

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/12/17

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the 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 Commission during the meeting are part of the public record and may be retained by the City.

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.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.**

E. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. TENTATIVE SUBDIVISION MAP – SUB 17-0013:

REQUEST: A Tentative Subdivision Map for eight single-family residential lots on approximately 2.87 acres of land. Proposed lot sizes range from 10,006 SF to 14,205 SF. The existing single-family residence is proposed to be retained on proposed Lot 1 and the detached garage and shed removed. Access would be provided from Citrus Avenue by a new private cul-de-sac street. Citrus Avenue would be widened to its ultimate width across the project frontage to include appropriate transition to existing roadway improvements north and south of the subject site within the existing right-of-way. Grading includes a combination of cut and fill, with anticipated import of approximately 6,500 cubic feet of material. Fill slopes ranging from approximately 2 feet to 5.5 feet in height are proposed along the northern and western property boundaries. Sewer would be provided from the extension of the existing sewer main in Meadowlark Lane on the east. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 2.87-acre project site is located on the eastern side of Citrus Avenue, south of Bear Valley Parkway, addressed as 220 S. Citrus Avenue (APN 231-470-03).

ENVIRONMENTAL STATUS: Pursuant to Article 19, "Categorical Exemptions" of the California Environmental Quality Act (CEQA) the proposed project qualifies for a Categorical Exemption in conformance with CEQA Section 15332, "Infill Development Projects."

APPLICANT: Consultants Collaborative

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

September 12, 2017

The meeting of the Escondido Planning Commission Meeting was called to order at 7:00 p.m. by Chairman Weber, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Stan Weiler, Commissioner; James Spann; Commissioner; Michael Cohen, Commissioner; Don Romo, Vice-chairman; and James McNair, Commissioner.

Commissioners absent: Joe Garcia, Commissioner.

Staff present: Bill Martin, Director of Community Development; Mike Strong, Assistant Planning Director; Adam Finestone, Principal Planner, Jay Paul, Senior Planner; Darren Parker, Assistant Planner II; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann seconded by Commissioner McNair, to approve the minutes of the August 8, 2017, meeting. Motion carried. Ayes: Spann, McNair, Weiler, and Cohen. Noes: None. Abstained: Weber and Romo. (4-0-2)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS:

Assistant Planning Director Strong indicated that the City was hosting an informational open house for the South Centre City Specific Plan on September 28, 2017. Assistant Planning Director Strong also stated that the Mayor was hosting a Town Hall meeting on October 4, 2017.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS: – None.

CURRENT BUSINESS:

1. EXTENSION OF TIME – PHG 17-0013:

REQUEST: Two-year Extension of Time for a previously approved Tentative Parcel Map, Grading Exemptions and the removal of 0.50-acres of Diegan Coastal Sage Scrub.

LOCATION: 3251 Reed Road (APN: 240-190-65)

Darren Parker, Assistant Planner II, referenced the staff report and noted staff recommended approval for the Two-year Extension of Time for the previously approved Parcel Map (PHG 17-00013).

ACTION:

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

2. EXTENSION OF TIME – SUB 17-0026:

REQUEST: Three-year Extension of Time for a previously approved Tentative Subdivision Map (**TR 951**), which is a 12-lot single-family residential subdivision known as "Jack's Creek".

LOCATION: 640 Oakwood Creek Glen (APN 225-160-02)

Jay Paul, Senior Planner, referenced the staff report and noted staff recommended approval for the request for a three-year Extension of Time for a previously approved twelve-lot Tentative Subdivision Map (TR 951).

ACTION:

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

3. Kick-off presentation for the South Centre City Specific Plan an informational item **(PHG 15-0003)**.

Mike Strong, Assistant Planning Director, and Claudia Tucker, with City Place Planning, provided the presentation for the South Centre City Specific Plan and requested input.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:47 p.m. The next meeting was scheduled for October 10, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: 6.1
Date: October 10, 2017

CASE NUMBER: SUB17-0013

APPLICANT: Consultant Collaborative

LOCATION: The approximately 2.87-acre project site is located on the eastern side of Citrus Avenue, south of Bear Valley Parkway, addressed as 220 S. Citrus Avenue (APN 231-470-03).

TYPE OF PROJECT: Tentative Subdivision Map

PROJECT DESCRIPTION: A Tentative Subdivision Map for eight single-family residential lots on approximately 2.87 acres of land. Proposed lot sizes range from 10,006 SF to 14,205 SF. The existing single-family residence is proposed to be retained on proposed Lot 1 and the detached garage and shed removed. Access would be provided from Citrus Avenue by a new private cul-de-sac street. Citrus Avenue would be widened to its ultimate width across the project frontage and would include appropriate transition to existing roadway improvements north and south of the subject site. Grading includes a combination of cut and fill, with anticipated import of approximately 6,500 cubic feet of material. Fill slopes ranging from approximately 2 feet to 5.5 feet in height are proposed along the northern and western property boundaries. Sewer would be provided from the extension of the existing sewer main in Meadowlark Lane on the east.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Suburban (up to 3.3 du/ac)

ZONING: R-1-10 (Single-Family Residential, 10,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES:

Staff feels the issues are as follows:

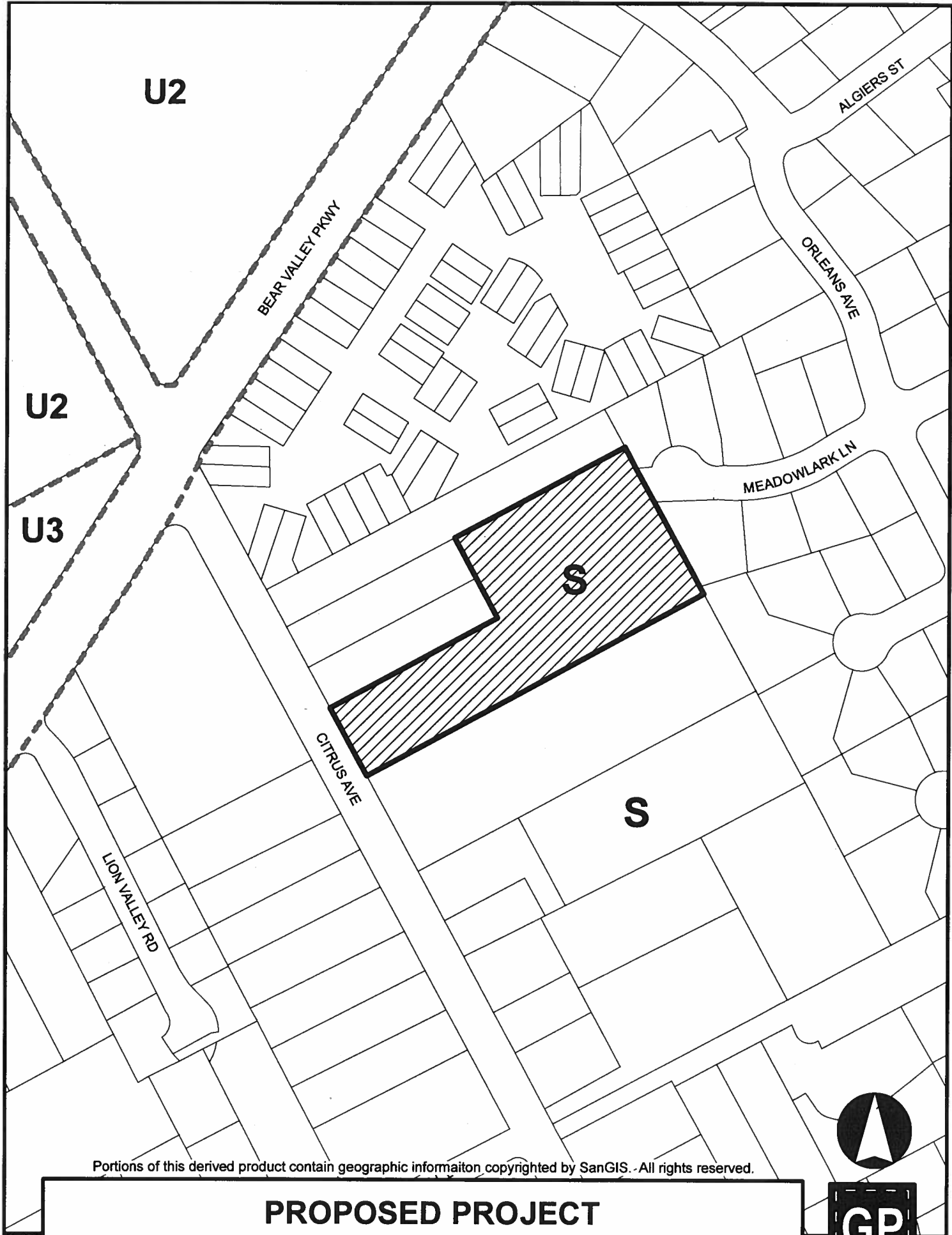
1. Appropriateness of the project design and grading, and whether the proposed subdivision would be compatible with surrounding development.

