, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities).
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.
5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.
6. The development plans for the Project are on file in the Planning Division of the Community Development Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated

as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.gov, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 11th day of 2024, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

OSCAR ROMERO, for
VERONICA MORONES, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

PL23-0299

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTHERLY 214.00 FEET OF THE WESTERLY HALF OF THE WESTERLY HALF OF LOT 1 IN BLOCK 147 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888.

EXCEPTING THE SOUTHERLY 80.00 FEET THEREOF.

ALSO EXCEPTING THE WESTERLY 9.00 FEET THEREOF AS GRANTED TO THE CITY OF ESCONDIDO BY DEED RECORDED JULY 10, 1973 AS FILE NO. 73-189957 OF OFFICIAL RECORDS.

PL23-0299

EXHIBIT B

PLAN SET

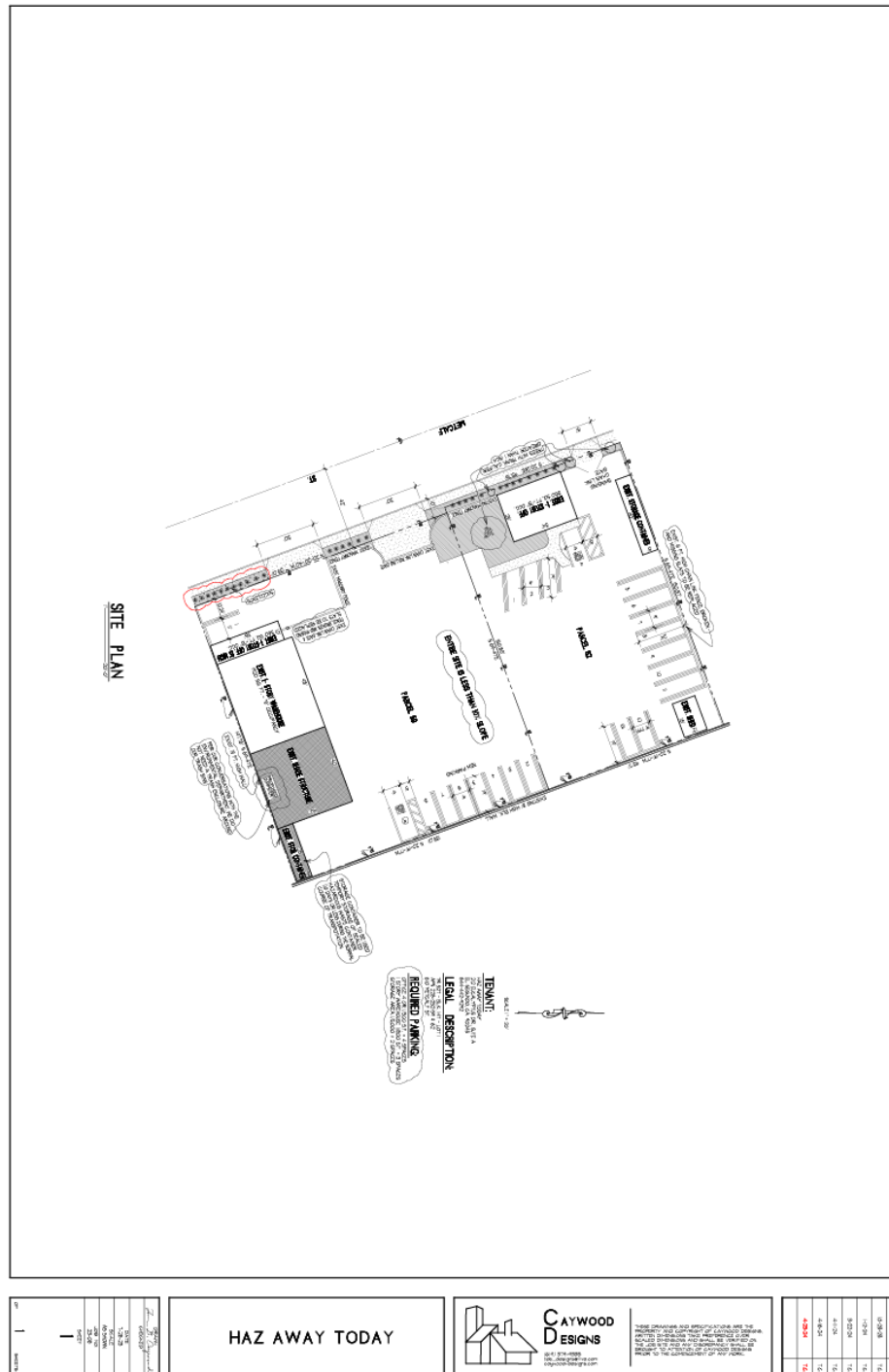


EXHIBIT “C”

PLANNING CASE NO. PL23-0299

FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (CEQA), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.

