

EXHIBIT "D"

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Ordinance No. 2023-08

PLANNING CASE NUMBER: PL22-0512

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act, ("CEQA"), Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., 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 15301 (Existing Facilities), section 15303 (New Construction of Small Structures), section 15305 (Minor Alteration in Land-Use Limitations), and section 15332 (Infill Development). The proposed development is located on an infill commercial/industrial zoned parcel surrounded by urban uses and proposes building additions less than 10,000 square feet. The site has previously been developed and fully disturbed, and used for a variety of residential, commercial and industrial/storage type uses. Therefore, the site has no value for special status species. The property 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. The proposed modification to land-use limitations only involves a modification to the list of permitted/conditionally permitted uses. 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 March 28, 2023, 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 have not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.
3. All of the requirements of the California Environmental Quality Act have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the Class 1, 3, 5, and 32 CEQA Exemption prepared for the Project, dated March 23, 2023.

Planned Development Determinations:

1. The City's General Plan land-use designation for the project site is Planned Commercial (PC - Montiel Road #11). The Guiding Principles for this planning area include limited light industrial and commercial uses. Development is implemented through the Montiel Road Planning Area development plan. The Montiel Road Planning Area development plan allows for a variety of commercial, light industrial, warehouse, service, schools, trades, repair and warehouse type uses. The proposed use of the site for construction type services (office, storage and warehouse) with fleet/equipment storage would be similar to the variety of uses currently permitted/conditionally permitted. Therefore, the proposed Project, with the requested land-use amendment, would be consistent with the General Plan Guiding Principles for the planning area and the Montiel Road

Planning Area planned development. The overall design of the proposed Project will produce an attractive, efficient development that utilizes quality building materials and ample landscaping with appropriate on-site parking. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersections or public facilities, create excessive noise or compatibility impacts. Adequate on-site parking, circulation and public services can be provided to the site.

2. The approval of the proposed Project would be based on sound principles of land use and the project is well-integrated with the surrounding residential and commercially developed properties. The overall design produces an attractive, efficient and stable environment. The project site is zoned for limited industrial/commercial development and is adjacent to commercial/industrial development to the west and south across State Route 78. Multi-family residential development is located to the north across Montiel Road. Adequate on-site parking, access, on-site circulation and utilities would be provided. The Engineering/Traffic Division determined that all vehicular traffic generated by the Project would be accommodated safely and would not create any adverse impacts to the adjacent roadways or intersections. On-site grading would be minimal and the street along the site frontage would be improved to include appropriate road widening, curb, gutter and sidewalk. The proposed modification to the building and additions would be consistent with the height limits of the planned development and compatible with one- and two story residential and commercial/industrial developments along Montiel Road. The building architecture includes a more contemporary style and utilizes certain exterior elements and materials to be compatible with the mix of architectural styles and materials throughout the area. In addition, the site will be landscaped to further soften and screen views into the site from the adjacent roadways.
3. The Engineering Department and Utilities Department indicated there are adequate public services in the adjacent street and/or easements to support the project and the project would not provide an undue or negative impact on existing public facilities and services. The Project would be service by the Escondido Police and Fire Departments. The project would not adversely impact emergency services.
4. The site has previously been developed and paved and does not require extensive earth moving. Limited grading will be necessary to support the required street improvements and new building pad areas. A retaining wall up to five feet in height will be constructed along a portion of the Montiel Avenue street frontage and face inward towards the project site. The site is an infill development located within an urban area and does not contain any desirable natural features. The project is not located within a significant view-shed corridor and would not adversely obstruct any views of identified hillside and ridgelines from Interstate 15 and Highway 78. The project and building design/modifications with limited building height would not result in any visual obstruction or be disharmonious with the surrounding area and facilities, as described in the sections above.
5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations and the Planned Development process is required to facilitate development of the project in accordance with the General Plan Land-Use designation of Planned Commercial, and the Guiding Principles for the Montiel Road Planning Area Planned Development. The subject site is zoned Planned Development-Commercial (PD-C) and Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and usability of the project. The development proposes a variety of setbacks and appropriate orientation of the buildings and design features (including entries, loading and building access areas, storm water features, landscaping and walls) to correspond to and reduce potential impacts to the variety of adjacent land uses and the built environment. Approval of the proposed Project would be based on sound principles of land use and is well-integrated with its surroundings. All vehicular traffic generated by the Project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.