REASONS FOR STAFF RECOMMENDATION:

1. Staff believes the proposed development of eight lots on the subject site would be appropriate because the project density and lot sizes are consistent with the Suburban land-use designation and R-1-10 zoning designation. Lots sizes ranging from approximately 10,006 SF to 14,205 SF would be compatible with the range of lots sizes throughout the surrounding neighborhood. The project layout and grading design provides adequate pad area to support the development of reasonably sized homes and usable yard area without the need for extensive manufactured slope/grades. The design and orientation of the lots would not create any adverse visual or compatibility impacts with adjacent lots. Adequate access and public utilities/services could be provided to the site. The proposed street design is appropriate for this development because the applicant has demonstrated the project design could accommodate a minimum of six cars on each lot (three in a garage and three in the driveway) along with a minimum of 1.5 on-street spaces per lot in accordance with the Suburban Street Design Standard.

Respectfully Submitted:


Jay Paul
Senior Planner



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**PROPOSED PROJECT
SUB 17-0013**



GENERAL PLAN

R-2-12

RT

R-3-18

BEAR VALLEY PKWY

PD-R 3.3

ALGERS ST

ORLEANS AVE

MEADOWLARK LN

R-1-10

CITRUS AVE

R-1-10

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**PROPOSED PROJECT
SUB 17-0013**

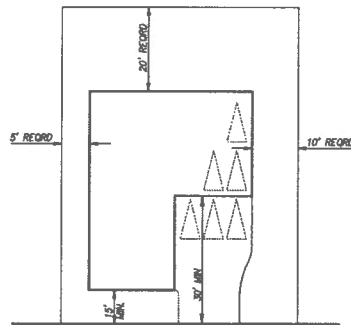


LOCATION/ZONING

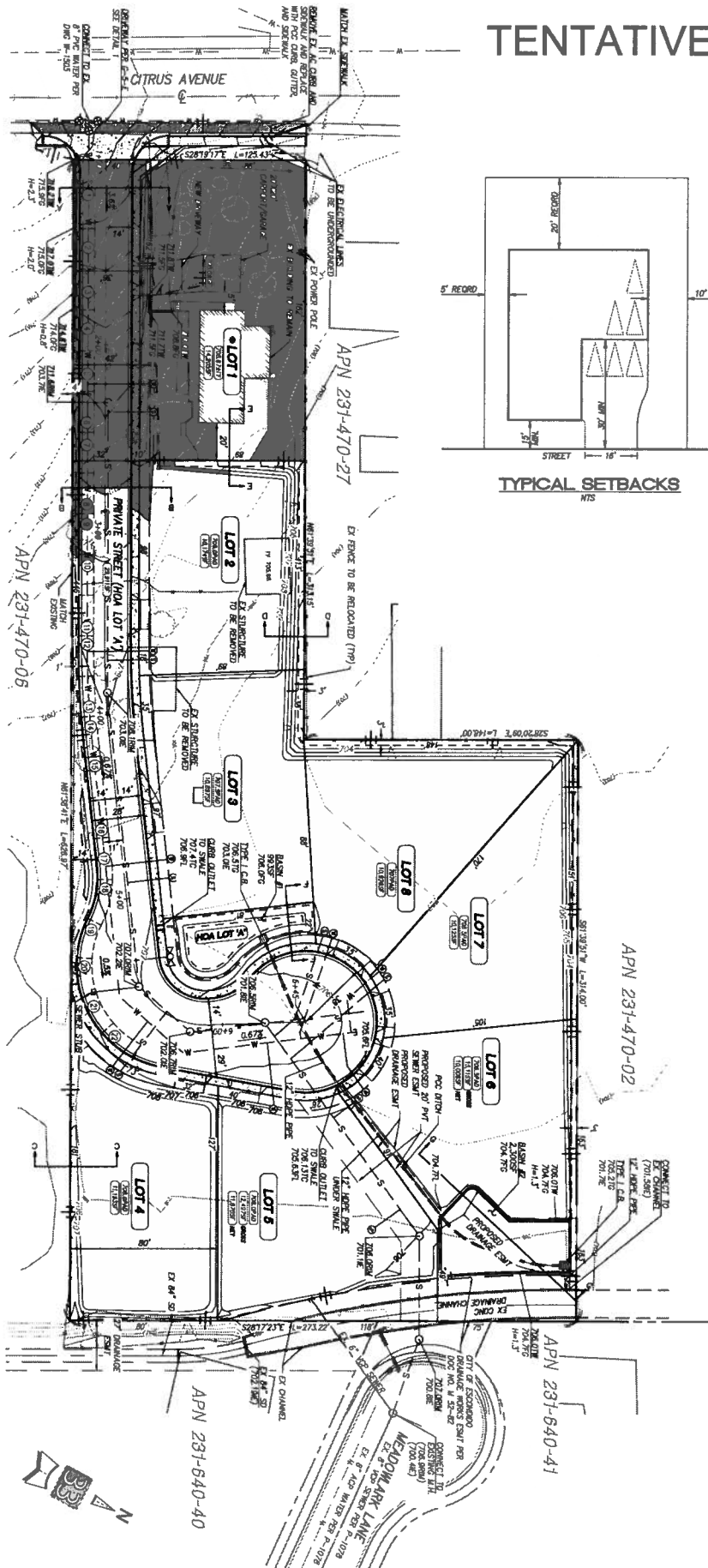
TENTATIVE SUBDIVISION MAP

LEGEND

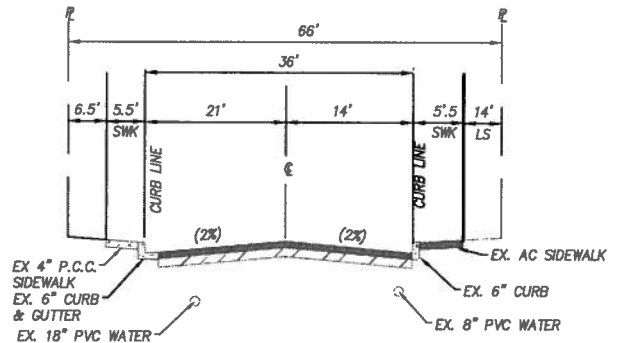
BOUNDARY LINE	---
LOT LINE	---
SLOPE	---v---v---
EXISTING CONTOUR	---715---
EXISTING FENCE	---x---x---
EXISTING ELECTRICAL	---(CH)---
PROPOSED SIDEWALK	---[Pattern]---
PROPOSED CONCRETE DITCH	--->>>>---
PROPOSED PARKING SPACE COUNT	①
PROPOSED PARKING	---[Pattern]---
PROPOSED CURB RAMP	---[Symbol]---
PROPOSED WATER LATERAL	---W---
PROPOSED SEWER LATERAL	---S---
PROPOSED 8" PVC WATER	---W---
PROPOSED 8" PVC SEWER	---S---
PROPOSED CLEANOUT	○
PROPOSED RETAINING WALL	---[Symbol]---
PARTIAL INFILTRATION BIOFILTRATION BASIN	---[Symbol]---