The Project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities) because the Project is a request to utilize a developed lot to carry out hazardous waste transfer facility operations. The request does not include an addition of more than 10,000 square-feet, and all public services are available to support the proposed use. The hazardous materials will be in sealed DOT approved containers and stored inside a cargo container, no pouring, repackaging or pumping will take place on-site, and there is a minimal risk of spill. Applicant has provided operational and safety protocols to be implemented in the event of spill. The property is already developed and no sensitive species or vegetation are on site. Additionally, the nearest sensitive receptor to the property (residential use), is over 2,000 feet away, as required by the development standards of the H-C-O zone. With the implementation of the Conditions of Approval and adherence to all state, local, and federal regulations for hazardous waste transfer facilities, no significant environmental effects are anticipated through the approval of this Project.

2. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the June 11, 2024 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Conditional Use Permit Determinations:

1. *A Conditional Use Permit should be granted upon sound principles of land use and in response to services required by the community.*

The proposed use is a hazardous waste transfer station within the M-2 zone, and is surrounded by other M-2 zoned properties with compatible uses. The use is conditionally permitted per the provisions of Article 26 of the Escondido Zoning Code for Industrial Uses in the General Industrial Zone. Per the General Plan, approval of uses involving hazardous

waste should ensure a safe and healthy community and environment that is protected from the use, storage and transport of hazardous materials and should conform to all city, county, state and federal regulations for the use. Further, the Project conforms to the findings of the Hazardous Chemical Overlay (H-C-O) Zone, as defined in Article 30. The proposed hazardous waste transfer station also meets the requirements for parking by providing 9 required parking spaces based of each use type.

2. *A Conditional Use Permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The Project site and surrounding area is zoned General Industrial (M-2) which permits for “heavy” or “intensive” uses such as, outdoor storage, and heavier equipment. The M-2 zone is applies less restrictive design standards to accommodate these uses and create compatibility throughout. The site is surrounded by other industrial uses, both light and general industrial. There are no residential uses in the adjacent area, and closest residential property is greater than 2,000 feet. The operations would be adequately screened from public view, and site enhancements would include landscaping and restriping of parking on-site.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

The proposed use meets the intent of the industrial zone per the Escondido Zoning Code and the City’s General Plan land use designation. The General Industrial land use is intended to accommodate the need for various types of industrial uses. The proposed use is found to be exempt from the provisions of the Hazardous Chemical Overlay Zone and will not have an adverse effect on the surrounding neighborhood or uses in that the General Industrial (M-2) zone. The site is surrounded by other industrial uses, both light and general industrial and there are no residential uses in the adjacent area. The operations will be adequately screened from public view and housed under the accessory structure. Sufficient parking will would be provided on site for the businesses on-site.

Further, the proposed Project adheres to the General Plan Industrial Land Use Policy 10.7 in that the scale and number of required improvements are minimal and ensure public health and safety, such as adequate screening of the outdoor storage area, and appropriate and secure containment of hazardous materials.

Hazardous Chemical Overlay Zone Determinations:

1. *The location and design of a facility will not create a significant threat to life and property due to fire, explosion, water contamination, spill, emissions or other hazards.*

The property is located within the General Industrial Hazardous Chemical Overlay Zone, which is specifically designated for the proposed use type. No chemical handling tasks such as pumping, repackaging or pouring would take place on site. A complete risk assessment

plan has been provided and all chemicals would have a tertiary layer of containment, significantly reducing the risk of leaks on site. All proposed plans have been reviewed and approved by the City's Fire Department and meet all required standards for safety.

2. *The location, design, bulk, scale and overall character of a proposed Project shall be visually and architecturally compatible with the I-15/78 Corridor Area Plan.*

The proposed Project would be compatible with all adjacent industrial uses and does not significantly alter the developed site.

