APRIL 8, 2015
CITY COUNCIL CHAMBERS
3:30 P.M. Closed Session; 4:30 P.M. Regular Session
201 N. Broadway, Escondido, CA 92025

MAYOR	**Sam Abed**
DEPUTY MAYOR	**Michael Morasco**
COUNCIL MEMBERS	**Olga Diaz** **Ed Gallo** **John Masson**
CITY MANAGER	**Clay Phillips**
CITY CLERK	**Diane Halverson**
CITY ATTORNEY	**Jeffrey Epp**
DIRECTOR OF COMMUNITY DEVELOPMENT	**Barbara Redlitz**
DIRECTOR OF PUBLIC WORKS	**Ed Domingue**

ELECTRONIC MEDIA:
Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Council during the meeting are part of the public record and may be retained by the Clerk.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

April 8, 2015
3:30 P.M. Meeting

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

a. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Maintenance & Operations, Teamsters Local 911

b. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Escondido City Employee Association: Supervisory (SUP) Bargaining Unit

c. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering (ACE) Bargaining Unit

II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

a. **Property:** 2207 Harmony Grove Road (Por.)
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Pacific Harmony Grove Development, LLC and Mission Valley Corporate Center, LTD
Under Negotiation: Price and Terms of Agreement

b. **Property:** 541 N. Quince Street
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Norgell Enterprises, Inc.
Under Negotiation: Price and Terms of Agreement

c. **Property:** 1201 E. Washington Avenue
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Paseo Escondido, LLC (The Phair Company)
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT

April 8, 2015
4:30 P.M. Meeting

Escondido City Council

CALL TO ORDER

MOMENT OF REFLECTION:
City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

PRESENTATIONS: Wellness Program Presentation

PROCLAMATIONS: Escondido Shines Day - April 25, 2015
Stand Up for Transportation Day - April 9, 2015

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: Regular Meeting of March 18, 2015**

4. **BUDGET INCREASE FOR THE ELM STREET IMPROVEMENT PROJECT -**
   Request Council approve a budget increase for the Elm Street Improvement Project in the amount of $65,000.

   Staff Recommendation: **Approval (Public Works Department: Ed Domingue)**

5. **ADOPTION OF MITIGATED NEGATIVE DECLARATION FOR THE OAKVALE ROAD REALIGNMENT PROJECT (ENV 14-0007) -**
   Request Council approve adopting a Mitigated Negative Declaration for the Oakvale Road Realignment Project that would realign an approximately 1,200 square foot section of Oakvale Road near Lake Wohlford Dam, straightening the road and moving it approximately 150 feet to the south of the existing alignment.

   Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

   RESOLUTION NO. 2015-37

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

6. **AMANDA ESTATES PROJECT ANNEXATION, TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, PRE-ZONE, GRADING EXEMPTIONS, AND FINAL MITIGATED NEGATIVE DECLARATION (SUB 13-0007 AND PHG 13-0034) -**
   Request Council approve a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acre of land located at 2115 Amanda Lane. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. Residential lot sizes range from approximately 10,025 SF to 20,404 SF. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and

drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels. The request authorizes applications to the Local Agency Formation Commission (LAFCO) for the subject annexation and additional parcels in conformance with SB 244.

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

A) RESOLUTION NO. 2015-38 B) RESOLUTION NO. 2015-43 C) RESOLUTION NO. 2015-46
D) ORDINANCE 2015-08 (Introduction and First Reading)

7. **GENERAL PLAN AMENDMENT (PHG 14-0014) -**

Request Council approve a General Plan Amendment (PHG 14-0014) from GC (General Commercial) to LI (Light Industrial), for a 2.11-acre parcel, with access off of W. Mission Avenue and Nordahl Road and certify the environmental review prepared for the project. There is no new development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project, addressed as 2120-2122 W. Mission Road (APN 226-112-49).

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2015-39

FUTURE AGENDA

8. **FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE -**

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	**Day**	**Time**	**Meeting Type**	**Location**
April 15	-	-	No Regular Meeting	-
April 22	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
April 29	-	-	No Regular Meeting	-
May 6	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers

TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at http://www.escondido.org/city-clerks-office.aspx

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at http://www.escondido.org/meeting-agendas.aspx
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING: Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

Please turn off all cellular phones and pagers while the meeting is in session.

The City Council is scheduled to meet the first four Wednesdays of the month at 3:30 in Closed Session and 4:30 in Open Session.
(Verify schedule with City Clerk's Office)
Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers Financing Authority and the Mobilehome Rent Review Board.

CITY HALL HOURS OF OPERATION
Monday-Friday 8:00 a.m. to 5:00 p.m.

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. 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

March 18, 2015
3:30 P.M. DRAFT Meeting Minutes

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, March 18, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:
The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

Jeffrey Epp, City Attorney, recommended to the City Council that they adopt a motion to add an item to the closed session portion of the City Council agenda pursuant to the authority found in Government Code Section 54954.2(b)(2). That added item is a matter of pending litigation: Stuck in the Rough, LLC v. City of Escondido, Case No. 37-2013-00074375-CU-WM-NC. The closed session would occur pursuant to the authority of Government Code Section 65956.9(a). A trial court ruling impacting the City's position in the litigation was issued subsequent to the posting of the agenda and there is a need for the City to consider a course of action.

MOTION: Moved by Councilmember Masson and seconded by Councilmember Diaz to add the above item to the Closed Session pursuant to Government Code Section 54954.2(b)(2); that the need to take immediate action arose subsequent to the posting of the agenda; and to recess to Closed Session. Motion carried unanimously.

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

a.	**Agency Negotiator:**	Sheryl Bennett & Clay Phillips
	Employee Organization:	Maintenance & Operations, Teamsters Local 911
b.	**Agency Negotiator:**	Sheryl Bennett & Clay Phillips
	Employee Organization:	Escondido City Employee Association: Supervisory Bargaining Unit
c.	**Agency Negotiator:**	Sheryl Bennett & Clay Phillips
	Employee Organization:	Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

Items I.a., I.b. and I.c. were not discussed.

II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))

Case Name: Barnes v. City of Escondido; Off. Stowe; Off. Love
Case No: '14-CV-1184-H (RBB)

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:30 p.m.

_____
MAYOR

_____
CITY CLERK

_____
MINUTES CLERK

CITY OF ESCONDIDO

March 18, 2015
4:30 P.M. DRAFT Meeting Minutes

Escondido City Council
and as Successor Agency to the CDC

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:33 p.m. on Wednesday, March 18, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:
Joan Read led the Moment of Reflection.

FLAG SALUTE
Mayor Abed led the Flag Salute.

ANNOUNCEMENT:
City Attorney Jeffrey Epp made the following announcement following the City Council Closed Session regarding Stuck in the Rough, LLC v. City of Escondido, Case No. 37-2013-00074375-CU-WM-NC:

"The City has determined to continue studying the legal options which are available following Judge Maas's decision from last week."

ROLL CALL:
The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

Patricia Borchmann, Escondido, recommended that no additional staff time be spent regarding the Stuck in the Rough litigation.

CONSENT CALENDAR

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to approve all Consent Calendar items. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: A) Special Meeting of February 11, 2015; B) Special Meeting of February 25, 2015.**

4. GRANT AWARD FROM FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION AND BUDGET ADJUSTMENT -

Request Council approve accepting $14,175 in grant funding from the Firehouse Subs Public Safety Foundation to purchase a battery operated hydraulic rescue spreading tool; authorize the Fire Chief to execute on behalf of the City all documents required for the management of this grant; and authorize the necessary budget adjustment to establish a new project number to track these grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Fire Department: Michael Lowry)**

5. RELOCATION PLAN FOR THE CROSSINGS AT ESCONDIDO MANOR (CASE NUMBER: 0873-01-23) -

Request Council approve authorizing the adoption of the tenant Relocation Plan (Plan) for the Crossings at Escondido Manor (Project) located at 1150-1166 North Escondido Boulevard; and appoint the Director of Community Development, or her appointed subcommittee to act as the Hearing Officer/Committee to review formal appeals should any disagreements arise in the relocation process for the duration of the Project. (File No. 0875-16)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2015-28

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

CURRENT BUSINESS

6. CITY OF ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT - PRELIMINARY ENGINEER'S REPORT FOR ZONES 1 THROUGH 36 AND 38 FOR FISCAL YEAR 2015/2016 -

Request Council approve initiating the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) for Zones 1 through 36 and 38 for FY 2015/2016; approve the Preliminary Engineer's Report for LMD Zones 1 through 36 and 38; and set a public hearing date of May 6, 2015 for LMD Zones 1 through 36 and 38. (File No. 0685-10)

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

A) RESOLUTION NO. 2015-32 B) RESOLUTION NO. 2015-33

Julie Procopio, Assistant Director of Public Works, introduced Gabrielle Restivo who presented the report.

Gabrielle Restivo, Engineering Staff, presented the staff report utilizing a PowerPoint presentation.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Masson to approve initiating the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) for Zones 1 through 36 and 38 for FY 2015/2016; approve the Preliminary Engineer's Report for LMD Zones 1 through 36 and 38; and set a public hearing date of May 6, 2015 for LMD Zones 1 through 36 and 38 and adopt Resolution No. 2015-32 and Resolution No. 2015-33. Motion carried unanimously.

7. PURCHASE TWO BACKHOE LOADERS AND ONE WHEEL LOADER FROM SONSRAY MACHINERY OF EL CAJON, CALIFORNIA -

Request Council approve authorizing Fleet Services to purchase two Case 590SN backhoe loaders and one Case 621F wheel loader in the amount of $410,856 through a Cooperative Purchase Contract with the National Joint Powers Alliance. (File No. 0470-35)

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2015-35

Joseph Goulart, Fleet Maintenance Superintendent, presented the staff report utilizing a PowerPoint presentation.

Richard O'Donnell, Deputy Director of Public Works/Maintenance, was available to answer questions.

MOTION: Moved by Councilmember Gallo and Seconded by Councilmember Masson to approve authorizing Fleet Services to purchase two Case 590SN backhoe loaders and one Case 621F wheel loader in the amount of $410,856 through a Cooperative Purchase Contract with the National Joint Powers Alliance and adopt Resolution No. 2015-35. Motion carried unanimously.

8. APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES -

Request Council ratify the Mayor's recommendation to fill a regular vacancy on the Library Board of Trustees for a three-year term to expire March 31, 2018. (File No. 0120-10)

Staff Recommendation: **Ratify Mayor's Appointment (City Clerk's Office: Diane Halverson)**

Mayor Abed nominated Elmer Cameron to the Library Board of Trustees.

MOTION: Moved by Mayor Abed and Seconded by Councilmember Diaz to ratify the Mayor's recommendation to fill a regular vacancy on the Library Board of Trustees for a three-year term to expire March 31, 2018. Motion carried unanimously.

FUTURE AGENDA

9. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

Councilmember Diaz and Councilmember Gallo requested an agenda item regarding the discussion of downtown parking be placed on the Future Agenda for Council discussion.

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Gallo reported on the County Water Authority's message to save water during the drought.

Councilmember Diaz reported on the Downtown Parking Subcommittee meeting: discussion involved various parking options; reported that the San Dieguito River Park Joint Powers Authority is searching for an Executive Director.

Mayor Abed reported on SANDAG's preliminary budget hearing and stated the total budget is 1.4 billion dollars which includes almost 1 billion dollars for capital improvements; SANDAG has a balanced budget, and predicts a 5 percent sales tax projection; SANDAG adopted a pension reform program in which employees pay their own 8 percent and it will include performance pay raises.

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE –**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 5:37 p.m.

_____ _____

MAYOR CITY CLERK

_____

MINUTES CLERK

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 4
Date: April 8, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Danielle M. Lopez, Neighborhood Services Manager

SUBJECT: Budget Increase for the Elm Street Improvement Project

RECOMMENDATION:

It is requested that Council approve a budget increase for the Elm Street Improvement Project in the amount of $65,000.

FISCAL ANALYSIS:

The City of Escondido receives annual formula allocations of Community Development Block Grant (CDBG) program funding from the U.S. Department of Housing and Urban Development (HUD). This project will be funded with CDBG allocations previously approved by Council along with the transfer of $65,000 from the CDBG unallocated fund and will not impact the General Fund.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Image and Appearance.

PREVIOUS ACTION:

On April 6, 2011, Council approved the FY 2011-2012 One-Year Action Plan for Community Development Block Grant (CDBG) allocating $300,000 to the Elm Street Improvement Project.

On April 25, 2012, Council approved the FY 2012-2013 One-Year Action Plan for Community Development Block Grant (CDBG) allocating $100,000 to the Elm Street Improvement Project.

On October 16, 2013, Council approved an amendment to the FY 2013-2014 One-Year Action Plan for Community Development Block Grant (CDBG) to transfer $375,000 from the Elm Street Improvement Project to the Grape Street Improvement Project.

On April 9, 2014, Council approved the FY 2014-2015 One-Year Action Plan for Community Development Block Grant (CDBG) allocating $594,000 to the Elm Street Improvement Project.

On November 19, 2014, Council adopted Resolution 2014-169 authorizing the bid award to LB Civil Construction, determined to be the lowest responsive and responsible bidder, and authorizing the Mayor and the City Clerk to execute a Public Improvement Agreement with LB Civil Construction in the amount of $541,292 for the Elm Street Improvement Project.

BACKGROUND:

The Elm Street Improvement Project consists of full street improvements including paving, streetlights, curbs, gutters and sidewalks as well as the upsizing of both existing water and sewer mains. The street improvement extends on Elm Street from East Washington Avenue to the Escondido Creek Trail. Additional funds in the amount of $40,000 are needed to reimburse General Fund expenses, covering the cost of Neighborhood Services and Engineering staff support necessary for this project. In addition, funding in the amount of $25,000 is needed for identified change orders, as well as, any unanticipated changes required for completing the project. Construction is ongoing and should be completed by May 1, 2015.

Respectfully submitted,

Edward N. Domingue
Public Works Director/City Engineer

Danielle M. Lopez
Neighborhood Services Manager

ESCONDIDO
City of Choice

CITY OF ESCONDIDO

BUDGET ADJUSTMENT REQUEST

Date of Request: 3/30/15

Department: Engineering

Division: Neighborhood Services

Project/Budget Manager: Danielle Lopez (Name) 4517 (Extension)

Council Date (if applicable): 4/8/15
(attach copy of staff report)

For Finance Use Only

Log # _____

Fiscal Year _____

_____ Budget Balances
_____ General Fund Accts
_____ Revenue
_____ Interfund Transfers
_____ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
CDBG Unallocated	CDBGUF -115		65,000
Elm Street Project	338590 -115	65,000	

Explanation of Request:

Budget adjustment to cover employee services and project related costs.

APPROVALS

Department Head — 3/31/15 Date

City Manager — Date

Finance — 3/31/15 Date

City Clerk — Date

Distribution (after approval): Original: Finance

FM\105 (Rev.11/06)

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 5
Date: April 8, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: Adoption of Mitigated Negative Declaration for the Oakvale Road Realignment Project (ENV 14-0007)

STAFF RECOMMENDATION:

It is requested that Council adopt Resolution No. 2015-37 adopting a Mitigated Negative Declaration for the Oakvale Road Realignment Project.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission has not reviewed the environmental documentation for this project because the project does not include any associated land use entitlements.

PROJECT DESCRIPTION:

The proposed project would realign an approximately 1,200-foot section of Oakvale Road near the Lake Wohlford Dam, straightening the road and moving it toward the south. The realignment would be accomplished by excavating into the adjacent hillside to remove approximately 56,000 cubic yards (cy) of rock and earth to create space for realigning the road, which would be shifted a maximum distance of approximately 150 feet to the south of the existing alignment. The existing roadway would remain in service during construction of the new roadway.

LOCATION:

The project is located on Oakvale Road, approximately 750 feet east of its intersection with Lake Wohlford Road and immediately south of the Lake Wohlford Dam, in an unincorporated area of the County of San Diego.

FISCAL ANALYSIS:

Construction plans and specifications for the project are nearly completed and the Engineer's estimate for the project is $5,400,000 - $6,400,000. The project construction will be funded out of CIP 704912, Lake Wohlford Dam.

GENERAL PLAN ANALYSIS:

The proposed project area is located within the unincorporated area of San Diego County. All of the property within the project area is located within the Escondido General Plan boundary and has been assigned the Public Lands/Open Space land use designation. All construction would occur within existing street right-of-way and on land owned by the City of Escondido.

ENVIRONMENTAL REVIEW:

A proposed Mitigated Negative Declaration (City Log No. ENV 14-0007) was issued for a 20-day public review on October 7, 2014. Responses to comments received on the proposed Mitigated Negative Declaration have been incorporated into the Final Mitigated Negative Declaration. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological resources and cultural resources. Implementation of the proposed mitigation measures would reduce project-related impacts to a less than significant level.

Sections of the Final Mitigated Negative Declaration have been clarified or expanded, but no new significant impacts have been identified, no impacts increased in severity, and no new mitigation measures have been identified. As such, the Mitigated Negative Declaration document was not fundamentally or basically inadequate in nature and the conclusions do not require reevaluation or recirculation. Staff feels the Final Mitigated Negative Declaration adequately addresses all project-related issues.

BACKGROUND:

The land in the vicinity of the project area, including the Lake Wohlford Dam and Reservoir, is owned by the City of Escondido. In addition to the Lake Wohlford Reservoir, the project setting is characterized by undeveloped open space dominated by dense chaparral and oak trees, interspersed with rural residential development.

Under current conditions, Oakvale Road skirts a steep rock face just southwest of the left abutment of the Lake Wohlford Dam, resulting in three consecutive curves on the narrow roadway near the City's primary maintenance access to the dam crest. The project proposes realigning approximately 1,200 feet of the road toward the south and straightening the road. To create enough of a surface that would accommodate the realignment, the project requires excavation into the hillside to the south at a slope of 0.75:1 (H:V) and removal of approximately 56,000 cy of rock and earth. The maximum height of the proposed finished slope is 110 feet, although much of the slope would be lower than that.

PUBLIC COMMENT:

The proposed Mitigated Negative Declaration was distributed for public review from October 7, 2015 to October 28, 2015. Three comment letters were received during the 20-day public review period from the County of San Diego, the Escondido Creek Conservancy and the Rincon Band of Luiseno Indians. In response to comments submitted by the County and the Escondido Creek Conservancy, design of the project-related segment of Oakvale Road has been modified to include a multi-use non-

motorized trail connection, to be located within the road's westbound shoulder. This will assist in providing connectivity between trails in the Lake Wohlford area and trails on the Bottle Peak Preserve located just south of the project site. The Rincon Band indicated they are not opposed to the project and requested an opportunity to provide the required tribal monitors during project grading. Responses to the comments have been incorporated as revisions in the Final Mitigated Negative Declaration.

DISCUSSION:

The new road would be constructed to County standards and would include two 12-foot lanes with a 3-foot bench constructed on the downhill (northern) side. The excavation process would first entail vegetation removal, then rock scaling and earth movement using backhoes, loaders, and dozers staged from the toe of the slope. In areas of large rocks that cannot be easily moved by a backhoe or dozer, the project would entail blasting and hydraulic splitting to loosen rock for off-hauling. The specific methods of work, including use of any heavy equipment, would be specified in a detailed work plan prepared by the contractor and approved by the City prior to project implementation. The contractor's work plan would identify potential hazard areas due to steep slopes and would specify appropriate protective actions to ensure safe conditions throughout this work. The work plan would identify areas where temporary protective fences would be installed to safely collect falling debris and prevent impacts to the road, the dam, and the reservoir. Where blasting and/or hydraulic splitting is required, the contractor's work plan would specify a detailed plan for this work. A traffic control plan would be prepared that would identify measures to maintain traffic safety and ensure maintenance of adequate emergency access throughout the project construction period.

After completion of excavation, the project would entail slope stabilization using a combination of rock bolts and wire netting to keep the rock in place. Rock bolts are long metal rods drilled into the rock face to stabilize the rock mass and prevent toppling or sliding along existing tension cracks. Preliminary geotechnical engineering conducted for the slope stabilization indicates that the bolts used to anchor the rock in place would be approximately 30 to 40 feet long, and would be spaced about every 10 to 12 feet. The bolts would also be used to anchor wire mesh to the rock surface. Revegetation of the slope is not possible because the proposed slope will consist of a steep, exposed rock face. This potential aesthetic impact would be less than significant because of the rural nature of the project area and the limited visibility of the project site.

The Final Mitigated Negative Declaration may be viewed on the City of Escondido website at the following links:

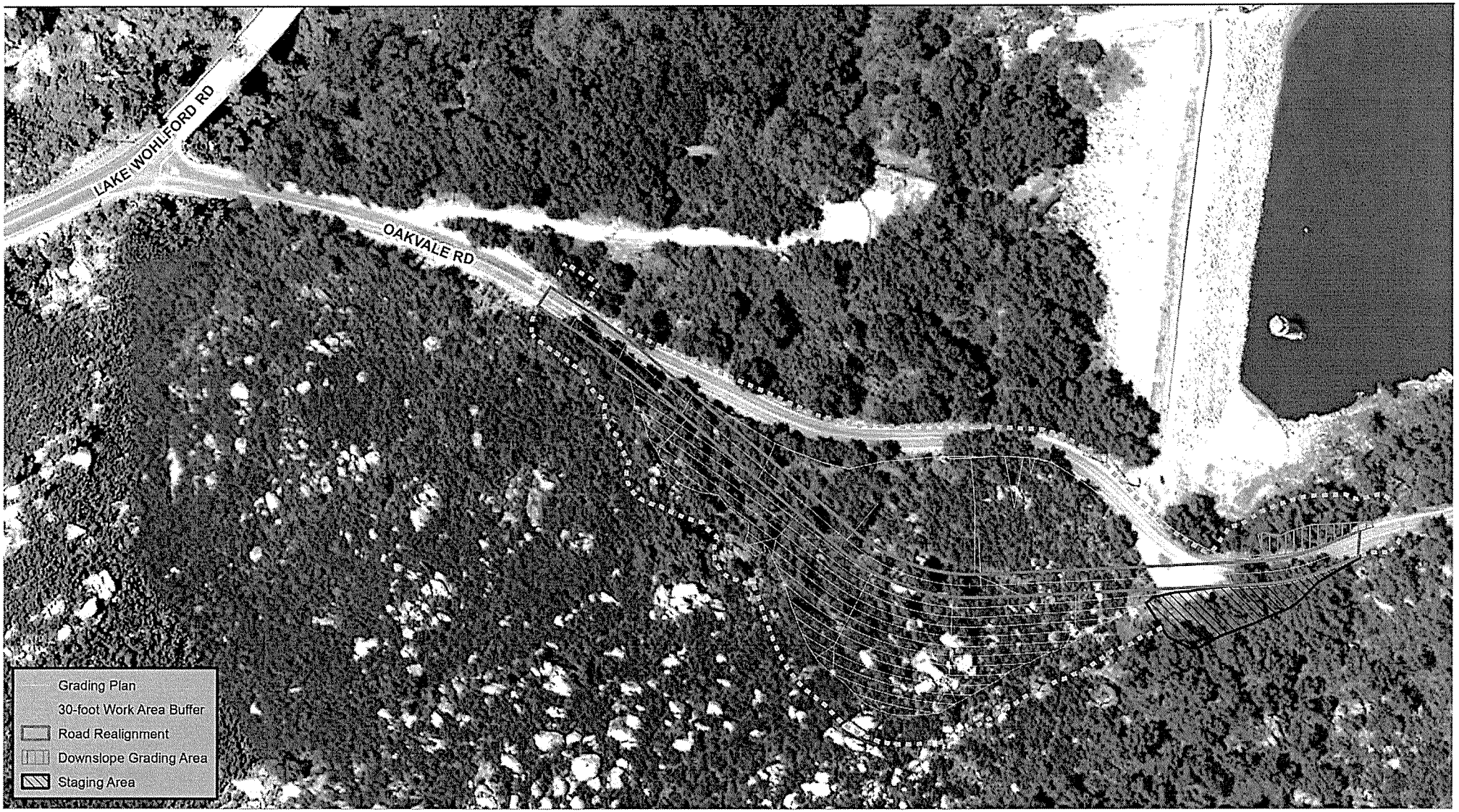
https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakvale/OakvaleMNDFinal.pdf

https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakvale/OakvaleMNDFinalCandD.pdf

Respectfully Submitted,

Barbara J. Redlitz
Director of Community Development

Bill Martin
Deputy Planning Director



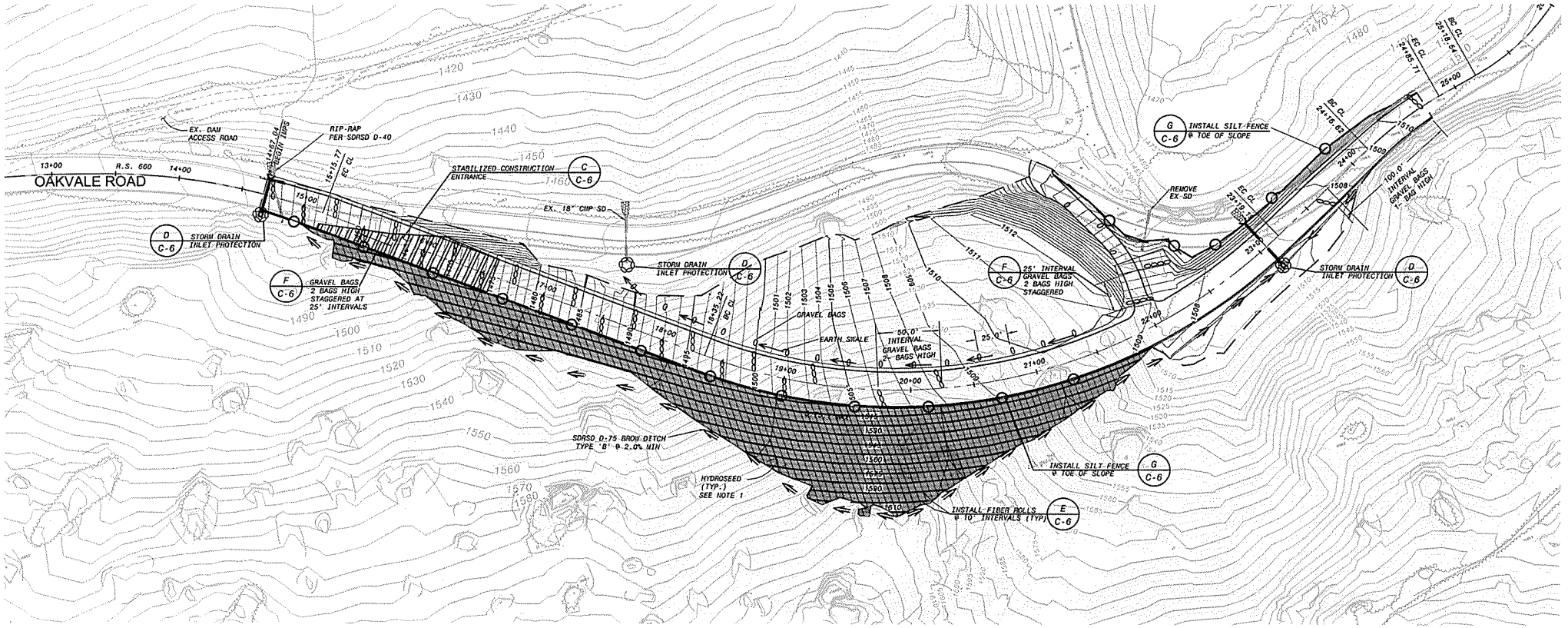
Source: SanGIS 2012; Black & Veatch 2014

100 50 0 100 Feet

Scale: 1,200; 1 inch = 100 feet

Figure 3
Project Plan

Path: \\sandgfp001.us.aecomnet.com\data\projects\2012\60278051_Lk_Wohlford\06GIS\6.3_Layout\CAD_Oakvale.mxd, 3/16/2015, SorensenJ



NOTES:

1. CONTRACTOR TO HYDROSEED ALL EXPOSED EXCAVATED EARTH AND FILL AS REQUIRED FOR PERMANENT EROSION CONTROL

40' 20' 0 40' 80'
1"=40'

RECORD DRAWING

R.C.E. _____ DATE

REGISTERED PROFESSIONAL ENGINEER KEITH W. HARDER NO. 60223 CIVIL STATE OF CALIFORNIA

O'Day CONSULTANTS
2710 Loker Avenue West Suite 100
Carlsbad, California 92010
760-931-7700
Fax: 760-931-8580
CODyConsultants.com
Civil Engineering
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ESCONDIDO City of Choice

OAKVALE ROAD REALIGNMENT PROJECT

DRAWING NO. C-7

CITY OF ESCONDIDO

CIVIL EROSION CONTROL & REVEGETATION

Sheet 10 of 11

CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK
Contractor							ORIGINAL DATA NORTH 2105776.219 EAST 6501748.468 ELEVATION 1548.597 3" DIA. PIPE WITH BRASS STAMPED "ASCE 1982 2179" ON TOP OF A RIPRAP SLOPE
Inspector							
Date Completed							ELEVATION #DA.79 HGVD 29 DATUM; US FEET

SCALE	
Horizontal	1"=40'
Vertical	1"= 8'

Office _____
Filmed _____
Traffic _____

Designed By	Drawn By	Checked By
NF	TG	KH

Plans Prepared Under Supervision Of
Date _____
_____ R.C.E. No. _____

Submitted _____
By _____
Deputy Director of Utilities

Agenda Item No.: 5
Date: April 8, 2015

RESOLUTION NO. 2015-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AND ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION FOR THE OAKVALE ROAD REALIGNMENT PROJECT

Case No.: ENV 14-0007

WHEREAS, a Mitigated Negative Declaration has been prepared for the Oakvale Road Realignment Project that would realign an approximately 1,200-foot section of Oakvale Road near the Lake Wohlford Dam, straightening the road and moving it toward the south. The realignment would be accomplished by excavating into the adjacent hillside to remove approximately 56,000 cubic yards (cy) of rock and earth to create space for realigning the road, which would be shifted a maximum distance of approximately 150 feet to the south of the existing alignment. The existing roadway would remain in service during construction of the new roadway; and

WHEREAS, the City Council of the City of Escondido as the lead agency under the California Environmental Quality Act ("CEQA") is responsible for adoption of the Mitigated Negative Declaration; and

WHEREAS, the City Council of the City of Escondido did on April 8 2015, hold a meeting to consider adoption of the Mitigated Negative Declaration and associated Mitigation Monitoring Report; and

WHEREAS, the City Council has reviewed and considered the Final Mitigated Negative Declaration prepared for the project, and has determined that it adequately addresses all environmental issues associated with the project; and

WHEREAS, the City Council desires at this time, and deems it to be in the best public interest, to approve and adopt the Mitigated Negative Declaration for the Oakvale Road Realignment Project.

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

1. That the above recitations are true.

2. That the City Council has considered the Mitigated Negative Declaration together with all comments received during the public review process.

3. That the Mitigation Monitoring Report attached as Exhibit "A," and incorporated by this reference, addresses mitigation for potential project related impacts and that the report will sufficiently mitigate and assign on-going responsibility for carrying out mitigation responsibilities which are appropriate to address and mitigate project-related impacts.

4. That upon consideration of the staff report (a copy of which is on file in the Planning Division), public testimony presented at the City Council meeting and applicable law, the City Council finds that the project is consistent with the General Plan and hereby approves and adopts the Mitigated Negative Declaration for the Oakvale Road Realignment Project.

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAKVALE ROAD REALIGNMENT AND IMPROVEMENT PROJECT

Prepared for:

City of Escondido
Planning Division
201 North Broadway
Escondido, California 92025

Prepared by:

AECOM
401 West A Street, Suite 500
San Diego, California 92101

March 2015

The California Environmental Quality Act (CEQA) requires that public agencies adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures and project design features are implemented subsequent to project approval. The lead or responsible agency must adopt a monitoring and reporting program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (Public Resources Code, Section 20181.6; CEQA Guidelines, Section 15074(d)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Escondido (City) to ensure compliance with adopted mitigation measures and project design features associated with the implementation of the Oakvale Road Realignment and Improvement Project (project). The City, as lead agency pursuant to CEQA, will ensure that all mitigation measures identified for the project are carried out in accordance with the adopted MMRP.

This MMRP consists of a checklist (Table 1) that identifies the mitigation measures, organized by environmental impact category discussed in the MND. The table identifies the mitigation monitoring and reporting requirements, including the timing of verification (prior to, during, or after construction) and the party responsible for implementing the measure. Space is provided for sign-off following completion/implementation of the design feature or mitigation measure.

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Table 1. Mitigation Monitoring and Reporting Program

Oakvale Road Realignment and Improvement Project, Escondido, California

Mitigation No.	Design Feature or Mitigation Measure	Timing of Verification			Responsible Party	Completed		Comments	Resp. Team Member	Spec Section or Dwg No.	Verified in Contract by	Comments
		Pre Const	During Const	Post Const		Initials	Date					
BIOLOGICAL RESOURCES												
BIO-1	If vegetation clearing or earthwork is proposed to commence within the bird breeding season (February 15 through September 15), a qualified biologist will conduct pre-construction nest surveys of the project site and a 500-foot buffer to identify any listed species or bird breeding activity in the vicinity. The pre-construction survey will be performed within 2 weeks of the start of construction activity. If the pre-construction surveys identify active nests or bird-breeding activity within the 500-foot buffer, a qualified biologist will prepare a nest avoidance plan and, if necessary, a noise attenuation plan to identify site-specific measures that will be incorporated into the project to reduce construction-related impacts on the applicable bird species.	X			City of Escondido Planning Division							
BIO-2	The City will mitigate for impacts to 1.72 acres of coast live oak woodland through creation and enhancement of suitable habitat or acquisition of suitable habitat credits at an approved mitigation bank. Mitigation acreage will occur at a 1:1 ratio if the mitigation area is within a biological resource core area, or at a 2:1 ratio if the mitigation area is outside a biological resource core area.			X	City of Escondido Planning Division							
BIO-3	The City will mitigate for impacts to 1.52 acres of chaparral through creation and enhancement of suitable habitat or acquisition of suitable habitat credits at an approved mitigation bank. Mitigation acreage will occur at a 0.5:1 ratio if the mitigation area is within a biological resource core area, or at a 1:1 ratio if the mitigation area is outside a biological resource core area.			X	City of Escondido Planning Division							
CULTURAL RESOURCES												
CUL-1	An archaeologist and Native American monitors shall be on-site during all brushing and clearing, as well as during grading, trenching, and other ground-disturbing activities that occur within the first 3 feet below grade, unless otherwise agreed upon by the archaeological monitor, the Native American representatives, and City staff. During the initial monitoring phase, the archaeological monitor shall reevaluate earthwork plans and identify those disturbance areas that are less likely to contain cultural resources. Decisions will be made in the field as to which areas do not require monitoring		X		City of Escondido Planning Division							

Resolution No. 2015-37
Exhibit A
Page 4 of 5

Mitigation No.	Design Feature or Mitigation Measure	Timing of Verification			Responsible Party	Completed		Comments	Resp. Team Member	Spec Section or Dwg No.	Verified in Contract by	Comments
		Pre Const	During Const	Post Const		Initials	Date					
	by an archaeologist. If cultural resources are encountered, the monitors shall have the authority to temporarily halt or redirect grading while the cultural resources are documented and assessed. If significant resources are encountered, appropriate measures must be developed and implemented. Recovered artifactual materials shall be cataloged and analyzed. Artifacts collected (if any) shall be curated with accompanying catalog to current professional repository standards; alternatively, the collection will be curated at a Tribal repository.											

Resolution No. 2015-37
Exhibit A
Page 5 of 5

ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 6
Date: April 8, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: Amanda Estates Project Annexation; Tentative Subdivision Map; Master and Precise Development Plan; Pre-Zone; Grading Exemptions; and Final Mitigated Negative Declaration (SUB 13-0007, PHG 13-0034)

STAFF RECOMMENDATION:

It is requested that Council adopt Resolutions No. 2015-38, 2015-43 and 2015-46, and introduce Ordinance No. 2015-08 approving the proposed Amanda Estates Project prezones and annexation, residential planned development, authorization to submit applications to the Local Agency Formation Commission (LAFCO), and adoption of the Amanda Estates Project Final Mitigated Negative Declaration.

PLANNING COMMISSION RECOMMENDATION:

On March 10, 2015, the Planning Commission voted unanimously (6-0) to recommend approval of the proposed Amanda Estates Project prezone designations, annexation, residential planned development and grading exemptions, and adoption of the Final Mitigated Negative Declaration.

PROJECT DESCRIPTION:

The proposed project includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acre of land. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. The clustered lot sizes range from approximately 10,025 SF to 20,404 SF. The existing home on the site would be removed. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels, and a portion of a private road easement connecting Amanda Lane to Gamble Lane. Reorganization includes detachment from CSA No. 135 (Regional Communication/Fire Protection and EMS) and exclusion from Improvement District "E" of the Rincon Del Diablo Fire Protection District. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west, which also includes a "Traffic Calming Plan" for Gamble Lane.

In compliance with SB 244, "Disadvantaged Unincorporated Community" (DUC), eight additional properties would be included in the pre-zoning process to define a future City zoning designation for these parcels, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels.

LOCATION:

The proposed "Amanda Estates" project is located in an unincorporated area of Escondido addressed as 2115 Amanda Lane (APN 235-202-35). Three contiguous developed residential properties located to the south of the project site, addressed as 2153, 2151 and 2149 Amanda Lane (APNs 235-202-56, -57 and -58) and a private road easement that is a portion of APN 235-202-20 (1660 Gamble Lane) are proposed to be included in the annexation/reorganization. In compliance with SB 244, "Disadvantaged Unincorporated Community", eight additional properties would be included in the pre-zoning process to define a future City zoning designation of PZ-RE-40 for six of the parcels (APNs 235-202-37, -38, -79, -80, -81 and -82) and PZ-RE-20 for two of the parcels (APNs 235-202-20 and -55), for annexation under a separate application.

FISCAL ANALYSIS:

All LAFCO costs associated with the Amanda Estates annexation would be paid by the applicant. At this time, LAFCO staff indicates that the application fees for the separate annexation of the eight DUC properties will not be required in order to process the annexation of the Amanda Estates project. All City permit fees to be paid by the applicant will be charged at the standard rates in effect at the time the permits are requested.

GENERAL PLAN ANALYSIS:

The County General Plan designates the property as "Village Residential (VR-2.9)." This designation allows 2.9 dwelling units per gross acre. The maximum yield based on the County General Plan would be 33 dwelling units. Actual attainment of this density would be predicated on the availability of sewer service which currently is not available to properties within this area of the County's jurisdiction.

The Escondido General Plan has adopted a lower density land use designation for the site. The Estate II designation allows up to two dwelling units per acre with the maximum development yield of a property calculated according to topography/slope categories. Based on the variable slope provisions of the Estate II land use designation contained in the City's General Plan, up to 21 dwelling units/lots would be allowed on the project site. The proposed project density of 1.9 du/ac is consistent with the Estate II designation. Pursuant to the Residential Clustering Policy 5.1, the minimum lot size in the Estate II designation is 10,000 SF. The project will be required to conform to the provisions of the Citywide Facilities Plan through the payment of fees to ensure that the Quality of Life Standards will continue to be met.

ENVIRONMENTAL REVIEW:

A Draft Mitigated Negative Declaration (MND) was prepared and issued for the proposed project for 30-day public review on December 18, 2014. Responses to comments received on the Draft MND have been incorporated into the Final MND. The findings of this review are that the Initial Study identified effects related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation/traffic, and utilities and service systems that might be potentially significant. However, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The Amanda Estates Final MND can be viewed at the City of Escondido Planning Division and also is available in the Planning Division section of the City's website at the following link:

http://www.escondido.org/amanda-estates-annexation-and-development.aspx

BACKGROUND:

In September 2013 the City Council initiated the annexation proposal for further study and a formal application for the annexation. Planning staff coordinated with LAFCO early in the process to determine whether there were additional property owners in the area that were interested in annexing into the City. Three properties immediately adjacent on the south indicated support to join the annexation, and have been included in the annexation request. As part of the project submittal, New Urban West began their own public outreach program in the neighborhood, and contracted with consultants to prepare the various environmental technical studies necessary to analyze the proposal.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On March 10, 2015, the Planning Commission voted unanimously (6-0) to recommend approval of the proposed Amanda Estates annexation and residential planned development. The vote included a recommendation that the City Council adopt the Amanda Estates Final Mitigated Negative Declaration. Discussion by the commissioners focused on the proposed off-site improvements and traffic calming measures to Gamble Lane, and the future extension of Citracado Parkway to Interstate 15. All of the commissioners expressed support for the project and noted the proposed off-site street improvements would create a better situation for property owners throughout the area.

PUBLIC INPUT:

During the Planning Commission a total of eight speakers addressed the commission with six speakers expressing support for the proposed project while 50 attendees at the hearing also expressed support for the proposal. The applicant submitted 58 support cards and a support letter with 30 signatures to the Commission (letter and sample support card attached). No one spoke in opposition to the project. Speakers in favor of the project mentioned other successful developments constructed by the applicant in Escondido and were in favor of bringing an upscale housing development into their neighborhood. Two speakers pointed out the existing roadway and sight-

distance deficiency along Gamble Lane (see attached letter). A copy of the Planning Commission minutes from the March 10th hearing has been attached with this report.

ANALYSIS:

Annexation Boundary and Prezones – The approximately 14.8-acre annexation/reorganization includes annexation of the 11.2-acre project site and a 0.36-acre off-site portion of Amanda Lane to the City of Escondido. Based on a request from three adjacent property owners to the south the annexation area would include the three additional developed parcels totaling approximately 3.6 additional acres. The project site is located within the unincorporated area of the County immediately south and east of the City of Escondido within the City's adopted Sphere of Influence. Annexation would not be required to construct a residential development on the project site. The County has designated the site as Village Residential 2.9, which would allow up to 33 homes to be constructed on the site under the County's jurisdiction. However, this density is not nearly achievable under current conditions because the County does not provide sewer service in this area, and the City does not extend sewer service outside of its boundary to serve County developments. Therefore, annexation is required to provide sewer service to the project site. The proposed reorganization would require approval from the San Diego Local Agency Formation Commission (LAFCO).

The Amanda Estates project site is proposed to be zoned to Planned Development-Residential 1.9 to correspond to the project density of 1.9 dwelling units per acre and designate the site as a Planned Development. The three additional developed parcels would be prezoned to RE-20 (Residential Estate, 20,000 SF min. lot size) which is a standard residential zone consistent with the Estate II designation for both minimum lot size and density. Each of these parcels exceed one acre in size. Development plans are not proposed to change the type of land use or increase the number of homes on these lots. The zoning established by the prezones would become effective upon approval and recordation of the proposed annexation.

Annexation of the private road access easement along Amanda Lane (which is a portion of APN 235-202-20) would result in the creation of a small unincorporated county island of approximately 6.52 acres. The road easement is included in the annexation proposal in order for the project site and the entire section of Amanda Lane to be within the same jurisdiction. This remaining county island area consists of two parcels (APNs 235-202-20 and -55) that chose to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, LAFCO may waive the restrictions if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with the small island area would meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts for the following reasons:

- The Escondido General Plan and County community plans both designate the site for single-family residential development and the City and County density provisions are similar for the subject area.

- The subject parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated as a separate jurisdiction because they are located within the Escondido Sphere of Influence and Planning Area.

- Annexation will not significantly change the arrangement by which public services are delivered in South Escondido or to the subject parcels, as detailed in the Final Mitigated Negative Declaration prepared for the project.

SB 244 Prezone/Annexation – Senate Bill 244 (Wolk, 2011) was enacted to address unincorporated communities throughout California that lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. These "Disadvantaged Unincorporated Communities" (DUC) range from remote settlements throughout the state to neighborhoods that have been surrounded by, but are not part of, California's fast-growing cities. The subject area is identified by LAFCO as a DUC because the residents that reside within the unincorporated area have annual median household incomes less than 80 percent of the statewide annual medium household income despite the relatively high value of the homes/property and adequacy of the existing infrastructure that serves the area. To comply with Senate Bill 244, LAFCO may not approve an annexation to a city of any territory 10 acres or greater that is contiguous to an existing DUC unless an application to annex the DUC to the subject city has been filed with the LAFCO Executive Officer.

The unincorporated territory included in the SB 244-related second annexation proposal area is currently developed with single-family estate homes. The area includes eight lots totaling 19.79 acres. Development plans are not proposed to change the type of land use or increase the number of homes. The City of Escondido's General Plan land use designation for the second annexation proposal area is Estate I and Estate II, which permits a fewer number of dwelling units than the County of San Diego North County Metropolitan Planning Area designation of Village Residential (VR-2.9 du/ac). The proposed prezoning for these eight parcels would be PZ-RE-20 and PZ-RE-40 to correspond with their Escondido General Plan land-use designations.

Project Design and Clustering – As described in the Escondido General Plan Land Use and Community Form Element, "Residential Clustering" is a useful development tool to preserve slopes, ridgelines, sensitive habitat or provide a community benefit. In all cases, the Planning Commission and City Council have the ability to judge the appropriateness of the project design, application of clustering provisions and open space. Clustering may only take place through the Planned Development or Specific Plan process.

The clustering provisions would allow lots within the Estate II land-use designation to reduce lot size from 20,000 SF to a minimum lot size of 10,000 SF, but the amount of lot size reduction less than 20,000 SF must be replaced as open space. Proposed lot sizes range from 10,205 SF to 20,404 SF, with an average lot size of approximately 13,000 SF. Through clustering, lot sizes have been reduced by approximately 3.47 acres, and approximately 3.51 acres of open space (Lots A and B) is proposed to be provided throughout the project site. The proposed open space includes an enhanced storm water quality basin feature; preservation of a natural drainage course along the eastern property boundary; and peripheral open space consisting of natural and landscaped manufactured slopes. Although a portion of the required open space consists of manufactured slopes

rather than flatter and more usable open space or preserved natural slope areas, staff feels it is appropriate in this instance because clustering would reduce the overall amount of grading and impacts to the natural topography of the site that would be required if a standard development was proposed with minimum 20,000 SF lots and 56-foot-wide public streets. The design also allows for greater setbacks/separation from adjacent residential lots and significantly more landscaping of the perimeter of the site.

Existing residential development in the area includes a mixture of single- and two-story homes. The applicant is proposing four distinct models for the 21 homes proposed in the development. The proposed development would implement enhanced architectural features to ensure high quality residential development consistent with surrounding residential homes. The on-site portion of Amanda Lane would be landscaped and a themed fence consisting of masonry pilasters and rustic wood fencing would be located along the western side of the roadway. An open space bio-retention basin would be located on the southwestern side of the project site (open space lot A). A rustic stone wall with the project name and logo would be located on the southeastern corner of lot 21 which would be seen by residents driving into the proposed project site. In addition, trees would be planted along the perimeter of the project site as well as between the various residential units as a screening tool to promote privacy. The perimeter retaining walls would contain plantable cells to reduce the overall bulk and soften views in order to complement the conceptual landscape plan. A Homeowners' Association (HOA) would provide for appropriate maintenance for any common improvement, perimeter walls and fill slope landscaping, off-site landscaping along the panhandle portion of Amanda Lane, and drainage/storm water facilities to ensure the overall quality of the project is preserved. Staff feels the proposed planned development and residential clustering would be compatible with the community character of the existing surrounding neighborhoods

Off-Site Improvements – Access to the project would be provided by Amanda Lane, and the new lots would take access from a new internal 32-foot-wide private circular street (Amanda Glen) that would extend north from existing Amanda Lane and form a loop within the subdivision. Amanda Lane (from Gamble to the project site) would be widened to a minimum 24-foot-wide private street within the existing panhandle portion of the lot and 56-foot-wide off-site access and utility easement. The intersection of Amanda Lane/Gamble Lane would be widened in order to accommodate curb returns with a minimum 28-foot turning-radius in accordance with City Fire Department standards. These improvements collectively would provide adequate emergency fire access road width, which does not currently exist. Gamble Lane also is proposed to be improved to provide a minimum width of 24 feet within the existing right-of-way to meet Fire Department requirements. The improvement plan includes traffic calming measures such as striping, speed reduction markings and signage to help reduce traffic speeds and warn drivers of the dead-end street. The existing gate at the western terminus of the street will be replaced. A new 24-inch storm drain would be installed in Amanda Lane and portion of Gamble Lane, along with additional drainage features towards the northern section of Amanda Lane that would intercept on-site storm water drainage and significantly reduce the amount of runoff currently flowing onto off-site county properties.

Grading and Construction Prior to Map Recordation – The applicant has submitted a request intended to expedite construction of the project to allow grading of the site and construction of model homes prior to recordation of the final map. The applicant also has requested to process the various development/improvement plans with the City while the annexation request is going through the LAFCO process. This typically has been permitted for other developments through the

implementation of a Development Agreement. While a Development Agreement is not proposed in this case, staff is comfortable with the applicant's proposal provided adequate bonding is in place, and landscaping and other related plans have been approved in the unlikely event the final map does not record. The project site also would need to complete the annexation process prior to issuance of any grading permits. Staff is recommending approval of the applicant's requests and appropriate Engineering Division provisions have been incorporate into the project conditions of approval.

APPLICANT'S PERSPECTIVE:

The project applicant indicated New Urban West's commitment to providing the highest quality neighborhoods in Escondido noting the two other successful planned residential communities they have constructed in Escondido (Brookside in the northern area of the city and the Ranchos at Vistamonte in the southeastern area of the city). They feel the proposed home designs, open space and landscaping incorporated into Amanda Estates project will enhance their portfolio of quality residential developments in Escondido. The applicant also feels the off-site roadway and drainage improvements will be a substantial benefit and public safety enhancement to the neighborhood and address the neighborhood's concerns.

Respectfully Submitted,

Barbara J. Redlitz
Director of Community Development

Jay Paul
Associate Planner

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

March 10, 2015

PUBLIC HEARINGS:

1. ANNEXATION; TENTATIVE SUBDIVISION MAP; MASTER AND PRECISE DEVELOPMENT PLAN; PRE-ZONE; GRADING EXEMPTIONS; AND FINAL MITIGATED NEGATIVE DECLARATION – SUB 13-0007 AND PHG 13-0034:

REQUEST: The proposed project includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acres of land. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. Residential lot sizes range from approximately 10,025 SF to 20,404 SF. The existing home on the site would be removed. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. Reorganization includes detachment from CSA No. 135 (Regional Communication/Fire Protection and EMS) and exclusion from Improvement District "E" of the Rincon Del Diablo Fire Protection District. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a future City zoning designation for these parcels, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The proposed "Amanda Estates" project is located in an unincorporated area of Escondido in San Diego County, west of Interstate 15, north of Gamble Lane, addressed as 2115 Amanda Lane (APN 235-202-35). Three contiguous developed residential properties located to the south of the project site, addressed as 2153, 2151 and 2149 Amanda Lane (APNs 235-202-56, -57 and -58) and a private road easement that is a portion of APN 235-202-20 (1660 Gamble Lane) are proposed to be included in the annexation/reorganization. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a future City zoning designation of PZ-RE-40 for six of the parcels (APNs 235-202-37, -38, -79, -80, -81 and -82) and PZ-RE-20 for two of the parcels (APNs 235-202-20 and -55).

Jay Paul, Assistant Planner, referenced the staff report and noted staff issues were the appropriateness of the proposed annexation boundaries and prezone designations, the appropriateness of the proposed residential clustering design and open space for the planned development, and the appropriateness of the grading design and grading exemptions. Staff recommended approval based on the following:

1) Staff felt the proposed Prezone/Zone Change designation of Planned Development Residential (PD-R 1.9) for the project site would be consistent with the underlying Estate II General Plan land-use density and yield provisions, which allow a maximum density of 2.0 du/ac in the Estate II designation. The proposed range of lot sizes would be in substantial conformance with the general pattern of development throughout the area, and consistent with clustering provisions. The proposed Prezone to RE-20 for the three adjacent lots on the south also would be consistent with the Estate II land-use designation. The Local Agency Formation Commission (LAFCO), which oversees all annexation activity, has reviewed the proposed annexation boundary, and indicated support for the proposed annexation area. The proposed annexation area is contiguous with the City boundary on the north and west and all services can be provided to the site. The proposed annexation/reorganization would allow for the orderly development of the City without adversely affecting adjacent properties. The applicant has submitted a planned development proposal that was consistent with both the County and City General Plan designations for the site, and annexation is required because the development proposal requires sewer service because the City does not extend sewer service outside of its boundary. Although the annexation would result in the creation of a small county island, the remaining county area would not adversely impact the ability to provide continued public and other services to the two remaining county parcels. The two remaining parcels only are separated from adjacent county parcels to the east by a narrow access and utility easement and the property owners do not want to be included in the annexation;

2) Staff feels the proposed subdivision design, density, lots sizes and configurations, and combination of one- and two-story units are appropriate for the area and compatible with the existing development pattern throughout the surrounding neighborhood. The proposed clustering of lots would be consistent with General Plan policies because the proposed uses and clustering design would be in conformance with General Plan density requirements, that allow for reduced lot sizes, larger open space lots, and preservation of the on-site drainage course and limited natural habitat areas. The proposed lot sizes and widths would be compatible with the planned residential development to the north and the project provides for the orderly transition between surrounding county and city land-uses and development. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming design features along Gamble Lane, to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents;

3) Although Grading Exemptions are proposed for combination retaining walls/fill slopes up to 38 feet in height and cut slopes up to 28 feet in height, staff feels the grading design would not result in any significant adverse visual or compatibility impacts to adjacent properties. In addition, limiting certain lots to single-story in height, in combination with the orientation of the homes,

proposed pad elevations, perimeter open space buffers, perimeter setbacks, and conceptual landscape design would minimize visual impacts from surrounding properties and to the intermediate ridgeline.