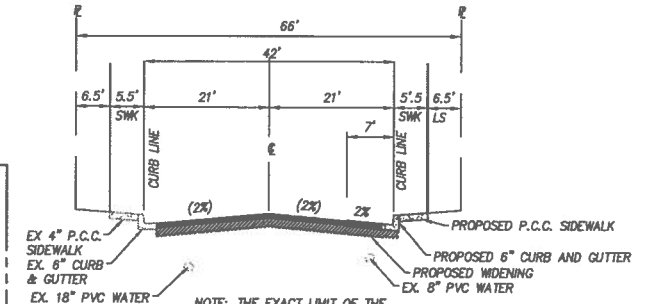
TYPICAL SETBACKS
HTS



EXISTING IMPROVEMENTS



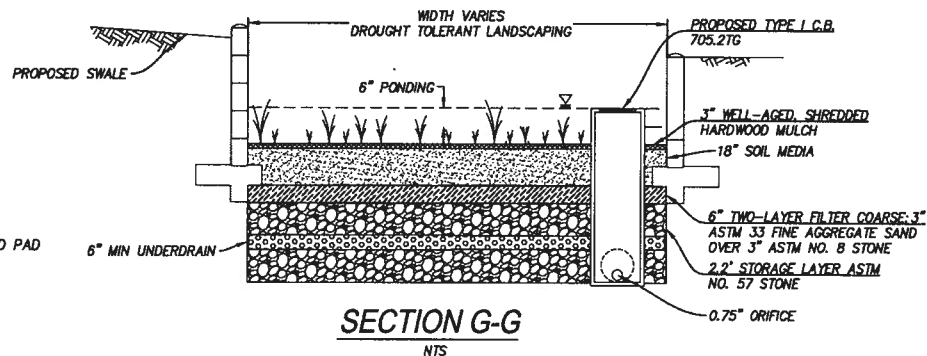
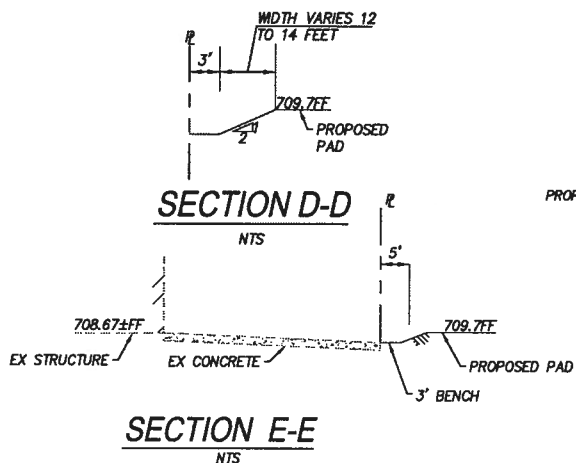
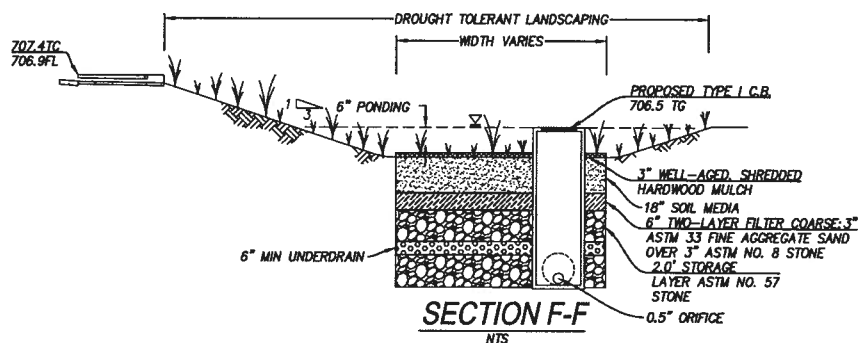
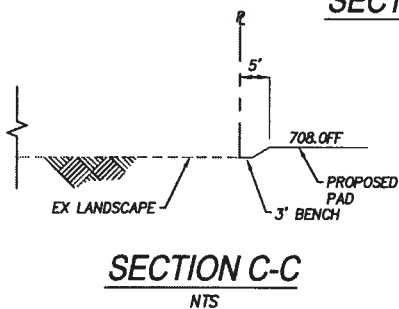
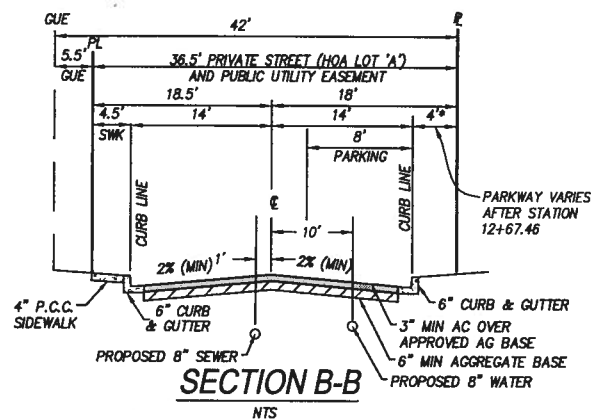
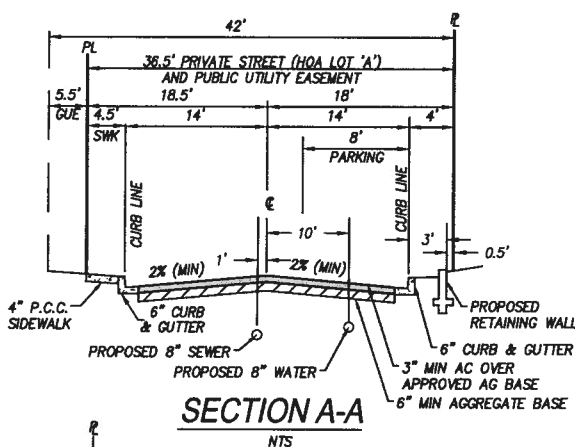
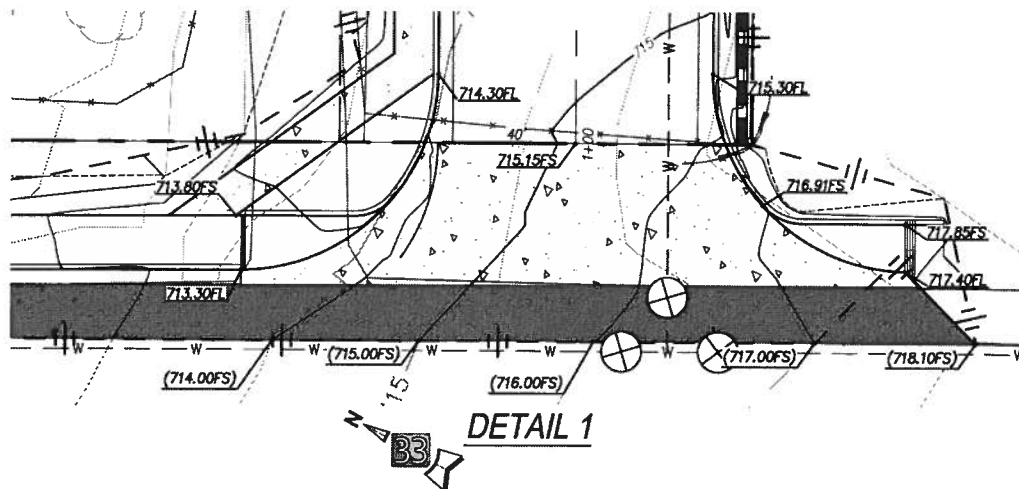
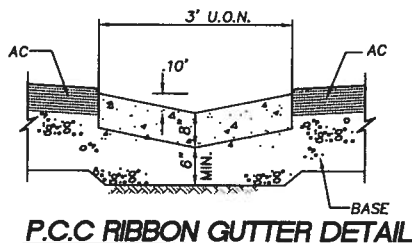
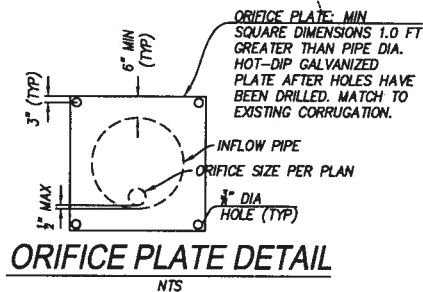
PROPOSED IMPROVEMENTS



NOTE: THE EXACT LIMIT OF THE STRUCTURAL SECTION PAVEMENT WILL BE DETERMINED DURING FINAL ENGINEERING.