3. *That the proposed facility in itself, or in combination with other similar facilities, does not substantially exceed the city's and county's "fair share" for the type of treatment which such a facility would provide.*

An analysis of all similar facilities in the vicinity of the proposed Project has been provided. Based on a review of this analysis, the addition of a hazardous waste transfer facility in the proposed location would not exceed the "fair share" threshold for this type of use within the City of Escondido and San Diego County.

4. *That the facility does not result in an over-concentration of facilities in a particular geographic area.*

In addition to the thresholds for the City and County's "fair share", the proposed Project would not result in an over-concentration of uses involving hazardous wastes.

EXHIBIT “D”**PLANNING CASE NO. PL23-0299****CONDITIONS OF APPROVAL**

This Project is conditionally approved as set forth on the application received by the City of Escondido on **August 14, 2023**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **June 11, 2024**, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a.** Acceptance of the Permit by the Applicant; and
 - b.** Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** The Permit shall automatically expire after 24 months from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or their designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification

electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

- 8. Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

- 10. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

11. Clerk Recording.

- a. Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b.** For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

12. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

13. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

14. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

15. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees,

- agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the

City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
13. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

C. Parking and Loading/Unloading.

1. The Applicant/Owner shall maintain a minimum of 9 on-site parking spaces at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. The Applicant/Owner shall provide parking for disabled persons (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. The Applicant/Owner may not permit a contractor or employee to store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the subject property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. The property owner or management company shall maintain landscaped areas in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. The property owner or management company will maintain existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section

33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

- b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Division Conditions:

- 1. The Applicant/Owner shall replace all broken and missing fencing slats per the provided plans.
- 2. The Applicant/Owner shall permit all previously unpermitted structures prior to operation.
- 3. The Applicant/Owner shall be required to contain all materials collected on-site for transport in the enclosed cargo container as provided.

4. The Applicant/Owner shall maintain all business operations on parcel 59 and operate independently of parcel 62 (644 Metcalf Street). If a parcel is unable to operate independently of the other, the operation may be subject to a lot-tie agreement or further review from the Planning Division.
5. The Applicant/Owner shall handle only those materials provided in the management and operations plan and as provided in the staff report dated June 11, 2024 under Attachment 1.
6. The Applicant/Owner shall retain trash and recycling receptacles utilized by the business, which shall be stored under the identified outdoor covered area at all times.
7. The Applicant/Owner shall be consistent with the provided operations and management plan and details of report for transfer facilities. Any operational changes to the business, including but not limited to handling of hazardous materials, long-term storage (more than 10 days), storage in buildings, or on-site disposal shall be subject to appropriate review and permitting by the City.
8. The Applicant/Owner shall be subject to adequate drive-aisle clearance on site at all times for transport vehicle drop-off and pick-up of materials per the provided maneuvering diagram. The applicant shall be not be permitted use of the adjacent property for any maneuvering.
9. Prior to operation, Applicant shall obtain all required permits, including but not limited to County hazmat approvals and/or permits.
10. The Applicant/Owner shall not discharge of hazardous materials into the sanitary sewer system unless otherwise permitted by the City's Engineering Division and Utilities Department.



STAFF REPORT

DATE: June 11, 2024
Planning Commission By-Laws

PROJECT NUMBER / NAME: Planning Commission By-Laws

REQUEST: Discussion related to the Planning Commission By-Laws.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On April 23, 2024, Commissioner Jester motioned, and Vice-Chair Barber concurred, that the Commission discuss the Planning Commission By-Laws. On May 14, 2024, Chair Weiler moved this item to the June 11, 2024 meeting due to Commissioner Jester's absence.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS:

____ Christopher W. McKinney, Deputy City Manager, Acting Director of
Development Services

☒ Oscar Romero, Principal Planner



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 5

June 11, 2024

Tentative Future Agenda Items

DATE: June 11, 2024

TO: Planning Commissioners

FROM: Oscar Romero, Principal Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Conway/Ash Subdivision Unit Design Review

Policy Work:

- General Plan Amendment – EVSP Follow-Up
- Annual Progress Reporting
- Pre-Approved Accessory Dwelling Unit Program

Informational Presentations:

- California Environmental Quality Act
- Historic Preservation
- North County Mall Permit History