Commissioner Johns and Mr. Tunnell discussed Citracado Parkway improvements with emphasis on left turn movements.

Jason Han, New Urban West, referenced the background history for New Urban West, noting they were committed to providing the highest quality neighborhoods in Escondido. He asked the audience members in favor of the subject project to stand (whereupon the majority of the audience stood). He then submitted 58 support cards along with a support letter with 30 signatures. He stated that two sides of the subject property were contiguous to the City. He noted that the Postler and Ewing families were in favor of the annexing into the City. Mr. Han stated that New Urban West went door-to-door on three separate occasions and held over 25 meetings in order to receive input. The input received included helping the existing neighbors annex to the City, providing access to City services, creating road improvements to better accommodate everyday driving and emergency access, creating traffic calming measures for the Gamble Lane, sticking to the General Plan, and designing homes that would be an asset to the community. He stated three existing families would be able to join the annexation with Amanda Estates carrying the financial burden. He stated that as part of the project Amanda Estates would improve 1,500 linear feet along Gamble Lane, install traffic calming measures along Gamble Lane, fully comply with the General Plan and provide 3.3 acres of open space. He noted that the project would plant more than 130 new trees, along with hundreds of new drought tolerant and native plants, repurpose the property's boulders, and provide infrastructure improvements. He then asked that the Commission recommend approval to City Council.

Andrea Stout, Escondido, stated she was in support of the project. She indicated that the project would bring needed infrastructure and improvements to the subject area as well as be a natural extension to Escondido. She expressed her enthusiasm with the outreach conducted by New Urban West. She asked that the Commission approve the project.

Kathy Daniels, Escondido, stated that she lived close to the subject project. She asked that the Commission approve the project. She felt the project would enhance the property. She also felt the project would blend in with the existing residences.

Larry Postler, Escondido, expressed his enthusiasm with the representatives of New Urban West listening to the neighbors. He was in favor of the project that included annexing his property into the City. He asked that the Commission approve staff's recommendation.

Mona Durney, Escondido, stated that she was impressed with the integrity and quality of New Urban West. She felt the project would enhance the area and increase property values.

Ernie Cowan, Escondido, member of the Board of Directors of the Chamber of Commerce, stated that the subject project would bring additional high-quality housing stock to the area, which was greatly needed. He expressed his enthusiasm with New Urban West's reputation. He then read a letter from the Chamber of Commerce into the record, which recognized the significance of a healthy housing market to a region's wellbeing as well as supporting well-planned projects. He asked that the Commission approve the project.

Carl Skaja, Escondido, felt the subject project would provide high-end homes in the City that was greatly needed. He asked that the Commission approve staff's recommendation.

Ken Sanford, Escondido, stated that he was not opposed to the project. He expressed his concern with the entry near Gable Lane having poor sight distance and asked that this be further evaluated.

Chairman Weber read the following names into the record who were in favor of the project: David Svekski, Aubrey Smith, Robert Crisman, Navil Duong, Scott Culver, Keith Crabtree, Diane Postler, Kati Cowan, Susan Crisman, Paula Sanchez, Jose Gutierrez, Cierra Kessell, Alexander Duchon, Steven Henderson, Hannah Gbeh, Tyson Cook, Oyn Bailey, Nancy Howard, David Shibley, Marybeth Murray, Jenni Cook, Linda Bailey, Dennis Snyder, Diane Snyder, Michael Crews, Elena Buckley, and Jenni Kraft.

Bonnie Kaull, Escondido, stated that she was not opposed to the project. She expressed concern with the entry at Gable Lane being dangerous to drivers due to the poor sight distance.

Commissioner McQuead asked Mr. Tunnell to comment on the concerns raised about sight distance issues. Mr. Tunnell stated that the project was not conditioned to alter the profile of the roadway or vertical curve. But he also noted that the street would be widened to 24 feet and traffic calming measures would be provided that would be further evaluated during the final engineering stage.

Commissioner Winton stated that he was impressed with New Urban West working with the neighbors.

Commissioner Hale stated that he had counted over 50 individuals who stood in favor of the project. He felt that traffic calming measures would help traffic conditions in the area.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (6-0)

Escondido Planning Department
March 10, 2015 Public Hearing

Regarding: Amanda Estates Project at 2115 Amanda Lane, Escondido CA (APN 235-202-35)

We live at 2180 Amanda Lane; our property abuts Gamble Lane and Amanda Lane. Our concern is the safety on Gamble Lane when the traffic from 21 additional homes is added to that roadway.

The developer has assured us that they will improve Gamble lane to the width of 24 feet prior to pulling building permits and tradesmen's traveling on it. We appreciate that but the problem is not only the width of 24 feet. This 24 foot road will have a metal guard rail on one side and a brick wall on the other. No driver will want to hit a fixed object and if there were clear sight lines for driving this would not be a problem but drivers will hug the middle of the road, so in reality the drivable road bed will be less than 24 feet. The topography between Amanda and Eucalyptus does not allow you to see Pedestrians, bikes or vehicles in the large dip area that exists. From Amanda Lane looking east you cannot even see the intersection of Eucalyptus and Gamble. The present plan set shows a manhole, located just east of the Amanda/Gamble intersection, is to be lowered by 3 feet. This will reduce the sight line distance from the manhole to the crest of the vertical curve and increase the traffic hazard.

Has a study or observation been done regarding biking, walking in area with no shoulder, if not already done we would highly recommend it and a review by a traffic safety engineer. What is the speed limit on Gamble, has a study been done to calculate time and distance a vehicle will travel unseen in the dip area. For several months each year we also deal with the sun directly in your vision going west on Gamble Lane. It is blinding. It is better to address safety issues now during planning and design than to have a tragedy and retro fix it later. What plans are in place for mail box placement as well as our twice weekly trash can service? As of now we have Monday pick up for north of Gamble and Thursday pick up for south of Gamble.

An option the city planned to implement a number of years ago may be a safer option. Records will show that Amanda Lane was to exit onto Blossom Hill Lane when the Rancho Verde Estates development was built. At that time we argued to keep Gamble open for our use. But with this new development of 21 additional homes the Blossom Hill Lane option should be revisited. There is a chain across the partially build access road now. Also check city records regarding potion of Gamble/Citracado that was in County and vacated to the City during this period. The city of Escondido has a responsibility in providing a safe egress and ingress to new developments. With the approval of this annexation/rezoning will the city perform its due diligence and assume maintenance and operations responsibilities for these roads?

Thank you in advance for addressing these issues.

Ken and Twila Sanford (twiken@sbcglobal.net)
2180 Amanda Lane
Escondido CA 9029

SUB 13-0007

LETTER RECEIVED AT THE 3-10-15 PC HEARING.

Amanda Estates

Escondido, California

February 25, 2015

Escondido City Hall
201 North Broadway
Escondido, CA 92025

Escondido Planning Commission:
Jeffrey Weber, Chairperson
Ed Hale, Commissioner
Gregory Johns, Commissioner
Robert McQuead, Commissioner
James Spann, Commissioner
Guy Winton III, Commissioner

Escondido City Council:
Sam Abed, Mayor
Mike Morasco, Deputy Mayor
Ed Gallo, Council Member
John Masson, Council Member
Olga Diaz, Council Member

Dear Honorable Members of the Planning Commission and City Council:

We are writing to you to voice our **support** for the proposed ***Amanda Estates*** and urge you to approve the project as comes before the Planning Commission and City Council.

New Urban West has done their diligence, met with us on multiple occasions and incorporated our ideas and vision into the community. **We are proud of the work we have done together!**

- Amanda Estates is a model for how good, long range planning is supposed to work.
- Staff analyzed it thoroughly during the 2012 General Plan Update, City Leadership supported it and the citizens of Escondido voted to pass the initiative.
- Amanda Estates is neighboring families accomplish their goal of being part of the City
- And it's a beautifully/thoughtfully designed neighborhood of 21 homes that will be an asset to the community.

Amanda Estates will:

- Lift the financial burden for three (3) additional families who want to join the annexation into City of Escondido
- Rectify nearly 1,500 linear feet of road for better emergency vehicle access to the neighborhood
- Calm traffic on Gamble Lane
- Plant over 130 new trees, in addition to hundreds of shrubs and groundcover that are native and drought resistant.
- Be less dense than the County's General Plan allows
- Respect the neighborhood through design and architecture.
- Incorporate home designs that celebrate multi-generational living.
- Improve water quality and better manage storm water run-off.

As neighbors and community members, we urge you to please approve Amanda Estates.

Respectfully,

Friends of Amanda Estates.

CC:
Supervisor Dave Roberts
Supervisor Bill Horn
Supervisor Diane Jacob
Brian Albright, Director of County Parks and Rec.
Mark Wardlaw, Director of County PDS
Richard Crompton, Director of County Public Works

Amanda Estates

Escondido, California

Signature	Name
	Rick Gittings
	TINA INSCOE
	MONA DURNEY
	Bill Durney
	Diane J. Snyder
	Dennis L Snyder
	DICK DANIELS
	Carl Skaja
	Randy Bailey
	RYAN MARTIN
	TERI KAUFMAN
	Andrea Stout
	MANUEL WELCH

Amanda Estates

Escondido, California

Signature	Name
Kathy Daniels	Kathy Daniels
Steven Henderson	Steven Henderson
David R. Allibby	
Jeff Johnson	Jeff Johnson
Cathy A Johnson	Cathy A Johnson
Deborah J Coon	Deborah J. Coon

Amanda Estates

Escondido, California

Signature	Name
	Robert Chrisman
	Kathy Moore
	JOANN OSTINE
	Arlene Shuster
	Bob Shuster

Friends of Amanda Estates

I support the Amanda Estates proposal because I want to see my neighborhood enhanced with high quality homes that fit well into the surrounding and existing homes. New Urban West's proposal will bring improved emergency fire access to our neighborhood and enhance public safety along Gamble Lane.

We urge the elected officials to vote YES on Amanda Estates

BERNADETTE BLANEY

Name: VERNON L. BLANEY

Address: 1390 BLACKHAWK GLEN

City: ESCONDIDO ST CAL. ZIP 92029

Phone: 760-739-1312 Email: Blaney@cox.net

☒ You can use my name as a supporter

Signature: V. Blaney / B. Blaney

ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.1
Date: March 10, 2015

CASE NUMBERS: SUB 13-0007 and PHG 13-0034

APPLICANT: New Urban West, Inc.

LOCATION: The proposed "Amanda Estates" project is located in an unincorporated area of Escondido in San Diego County, west of Interstate 15, north of Gamble Lane, addressed as 2115 Amanda Lane (APN 235-202-35). Three contiguous developed residential properties located to the south of the project site, addressed as 2153, 2151 and 2149 Amanda Lane (APNs 235-202-56, -57 and -58) and a private road easement that is a portion of APN 235-202-20 (1660 Gamble Lane) are proposed to be included in the annexation/reorganization. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a future City zoning designation of PZ-RE-40 for six of the parcels (APNs 235-202-37, -38, -79, -80, -81 and -82) and PZ-RE-20 for two of the parcels (APNs 235-202-20 and -55) but they would not be included in this annexation.

TYPE OF PROJECT: Annexation; Tentative Subdivision Map; Master and Precise Development Plan; Pre-Zone; Grading Exemptions; and Final Mitigated Negative Declaration

PROJECT DESCRIPTION: The proposed project includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acres of land. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. Residential lot sizes range from approximately 10,025 SF to 20,404 SF. The existing home on the site would be removed. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. Reorganization includes detachment from CSA No. 135 (Regional Communication/Fire Protection and EMS) and exclusion from Improvement District "E" of the Rincon Del Diablo Fire Protection District. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a future City zoning designation for these parcels, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels.

STAFF RECOMMENDATION:

1. Staff requests the Planning Commission recommend to the City Council approve the proposed Annexation, Tentative Subdivision Map, Master and Precise Development Plan, Pre-Zone and Grading Exemptions.

2. Recommend the City Council adopt the Final Mitigated Negative Declaration.

GENERAL PLAN DESIGNATION: County: Village Residential VR-2.9 (up to 2.9 dwelling units per acre)
City: Estate II (up to 2 dwelling units per acre)

ZONING:
Existing County: RR (Rural Residential – 15,000 SF minimum lot size)
Proposed City Pre-Zone: PD-R 1.9 (Planned Development – Residential, 1.9 dwelling units per acre) for proposed development area; and RE-20 (Residential Estates, 20,000 SF minimum lot size) for lots on west side of Amanda Lane; and RE-40 for lots east of project site and Amanda Lane.

BACKGROUND/SUMMARY OF ISSUES: The 11.2-acre project site is located within the unincorporated area of the County, immediately south and east of the City of Escondido within the City's adopted Sphere of Influence. The project site and an off-site section of Amanda Lane along with three adjacent developed county parcels would be annexed to the City as part of the project. New Urban West, Inc. first approached the City in early 2013 to discuss the possibility of annexing the site for the purpose of developing a planned residential community. In September 2013, the City Council initiated the annexation proposal for further study and a formal application for the annexation and development proposal was filed by New Urban West the following month. As part of the project submittal, New Urban West began their own public outreach program in the neighborhood, and contracted with consultants to prepare the various environmental technical studies necessary to analyze the proposal. Planning staff coordinated with LAFCO early in the process to determine whether there were additional property owners in the area that were interested in annexing into the City. Three properties immediately adjacent on the south indicated support to join the annexation, and have been included in the annexation request.

Staff feels that the issues are as follow:

1. Appropriateness of the proposed annexation boundaries and prezone designations.

2. Appropriateness of the proposed residential clustering design and open space for the planned development.

3. Appropriateness of the grading design and grading exemptions.

REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the proposed Prezone/Zone Change designation of Planned Development Residential (PD-R 1.9) for the project site would be consistent with the underlying Estate II General Plan land-use density and yield provisions, which allow a maximum density of up to 2.0 du/ac in the Estate II designation. The proposed range of lot sizes would be in substantial conformance with the general pattern of development throughout the area, and consistent with clustering provisions. The proposed Prezone to RE-20 for the three adjacent lots on the south also would be consistent with the Estate II land-use designation.

   The Local Agency Formation Commission (LAFCO), which oversees all annexation activity, has reviewed the proposed annexation boundary, and indicated support for the proposed annexation area. The proposed annexation area is contiguous with the City boundary on the north and west and all services can be provided to the site. The proposed annexation/reorganization would allow for the orderly development of the City without adversely affecting adjacent properties. The applicant has submitted a planned development proposal that was consistent with both the County and City General Plan designations for the site, and annexation is required because the development proposal requires sewer service because the City does not extend sewer service outside of its boundary.

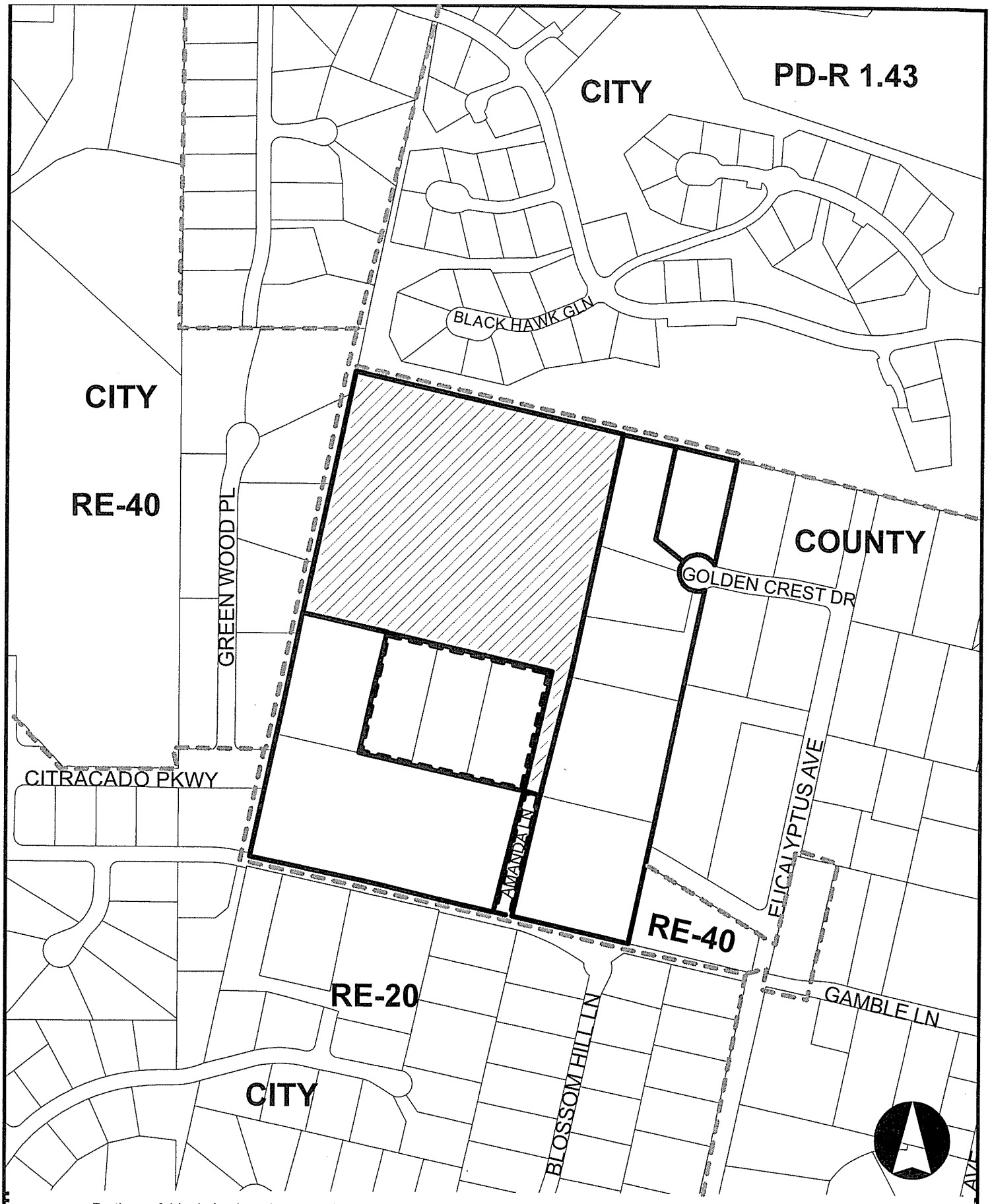
   Although the annexation would result in the creation of a small county island, the remaining county area would not adversely impact the ability to provide continued public and other services to the two remaining county parcels. The two remaining parcels only are separated from adjacent county parcels to the east by a narrow access and utility easement and the property owners do not want to be included in the annexation.

2. Staff feels the proposed subdivision design, density, lots sizes and configurations, and combination of one- and two-story units are appropriate for the area and compatible with the existing development pattern throughout the surrounding neighborhood. The proposed clustering of lots would be consistent with General Plan policies because the proposed uses and clustering design would be in conformance with General Plan density requirements, which would allow for reduced lot sizes, larger open space lots, and preservation of the on-site drainage course and limited natural habitat areas. The proposed lot sizes and widths would be compatible with the planned residential development to the north and the project provides for the orderly transition between surrounding county and city land-uses and development. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane, to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.

3. Although Grading Exemptions are proposed for combination retaining walls/fill slopes up to 38 feet in height and cut slopes up to 28 feet in height, staff feels the grading design would not result in any significant adverse visual or compatibility impacts to adjacent properties . In addition, limiting certain lots to single-story in height, in combination with the orientation of the homes, proposed pad elevations, perimeter open space buffers, perimeter setbacks, and conceptual landscape design would minimize visual impacts from surrounding properties and to the intermediate ridgeline.

Respectfully Submitted,

Jay Paul
Associate Planner



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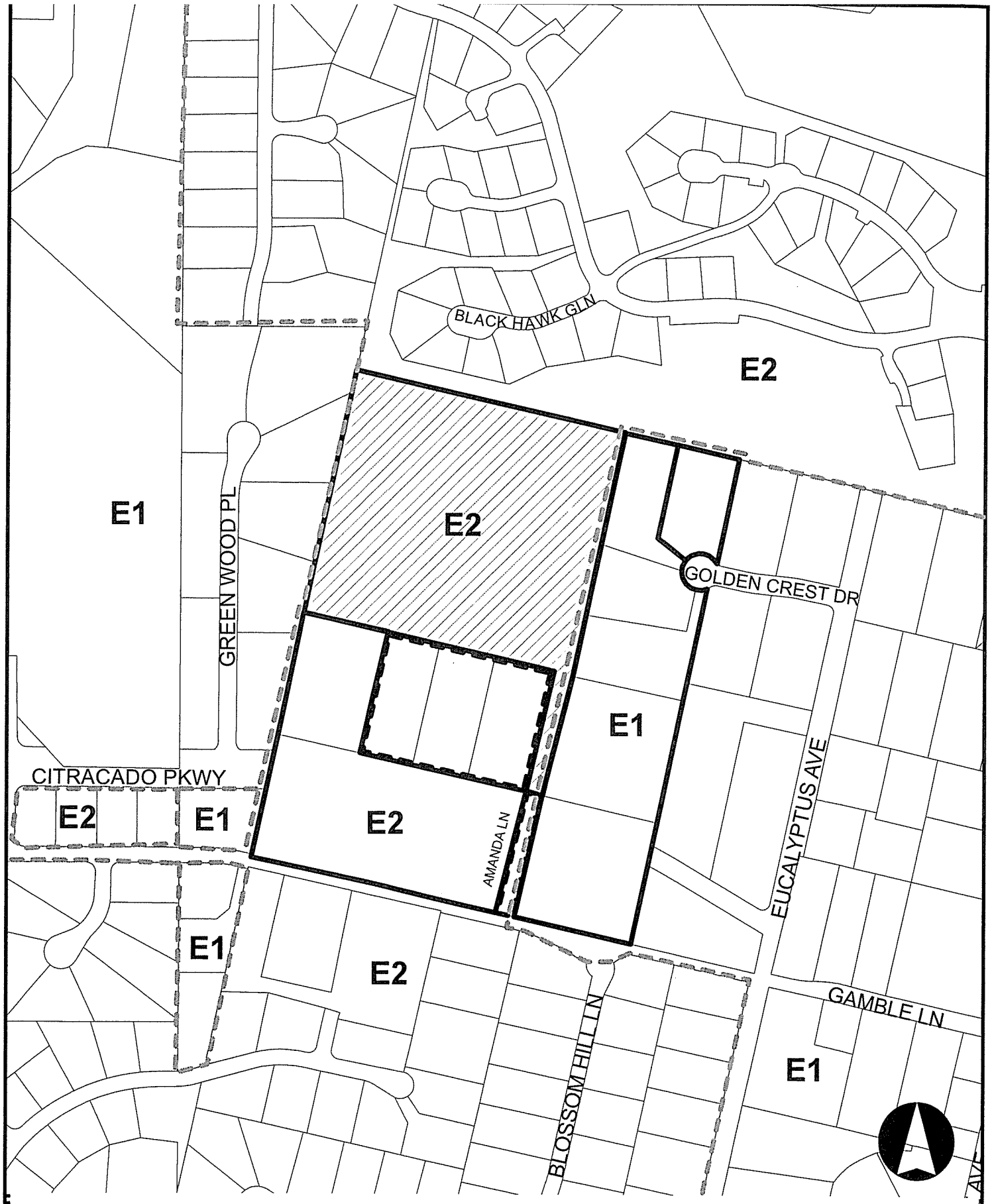
PROPOSED PROJECT
SUB 13-0007

L

LOCATION/ZONING



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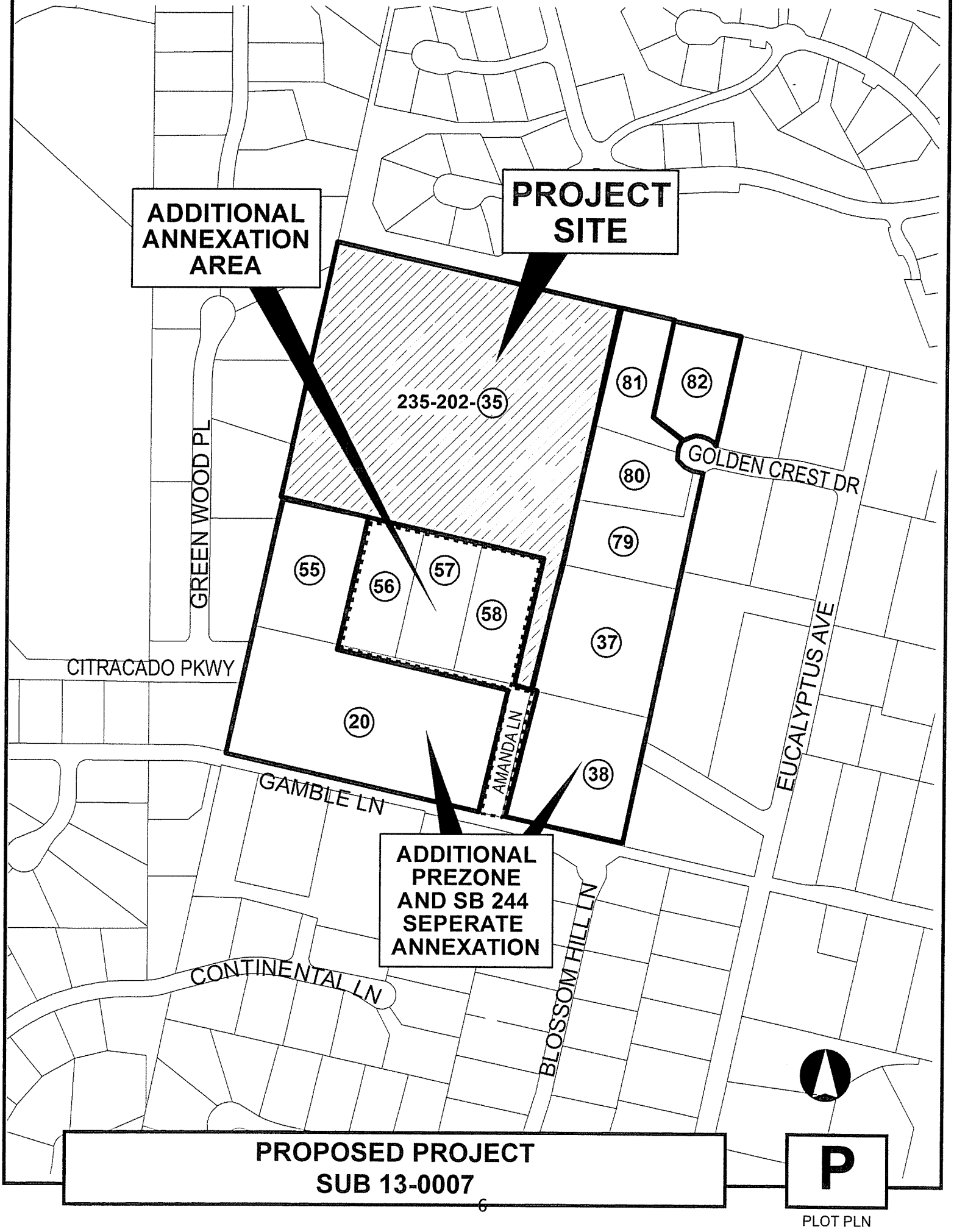
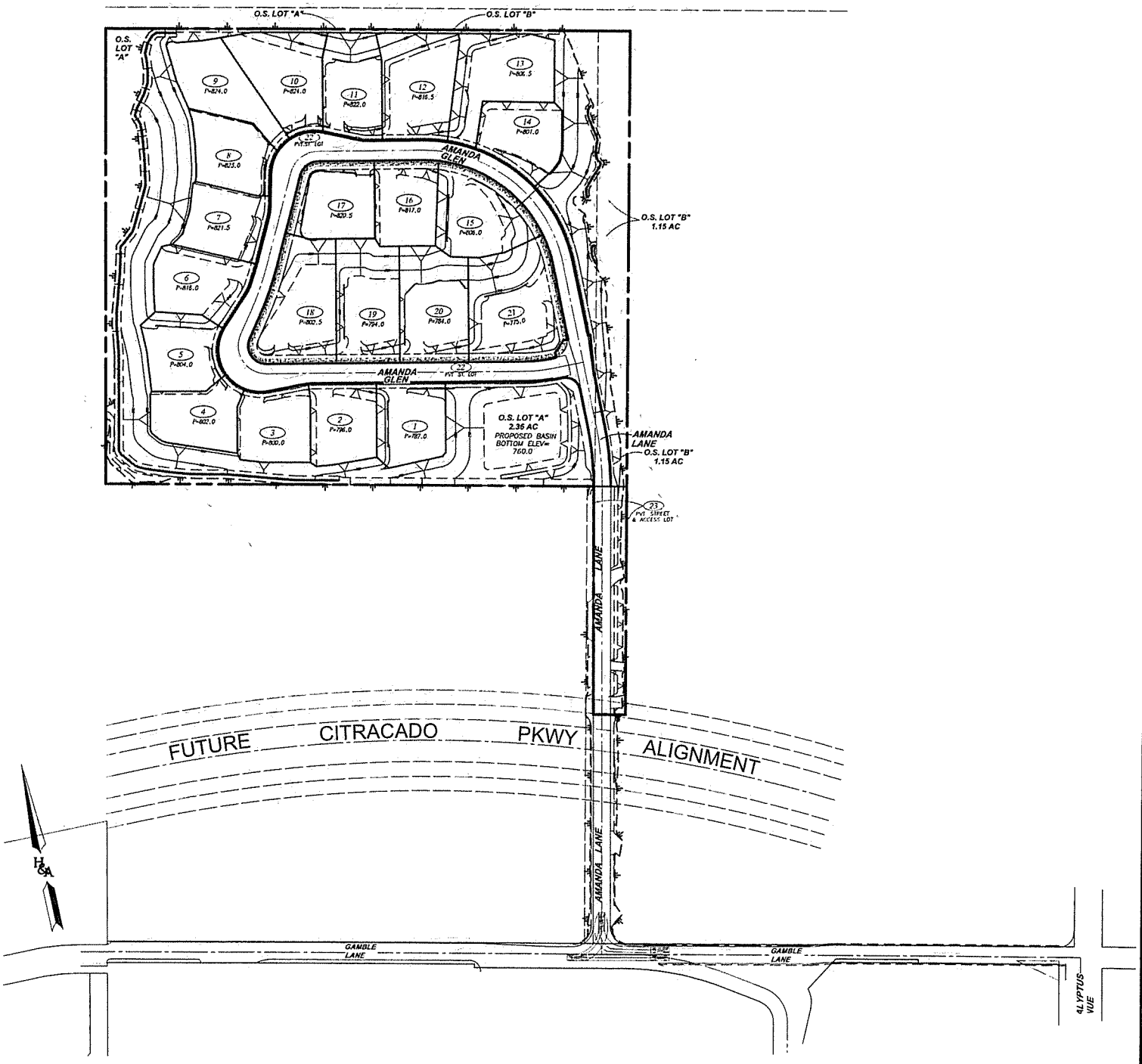
PROPOSED PROJECT
SUB 13-0007

GP
GENERAL PLAN


ADDITIONAL ANNEXATION AREA
PROJECT SITE
235-202-35
81
82
80
79
55
56
57
58
37
20
38
GREEN WOOD PL
GOLDEN CREST DR
CITRACADO PKWY
AMANDA LN
EUCALYPTUS AVE
GAMBLE LN
ADDITIONAL PREZONE AND SB 244 SEPERATE ANNEXATION
CONTINENTAL LN
BLOSSOM HILL LN
PROPOSED PROJECT
SUB 13-0007
P
PLOT PLN



PROJECT MAP

PROPOSED PROJECT
SUB 13-0007

PLOT PLAN

LOTTING SUMMARY

AMANDA ESTATES			
LOT #	GROSS LOT AREA	NET LOT AREA (EXCLUDES PANHANDLES) *	20,000 SF - NET LOT SF
1	11,062	11,062	8,938
2	10,509	10,509	9,491
3	10,443	10,443	9,557
4	10,205	10,205	9,795
5	10,941	10,941	9,059
6	11,870	11,870	8,130
7	10,594	10,594	9,406
8	10,694	10,694	9,306
9 *	11,978	10,627	9,373
10	14,171	14,171	5,829
11	12,192	12,192	7,808
12	15,668	15,668	4,332
13 *	15,758	13,126	6,874
14	10,896	10,896	9,104
15	14,207	14,207	5,793
16	10,717	10,717	9,283
17	12,182	12,182	7,818
18	17,561	17,561	2,439
19	15,498	15,498	4,502
20	15,555	15,555	4,445
21	20,404	20,404	
RES. SUBTOTAL SF	273,105	269,122	151,282
RES. SUBTOTAL AC	**6.27**	**6.18**	**3.47**
MAX	20,404	20,404	21 Lots
MIN	10,205	10,205	
RES. AVG LOT SIZE	13,005	12,815	
PVT. ST. LOT 22	47,586	Internal Street	
PVT. ST. LOT 23	14,852	Access Street	
PVT. STREET SUBTOTAL	62,438	1.43 AC	
OS LOT "A"	103,038	-	
OS LOT "B"	49,979	-	
OS SUBTOTAL	153,017	3.51 AC	
PROPOSED TOTAL SF	**488,560**	-	
PROPOSED TOTAL AC	**11.22**	-	

* PANHANDLE LOTS

PROJECT SUMMARY

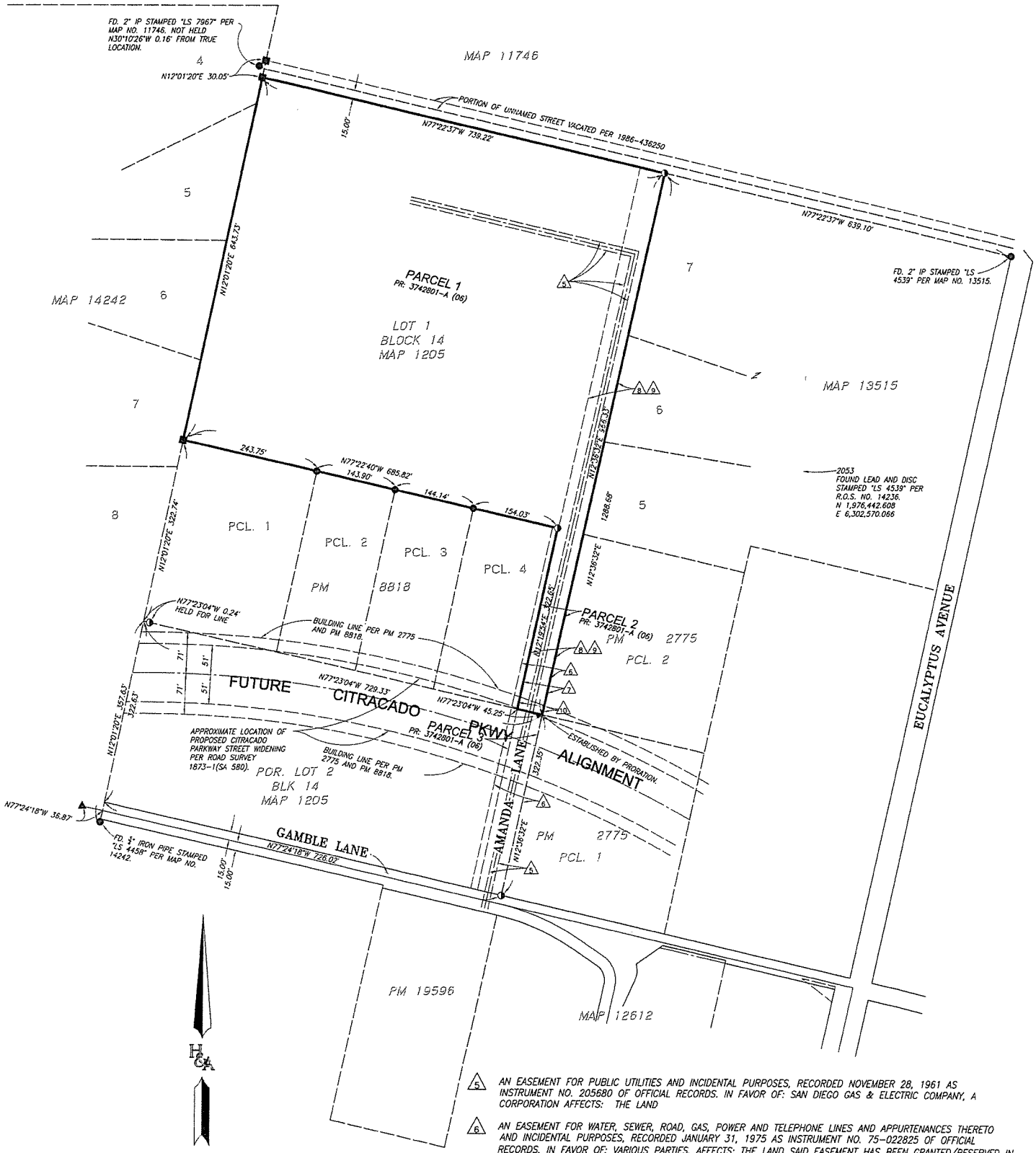
	SQ. FT.	AC.	% OF SITE
GROSS SITE AREA	**488,560**	**11.22**	**100.00%**
RESIDENTIAL LOT AREA	273,105	6.27	55.9%
PRIVATE STREET AREA (SURFACE - LOT 22 & PORTION OF LOT 23)	55,330	1.27	11.3%
PRIVATE STREET AREA (NON-SURFACE PORTION OF LOT 23)	7,108	0.16	1.5%
PRIVATE LOTS A - B	153,017	3.51	31.3%

OPEN SPACE SUMMARY

OPEN SPACE DESCRIPTION	SQ. FT.	AC.
PRIVATE OS LOTS A and B	153,017	3.51
TOTAL	**153,017**	**3.51**
TOTAL LOT AREA UNDER 20,000 SF	151,282	3.47
EXCESS OPEN SPACE PROVIDED	1,735	0.04

PROPOSED PROJECT
SUB 13-0007

DETAIL



5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1961 AS INSTRUMENT NO. 205680 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: THE LAND

6 AN EASEMENT FOR WATER, SEWER, ROAD, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1975 AS INSTRUMENT NO. 75-022825 OF OFFICIAL RECORDS. IN FAVOR OF: VARIOUS PARTIES, AFFECTS: THE LAND SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS DEEDS OF RECORD.

7 AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1978 AS INSTRUMENT NO. 78-019477 OF OFFICIAL RECORDS. IN FAVOR OF: VARIOUS PARTIES AFFECTS: THE LAND SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS DEEDS OF RECORD.

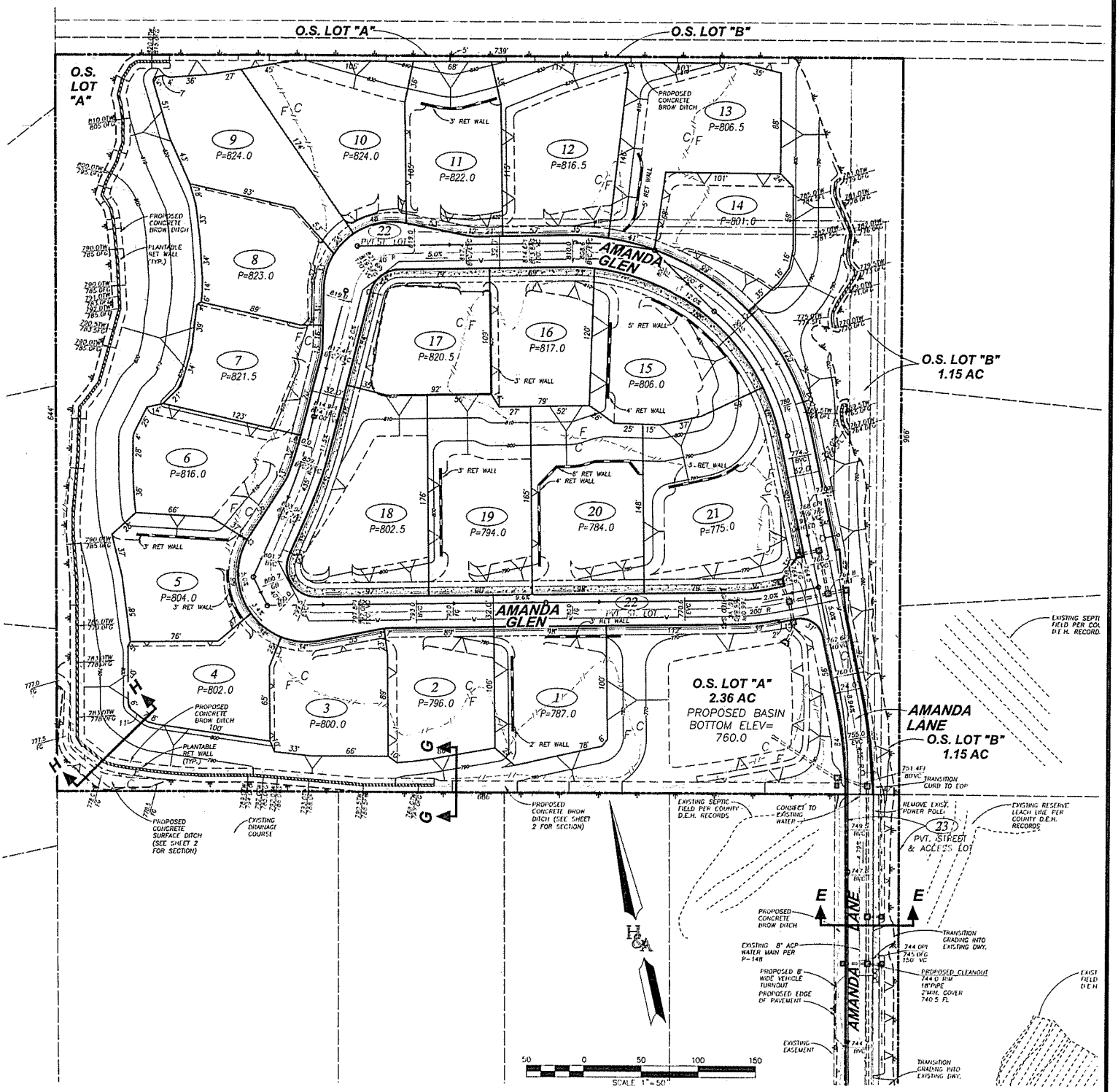
8 AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1978 AS INSTRUMENT NO. 78-473882 OF OFFICIAL RECORDS. IN FAVOR OF: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT OF SAN DIEGO COUNTY, AFFECTS: THE LAND

9 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PIPELINE EASEMENT" RECORDED NOVEMBER 1, 1978 AS INSTRUMENT NO. 78-473882 OF OFFICIAL RECORDS.

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1978 AS INSTRUMENT NO. 78-522201 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: THE LAND

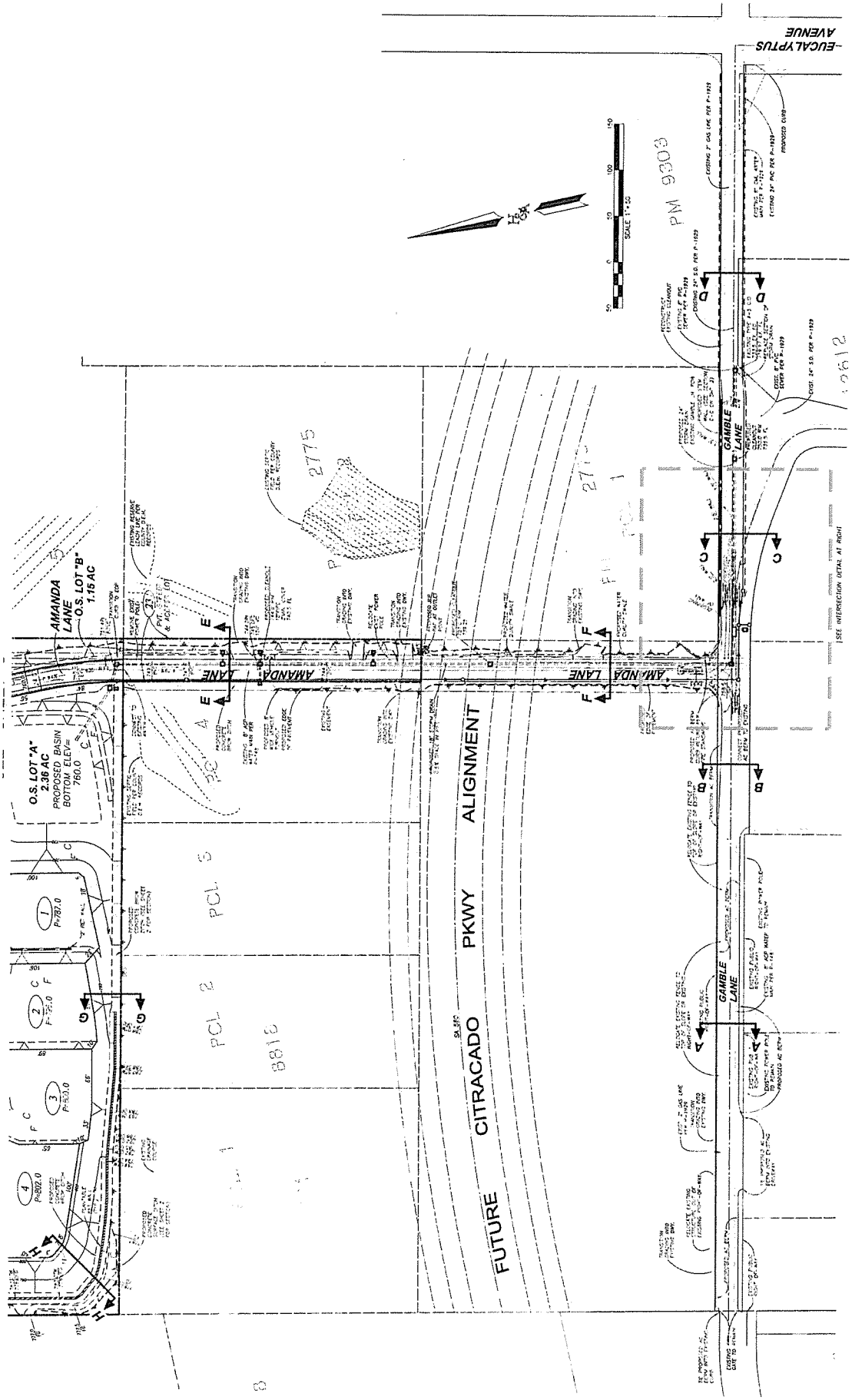
PROPOSED PROJECT
SUB 13-0007

PLOT PLAN



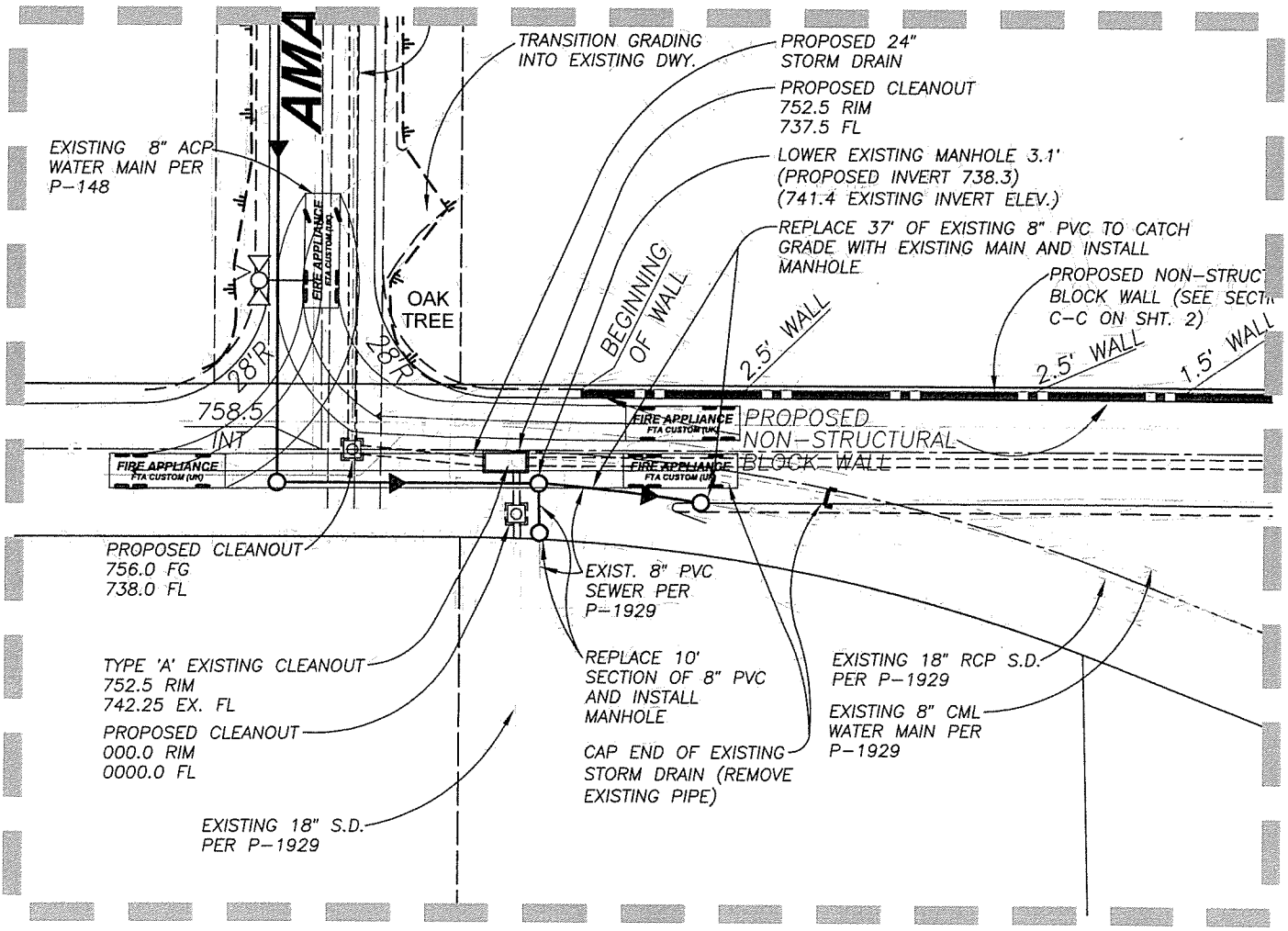
PROPOSED PROJECT
SUB 13-0007

PLOT PLAN



PROPOSED PROJECT
SUB 13-0007

PLOT PLAN



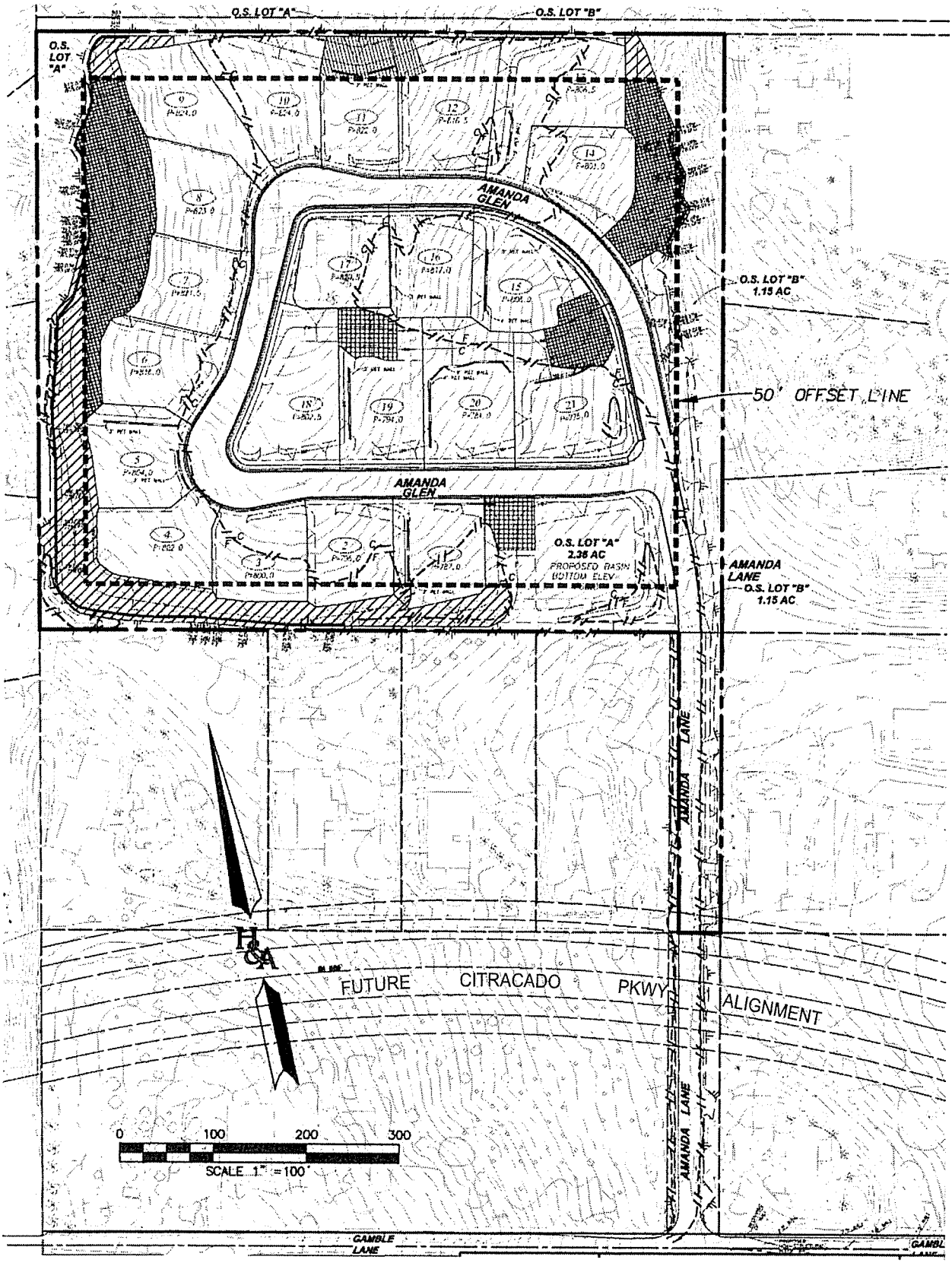
INTERSECTION DETAIL FOR AMANDA LANE AND GAMBLE LANE