PROPOSED PROJECT
SUB 17-0013

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**PROPOSED PROJECT
SUB 17-0013**

SD

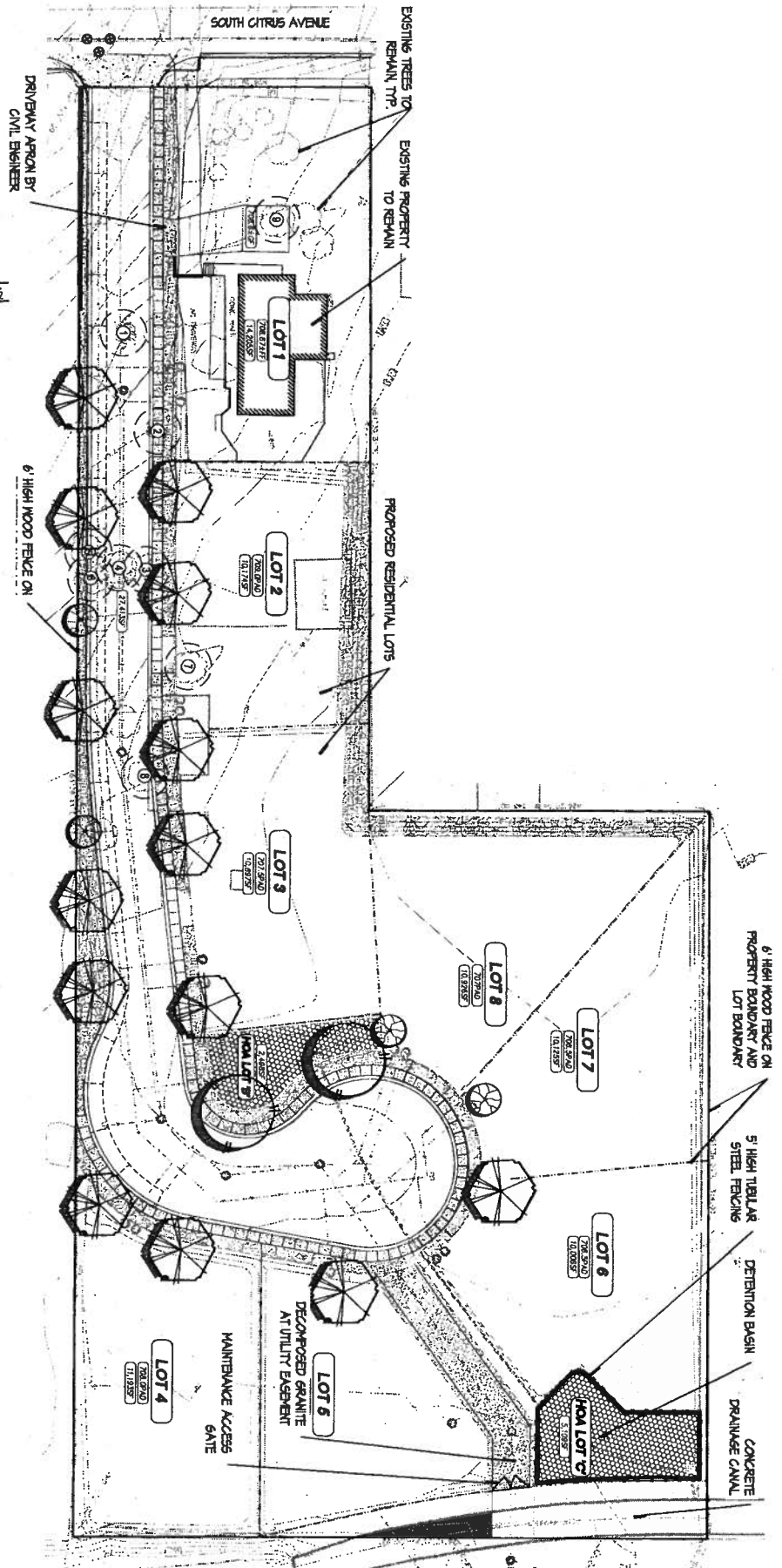
LANDSCAPE CONCEPT PLAN

PLANTING LEGEND

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MUCCOLS
	STREET TREES			
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX	M
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	24" BOX	M
	QUERCUS AGRIFFOLIA	COAST LIVE OAK	24" BOX	L
	QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	L
	QUERCUS LEX	HOLLY OAK	24" BOX	L
	DETENTION BASIN TREES			
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M
	POPULUS FREEMONTII	WESTERN COTTONWOOD	15 GAL.	M
	ACCENT TREES			
	ARECATUS MARINA	MARINA STRAWBERRY TREE	15 GAL.	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	L
	CERCIDILUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL.	L
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL.	M
	HOA MAINTAINED AREAS			
	ALOE ARBORESCENS	TORCH ALOE	5 GAL.	L
	ALOE STRIATA	CORAL ALOE	5 GAL.	L
	ALYOTINE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL.	L
	AGAVE SPP.	AGAVE	5 GAL.	L
	ARECATUS UNEDO	STRAWBERRY TREE	5 GAL.	L
	ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL.	L
	BACCHARIS SAROTHIROIDES	DESERT BROOM	1 GAL.	YL
	BOUSAINVILLEA SPP.	BOUSAINVILLEA	5 GAL.	L
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	L
	COTINUS COBSEYANA	PURPLE SHOE TREE	5 GAL.	L
	DIANELLA CAERULEA	BLUE FLAX LILY	1 GAL.	L
	LEYMIS GLAUCUS	BLUE MILD RYE	1 GAL.	L
	HETEROMELES AREUTIFOLIA	TOYON	5 GAL.	L
	KNIPHOFIA INVARIA	RED HOT POKER	5 GAL.	L
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA TREE	5 GAL.	M
	LAVANDULA SPP.	LAVENDER	5 GAL.	L
	LONANDRA LONGIFOLIA 'BREEZE'	DMARE MAT RUSH	1 GAL.	L
	MALOSMA LAURINA	LAUREL SUMAC	5 GAL.	L
	MELALEUCA NESOPHYLLA	PINK MELALEUCA	5 GAL.	L
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	L
	YUCCA BACCATA	SPANISH BAYONET	5 GAL.	YL
	BIO-RETENTION AREAS			
	LEYMIS GLAUCUS	BLUE MILD RYE	1 GAL.	M
	CAREX PRAEGRACILIS	FLATS SEDGE	FLATS	L
	CAREX TINILLICOLA	BERKELEY SEDGE	FLATS	L
	MULLEBERGIA CAPILLARIS	PINK MULEY	1 GAL.	L

EXISTING PLANT LEGEND - TREES TO BE REMOVED

SYMBOL	BOTANICAL	COMMON NAME	HEIGHT	CALIPER
①	WASHINGTONIA ROBUSTA	NEOGAN FAN PALM	45' B.T.H.	14"
②	WASHINGTONIA ROBUSTA	NEOGAN FAN PALM	45' B.T.H.	14"
③	JUGLANS NIGRA	BLACK WALNUT	20'	12"
④	OLEA EUROPAEA	OLIVE	10'	3"
⑤	OLEA EUROPAEA	OLIVE	10'	3"
⑥	FRAXINUS SPP.	ASH TREE	25'	12"
⑦	ULMUS PARVIFOLIA	LACEBARK ELM	25'	12"
⑧	FRAXINUS SPP.	ASH TREE	45'	20"
⑨	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	30'	12"



PROPOSED PROJECT
SUB 17-0013

LANDSCAPE PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size). Single-family residential homes are located north of the project site on lots ranging in size from 0.53 acres to 1.06 acres. Planned Development Residential zoning is located further to the north and is developed with single-and duplex type units with a density of 3.3 du/ac. The home located immediately to the north of proposed Lots 1 and 2 is located at a similar to slightly lower elevation to the project site. The project site generally slopes and drains to the northeast across the adjacent site. There are two fences across the northern boundary of the site including a chain-link fence associated with the subject parcel and a solid wooden fence that was constructed by the adjacent homeowners.

