

EXHIBIT "C"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED Ordinance No. 2023-20

PLANNING CASE NUMBER: PHG20-0036

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 City Council adopted a Final Initial Study/Negative Declaration (IS/ND), (City Case No. ENV17-0005) in 2018 for the South Centre City Specific Plan (Resolution No. 2018-20).
3. Section 15164 of the State CEQA Guidelines states that an Addendum to a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent Negative Declaration have occurred." The proposed project is consistent with the adopted Final IS/ND. Specifically, none of the conditions defined in Sections 15162 and 15163 of the State CEQA Guidelines that would require preparation of a subsequent or supplemental Negative Declaration have been met.
4. As detailed in the Addendum and the project materials, the City finds that, pursuant to Section 15162, no subsequent Negative Declaration would be required. Because none of the conditions of Section 15162 of the State CEQA Guidelines occur and as the Addendum and the proposed project satisfy the requirements of Section 15168, an Addendum to the South Centre City Parkway Specific Plan Final IS/ND is the appropriate form of environmental documentation under CEQA for the proposed project.

Specific Plan Amendment Determinations:

1. The public health, safety and welfare would not be adversely affected by the proposed amendment to the South Centre City Specific Plan because the amendment would facilitate a proposed Project that is well-integrated with its surroundings near residentially and commercially developed properties. Adequate parking, access, on-site circulation, utilities, landscaping and open space would be provided (as detailed in the staff report). The Project would not detrimentally impact levels of service on area roadways, would not unduly burden public services in the area, and would be consistent with the transit-oriented development opportunities envisioned for the project area.
2. The project site involved is suitable for the uses permitted by the mixed-use overlay because the amendment would facilitate a proposed Project that is well-integrated with its surroundings near

residentially and commercially developed properties. Adequate parking, access, on-site circulation, utilities, landscaping and open space would be provided (as detailed in the staff report). Further, Project would assist in the implementation of the vision and goals identified in the Specific Plan to provide "Quality Housing" with new and creative infill multi-family development helps support housing choice and opportunity.

3. The proposed amendment to the South Centre City Specific Plan would not be detrimental to surrounding properties because it would assist in the implementation of the vision and goals identified in the Specific Plan to provide "Quality Housing" with new and creative infill multi-family development helps support housing choice and opportunity. The proposed mixed-use overall designation also allows for commercial opportunities to preserve and enhance commercial opportunities as key commercial nodes. The Project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; unit configuration; traffic and emergency access; grading; and open space and recreational amenities were all reviewed for compliance with relevant City policies and codes, and State Density Bonus statues.
4. The proposed amendment to the South Centre City Specific Plan would be consistent with the General Plan because the proposed infill residential Project would be in conformance with General Plan Housing Goals and Policies to plan for quality, managed, and sustainable growth, and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The Project would not detrimentally impact levels of services on area roadways nor result in adverse impacts to public services and infrastructure, or Quality of Life Standards. Further, the amendment would retain the General Plan vision for Specific Plan Area #15 that promotes "Quality Housing" as well as to preserve commercial opportunities as key commercial nodes as noted above.
5. Specific plan amendments must comply with the scope and authority of section 65450 to 65457 of the California Government Code. The City Council finds the proposed Specific Plan Amendment has been completed in compliance with the law.