PROPOSED PROJECT
SUB 13-0007

DETAIL

LEGEND

AREA 1		FILL SLOPES WITHIN 50'OF THE PROPERTY LINE, LIMITED TO 5' IN HEIGHT; PROPOSE 5' TO 35' (OS LOTS A & B)
AREA 2		FILL SLOPES BEYOND 50' OF THE PROPERTY LINE IN EXCESS OF 20' IN HEIGHT; PROPOSE 20'-38' (LOTS 15, 21 & OS LOTS A & B)
AREA 3		CUT SLOPES WITHIN 50' OF PROPERTY LINE LIMITED TO 20' IN HEIGHT; PROPOSE UP TO 24' (LOTS 11 & 12)
AREA 4		CUT SLOPES IN EXCESS OF 20' IN HEIGHT; PROPOSE UP TO 28'(LOT 19) & 27' (OS LOT A)



PROPOSED PROJECT
SUB 13-0007

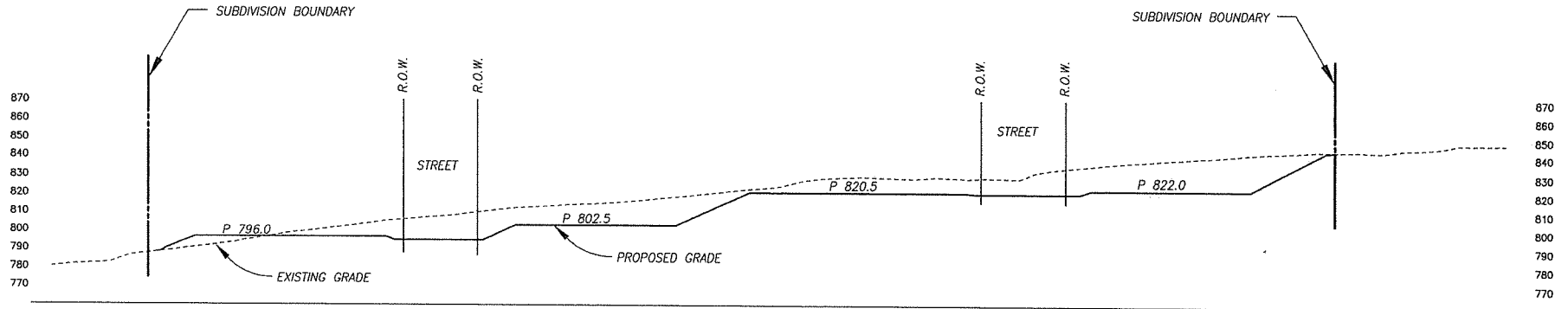
G

GRADING PLAN

PROPOSED PROJECT
SUB 13-0007

1-4

SECTIONS



SECTION 'A-A'

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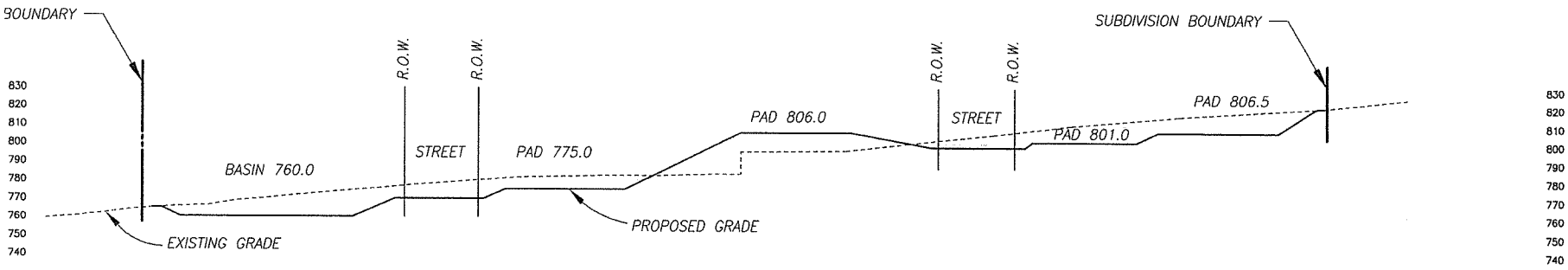

SECTION 'B-B'

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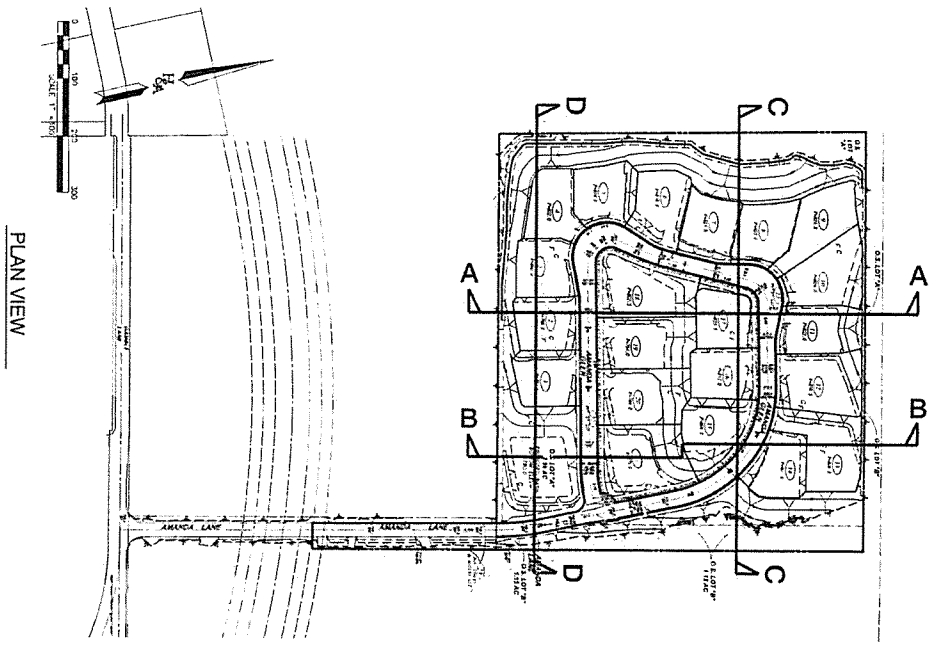
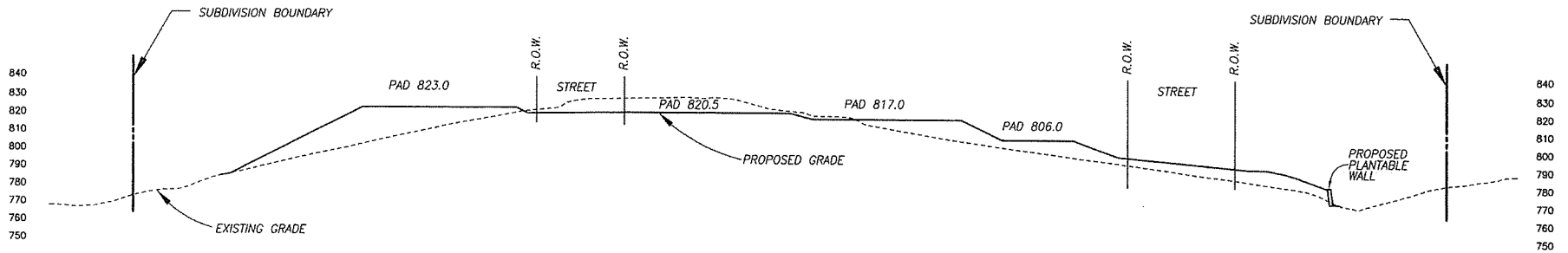


PLAN VIEW

PROPOSED PROJECT
SUB 13-0007

SECTIONS



SECTION 'C-C'

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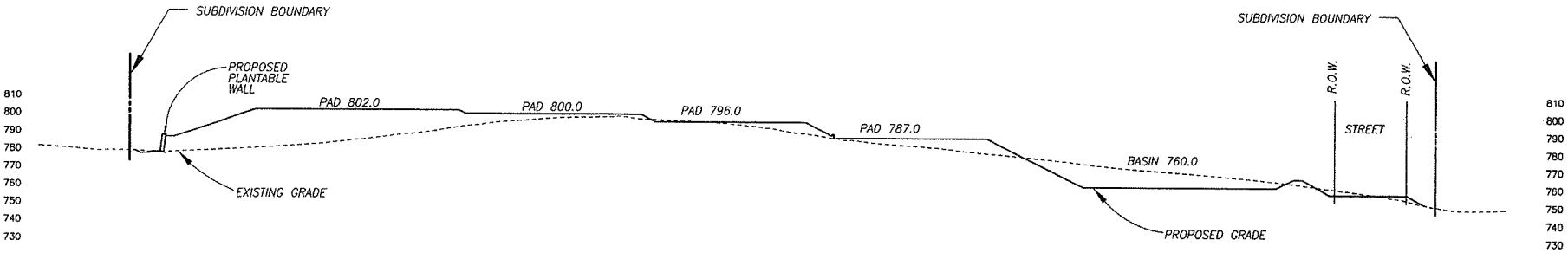
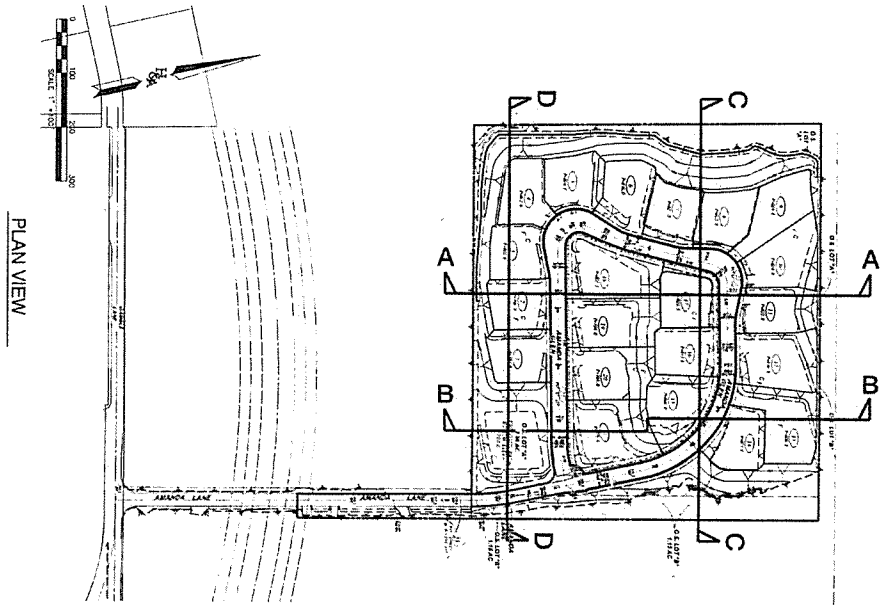


SECTION 'D-D'

1"=40'



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - City PD-R 1.43 zoning (Planned Development-Residential, 1.43 du/ac) – Lot sizes in the adjacent Candlelight Hills and Eagle Glen subdivision range from approximately 8,700 SF to 18,200 SF. An open space parcel associated with the adjacent residential development abuts the subject site on the north. The developed lots immediately to the north are situated at a significantly higher elevation (24' to 32') than proposed pad elevations of the lots along the northern boundary of the project. The height of the proposed homes range from approximately 19 feet in height for the single-story model to 29 feet for the tallest two-story model.

SOUTH - County RR zoning (Rural Residential, 15,000 SF min. lot size) – Four developed residential parcels within the county are located to the south of the project site on lots ranging in size from 1.07 to 1.80 acres. The adjacent homes would be situated at a similar or slightly higher elevation that the proposed residential pads along the southern project boundary.

EAST - County RR zoning (Rural Residential, 15,000 SF min. lot size) – Single-family residences on lots ranging from 1.0 acre to 2.20 acres are located to the east and southeast of the project site.

WEST - City RE-40 zoning (Residential Estate, 40,000 SF min. lot size) – Developed single-family residential lots are located immediately on the west at a lower elevation (ranging from 20' to 50' lower) than the proposed pad elevations for the project. The rear of the adjacent homes orient towards the project site.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The project site currently is served by the County Sheriff. Upon annexation, the City of Escondido Police Department (EPD) would assume the responsibility for police protection. EPD response time standards to calls for service are 5 minutes for life-threatening calls and 6 minutes and 30 seconds for calls regarding crimes in progress and/or having probability for suspect apprehension. These response times are consistent with the Escondido General Plan Quality of Life Standard #4 for police services. The Police Department has expressed no concern regarding their ability to provide service to the site.

2. Effect on Fire Service – The project site receives structural fire protection and advanced life support-level emergency services from the Escondido Fire Department through the Rincon Del Diablo Municipal Water District with property tax revenues from ID-E used to reimburse the City for providing fire protection services within the RDDMWD service area. The site currently is served by Escondido Fire Station #5, located approximately 1.25 miles southeast of the site at 2319 Felicita Avenue. The Fire Department indicated the construction of 21 homes at the proposed project site would not significantly impact City's ability to serve the project site. The proposed project would comply with all applicable local fire codes.

3. Traffic/Circulation – Access to the project would be provided by Amanda Lane, and the new lots would take access from a new internal 32-foot-wide private circular street (Amanda Glen) that would extend north from existing Amanda Lane and form a loop within the subdivision. Sidewalk would be provided on one side of the street and on-street parking restricted only to one side of the street. Amanda Lane (from Gamble to the project site) would be widened to a minimum 24-foot-wide private street within the existing panhandle portion of the lot and 56-foot-wide off-site access and utility easement. A five-foot wide concrete brow ditch would be constructed on the west side of the street and a bio-retention swale would be constructed on the east side of the street within the panhandle portion of the street. Improvements to the off-site portion of Amanda Lane south of the project site would include transition grading to daylight on the westerly bank, and roadway grading to a one percent decline to promote water drainage to the east. The intersection of Amanda Lane/Gamble Lane would be widened in order to accommodate curb returns with a minimum 28-foot turning-radius in accordance with City Fire Department standards. These improvements collectively would provide adequate emergency fire access road width, which does not currently exist.

A Specific Alignment Plan has been prepared for the off-site roadway improvements to Gamble Lane, from Eucalyptus Avenue to the existing gated terminus west of Amanda Lane. Proposed improvements to Gamble Lane west of Amanda Lane to the gated terminus include widening the existing 12-foot roadway to a minimum of 24 feet within the existing right-of-way. The existing chain-link fence along the northern side of the street would be relocated to the top of the slope or existing right-of-way, and the sheds located within the right-of-way would be removed. To the east of Amanda Lane (Amanda Lane to Eucalyptus Ave.) the improvements would include widening the existing 20-foot paved roadway to 24 feet to meet Fire Department's requirements. A nonstructural retaining wall would be constructed along the northern boundary of Gamble Lane at the edge of the existing right-of-way, which would begin approximately 60 feet east of the centerline of the intersection of Gamble Lane and Amanda Lane and extend approximately 236 feet to the east. An existing oak tree located on the northeastern corner of Gamble Lane/Amber Lane would be removed in order to provide the necessary to Fire Department 28-foot corner radius requirements. This tree would be replaced within the project's open space area at a minimum 2:1 ratio. The Alignment Plan also includes traffic calming measures, such as striping, speed reduction markings and signage to help reduce traffic speeds and warn drivers of the dead-end street.

A traffic study was prepared for the project by Linscott, Law and Greenspan Engineers (LLG). The proposed project would generate approximately 250 average daily trips (ADT), with 20 trips during the AM peak hour and 25 trips during the PM peak hour. The study indicated the proposed project would not result in a significant impact to any roadway intersection or segment under the Existing + Project scenario because traffic delay is minimal and would not deteriorate Levels of Service (LOS). The Future Year 2018 + Project scenario takes into account cumulative projects that would add additional traffic to the local circulation system when the project is anticipated to be operational (Year 2018). The proposed project and the cumulative projects would not result in a significant impact to any roadway intersection or segment under the Future scenario because traffic delay is minimal and would not adversely affect LOS at an intersection or roadway segment.

4. Utilities – Project utilities construction would include the extension of gas and electric transmission facilities, sewer, storm drain and water pipelines, and communications facilities. Existing San Diego Gas and Electric (SDG&E) overhead electrical lines extend in an east-west direction across the northern portion of the site from an existing power pole to the existing residence. These electrical lines and power pole would be removed as part of the proposed project. Existing above-ground utility poles would remain along Gamble Lane. Sewer service for the proposed project would be provided by the City of Escondido Water and Wastewater Division (EWWD). Water service for the proposed project would be provided by the RDDMWD from the Citracado/Hamilton lift pump zone. All utilities will be brought into the proposed project site through either existing or proposed roadways or easements.

5. Drainage – The proposed project site is situated at the divide of two drainage basins: Hamilton Lane Drainage Basin and Del Dios Avenue Drainage Basin. A small portion of the northwestern corner of the project site, approximately 2.68 acres, which previously drained west, would be diverted to flow to the east. This diversion would reduce the amount of runoff currently flowing into two off-site residential lots along the western boundary of the project site. While the increase in acreage draining toward the east would increase peak flows, the proposed on-site bio-retention basin (open space lot A) would attenuate flows to below existing conditions and improve overall drainage conditions. In addition, the bio-retention basin (open space lot A) would also provide water quality and hydromodification functions as described in the proposed project's Storm Water Management Plan (SWMP).

   In existing conditions, drainage from the areas west of Amanda Lane generally sheet flows across Amanda Lane towards the east then southeast until it reaches a riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue. Improvements associated with the proposed project would impact the existing drainage conditions in the northern portion of the site. Implementation of the proposed project would include catch basin inlets, which would collect existing off-site flows from the northern corner of Gamble Lane and would convey these flows together with the proposed project's flows towards the existing storm drain on Gamble Lane. However, while the proposed project would modify flows from the northern portion of the project site, the drainage pattern associated with the southern portion of the project site would remain unaffected by the development of the proposed project and would continue to flow to the northwest corner of Gamble Lane and Eucalyptus Avenue. A small portion of Amanda Lane would include a bio-retention swale along the eastern side of the road, which would collect and treat the 85th percentile rainfall runoff event. The on-site bio-retention basin would be sized to attenuate peak flows to below existing conditions in order to ensure that the existing downstream storm drain infrastructure along Gamble Lane and Eucalyptus Avenue would not

be compromised. In addition, the existing riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue would collect runoff from the site and convey it downstream in the existing 48-inch storm drain.

C. ENVIRONMENTAL STATUS

A Draft Negative Declaration was prepared and issued for the proposed project for 30-day public review on December 18, 2014. Responses to comments received on the Draft MND have been incorporated into the Final MND. The findings of this review are that the Initial Study identified effects related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation/traffic, and utilities and service systems that might be potentially significant. However, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The Department of Toxic Substance Control (DTSC) is providing regulatory oversight of the property because the project site is listed as a Voluntary Cleanup site on the DTSC's ENVIROSTOR database for lead and other contaminants from burning of trash on the site located in an area of undocumented fill.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The County General Plan designates the property as "Village Residential (VR-2.9)". This designation allows 2.9 dwelling units per gross acre. Since Village Residential densities are not calculated based on a site's topographic conditions, the maximum yield based on the County General Plan would be 33 dwelling units. Actual attainment of this density would be predicated on the availability of sewer service which currently is not available to properties within this area of the County's jurisdiction.

The Escondido General Plan has adopted a lower density land use designation for the site. The Estate II designation allows up to 2 dwelling units per acre with the maximum development yield of a property calculated according to topography/slope categories. Based on the variable slope provisions of the Estate II land use designation contained in the City's General Plan, up to 21 dwelling units/lots would be allowed on the project site. The proposed project density of 1.9 du/acre is consistent with the Estate II designation. The project will be required to conform to the provisions of the Citywide Facilities Plan through the payment of fees to ensure that the Quality of Life Standards will continue to be met.

Appropriateness of Proposed Annexation and Prezones

The approximately 14.8-acre annexation/reorganization includes annexation of the 11.2-acre project site and an 0.36-acre off-site portion of Amanda Lane to the City of Escondido, detachment from CSA No. 135 and exclusion from the RDDMWD-Improvement District (ID) "E", which funds fire and emergency services that are provided within ID "E" by contract with the City of Escondido. The proposed project site is located in the unincorporated county area immediately adjacent to Escondido city limits on the north and west. The property adjoins the City on two of its four sides. The proposed reorganization would require approval from the San Diego Local Agency Formation Commission (LAFCO). Based on a request from three property owners of neighboring developed residential parcels to the south, the reorganization area has been expanded to include approximately 3.6 additional acres (APNs 235-202-56, -57 and -58). The Escondido General Plan designation for the proposed annexation area is Estate II, which allows up to two dwelling units per acre. Zoning within the County's jurisdiction is Rural Residential (RR-minimum 15,000 square foot minimum lot size). The project site is proposed to be zoned to Planned Development-Residential 1.9 and the three additional parcels prezoned to PZ-RE-20. Upon annexation, the zoning would be RE-20 (Residential Estate, 20,000 SF min. lot size) which is a standard residential zone consistent with the Estate II designation for both minimum lot size and density. The minimum lot size for Estate II is 20,000 square feet, and all three parcels exceed one acre in size. Development plans are not proposed to change the type of land use or increase the number of homes on these lots. Staff feels both of the proposed zoning designations are appropriate and consistent with the Estate II designation of the General Plan.

County Island – The project's private road access easement along Amanda Lane (which is a portion of APN 235-202-20) is included in the annexation proposal in order for the project site and the entire section of Amanda Lane to be within the same jurisdiction. However, annexation of the off-site portion of the access easement would result in the creation of a small unincorporated island (approximately 6.52 acres) consisting of two lots (APNs 235-202-20 and -55) that elected to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated

into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, LAFCO may waive the restrictions if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with an island consistent with two unincorporated lots will meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts for the following reasons:

1. The Escondido General Plan and County community plans both designate the site for single-family residential development and the City and County density provisions are similar for the subject area.
2. The subject parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated as a separate jurisdiction because they are located within the Escondido Sphere of Influence and Planning Area.
3. Annexation will not significantly change the arrangement by which public services are delivered in South Escondido or to the subject parcels, as detailed in the Final Mitigated Negative Declaration prepared for the project.

SB 244 Prezone/Annexation – Senate Bill 244 (Wolk, 2011) was enacted to address unincorporated communities throughout California that lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. These "*Disadvantaged Unincorporated Communities*" range from remote settlements throughout the state to neighborhoods that have been surrounded by, but are not part of, California's fast-growing cities. The subject area is identified by LAFCO as a "Disadvantaged Unincorporated Community (DUC) because the residents that reside within the unincorporated area have annual median household incomes less than 80 percent of the statewide annual medium household income despite the relatively high value of the homes/property and adequacy of the existing infrastructure that serves the area. To comply with Senate Bill 244, LAFCO may not approve an annexation to a city of any territory 10 acres or greater that is contiguous to an existing DUC unless an application to annex the DUC to the subject city has been filed with the LAFCO Executive Officer.

The City of Escondido has adopted policies that limit initiating annexations unless supporting petitions are signed by at least 75 percent of the property-owners within the proposal area. However, compliance with SB 244 requires the City of Escondido to submit a second separate annexation proposal to LAFCO for the subject eight parcels adjacent to the proposed "Amanda Estates Reorganization" because a survey of adjacent registered voters within the subject DUC did not provide sufficient written evidence of opposition to waive the submittal requirement. Failure to respond to a survey is not sufficient evidence of opposition or support of annexation. However, if sufficient written evidence of registered voter opposition to annexation has not been provided to waive filing a SB 244 proposal for the adjacent DUC, a majority of landowners or registered voters still may terminate the proposed annexation during the LAFCO process.

The unincorporated territory included in the SB 244-related second annexation proposal area is currently developed with single-family estate homes. Development plans are not proposed to change the type of land use or increase the number of homes. The City of Escondido's General Plan land use designation for the second annexation proposal area is Estate I and Estate II, which permits a fewer number of dwelling units than the County of San Diego North County Metropolitan Planning Area designation of Village Residential (VR-2.9 du/ac). The proposed prezoning for these eight parcels would be PZ-RE-20 and PZ-RE-40 to be consistent with their corresponding Escondido General Plan land-use designations.

Appropriateness of the Residential Clustering Design for the Planned Development - As described in the Escondido General Plan Land Use and Community Form Element, "Residential Clustering" is a useful development tool to preserve slopes, ridgelines, sensitive habitat or provide a community benefit. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through an on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce the cost of building and maintaining public roads, and decrease grading in environmentally sensitive areas." In all cases, the Planning Commission and City Council have the ability to judge the appropriateness of the project design, application of clustering provisions and open space. Clustering may only take place through the Planned Development or Specific Plan process.

The clustering provisions would allow lots within the Estate II land-use designation to reduce lot size from 20,000 SF to a minimum lot size of 10,000 SF, but the amount of lot size reduction less than 20,000 SF must be replaced as open space. Proposed lot sizes range from 10,205 SF to 20,404 SF. Through clustering, lot sizes have been reduced by approximately 3.47 acres, and approximately 3.51 acres of open space (Lots A and B) is proposed to be provided

throughout the project site. The proposed open space includes an enhanced storm water quality basin feature; and preservation of a natural drainage course along the eastern property boundary; and peripheral open space consisting of natural and landscaped manufactured slopes. As stated in the Escondido General Plan, "The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories and adjusted for natural floodways as prescribed in the General Plan policies." The proposed 21 residential would be consistent with the City's maximum permitted General Plan yield of 21 dwelling units.

Existing residential development in the area includes a mixture of single- and two-story homes. The applicant is proposing four distinct models for the 21 homes proposed in the development. The proposed development would implement enhanced architectural features to ensure high quality residential development consistent with surrounding residential homes. The on-site portion of Amanda Lane would be landscaped and a themed fence consisting of masonry pilasters and rustic wood fencing would be located along the western side of the roadway. An open space bio-retention basin would be located on the southwestern side of the project site (open space lot A). A rustic stone wall with the project name and logo would be located on the southeastern corner of lot 21 which would be seen by residents driving into the proposed project site. In addition, trees would be planted along the perimeter of the project site as well as between the various residential units as a screening tool to promote privacy. The perimeter retaining walls would contain plantable cells to reduce the overall bulk and soften views in order to complement the conceptual landscape plan. A Homeowners' Association (HOA) would provide for appropriate maintenance for any common improvement, perimeter walls and fill slope landscaping, off-site landscaping along the panhandle portion of Amanda Lane, and drainage/storm water facilities to ensure the overall quality of the project is preserved. Staff feels the proposed planned development and residential clustering would be compatible with the community character of the existing surrounding neighborhoods

Appropriateness of the Proposed Grading Design and Grading Exemptions

Grading exemption discretionary permits are required for the proposed project in accordance with the City of Escondido Municipal Code, Article 55, Grading and Erosion Control, Section 33-1066, Design Criteria, because the project would include cut slopes over 20 feet in height and fill slopes over five feet in height. The code provides for a Grading Exemption process where these limits can be exceeded through a discretionary permit reviewed by the Planning Commission. Combination retaining wall/fill slopes ranging from five feet to 38 feet in height are proposed along the southern and western perimeter of the site, and toward the northeastern corner of the site. The topography of the site generally is higher than the adjacent residents to the west and south and the exemptions are requested to provide sufficient building pad area for Lots 1-9 and 13-14 level with the private street that provides access for the affected lots. Although development of the site would alter existing views of the natural topography, the proposed pad elevations also would not affect any significant scenic views through the site. The buildable pad area for these lots would be setback a significant distance from the western and eastern property boundary to lessen the potential for overviewing into adjacent back yards. A portion of the natural topography and drainage feature along the western and eastern areas of the site would be retained in their natural condition to provide an appropriate transition to the existing natural features on- and off-site. The retaining walls would contain plantable cells to soften the overall massing and views from adjacent resident's downslope to the west and to the south, and the slopes would be landscaped to provide additional screening. The perimeter fill slopes and walls would be maintained by the project HOA to ensure the quality of the ongoing maintenance. Proposed cut slopes generally would be situated within the interior of the project and along a small section of the northern property boundary. The proposed pad elevations along the northern boundary would be significantly lower (approx. 24' to 32') than the adjacent homes to the north, and therefore development on these lots would not adversely affect views through the site.

The site contains a remnant section of an intermediate ridgeline that already has been developed with an existing home at the highpoint of the site. The intermediate ridgeline has been graded on the north by Candlelight Hills subdivision and impacted by existing development to the south along Greenwood Place and Gamble Lane. The project proposed grading would approximate the existing terrain rather than mass grading the site to create larger, flat terraces. High points of the site would generally be retained at comparable elevations to resemble the existing setting. Public views of the intermediate ridgeline are already impacted by existing development and vegetation. Therefore, staff feels that implementation of the proposed project would be consistent with the existing development along the ridgeline and would not result in adverse impacts to this scenic vista. While the project proposes two-story, single family homes, lots 8, 12 and 17, which are located at the highest elevations of the project site, would only be developed with one-story homes to minimize visual impacts to the intermediate ridgeline, and the project has been conditioned accordingly.

Grading and Construction Prior to Map Recordation

The applicant has submitted a request intended to expedite construction of the project to allow grading of the site and construction of model homes prior to recordation of the final map. The applicant also has requested to process the various development/improvement plans with the City while the annexation request is going through the LAFCO process. This typically has been permitted for other developments through the implementation of a Development Agreement. While a Development Agreement is not proposed in this case, staff is comfortable with the applicant's proposal provided adequate bonding is in place, and landscaping and other related plans have been approved in the unlikely event the final map does not record. The project site also would need to complete the annexation process prior to issuance of any grading permits. Staff is recommending approval of the applicant's requests and appropriate Engineering Division provisions have been incorporate into the project conditions of approval.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The proposed 11.2-acre "Amanda Estates" project is located in an unincorporated pocket in the southwest portion of the City of Escondido consisting of a square-shaped property with a southerly panhandle that provides access to the site via Amanda Lane and Gamble Lane to the south. The project site is generally characterized as east to west facing slopes associated with a degraded north/south intermediate ridgeline that passes through the central portion of the property with adjoining developments on all four sides of the property. One existing single-family residence is located in the center of the property with the majority of the remaining land having been previously disturbed. There is little to no native vegetation present because the proposed project site was used for agricultural purposes in the past. The project site's existing topography varies from 840 to 740 MSL, with a remnant portion of an intermediate ridgeline centrally located on the property. Under existing conditions, runoff from the eastern side of the project site is eventually directed towards the southeast within man-made and naturally occurring drainage channels. One topographic drainage feature is located along the eastern edge of the project site.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 11.22 ac (Development Site)

3. Annexation/Prezone Area:

Project Site:	11.22 ac (APN 235-202-35)
Amanda Lane:	0.32 ac (access and utility easement portion of APN 235-202-20)
(3) Additional Parcels:	3.28 ac (APNs 235-202-56, -57 and -58)
Total Annexation Area:	14.82 acres
(8), AB244 Parcels:	19.79 acres (APNs 235-202-20, -38, -37, -55, -79, -80, -81 -82)

3. Number of Lots: 25

Residential Lots:		21
Open Space Lots:		2 (A & B)
Private Street Lots:		2 (22 and 23)
	TOTAL:	25

4. Project Density: 1.9 dwelling units per acre

5. Residential Lot Size:

Minimum:	10,205 SF
Maximum:	20,404 SF
Average:	13,005 SF

6. Open Space:

		Lot A: 103,038 SF
		Lot B: 49,979 SF
	TOTAL:	153,017 SF (3.51 ac)

At least 3.47 acres required to offset clustered lot reduction in lots size under 20,000 SF

7. Proposed Unit Mix: Plan 1 is a one-story unit. Plans 2, 3 and 4 are two-story units. The Plan 1 includes a two-story option (except for Lots 8, 12 and 17). Unit mix

may be modified subject to approval of the Director of Community Development.

Plan 1:	6 units (28.5%)
Plan 2:	7 units (33.3%)
Plan 3:	4 units (19.1 %)
Plan 4:	4 units (19.1 %)

7. Building Size:

Plan 1:	One-Story	3,334 SF + 3-car garage	4 bdrm/4.5 bath
Plan 1X:	Two-Story	3,956 SF + 3-car garage	3-6 bdrm/5.5 bath
Plan 2:	Two-Story	3,825 SF + 3-car garage	4-5 bdrm/4.5-5.5 bath
Plan 3:	Two-Story	4,198 SF + 3-car garage	4-6 bdrm/3.5-4.5 bath
Plan 4:	Two-Story	4,707 SF + 3-car garage	5-6 bdrm/4.5-5.5 bath

8. Building Colors/Materials: Two architectural styles (Traditional Early California and Ranch Estate) are provided for each model. The color scheme of the homes would be light earth tones, with eight different stucco and trim color palettes. Cultured stone veneers are provided for four of the five plans. Barrel and flat concrete roof tile are offered in five color variations. Some of the homes would have a side-facing single-car garage not readily visible from the street.

9. Requested Master Plan Deviations from Zoning Code and RE-20 Development Standards to correspond to Clustered Lot sizes:

Front yard Setback:	Reduce from 25 feet to 15 feet (20 feet to garage).
Side yard setback:	Reduce to allow five feet on one side.
Street side yard fencing:	Reduced from 10 feet to 5 feet (from back of sidewalk to provide landscaping area in front of fencing.
Lot Width:	Reduce from 100-foot minimum to allow 80-foot minimum/avg. width consistent with 10,000 SF min. lots size.

10. Engineering Design Standard Deviations:

Private Street Width:	32' width curb-to-curb with parking on one side (private street standard requires min. 36' curb-to-curb width)
Centerline Horizontal Radius:	Reduce from 300' down to 200' for private street

11. Proposed Grading Exemptions: Per the Grading Exemption Exhibit in the Staff Report, 4 Areas identified as follows:

Area 1: (Open Space Lots A & B) Fill Slopes ranging from 5' to 35' in height

Area 2: (Lots 15, 21 and Open Space Lots A & B) Fill slopes ranging from 20' to 38' in height

Area 3: (Lots 11 & 12) Cut slopes up to 24' in height

Area 4: (Lot 19 and Open Space Lot A) Cut slopes up to 28' in height

Note: The final engineering design may require slopes, including identified grading exemption slopes to vary up to approximately 1 foot in height.

12. Landscaping:

The landscape and general character of the proposed project would be one of early California, textural variety, and natural colors. The on-site portion of Amanda Lane would be landscaped and a themed fence consisting of masonry pilasters and rustic wood fencing would be located along the western side of the roadway. An open space bio-retention basin would be located on the southwestern side of the project site (open space lot A). A rustic stone wall with the project name and logo would be located on the southeastern corner of lot 21 which would be seen by residents driving into the proposed project site. In addition, trees would be planted along the perimeter of the project site as well as between the various residential units as a screening tool to promote privacy. The two plantable retaining walls would be planted with native vegetation that matches the conceptual landscape plan. Project fencing includes combination of rustic wood rail fencing (3'-6"); open decorative wrought iron view fencing (5'-6'); Typical privacy fencing (5'-6'); decorative stone monument wall (varies in height); and split-rail fencing along the panhandle portion of Amanda Lane.

C. CODE COMPLIANCE ANALYSIS

		Proposed Master Plan	RE-20 Standard
1.	Setbacks:		
	Front:	15 feet for residence 20 feet for fronting garage	25 feet
	Side:	5 feet one side/10 feet other (min. 15 separation between structures)	10 feet
	Street Side:	10 feet	10 feet
	Rear:	15 feet 5' for accessory and patio structures	20 feet 0' for detached structures, range 10' to 20' per Directors approval for attached structures
2.	Lot Width:	80 feet min/avg.	100 feet for RE-20
3.	Building Height:	35 feet max.	35 feet max.
4.	Lot Coverage:	30% max.	30% max.
5.	Floor Area Ratio:	0.5 max	0.5 max
		Note: Modifications to the Lots Coverage and FAR may be approved by the Director of Community Development	
6.	Signage:	Under separate permit and per Sign Ord. standards, unless modified through PD.	

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
SUB 13-0007, PHG 13-0034

Tentative Subdivision Map

1. The proposed tentative map with a density of 1.9 du/ acre (proposed 21 dwelling units) is consistent with the applicable General Plan land use designation of Estate II, 2.0 du/ac, maximum yield of 21 units based on site-specific slope conditions.

2. The site is physically suited for this type of development, which will be pre-zoned to be Planned Development and the proposed project would be consistent with the development standards of the Residential Development policies and goals in the General Plan (upon annexation)..

3. The design of the tentative map and proposed improvements are not likely to cause substantial environmental damage or injury to fish, wildlife, or their habitat, as detailed in the Final Mitigated Negative Declaration prepared for the project.

4. The design of the tentative map and the type of improvements are not likely to cause serious public health problems since public water and sewer facilities exist in the area or will be provided to the site, and the project proposes appropriate on- and off-site street improvements to adequately accommodate the project. Storm water/drainage features also are proposed in accordance with current SUSMP requirements. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.

5. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map. Otherwise, the project design reflects all existing easements.

6. The requirements of the California Environmental Quality Act have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.

7. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

8. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities. Landscaping shall provide passive cooling opportunities via shading of each unit.

Annexation:

1. The proposal conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element that are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.

2. The properties to be annexed (which includes the project site and three adjacent parcels on the south, APNs are) located within the Escondido Sphere of Influence and Escondido Planning Area and the property owners desire to annex into the city. The eight additional parcels proposed for annexation in accordance with SB244 also are located within the Escondido Sphere of Influence and Escondido Planning Area.

3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The site will also be excluded from the Rincon Municipal Water District -Improvement District "E" for fire services.

4. The City of Escondido already provides fire and emergency response to the proposed annexation territory. The City would provide sewer service rather than private septic systems. The City of Escondido Police Department, which already patrols the general area and works cooperatively with the Sheriff, would assume responsibility for law enforcement. Annexation would allow the City to increase their road maintenance responsibility. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.

5. The project's private road access easement along Amanda Lane (which is a portion of APN 235-202-20) is included in the annexation proposal in order for the project site and the entire section of Amanda Lane would be within the same jurisdiction. However, annexation of the off-site portion of the access easement would result in the creation of a small unincorporated island (approximately 6.52 acres) consisting of two lots (APNs 235-202-20 and -55) that elected to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, LAFCO may waive the restrictions if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with an island consistent with two unincorporated lots will meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts for the following reasons:

    1. The Escondido General Plan and County community plans both designate the site for single-family residential development and the City and County density provisions are similar for the subject area.
    2. The subject parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated as a separate jurisdiction because they are located within the Escondido Sphere of Influence and Planning Area.
    3. Annexation will not significantly change the arrangement by which public services are delivered in South Escondido or to the subject parcels, as detailed in the Final Mitigated Negative Declaration prepared for the project.

Prezone:

1. The project site is proposed to be pre-zoned to Planned Development - Residential 1.9 (PD-R 1.9) and the three adjacent parcels are proposed to be pre-zoned to Residential Estates- 20,000 square foot minimum lot size (RE-20), both of which are consistent with the Escondido General Plan designation of Estate II (up to 2 dwelling units per acre) and would allow for project development. The Planned Development is conditioned on the approval and recordation of the proposed annexation.

2. The public health, safety and welfare will not be adversely affected by the proposed change because the zoning will be consistent with the existing Estate II General Plan designation on the subject properties and the use of the three adjacent developed residential parcels will remain unchanged.

3. The properties involved are suitable for the uses permitted by the proposed zone since the permitted use on the proposed development site will be the same single-family residential use permitted by the previous County zoning. The primary use of the three adjacent developed residential parcels will remain unchanged. In addition, the proposed density is compatible with surrounding residential development.

4. The proposed project would be consistent with the development standards of the Escondido Zoning Code and the General Plan designation and policies. Using the Planned Development process allows flexibility, if necessary, to achieve the basic public purposes of the Escondido General Plan and Zoning Code; to enhance the appearance and livability of the community; to promote and create public and private open space as an integral part of the proposed project design; and, to enhance and preserve the site and its topography and landscape features.

5. The landscape and character of the project would reinforce the community character of the surrounding neighborhoods with improvements that would be well integrated into its surroundings, because excessive grading would not be required; the new structures would incorporate compatible and integrated architecture, materials and colors; the project would not be visually obstructive or disharmonious with surrounding areas; or harm protected views from adjacent properties.

6. The unincorporated territory included in the SB 244-related second annexation proposal area is currently developed with single-family estate homes. Development plans are not proposed to change the type of land use or increase the number of homes. The City of Escondido's General Plan land use designation for the second annexation proposal area is Estate I and Estate II, which permits a fewer number of dwelling units than the County of San Diego North County Metropolitan Planning Area designation of Village Residential (VR-2.9 du/ac). The proposed prezoning for these eight parcels would be PZ-RE-20 and PZ-RE-40 to be consistent with their corresponding Escondido General Plan land-use designations of Estate I and Estate II.

Master and Precise Development Plan

1. The location, design and density of the proposed residential development is consistent with the goals and policies of the Escondido General Plan. 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 or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.

2. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Final Mitigated Negative Declaration, the traffic impact analysis for the project prepared by Linscott, Law & Greenspan, and the Engineering Division. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.

4. All public facilities, sewer and water service are existing or will be available to the subject site, with proposed and anticipated improvements and annexation.

5. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided,

and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing in close proximity to schools, retail, commercial and office uses, consistent with the area's growing demand for high quality homes.

6. The proposed development would be well integrated into its surroundings, since excessive grading would not be required, the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties.

7. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities and access would be provided for the development of the project (as detailed in the staff report).

Grading Exemptions

1. Granting the proposed new and modified Grading Exemptions is consistent with the Grading Design Guidelines for the following reasons:

    a. The grading activity does not affect sensitive biological species or habitats, mature or protected trees, and required landscaping, and the development shall incorporate erosion control measures as defined in the City's stormwater management requirements.
    b. The proposed Grading Exemptions would not create a negative visual impact upon neighboring properties and the public right of way because landscaping on the slopes will assist in softening the visual effect.
    c. The proposed slopes would not intrude into or disturb the use of any adjacent property or adversely block the primary view of any adjacent parcels, which generally are situated at a higher elevation; disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcel.
    d. The proposed design of the slopes would not adversely affect any adjoining septic systems since the cut slope is located in an area of the project where no impacts would occur to nearby septic systems. The proposed project will be provided with sewer service.
    e. The proposed cut and fill slopes would be structurally stable since all slopes will be manufactures to a standard 2:1 inclination.

    All graded areas shall be protected from wind and water erosion through compliance with the City's stormwater management requirements. The development will be required to incorporate interim erosion control plans, certified by the project engineer and reviewed and approved by the City's Public Works Department.

EXHIBIT "B"

CONDITIONS OF APPROVAL

SUB 13-0007, PHG 13-0034

Project Mitigation Measures

1. **Air-1 Construction Dust Control Measures**. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:

    1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.

    2. Operate all vehicles on the construction site at speeds less than 15 miles per hour.

    3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

    4. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carryout is prohibited under any circumstances.

2. **Bio-1** To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City for review and approval prior to initiating any construction activities.

3. **Bio-2** Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.

4. **Bio-3** During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.

5. **Bio-4** During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.

6. **Bio-5** Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.

7. **Bio-6** During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and

during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.

8. **Bio-7** To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.

9. **Cul-1** The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:

    1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location haves been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

    2. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

    3. During the original cutting of previously undisturbed deposits the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.

    4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

    5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.

    6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.

    7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.

8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

10. **Geo-1** Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.

11. **Haz-1** Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.

12. **Haz-2** If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.

13. **Haz-3** At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.

14. **Haz-4** Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead based materials so that exposure levels do not exceed Cal OSHA standards.

15. **Haz-5** Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented

under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC.

1. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor.

2. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements.

16. **Haz-6** Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OHSA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan and a soil management plan (SMP) approved by the DTSC, under DTSC's oversight.

17. **Haz-7** Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).

18. **Noi-1** Construction Activities Limitation. Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.

19. **Noi-2** Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:

    1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;

    2. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;

    3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;

    4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;

    5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or

    6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).

To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the

City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.

Planning Division Conditions

Tentative Map

1. This approval is subject to the project parcel(s) annexing into the City of Escondido, as described in the staff report. The proposed annexation shall be recorded prior to recordation of the final map and issuance of any City permits for the project.

2. The developer 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 permits are issued, including any applicable City-Wide Facilities fees. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to 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.

3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

5. 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.

6. All new utilities shall be underground, as determined by the Engineering Division.

7. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

8. Three copies of a final Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading plans, landscape plans and the final map.

9. All residential lots shall meet the minimum 10,000 SF net lot area and 80-foot average lot width requirements as detailed in the approved Master and Precise Development Plan. In no event shall the reduction of lot sizes for this clustered residential development exceed the amount of open space area within the development. Conformance with these requirements shall be demonstrated on the final Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map, as might be necessary to achieve compliance.

10. No street names are established as part of this approval. A separate request shall be submitted prior to final map.

11. Exemptions from the Grading Ordinance are approved as part of this project, as specifically detailed in the staff report, exhibits and details of request as follows:

Area 1:	(Open Space Lots A & B) Fill Slopes ranging from 5' to 35' in height
Area 2:	(Lots 15, 21 and Open Space Lots A & B) Fill slopes ranging from 20' to 38' in height

Area 3: (Lots 11 & 12) Cut slopes up to 24' in height

Area 4: (Lot 19 and Open Space Lot A) Cut slopes up to 28' in height

Note: The final engineering design may require slopes, including identified grading exemption slopes to vary up to approximately 1 foot in height from the heights described above, as may be determined by Director of Community Development.

12. Prior to recordation of the final map and issuance of a grading permit, two copies of the CC&Rs with the appropriate review fees shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, fences/walls, roads, detention basins, common drainage facilities, fuel modification zones, etc. to the satisfaction of the Planning and Engineering Divisions. Other conditions of approval identified for inclusion into the CC&Rs shall be included to the satisfaction of the Planning Division. A review fee established in the current fee schedule shall be collected at the time of submittal.

13. This Tentative Subdivision Map and Planned Development shall expire three years (36 months) after the date of final approval if a final map has not been approved or an extension of time has not been granted. The life of the associated project entitlements shall run concurrently with the life of the Tentative Map.

14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of $2,260.00 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of $50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Wildlife filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Wildlife documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

Preliminary, Master and Precise Development Plan

1. All exterior residential lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All residential outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.

2. The project shall be developed with the unit mix and location of proposed units as identified on the Plotting Plan. Deviations from the Plotting Plan may be approved on a case-by-case basis by the Director of Community Development. Lots 8, 12 and 17 shall be restricted to single-story homes (with no second story addition option allowed). This requirement shall be included in the project CC&Rs.

3. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.

4. General setbacks for primary and accessory structures shall be subject to the R-1-10 zoning standards unless otherwise prescribed in the approved Master and Previse Development Plan, details of request section of the staff report and conditions of approval, and as illustrated on the project exhibits (Preliminary Plotting Plan). Appropriate setbacks from top and toe of slope shall be maintained, as determined by the Engineering Division. California rooms provided as an option by the builder must meet the rear yard setback. Single-story structures, such as patio covers,

gazebos, outdoor kitchens and fireplaces may encroach 10 feet into the rear yard setback. Swimming pools, spas and associated equipment shall not be permitted in the front yard and must be located at least five feet from side and rear property lines.

5. Exterior stairways for the Plan 1X shall be required to meet all building setbacks required for the primary structure.

6. A minimum 15' separation between homes shall be maintained at all times.

7. Appropriate access shall be provided around all sides of the building (with appropriate separation/setback from slopes or retaining walls, generally min. 5 feet) or as determined by the Fire Department and Engineering Division on a case-by-case basis for each lot.

8. Prior to issuance of building permits for the first phase, the applicant shall submit a design review package to the Planning Division for the entry project identification signage. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs.

9. The perimeter retaining walls shall incorporate decorative materials and shall be indicated on the final grading and landscape plans (material type and color). Decorative masonry cap also shall be used (rolled mortar cap not allowed). Stucco finish shall not be allowed for perimeter retaining walls.

Landscaping Conditions

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of grading or building permits, and shall be equivalent or superior to the planting plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. Prior to issuance of grading permits, the final landscape plans shall be approved by the Engineering Division and 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. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. All vegetation (including existing vegetation to be retained) shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

3. The installation of the common area and right-of-way 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.

4. Street trees shall be provided along each of the site's street frontages, in conformance with the project planting plan and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.

6. The builder will be responsible for providing initial stabilization of the front yards, using hydro-seed and the homeowner shall be responsible for maintaining the method of stabilization through the completion of landscape improvements installed by the homeowner.

Fire Department Conditions:

Fire Protection Systems

1. ☐ NFPA 13 ☐ NFPA 13R ☒ NFPA 13D **automatic fire sprinkler system** will be required.

2. Fire hydrants capable of delivering ☐ 1,500 GPM ☒ 2,500 GPM at 20 PSI residual pressure are required every ☐ 500 feet ☒ 300 feet ☐ other _____

3. The project internal streets must maintain a minimum required access width of 28' (32' min. shown on TM) to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).

4. 13 feet 6 inches of vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.

5. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

6. A 28' inside turning radius will be required on all corners.

7. Speed humps/bumps will not be allowed.

ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT NUMBER SUB 13-0007

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Subdivision Map.

2. Grading permit for the project may be issued prior to recordation of the final map provided that: 1) Grading, Erosion Control, Drainage and Landscaping Plans have been reviewed by the City Engineer and found to be ready for approval; and 2) Performance bond, satisfactory to City Engineer has been provided to the City; and 3) All Planning and Engineering conditions related to grading have been met.

3. Building Permits for model homes may be issued prior to recordation of Final Map provided that: 1) adequate securities are provided for demolition and removal of the model units that will be required if the map is not recorded; and 2) other conditions required for building permit issuance are met. Bonding for building demolition and removal may be included in the Grading and Private Improvements bonds.

4. The project owner will be allowed to submit project final plans and map for plan check by the City prior to annexation of the project.

5. 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.