SOUTH: R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size). Single-family residences are located to the south on lots ranging in size from approximately 10,150 SF to 2.53 acres. The parcel immediately to the south is situated at a similar to slightly higher elevation than the project site and generally drains northeast towards the subject site. Chain-link fencing is located along the shared property boundary.

EAST: R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size). Single-family residential homes are located east of the project site across the concrete lined flood control channel on lots sizes of 10,000 SF or larger. The homes generally are situated at a higher elevation than the project site.

WEST: R-1-10 zoning (General Commercial). Single-family residential homes are located along the western side of Citrus Avenue on lots ranging from approximately 16,000 SF to 0.93 acres. A residential care facility is located to the northwest along the western side of the road.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. Appropriate on-site circulation is provided to accommodate emergency vehicles.
3. Traffic -- The project site fronts onto Citrus Avenue, which is designated as a Local Collector Street (66' R-O-W) in the General Plan Mobility and Infrastructure Element. A new private cul-de-sac street intersecting Citrus Avenue on the west would provide access to the project and would be maintained by the project homeowners' association. The new cul-de-sac street is designed in accordance with the Suburban standard with 28 feet curb-to-curb width and parking along one side of the street. Citrus Avenue in the project vicinity operates as a two-lane Local Collector street with approximately 8,600 average daily trips (ADT) with an LOS of "C" or better. Citrus Avenue has not been improved to its ultimate right-of-way across the project frontage, nor along the properties immediately north or south of the project site. Citrus Avenue has been improved to its ultimate right-of-way width along the western side of the roadway from Bear Valley Parkway south to the parcel located directly across the street from the subject site. An asphalt sidewalk provides pedestrian access along the eastern side of the road where it meets existing concrete sidewalk north of the project site. On-street parking is restricted along the eastern side of the street due to the existing pavement width. The intersection of Citrus Avenue and Bear Valley Parkway is signalized and currently operates at LOS "D." Citrus Avenue is identified as a proposed Class III bike route on the City's Bicycle Master Plan.

Based on the SANDAG Guide to Vehicular Traffic Generation Rates the eight-lot residential subdivision would generate up to 80 vehicle trips. Only 70 of these project-related trips (5.6 a.m. and 7.0 p.m. peak hour trips) would be new trips as the site is developed with one single-family residence. The Engineering Division indicated the increase in trips would not result in a significant direct or cumulative impacts on the area roadways nor generate peak hour trips that would adversely affect the amount of delay at the

intersection. The project is required to improve the project frontage along Citrus Avenue with appropriate transition to existing roadway improvements north and south of the project site, along with the payment of traffic impact fees. No additional traffic improvements are proposed or required.

Temporary Construction Traffic - Proposed grading includes a combination of cut and fill to include approximately 6,500 cubic yards import/fill. The load capacity of a haul truck ranges between 15 to 18 cubic yards per truck. Between 361 to 433 truck-loads of material would be anticipated over the grading period to import 6,500 cubic yards of material. Additional traffic would be associated with employee trips to and from the site, equipment delivery and removal, and other related activities. The amount of construction traffic would fluctuate during different phases of the construction, but most of the heavy truck/haul truck trips would cease upon completion of the grading phase. While construction traffic would be a nuisance to motorists in the project vicinity and would result in short-term impacts, this short-term impact generally would be reduced by requiring the project proponent to coordinate and implement a Traffic Control Plan (TCP) with the Engineering Division along with approved haul routes with the City that minimize potential conflicts, especially during peak hours. All necessary measures would be implemented prior to the onset of construction activities as part of the project conditions of approval and grading permit.

4. **Utilities** – Water and sewer is available from existing mains in the adjoining street or easements. A sewer line is not located with Citrus Avenue that could serve the project. Sewer service is proposed to connect to the existing eight-inch main in Meadowlark Lane on the east. A new sewer line would be installed under the existing concrete drainage channel to serve the eight lots. Access to the manholes would be provided by a 20-foot-wide public utility easement across Lot 5. A proposed sewer stub also would be provided in the private street to serve potential future development to the parcel on the south. The existing home on proposed Lot 1 currently is served by a septic system that would be removed and the home connected to the new sewer line. Water service would be provided from an existing 18" water main in Citrus Avenue. Existing overhead utility lines that cross the project would be undergrounded and the existing overhead service line undergrounded. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities.
5. **Solid Waste** – Trash service is provided by Escondido Disposal. Individual pick up would be provided along the street for each lot.
6. **Drainage** – The project site generally slopes and drains to the northeast with a concrete channel and public drainage easement along a portion of the eastern area of the site. The concrete channel is maintained by the City in conformance with the Regional General Permit for the Citywide Channel Maintenance Activities. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) was prepared for the project to address the design of drainage and water quality features for the project. The Engineering Department has determined that runoff from the project would not be significant, existing drainage facilities within the area are adequate to support the project, and the project would not materially degrade water quality nor violate any water quality standards or waste discharge requirements. Proposed on-site improvements include bioretention/filtration basins that would drain to the existing concrete channel. The basins would be maintained by the project homeowners' association and the concrete channel would continue to be maintained by the City.

C. ENVIRONMENTAL STATUS

Pursuant to Article 19, "Categorical Exemptions" of the California Environmental Quality Act (CEQA) the proposed project qualifies for a Categorical Exemption in conformance with CEQA Section 15332, "Infill Development Projects." This Section is intended to promote infill development within urbanized areas. The project qualifies for any Categorical Exemption and specifically the Infill Exemption for the following reasons:

- a. The project is consistent with General Plan and all applicable general plan policies, as well as with the R-1-10 zoning designation and all applicable zoning regulations.
- b. The proposed development occurs within City limits on a project site nor more than five acres.
- c. The project site does not have no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality.
- e. The site can be adequately served by all required utilities and public services.

D. CONFORMANCE WITH CITY POLICY

General Plan Density and Yield

The General Plan land-use designation for the 2.87-acre parcel is Suburban, which allows a maximum density of up to 3.3 dwelling units per acre (du/ac) and theoretical yield of up to nine lots ($2.87 \times 3.3 = 9.47$). The proposed 8-lot subdivision would be consistent with the General Plan yield and density provisions because the overall density on the site is 2.78 du/ac. All lot sizes also would be consistent with the required minimum net lot area of 10,000 SF.