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The engineer shall submit to the Planning Division copy of the Tentative Map as presented to the Planning Commission and the City Council for certification. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public and private street improvements shall be designed and constructed to City Design Standards, Gamble Lane Traffic Calming Plan and the Amanda Estates Subdivision Tentative Map. Private Streets shall be designed and constructed in accordance with the City Design Standards and any modifications to the standards shall be in conformance with the approved Amanda Estates Tentative Subdivision Map and the project master development plans.

2. The developer shall construct street improvements, including but not limited to, new roadways, roadway removal and reconstruction, curb & gutter, sidewalk, street lights, street trees, signing and striping on the following streets consistent with the Amanda Estates Traffic Calming Plan and Subdivision Tentative Map:

STREET	CLASSIFICATION
Amanda Lane	Offsite Access Road
Gamble Lane	Offsite Access Road
Amanda Glen	Private Residential

3. The developer shall be responsible to improve the existing Gamble Lane between Eucalyptus Avenue and westerly end of Gamble Lane (at the gate) with widening the existing roadway to 24 feet, install ac berm on both sides and sign and stripe in accordance with the Traffic Management Plan prepared by the project engineer and by the City Engineer. Improvements shall include upgrading the existing structural section with asphalt concrete overlay to equal a residential street standard structural section.

4. The developer shall be responsible to construct a temporary turn around within the existing right-of-way and access easement in accordance with the traffic management plan and project tentative map, to the satisfaction of the City Engineer.

5. The developer shall be responsible to install a streetlight at the intersection of Amanda Lane and Gamble Lane.

6. The developer shall be responsible to replace the existing emergency access gate at the northerly end of Gamble Lane with a gate approved by the Fire Chief. The gate shall be operational, prior to first occupancy.

7. The developer shall be responsible to improve Amanda Lane (offsite) as a 24 feet roadway with residential street standard structural section as a green street with super-elevation and storm water treatment swale along the east side.

8. The developer shall be responsible to construct Amanda Glen (on-site) as a private residential standard street (32' wide) with rolled curb and sidewalk on one side.

9. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved roadways and traffic related improvements on and off site. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.

10. The address of each dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.

11. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.

4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

7. Unless specifically permitted to remain by the County Health Department, any existing wells within the project shall be abandoned and capped, and all existing septic tanks within the project shall be pumped and backfilled per County Health Department requirements.

8. Prior to approval of final plans, the developer will be required to obtain permission from adjoining property owners for any off-site street improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on the approved drainage study prepared by the developer's engineer. Drainage improvements shall include construction of offsite storm drain on Amanda

Lane and Gamble Lane, including removal and reconstruction of a section of the existing storm drain system.

2. A final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans, consistent with the Amanda Estates Subdivision Tentative Map. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

3. All onsite drainage system, storm water treatment and retention facilities and their drains including the bio-retention basins and bio swales shall be maintained by homeowners' association. Provisions stating this shall be included in the CC&Rs.

4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement by the homeowners' association to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

5. All storm drain systems within the project are private. The responsibility for maintenance of these storm drains shall be that of the homeowners' association. Provisions stating this shall be included in the CC&Rs.

WATER SUPPLY

1. Fire hydrants together with adequate water supply shall be installed at locations approved by the Fire Marshal.

2. This project is located within the Rincon Del Diablo Water District. The developer shall coordinate all water related improvements for the project with Rincon staff. Approved water improvement plans for the project shall be submitted to the City Engineer prior to approval of grading or improvement plans by the City.

SEWER SUPPLY

1. The developer shall be responsible to design and construct a sewer system for the project in accordance with Design standards and the requirements of the Utilities Engineer. Sewer improvements shall include removal and replacement of a portion of the existing sewer on Gamble Lane to provide for gravity flow and meet the required depth of cover for sewer lines per the Amanda Estates Subdivision Tentative Map and to the satisfaction of the Utilities Director.

2. All onsite sewer mains shall be public. All on-site sewer laterals shall be private. The Homeowners' Association will be responsible for all maintenance and repair of these laterals. This shall be clearly stated in the CC&Rs.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Division for approval prior to approval of the Final Map.

2. The developer shall make provisions in the CC&Rs for maintenance by the homeowners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, Amanda Glen and Amanda Lane, including roadside bio swale. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.

4. The CC&Rs must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Property Owners' Association when repair or replacement of private utilities is done.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications public utilities and emergency access easements for the private streets according to the following street classifications.

STREET	CLASSIFICATION
Amanda Lane	Offsite Access Road (P.U.E./Emergency Access)
Amanda Glen	Private Residential (P.U.E./Emergency Access)

2. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.

4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

5. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City

for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of $5,000 up to a maximum of $50,000, unless a higher amount is deemed necessary by the City Engineer.

2. The developer shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.

3. Storm Drain Repayment of $16,828 ($18,174, after July 2015) per ace for the 5.7 acres of project site (total $95,920 if paid prior to July 2015) within the Hamilton Basin is due to the City of Escondido for the Hamilton Basin Drainage improvements (Repayment # 197, Reso. # 91-26).

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer will not be responsible for undergrounding of overhead utilities on the other side of the fronting streets.

2. All new dry utilities to serve the project shall be constructed underground

3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

Mitigation Monitoring and Reporting Program for the Amanda Estates Development Project Initial Study / Mitigated Negative Declaration

City No: PHG 13-0034 / SUB 13-0007

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Amanda Estates Development Project (proposed project), which is the subject of the Initial Study / Mitigated Negative Declaration (IS/MND), complies with all applicable environmental mitigation requirements. The mitigation described in the IS/MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the IS/MND. Only those subsections of the environmental issues presented in the IS/MND that have mitigation measures are provided below in the MMRP table. All other subsections in the IS/MND do not contain mitigation measures. For each specified mitigation measure, the MMRP table identifies the following: 1) Implementation Action, 2) Method of Verification, 3) Timing of Verification, 4) Responsible Agency/Party, and 5) Verification Date.

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Air Quality					
Air-1 **Construction Dust Control Measures.** The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions: 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site additional water shall be applied at a frequency to be determined by the on-site construction superintendent. 2. Operate all vehicles on the construction site at speeds less than 15 miles per hour. 3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 4. If a street sweeper is used to remove any track-out/carry-out, only PM_{10}-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.	Require standard best management practices	Field monitoring	Prior to and during any construction activities	City of Escondido Community Development Department Planning Division; Building Division; Construction Contractor; San Diego County Air Pollution Control District	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Biological Resources					
Bio-1 To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities.	Require that impacts to raptors be avoided during breeding season	Field survey, documentation and monitoring report	Prior to initiating any construction activities	City of Escondido Community Development Department Planning Division; Project Biologist; Engineering Division	
Bio-2 Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq}, which will reduce the impact to below a level of significance.	Require that impacts to raptors and migratory birds be avoided during breeding season	Field survey, documentation and monitoring report	Prior to initiating any construction activities	City of Escondido Community Development Department Planning Division; Project Biologist; Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Bio-3 During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.	Require that erosion/ dirt control measures are implemented	Field survey and documentation	During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-4 During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.	Require termination of construction activities if strong winds	Field survey and documentation	During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-5 Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.	Require native vegetation and drought tolerant plant materials	Review of plans/ permits	Prior to issuance of any permits	City of Escondido Community Development Department Planning Division	
Bio-6 During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.	Require that silt fencing be implemented during construction and before grading activities	Field survey, documentation and monitoring report	Prior to issuance of grading plan; During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-7 To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.	Plant two oak trees on the project site prior to occupancy	Review of plans, documentation	Prior to issuance of a certificate of occupancy for the first residence	City of Escondido Community Development Department Planning Division; Construction Contractor	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Cultural Resources					
Cul-1 The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:					
1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location have been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.	Require verification and approval of qualified archaeologist	Meetings and documentation	Prior to issuance of permits and pre-construction meeting	City of Escondido Community Development Department Planning Division	
2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	Require monitoring program coordination	Meetings and documentation	Prior to grading activities	City of Escondido Community Development Department Planning Division; Grading Contractor	
3. During the original cutting of previously undisturbed deposits, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.	Require on-site archaeological monitor	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	Require documentation of non-significant deposits	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Project Archaeologist	
5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the Native American Representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.	Require identification and preservation of any undiscovered cultural resources or human remains	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.	Require recovery of any undiscovered cultural resources or human remains	Field survey, documentation and monitoring report	Prior to construction activities resuming	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	
7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.	Require that the cultural material be preserved or adequately mitigated	Field survey, documentation, collection, reporting	Prior to project approval	City of Escondido Community Development Department Planning Division; Project Archaeologist	
8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	Require documentation of analysis and data	Field survey, documentation and monitoring report	Prior to issuance of any building permits	City of Escondido Community Development Department Planning Division; Project Archaeologist	
Geology and Soils					
Geo-1 Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.	Require incorporation of geotechnical recommendations	Documentation and permit application	Prior to issuance of grading permit	City of Escondido Community Development Department Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Hazards and Materials Hazardous					
Haz-1 Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.	Submittal of Site Assessment report to DTSC. Submittal of the Response Plan to DTSC for review and approval.	Confirmation from DTSC that no further investigations are required	Prior to issuance of grading permit	City of Escondido Community Development Department Planning Division; County of San Diego Department of Environmental Health	
Haz-2 If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.	Require compliance with Safety and Health requirements	Monitoring and documentation	During grading activities	City of Escondido Community Development Department Planning Division; Project Grading Contractor	
Haz-3 At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational	Require compliance with safety and health requirements	Field survey, documentation and monitoring report	Prior to issuance of building permit for demolition	City of Escondido Community Development Department Planning Division; Building Division; San Diego County Air Pollution Control District	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.					
Haz-4 Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.	Require compliance with safety and health requirements	Field survey, documentation and monitoring report	Prior to issuance of grading and building permits	City of Escondido Community Development Department Planning Division; Building Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Haz-5 Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC. 1. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor. 2. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements. Following completion of the Response Plan, the proposed project applicant shall obtain a written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the undocumented fill in the natural drainage swale adjacent to the westerly property line of the proposed project site.	Require compliance with remediation plans	Certificate of Completion	Prior to issuance of permits	City of Escondido Community Development Department Planning Division; Grading Contractor; California Department of Toxic Substances Control	

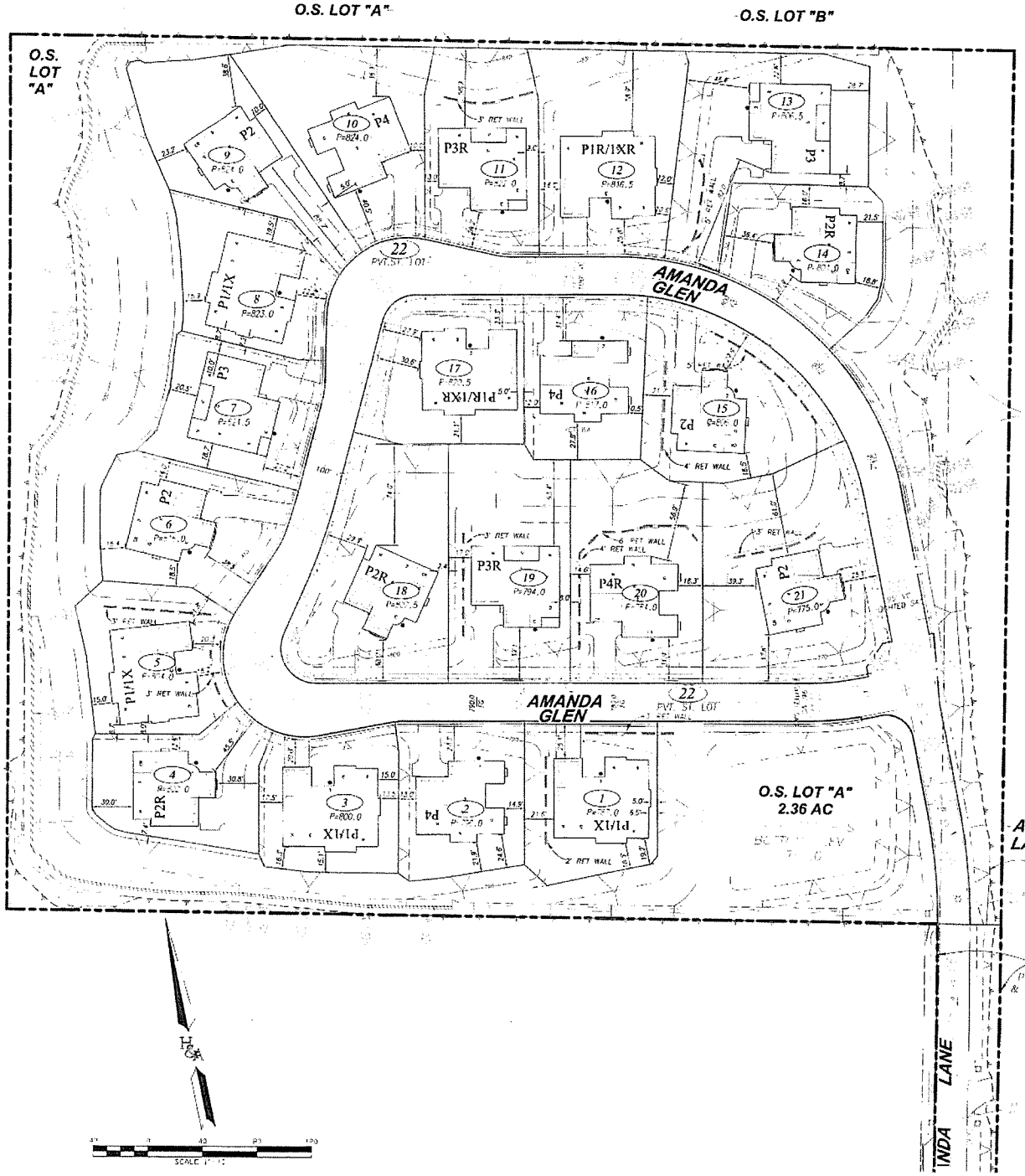
Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Haz-6 Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OHSA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan approved by DTSC, under DTSC's oversight.	Require performance of the Response Plan and SMP	Field construction, remediation activities, confirmation sampling survey, documentation and reporting	Prior to issuance of permits	City of Escondido Community Development Department Planning Division; Field Engineering Division; California Department of Toxic Substances Control	
Haz-7 Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).	Require notification to public service providers of road closures	Coordination, documentation and reporting	Prior to construction activities	City of Escondido Community Development Department Planning Division; Engineering Division; Construction Contractor; Police Department	
Noise					
Noi-1 **Construction Activities Limitation.** Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.	Comply with City Noise Ordinance	Nighttime construction field check	During construction	City of Escondido Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Noi-2 Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance: 1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks; 2. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting; 3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible; 4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers; 5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or 6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).	Require noise reduction measures and compliance with applicable noise ordinances	Field visits, documentation and reporting	Prior to grading activities	City of Escondido Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.					

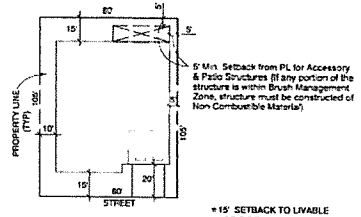
PROPOSED PROJECT
SUB 13-0007

PLOT PLAN



PRELIM PLOTTING

AMANDA ESTATES



* 15' SETBACK TO LIVABLE OR SIDELOAD GARAGE

NOTE: SIDEYARD SETBACKS OF 5' AND 10' RESPECTIVELY ARE INTERCHANGEABLE TO EITHER SIDE OF THE LOT SO LONG AS 15' TOTAL SEPARATION IS MAINTAINED BETWEEN STRUCTURES

TYPICAL SETBACKS - MINUMUM REQUIRED

SCALE: 1"=40'

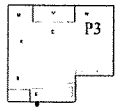
BUILDING MIX

6 UNITS (28.5%)

PLAN 1/1X

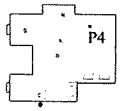
7 UNITS (33.3%)

PLAN 2



4 UNITS (19.1%)

PLAN 3



4 UNITS (19.1%)

PLAN 4

21 UNITS (100%)

PROPOSED PROJECT
SUB 13-0007

57

COVER PAGE

Amanda Estates

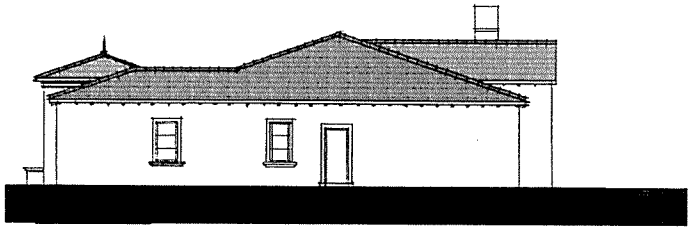
ESCONDIDO, CA

ARCHITECTURAL DESIGN REVIEW

PROPOSED PROJECT

SUB 13-0007

ELEVATIONS



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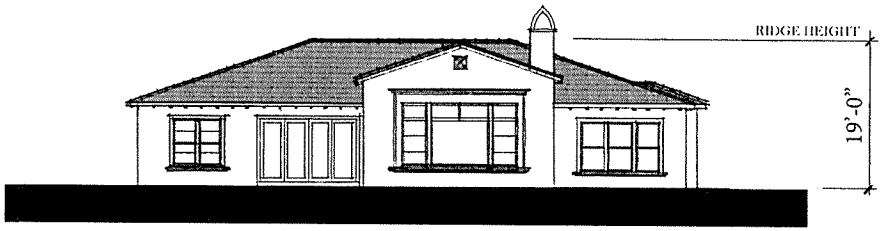

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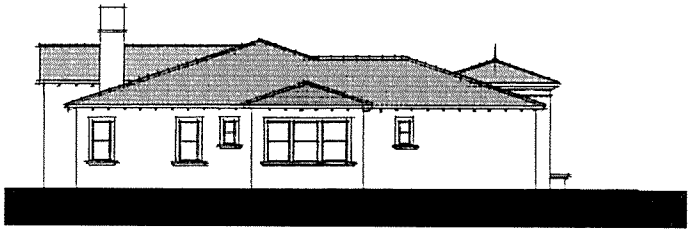

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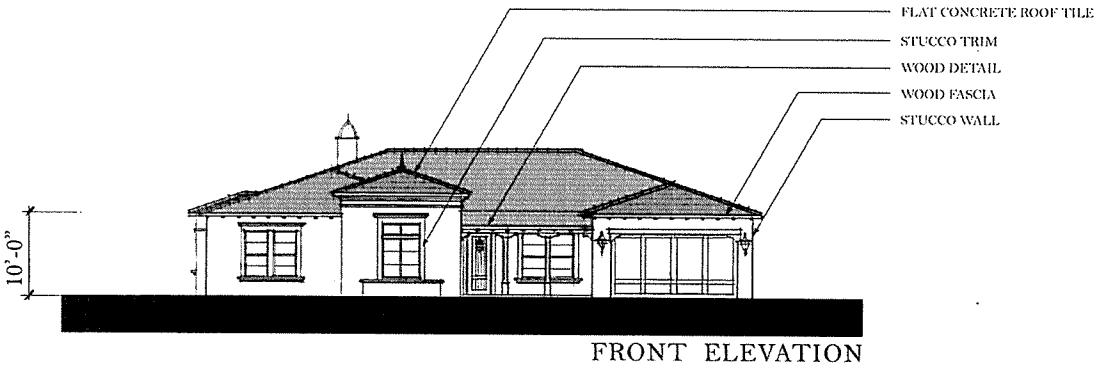
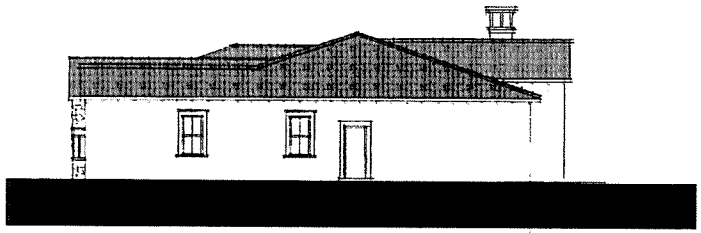


FRONT ELEVATION

ELEVATIONS 1A

PROPOSED PROJECT
SUB 13-0007



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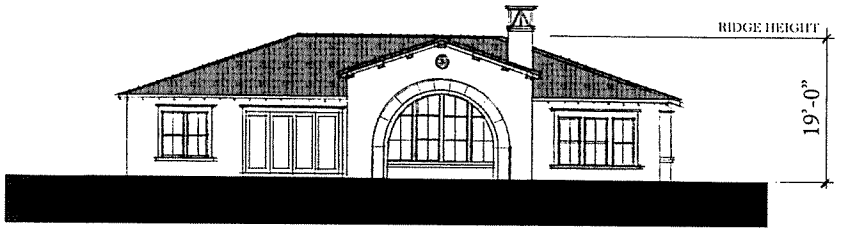

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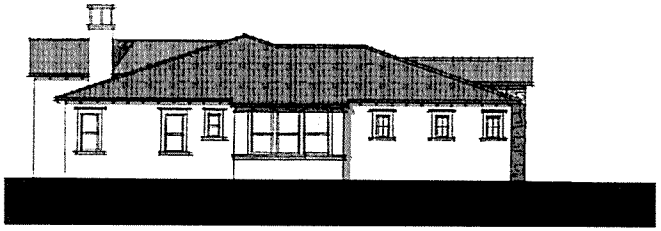

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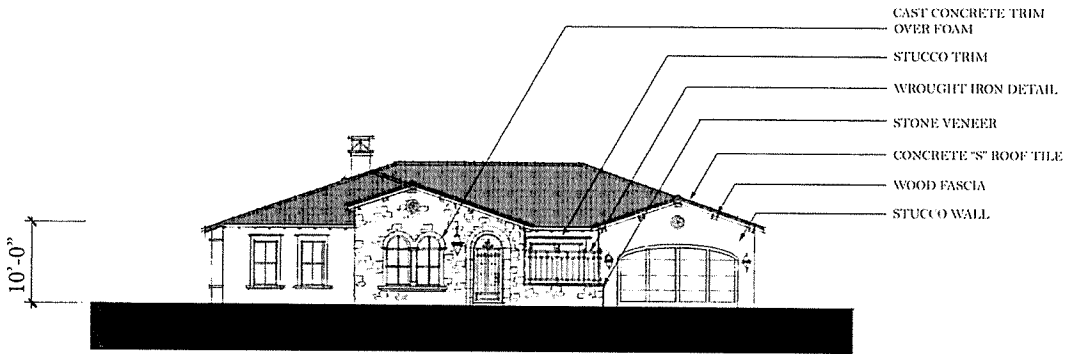


FRONT ELEVATION

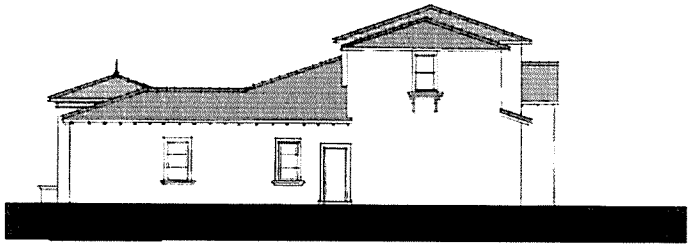
ELEVATIONS 1B

ELEVATIONS

PROPOSED PROJECT
SUB 13-0007

60

ELEVATIONS



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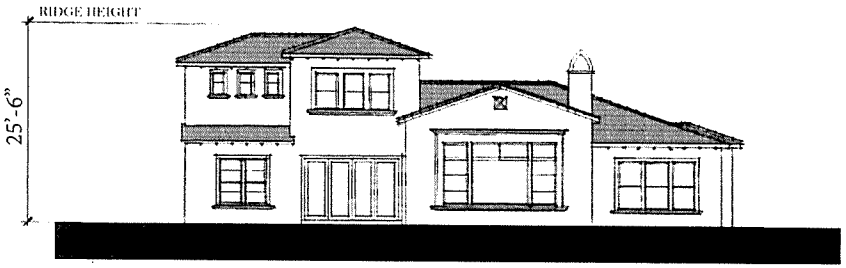

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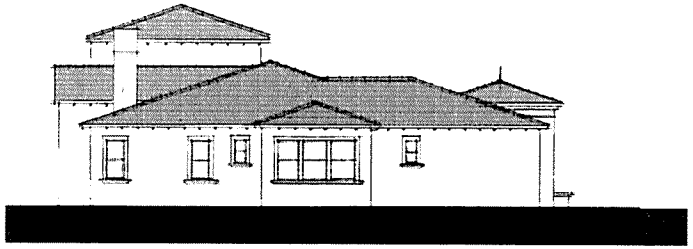

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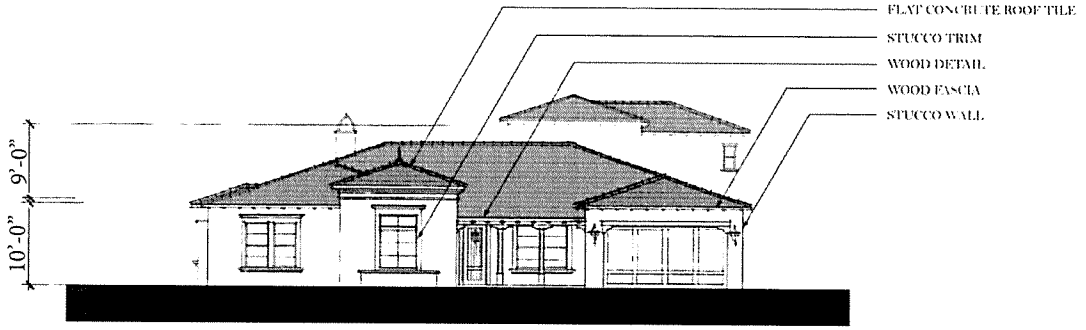


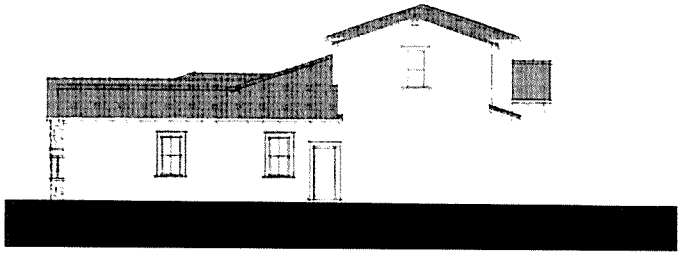
FRONT ELEVATION

ELEVATIONS 1A-X

PROPOSED PROJECT
SUB 13-0007

64

ELEVATIONS



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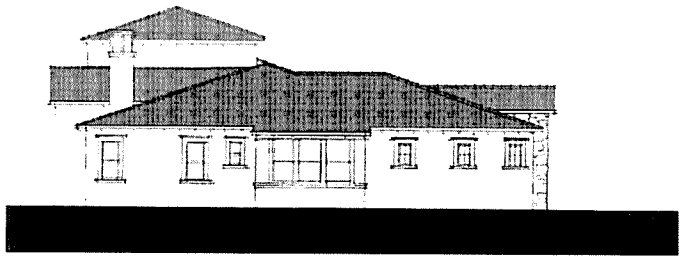

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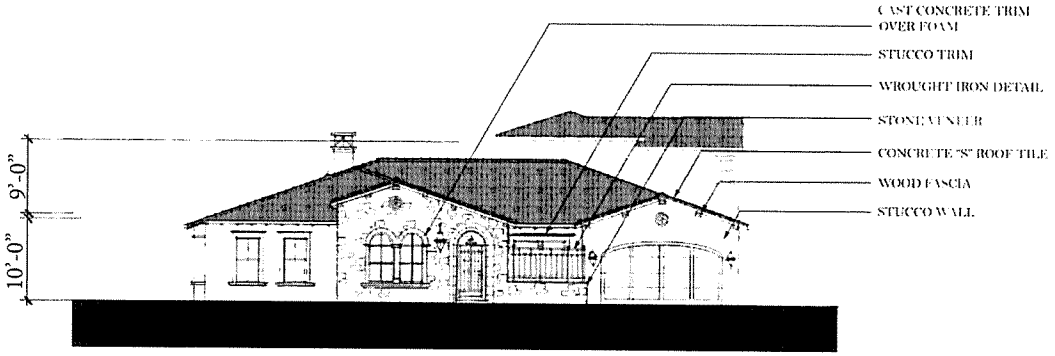


FRONT ELEVATION

ELEVATIONS 1B-X

PROPOSED PROJECT
SUB 13-0007

02

ELEVATIONS

RIGHT ELEVATION

REAR ELEVATION

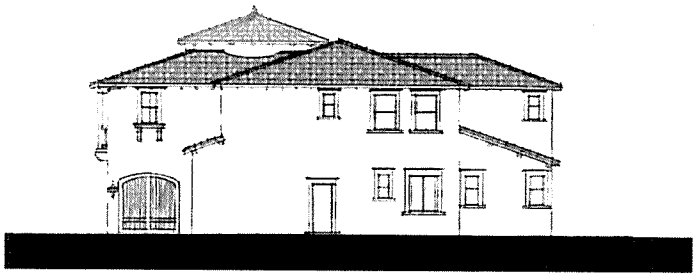
LEFT ELEVATION

FRONT ELEVATION

ELEVATIONS 2A

PROPOSED PROJECT
SUB 13-0007

ELEVATIONS



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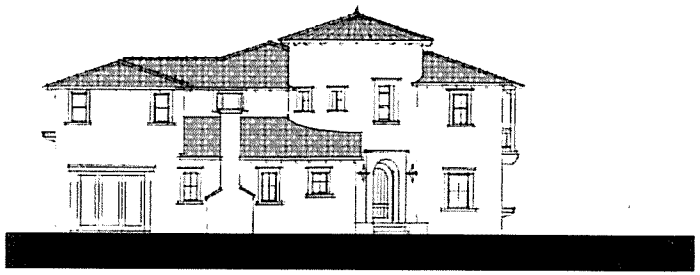
REAR ELEVATION



LEFT ELEVATION

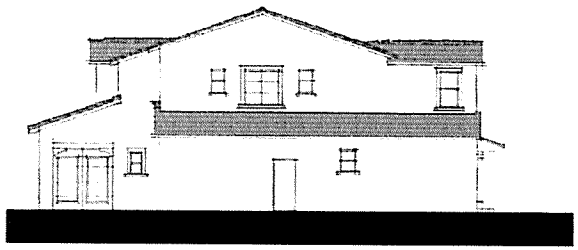
FRONT ELEVATION

ELEVATIONS 2B

PROPOSED PROJECT
SUB 13-0007

64

ELEVATIONS



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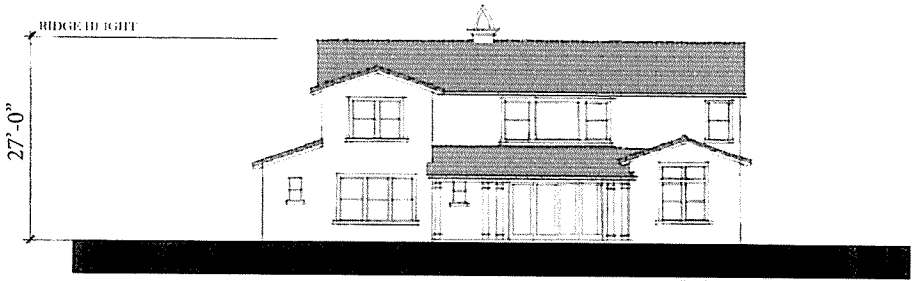

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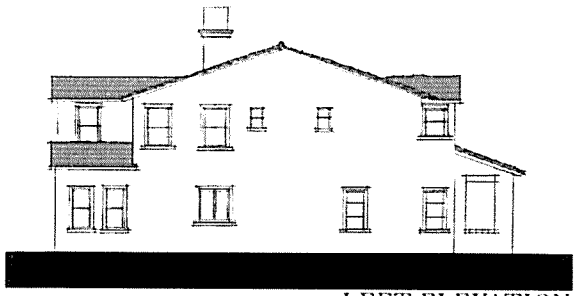

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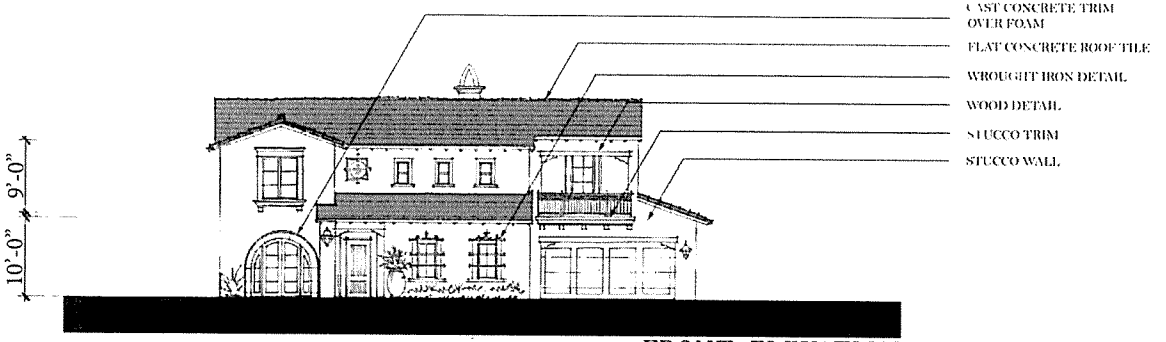
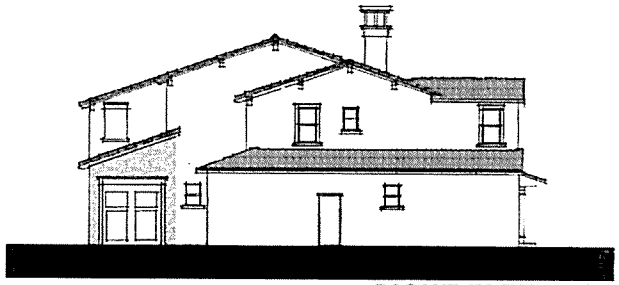


FRONT ELEVATION

ELEVATIONS 3A

PROPOSED PROJECT
SUB 13-0007



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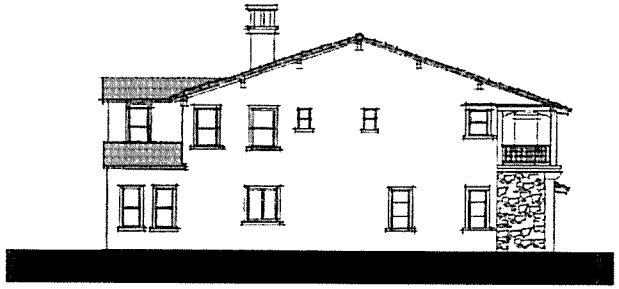

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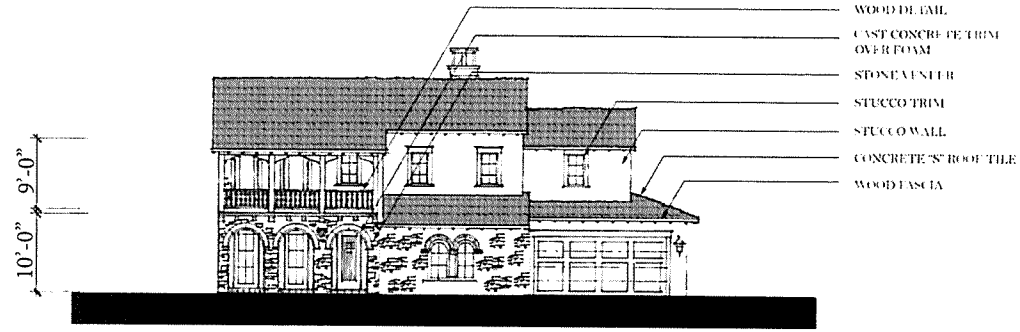


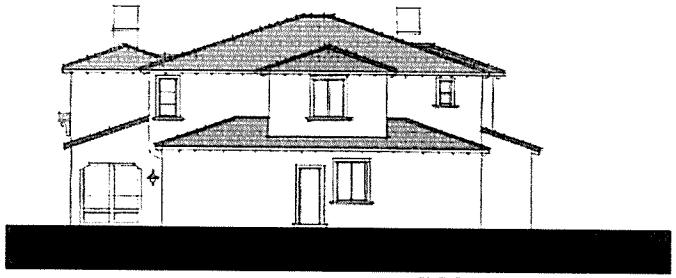
FRONT ELEVATION

ELEVATIONS 3B

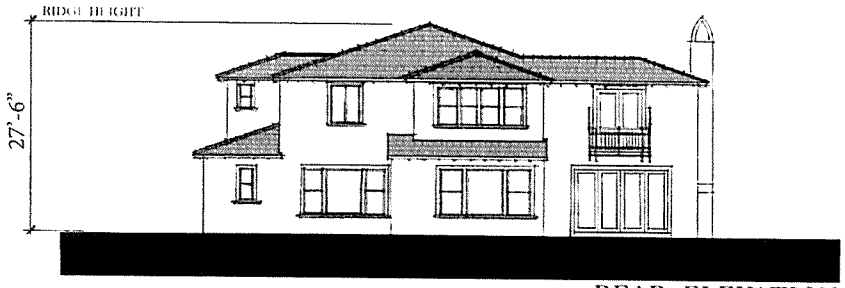
PROPOSED PROJECT
SUB 13-0007

66

ELEVATIONS



RIGHT ELEVATION



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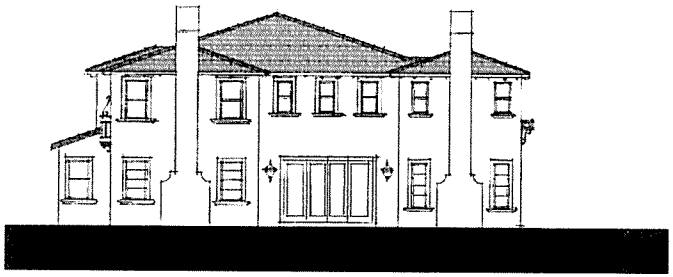
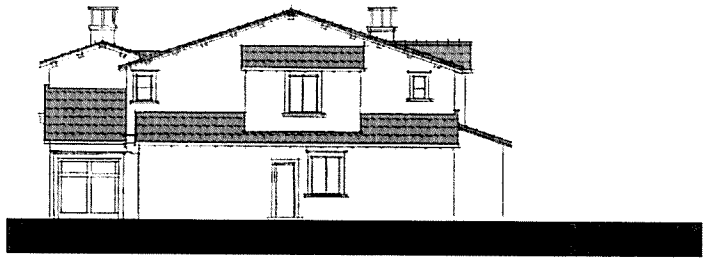


LEFT ELEVATION

FRONT ELEVATION

ELEVATIONS 4A

PROPOSED PROJECT
SUB 13-0007



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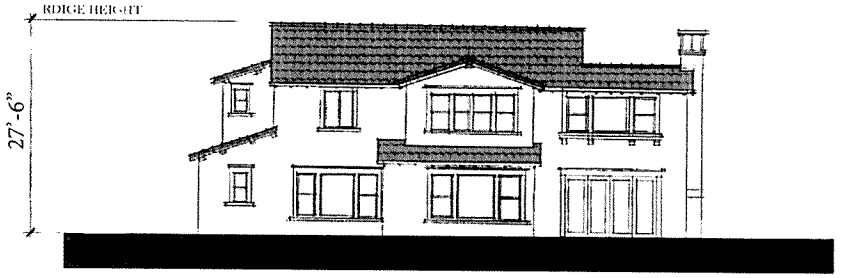

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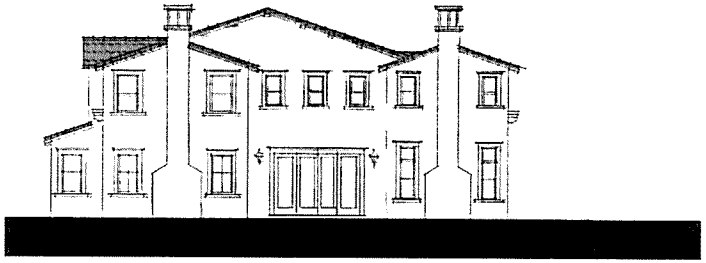

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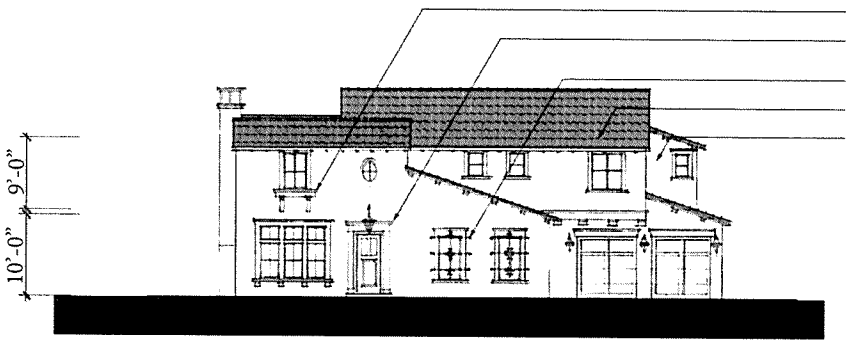
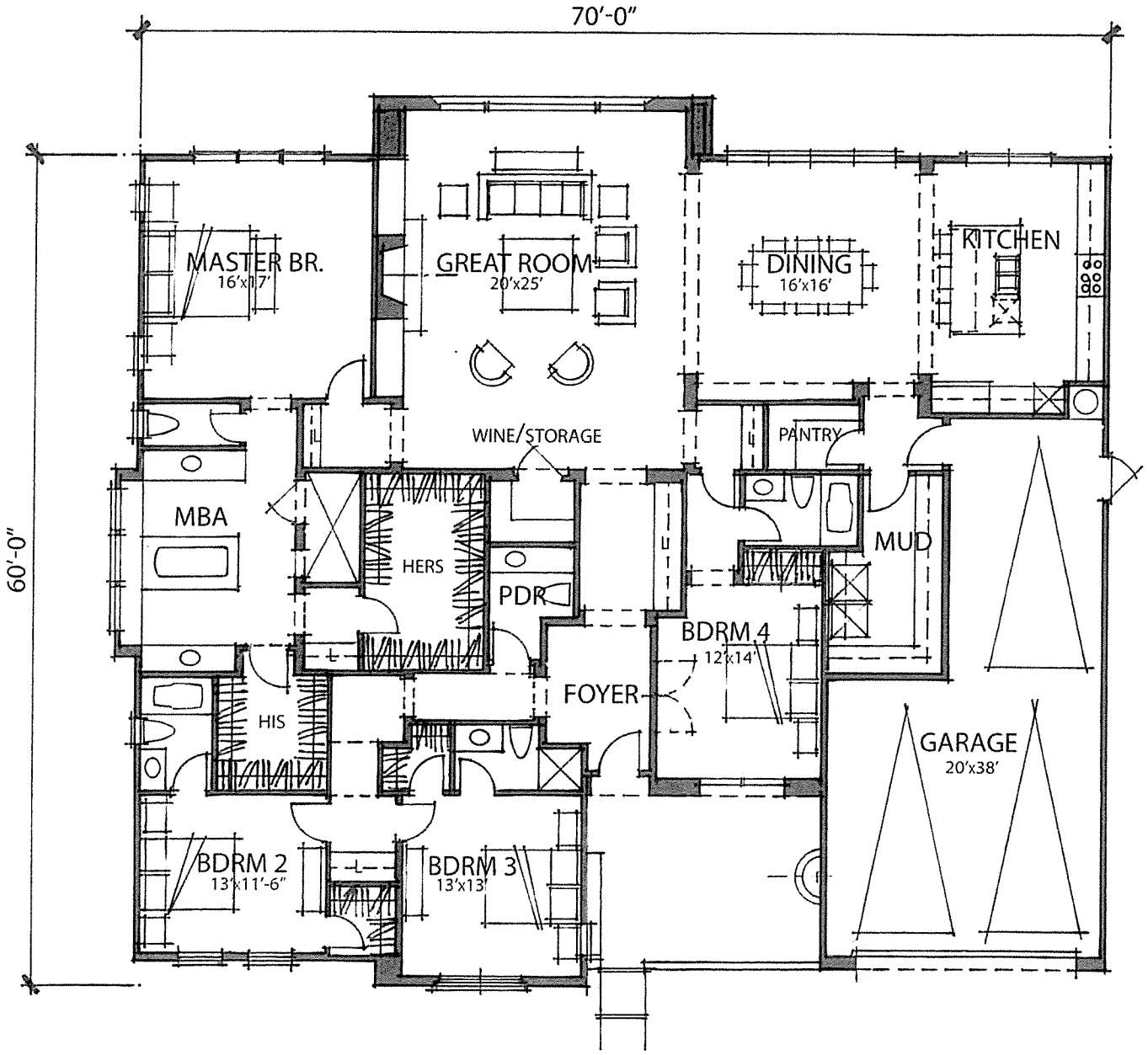


FRONT ELEVATION

ELEVATIONS 4B

ELEVATIONS

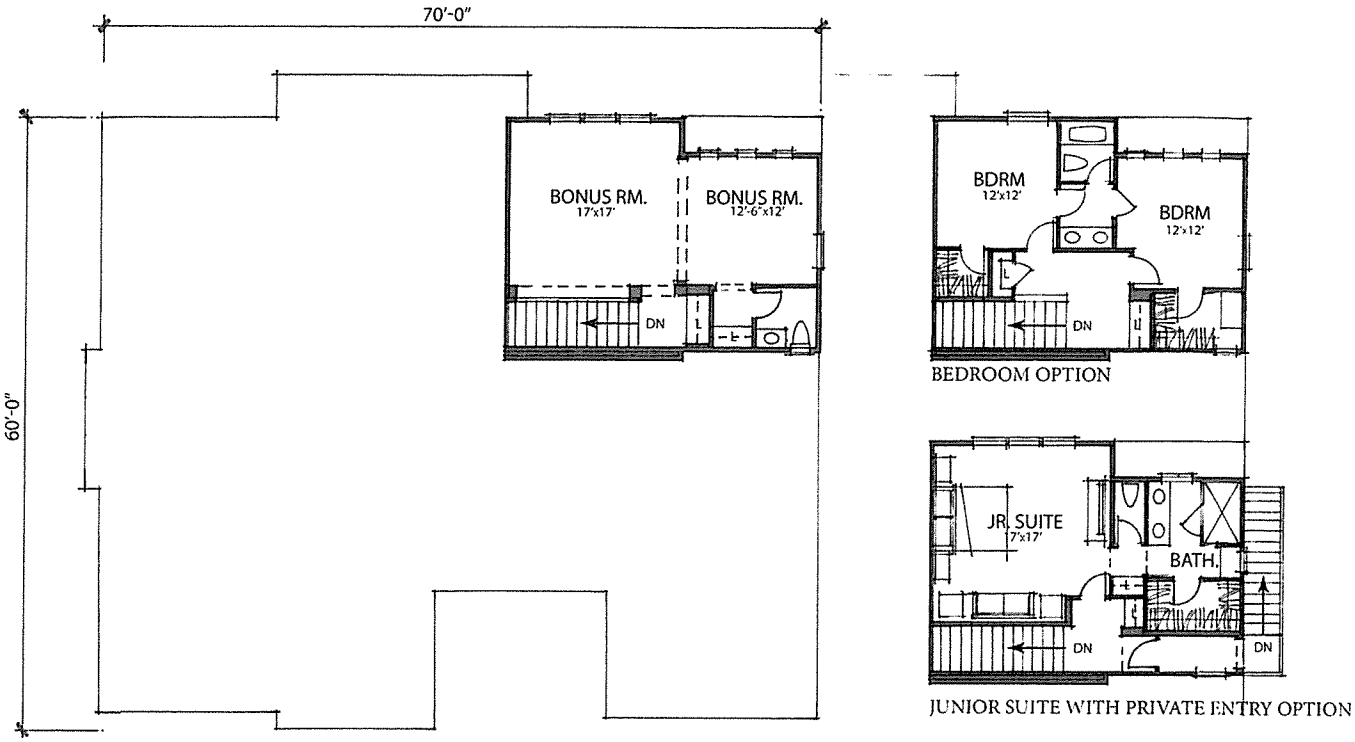


PLAN 1

3,334 SF TOTAL

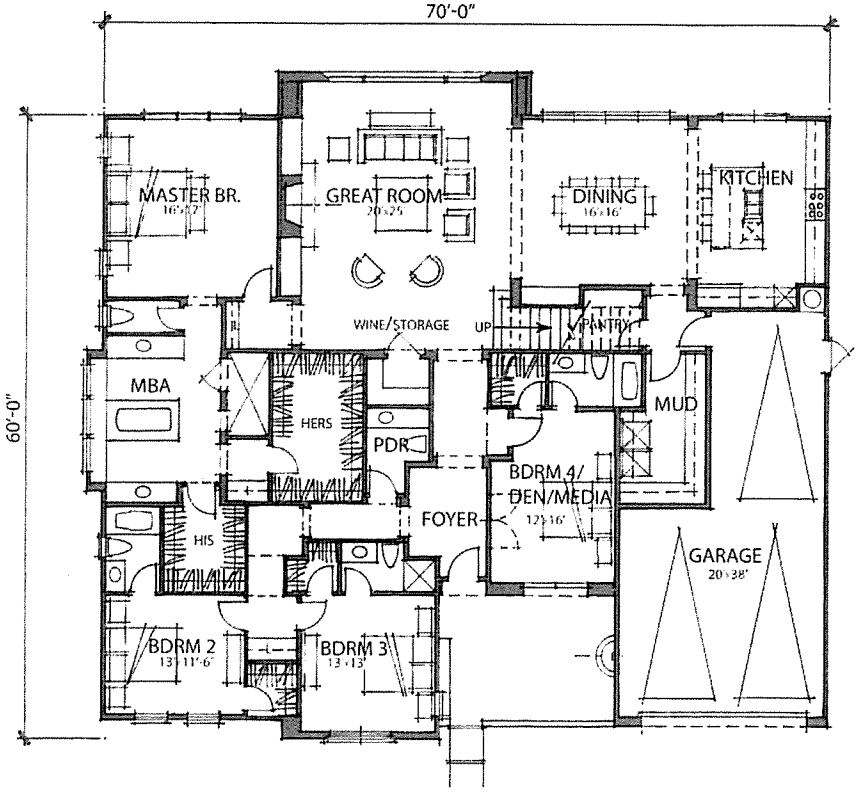
PROPOSED PROJECT
SUB 13-0007

FLOOR PLAN



PLAN 1X

UPPER LEVEL 622 SF



PLAN 1X

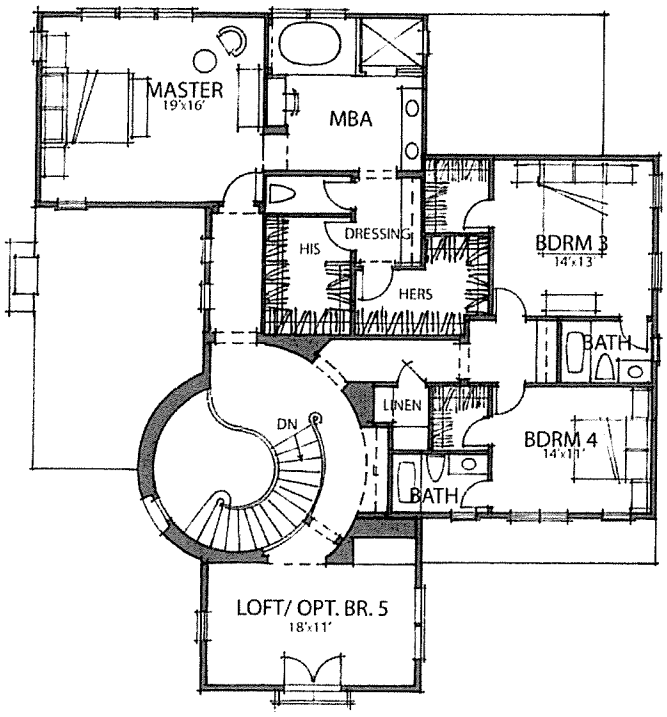
LOWER LEVEL 3,334 SF

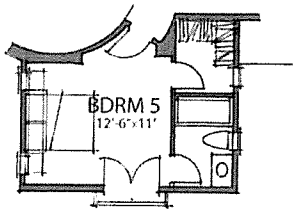
3,956 SF TOTAL

PROPOSED PROJECT

SUB 13-0007

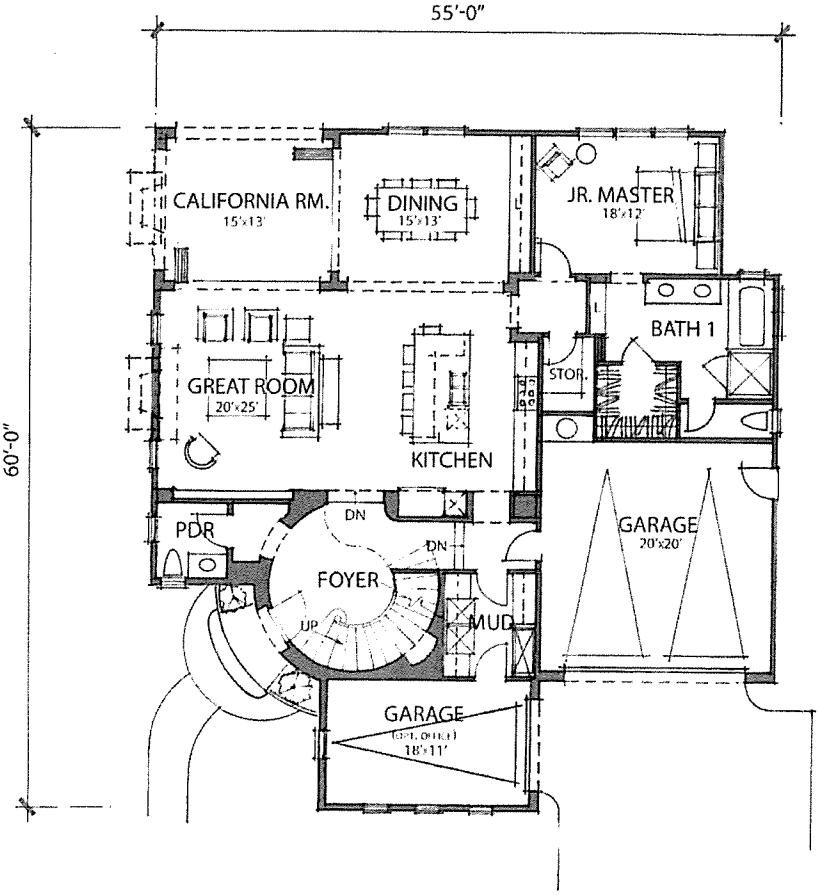
FLOOR PLAN





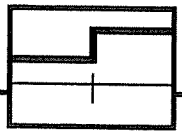
BEDROOM 5 OPTION

PLAN 2
UPPER LEVEL
1,959 SF

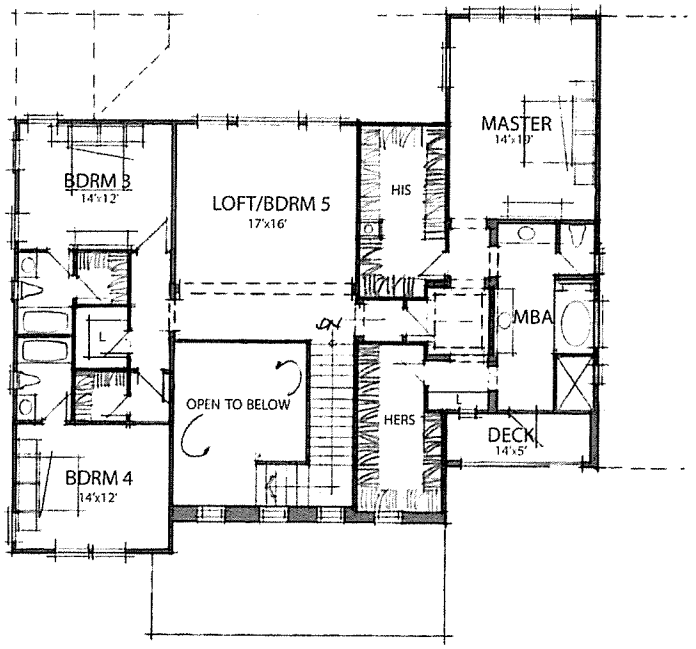


PLAN 2
LOWER LEVEL
1,866 SF
3,825 SF TOTAL

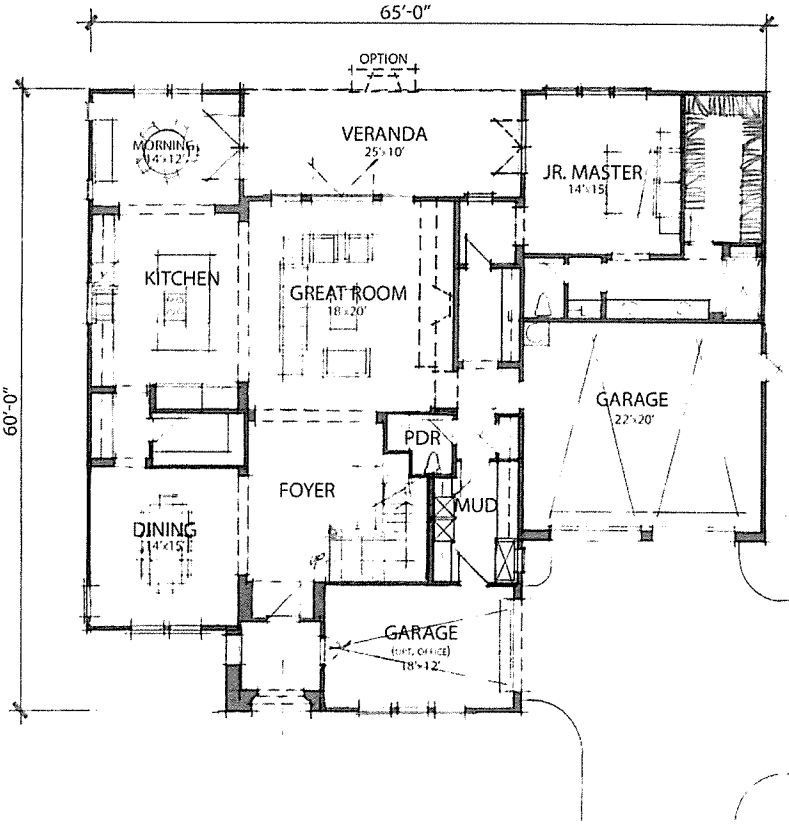
PROPOSED PROJECT
SUB 13-0007

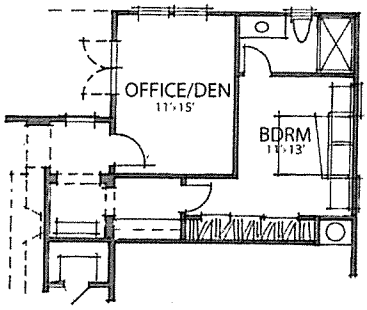


FLOOR PLAN

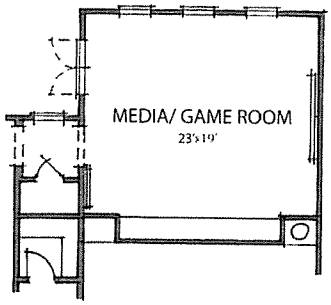


PLAN 3
UPPER LEVEL
1,885 SF

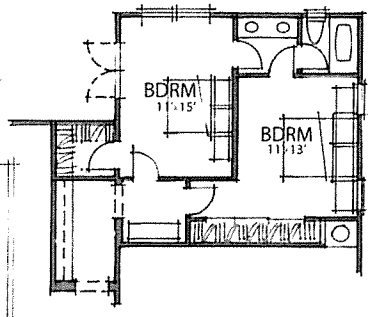




OFFICE/BEDROOM OPTION



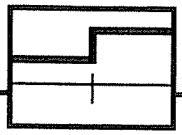
ENTERTAINMENT OPTION



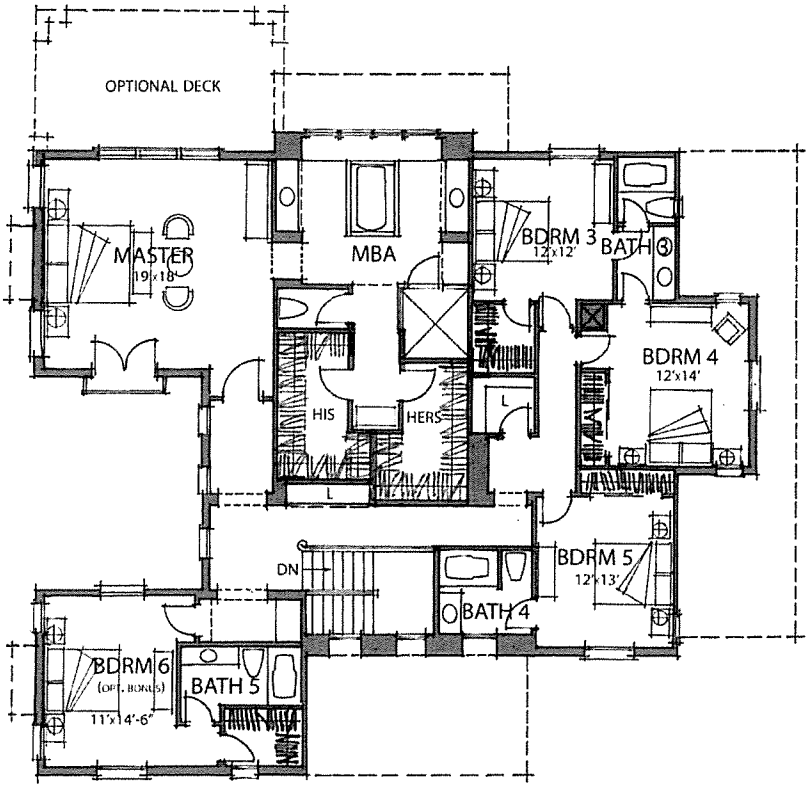
BEDROOM OPTION

PLAN 3
LOWER LEVEL
2,313 SF
4,198 SF TOTAL

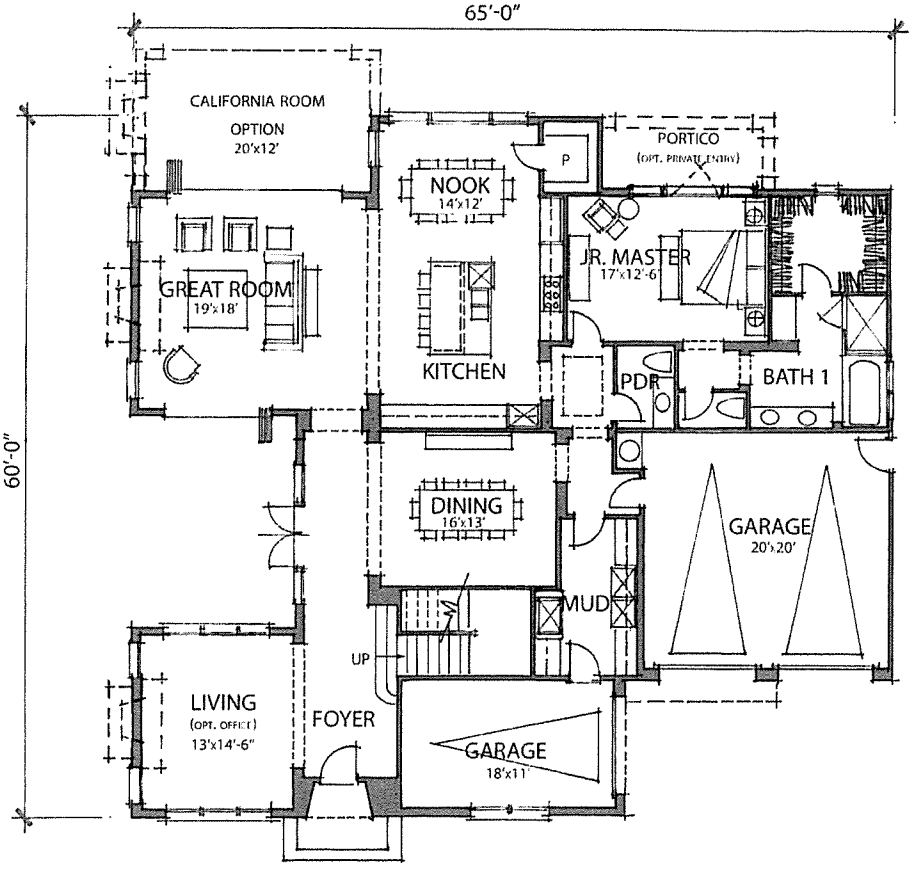
PROPOSED PROJECT
SUB 13-0007



FLOOR PLAN

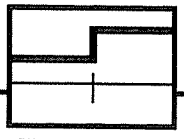


PLAN 4
UPPER LEVEL
2,337 SF



PLAN 4
LOWER LEVEL
2,370 SF
4,707 SF TOTAL

PROPOSED PROJECT
SUB 13-0007



FLOOR PLAN

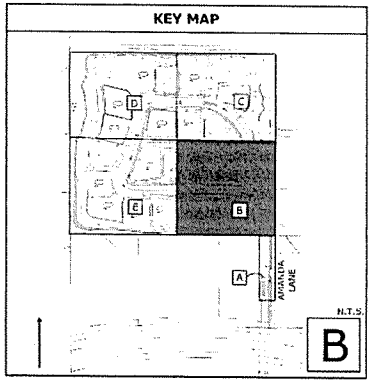
VINE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
	Rosa banksiae 'Lutea'	Climbing Rose	15' O.C.	5 Gal.	M

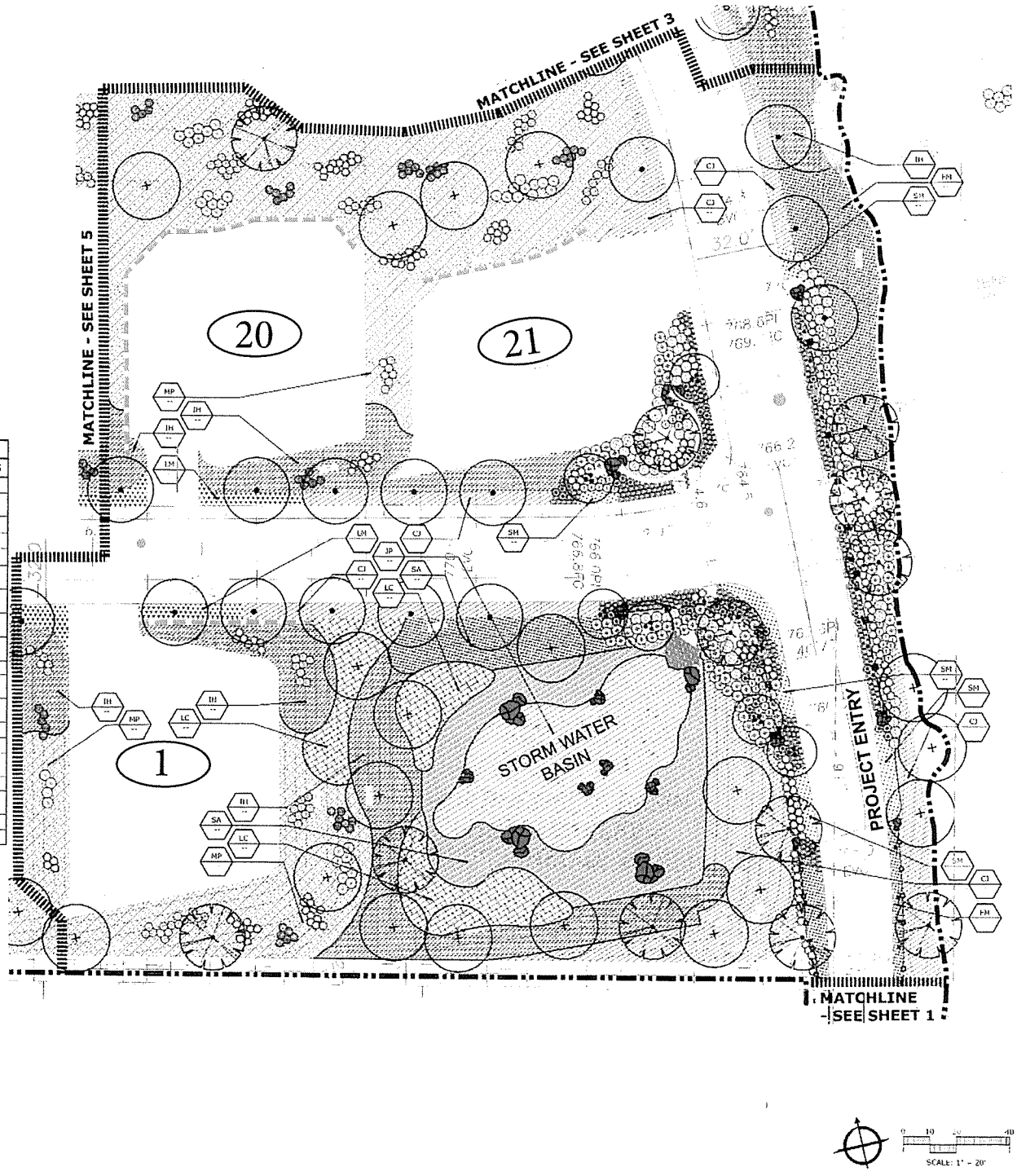
TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Koelreuteria bipinnata	Chinese Flame Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Multi	15 Gal 36" Box 48" Box	L
	Rhus lancea	African Sumac	Std.	24" Box	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

INTERIOR STREETS - SHRUB SCHEDULE						
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	CJ	Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	1 Gal	8' O.C.	L
	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	1 Gal	5' O.C.	L
	CP	Cistus x. 'Purpureus'	Rockrose	1 Gal	36" O.C.	L
	DC	Dianella 'King Alfred'	Flax Lily	Liners	30" O.C.	M
	FM	Festuca mairei	Atlas Fescue	Liners	30" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	1 Gal	30" O.C.	M
	LM	Lantana 'Gold Rush'	Gold Rush Lantana	1 Gal	5' O.C.	L
	LL	Leonotis leonurus	Lion's Tail	1 Gal	48" O.C.	M
	LC	Leymus condensatus 'Canyon P.'	Leymus	Liners	30" O.C.	L
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	5' O.C.	L
	RS	Ribes speciosum	Currant	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pot	18" O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	24" O.C.	M
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	30" O.C.	M
	TI	Trichostema lanatum	Woolly Blue Curls	1 Gal	36" O.C.	M
	WF	Westringia fruticosa	Coast Rosemary	5 Gal	48" O.C.	L

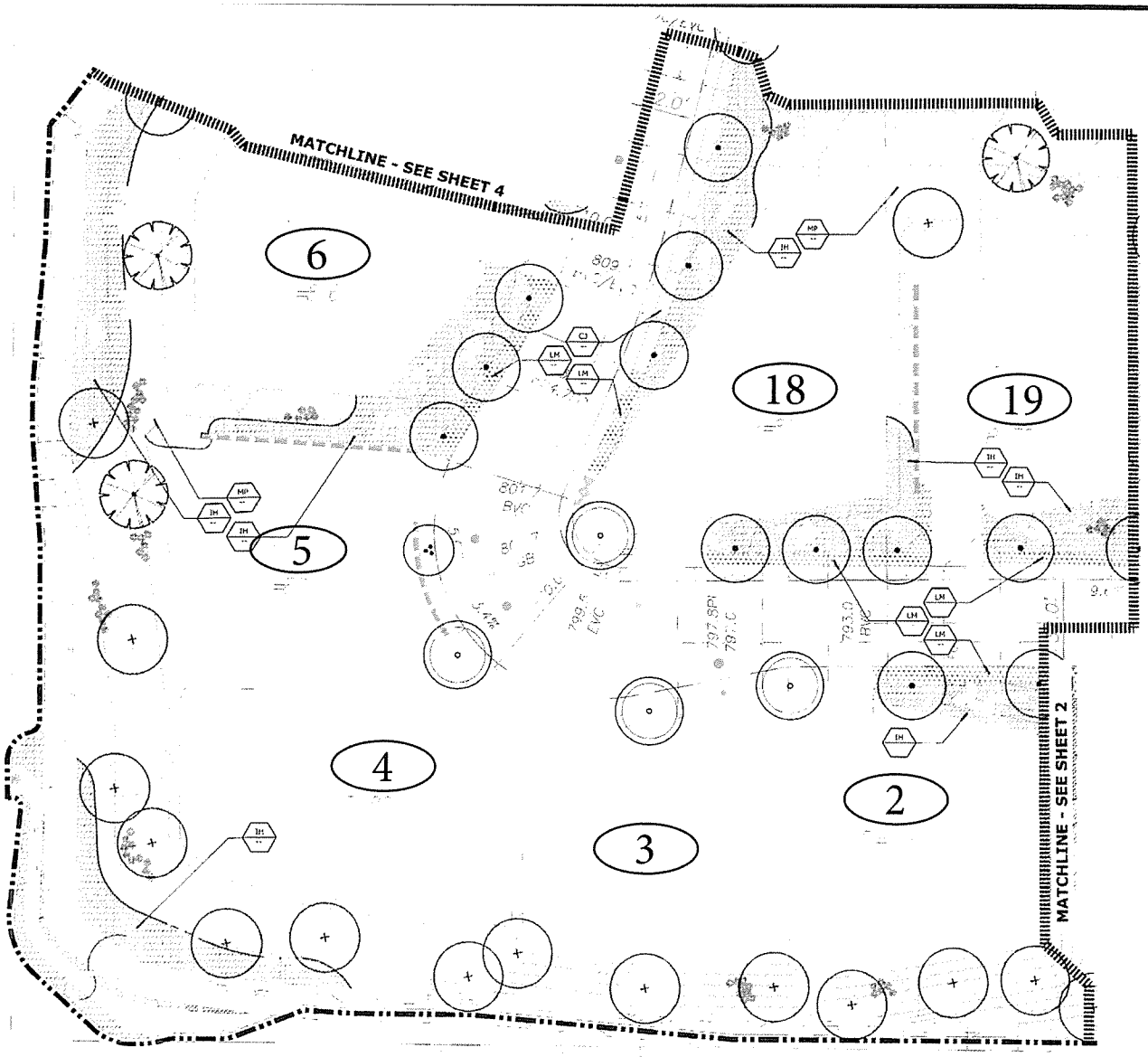
KEY MAP





L
LANDSCAPE

PROPOSED PROJECT
SUB 13-0007

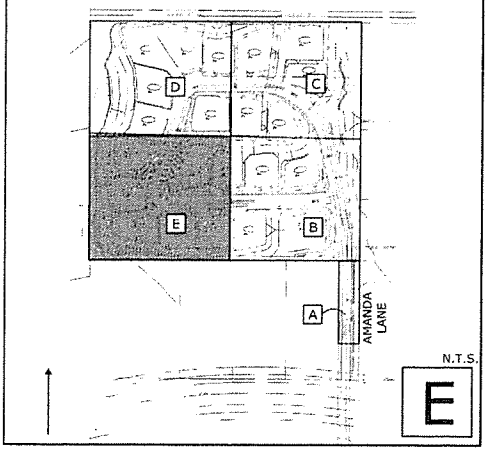


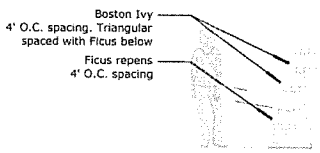
PLANTING SCHEDULE NOTE

Refer to sheet 4 for Tree Schedule & Shrub Schedule.

0 10 20 40
SCALE: 1" = 20'

KEY MAP





Plantable Wall

PROPOSED PROJECT
SUB 13-0007

L
LANDSCAPE

PLANTABLE WALL SCHEDULE				
BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
Ficus repens	Creeping Fig	4' O.C.	1 Gal.	M
Parthenocissus tricuspidata	Boston Fig	4' O.C	1 Gal.	M

NOTE: Refer to civil engineer's plans for plantable wall heights and locations. Refer to diagram on sheets 4 & 5 of this package.

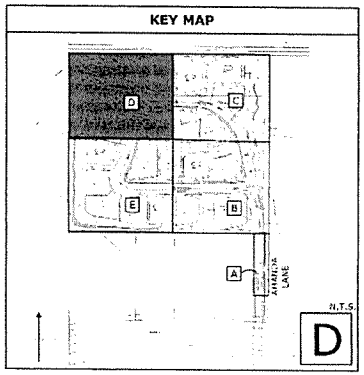
VINE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
	Rosa banksiae 'Lutea'	Climbing Rose	15' O.C.	5 Gal.	M

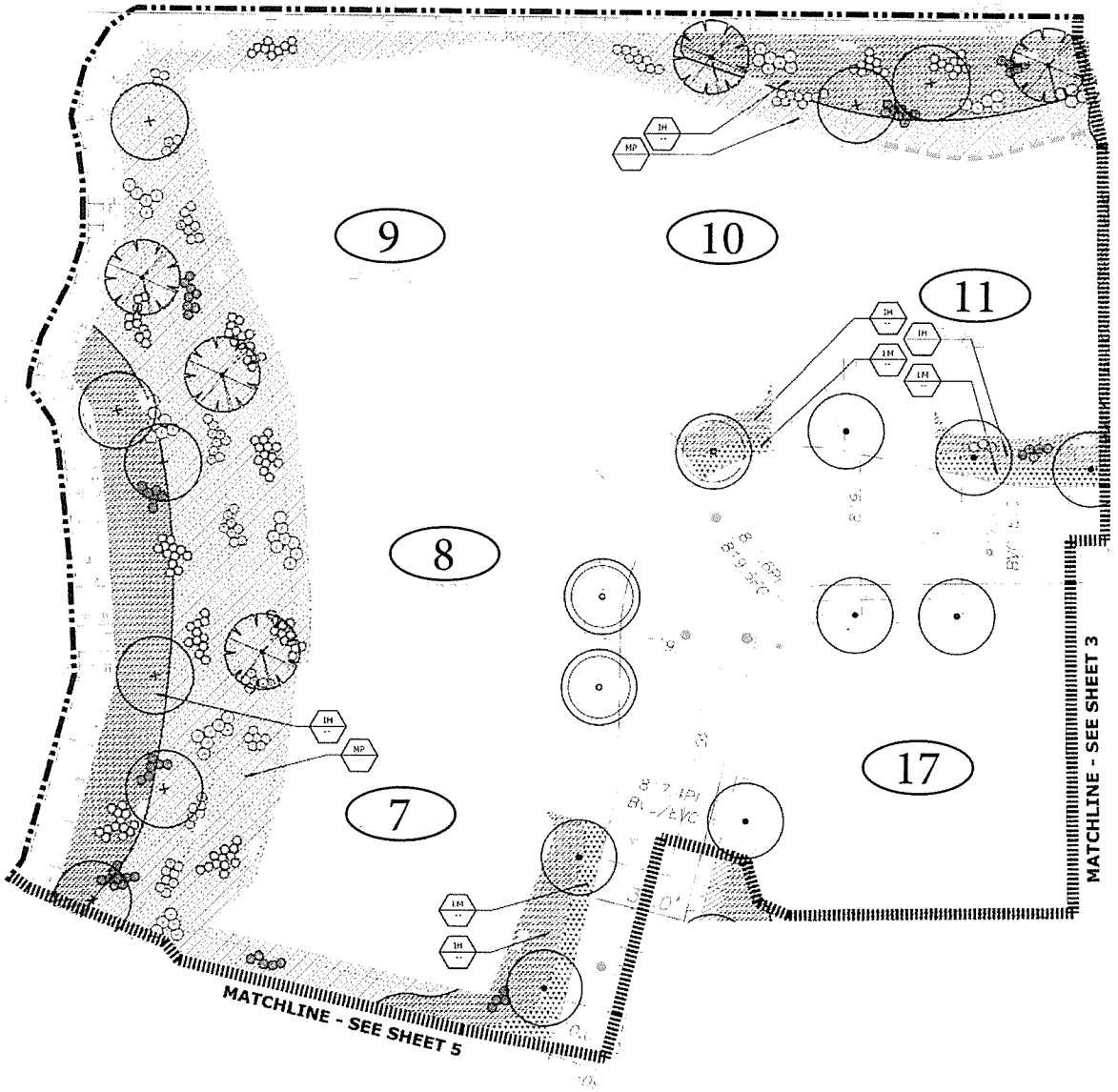
TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Koelreuteria bipinnata	Chinese Flame Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Multi	15 Gal 36" Box 48" Box	L
	Rhus lancea	African Sumac	Std.	24" Box	L

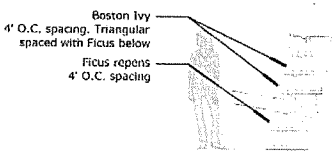
WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

INTERIOR STREETS - SHRUB SCHEDULE						
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	CJ	Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	1 Gal	8' O.C	L
	CY	Ceanothus g.n. 'Yankee Point'	California Lilac	1 Gal	5' O.C.	L
	CP	Cistus x. 'Purpureus'	Rockrose	1 Gal	36" O.C.	L
	DC	Dianella 'King Alfred'	Flax Lily	Liners	30" O.C.	M
	FM	Festuca mairei	Atlas Fescue	Liners	30" O.C.	M
	IH	Ivo Inayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	1 Gal	30" O.C.	M
	LM	Lantana 'Gold Rush'	Gold Rush Lantana	1 Gal	5' O.C.	L
	LL	Leonotis leonurus	Lion's Tail	1 Gal	48" O.C.	M
	LC	Leymus condesatus 'Canyon P.'	Leymus	Liners	36" O.C.	L
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	5' O.C.	L
	RS	Ribes speciosum	Currant	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pot	18" O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	24" O.C.	M
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	30" O.C.	M
	TL	Triccostema lanatum	Woolly Blue Curls	1 Gal	36" O.C.	M
	WF	Westringia fruticosa	Coast Rosemary	5 Gal	48" O.C.	L

KEY MAP







Plantable Wall

0 10 20 40
SCALE: 1" = 20'

L
LANDSCAPE

PROPOSED PROJECT
SUB 13-0007

PLANTABLE WALL SCHEDULE

BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
Ficus repens	Creeping Fig	4' O.C.	1 Gal.	M
Parthenocissus tricuspidata	Boston Fig	4' O.C.	1 Gal.	M

NOTE: Refer to civil engineer's plans for plantable wall heights and locations. Refer to diagram on sheets 4 & 5 of this package.

VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
	Rosa banksiae 'Lutea'	Climbing Rose	15' O.C.	5 Gal.	M

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Koelreuteria bipinnata	Chinese Flame Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Multi	15 Gal 36" Box 48" Box	L
	Rhus lancea	African Sumac	Std.	24" Box	L

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INTERIOR STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
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	CJ	Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	1 Gal	8' O.C.	L
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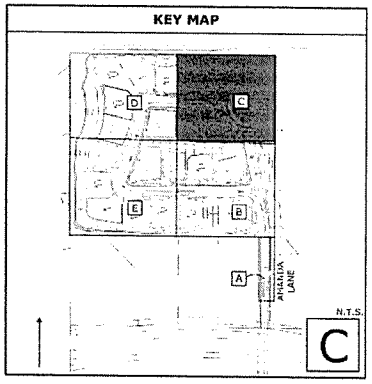
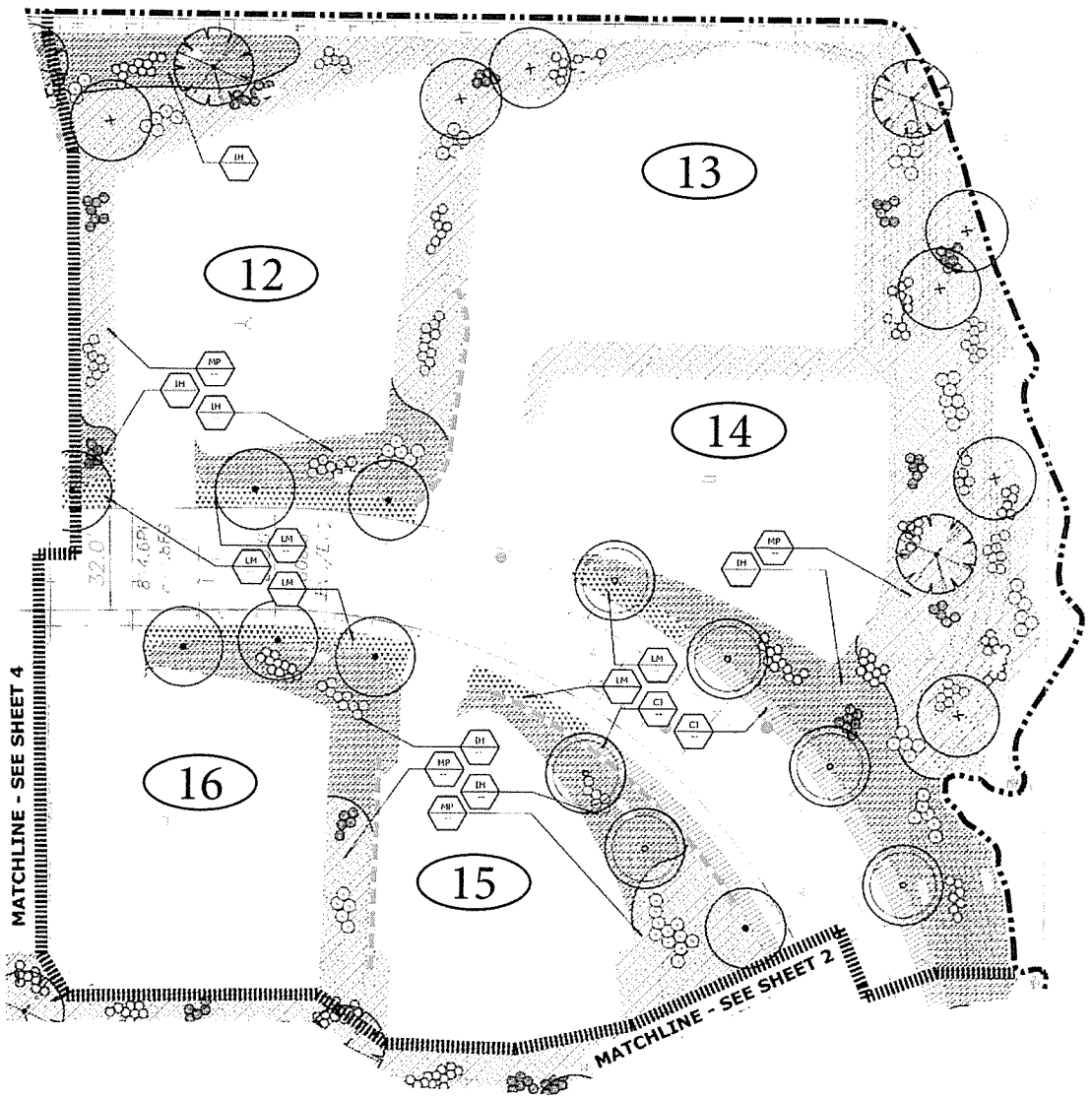
	FM	Festuca mairei	Atlas Fescue	Liners	30" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	1 Gal	30" O.C.	M
	LM	Lantana 'Gold Rush'	Gold Rush Lantana	1 Gal	5' O.C.	L
	LL	Leonotis leonurus	Lion's Tail	1 Gal	48" O.C.	M
	LC	Leymus condensatus 'Canyon P.'	Leymus	Liners	36" O.C.	L
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	5' O.C.	L
	RS	Ribes speciosum	Currant	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pot	18" O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	24" O.C.	M
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	30" O.C.	M
	TL	Triccostema lanatum	Woolly Blue Curls	1 Gal	36" O.C.	M
	WF	Westringia fruticosa	Coast Rosemary	5 Gal	48" O.C.	L

KEY MAP

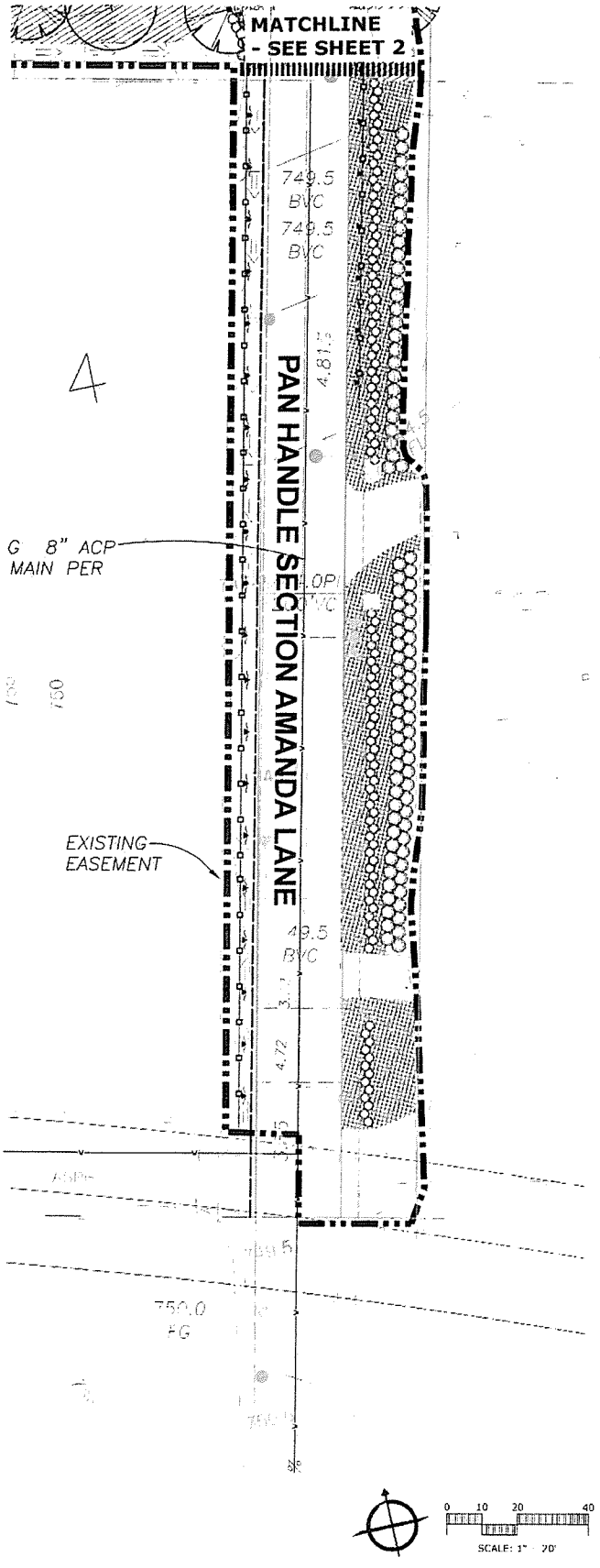




SCALE: 1" = 20'

L
LANDSCAPE

PROPOSED PROJECT
SUB 13-0007



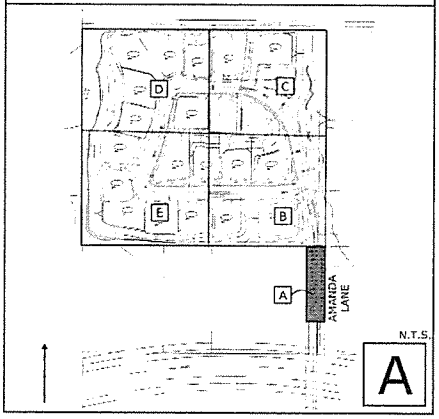
VINE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
	Rosa banksiae 'Lutea'	Climbing Rose	15' O.C.	5 Gal.	M

TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Koelreuteria bipinnata	Chinese Flame Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Multi	15 Gal 36" Box 48" Box	L
	Rhus lancea	African Sumac	Std.	24" Box	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

INTERIOR STREETS - SHRUB SCHEDULE						
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	CJ	Ceonothus 'Joyce Coulter'	Creeping Mountain Lilac	1 Gal	8' O.C.	L
	CY	Ceonothus g.h. 'Yankee Point'	California Lilac	1 Gal	5' O.C.	L
	CP	Cistus x. 'Purpureus'	Rockrose	1 Gal	36" O.C.	L
	DC	Dianella 'King Alfred'	Flax Lily	Liners	30" O.C.	M
	FM	Festuca mairei	Atlas Fescue	Liners	30" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	1 Gal	30" O.C.	M
	LM	Lantana 'Gold Rush'	Gold Rush Lantana	1 Gal	5l O.C.	L
	LL	Leonotis leonurus	Lion's Tail	1 Gal	48" O.C.	M
	LC	Leymus condesatus 'Canyon P.'	Leymus	Liners	36" O.C.	L
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	5' O.C.	L
	RS	Ribes speciosum	Currant	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pot	18" O.C.	L
	SA	Sesleria autumnalis ,	Autumn Moor Grass	Liners	24" O.C.	M
	SA	Sesleria autumnalis	Autumn Moor Grass	Liners	30" O.C.	M
	TL	Triccostema lanatum	Woolly Blue Curls	1 Gal	36" O.C.	M
	WF	Westringia fruticosa	Coast Rosemary	5 Gal	48" O.C.	L

KEY MAP



ROOT BARRIER NOTE

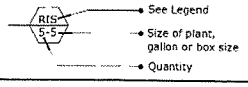
All trees planted within 5'-0" of the hardscape areas (i.e. walls, sidewalks, buildings, structures, ect.) shall be planted with Deep Root '18" Universal Guide - UB 18-2'. Barrier shall be the length of the ultimate canopy of the tree.

Root barriers
available from:
Deep Root Partners, LP
540 Washington Street
San Francisco, CA 94111
(800) 766-8835

PLANTING LEGEND

ESP.	Espaliered
GAL.	Gallon Container
G.C.	Ground Cover
HT.	Height
L.A.	Landscape Architect
O.C.	On Center
SPEC.	Specimen
STD.	Standard

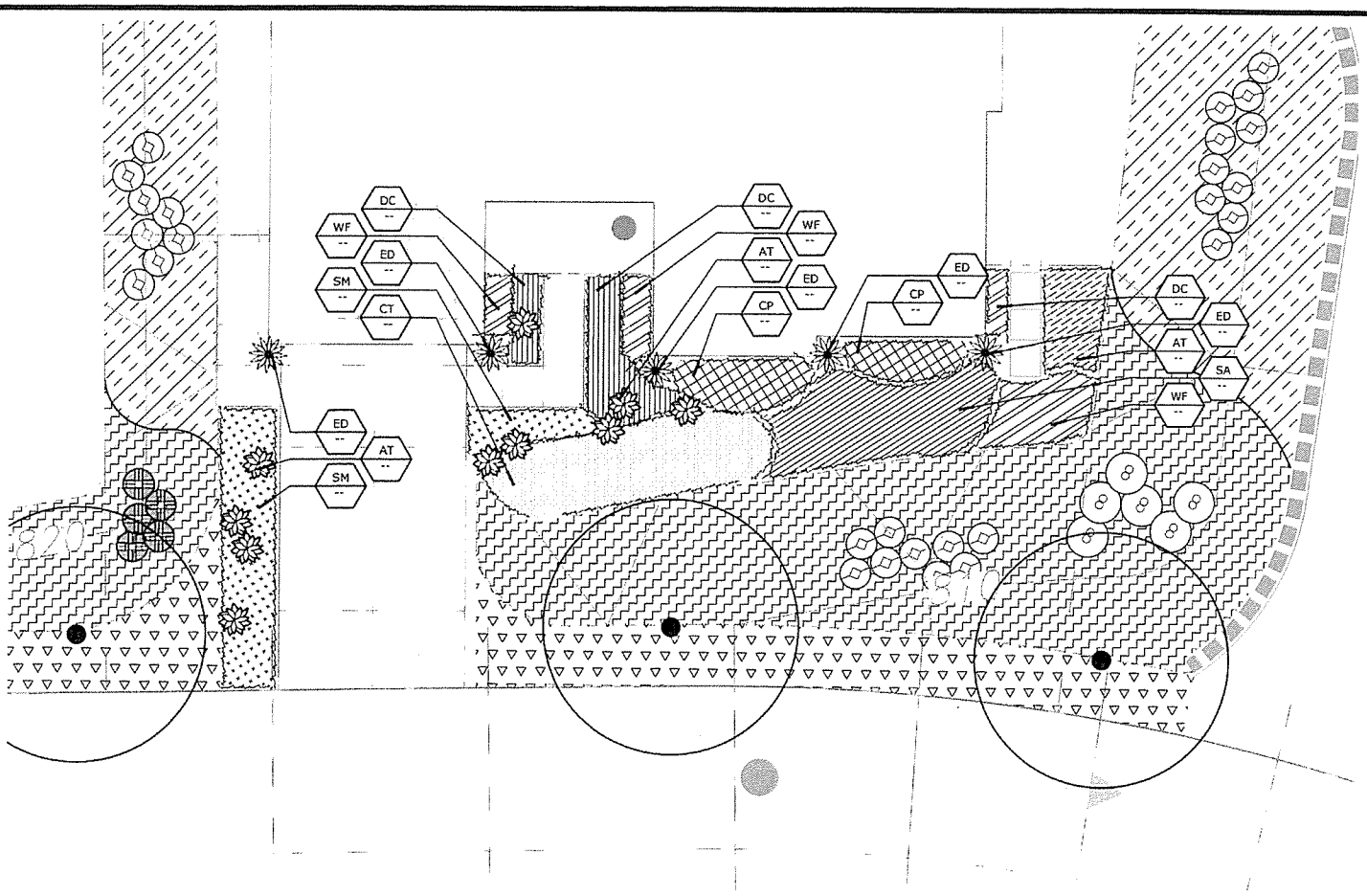
PLANTING KEY



PROPOSED PROJECT
SUB 13-0007

L

LANDSCAPE



IRRIGATION NOTE

ALL LANDSCAPE AREAS WILL BE PERMANENTLY IRRIGATED USING AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM, THE IRRIGATION SYSTEM WILL BE SEPARATED INTO SEVERAL SYSTEMS BASED ON WATER REQUIREMENTS OF EACH HYDROZONE. HYDROZONE SEPARATIONS WILL BE BASED ON SUN ORIENTATION AND WATER REQUIREMENTS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL PROVIDE 100% HEAD TO HEAD COVERAGE USING A VARIETY OF LOW PRECIPITATION NOZZLES.
IRRIGATION OF REQUIRED LANDSCAPE AREA SHALL BE BY DRIP IRRIGATION AND MATCHED PRECIPITATION RATE, LOW GALLONAGE SPRINKLER HEADS, BUBBLERS, AND TIMING DEVICES. SPRINKLER POP-UP HEIGHTS SHALL RANGE FROM 6" IN TURF AREAS AND 12" HIGH IN SHRUB/GROUNDCOVER BEDS. THE IRRIGATION SYSTEM SHALL BE CAPABLE OF OPERATING AUTOMATICALLY BY INCORPORATING AN ELECTRIC CONTROLLER AND LOW VOLTAGE ELECTRIC REMOTE CONTROL VALVES. QUICK COUPLING VALVES SHALL BE STRATEGICALLY LOCATED TO PROVIDE SUPPLEMENTAL WATER TO PLANT MATERIAL AND FOR WASH DOWN PURPOSES. ALL REMOTE CONTROL AND QUICK COUPLING VALVES SHALL BE LOCATED AND INSTALLED WITHIN THE SHRUB BEDS WHEREVER POSSIBLE. REFER TO THE CITY OF ESCONDIDO LANDSCAPE STANDARDS FOR REQUIRED IRRIGATION EQUIPMENT AND SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION WITHIN THE CITY RIGHT-OF-WAY. IF THE IRRIGATION SYSTEM IS DEDICATED TO USE RECLAIMED WATER, THE DESIGN OF THE SYSTEM WILL AVOID ALL POTENTIAL CROSS CONNECTIONS WITH POTABLE WATER SOURCES

PLANTING LEGEND

ESP.	Espaliered
GAL.	Gallon Container
G.C.	Ground Cover
HT.	Height
L.A.	Landscape Architect
O.C.	On Center
SPEC.	Specimen
STD.	Standard

PLANTING KEY

RIS 5-5
- See Legend
- Size of plant, gallon or box size
- Quantity

0' 4' 8' 16'
Scale: 1/8"=1'-0"

TYPICAL FRONT - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	CT	Carex tumulicola	Foothill Sedge	1 Gal	12" O.C.	L
	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	DC	Dianella caerulea 'King Alfred'	Blue Flax Lily	1 Gal	24" O.C.	L
	ED	Ealiocarpus dicipens	Japanese Blueberry	15 Gal	As Shown	M
	RC	Rhamnus californica	Coffeeberry	5 Gal	36" O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pot	12" O.C.	L
	WF	Westringia fruticosa	Coast Rosemary	5 Gal	36" O.C.	L

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
	Rosa banksiae 'Lutea'	Climbing Rose	15' O.C.	5 Gal.	M

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Koelreuteria bipinnata	Chinese Flame Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Multi	15 Gal 36" Box 48" Box	L
	Rhus lancea	African Sumac	Std.	24" Box	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

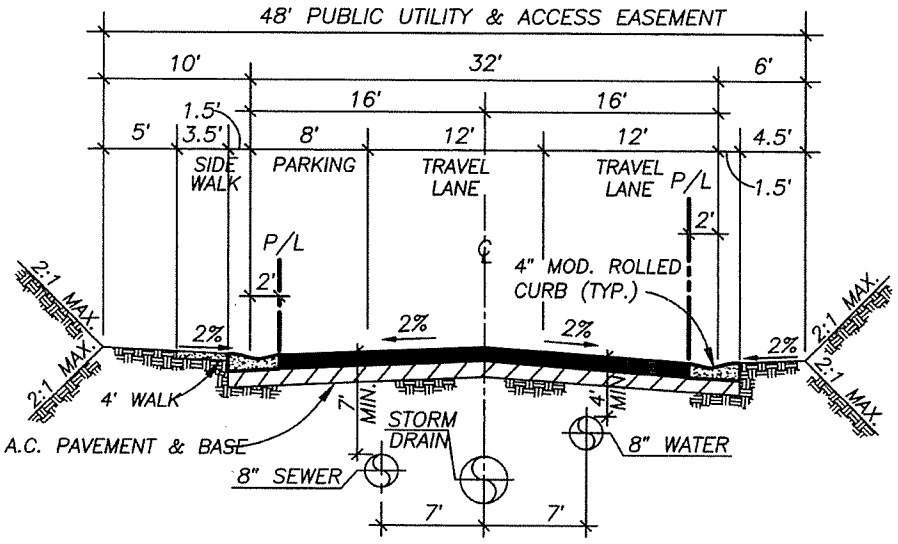
TYPICAL FRONT - YARD LANDSCAPING

PROPOSED PROJECT
SUB 13-0007

L
LANDSCAPE

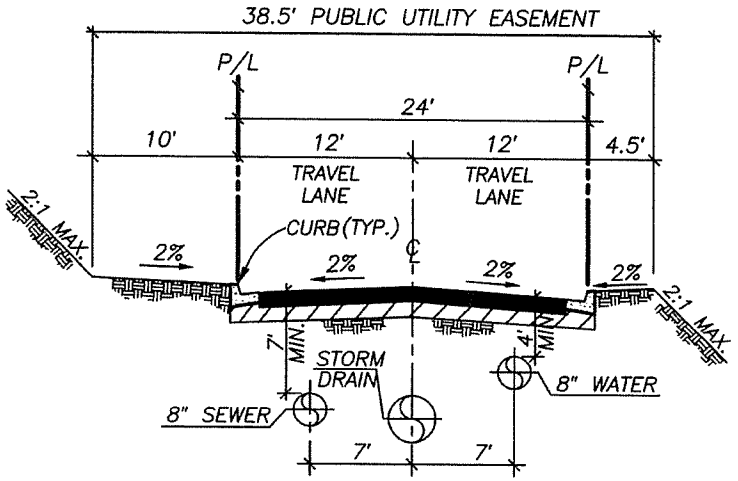
PROPOSED PROJECT
SUB 13-0007

SECTIONS



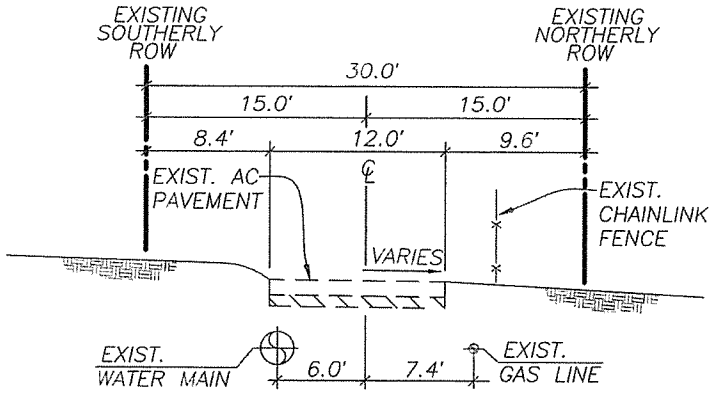
AMANDA GLEN
TYPICAL PRIVATE STREET

NTS



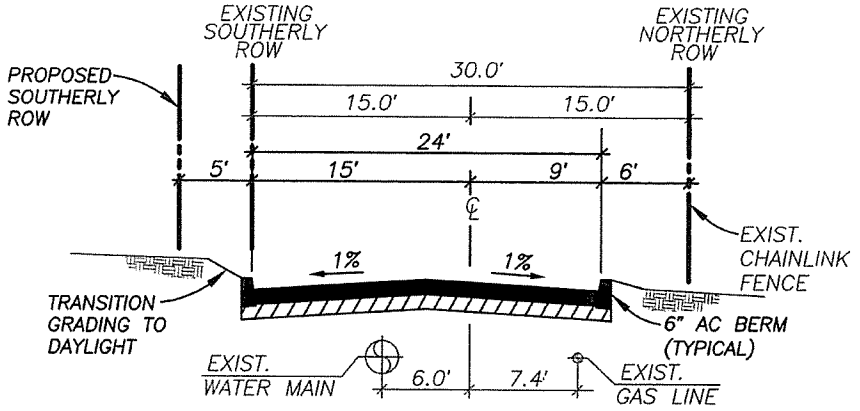
AMANDA LANE
PRIVATE ENTRY STREET

NTS



SECTION 'A-A' - EXISTING GAMBLE LANE

NOT TO SCALE

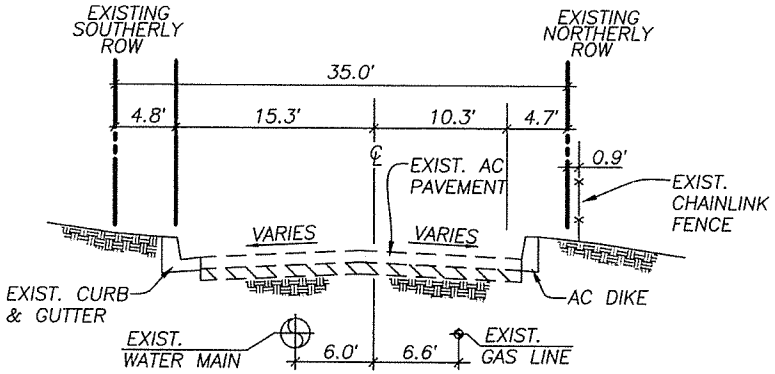


SECTION 'A-A' - PROPOSED GAMBLE LANE

NOT TO SCALE

PROPOSED PROJECT
SUB 13-0007

SECTIONS



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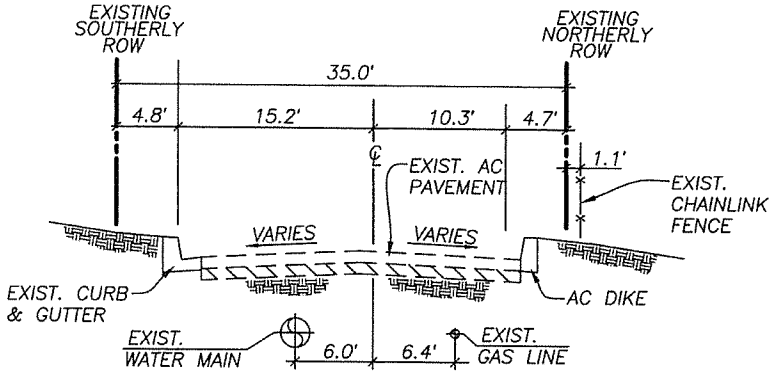