E. PROJECT ANALYSIS

The project proposes eight single-family residential lots ranging in size from approximately 10,006 SF to 14,205 SF, which would be compatible with the range of single-family lot sizes existing and proposed throughout the area. All of the lots would take access from a new cul-de-sac street. The existing home on the site would be retained and would be located on the largest proposed lot (Lot 1). The detached garage and outbuilding/shed would be removed, and a new garage or carport would be constructed for the home. The relatively flat topography throughout the majority of the site eliminates the need for extensive grading and taller manufactured slopes, and no grading exemptions are requested for the project. However, the lots will need to be raised a few feet in order to drain to the street and on-site storm water basins. Fill slopes ranging from approximately 2 feet to 5.5 feet in height are proposed along the northern portion of the site along the rear and sides of Lots 2, 3 and 6-8. The applicant proposes to install a six-foot-high wooden fence along the perimeter of the project. However, the applicant will need to coordinate with the adjacent property owners regarding whether their existing fencing will remain in place or be removed and replaced with the proposed new fencing. The project has been designed to conform to current storm water requirements, which includes two bioswale/detention features that would be maintained by the project homeowner's association. Lot 1 also would be required to be part of the homeowner's association.

The adjacent neighbor on the north expressed concerns that the project will be designed to avoid any drainage impacts to his property or to his well. The project site generally slopes and drains towards the neighboring properties to the north eventually draining to the concrete channel along the eastern area of the site. The project design would eliminate most of the drainage that typically drains onto the adjacent northern properties, and the final grading/drainage design would be required to incorporate features to direct any on- and off-site drainage to the eastern drainage channel eliminating any potential issues for the neighboring properties. The adjacent property owner also expressed concern regarding the placement of fill materials adjacent to his property line fencing and privacy issues due to raising the proposed lots several feet above his property. Any fill or cut slopes are required to maintain appropriate setbacks from property lines and the minimum setback is based on overall slope height. The pad elevations of the lots along the northern boundary will need to be raised in order to drain to the street and to the on-site storm water basins. The pad on Lot 1 would not be changed from its existing elevation. The height of the proposed fill slopes (between 2 to 5.5 feet in height) would be in conformance with the City's Grading Design Guidelines for fill slope heights, and would not require any grading exemptions. However, in order to address potential privacy issues, the project has been conditioned to plant appropriate shrubs and trees on these slopes to provide screening between the properties. The project site is proposed to be served by City water and any wells on the site would be required to be removed. The Engineering Division indicated the project grading design would not impact the well on the adjacent parcel.

A new private cul-de-sac street intersecting Citrus Avenue on the west would provide access to the project and would be maintained by the project homeowners' association. The new cul-de-sac street is designed in accordance with the Suburban standards with 28 feet curb-to-curb width and parking along one side of the street. Because the Suburban standard only provides for parking on one side of the street, parking for a minimum of six cars on each lot is required (typically three car garage and three-car in the driveway) along with a minimum of 1.5 on-street spaces per lot. The lot sizes and lot designs could accommodate a reasonably sized home and parking for six cars on each lot. In consideration of the City's standards and scope of the proposed project, a minimum of 12 on-street spaces would be required; however up to 22 on-street spaces would be provided. Because there are additional on-street spaces available, the project conditions would allow some variation in the final on-site parking requirement. This would allow for more flexibility in the design of the homes and garages for each lot so the size of the garages do not dominate the streetscape, especially for the narrower cul-de-sac lots.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The flag shaped lot fronts onto and takes access from Citrus Avenue on the west. The property generally slopes and drains from west to northeast with an elevation of approximately 715' towards the southwestern corner, 705' towards the northeastern corner and 703' along a portion of the northerly property boundary. A fenced concrete drainage channel and public drainage easement (approximately 27 feet in width) is located along a portion of the eastern property boundary. The property is secured with a combination of chain-link and wooden fencing along the perimeter of the site. Vegetation primarily consists of a variety of ornamental trees and shrubs, disturbed grass and weed areas that are typically mowed. The site does not contain any native vegetation, stream course, riparian habitat or sensitive or protected species, or areas identified for conservation on the City's General Plan Conservation Element. The property is developed with a single-family residential home that was constructed circa 1966, which is to be retained on proposed Lot 1. The garage appears to be constructed after the main home and does not match the style of the home or exterior materials of the home (stucco exterior walls). The detached shed appears to have been used for storage and perhaps as an animal enclosure. None of these structures are listed on the City's Historic Sites Surveys or identified as significant historic resources.

B. SUPPLEMENTAL DETAILS OF REQUEST

	<u>Proposed</u>	<u>R-1-10 Requirement</u>
1. Property Size:	2.87 acres	N/A
2. No. Proposed Lots:	8 single-family lots	Up to 9 based on yield calcs.
3. Residential Density:	2.78 dwelling unit/acre (8 lots /2.87 ac)	Up to 3.3 du/ac
4. Lot Size:	10,006 SF to 14,205 SF net lot area	Min. 10,000 SF
5. Lot Width:	80' average lot width	80' average
6. Landscaping:	Street trees and slope landscaping proposed, along with appropriate landscaping for the storm water basins.	
7. Walls/Fencing:	Six-foot-high wooden fencing is proposed around the perimeter of the site and open fencing along a portion of the detention basin for Lot 5. Any existing fencing to remain on Lot 1 required to meet setback requirements.	
8. Grading:	Grading of the project site would include approximately 2,500 cubic yards (cy) of cut, 9,000 cy of fill and 6,500 cy of import. No grading exemptions are proposed. Fill slopes ranging from approximately 2 feet to 5.5 feet in height area proposed along the northern and northwestern area of the site (Lots 2 -6). Lots 4 and 5 also will need to be slightly raised to drain to the street and proposed storm drain facilities. A low retaining wall is proposed towards the southwestern corner of the new cul-de-sac street ranging in height from approximately 1 foot to 2.5 feet in height).	
9. Street Design:	Private street with Suburban Design Standard of 28 feet curb-to-curb width within 42 feet of ultimate private access and public utility easement width to accommodate parkway, sidewalk, utilities, etc. On-street parking limited to one side only. The street would be maintained by the homeowners' association and also includes a detention basin.	
10. Parking:	In accordance with the Suburban street standards, parking for six cars would be provided on each lot and a min. of 1.5 on-street spaces would be provided (22' for each linear space). The project includes a standard detail for a home design that could accommodate six cars on site and a minimum of 1.5 on-street spaces per lot. A	

minimum of 12 on-street spaces would be required and up to 22 on-street spaces could be provided.

C. CODE COMPLIANCE ANALYSIS

1. General Plan:

- a. Land Use Element Designation: The project density of 2.87 du/ac would be consistent with the allowable density within the Suburban land-use designation, which allows up to 3.3 du/ac. The proposed 8 lots would be in conformance with the allowable yield provisions of the Suburban land-use designation.
- b. Circulation Element: The project fronts onto Citrus Avenue, which is a Local Collector Road (66' R-O-W) on the City's Circulation Element. The project would not significantly impact levels-of-service to the adjacent streets or intersections.
- c. Noise Element: The proposed development is not located within a projected 1990 noise contour of 60 dB or greater, as indicated in the noise study prepared for the project and no exterior noise mitigation would be required. All habitable buildings are required to be constructed with sound attenuation measures to maintain interior levels at 45 dB or less.
- d. Trails: The City's Master Plan for Parks, Trails and Open Space does not identify any proposed trails that would affect the project site.
- e. Hillside/Ridgeline: The project is not located on or near an identified ridgeline.