SECTION 'B-B' - PROPOSED GAMBLE LANE

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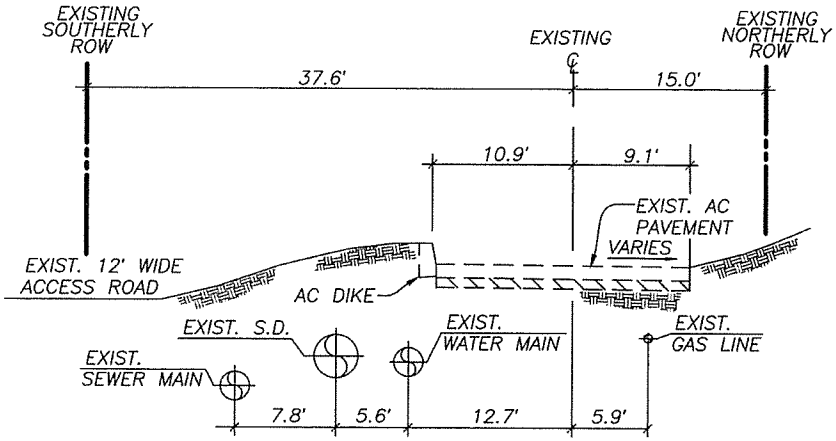

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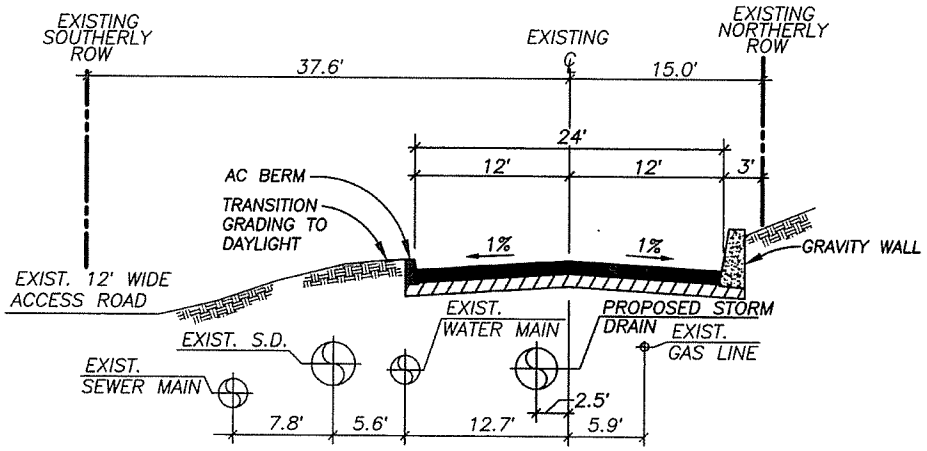
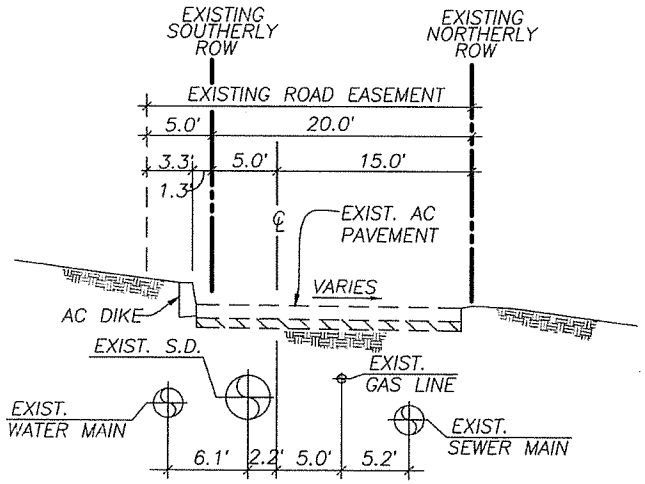


SECTION 'C-C' - PROPOSED GAMBLE LANE

NOT TO SCALE

PROPOSED PROJECT
SUB 13-0007

SECTIONS



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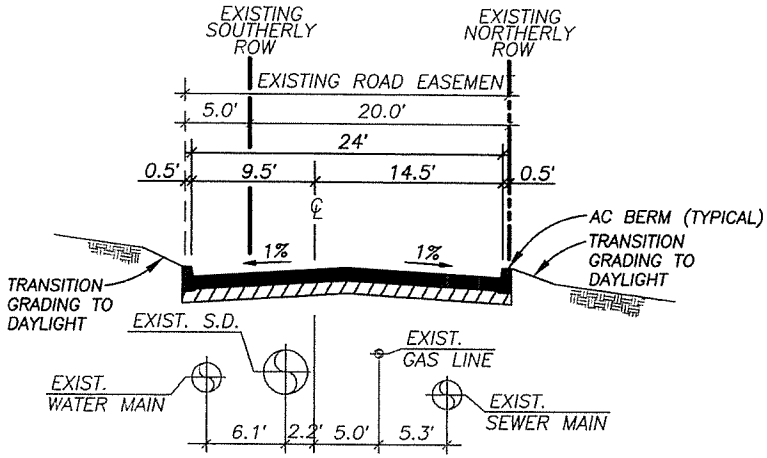

SECTION 'D-D' - PROPOSED GAMBLE LANE

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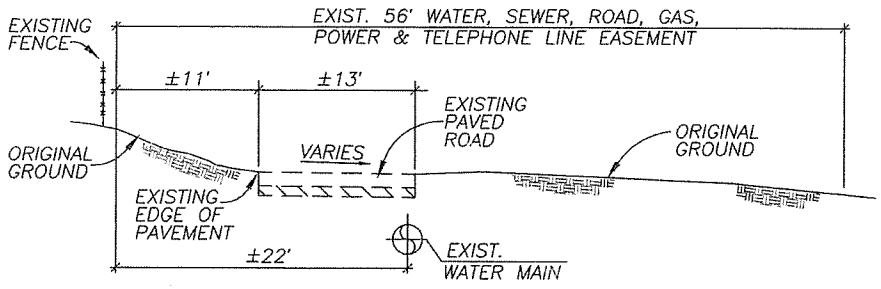

SECTION 'F-F' - EXISTING AMANDA LANE OFF SITE

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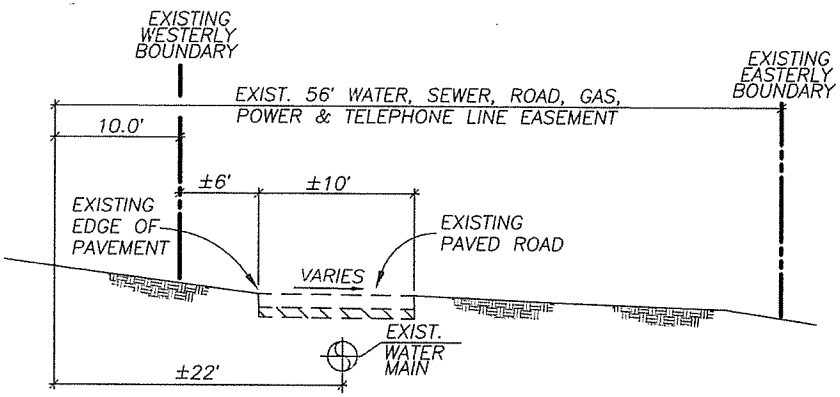
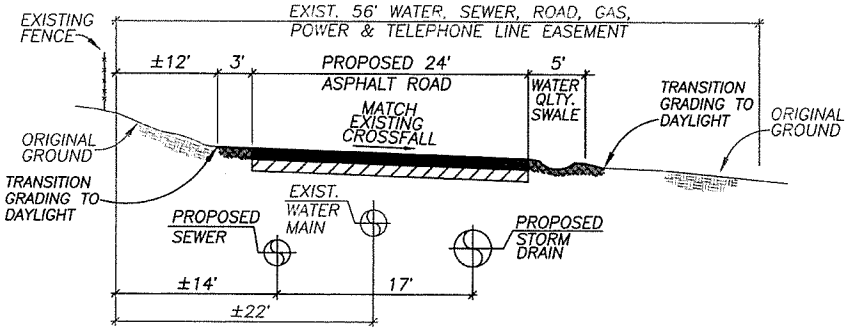


SECTION 'E-E' - EXISTING AMANDA LANE ON SITE

NOT TO SCALE

PROPOSED PROJECT
SUB 13-0007

SECTIONS



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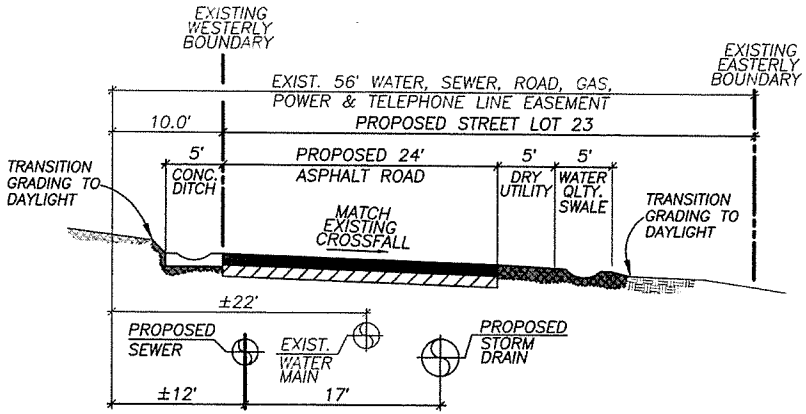

SECTION 'E-E' - PROPOSED AMANDA LANE ON SITE

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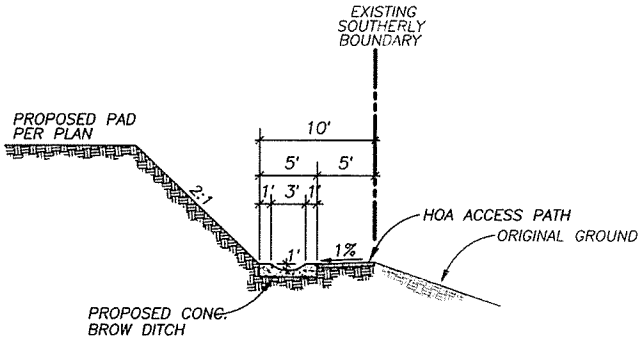
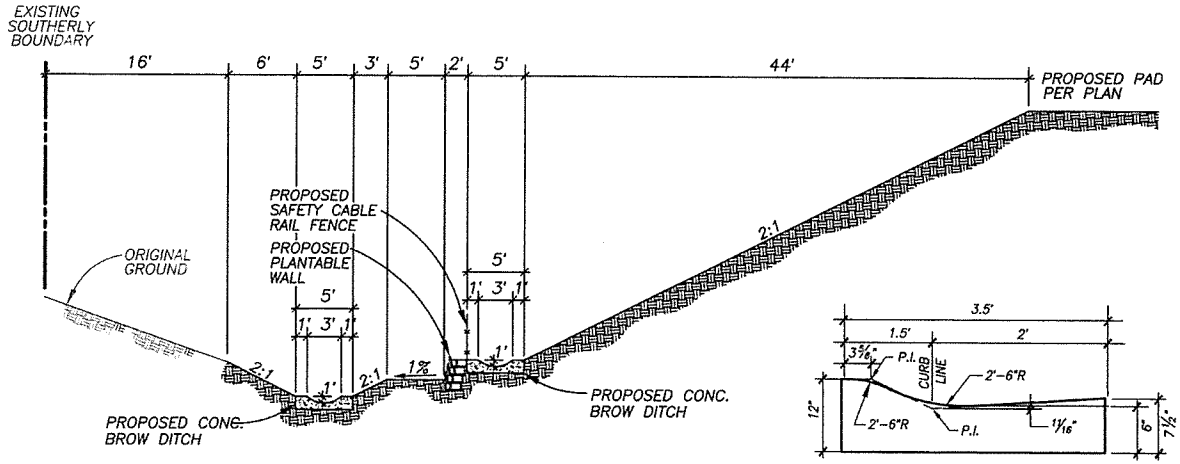


SECTION 'G-G' - PROPOSED SLOPE BENCH

NOT TO SCALE



SECTION 'H-H' - PROPOSED SLOPE BENCH

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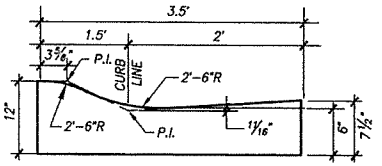


MODIFIED 4" ROLLED CURB

NOT TO SCALE

Agenda Item No.: 6
Date: April 8, 2015

RESOLUTION NO. 2015-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A TENTATIVE SUBDIVISION MAP WITH GRADING EXEMPTIONS, ALONG WITH AN ANNEXATION/REORGANIZATION AND ADOPTING A FINAL MITIGATED NEGATIVE DECLARATION, CEQA FINDINGS, MITIGATION MONITORING AND REPORTING PROGRAM FOR THE AMANDA ESTATES RESIDENTIAL DEVELOPMENT PROJECT

Planning Case Nos.: SUB 13-0007, PHG 13-0034

WHEREAS, the Planning Commission on March 10, 2015, considered the proposed Amanda Estates Project at a noticed public hearing consisting of a proposed 14.82-acre Annexation that involves the approximately 11.2-acre Amanda Estates project site, along with three additional parcels and an off-site portion of Amanda Lane; Tentative Subdivision Map for 21 single-family residential lots, two open space lots and two private street lots; Preliminary, Master and Precise Development Plan for a clustered residential development; Pre-Zone; Grading Exemptions for cut and fill slopes, including retaining walls; and Final Mitigated Negative Declaration. The Planning Commission recommended approval of the proposed Amanda Estates Project and jurisdictional reorganization (Resolution No. 6037) consisting of an annexation to the City of Escondido and concurrent detachment from County Service Area ("CSA") No. 135 (San Diego Regional Communications System) and exclusion from the Rincon Del Diablo Improvement District "E," as well as prezoning the Amanda Estates project site to PD-R-1.9 (Planned Development – Residential 1.9 dwelling units per acre) and the three additional parcels to RE-20 (Residential Estates – 20,000 SF minimum lot size). In

prezoning of eight additional parcels to include a prezone designation of RE-40 (Residential Estates – 40,000 SF minimum lot size) for six of the parcels, and RE-20 for two of the parcels. The proposed "Amanda Estates" project is located in an unincorporated area of Escondido addressed as 2115 Amanda Lane (APN 235-202-35). Three contiguous developed residential properties located to the south of the project site, addressed as 2153, 2151 and 2149 Amanda Lane (APNs 235-202-56, -57 and -58) and a private road easement that is a portion of APN 235-202-20 (1660 Gamble Lane) are proposed to be included in the annexation/reorganization. In compliance with SB 244, "Disadvantaged Unincorporated Community" the eight additional properties to be included in the pre-zoning process include APNs 235-202-37, -38, -79, -80, -81 and -82, and APNs 235-202-20 and -55, more particularly described in Exhibit "C" and depicted in Exhibit "D," both of which are attached to this Resolution and incorporated by this reference; and

WHEREAS, the following determinations were made:

1. That a notice was published and mailed as required by the Escondido Zoning Code and applicable State law.

2. That the application was assessed in conformance with the California Environmental Quality Act ("CEQA") and the City Council of the City of Escondido as lead agency under CEQA is responsible for adoption of the Final Mitigated Negative Declaration.

3. That a staff report was presented discussing the issues in the matter.

4. That a public hearing was held and that all persons desiring to speak did so.

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

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings made therein; and

WHEREAS, that this annexation/reorganization is necessary in order for the subject properties to receive urban services available from the City of Escondido; and

WHEREAS, that this reorganization is consistent with the Sphere of Influence of the City of Escondido and affected districts; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Annexation/Reorganization, Tentative Subdivision Map with Grading Exemptions, and adopt the Final Mitigated Negative Declaration, as reflected in the staff reports, and on the plans and documents on file in the offices of the City Clerk and Planning Division.

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

1. That the above recitations are true.

2. That the City Council has reviewed and considered the Amanda Estates Final Mitigated Negative Declaration prepared for this project in conformance with the California Environmental Quality Act ("CEQA"), the staff reports (and CEQA findings in the staff reports incorporated by this reference), and has heard and considered testimony given at the public hearing, and certifies the documents adequately address

all environmental issues associated with the project and the project would not result in any significant impacts to the environment. The date of adoption of the Final Mitigated Negative Declaration is the effective date of approval of the Amanda Estates Residential Planned Development and associated Prezones (City Council Ordinance No. 2015-08).

3. That the Mitigation Monitoring and Reporting Program, included in Exhibit "B" and incorporated by this reference, addresses mitigation for potential project-related impacts and the report will sufficiently mitigate and assign on-going responsibility for carrying out mitigation responsibilities which are appropriate to address and mitigate project-related impacts.

4. That the Findings of Facts and Factors to be Considered, attached as Exhibit "A" to this Resolution and incorporated by this reference, were made by said Council, and upon their consideration along with the staff reports (copies of which are on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the proposed Annexation/Reorganization (City File No. PHG13-0034), and Tentative Subdivision Map with Grading Exemptions (City File No. SUB 13-0007) as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to the Conditions of Approval set forth as Exhibit "B" and incorporated by this reference, and adopts the Final Mitigated Negative Declaration as reflected on documents on file in the offices of the City Clerk and Planning Division, and incorporated by this reference.

5. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed

within three (3) years of the effective date of this Resolution, or unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

6. That the following changes of reorganization are proposed:

a. Annexation of the subject territory to the City of Escondido as legally described in Exhibit "C" and depicted in Exhibit "D.";

b. Detachment of the subject territory from the County Service Area ("CSA") No. 135 (San Diego Regional Communications System) and exclusion from the Rincon Del Diablo Improvement District "E."

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development Department and Public Works Department. The project is also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

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 Section 66020.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED

SUB 13-0007, PHG 13-0034
Amanda Estates

Tentative Subdivision Map

1. The proposed tentative map with a density of 1.9 du/ acre (proposed 21 dwelling units) is consistent with the applicable General Plan land use designation of Estate II, 2.0 du/ac, maximum yield of 21 units based on site-specific slope conditions.

2. The site is physically suited for this type of development, which will be pre-zoned to be Planned Development and the proposed project would be consistent with the development standards of the Residential Development policies and goals in the General Plan (upon annexation)..

3. The design of the tentative map and proposed improvements are not likely to cause substantial environmental damage or injury to fish, wildlife, or their habitat, as detailed in the Final Mitigated Negative Declaration prepared for the project.

4. The design of the tentative map and the type of improvements are not likely to cause serious public health problems since public water and sewer facilities exist in the area or will be provided to the site, and the project proposes appropriate on- and off-site street improvements to adequately accommodate the project. Storm water/drainage features also are proposed in accordance with current SUSMP requirements. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.

5. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map. Otherwise, the project design reflects all existing easements.

6. The requirements of the California Environmental Quality Act have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.

7. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

8. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities. Landscaping shall provide passive cooling opportunities via shading of each unit.

Grading Exemptions

1. Granting the proposed new and modified Grading Exemptions is consistent with the Grading Design Guidelines for the following reasons:

    a. The grading activity does not affect sensitive biological species or habitats, mature or protected trees, and required landscaping, and the development shall incorporate erosion control measures as defined in the City's stormwater management requirements.
    b. The proposed Grading Exemptions would not create a negative visual impact upon neighboring properties and the public right of way because landscaping on the slopes will assist in softening the visual effect.
    c. The proposed slopes would not intrude into or disturb the use of any adjacent property or adversely block the primary view of any adjacent parcels, which generally are situated at a higher elevation; disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcel.
    d. The proposed design of the slopes would not adversely affect any adjoining septic systems since the cut slope is located in an area of the project where no impacts would occur to nearby septic systems. The proposed project will be provided with sewer service.
    e. The proposed cut and fill slopes would be structurally stable since all slopes will be manufactures to a standard 2:1 inclination.

    All graded areas shall be protected from wind and water erosion through compliance with the City's stormwater management requirements. The development will be required to incorporate interim erosion control plans, certified by the project engineer and reviewed and approved by the City's Public Works Department.

Annexation:

1. The proposal conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element that are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.

2. The properties to be annexed (which includes the project site and three adjacent parcels on the south, APNs are) located within the Escondido Sphere of Influence and Escondido Planning Area and the property owners desire to annex into the city. The eight additional parcels proposed for annexation in accordance with SB244 also are located within the Escondido Sphere of Influence and Escondido Planning Area.

3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The site will also be excluded from the Rincon Municipal Water District -Improvement District "E" for fire services.

4. The City of Escondido already provides fire and emergency response to the proposed annexation territory. The City would provide sewer service rather than private septic systems. The City of Escondido Police Department, which already patrols the general area

and works cooperatively with the Sheriff, would assume responsibility for law enforcement. Annexation would allow the City to increase their road maintenance responsibility. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.

5. The project's private road access easement along Amanda Lane (which is a portion of APN 235-202-20) is included in the annexation proposal in order for the project site and the entire section of Amanda Lane would be within the same jurisdiction. However, annexation of the off-site portion of the access easement would result in the creation of a small unincorporated island (approximately 6.52 acres) consisting of two lots (APNs 235-202-20 and -55) that elected to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, LAFCO may waive the restrictions if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with an island consistent with two unincorporated lots will meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts for the following reasons:

   a. The Escondido General Plan and County community plans both designate the site for single-family residential development and the City and County density provisions are similar for the subject area.
   b. The subject parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated as a separate jurisdiction because they are located within the Escondido Sphere of Influence and Planning Area.
   c. Annexation will not significantly change the arrangement by which public services are delivered in South Escondido or to the subject parcels, as detailed in the Final Mitigated Negative Declaration prepared for the project.

EXHIBIT "B"

CONDITIONS OF APPROVAL

SUB 13-0007, PHG 13-0034
Amanda Estates

Project Mitigation Measures

1. **Air-1 Construction Dust Control Measures**. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:

   a. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.

   b. Operate all vehicles on the construction site at speeds less than 15 miles per hour.

   c. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

   d. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carryout is prohibited under any circumstances.

2. **Bio-1** To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City for review and approval prior to initiating any construction activities.

3. **Bio-2** Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.

4. **Bio-3** During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.

5. **Bio-4** During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.

6. **Bio-5** Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.

7. **Bio-6** During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.

8. **Bio-7** To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.

9. **Cul-1** The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:

    a. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location haves been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

    b. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

    c. During the original cutting of previously undisturbed deposits the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.

    d. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

    e. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review.

The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.

f. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.

g. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.

h. A report documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

10. **Geo-1** Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.

11. **Haz-1** Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.

12. **Haz-2** If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.

13. **Haz-3** At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants

(NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.

14. **Haz-4** Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead based materials so that exposure levels do not exceed Cal OSHA standards.

15. **Haz-5** Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC.

    a. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor.
    b. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements.

    Following completion of the Response Plan, the proposed project applicant shall obtain a written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the undocumented fill in the natural drainage swale adjacent to the westerly property line of the proposed project site.

16. **Haz-6** Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OHSA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan and a soil management plan (SMP) approved by the DTSC, under DTSC's oversight.

17. **Haz-7** Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).

18. **Noi-1** Construction Activities Limitation. Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.

19. **Noi-2** Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:

    a. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;

    b. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;

    c. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;

    d. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;

    e. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or

    f. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).

To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.

Planning Division Conditions Tentative Map

1. This approval is subject to the project parcel(s) annexing into the City of Escondido, as described in the staff report. The proposed annexation shall be recorded prior to recordation of the final map and issuance of any City permits for the project.

2. The developer 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 permits are issued, including any applicable City-Wide Facilities fees. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to 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.

3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

5. 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.

6. All new utilities shall be underground, as determined by the Engineering Division.

7. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

8. Three copies of a final Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading plans, landscape plans and the final map.

9. All residential lots shall meet the minimum 10,000 SF net lot area and 80-foot average lot width requirements as detailed in the approved Master and Precise Development Plan. In no event shall the reduction of lot sizes for this clustered residential development exceed the amount of open space area within the development. Conformance with these requirements shall be demonstrated on the final Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map, as might be necessary to achieve compliance.

10. No street names are established as part of this approval. A separate request shall be submitted prior to final map.

11. Exemptions from the Grading Ordinance are approved as part of this project, as specifically detailed in the staff report, exhibits and details of request as follows:

    Area 1: (Open Space Lots A & B) Fill Slopes ranging from 5' to 35' in height

    Area 2: (Lots 15, 21 and Open Space Lots A & B) Fill slopes ranging from 20' to 38' in height

Area 3: (Lots 11 & 12) Cut slopes up to 24' in height

Area 4: (Lot 19 and Open Space Lot A) Cut slopes up to 28' in height

Note: The final engineering design may require slopes, including identified grading exemption slopes to vary up to approximately 1 foot in height from the heights described above, as may be determined by Director of Community Development.

12. Prior to recordation of the final map and issuance of a grading permit, two copies of the CC&Rs with the appropriate review fees shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, fences/walls, roads, detention basins, common drainage facilities, fuel modification zones, etc. to the satisfaction of the Planning and Engineering Divisions. Other conditions of approval identified for inclusion into the CC&Rs shall be included to the satisfaction of the Planning Division. A review fee established in the current fee schedule shall be collected at the time of submittal.

13. This Tentative Subdivision Map and Planned Development shall expire three years (36 months) after the date of final approval if a final map has not been approved or an extension of time has not been granted. The life of the associated project entitlements shall run concurrently with the life of the Tentative Map.

14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of $2,260.00 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of $50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Wildlife filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Wildlife documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

Preliminary, Master and Precise Development Plan

1. All exterior residential lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All residential outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.

2. The project shall be developed with the unit mix and location of proposed units as identified on the Plotting Plan. Deviations from the Plotting Plan may be approved on a case-by-case basis by the Director of Community Development. Lots 8, 12 and 17 shall be restricted to single-story homes (with no second story addition option allowed). This requirement shall be included in the project CC&Rs.

3. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.

4. General setbacks for primary and accessory structures shall be subject to the R-1-10 zoning standards unless otherwise prescribed in the approved Master and Previse Development Plan, details of request section of the staff report and conditions of approval, and as illustrated on the project exhibits (Preliminary Plotting Plan). Appropriate setbacks from top and toe of slope shall be maintained, as determined by the Engineering Division. California rooms provided as an option by the builder must meet the rear yard setback. Single-story structures, such as patio covers, gazebos, outdoor kitchens and fireplaces may encroach 10 feet into the rear yard setback. Swimming pools, spas and associated equipment shall not be permitted in the front yard and must be located at least five feet from side and rear property lines.

5. Exterior stairways for the Plan 1X shall be required to meet all building setbacks required for the primary structure.

6. A minimum 15' separation between homes shall be maintained at all times.

7. Appropriate access shall be provided around all sides of the building (with appropriate separation/setback from slopes or retaining walls, generally min. 5 feet) or as determined by the Fire Department and Engineering Division on a case-by-case basis for each lot.

8. Prior to issuance of building permits for the first phase, the applicant shall submit a design review package to the Planning Division for the entry project identification signage. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs.

9. The perimeter retaining walls shall incorporate decorative materials and shall be indicated on the final grading and landscape plans (material type and color). Decorative masonry cap also shall be used (rolled mortar cap not allowed). Stucco finish shall not be allowed for perimeter retaining walls.

Landscaping Conditions

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of grading or building permits, and shall be equivalent or superior to the planting plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. Prior to issuance of grading permits, the final landscape plans shall be approved by the Engineering Division and 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. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. All vegetation (including existing vegetation to be retained) shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

3. The installation of the common area and right-of-way 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.

4. Street trees shall be provided along each of the site's street frontages, in conformance with the project planting plan and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.

5. The builder will be responsible for providing initial stabilization of the front yards, using hydro-seed and the homeowner shall be responsible for maintaining the method of stabilization through the completion of landscape improvements installed by the homeowner.

Fire Department Conditions:

Fire Protection Systems

1. ☐ NFPA 13 ☐ NFPA 13R ☒ NFPA 13D **automatic fire sprinkler system** will be required.

2. Fire hydrants capable of delivering ☐ 1,500 GPM ☒ 2,500 GPM at 20 PSI residual pressure are required every ☐ 500 feet ☒ 300 feet ☐ other _____

3. The project internal streets must maintain a minimum required access width of 28' (32' min. shown on TM) to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).

4. 13 feet 6 inches of vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.

5. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

6. A 28' inside turning radius will be required on all corners.

7. Speed humps/bumps will not be allowed.

Engineering Conditions of Approval

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Subdivision Map.

2. Grading permit for the project may be issued prior to recordation of the final map provided that: 1) Grading, Erosion Control, Drainage and Landscaping Plans have been reviewed by the City Engineer and found to be ready for approval; and 2) Performance bond, satisfactory to City Engineer has been provided to the City; and 3) All Planning and Engineering conditions related to grading have been met.

3. Building Permits for model homes may be issued prior to recordation of Final Map provided that: 1) adequate securities are provided for demolition and removal of the model units that will be required if the map is not recorded; and 2) other conditions required for building permit issuance are met. Bonding for building demolition and removal may be included in the Grading and Private Improvements bonds.

4. The project owner will be allowed to submit project final plans and map for plan check by the City prior to annexation of the project.

5. 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.

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The engineer shall submit to the Planning Division copy of the Tentative Map as presented to the Planning Commission and the City Council for certification. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public and private street improvements shall be designed and constructed to City Design Standards, Gamble Lane Traffic Calming Plan and the Amanda Estates Subdivision Tentative Map. Private Streets shall be designed and constructed in accordance with the City Design Standards and any modifications to the standards shall be in conformance with the approved Amanda Estates Tentative Subdivision Map and the project master development plans.

2. The developer shall construct street improvements, including but not limited to, new roadways, roadway removal and reconstruction, curb & gutter, sidewalk, street lights, street trees, signing and striping on the following streets consistent with the Amanda Estates Traffic Calming Plan and Subdivision Tentative Map:

STREET	CLASSIFICATION
Amanda Lane	Offsite Access Road
Gamble Lane	Offsite Access Road
Amanda Glen	Private Residential

3. The developer shall be responsible to improve the existing Gamble Lane between Eucalyptus Avenue and westerly end of Gamble Lane (at the gate) with widening the existing roadway to 24 feet, install ac berm on both sides and sign and stripe in accordance with the "Traffic Calming Plan" prepared by the project engineer and by the City Engineer. Improvements shall include upgrading the existing structural section with asphalt concrete overlay to equal a residential street standard structural section.

4. The developer shall be responsible to construct a temporary turn around within the existing right-of-way and access easement in accordance with the "Traffic Calming Plan" and project tentative map, to the satisfaction of the City Engineer.

5. The developer shall be responsible to install a streetlight at the intersection of Amanda Lane and Gamble Lane.

6. The developer shall be responsible to replace the existing emergency access gate at the northerly end of Gamble Lane with a gate approved by the Fire Chief. The gate shall be operational, prior to first occupancy.

7. The developer shall be responsible to improve Amanda Lane (offsite) as a 24 feet roadway with residential street standard structural section as a green street with super-elevation and storm water treatment swale along the east side.

8. The developer shall be responsible to construct Amanda Glen (on-site) as a private residential standard street (32' wide) with rolled curb and sidewalk on one side.

9. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved roadways and traffic related improvements on and off site. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.

10. The address of each dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.

11. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.

4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

7. Unless specifically permitted to remain by the County Health Department, any existing wells within the project shall be abandoned and capped, and all existing septic tanks within the project shall be pumped and backfilled per County Health Department requirements.

8. Prior to approval of final plans, the developer will be required to obtain permission from adjoining property owners for any off-site street improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on the approved drainage study prepared by the developer's engineer. Drainage improvements shall include construction of offsite storm drain on Amanda Lane and Gamble Lane, including removal and reconstruction of a section of the existing storm drain system.

2. A final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans, consistent with the "Gamble Lane Traffic Calming Plan" and the Amanda Estates Subdivision Tentative Map. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

3. All onsite drainage system, storm water treatment and retention facilities and their drains including the bio-retention basins and bio swales shall be maintained by homeowners' association. Provisions stating this shall be included in the CC&Rs.

4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement by the homeowners' association to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

5. All storm drain systems within the project are private. The responsibility for maintenance of these storm drains shall be that of the homeowners' association. Provisions stating this shall be included in the CC&Rs.

WATER SUPPLY

1. Fire hydrants together with adequate water supply shall be installed at locations approved by the Fire Marshal.

2. This project is located within the Rincon Del Diablo Water District. The developer shall coordinate all water related improvements for the project with Rincon staff. Approved water improvement plans for the project shall be submitted to the City Engineer prior to approval of grading or improvement plans by the City.

SEWER SUPPLY

1. The developer shall be responsible to design and construct a sewer system for the project in accordance with Design standards and the requirements of the Utilities Engineer. Sewer improvements shall include removal and replacement of a portion of the existing sewer on Gamble Lane to provide for gravity flow and meet the required depth of cover for sewer lines per the Amanda Estates Subdivision Tentative Map and to the satisfaction of the Utilities Director.

2. All onsite sewer mains shall be public. All on-site sewer laterals shall be private. The Homeowners' Association will be responsible for all maintenance and repair of these laterals. This shall be clearly stated in the CC&Rs.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Division for approval prior to approval of the Final Map.

2. The developer shall make provisions in the CC&Rs for maintenance by the homeowners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, Amanda Glen and Amanda Lane, including roadside bio swale. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.

4. The CC&Rs must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Property Owners' Association when repair or replacement of private utilities is done.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications public utilities and emergency access easements for the private streets according to the following street classifications.

STREET	CLASSIFICATION
Amanda Lane	Offsite Access Road (P.U.E./Emergency Access)
Amanda Glen	Private Residential (P.U.E./Emergency Access)

2. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.

4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

5. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of $5,000 up to a maximum of $50,000, unless a higher amount is deemed necessary by the City Engineer.

2. The developer shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.

3. Storm Drain Repayment of $16,828 ($18,174, after July 2015) per ace for the 5.7 acres of project site (total $95,920 if paid prior to July 2015) within the Hamilton Basin is due to the City of Escondido for the Hamilton Basin Drainage improvements (Repayment # 197, Reso. # 91-26).

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer will not be responsible for undergrounding of overhead utilities on the other side of the fronting streets.

2. All new dry utilities to serve the project shall be constructed underground

3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

Mitigation Monitoring and Reporting Program for the Amanda Estates Development Project Initial Study / Mitigated Negative Declaration

City No: PHG 13-0034 / SUB 13-0007

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Amanda Estates Development Project (proposed project), which is the subject of the Initial Study / Mitigated Negative Declaration (IS/MND), complies with all applicable environmental mitigation requirements. The mitigation described in the IS/MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the IS/MND. Only those subsections of the environmental issues presented in the IS/MND that have mitigation measures are provided below in the MMRP table. All other subsections in the IS/MND do not contain mitigation measures. For each specified mitigation measure, the MMRP table identifies the following: 1) Implementation Action, 2) Method of Verification, 3) Timing of Verification, 4) Responsible Agency/Party, and 5) Verification Date.

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Air Quality					
Air-1 **Construction Dust Control Measures.** The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions: 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site additional water shall be applied at a frequency to be determined by the on-site construction superintendent. 2. Operate all vehicles on the construction site at speeds less than 15 miles per hour. 3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 4. If a street sweeper is used to remove any track-out/carry-out, only PM_{10}-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.	Require standard best management practices	Field monitoring	Prior to and during any construction activities	City of Escondido Community Development Department Planning Division; Building Division; Construction Contractor; San Diego County Air Pollution Control District	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Biological Resources					
Bio-1 To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities.	Require that impacts to raptors be avoided during breeding season	Field survey, documentation and monitoring report	Prior to initiating any construction activities	City of Escondido Community Development Department Planning Division; Project Biologist; Engineering Division	
Bio-2 Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq}, which will reduce the impact to below a level of significance.	Require that impacts to raptors and migratory birds be avoided during breeding season	Field survey, documentation and monitoring report	Prior to initiating any construction activities	City of Escondido Community Development Department Planning Division; Project Biologist; Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Bio-3 During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.	Require that erosion/ dirt control measures are implemented	Field survey and documentation	During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-4 During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.	Require termination of construction activities if strong winds	Field survey and documentation	During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-5 Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.	Require native vegetation and drought tolerant plant materials	Review of plans/ permits	Prior to issuance of any permits	City of Escondido Community Development Department Planning Division	
Bio-6 During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.	Require that silt fencing be implemented during construction and before grading activities	Field survey, documentation and monitoring report	Prior to issuance of grading plan; During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-7 To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.	Plant two oak trees on the project site prior to occupancy	Review of plans, documentation	Prior to issuance of a certificate of occupancy for the first residence	City of Escondido Community Development Department Planning Division; Construction Contractor	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Cultural Resources					
Cul-1 The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:					
1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location have been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.	Require verification and approval of qualified archaeologist	Meetings and documentation	Prior to issuance of permits and pre-construction meeting	City of Escondido Community Development Department Planning Division	
2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	Require monitoring program coordination	Meetings and documentation	Prior to grading activities	City of Escondido Community Development Department Planning Division; Grading Contractor	
3. During the original cutting of previously undisturbed deposits, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.	Require on-site archaeological monitor	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	Require documentation of non-significant deposits	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Project Archaeologist	
5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the Native American Representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.	Require identification and preservation of any undiscovered cultural resources or human remains	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.	Require recovery of any undiscovered cultural resources or human remains	Field survey, documentation and monitoring report	Prior to construction activities resuming	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	
7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.	Require that the cultural material be preserved or adequately mitigated	Field survey, documentation, collection, reporting	Prior to project approval	City of Escondido Community Development Department Planning Division; Project Archaeologist	
8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	Require documentation of analysis and data	Field survey, documentation and monitoring report	Prior to issuance of any building permits	City of Escondido Community Development Department Planning Division; Project Archaeologist	
Geology and Soils					
Geo-1 Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading	Require incorporation of geotechnical recommendations	Documentation and permit application	Prior to issuance of grading permit	City of Escondido Community Development Department Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.					
Hazards and Hazardous Materials					
Haz-1 Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.	Submittal of Site Assessment report to DTSC. Submittal of the Response Plan to DTSC for review and approval.	Confirmation from DTSC that no further investigations are required	Prior to issuance of grading permit	City of Escondido Community Development Department Planning Division; County of San Diego Department of Environmental Health	
Haz-2 If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.	Require compliance with Safety and Health requirements	Monitoring and documentation	During grading activities	City of Escondido Community Development Department Planning Division; Project Grading Contractor	
Haz-3 At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an	Require compliance with safety and health requirements	Field survey, documentation and monitoring report	Prior to issuance of building permit for demolition	City of Escondido Community Development Department Planning Division; Building Division; San Diego County Air Pollution Control District	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational					
Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.					
Haz-4 Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title	Require compliance with safety and health requirements	Field survey, documentation and monitoring report	Prior to issuance of grading and building permits	City of Escondido Community Development Department Planning Division; Building Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.					
Haz-5 Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC. 1. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor. 2. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements. Following completion of the Response Plan, the proposed project applicant shall obtain a written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the undocumented fill in the natural drainage swale adjacent to the westerly property line of the proposed project site.	Require compliance with remediation plans	Certificate of Completion	Prior to issuance of permits	City of Escondido Community Development Department Planning Division; Grading Contractor; California Department of Toxic Substances Control	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Haz-6 Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OHSA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan approved by DTSC, under DTSC's oversight.	Require performance of the Response Plan and SMP	Field construction, remediation activities, confirmation sampling survey, documentation and reporting	Prior to issuance of permits	City of Escondido Community Development Department Planning Division; Field Engineering Division; California Department of Toxic Substances Control	
Haz-7 Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).	Require notification to public service providers of road closures	Coordination, documentation and reporting	Prior to construction activities	City of Escondido Community Development Department Planning Division; Engineering Division; Construction Contractor; Police Department	
Noise					
Noi-1 **Construction Activities Limitation.** Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.	Comply with City Noise Ordinance	Nighttime construction field check	During construction	City of Escondido Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Noi-2 Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance: 1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks; 2. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting; 3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible; 4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers; 5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or 6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a	Require noise reduction measures and compliance with applicable noise ordinances	Field visits, documentation and reporting	Prior to grading activities	City of Escondido Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).					
To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.					

EXHIBIT "C"

Legal Description
SUB13-0007, PHG13-0034
AMANDA ESTATES

INCLUDING ANNEXATION TO THE CITY OF ESCONDIDO AND DETACHMENT FROM CSA NO. 135

GEOGRAPHIC DESCRIPTION

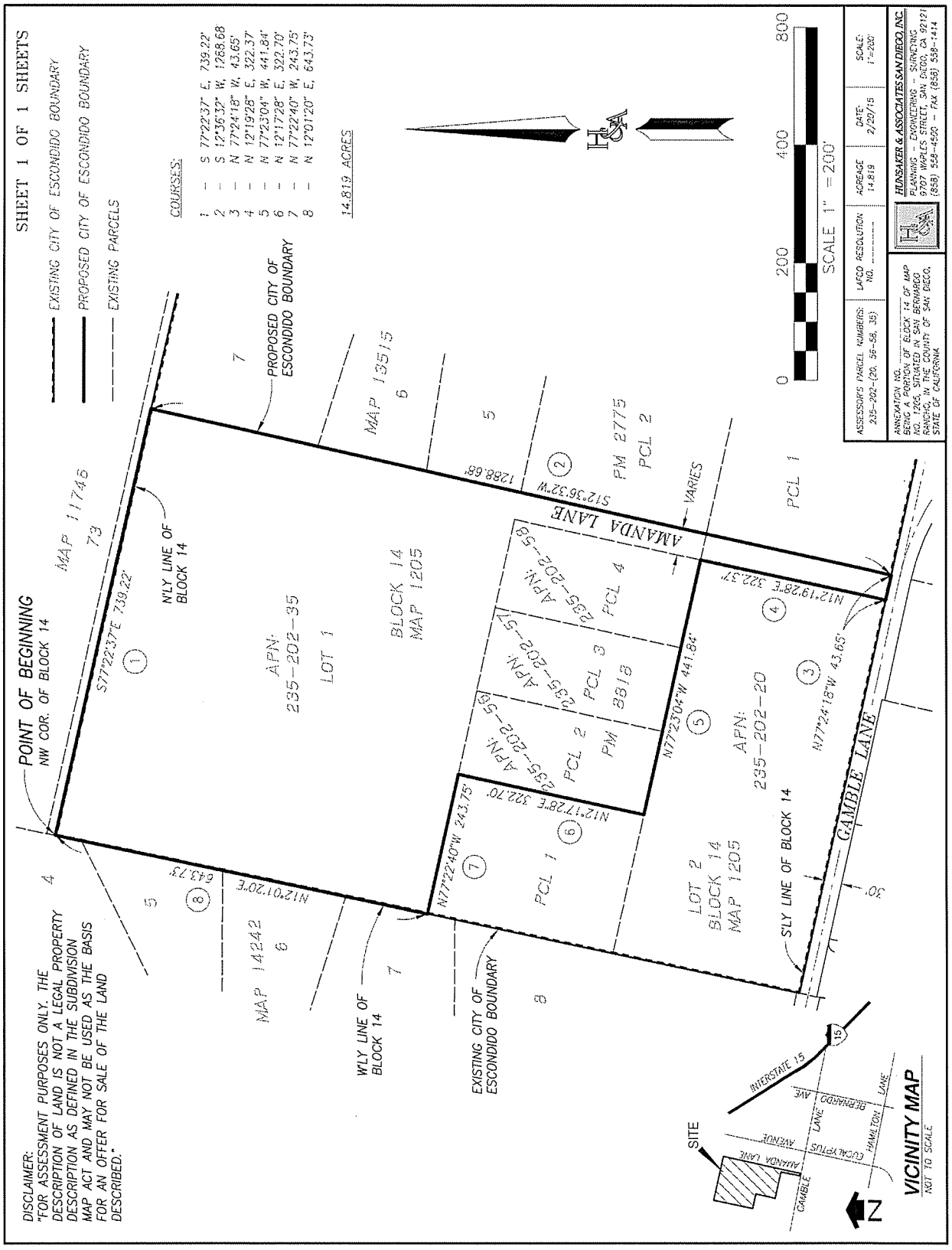
ALL THAT CERTAIN REAL PROPERTY, BEING A PORTION OF BLOCK 14 IN HOMELAND ACRES ADDITION TO ESCONDIDO, SITUATED IN THE SAN BERNARDO RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1205, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 1, 1909, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 14, ALSO BEING AN ANGLE POINT IN THE EXISTING CITY OF ESCONDIDO BOUNDARY; THENCE, ALONG THE NORTHERLY LINE OF SAID BLOCK 14 AND SAID EXISTING CITY OF ESCONDIDO BOUNDARY, (1) SOUTH 77°22'37" EAST, 739.22 FEET; THENCE LEAVING SAID NORTHERLY LINE AND SAID CITY OF ESCONDIDO BOUNDARY, (2) SOUTH 12°36'32" WEST, 1288.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID BLOCK 14, BEING THE NORTHERLY SIDELINE OF GAMBLE LANE, ALSO BEING A POINT IN THE EXISTING CITY OF ESCONDIDO BOUNDARY; THENCE ALONG SAID SOUTHERLY LINE AND SAID EXISTING CITY OF ESCONDIDO BOUNDARY, (3) NORTH 77°24'18" WEST, 43.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID CITY OF ESCONDIDO BOUNDARY, (4) NORTH 12°19'28" EAST, 322.37 FEET; THENCE, (5) NORTH 77°23'04" WEST, 441.84 FEET; THENCE, (6) NORTH 12°17'28" EAST, 322.70 FEET; THENCE, (7) NORTH 77°22'40" WEST, 243.75 FEET TO A POINT IN THE WESTERLY LINE OF SAID BLOCK 14, ALSO BEING A POINT IN THE EXISTING CITY OF ESCONDIDO BOUNDARY; THENCE ALONG SAID WESTERLY LINE AND SAID EXISTING CITY OF ESCONDIDO BOUNDARY, (8) NORTH 12°01'20" EAST, 643.73 FEET TO THE **POINT OF BEGINNING**.
CONTAINING, 14.819 ACRES, MORE OR LESS.

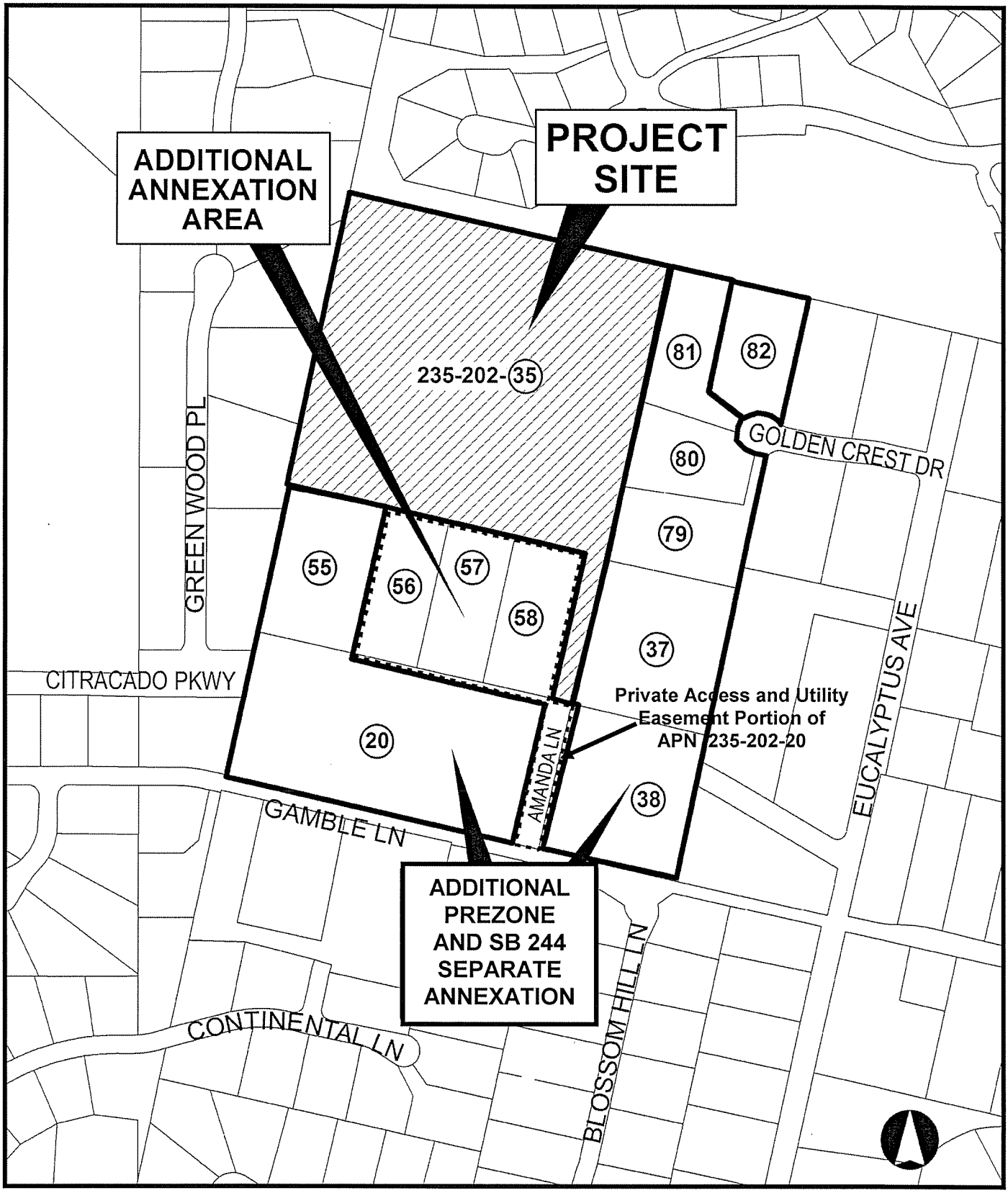
APNs 235-202-35 (Amanda Estate Project Site
APNs 235-202-56, -57 and -58 (Three additional parcels in annexation)
Portion of 235-202-20 (Off-site Amanda Lane improvement)

EXHIBIT "D"

Project Depiction
SUB13-0007, PHG13-0034
AMANDA ESTATES



SUB13-0007, PHG13-0034
Amanda Estates



Agenda Item No.: 6
Date: April 8, 2015

RESOLUTION NO. 2015-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, MAKING APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION FOR INITIATION OF PROCEEDINGS FOR EIGHT PARCELS INCLUDED IN THE AMANDA LANE DISADVANTAGE COMMUNITIES REORGANIZATION TOTALING APPOXIMATELY 19.7 ACRES

Planning Case No.: PHG 13-0034

WHEREAS, the California State Legislature in 2012 approved Senate Bill 244 "Disadvantaged Unincorporated Communities;" and

WHEREAS, Government Code Section 56375(a)(8)(A) requires the LAFCO Commission shall not approve an annexation to a city of any territory greater than 10 acres, where there exists a disadvantaged unincorporated community that is contiguous to the area of a proposed annexation unless an application to annex the disadvantage unincorporated community to the subject city has been filed with the executive officer; and

WHEREAS, the San Diego LAFCO has identified the area contiguous to the proposed "Amanda Estates Project and Annexation/Reorganization" and the subject eight parcels (approximately 19.67 acres) as a Disadvantaged Unincorporated Community; and

WHEREAS, a survey of registered voters of parcels contiguous to the proposed "Amanda Estates Project and Annexation/Reorganization" was conducted within the identified disadvantaged unincorporated community; and

WHEREAS, a majority of registered voters in the disadvantaged unincorporated community survey area did not provide the necessary written evidence of opposition or

WHEREAS, the City of Escondido Annexation Guidelines state the City Council will not typically initiate annexation unless at least 75% of the property owners within a canvassed area respond favorably. The City Council does not customarily solicit, advocate or support annexation of territory of property owners or registered voters who do not respond favorably or are opposed to such action; and

WHEREAS, the San Diego LAFCO considers that in order to implement state law, and for the proposed "Amanda Estates Annexation/Reorganization" request to be considered complete, a second annexation needs to be filed with LAFCO that includes a portion of the contiguous disadvantaged community; and

WHEREAS, the reason for the proposed change of organization is necessary to comply with State laws governing Disadvantaged Unincorporated Communities; and

WHEREAS, in order to comply with state law, the City of Escondido is initiating proceedings for a second proposed annexation/reorganization "Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization" pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code; and

WHEREAS, the Planning Commission on March 10, 2015, considered the proposed "Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization" at a noticed public hearing, along with proposed City Prezone designations for the eight subject parcels to RE-40 and RE-20, along with the proposed Amanda Estates Tentative Subdivision Map (City File No. SUB13-0007), Grading Exemptions, Planned Residential Clustered Development, Annexation/Reorganization and Prezone designations of PD-R 1.9 and RE-20, and recommended the City Council approve the jurisdictional reorganization (Resolution No.

6037) that includes the annexation of the eight additional parcels of land "Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization" to the City of Escondido. The subject eight properties are located within the unincorporated area of the County, generally south and east of the City of Escondido, north of Gamble Lane and west of Eucalyptus Avenue within the City's adopted Sphere of Influence, (APNs 235-202-20, -37, -38, -55, -79, -80, -81 and -82) more particularly depicted in Exhibit "B" attached to this Resolution and incorporated by this reference; and

WHEREAS, the following determinations were made:

1. That a notice was published and mailed as required by the Escondido Zoning Code and applicable State law.

2. That the application was assessed in conformance with the California Environmental Quality Act ("CEQA") and that a Mitigated Negative Declaration was issued on December 18, 2014, for public review.

3. That a staff report was presented discussing the issues in the matter.

4. That a public hearing was held and that all persons desiring to speak did so; and

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings made therein; and

WHEREAS, that this reorganization is consistent with the Sphere of Influence of the City of Escondido and affected districts; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Annexation/Reorganization, and approve the Final

Mitigated Negative Declaration, as reflected in the Details of Request contained in the staff reports, and on file in the offices of the City Clerk and Planning Division; and

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

1. That the above recitations are true.

2. That the City Council has reviewed and considered the Final Mitigated Negative Declaration prepared for this project in conformance with the California Environmental Quality Act ("CEQA"), the staff reports, and has heard and considered testimony given at the public hearing, and certifies the project would not result in any significant impacts to the environment. The date of adoption of the Final Mitigated Negative Declaration is the effective date of approval of the Amanda Estates Residential Planned Development and associated Prezones (City Council Ordinance No. 2015-08).

3. That the Findings of Facts and Factors to be Considered, attached as Exhibit "A" to this Resolution and incorporated by this reference, were made by said Council, and upon their consideration along with the staff reports, public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the proposed Annexation/Reorganization (Case No. PHG 13-0034), and adopts the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as reflected on documents on file in the offices of the City Clerk and Planning Division, and incorporated by this reference.

4. That the following changes of reorganization are proposed and that application and proposal is hereby made to the Local Agency Formation Commission of the County of San Diego for the following annexation/reorganization:

a. Annexation of the subject territory to the City of Escondido as depicted in Exhibit "B," attached to this Resolution and incorporated by this reference;

b. Detachment of the subject territory from the County Communications District Service Area 135 and exclusion from Improvement District "E" of the Rincon Del Diablo Municipal Water District; and

c. The Local Formation Commission of the County of San Diego is hereby requested to undertake proceedings for the annexation/ reorganization proposed herein.

5. This proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, as amended, commencing with Section 56000 of the Government Code of the State of California.

6. That the City Council of the City of Escondido hereby requests the Local Agency Formation Commission to designate the City of Escondido as conducting agency, and that the City of Escondido be authorized to order the proposed annexation.

7. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this Resolution with the applicable fees required by Section 54902.5 of the California Government Code to the executive officer of the Local Agency Formation Commission of San Diego County.

EXHIBIT "A"

PHG14-0034
Findings of Fact/Factors to be Considered
"Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization"

1. The proposal conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element that are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.

2. The eight properties proposed to be annexed are located within the Escondido Sphere of Influence and Escondido Planning Area.

3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The parcels also will be excluded from the Rincon Municipal Water District -Improvement District "E" for fire services.

4. The City of Escondido already provides fire and emergency response to the proposed annexation territory. City sewer service would be available to the subject parcels rather than private septic systems should the property owner desire to connect to City services and provide the appropriate extension of utilities. The City of Escondido Police Department, which already patrols the general area and works cooperatively with the Sheriff, would assume responsibility for law enforcement. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.

5. The proposed annexation will not conflict with any specific development plans for the properties. Future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.

6. The public health, safety and welfare will not be adversely affected by the proposed change because the proposed zoning of RE-20 and RE-40 will be consistent with the existing City of Escondido Estate I and II General Plan land-use designations on the subject properties and the use of the eight residential parcels will remain unchanged. The prezoning of the subject properties are as follows:

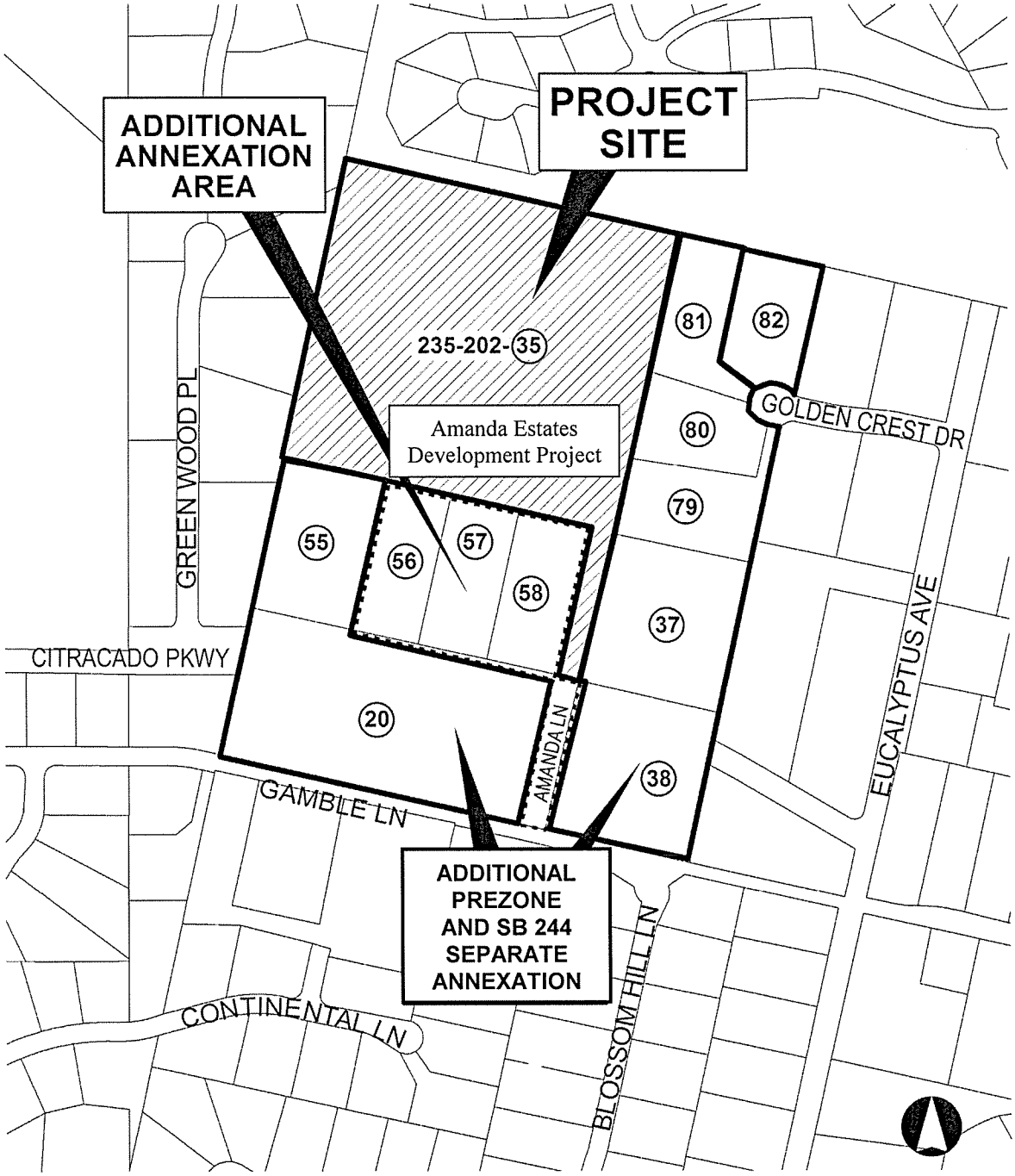
   APNs 235-202-20 and -55 (PZ-RE-20)
   APNs 235-202-37, -38, -79, -80, -81 and -82 (PZ-RE-40)

7. In order to comply with state law (SB 244) the City of Escondido is initiating proceedings for a second proposed annexation/reorganization "Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization."

8. The requirements of the California Environmental Quality Act (CEQA) have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.

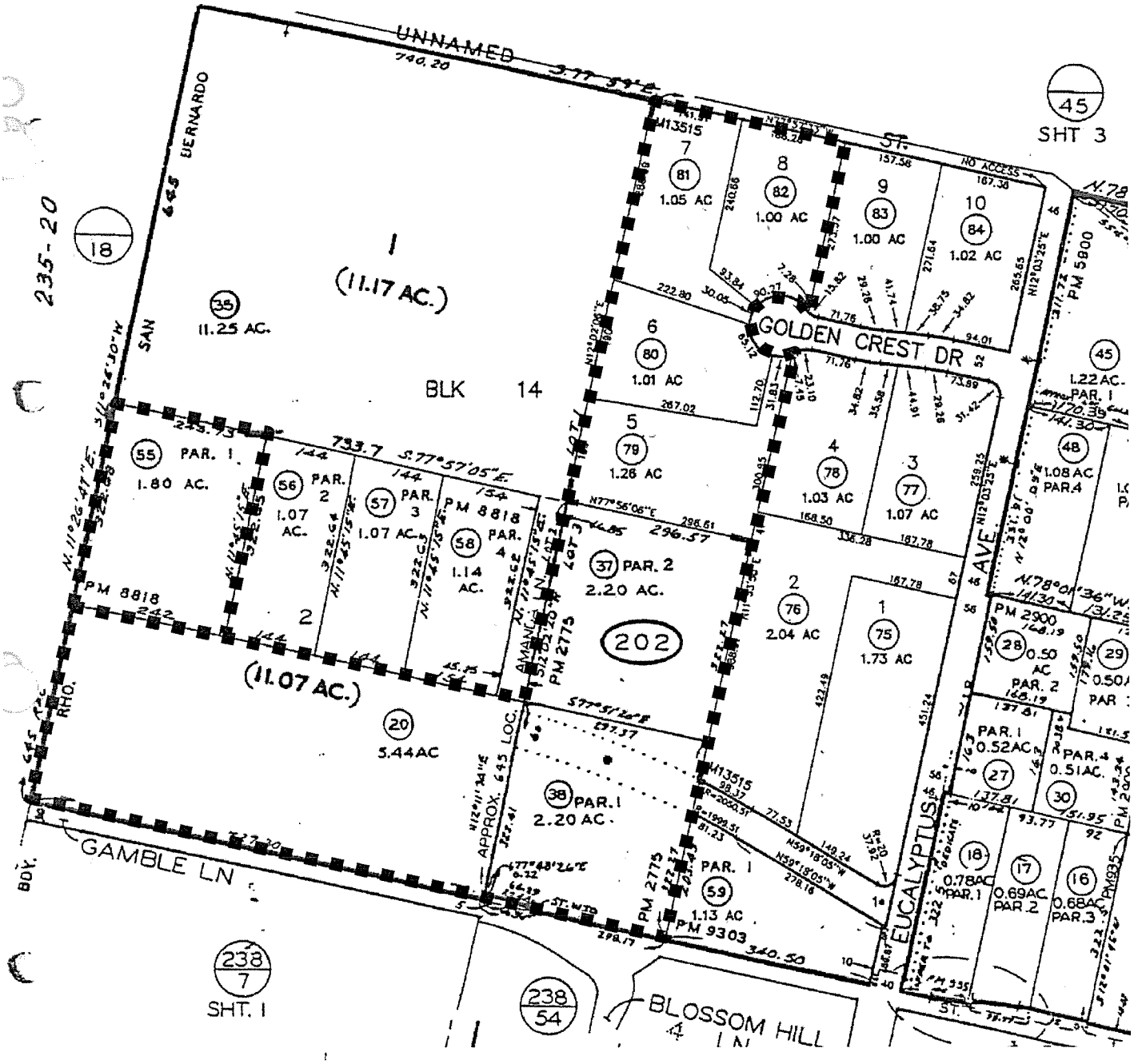
EXHIBIT "B"

"Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization"



Parcels Proposed for Annexation/Reorganization as part of SB 244 "Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization"

APNs 235-202-20, -37, -38, -55, -79, -80, -81 and -82



Parcels Proposed for Annexation/Reorganization as part of SB 244 "Amanda Lane Disadvantaged Unincorporated Communities Annexation/Reorganization"

APNs 235-202-20, -37, -38, -55, -79, -80, -81 and -82

Agenda Item No.: 6
Date: April 8, 2015

RESOLUTION NO. 2015-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, MAKING APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION FOR INITIATION OF PROCEEDINGS FOR THE ANNEXATION / REORGANIZATION OF FIVE PROPERTIES INCLUDING ASSOCIATED STREET FRONTAGES/ACCESS AND UTILITY EASEMENTS TOTALING 14.8 ACRES

Planning Case No.: PHG 13-0034
Related Case: SUB 13-0007

WHEREAS, the Planning Commission on March 10, 2015, considered a proposed annexation/reorganization at a noticed public hearing and recommended the City Council approve the jurisdictional reorganization (Resolution No. 6037) consisting of the annexation of 14.8 acres of land to the City of Escondido that includes the 11.2-acre project site (APN 235-202-35), three adjacent development parcels totaling 3.6 acres (APNs 235-202-56, -57 and -58), and a 0.36-acre off-site portion of Amanda Lane (APN 235-202-20). The project site is located within the unincorporated area of the County immediately south and east of the City of Escondido within the City's adopted Sphere of Influence. The subject properties generally are located along Amanda Lane, north of Gamble Lane, addressed as 2115 Amanda Lane (Amanda Estates project site), 2153, 2151 and 2149 Amanda Lane (three adjacent developed parcels), and the off-site Amanda Lane access and utility easement that is a portion of 1660 Gamble Lane (APN 235-202-20) more particularly described in Exhibit "B" and depicted in Exhibit "C," both of which are attached to this Resolution and incorporated by this reference; and

WHEREAS, the following determinations were made:

1. That a notice was published and mailed as required by the Escondido Zoning Code and applicable State law.

2. That the application was assessed in conformance with the California Environmental Quality Act ("CEQA") and that a Mitigated Negative Declaration was issued on December 18, 2014 for public review.

3. That a staff report was presented discussing the issues in the matter.

4. That a public hearing was held and that all persons desiring to speak did so; and

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings made therein; and

WHEREAS, that this annexation/reorganization is necessary in order for the subject properties to receive urban services available from the City of Escondido; and

WHEREAS, that this reorganization is consistent with the Sphere of Influence of the City of Escondido and affected districts; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Annexation/Reorganization, and approve the Final Mitigated Negative Declaration, as reflected in the Details of Request contained in the staff reports, and on file in the offices of the City Clerk and Planning Division; and

WHEREAS, the City Council of the City of Escondido desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, Division 3, commencing with Section 56000 of the California Government Code for the proposed annexation/reorganization.

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

1. That the above recitations are true.

2. That the City Council has reviewed and considered the Final Mitigated Negative Declaration prepared for this project in conformance with the California Environmental Quality Act ("CEQA"), the staff reports, and has heard and considered testimony given at the public hearing, and certifies the project would not result in any significant impacts to the environment. The date of adoption of the Final Mitigated Negative Declaration is the effective date of approval of the Amanda Estates Residential Planned Development and associated Prezones (City Council Ordinance No. 2015-08).

3. That the Findings of Facts and Factors to be Considered, attached as Exhibit "A" to this Resolution and incorporated by this reference, were made by said Council, and upon their consideration along with the staff reports (copies of which are on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the proposed Annexation/Reorganization (Case Nos. PHG 13-0034), and adopts the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as reflected on documents on file in the offices of the City Clerk and Planning Division, and incorporated by this reference.

4. That the following changes of reorganization are proposed:

   a. Annexation of the subject territory to the City of Escondido as legally described in Exhibit "B" and depicted in Exhibit "C;"

   b. Detachment of the subject territory from the County Communications District Service Area 135 and exclusion from

Improvement District "E" of the Rincon Del Diablo Municipal Water District; and

5. That application and proposal is hereby made to the Local Agency Formation Commission of the County of San Diego for the following annexation/reorganization:

a. This proposal is made pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, as amended, commencing with Section 56000 of the Government Code of the State of California.

b. The following changes of organization are proposed:

1) Annexation of territory legally described in Exhibit "B" and shown in Exhibit "C;"

2) Detachment of the subject territory from the County Communications District Service Area No. 135 and exclusion from Improvement District "E" of the Rincon Del Diablo Municipal Water District; and

c. This reorganization is necessary in order for the subject properties to receive urban services available from the City of Escondido.

d. The Local Formation Commission of the County of San Diego is hereby requested to undertake proceedings for the annexation/ reorganization proposed herein.

6. That the City Council of the City of Escondido hereby requests the Local Agency Formation Commission to designate the City of Escondido as conducting agency, and that the City of Escondido be authorized to order the proposed annexation.

7. That the City Clerk of the City of Escondido is hereby authorized and directed to file a certified copy of this Resolution with the applicable fees required by Section 54902.5 of the California Government Code to the executive officer of the Local Agency Formation Commission of San Diego County.

EXHIBIT "A"

PHG14-0034
Findings of Fact/Factors to be Considered
Amanda Estates Annexation/Reorganization

1. The proposal conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element that are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.

2. The properties to be annexed (which include the project site and three adjacent parcels on the south, and off-site portion of Amanda Lane) are located within the Escondido Sphere of Influence and Escondido Planning Area and the property owners desire to annex into the city.

3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The site will also be excluded from the Rincon Municipal Water District -Improvement District "E" for fire services.

4. The City of Escondido already provides fire and emergency response to the proposed annexation territory. The City would provide sewer service rather than private septic systems. The City of Escondido Police Department, which already patrols the general area and works cooperatively with the Sheriff, would assume responsibility for law enforcement. Annexation would allow the City to increase their road maintenance responsibility. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.

5. The project's private road access easement along Amanda Lane (which is a portion of APN 235-202-20) is included in the annexation proposal in order for the project site and the entire section of Amanda Lane would be within the same jurisdiction. However, annexation of the off-site portion of the access easement would result in the creation of a small unincorporated island (approximately 6.52 acres) consisting of two lots (APNs 235-202-20 and -55) that elected to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, LAFCO may waive the restrictions if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with an island consistent with two unincorporated lots will meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts for the following reasons:

   a. The Escondido General Plan and County community plans both designate the site for single-family residential development and the City and County density provisions are similar for the subject area.

   b. The subject parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated as a separate jurisdiction because they are located within the Escondido Sphere of Influence and Planning Area.

c. Annexation will not significantly change the arrangement by which public services are delivered in South Escondido or to the subject parcels, as detailed in the Final Mitigated Negative Declaration prepared for the project.

6. The public health, safety and welfare will not be adversely affected by the proposed change because the zoning will be consistent with the existing Estate II General Plan designation on the subject properties and the use of the three adjacent developed residential parcels will remain unchanged. The prezoning of the subject properties are as follows:

APN 235-202-35	PZ-PD-R 1.9 (Amanda Estates Project site)
APNs 235-202-56, -57 and -58	PZ-RE-20 (Three Adjacent Developed Parcels)

7. The proposed annexation will not conflict with any specific development plans for the properties. Future development will be subject to the provisions of the Escondido General Plan and Zoning Code upon annexation.

8. The public health, safety and welfare will not be adversely affected by the proposed change because the zoning will be consistent with the existing Estate II General Plan designation on the subject properties and the use of the three adjacent developed residential parcels will remain unchanged.

9. The requirements of the California Environmental Quality Act (CEQA) have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.

EXHIBIT "B"

Legal Description
Amanda Estates Annexation/Reorganization
PHG14-0034

INCLUDING ANNEXATION TO THE CITY OF ESCONDIDO AND DETACHMENT FROM CSA NO. 135

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, BEING A PORTION OF BLOCK 14 IN HOMELAND ACRES ADDITION TO ESCONDIDO, SITUATED IN THE SAN BERNARDO RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1205, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 1, 1909, DESCRIBED AS FOLLOWS:

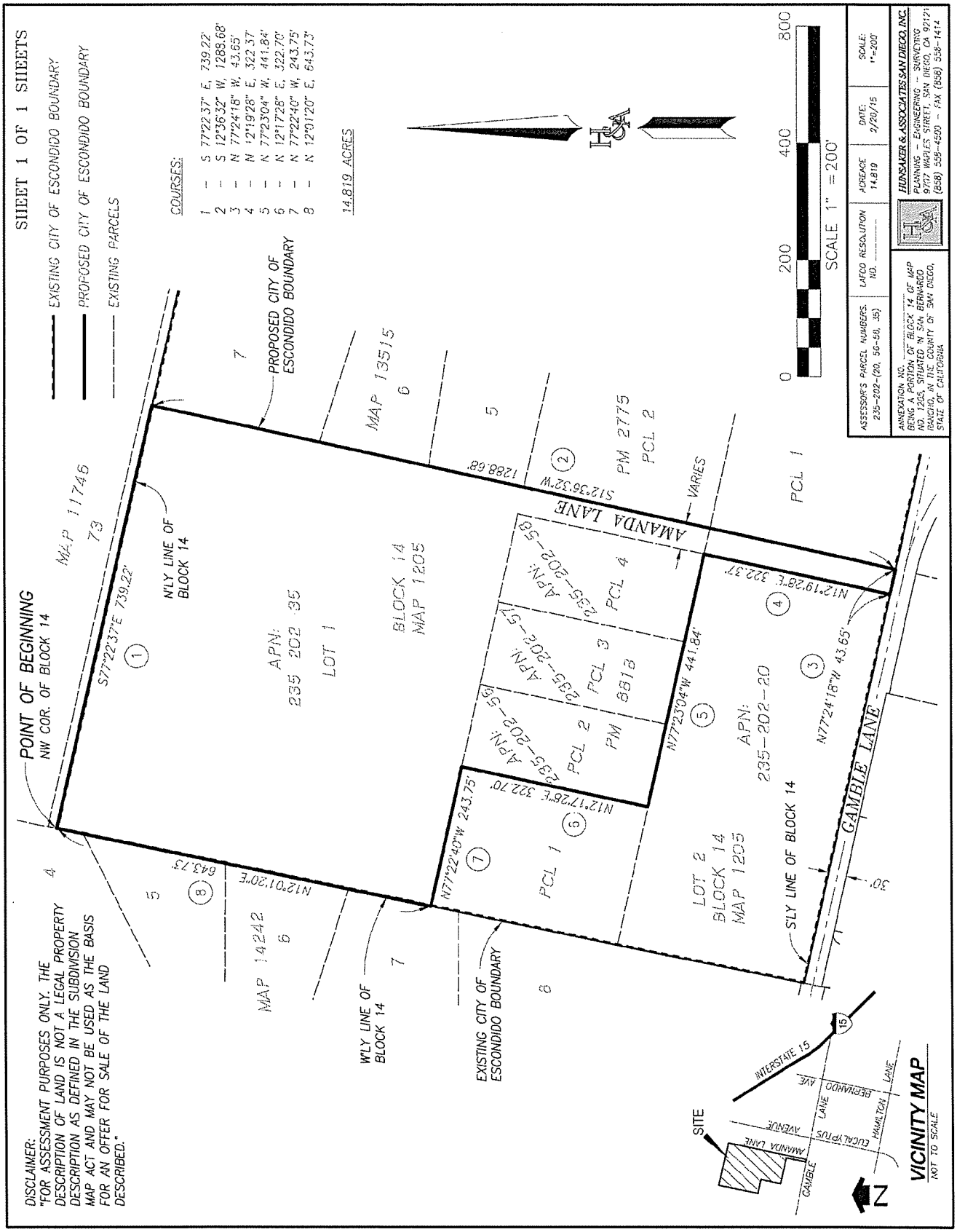
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 14, ALSO BEING AN ANGLE POINT IN THE EXISTING CITY OF ESCONDIDO BOUNDARY; THENCE, ALONG THE NORTHERLY LINE OF SAID BLOCK 14 AND SAID EXISTING CITY OF ESCONDIDO BOUNDARY, (1) SOUTH 77°22'37" EAST, 739.22 FEET; THENCE LEAVING SAID NORTHERLY LINE AND SAID CITY OF ESCONDIDO BOUNDARY, (2) SOUTH 12°36'32" WEST, 1288.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID BLOCK 14, BEING THE NORTHERLY SIDELINE OF GAMBLE LANE, ALSO BEING A POINT IN THE EXISTING CITY OF ESCONDIDO BOUNDARY; THENCE ALONG SAID SOUTHERLY LINE AND SAID EXISTING CITY OF ESCONDIDO BOUNDARY, (3) NORTH 77°24'18" WEST, 43.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID CITY OF ESCONDIDO BOUNDARY, (4) NORTH 12°19'28" EAST, 322.37 FEET; THENCE, (5) NORTH 77°23'04" WEST, 441.84 FEET; THENCE, (6) NORTH 12°17'28" EAST, 322.70 FEET; THENCE, (7) NORTH 77°22'40" WEST, 243.75 FEET TO A POINT IN THE WESTERLY LINE OF SAID BLOCK 14, ALSO BEING A POINT IN THE EXISTING CITY OF ESCONDIDO BOUNDARY; THENCE ALONG SAID WESTERLY LINE AND SAID EXISTING CITY OF ESCONDIDO BOUNDARY, (8) NORTH 12°01'20" EAST, 643.73 FEET TO THE **POINT OF BEGINNING**.
CONTAINING, 14.819 ACRES, MORE OR LESS.

APNs 235-202-35, 235-202-56, -57 and -58, and portion of 235-202-20

EXHIBIT "C"

PHG14-0034

Amanda Estates Annexation/Reorganization



Agenda Item No.: 6
Date: April 8, 2015

ORDINANCE NO. 2015-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND PREZONE FROM COUNTY ZONING TO PREZONE PD-R 1.9 AND RE-20 FOR THE AMANDA ESTATES PROJECT SITE AND ANNEXATION AREA CONSISTING OF APPROXIMATELY 14.8 ACRES OF LAND GENERALLY LOCATED ALONG AMANDA LANE, NORTH OF GAMBLE LAND, ALONG WITH PREZONE OF RE-20 AND RE-40 FOR EIGHT ADDITIONAL PARCELS IN CONFORMANCE WITH SB 244

Planning Case Nos.: SUB 13-0007, PHG 13-0034

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and a public hearing has been held before the City Council on this issue.

SECTION 2. That on March 10, 2015, the Planning Commission recommended approval (Resolution No. 6037) of the proposed Preliminary, Master and Precise Development Plan to develop 21 single-family residential clustered lots and a Prezone from County zoning to Prezone PD-R 1.9 (Planned Development Residential - 1.9 dwelling units per acre) for the approximately 11.2-acre Amanda Estates planned residential development site, and a designation of Prezone RE-20 (Residential Estates – 20,000 SF minimum lot size) for three additional adjacent developed parcels included in project annexation area. In compliance with SB 244 "Disadvantaged Unincorporated Communities," the Planning Commission also recommended approval of the prezoning

of eight additional parcels to include a prezone designation of RE-40 (Residential Estates – 40,000 SF minimum lot size) for six of the parcels, and RE-20 for two of the parcels. The proposed "Amanda Estates" project is located in an unincorporated area of Escondido addressed as 2115 Amanda Lane (APN 235-202-35). The three contiguous developed residential properties located to the south of the project site that are included in the Amanda Estates Annexation (Prezone to RE-20) are addressed as 2153, 2151 and 2149 Amanda Lane (APNs 235-202-56, -57 and -58). The eight additional parcels to be included in the prezone process associated with SB 244, "Disadvantaged Unincorporated Communities" include APNs 235-202-20 and -55 (Prezone to RE-20) and APNs 235-202-37, -38, -79, -80, -81 and -82 (Prezone to RE-40). The subject area is more particularly described and depicted in Exhibit "C," attached to this Ordinance and incorporated by this reference; and

SECTION 3. That the City Council has reviewed and considered the Amanda Estates Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving the project. The date of adoption of the Final Mitigated Negative Declaration is the effective date of approval of the Amanda Estates Residential Planned Development and associated Prezones (City Council Ordinance No. 2015-08).

SECTION 4. That upon consideration of the Findings of Fact/Factors to be Considered, attached as Exhibit "A" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds this Preliminary, Master and Precise

Development Plan and proposed Prezone designations are consistent with the Escondido General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property described and depicted in Exhibit "C" attached to this Ordinance and incorporated by this reference, to Prezone PD-R 1.9, RE-20 and RE-40.

SECTION 6. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Preliminary, Master and Precise Development Plan consisting of 21 single-family residential clustered lots, two open space lots and two private street lots on approximately 11.2 acres of land, along with certain off-site improvements subject to the Conditions of Approval and Mitigation Monitoring and Reporting Program attached as Exhibit "B," which is attached to this Ordinance and is incorporated by this reference.

SECTION 7. That the City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
SUB 13-0007, PHG 13-0034

Prezone:

1. The project site is proposed to be pre-zoned to Planned Development - Residential 1.9 (PD-R 1.9) and the three adjacent parcels are proposed to be pre-zoned to Residential Estates- 20,000 square foot minimum lot size (RE-20), both of which are consistent with the Escondido General Plan designation of Estate II (up to 2 dwelling units per acre) and would allow for project development. The Planned Development is conditioned on the approval and recordation of the proposed annexation.

2. The public health, safety and welfare will not be adversely affected by the proposed change because the zoning will be consistent with the existing Estate II General Plan designation on the subject properties and the use of the three adjacent developed residential parcels will remain unchanged.

3. The properties involved are suitable for the uses permitted by the proposed zone since the permitted use on the proposed development site will be the same single-family residential use permitted by the previous County zoning. The primary use of the three adjacent developed residential parcels will remain unchanged. In addition, the proposed density is compatible with surrounding residential development.

4. The proposed project would be consistent with the development standards of the Escondido Zoning Code and the General Plan designation and policies. Using the Planned Development process allows flexibility, if necessary, to achieve the basic public purposes of the Escondido General Plan and Zoning Code; to enhance the appearance and livability of the community; to promote and create public and private open space as an integral part of the proposed project design; and, to enhance and preserve the site and its topography and landscape features.

5. The landscape and character of the project would reinforce the community character of the surrounding neighborhoods with improvements that would be well integrated into its surroundings, because excessive grading would not be required; the new structures would incorporate compatible and integrated architecture, materials and colors; the project would not be visually obstructive or disharmonious with surrounding areas; or harm protected views from adjacent properties.

6. The unincorporated territory included in the SB 244-related second annexation proposal area is developed with single-family estate homes. Development plans are not proposed to change the type of land use or increase the number of homes. The City of Escondido's General Plan land use designation for the second annexation proposal area is Estate I and Estate II, which permits a fewer number of dwelling units than the County of San Diego North County Metropolitan Planning Area designation of Village Residential (VR-2.9 du/ac). The proposed prezoning for these eight parcels would be PZ-RE-20 and PZ-RE-40 to be consistent with their corresponding Escondido General Plan land-use designations of Estate I and Estate II.

7. The requirements of the California Environmental Quality Act have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.

Preliminary, Master and Precise Development Plan

1. The location, design and density of the proposed residential development is consistent with the goals and policies of the Escondido General Plan. 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 or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.

2. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Final Mitigated Negative Declaration, the traffic impact analysis for the project prepared by Linscott, Law & Greenspan, and the Engineering Division. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.

4. All public facilities, sewer and water service are existing or will be available to the subject site, with proposed and anticipated improvements and annexation.

5. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing in close proximity to schools, retail, commercial and office uses, consistent with the area's growing demand for high quality homes.

6. The proposed development would be well integrated into its surroundings, since excessive grading would not be required, the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties.

7. The approval of the proposed Preliminary, Master and Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities and access would be provided for the development of the project (as detailed in the staff reports).

8. The requirements of the California Environmental Quality Act have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.

EXHIBIT "B"

CONDITIONS OF APPROVAL

SUB 13-0007, PHG 13-0034
Amanda Estates

Project Mitigation Measures

1. **Air-1 Construction Dust Control Measures**. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:

   a. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.

   b. Operate all vehicles on the construction site at speeds less than 15 miles per hour.

   c. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

   d. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carryout is prohibited under any circumstances.

2. **Bio-1** To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City for review and approval prior to initiating any construction activities.

3. **Bio-2** Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.

4. **Bio-3** During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.

5. **Bio-4** During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.

6. **Bio-5** Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.

7. **Bio-6** During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Division on a weekly basis.

8. **Bio-7** To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.

9. **Cul-1** The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:

    a. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location haves been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

    b. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

    c. During the original cutting of previously undisturbed deposits the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.

    d. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

    e. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Division at the time of discovery. The archaeologist, in consultation with the Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review.

The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.

f. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.

g. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.

h. A report documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

10. **Geo-1** Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.

11. **Haz-1** Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.

12. **Haz-2** If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.

13. **Haz-3** At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants

(NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.

14. **Haz-4** Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead based materials so that exposure levels do not exceed Cal OSHA standards.

15. **Haz-5** Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC.

    a. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor.
    b. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements.

    Following completion of the Response Plan, the proposed project applicant shall obtain a written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the undocumented fill in the natural drainage swale adjacent to the westerly property line of the proposed project site.

16. **Haz-6** Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OHSA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan and a soil management plan (SMP) approved by the DTSC, under DTSC's oversight.

17. **Haz-7** Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police

Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).

18. **Noi-1** Construction Activities Limitation. Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.

19. **Noi-2** Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:

    a. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;

    b. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;

    c. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;

    d. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;

    e. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or

    f. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).

To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.

Planning Division Conditions Tentative Map

1. This approval is subject to the project parcel(s) annexing into the City of Escondido, as described in the staff report. The proposed annexation shall be recorded prior to recordation of the final map and issuance of any City permits for the project.

2. The developer 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 permits are issued, including any applicable City-Wide Facilities fees. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to 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.

3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.

5. 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.

6. All new utilities shall be underground, as determined by the Engineering Division.

7. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

8. Three copies of a final Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading plans, landscape plans and the final map.

9. All residential lots shall meet the minimum 10,000 SF net lot area and 80-foot average lot width requirements as detailed in the approved Master and Precise Development Plan. In no event shall the reduction of lot sizes for this clustered residential development exceed the amount of open space area within the development. Conformance with these requirements shall be demonstrated on the final Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map, as might be necessary to achieve compliance.

10. No street names are established as part of this approval. A separate request shall be submitted prior to final map.

11. Exemptions from the Grading Ordinance are approved as part of this project, as specifically detailed in the staff report, exhibits and details of request as follows:

    Area 1: (Open Space Lots A & B) Fill Slopes ranging from 5' to 35' in height

    Area 2: (Lots 15, 21 and Open Space Lots A & B) Fill slopes ranging from 20' to 38' in height

Area 3: (Lots 11 & 12) Cut slopes up to 24' in height

Area 4: (Lot 19 and Open Space Lot A) Cut slopes up to 28' in height

Note: The final engineering design may require slopes, including identified grading exemption slopes to vary up to approximately 1 foot in height from the heights described above, as may be determined by Director of Community Development.

12. Prior to recordation of the final map and issuance of a grading permit, two copies of the CC&Rs with the appropriate review fees shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, fences/walls, roads, detention basins, common drainage facilities, fuel modification zones, etc. to the satisfaction of the Planning and Engineering Divisions. Other conditions of approval identified for inclusion into the CC&Rs shall be included to the satisfaction of the Planning Division. A review fee established in the current fee schedule shall be collected at the time of submittal.

13. This Tentative Subdivision Map and Planned Development shall expire three years (36 months) after the date of final approval if a final map has not been approved or an extension of time has not been granted. The life of the associated project entitlements shall run concurrently with the life of the Tentative Map.

14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of $2,260.00 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of $50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Wildlife filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Wildlife documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

Preliminary, Master and Precise Development Plan

1. All exterior residential lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All residential outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.

2. The project shall be developed with the unit mix and location of proposed units as identified on the Plotting Plan. Deviations from the Plotting Plan may be approved on a case-by-case basis by the Director of Community Development. Lots 8, 12 and 17 shall be restricted to single-story homes (with no second story addition option allowed). This requirement shall be included in the project CC&Rs.

3. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.

4. General setbacks for primary and accessory structures shall be subject to the R-1-10 zoning standards unless otherwise prescribed in the approved Master and Previse Development Plan, details of request section of the staff report and conditions of approval, and as illustrated on the project exhibits (Preliminary Plotting Plan). Appropriate setbacks from top and toe of slope shall be maintained, as determined by the Engineering Division. California rooms provided as an option by the builder must meet the rear yard setback. Single-story structures, such as patio covers, gazebos, outdoor kitchens and fireplaces may encroach 10 feet into the rear yard setback. Swimming pools, spas and associated equipment shall not be permitted in the front yard and must be located at least five feet from side and rear property lines.

5. Exterior stairways for the Plan 1X shall be required to meet all building setbacks required for the primary structure.

6. A minimum 15' separation between homes shall be maintained at all times.

7. Appropriate access shall be provided around all sides of the building (with appropriate separation/setback from slopes or retaining walls, generally min. 5 feet) or as determined by the Fire Department and Engineering Division on a case-by-case basis for each lot.

8. Prior to issuance of building permits for the first phase, the applicant shall submit a design review package to the Planning Division for the entry project identification signage. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs.

9. The perimeter retaining walls shall incorporate decorative materials and shall be indicated on the final grading and landscape plans (material type and color). Decorative masonry cap also shall be used (rolled mortar cap not allowed). Stucco finish shall not be allowed for perimeter retaining walls.

Landscaping Conditions

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of grading or building permits, and shall be equivalent or superior to the planting plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. Prior to issuance of grading permits, the final landscape plans shall be approved by the Engineering Division and 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. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. All vegetation (including existing vegetation to be retained) shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

3. The installation of the common area and right-of-way 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.

4. Street trees shall be provided along each of the site's street frontages, in conformance with the project planting plan and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.

5. The builder will be responsible for providing initial stabilization of the front yards, using hydro-seed and the homeowner shall be responsible for maintaining the method of stabilization through the completion of landscape improvements installed by the homeowner.

Fire Department Conditions:

Fire Protection Systems

1. ☐ NFPA 13 ☐ NFPA 13R ☒ NFPA 13D **automatic fire sprinkler system** will be required.

2. Fire hydrants capable of delivering ☐ 1,500 GPM ☒ 2,500 GPM at 20 PSI residual pressure are required every ☐ 500 feet ☒ 300 feet ☐ other _____

3. The project internal streets must maintain a minimum required access width of 28' (32' min. shown on TM) to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).

4. 13 feet 6 inches of vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.

5. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

6. A 28' inside turning radius will be required on all corners.

7. Speed humps/bumps will not be allowed.

Engineering Conditions of Approval

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Subdivision Map.

2. Grading permit for the project may be issued prior to recordation of the final map provided that: 1) Grading, Erosion Control, Drainage and Landscaping Plans have been reviewed by the City Engineer and found to be ready for approval; and 2) Performance bond, satisfactory to City Engineer has been provided to the City; and 3) All Planning and Engineering conditions related to grading have been met.

3. Building Permits for model homes may be issued prior to recordation of Final Map provided that: 1) adequate securities are provided for demolition and removal of the model units that will be required if the map is not recorded; and 2) other conditions required for building permit issuance are met. Bonding for building demolition and removal may be included in the Grading and Private Improvements bonds.

4. The project owner will be allowed to submit project final plans and map for plan check by the City prior to annexation of the project.

5. 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.

6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

7. The engineer shall submit to the Planning Division copy of the Tentative Map as presented to the Planning Commission and the City Council for certification. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public and private street improvements shall be designed and constructed to City Design Standards, Gamble Lane Traffic Calming Plan and the Amanda Estates Subdivision Tentative Map. Private Streets shall be designed and constructed in accordance with the City Design Standards and any modifications to the standards shall be in conformance with the approved Amanda Estates Tentative Subdivision Map and the project master development plans.

2. The developer shall construct street improvements, including but not limited to, new roadways, roadway removal and reconstruction, curb & gutter, sidewalk, street lights, street trees, signing and striping on the following streets consistent with the Amanda Estates Traffic Calming Plan and Subdivision Tentative Map:

STREET	CLASSIFICATION
Amanda Lane	Offsite Access Road
Gamble Lane	Offsite Access Road
Amanda Glen	Private Residential

3. The developer shall be responsible to improve the existing Gamble Lane between Eucalyptus Avenue and westerly end of Gamble Lane (at the gate) with widening the existing roadway to 24 feet, install ac berm on both sides and sign and stripe in accordance with the "Traffic Calming Plan" prepared by the project engineer and by the City Engineer. Improvements shall include upgrading the existing structural section with asphalt concrete overlay to equal a residential street standard structural section.

4. The developer shall be responsible to construct a temporary turn around within the existing right-of-way and access easement in accordance with the "Traffic Calming Plan" and project tentative map, to the satisfaction of the City Engineer.

5. The developer shall be responsible to install a streetlight at the intersection of Amanda Lane and Gamble Lane.

6. The developer shall be responsible to replace the existing emergency access gate at the northerly end of Gamble Lane with a gate approved by the Fire Chief. The gate shall be operational, prior to first occupancy.

7. The developer shall be responsible to improve Amanda Lane (offsite) as a 24 feet roadway with residential street standard structural section as a green street with super-elevation and storm water treatment swale along the east side.

8. The developer shall be responsible to construct Amanda Glen (on-site) as a private residential standard street (32' wide) with rolled curb and sidewalk on one side.

9. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved roadways and traffic related improvements on and off site. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.

10. The address of each dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.

11. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.

4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

7. Unless specifically permitted to remain by the County Health Department, any existing wells within the project shall be abandoned and capped, and all existing septic tanks within the project shall be pumped and backfilled per County Health Department requirements.

8. Prior to approval of final plans, the developer will be required to obtain permission from adjoining property owners for any off-site street improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on the approved drainage study prepared by the developer's engineer. Drainage improvements shall include construction of offsite storm drain on Amanda Lane and Gamble Lane, including removal and reconstruction of a section of the existing storm drain system.

2. A final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans, consistent with the "Gamble Lane Traffic Calming Plan" and the Amanda Estates Subdivision Tentative Map. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

3. All onsite drainage system, storm water treatment and retention facilities and their drains including the bio-retention basins and bio swales shall be maintained by homeowners' association. Provisions stating this shall be included in the CC&Rs.

4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement by the homeowners' association to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

5. All storm drain systems within the project are private. The responsibility for maintenance of these storm drains shall be that of the homeowners' association. Provisions stating this shall be included in the CC&Rs.

WATER SUPPLY

1. Fire hydrants together with adequate water supply shall be installed at locations approved by the Fire Marshal.

2. This project is located within the Rincon Del Diablo Water District. The developer shall coordinate all water related improvements for the project with Rincon staff. Approved water improvement plans for the project shall be submitted to the City Engineer prior to approval of grading or improvement plans by the City.

SEWER SUPPLY

1. The developer shall be responsible to design and construct a sewer system for the project in accordance with Design standards and the requirements of the Utilities Engineer. Sewer improvements shall include removal and replacement of a portion of the existing sewer on Gamble Lane to provide for gravity flow and meet the required depth of cover for sewer lines per the Amanda Estates Subdivision Tentative Map and to the satisfaction of the Utilities Director.

2. All onsite sewer mains shall be public. All on-site sewer laterals shall be private. The Homeowners' Association will be responsible for all maintenance and repair of these laterals. This shall be clearly stated in the CC&Rs.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Division for approval prior to approval of the Final Map.

2. The developer shall make provisions in the CC&Rs for maintenance by the homeowners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, Amanda Glen and Amanda Lane, including roadside bio swale. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.

4. The CC&Rs must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Property Owners' Association when repair or replacement of private utilities is done.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications public utilities and emergency access easements for the private streets according to the following street classifications.

STREET	CLASSIFICATION
Amanda Lane	Offsite Access Road (P.U.E./Emergency Access)
Amanda Glen	Private Residential (P.U.E./Emergency Access)

2. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.

4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

5. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of $5,000 up to a maximum of $50,000, unless a higher amount is deemed necessary by the City Engineer.

2. The developer shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.

3. Storm Drain Repayment of $16,828 ($18,174, after July 2015) per ace for the 5.7 acres of project site (total $95,920 if paid prior to July 2015) within the Hamilton Basin is due to the City of Escondido for the Hamilton Basin Drainage improvements (Repayment # 197, Reso. # 91-26).

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer will not be responsible for undergrounding of overhead utilities on the other side of the fronting streets.

2. All new dry utilities to serve the project shall be constructed underground

3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

Mitigation Monitoring and Reporting Program for the Amanda Estates Development Project Initial Study / Mitigated Negative Declaration

City No: PHG 13-0034 / SUB 13-0007

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Amanda Estates Development Project (proposed project), which is the subject of the Initial Study / Mitigated Negative Declaration (IS/MND), complies with all applicable environmental mitigation requirements. The mitigation described in the IS/MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the IS/MND. Only those subsections of the environmental issues presented in the IS/MND that have mitigation measures are provided below in the MMRP table. All other subsections in the IS/MND do not contain mitigation measures. For each specified mitigation measure, the MMRP table identifies the following: 1) Implementation Action, 2) Method of Verification, 3) Timing of Verification, 4) Responsible Agency/Party, and 5) Verification Date.

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Air Quality					
Air-1 **Construction Dust Control Measures.** The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions: 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site additional water shall be applied at a frequency to be determined by the on-site construction superintendent. 2. Operate all vehicles on the construction site at speeds less than 15 miles per hour. 3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 4. If a street sweeper is used to remove any track-out/carry-out, only PM_{10}-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.	Require standard best management practices	Field monitoring	Prior to and during any construction activities	City of Escondido Community Development Department Planning Division; Building Division; Construction Contractor; San Diego County Air Pollution Control District	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Biological Resources					
Bio-1 To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities.	Require that impacts to raptors be avoided during breeding season	Field survey, documentation and monitoring report	Prior to initiating any construction activities	City of Escondido Community Development Department Planning Division; Project Biologist; Engineering Division	
Bio-2 Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq}, which will reduce the impact to below a level of significance.	Require that impacts to raptors and migratory birds be avoided during breeding season	Field survey, documentation and monitoring report	Prior to initiating any construction activities	City of Escondido Community Development Department Planning Division; Project Biologist; Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Bio-3 During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.	Require that erosion/ dirt control measures are implemented	Field survey and documentation	During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-4 During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.	Require termination of construction activities if strong winds	Field survey and documentation	During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-5 Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.	Require native vegetation and drought tolerant plant materials	Review of plans/ permits	Prior to issuance of any permits	City of Escondido Community Development Department Planning Division	
Bio-6 During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.	Require that silt fencing be implemented during construction and before grading activities	Field survey, documentation and monitoring report	Prior to issuance of grading plan; During construction activities	City of Escondido Community Development Department Planning Division; Field Engineer; Construction Contractor	
Bio-7 To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.	Plant two oak trees on the project site prior to occupancy	Review of plans, documentation	Prior to issuance of a certificate of occupancy for the first residence	City of Escondido Community Development Department Planning Division; Construction Contractor	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Cultural Resources					
Cul-1 The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:					
1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location have been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.	Require verification and approval of qualified archaeologist	Meetings and documentation	Prior to issuance of permits and pre-construction meeting	City of Escondido Community Development Department Planning Division	
2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	Require monitoring program coordination	Meetings and documentation	Prior to grading activities	City of Escondido Community Development Department Planning Division; Grading Contractor	
3. During the original cutting of previously undisturbed deposits, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.	Require on-site archaeological monitor	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	Require documentation of non-significant deposits	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Project Archaeologist	
5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the Native American Representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.	Require identification and preservation of any undiscovered cultural resources or human remains	Field survey, documentation and monitoring report	During grading activities	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.	Require recovery of any undiscovered cultural resources or human remains	Field survey, documentation and monitoring report	Prior to construction activities resuming	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	
7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.	Require that the cultural material be preserved or adequately mitigated	Field survey, documentation, collection, reporting	Prior to project approval	City of Escondido Community Development Department Planning Division; Project Archaeologist	
8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	Require documentation of analysis and data	Field survey, documentation and monitoring report	Prior to issuance of any building permits	City of Escondido Community Development Department Planning Division; Project Archaeologist	
Geology and Soils					
Geo-1 Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading	Require incorporation of geotechnical recommendations	Documentation and permit application	Prior to issuance of grading permit	City of Escondido Community Development Department Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.					
Hazards and Hazardous Materials					
Haz-1 Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.	Submittal of Site Assessment report to DTSC. Submittal of the Response Plan to DTSC for review and approval.	Confirmation from DTSC that no further investigations are required	Prior to issuance of grading permit	City of Escondido Community Development Department Planning Division; County of San Diego Department of Environmental Health	
Haz-2 If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.	Require compliance with Safety and Health requirements	Monitoring and documentation	During grading activities	City of Escondido Community Development Department Planning Division; Project Grading Contractor	
Haz-3 At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an	Require compliance with safety and health requirements	Field survey, documentation and monitoring report	Prior to issuance of building permit for demolition	City of Escondido Community Development Department Planning Division; Building Division; San Diego County Air Pollution Control District	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational					
Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.					
Haz-4 Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title	Require compliance with safety and health requirements	Field survey, documentation and monitoring report	Prior to issuance of grading and building permits	City of Escondido Community Development Department Planning Division; Building Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.					
Haz-5 Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC. 1. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor. 2. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements. Following completion of the Response Plan, the proposed project applicant shall obtain a written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the undocumented fill in the natural drainage swale adjacent to the westerly property line of the proposed project site.	Require compliance with remediation plans	Certificate of Completion	Prior to issuance of permits	City of Escondido Community Development Department Planning Division; Grading Contractor; California Department of Toxic Substances Control	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Haz-6 Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OHSA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan approved by DTSC, under DTSC's oversight.	Require performance of the Response Plan and SMP	Field construction, remediation activities, confirmation sampling survey, documentation and reporting	Prior to issuance of permits	City of Escondido Community Development Department Planning Division; Field Engineering Division; California Department of Toxic Substances Control	
Haz-7 Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).	Require notification to public service providers of road closures	Coordination, documentation and reporting	Prior to construction activities	City of Escondido Community Development Department Planning Division; Engineering Division; Construction Contractor; Police Department	
Noise					
Noi-1 **Construction Activities Limitation.** Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.	Comply with City Noise Ordinance	Nighttime construction field check	During construction	City of Escondido Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Noi-2 Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance: 1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks; 2. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting; 3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible; 4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers; 5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or 6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a	Require noise reduction measures and compliance with applicable noise ordinances	Field visits, documentation and reporting	Prior to grading activities	City of Escondido Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).					
To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.					