EXHIBIT "A"
FINDINGS OF FACT
SUB17-0013

Tentative Subdivision Map

1. The General Plan land-use designation for the 2.87-acre site is Suburban, which permits a maximum density of 3.3 du/acre with a minimum lot size of 10,000 SF. The proposed 8-lot subdivision map with a density 2,87 du/ac would be consistent with the General Plan yield and density provisions. All lot sizes also would be consistent with the required minimum net lot area of 10,000 SF. The project is consistent with the adopted General Plan land use designation, which anticipates single-family residential development on the project site.
2. The proposed residential project would not disrupt or divide the physical arrangement of the area because the project is zoned for residential development, is infill in nature, and is adjacent to similar single-family residential uses to the north, south and east and west. Access would be provided by Citrus Avenue on the west with a new private cul-de-sac serving the development. Development of the project, new street and utility extensions would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available, and water and sewer service can be provided to the project with extension of nearby existing facilities. The design and improvements of the proposed subdivision map are consistent with all requirements and development standards of the General Plan and the Zoning Code, because the proposed lot sizes, configuration, and access are consistent with the Suburban land-use designation and the R-1-10 zone, based on the applicant's proposal and the conditions of approval.
3. The proposed residential project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the project site is infill in nature and adjacent to residential development. The project site is developed with a single-family residence, garage and shed type building and does not contain any significant visual resources or prominent topographical features. Although the residence, garage and shed are over 50 years old, they are not listed on the City's Historic Sites Surveys or identified as significant historic resources. Furthermore, the residence is proposed to be retained on proposed Lot 1. Removal of the garage and outbuilding would not result in an adverse impact to a significant historic resource. Existing vegetation would be permanently replaced by residential development, associated infrastructure and new landscaping. The development of the future homes would not result in any adverse visual impacts or result in the obstruction of any scenic view or vista open to the public. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.
4. The site is suitable for the single-family residential type of development and density proposed as the site is zoned for single-family development, and is located within a neighborhood developed with single-family homes of similar lot size, density and housing prototype. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and would not degrading the level of service on the adjoining streets or intersections. The site has an average slope of less than 10 percent, all grading will be in conformance with the Grading Ordinance, and appropriate access and utilities are available to the site.
5. The proposed residential development would not conflict with the provisions of an adopted Specific Plan or proposed Habitat Conservation Plan. The project site is not located within any area identified for preservation on the City's draft Multiple Habitat Conservation Program (MHCP) nor does it contain any sensitive resources as identified in General Plan Resource Conservation Element. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional parks and open space.

6. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems, with the implementation of the recommended Conditions of Approval. City water and sewer are existing and available to the site, and existing service to surrounding properties would not be adversely impacted. The project would not create any adverse noise impacts to adjacent properties due to the residential nature of the project and limited traffic generated by the project.
7. The design of the map and the type of improvements will not conflict with 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 map since any existing easements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
8. The design of the subdivision map has provided, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision. Unit sizes and configuration provide opportunities for passive/solar heating and landscaping provides passive cooling opportunities.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map. The Tentative Subdivision Map meets all of the requirements or conditions imposed by the Map Act and Escondido Zoning Code and is consistent with the General Plan
10. The requirements of the California Environmental Quality Act (CEQA) have been met because it was found that the project will not have a significant affect on the environment. Pursuant to Article 19, "Categorical Exemptions" of the California Environmental Quality Act (CEQA) the proposed project qualifies for a Categorical Exemption in conformance with CEQA Section 15332, "Infill Development Projects." This Section is intended to promote infill development within urbanized areas. The project qualifies for any Categorical Exemption and specifically the Infill Exemption for the following reasons:
 - a. The project is consistent with General Plan and all applicable general plan policies, as well as with the R-1-10 zoning designation and all applicable zoning regulations.
 - b. The proposed development occurs within City limits on a project site nor more than five acres.
 - c. The project site does not have no value as habitat for endangered, rare or threatened species.
 - d. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality.
 - e. The site can be adequately served by all required utilities and public services.

EXHIBIT “B”

CONDITIONS OF APPROVAL

SUB17-0013

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, Engineering Division, and the Fire Chief.
2. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal. The number and location of fire hydrants shall be approved by the Fire Department. The private street shall be marked and signed, “FIRE LANE NO PARKING” on one side. Speed bumps shall not be allowed.
3. 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.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
5. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
6. All project generated noise shall conform to the City’s Noise Ordinance (Ordinance 90-08).
7. All new utilities shall be underground.
8. In accordance with the Suburban street design standard on-site parking for a minimum of six cars shall be provided for each lot and a minimum of 1.5 on-street spaces shall be provided to accommodate each lot. The on-street spaces required is 12. The on-site parking requirement of six spaces for each lot may be reduced/modified with the final engineering and building/plotting designs provided a commensurate number of on-street spaces is provided to off-set the reduction of on-site spaces above 1.5, to the satisfaction of the Director of Community Development and Engineering Division. On-street spaces shall be a minimum of 22 feet in length and only allowed on one side of the street.
9. Any proposed retaining walls shall incorporate decorative block materials and cap. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.).
10. All lots shall meet the average lot width and net lot area requirements of the underling zone. Conformance with these requirements shall be demonstrated on the certified map, grading plan and final map. Non-compliance with these minimum standards will result in a revision to the map.

11. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall be in substantial conformance with the conceptual grading plan as shown on the Tentative Map.
12. Prior to submittal of the grading and improvements plans for the project, a final Tentative Map (TM) shall be submitted for review and certification, along with the appropriate review fee. The certified TM shall include/incorporate any relevant conditions of approval and notes that need to be reflected on the TM, final storm water design elements, as well as the final grading and site design and/or necessary modifications as approved by the Planning Commission.
13. Prior to recordation of the Tentative Map, copies of the CC&Rs shall be submitted for review and approval. The CC&Rs shall be submitted to the Engineering Division (along with the appropriate review fee). The CC&Rs shall contain provisions for the maintenance of any common facilities, landscaping, drainage and storm water facilities, and walls, etc. All the lots in the subdivision shall be part of the homeowners' association. A self-managed homeowners' association shall not be allowed and shall be managed by a professional management company.
14. Staff Design Review approval of the proposed plotting and architectural design of the future residences within the subdivision shall be required prior to the submittal of the plans for building permit. Appropriate colored elevations and materials samples shall be submitted.
15. No street names are submitted as part of this approval. A separate request shall be submitted prior to final map.
16. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less.
17. Setback for the garages and/or covered parking structure shall will be measured from the back of the Public Utility Easement and shall provide a minimum 25-foot-setback from the back of the sidewalk.
18. Prior to demolition of the existing garage on Lot 1, building plans shall be submitted for the construction of appropriate covered parking on Lot 1 in accordance with the City's parking standards. The design of the covered parking structure (garage or carport) shall be compatible with the architectural design of the home on Lot 1.
19. Should the extension of sewer alter the concrete walls or bottom of the drainage channel, then the appropriate permits from the resource agencies shall be obtained and environmental analysis prepared, as may be required.
20. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Final Map and Grading Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. Prior to issuance of a grading permit, a tree survey of the site shall be completed and submitted to the Planning Division showing the location and type of all (non-agricultural) mature trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain". The landscaping plan shall include specimen sized trees at a 1:1 ratio for the number of mature trees removed, to the satisfaction of the Planning Division. Street trees shall be provided along every frontage, and the type of trees shall be consistent with the City's recommended street tree list. Root barriers shall be provided in accordance with the Landscape Ordinance.
3. The final fencing, gates and wall design shall be included with the landscape plans. The final fencing plans for any gates and fencing adjacent to the utility and storm water easements shall be submitted with the building plans for Lots 5 and 6. Any fencing proposed for detention basin HOA Lot A shall incorporate decorative open fencing and shall conform to the height and setback requirements for the underlying R-1-10 zone. Any fencing to remain on Lot 1 shall meet the setback and height requirements for the R-1 zone.
4. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
5. Appropriate trees and medium to tall fast growing shrubs shall be planted on the slopes for Lots 2, 3, 7 and 8 to provide appropriate screening to the adjacent residential parcels.
6. The proposed storm water basins shall be designed with an appropriate mix of plant materials and shall be designed as a visual amenity for the project. Open type decorative fencing shall be incorporated into the design of HOA lot C adjacent to Lot 6 to provide views into the landscape area from Lot 6, to the satisfaction of the Director of Community Development.
7. Prior to occupancy of the buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
8. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

ENGINEERING CONDITIONS OF APPROVAL
Escondido Tract SUB17-0013 220 S. Citrus Ave.