EXHIBIT "C"

Property Description
SUB13-0007, PHG13-0034

APNs 235-202-35 (Amanda Estate Project Site/Planned Development/Annexation)

Prezone to PD-R 1.9

LOT 1 OF MAP NO. 1205 BEING A PORTION OF BLOCK 14 IN HOMELAND ACRES ADDITION TO ESCONDIDO, SITUATED IN THE SAN BERNARDO RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1205, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 1, 1909.

APNs 235-202-56, -57 and -58 (Three additional parcels in Amanda Estates Annexation)

Prezone to RE-20

PARCELS 2, 3 AND 4 OF PM NO. 8818, BEING A PORTION OF BLOCK 14 IN HOMELAND ACRES ADDITION TO ESCONDIDO, SITUATED IN THE SAN BERNARDO RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

0.32 acre Portion of 235-202-20 (Off-site Amanda Lane improvement for TM, Planned Development and Annexation)

0.32 acre Portion of LOT 2 OF MAP NO. 1205 (easterly property boundary access and utility easements) BEING A PORTION OF BLOCK 14 IN HOMELAND ACRES ADDITION TO ESCONDIDO, SITUATED IN THE SAN BERNARDO RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1205, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 1, 1909.

SB 244 Prezone Parcels

APNs 235-202-20 and -55

Prezone to RE-20

Parcel 1 of PM No. 8818, and Portion of Lot 2 of Map No. 1205 BEING A PORTION OF BLOCK 14 IN HOMELAND ACRES ADDITION TO ESCONDIDO, SITUATED IN THE SAN BERNARDO RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

APNs 235-202-37 and -38

Prezone to RE-40

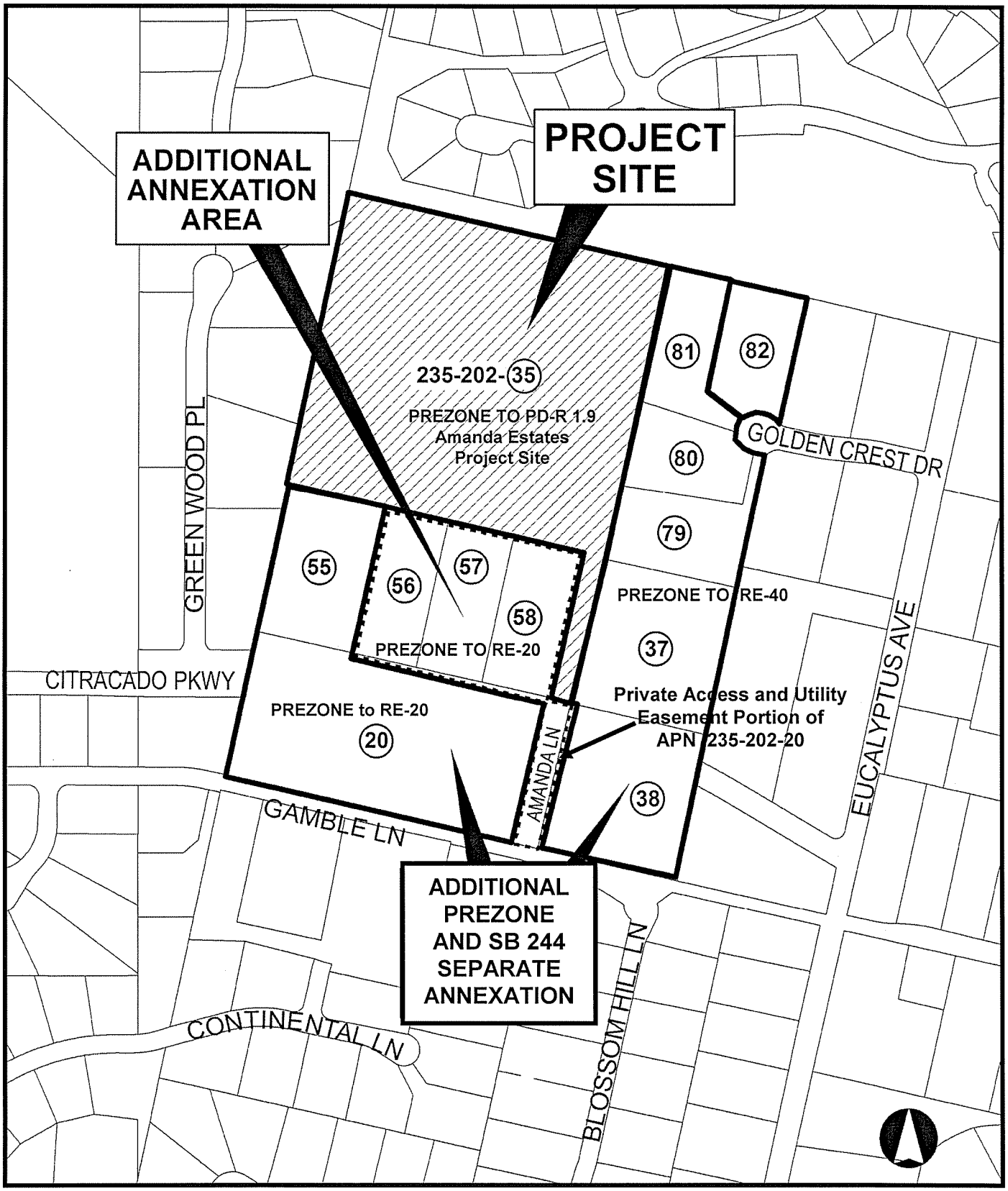
Parcels 1 and 2 of PM 2275, situated in the County of San Diego, State of California.

APNs 235-202-79, 80, 81 and -82

Prezone to RE-40

Parcels 5, 6, 7 and 8 of Map No. 13515, situated in the County of San Diego, State of California, County Tract No. 4725.

SUB13-0007, PHG13-0034
Amanda Estates



ESCONDIDO
City of Choice

CITY COUNCIL

For City Clerk's Use:
☐ APPROVED ☐ DENIED
Reso No. _____ File No. _____
Ord No. _____

Agenda Item No.: 7
Date: April 8, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: General Plan Amendment Case No. PHG14-0014

STAFF RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2015-39 approving the General Plan Amendment from GC (General Commercial) to LI (Light Industrial), and certifying the environmental review prepared for the project.

PROJECT DESCRIPTION:

A proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial), for a parcel 2.11-acres in size, with access off of W. Mission Road and Nordahl Road. There is no development proposed with the General Plan Amendment. The existing development on-site includes two multi-tenant industrial buildings, parking and landscaping.

LOCATION:

Located on the northwest corner of Mission Road and Nordahl Road, addressed as 2120-2122 W. Mission Road (APN 226-112-49).

FISCAL ANALYSIS:

None

ENVIRONMENTAL REVIEW:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15061 (b)(3), General Rule, since the proposed amendment would change the current GC (General Commercial) designation back to the less intense LI (Light Industrial) designation that was in place at the time the property was developed with the industrial buildings. The change would be within the original scope of the approved Final EIR (SCH#2010071064) that was prepared for the General Plan Update in 2012. In staff's opinion, no significant issues remain unresolved through compliance with current code requirements.

GENERAL PLAN ANALYSIS:

The current General Plan land-use designation on the site is General Commercial (GC), which allows a broad range of retail and service activities. The existing zoning of the site is M-1 (Light Industrial). The owner is requesting to amend the General Plan designation of GC (General Commercial) to LI (Light Industrial) to be consistent with the underlying M-1 zoning (Light Industrial) and the existing land uses on the developed site. The proposed General Plan Amendment to LI (Light Industrial) would accommodate a variety of activities in an industrial environment.

PLANNING COMMISSION:

On March 10, 2015, the Planning Commission concurred (6-0) with staff's recommendation and unanimously recommended approval of the proposed General Plan Amendment and Environmental Review.

BACKGROUND:

The owner is requesting an amendment to the General Plan to change the existing commercial designation (GC) for the subject site back to an industrial designation LI (Light Industrial). In 2012 the City conducted an overall General Plan update which included designating areas to promote employment land or higher densities. At the request of the property owner, the General Plan update changed the land use designation on this property from LI (Light Industrial) to GC (General Commercial). The existing M-1 (Light Industrial) zoning has not yet been changed to a commercial zone consistent with the GC (General Commercial) General Plan designation. The property has since been sold and the new owner wants to keep the M-1 industrial zoning and therefor requests this General Plan Amendment. The subject site is surrounded by industrial and commercial development and to the north is the 78 freeway. No additional development is proposed.

ZONING:

The current zoning of the subject site is M-1 (Light Industrial) which provides for a variety of light industrial uses not typically suited for a commercial zone; industrial uses are typically allowed to have limited retail uses incidental to the primary industrial use (typically not exceeding 15% of the floor area). The 2012 General Plan update changed this area from LI (Light Industrial) to GC (General Commercial). However, the zone change to implement the new General Plan designation has not yet occurred, so the current zoning and general plan designations are not in conformance.

Analysis: The subject site was previously designated LI (Light Industrial) prior to the General Plan being updated in 2012. The new owner is requesting to amend the general plan designation of GC (General Commercial) since he feels the site is more suitable for industrial type uses rather than commercial type uses. The General Plan indicates that zoning designations should be applied in consideration of the surrounding zoning pattern of the area to ensure compatibility with land use designations. The proposed change would result in a consistent and logical boundary between

zoning designations and would result in a zoning more appropriate to the existing development on the lot. The amendment would also be comparable to the goals and principles of the General Plan.

The existing site is developed with two industrial buildings (Building A: 32,407 SF & Building B: 2,944 SF), parking, trash enclosures and landscaping. Both buildings were recently remodeled in 2014 and are currently occupied by several active industrial businesses from manufacturing and repair services to contractor's services. These long-term industrial tenants are anticipated to remain and the owner feels they may detract from the ability to attract commercial tenants within existing vacant suites. The subject site is surrounded by industrial development to the south and west, and to the east are two service stations and Highway 78 is to the north.

Staff feels the proposed General Plan Amendment is appropriate, since the General Plan designation for the surrounding properties to the south and west are LI (Light Industrial) and the site is occupied by long-term industrial uses consistent with the current M-1 zoning. The two industrial buildings on site have limited visibility from the adjacent streets (Mission Road and Nordahl Road) which affects their viability for commercial use. Access to the site is provided off of W. Mission Road and Nordahl Road, which are both classified as a Circulation Element Streets. No development to the site is proposed.

PUBLIC COMMENT:

Staff has received no written correspondence or telephone calls regarding the proposed General Plan Amendment.

SUMMARY:

Staff recommends approval of the request, since the General Plan Amendment from GC (General Commercial) to LI (Light Industrial) would be consistent with the established industrial businesses and development on-site and with the surrounding industrial properties to the west. The site would be more suitable for industrial use due to the limited street visibility which reduces its viability for commercial uses. A zone change would not be required since the existing M-1 zoning is consistent with the new industrial land use designation.

Respectfully submitted,

Barbara J. Redlitz, AICP
Director of Community Development

Darren Parker
Assistant Planner II

FINDINGS OF FACT
PHG14-0014
EXHIBIT"A"

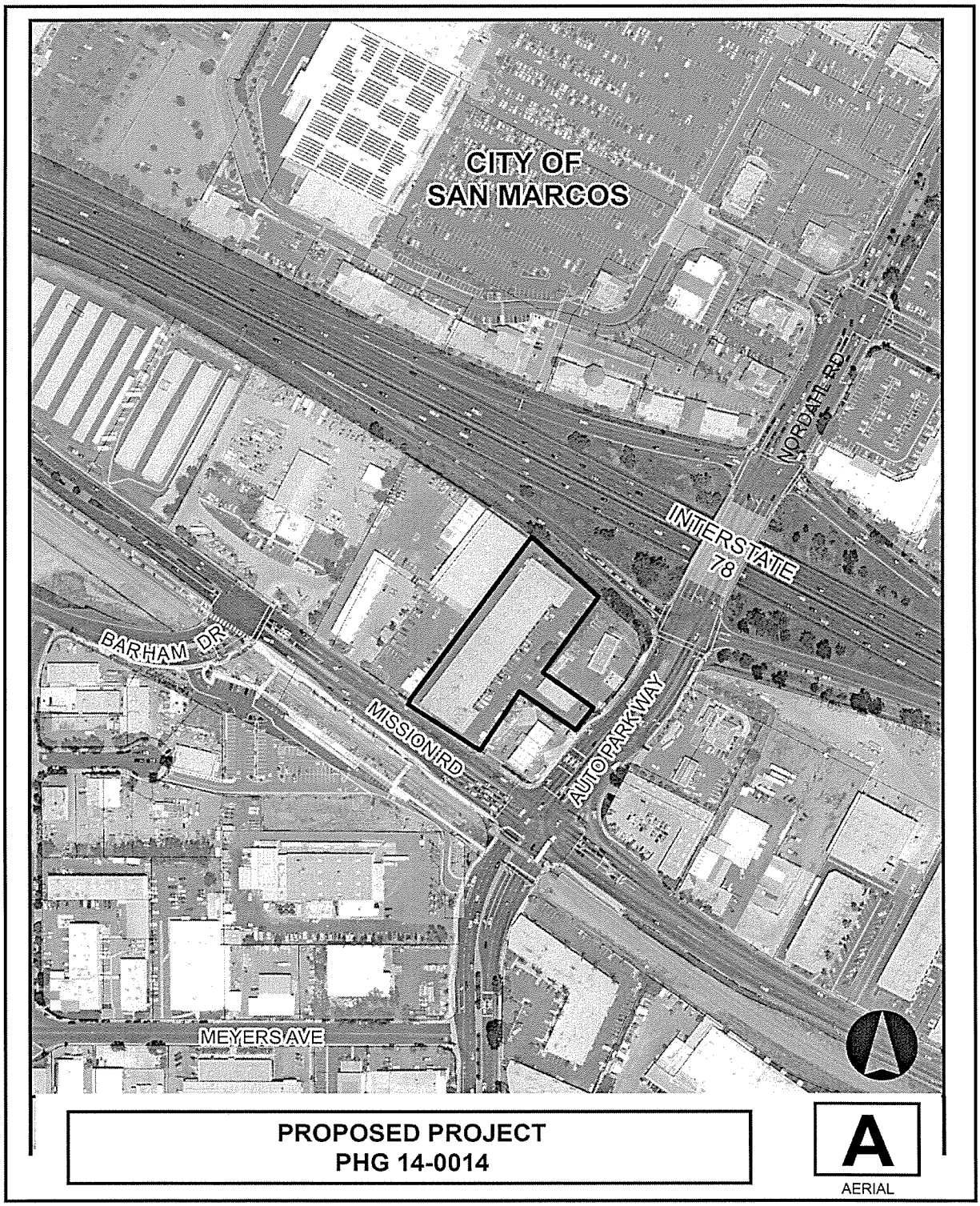
General Plan Amendment PHG14-0014:

1. The public health, safety and welfare will not be adversely affected by the proposed amendment since the amendment is only to change the General Plan designation from GC (General Commercial) to LI (Light Industrial) to be consistent with the existing development pattern and established industrial businesses in the M-1 zone (Light Industrial).

2. The proposed General Plan Amendment for the subject site would be compatible with existing development patterns in the surrounding areas, since the existing development and use of the site is consistent with surrounding land uses, and no increase in density or development is being proposed.

3. The proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) would be consistent with the goals and polices of the General Plan as a whole, since the site was previously designated as light industrial prior to the General Plan update in 2012 and no development is associated with the amendment.

4. The proposed General Plan amendment is suitable and will not affect the allowed land uses in any zones since the change is limited to the subject site and would be consistent with the underlying zoning of M-1 (Light Industrial) and with established land uses on the adjacent commercial and industrial zoned properties.


CITY OF
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MEYERS AVE
PROPOSED PROJECT
PHG 14-0014
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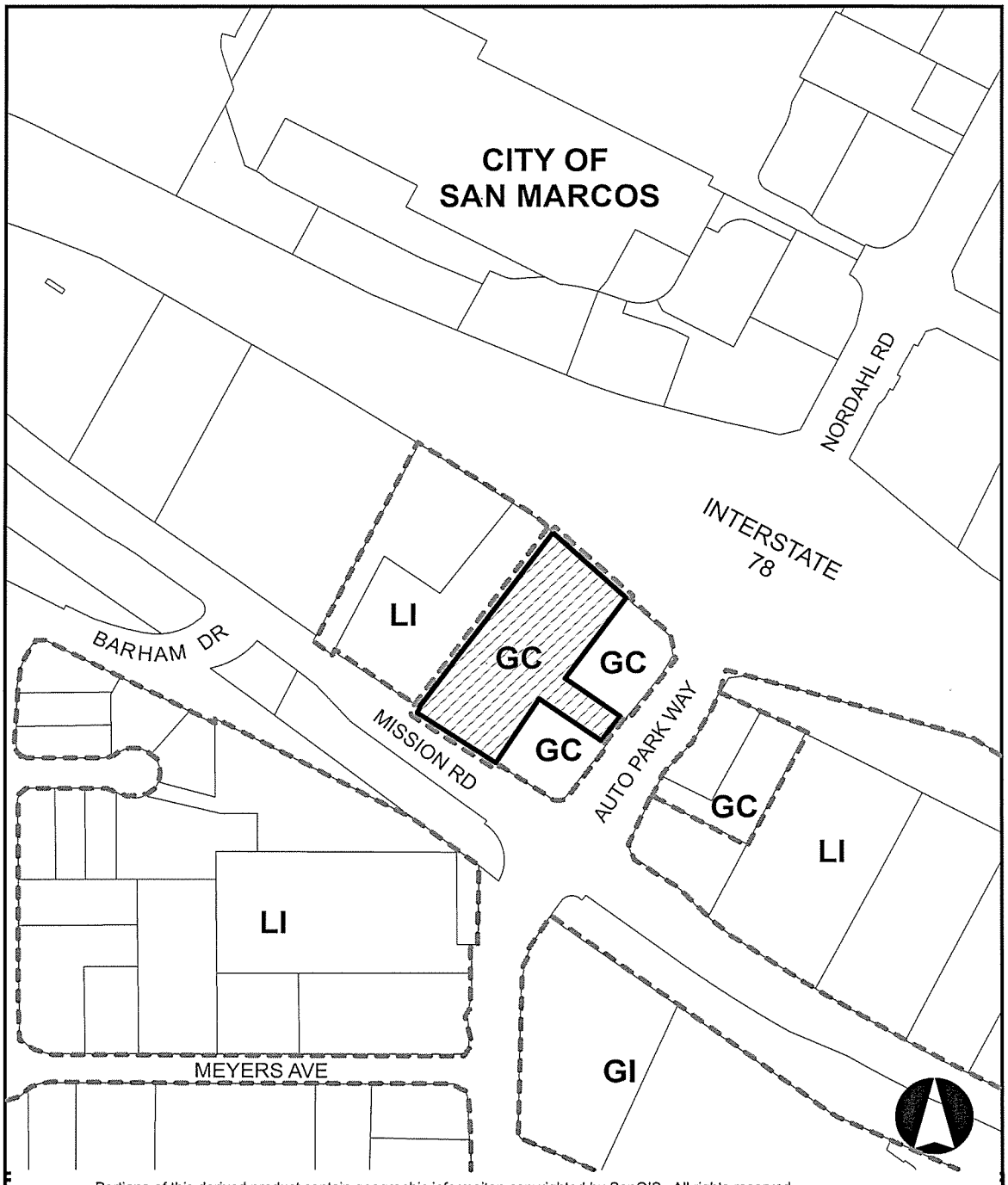
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PROPOSED PROJECT
PHG 14-0014
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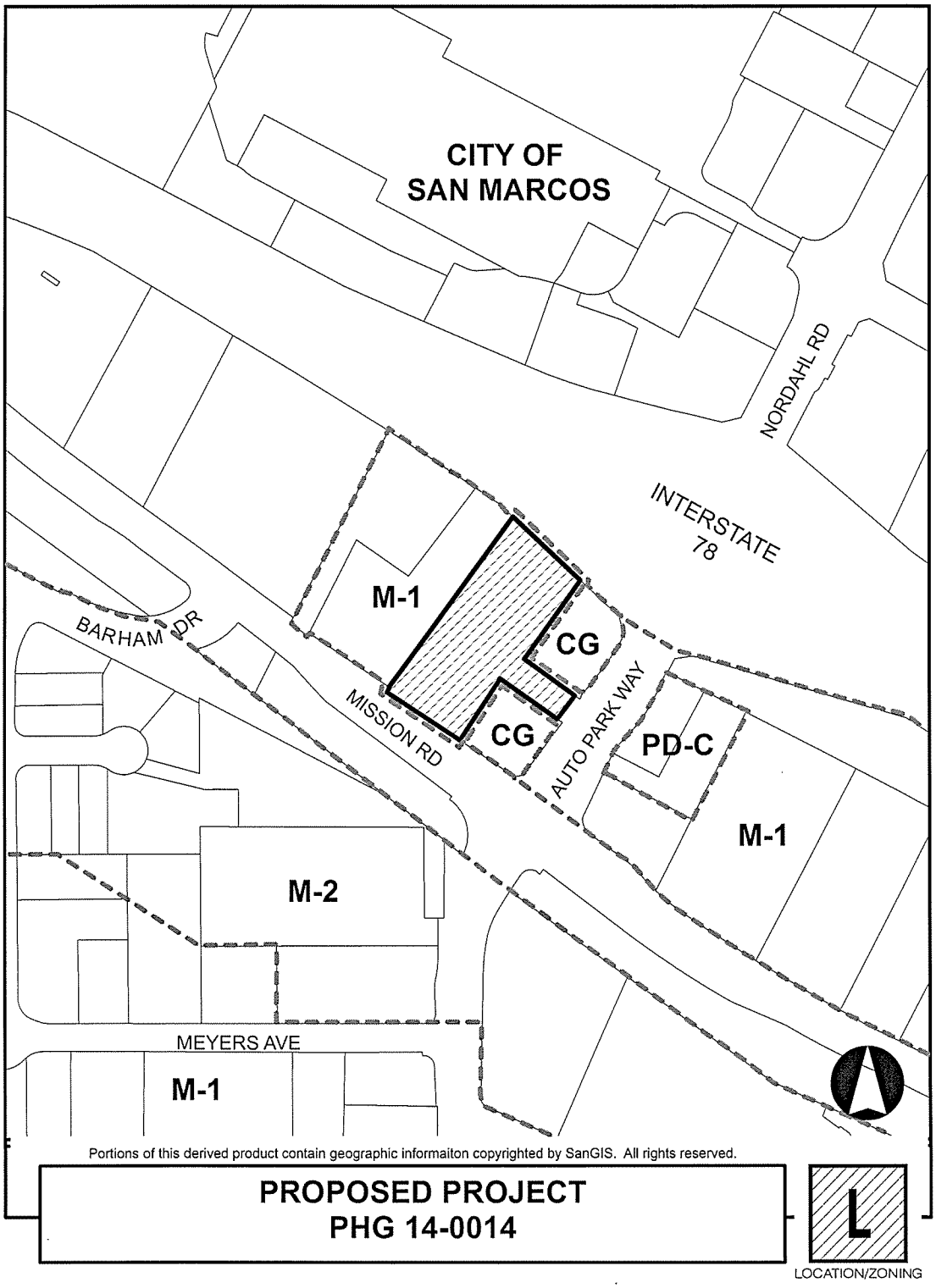
GENERAL PLAN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PROPOSED PROJECT
PHG 14-0014
L
LOCATION/ZONING

Commissioner Hale stated that he had counted over 50 individuals who stood in favor of the project. He felt that traffic calming measures would help traffic conditions in the area.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Spann, to approve staff's recommendation. Motion carried unanimously. (6-0)

2. GENERAL PLAN AMENDMENT – PHG 14-0014:

REQUEST: A request for a General Plan Amendment from GC (General Commercial) to LI (Light Industrial), for a parcel 2.11-acre in size, with access off of W. Mission Avenue and Nordahl Road. There is no development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 2.11-acres, located on the northwest corner of Mission Road and Nordahl Road, addressed as 2120-2122 West Mission Road (APN 226-112-49).

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff's main issue was whether the proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) was appropriate. Staff recommended approval based on the following:

1) Staff felt that the General Plan Amendment, which would change the designation back to the original LI (Light Industrial) designation, would make the subject site consistent with the current zoning designation of M-1 zone (Light Industrial), and with the surrounding properties and existing pattern of development in the area. There would be no proposed development associated with the General Plan Amendment because the site was already built-out; and

2) Staff felt the LI (Light Industrial) General Plan designation, would be consistent with the adjacent LI (Light Industrial) designations to the west, south and east and reflect the existing development on-site and on adjacent properties to the west.

Chairman Weber and Mr. Petrek discussed Page 10 of the staff report regarding parking requirements for the site.

Commissioner Winton asked if the proposed use would allow for commercial on the portion that fronted on Mission Avenue. Mr. Petrek replied in the affirmative.

Commissioner Hale and staff discussed the landscape requirements for parking lots for light industrial and general commercial. Mr. Petrek noted that no requirements were triggered for this request due to it only being for façade improvements.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Hale, to approve staff's recommendation. Motion carried unanimously. (6-0)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: None.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:59 p.m. The next meeting was scheduled for March 24, 2015, at 7:59 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Jay Petrek, Acting Secretary to the
Escondido Planning Commission

Ty Paulson, Minutes Clerk

Agenda Item No.: 7
Date: April 8, 2015

RESOLUTION NO. 2015-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, TO APPROVE A REQUEST FOR A GENERAL PLAN ADMENDMENT ON A 2.11-ACRE PARCEL FROM GENERAL COMMERCIAL TO LIGHT INDUSTRIAL

APPLICANT: George Aquino.
CASE NO: PHG 14-0014

WHEREAS, The Planning Commission did, on March 10, 2015, consider, and by Resolution No. 6038, recommend approval of a request for a General Plan Amendment from GC ("General Commercial") to LI ("Light Industrial"), for a parcel 2.11-acres in size, with access off of West Mission Avenue and Nordahl Road, addressed as 2120-2122 West Mission Road, more particularly described in Exhibit "B," which is attached to this Resolution and incorporated by this reference; and

WHEREAS, the applicant for PHG14-0014 now seeks approval of the General Plan Amendment from the City Council; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act and that a Notice of Notice of Exemption was issued on March 10, 2015, incompliance with the California Environment Quality Act ("CEQA") Section 15-61 (b)(3). "General Rule", and

Whereas, the City Council has held a duly noticed public hearing to consider the proposal, and desires at this time, and deems it to be in the best interest, to approve said request; and

1. That the above recitations are true.

2. That the City Council has reviewed and considered the environmental review which was issued on March 10, 2015, and has determined that it is complete and adequate for this project, and there are no significant environmental effects which are not mitigated.

3. That upon consideration of the environmental review, all materials in the staff report (a copy of which is on file in the Planning Division), the Planning Commission recommendation, public testimony presented at the hearing, and all other oral and written evidence on this project, the City Council hereby approves said General Plan Amendment (PHG14-0014).

4. That the approval is based on the Findings/Factors to be considered set forth in the attached Exhibit "A" which is incorporated by this reference.

IT FURTHER RESOLVED that pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development Department and Public Works Department.

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 Section 66020.

FINDINGS OF FACT AND FACTORS TO BE CONSIDERED
PHG14-0014
EXHIBIT"A"

General Plan Amendment PHG14-0014:

1. The public health, safety and welfare will not be adversely affected by the proposed amendment since the amendment is only to change the General Plan designation from GC (General Commercial) to LI (Light Industrial) to be consistent with the M-1 zone (Light Industrial).

2. The proposed General Plan Amendment for the subject site would be compatible with existing development patterns in the surrounding areas, since the existing development of the site is consistent with surrounding land uses, and no increase in density or development is being proposed.

3. The proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) would be consistent with the goals and polices of the General Plan as a whole, since the site was previously designated as light industrial prior to the General Plan update in 2012 and no development is associated with the amendment.

4. The proposed General Plan amendment is suitable and will not affect the allowed land uses in any zones since the change is limited to the subject site and would be consistent to the underlying zoning of M-1 (Light Industrial).

EXHIBIT "B"

Legal Description:

Parcel 2 of Parcel map No. 678, in the City of Escondido, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, November 24, 1971.

Excepting therefrom all that portion lying within a strip of land 13.00 feet in width, the southeasterly line of said strip being the most Southeasterly line of said Parcel 2, said Southeasterly line also being the Northwesterly line of Citracado Parkway as shown on said Escondido Map No. 71-31

FUTURE CITY COUNCIL AGENDA ITEMS
April 2, 2015

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

April 15, 2015
No Meeting

April 22, 2015
4:30 p.m.

	PRESENTATION
	A Mercado Presentation – Maria Bowman (S. Abed and M. Morasco)
	SANDAG – San Diego Forward: The Regional Plan
	CONSENT CALENDAR
	Reject All Bids for the Fleet Replacement Vehicles and Authorize Fleet Services to Purchase Vehicles from Downtown Ford by Utilizing the Cooperative Purchasing Contract with the State of California (S. Bennett) *On February 17, 2015, request for bids were mailed to sixteen bidders, on March 11, 2015, one bid was received, evaluated, and determined that the bid received substantially exceeded the City's estimated cost.; consequently, as per Municipal Code Section 10-102(f), Council may reject all bids and proceed with the terms of section 10-103(e), informal and formal bidding procedures are dispensable.*
	Approve the Fifth Amendment to the Consultant Contract for Design of the Citracado Parkway Extension Project (E. Domingue) *The resource agencies are requiring that updated biological surveys be completed. A potential grant funding agency, EDA has stated that the completion of environmental permitting will improve the City's project as a candidate for Federal funds/grants.*
	Set a Public Hearing Date to Consider Establishing an Underground Utility District at El Norte Parkway Between Kaile Lane and Key Lime Way (E. Domingue) *Currently in design, the El Norte Parkway Project would construct a second bridge crossing the Escondido Creek on the north side of the road, along the median improvements extending from El Norte Hills Place to East Valley Parkway. In order to construct the bridge, overhead utilities are required to be temporarily relocated, and would be permanently placed underground with the construction of the bridge. In order to use 20A Funds collected by SDG&E available for undergrounding projects within the City of Escondido, an Underground Utility District needs to be established by City Council.*

	CONSENT CALENDAR Continued
	Approve an Fifth Amendment to the Consulting Agreement with SCS Engineers for Remediation Services at the former Orange Glen Market Site (E. Domingue) *The former Orange Glen Market site, acquired along with the Bear Valley/East Valley Parkway project, requires continued remediation as a result of two former leaking underground storage tanks. The cost of remediation will be paid for by the State Underground Storage Tank Clean-Up Fund and with funds set aside by the former property owner when the property was acquired by the City.*
	Destruction of Records (D. Halverson) *The records identified for destruction are more than one year old, do not affect the title to real property or liens thereon, are not court records, are not required to be kept further by a statute and are no longer required by the City. Authority to destroy these records is requested as provided CA Gov. Code Sec. 34090. Dept. Head and City Attorney have approved these records for destruction.*
	PUBLIC HEARINGS
	Annexation, Subdivision and Development Agreement (PHG 14-0006, PHG 14-0007, SUB 14-0002, ENV 14-0003) (B. Redlitz) *This is one of several annexations and subdivisions the City Council has considered and approved within the subject area proposed by the applicant. Development Agreements are required because of the N. Broadway Deficiency Area and will provide a $12,500/lot deficiency fee plus other improvements. The Planning Commission recommended approval on March 24, 2015.*
	Approval of Final Consolidated Plan for 2015-2019 CDBG and HOME Funding and Fiscal Year 2015-2016 One-Year Action Plan (E. Domingue) *This is the second of two required Public Hearings for the CDBG and HOME program for Council to review and approve the 2015-2019 Consolidated Plan. City Council is being asked to adopt the final 2015-2019 Consolidated Plan and related 2015-2016 One-Year Action Plan.*
	CURRENT BUSINESS
	Purchase of Furniture for HARRF Operations Building (C. McKinney) *Purchasing furniture through the NJPA Purchasing Cooperative allows the City to expedite the purchase and installation of furnishings at the new HARRF Operations Building while complying with state laws that require government entities to make purchases from an approved list of vendors who have gone through a competitive procurement process.*
	Designation of Authorized Representative for Clean Water State Revolving Fund Loans for the Recycled Water and Potable Reuse Program (C. McKinney) *The Clean Water State Revolving Fund requires an authorized representative that will sign loan documents on behalf of the City to be established by resolution.*
	WORKSHOP
	Fiscal Year 2015/2016 Budget Briefing (S. Bennett) *The City Council adopted a two year budget for the General Fund. The budget consisted of a detailed 2014/2015 budget and a summary 2015/2016 budget. The Finance department will update the 2015/2016 General Fund information and take direction from the Council on preparing a new two year budget to be considered in June 2015.*
	Future Agenda Items (D. Halverson)

ESCONDIDO
City of Choice

City Manager's WEEKLY UPDATE to City Council

April 1, 2015

ECONOMIC DEVELOPMENT

Congratulations to Stone Brewing Company which is now the 9th largest craft brewery in the country. It previously had been in 10th place. Three other regional breweries made it to the top 50: Ballast Point, 31st; Karl Strauss, 45th; and Green Flash, making its debut on this list, 48th. For more information please see the March 31, 2015 edition of the San Diego Union Tribune at http://www.utsandiego.com/news/2015/mar/31/four-san-diego-50

SPECIAL EVENTS

- On Friday, April 3, 2015 hundreds of classic cars will return once again to the streets of Downtown Escondido to kick off another exciting season of Cruisin' Grand! Cruisin' Grand runs from 5-9 p.m. every Friday from April 3 to October 2 along Grand Avenue in historic Downtown Escondido. All Pre 1974 American cars are welcome on ANY night, and can park in any road closure except South Broadway, which is reserved for the club of the night.

  To celebrate Cruisin' Grand's 2015 season, a special Wine and Craft Beer Festival will add to the fun of Cruisin' Grand on April 10. Local wineries and craft breweries will offer tastes of their finest selections on the beautiful Maple Street Plaza. Admission to the festival area is $20 and includes 12 drink tickets. Each ticket good for 1 oz. wine and/or 2 oz. beer taste. Tickets may be combined to equal full glasses of wine/beer. 21 and over only. IDs will be checked upon entry. No one under 21 permitted inside the tasting area. Tickets may be purchased at the event or online now at: http://events.r20.constantcontact.com/register/event?oeidk=a07eakadpnna1d509e9&llr=eoyxpfjab For more information about Cruisin' Grand and a schedule of events, visit www.cruisingrand.com .

- For information about other events taking place in Escondido, please visit www.visitescondido.com

COMMUNITY DEVELOPMENT

Planning:

- Getting to Yes - Staff reviewed the conditions of approval for the recent Master Plan modification for the Westfield mall and determined that the proposed expansion and improvements for a fitness facility on the lower level of the former Robinson-May building can be handled administratively with staff design review.

- Per City Council direction regarding the Emergency Shelter Overlay Zone, a public meeting has been scheduled on Monday, April 13th at 6:00 PM to discuss alternative or additional locations where a shelter may be allowed as a permitted use. The attached public notice has been sent to all property and business owners in the zones under consideration as well as to all interested parties on our mailing list, and will be published in the newspaper. The workshop will be an open house format.

- The Mitigated Negative Declaration for the Southwest Sewer Realignment Project has been released for a 30-day public review period which ends on April 1, 2015. To date, comments have been received from the State Water Resources Control Board, California Department of Fish and Wildlife and Escondido Neighbors United. The document is available at the following links:
http://www.escondido.org/southwest-sewer.aspx
http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/MNDnoticeofNegDecforPosting.pdf

- Staff met with a member of the Niki Charitable Art Foundation to discuss the repairs for the Queen Califia Magical Circle. The Foundation has agreed to split the cost of repairs for the next two phases involving rebuilding the travertine benches and replacing broken tiles on entry maze walls. The work effort is anticipated to take several months, but the Magical Circle will remain open during these repairs. Please see the City Website for details on opening days/hours.

- Major Projects Update:

  - Oak Creek (NUW) – The annexation application has been submitted to LAFCO. The Department of Toxic Substances Control (DTSC) is inviting participation in a community survey assessing interest in the Response Plan prepared by Oak Pond, LLC to assess heavy metal and petroleum-hydrocarbon impacted soil from localized areas on the site of the Oak Creek Project. The survey is attached; comments are due by Monday, April 6, 2015.
  - Amanda Estates (NUW) – The project was unanimously recommended for approval by the Planning Commission on March 10th. The City Council hearing is scheduled for April 8th.
  - Centerpointe 78 Commercial – The Draft EIR remains on hold at the applicant's request pending resolution of traffic mitigation requirements. Staff has requested further analysis of alternative mitigation measures.
  - North Broadway Deficiency Area Projects – Staff continues to work with the anticipated developer (Lennar) of the properties east of Ash Street regarding a comprehensive grading plan and associated design changes, with the goal of achieving substantial conformance with the approved tentative maps as anticipated

in the development agreements. The developer is working towards commencement of grading activities in April; grading activities will need to avoid areas in close proximity to nesting bird sites. Revisions to the traffic analysis are still needed to address construction vehicle trips from the proposed mass grading and import of fill. The Zenner annexation, subdivision and development is tentatively scheduled for City Council consideration on April 22nd pending negotiations on the development agreement terms. Staff is awaiting submittals regarding the offsite easements needed to construct traffic mitigation measures at the Ash/Vista intersection in the unincorporated area in order to avoid potential condemnation issues.

- Kaen Planned Development (2516 S. Escondido Blvd.) – Staff has completed review of a revised conceptual plan which addresses some of the concerns previously identified by staff. Staff has provided comments recommending further revisions to address fire access and design issues; the applicant is evaluating response to these comments. The application is incomplete.
- Wohlford – A letter has been sent for the proposed 55-unit residential subdivision and planned development at 661 Bear Valley Parkway advising the applicant that the application is incomplete and identifying the necessary submittals to continue processing the application. The applicant is coordinating with staff regarding a Specific Alignment Plan for Bear Valley Parkway.
- Latitude II – The applicant submitted revised plans which are under review; the applicant is proposing not to incorporate many staff comments (including specific Fire Department comments regarding minimum turning radius and Centre City Parkway improvements) into the revised plans as part of the Planned Development application and does not concur with the staff determination to require a traffic analysis and preparation of a negative declaration. Staff is working with the applicant to evaluate alternative means to satisfy concerns regarding emergency access. The application is incomplete.

Building Division:

- The Building Division had a very busy week issuing 67 permits for the week with a total valuation of $988,533.
- Photovoltaic permits are again dominating the permit activity for the week. Building issued 17 permits this week with 208 permits issued so far this year compared to 133 issued at the same time last year.
- Inspections and counter contacts remain steady with inspections averaging 24 per day with 24 on Friday and counter contacts averaging 36 per day with 26 on Friday.
- The Building Division has approved the plans for a new 76 unit condominium project at 2412 S Escondido Blvd. Approval of the Final Map is required prior to permit issuance.

- The new Monticello Assisted living facility is moving towards a final building inspection projected for the end of April.
- Permits were issued for 3 custom single family dwellings at 969 Bennett, 2190 Krystal Pl. and 2196 Krystal Pl.

CAPITAL IMPROVEMENTS

FY2014-2015 Street Rehabilitation Project:
March 30th through April 3rd, 2015 the concrete subcontractor will be completing concrete for the pedestrian ramps, driveways and sidewalks along 5th Avenue between Centre City Parkway and Escondido Boulevard. Pavement resurfacing will be along Mission Avenue between Broadway and Centre City Parkway, Escondido Boulevard between Crest Street and Washington Avenue.

Elm Street between Washington Avenue and the Flood Control Channel:
Pavement was placed on Friday, March 27th with concrete sidewalks and driveways being installed on April 2nd and 3rd.

Simpson Channel/ Indian Creek Emergency Repair:
Public Works staff discovered a 30' section of the concrete channel wall had fallen from its vertical position onto the channel floor. Staff has selected the low bidder and will be performing the repair work later this month. Public Works staff secured the channel wall into a vertical position with the aid of 2 ton blocks of concrete so that the businesses are safe until the permanent repairs are made.

Private Development

Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):
The contractor has begun to prepare for the installation of roadway base material for the placement of concrete surface improvements between Idaho Avenue and Birch Street. Dry utilities are continuing between Idaho Avenue and Suburban Hills Drive.

2412 South Escondido Boulevard:
The contractor is continuing to construct the onsite retaining walls. The new 48" storm drain system is being installed. The first Storm Drain box has been constructed in the middle of Escondido Boulevard. Its placement had to be modified due to the tight tolerances between the City's 16" force main sewer and the AT&T fiber optic trunk line.

Escondido Boulevard at 3rd Avenue Fiber Optic Project:
A portion of the pavement restoration has been completed. Staff is waiting on confirmation for the remainder of the work.

SDG&E 16" Gas Main Inspection:
SDG&E crews started excavation on their pipeline this week. The line is located on Rocksprings Road at Deodar Road. The work is expected to be completed during the next two weeks.

PUBLIC SAFETY

Police

INCIDENTS

- On 03-23-15, officers were dispatched to Golden State Liquor at 935 W. Mission reference a body found in a car. Investigation showed that a 62 year old homeless man living inside his vehicle died of natural causes.
- On 03-24-15, a San Marcos sheriff detective chased a suspect with a stolen credit card and tackled him. The suspect assaulted the detective and Wal-Mart security. EPD arrived to assist with the arrest and took a PC 69 (Assault on an officer) crime case.
- On 03-24-15, a white female and a black female carjacked a male victim by knifepoint at the 7-11 located at 503 W. Washington. The victim's car was recovered later that day unoccupied.
- On 03-26-15, Traffic Collision Investigators investigated a single vehicle fatal collision at Via Rancho and Camino Postigo. Preliminary, it is believed that driver was speeding, lost control of his vehicle and collided into a concrete retaining wall. The 33 year old Escondido resident died later at Palomar Hospital. Alcohol is not believed to be a factor.
- On 03-28-15, officers assisted the FD with a business fire at the Carl's Jr located at Mission and Quince.
- On 03-28-15, an intoxicated female driver drove off the roadway, down an embankment, through the golf cart tunnel and ultimately stopped on the second hole at Eagle Crest Golf Course. She later assaulted officers and Palomar Hospital Staff.
- On 03-28-15, Traffic Collision Investigators investigated a single vehicle accident with major injuries at Lincoln and Fig. A female driver crashed into a traffic signal pole after claiming to have huffed some kind of substance.
- On 3-29-15, Traffic Collision Investigators investigated a fatal traffic collision involving a pedestrian at Lincoln and Broadway. Preliminarily, it is believed that the pedestrian was crossing the street against a red light and a truck coming off of 78 onto Broadway had the green light. The 35 year old pedestrian died a short time later at the hospital.

EVENTS

- On 3-28-15, The EPD Baker to Vegas team competed in the annual race. It took the relay team about 23 hours to finish. The conditions were brutal, with 100+ degree weather.

- On 3-27-15, Lt. Al Owens was honored with the Elks Award for his Community Service efforts.
- On 3-28-15, the police department hosted the CSUSM, "Young Adventurers" group. The Young Adventures are children, between the ages of 8 and 12, who benefit from community outreach programs and local activities. On Saturday about fifteen participants came to the police department where they were welcomed by Chief Carter. They watched a K-9 demonstration, a SWAT static display and they were given a tour of the station by members of the Explorer's program. This is the second year that we have worked with CSUSM on this event and have started plans for next year.
- On 3-26-15, Officer Tom Venable received his 7th DUI Officer of the Year Award at the annual MADD Awards Luncheon.
- On 3-28-15, EPD hosted a safety academy. The class was attended by 15 kids from Escondido schools ranging in ages of 6-14 years old. Members of the EPD training and defensive tactics training staff ran the kids through self-defense drills as well as an anti- abduction scenario.
- On 3-28-15, Mike's BBQ hosted a fund raiser for the EPD explorer program. The program raises money annually to fund the kid's participation in the Explorer Academy in San Diego.

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

NOTICE OF EMERGENCY SHELTER OPEN HOUSE MEETING

ESCONDIDO CITY HALL MITCHELL ROOM

201 N. Broadway
Monday, April 13, 2015
6:00 p.m. – 8:00 p.m.

The City of Escondido Planning Division invites all interested persons to attend a community open house meeting at the place, date and time listed above to gather public input on locations for the potential expansion of the City's Emergency Shelter Overlay. Staff will be available to provide information and answer questions. No formal presentations will be given; visitors are welcome to arrive anytime during the open house. **Please note that there are no pending applications to develop an emergency shelter being considered by the city at this time.**

BACKGROUND:

Every California city is required to adopt a General Plan that guides the jurisdiction's build-out and long-range development. The General Plan includes a Housing Element containing policies and programs to address the housing needs of the entire community that is adopted every eight years. In order to qualify for a wide variety of grants to plan, design and construct various city improvements, including streets, sidewalks, parks, trails, open space, etc., the state Department of Housing and Community Development (HCD) must certify the jurisdiction's Housing Element to be compliant with state housing law. Because Escondido's prior Housing Elements have all been certified by HCD, the City has been awarded over $9,500,000 in grants since 2007 benefitting the entire community.

A new state housing law requires jurisdictions to include an area where emergency shelters are allowed as a permitted use. The City Council adopted Ordinance No. 2013-09 that amended the zoning code and designated 74 acres of M-1 (light industrial) zoned land in west Escondido as an Emergency Shelter Overlay (overlay) in compliance with state housing law on October 23, 2013. The overlay does not require property or business owners to sell or lease their property for emergency shelters; it merely identifies a designated area where emergency shelters can locate in the community as a permitted use without a public hearing.

Comments received from residents and business/property owners resulted in the City Council directing staff to further examine the overlay. Specifically, the City Council motion states *(verbatim):* "Adopt Ordinance No. 2013-09, approving the amendment to the zoning code and directing staff to expand the overlay zone to other M-1 zone areas, or a combination of zones, subject to additional public hearings." Staff is evaluating additional areas for expanding the Emergency Shelter Overlay pursuant to the City Council's motion. The community open house meeting will be conducted by the Planning Division staff to accept community input regarding proposed expansion areas. *You have received this notice because you either own property and/or a business within the existing emergency shelter overlay, or within an area being considered for expanding the overlay, or have expressed interest in receiving information regarding this matter.* All interested persons are encouraged to attend and provide input.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

For additional information or questions about this meeting, please contact:

Jay Petrek
Assistant Planning Director
jpetrek@escondido.org
(760) 839-4556

Date: March 30, 2015

RECEIVED
MAR 27 2015
PLANNING DIVISION

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee
Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

March 23, 2015

Community Assessment for Proposed Response Plan for Oak Creek

Para información en español por favor comuníquese con Marina Perez al número (818) 717-6569.

Dear Community Member:

You are invited to complete and return the attached community survey assessing interest in the Response Plan prepared by Oak Pond, LLC ("Oak Pond"), to address heavy metal- and petroleum hydrocarbon-impacted soil from localized areas of the single family housing development described as "Oak Creek," which is proposed for the area generally referred to as 815 Hamilton Lane, Escondido, California (the "Site").

The Site consists of approximately 42 acres of land located east of Felicita Road, south of Hamilton Lane, and on the east and west sides of Miller Avenue in San Diego County, California. Historically, the Site was used for agricultural, nursery, and wood-chopping operations. In addition, soil was imported to the Site from off-site properties. As a result, heavy metals (including arsenic) and total petroleum hydrocarbons came to be present in soil at the Site.

In order to address the presence of the heavy metals and petroleum hydrocarbons, Oak Pond, LLC, voluntarily entered into an agreement with the California Department of Toxic Substances Control (DTSC), pursuant to the California Land Reuse and Revitalization Act, to prepare and implement the Response Plan. The purpose of the Response Plan is to reduce contaminant concentrations in soil to below cleanup standards specified by residential human health risk criteria employed by DTSC. Under the Response Plan, heavy metal and petroleum hydrocarbon-impacted soil will be excavated from the Site, and transported for disposal at a licensed off-site disposal facility under DTSC oversight.

In addition, the Site is located down gradient from the Chatham Brothers Barrel Yard with respect to groundwater flow. Releases of hazardous substances from the Chatham Brothers Barrel Yard have affected groundwater. The hazardous substances include volatile organic compounds such as tetrachloroethylene (typically referred to as PCE) and trichloroethylene, which is referred to as TCE. Due to the Site's down-gradient location from the Chatham Brothers Barrel Yard, a deed restriction will be recorded on the Site title to prohibit the use of groundwater at the Site for any purpose.

DTSC's overall goal is to restore and protect the environment, in part by overseeing environmental investigation and cleanups. Your response to the community survey will help DTSC develop future public participation activities associated with this and other cleanup efforts. **Please complete and return the attached community survey by Monday, April 6, 2015.**

If you have any questions regarding the Site, please contact the DTSC project manager, Poonam Acharya, at (714) 484-5471 or poonam.acharya@dstc.ca.gov, or, Tim Chauvel, at (714) 484-5487 or tim.chauvel@dtsc.ca.gov.

Sincerely,

Tim Chauvel
Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90630

Department of Toxic Substances Control March 2015

Community Survey

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Proposed Response Plan Oak Creek
City of Escondido, San Diego County, California

Please mail your survey responses by April 6, 2015 or e-mail to: TChauvel@dtsc.ca.gov, fax (714) 484-5438

1. **Before you read the attached letter, were you aware of this Site?**

   ☐ Yes ☐ No

   If Yes, where did you find out about this Site?

   ☐ News media (e.g., newspapers, television, radio, internet, etc.)
   ☐ Neighbors
   ☐ Relatives
   ☐ Other (Please explain in the lines below)

   _____

   _____

2. **What is your interest level in this Site?**

   ☐ **High** – I am very interested. I would read information mailed to me and speak with others about this Site.
   ☐ **Moderate** – Some interest. I am interested in hearing or reading more about this Site.
   ☐ **Low** – Unsure if I am interested or not.
   ☐ **None** – No interest. I do not want information about this Site.

3. **Do you have any specific concerns about this Site?**

   ☐ Yes ☐ No

   If yes, please describe:

   _____

   _____

   _____

   _____

4. **We want to tell you more about this Site. What is the best way to give you information?**

   ☐ US Postal Service – Printed material and/or letters.
   ☐ Electronic Version – Read via E-mail or Website
   ☐ Newspaper. – What newspaper do you read? _____
   ☐ Radio. – What radio station do you listen to? _____
   ☐ Community meetings.

Note: survey responses received by the DTSC are public record and may be released to the public if requested.

➔ ➔ ➔ ***Please continue on the backside*** ➔ ➔ ➔

Cal/EPA DTSC State of California

5. **Tell us if you are willing to attend a meeting about this Site.**

   ☐ I would attend a meeting.
   ☐ I would not attend a meeting.

   When is the best time for you to attend a public meeting?

   ☐ Weekday ☐ Weeknights ☐ Weekends

6. **What language would you like to receive information in, about Site?**

   ☐ English ☐ Spanish ☐ Other _____

7. **Is there an active community group or individual(s) in your neighborhood that we should add to our mailing list?**
   Please provide us with the following information:

   Name: _____
   Mailing Address: _____
   Phone Number: _____ and/or E-mail: _____

8. **Please add any other comments.**

   _____
   _____
   _____
   _____
   _____

9. **We sometimes need to speak with community members to learn more. Would you be willing to speak with us?**
   Please indicate here and include a phone number and/or e-mail address.

   ☐ Yes, I would like to participate. ☐ No, I would not like to participate.

   Name: _____
   Phone #: _____ and/or E-mail: _____

10. **If you would like to receive information about the Site, please complete the information below.**
    Choose the box below to indicate if you would like to be added, removed, or update your current information.

    ☐ **Add** me to Mailing List ☐ **Update** my information ☐ **Remove** me from the Mailing List

    ☐ **E-mail only;** please send all Site information by e-mail only

    Name: _____
    Mailing Address: _____
    Phone Number: _____ and/or E-mail: _____

More information about this Site can be found at www.dtsc.ca.gov or
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001961