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering the subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. 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 this Subdivision.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
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. The project engineer shall submit to the Planning Department a copy of the Substantial Conformance Tentative Map as presented to the Planning Commission. The Tentative Map will be signed by the Planning Department verifying that it is in substantial conformance with the approved Tentative Map.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct street improvements, including but not limited to, up to 32' of full structural section paving and base, concrete curb, gutter, sidewalk, street lights, street trees, on the following streets within and adjoining the project boundary:

STREET

**Citrus Avenue
Private Street**

CLASSIFICATION

**Local Collector (42' curb to curb)
Suburban Standard (28' curb to curb)**

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. The project entrances shall be designed as a street intersection with curb returns, cross gutter and spandrel, sidewalk ramps or as an alley-type driveway apron per Escondido Standard Drawing E-5-E modified to provide sidewalk connectivity into the project, with a minimum throat width of 28 feet.
4. The address of each lot/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.
5. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
6. All cul-de-sacs shall conform to the current Escondido Design Standards.
7. All knuckles within the public rights-of-way shall conform to current Escondido Design Standards.
8. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
9. 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.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
11. Street lighting shall be required on the Private Street. It shall be the responsibility of the Homeowners' Association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&Rs.
12. The developer shall be required to construct a public street light in accordance with Escondido Standard Drawing E-1-E on Citrus Avenue on the northerly side of the Private Street intersection.
13. 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.

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 that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. The developer will be required to obtain written permission from adjoining property owners for any off-site grading and reconstruction work necessary to construct the project and/or the required improvements.
3. Any 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 retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
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 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. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
10. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

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 a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The drainage from existing home and yard of proposed Lot 1 will need to be conveyed by brow ditch and private drain pipe across proposed Lots 2 and 3 to the storm water basin on HOA Lot A.
3. The offsite drainage from the existing property to the south (APN 231-470-06) will need to be either bypassed via brow ditch or private drain pipe to the channel along the project's easterly boundary or intercepted by the projects surface drainage improvements and treated in the basin(s) sized to do so.
4. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
5. All site drainage with emphasis on the roadway, parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
6. All onsite storm drains, ditches, inlets, junction structures, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the Homeowners' Association as designated in the recorded CC&Rs and the recorded Storm Water Control Facility Maintenance Agreement.
7. The Developer will be required to submit a signed, notarized copy of Storm Water Control Facility Maintenance Agreement to the City Engineer to be countersigned and recorded.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer and Director of Utilities. Required water main improvements shall include the extension of a minimum 8-inch water main in the private road from the existing 18" water main in Citrus Ave. into the project's proposed cul-de-sac, to the satisfaction of the City Engineer and Director of Utilities. All proposed water mains shall be sized to provide the required fire flow while still meeting City Standards.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

3. Because fire sprinklers are required by the Fire Department, a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas.
4. No trees or deep rooted plants shall be planted within 10 feet of any water service.
5. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer and Director of Utilities. Required sewer main improvements include extension of the 8-inch sewer main from the existing manhole in Meadowlark Lane and under the existing concrete drainage channel to serve the project. This 8-inch main shall be extended in the Private Street to a point where the existing house on Lot 1 can be connected to sewer. The 8-inch sewer shall also be stubbed out from the proposed manhole in the Private Street knuckle to the southerly boundary of the subdivision for the future extension of public sewer across the adjacent property to the south (APN 231-470-06).
2. The existing house on proposed Lot 1 shall be connected to City sewer and the City's sewer connection fee shall be paid prior to Final Map recordation.
3. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement shall be constructed for each Lot and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
4. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral, or within 15' of any sewer main.
5. All sewer laterals will be considered a private sewer system. The property owners and/or the Homeowners' Association will be responsible for all maintenance of their individual sewer laterals to the sewer main. Provisions stating this shall be included in the CC&Rs.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
2. Private drainage easements shall be shown on the Final Map and granted to the Homeowners Association upon transfer of title for all private drainage facilities including the basin on proposed Lot 6, and any brow ditches (5' min. wide) and drain pipes (10' min. wide) needed to convey storm water within the project.

3. Necessary public utility easements for sewer, water, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. A public utility easement shall be granted over the Private Street. The public utility easement shall extend a minimum of five (5) feet beyond the improved, curb-to-curb roadway width. When sidewalks are required, the public utility easement shall extend a minimum of four (4) feet behind the back of sidewalk.
5. 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.

REPAYMENTS AND FEES

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 of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department 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 onsite storm drain facilities, storm water treatment facilities and any common open spaces. 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 Storm Water Quality Management Plan for the project.
4. The CC&Rs must state that (if stamped concrete is used in the private street) the homeowners' association is responsible for replacing the stamped concrete in kind if the City or its contractor has to trench the street for repair or replacement of an existing utility.

5. 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 Homeowners' Association or their contractors when repair or replacement of private utility or storm water facility is done.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.

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.



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

Notice of Exemption

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

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

Project Title/Case No.: SUB17-0013 (Citrus Avenue Subdivision)

Project Location - Specific: The approximately 2.87-acre project site is located on the eastern side of Citrus Avenue, south of Bear Valley Parkway, addressed as 220 S. Citrus Avenue (APN 231-470-03)

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

Description of Project: A Tentative Subdivision Map for eight single-family residential lots on approximately 2.87 acres of land. Proposed lot sizes range from 10,006 SF to 14,205 SF. The existing single-family residence is proposed to be retained on proposed Lot 1 and the detached garage and shed removed. Access would be provided from Citrus Avenue by a new private cul-de-sac street. Citrus Avenue would be widened to its ultimate width across the project frontage and would include appropriate transition to existing roadway improvements north and south of the subject site. Grading includes a combination of cut and fill, with anticipated import of approximately 6,500 cubic feet of material. Fill slopes ranging from approximately 2 feet to 5.5 feet in height are proposed along the northern and western property boundaries. Sewer would be provided from the extension of the existing sewer main in Meadowlark Lane on the east

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Consultants Collaborative (Terry Matthew, project planner)

Telephone: (760) 471-2365

Address: 160 Industrial Street, Suite 200, San Marcos, CA 92078

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

Exempt Status: Categorical Exemption. CEQA Sections 15332 "In-fill Development Projects."

Reasons why project is exempt:

1. The project is consistent with the General Plan Suburban land-use designation (density and yield requirements) and all applicable general plan policies, as well as with the underlying R-1-10 zoning designation (lot size, lot width, street frontage) and all applicable zoning regulations. The proposed private street is consistent with the City's Suburban street design and parking standards.
2. The proposed 2.87-acre development site is considered infill development surrounding by urban development on all sides, and occurs within City limits on a project site not more than five acres.
3. The project site is developed with a single-family residence and does not have no value as habitat for endangered, rare or threatened species. The project site is not located within any area identified for preservation on the City's draft Multiple Habitat Conservation Program (MHCP) nor does it contain any sensitive resources as identified in General Plan Resource Conservation Element.
4. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality. The project would not generate any significant traffic related trips that would have a direct or cumulative impacts to area roadways of intersections as determined by the Engineering Division. The small amount of

Notice of Exemption
SUB17-0013 (Citrus Avenue Subdivision)
October 10, 2017

vehicle trips also would not significantly increase the amount of noise on the area roadways. The relatively small size, number of lots, and grading would not exceed any air-quality thresholds. The project has been designed to address any drainage and water quality issues with the implementation of the Storm Water Quality Management Plan (SWQMP) and project conditions of approval. The Engineering Department determined that runoff from the project would not be significant, existing drainage facilities within the area are adequate to support the project, and the project would not materially degrade water quality nor violate any water quality standards or waste discharge requirements.

5. The Engineering Division determined the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Jay Paul, Planning Division **Area Code/Telephone/Extension** (760) 839-4537

Signature: _____ October 10, 2017
 Jay Paul, Senior Planner Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A

☐ Signed by Applicant