

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 05/10/16

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 PARCEL MAP AND CONDITIONAL USE PERMIT – SUB 15-0028 and PHG 15-0037:

REQUEST: A proposed Tentative Parcel Map and Conditional Use Permit for a Small Lot Planned Development, to divide a 7,376-SF lot into two new lots of 3,501 SF (Lot 1) and 3,875 SF (Lot 2). Each new lot would be developed with a two-story, 1,994-SF single-family residence. In addition to a two-car garage, each residence would have two uncovered, "grasscrete" guest parking spaces within the front yard setback area. Access to the new lots would be via a shared driveway from an existing curb cut on Mission Avenue. A new sidewalk with curb would be installed within the right-of-way along Fig Street, to connect to the existing sidewalk that runs along Mission Street and wraps around the southeast corner of the site. Along both property frontages, a 9'-wide dedication area would be located between the existing right-of-way and the two new lots, and would be landscaped with water-efficient plants and street trees. Landscaping would also be installed in the portions of the front yard areas not occupied by the driveway or guest parking spaces. A 6'-tall CMU noise wall would be constructed on Lot 1 (connecting the southwest corner of that residence to the western property line) and on Lot 2 (along Fig Street, starting at the southeast corner of that residence and ending at the northeast corner of the site) to minimize street noise for both new lots. Existing wood fencing would remain along the western and northern property lines. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is 0.20 acre (8,917 SF) in gross size and 0.17 acre (7,376 SF) in net size. It is located at the northwest corner of East Mission Avenue and North Fig Street, and is addressed as 660 East Mission Avenue, Escondido.

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration was issued for a 20-day public review, starting April 20 and ending May 9, 2016, in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: Joseph Holasek, NOAA Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. PRECISE DEVELOPMENT PLAN AND ADMINISTRATIVE ADJUSTMENT – PHG 15-0027:

REQUEST: A Precise Development Plan for review of proposed residential architecture, recreational amenities, landscaping and fencing for the previously approved 179-lot residential subdivision originally developed as Tract 932 (Hidden Valley Ranch) and now known as SUB 15-0009 (Canyon Grove). Shea Homes is proposing four single-story plans and four two-story plans for 178 of the 179 lots in the project with home sizes ranging from approximately 2,296 SF to 4,082 SF. All home designs will be available in three different architectural styles to enhance aesthetic variation within the community. Recreational amenities include a perimeter trail and five separate recreational lots spread throughout the development. An Administrative Adjustment also is being requested to reduce the front yard setback on eight lots (Lots 34, 90, 91, 92, 93, 105, 139 and 151) from 25 feet to 20 feet. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is a 111.68-acre property generally located east of the terminus of Vista Avenue, east of the terminus of Lehner Avenue and northwest of the terminus of Vista Verde Avenue, addressed as 1185 Lehner Avenue (APN's 224-100-57, 58, 82 and 83).

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration (ER 2005-34) was adopted by the City Council on February 28, 2007, for the 179-lot Hidden Valley Ranch Residential Subdivision (Tract 932) in conformance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Section 15162, no additional environmental review need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

APPLICANT: Shea Homes

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

- 1. A request for design review (Case No. PHG 14-0021) for the proposed modifications & final architectural design for the new, two-story sanctuary building for the Escondido United Reformed Church.**

Location: 1864 N. Broadway

Applicant: Escondido United Reformed Church

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

May 10, 2016

The meeting of the Escondido Planning Commission 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; Bob McQuead, Vice-chairman; Stan Weiler, Commissioner; James Spann, Commissioner; Michael Cohen, Commissioner; Don Romo, Commissioner; and Gregory Johns, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Interim Director of Community Development; Nelson, Nuezca, Associate Utilities Engineer; Homi Namdari, Assistant City Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Romo, seconded by Vice-chairman McQuead, to approve the minutes of the April 26, 2016 meeting. Motion carried. Ayes: McQuead, Spann, Cohen, Romo, Johns, and Weiler. Noes: None. Abstained: Weber. (6-0-1)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND AMENDMENT TO THE ZONING CODE – PHG 15-0018:**

Commissioner Weiler noted that he would be recusing himself from this item and left the dais.

REQUEST: The project includes development of approximately 1.8 acres of a larger, approximately 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard for the City of Escondido's existing Hale Avenue

Resource Recovery Facility (HARRF). The HARRF is an activated sludge, secondary wastewater treatment facility designed to treat a flow of up to 18 million gallons per day (MGD). The project is intended to provide a new location for maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles associated with the HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings:

- Building 1 would be 3,735 square feet (SF) in size, up to approximately 34 feet in height to the roof ridgeline, and would include an outdoor storage area, indoor equipment storage, and one work bay. The work bay would be utilized for regular maintenance of vehicles and equipment associated with operations at HARRF.
- Building 2 would be 5,470 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a warehouse. The building would contain restrooms as well as areas for indoor storage of small-scale equipment, tools, and materials used for routine maintenance. Covered outdoor storage also would be provided.
- Building 3 would be 5,670 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a maintenance workshop. The building would contain two workshops: one for pump, motor, and valve rebuilding, and one for welding and fabrication activities required for routine maintenance of equipment associated with operations. Covered outdoor storage also would be provided.

The new structures would be occupied by an estimated 40-45 employees that would be relocated from existing off-site City facilities. Paved parking spaces also would be provided, and employees working at the new facility either would utilize the new parking spaces or the existing parking areas at the adjacent HARRF facility located north of the project site. Access to the site would be provided from the existing driveway access from Citracado Parkway along the southern area of the property, or from the existing driveways from Hale Avenue through the HARRF facility. A security gate would be installed along the access drive near the entrance off of Citracado Parkway. Two onsite bioretention areas are also proposed for purposes of storm water treatment.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels;

however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposed improvements will be limited to APN 235-051-05. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The project site is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

Bill Martin, Interim Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed Public Facilities Overlay Zone and the application of the overlay zone to the project site, and the appropriateness of the project design and whether the facility would have any adverse visual, noise and compatibility impacts to surrounding uses. Staff recommended approval based on the following: 1) The City's ability to provide efficient support and maintenance for the public wastewater facilities/system necessitates the construction of appropriate facilities in certain zones that could be hindered by the various development standards that generally are more tailored to residential, commercial or industrial development. Although the development standards on each site could potentially be modified through the planned development or variance procedures, staff believes the proposed Public Facilities Overlay Zone is a more comprehensive method to deal with the unique needs of these essential service facilities while still providing discretionary oversight and public notice through the Conditional Use Permit process. The proposed amendment to the General Plan and zone change to apply the Public Facilities Overlay Zone to the subject site would permit the proposed wastewater collections yard to be developed with three prefabricated metal buildings and outdoor storage areas to meet the ongoing needs of HARRF without adversely affecting the use and enjoyment of neighboring properties. All vehicular traffic generated by the facility would be safely accommodated and would not cause undue congestion on adjoining streets and intersections due to the low amount trips that would be generated by the project, operational characteristics of the facility, site design and location along Circulation Element streets with appropriate access; and 2) Staff believed the proposed design of the wastewater collection yard would be compatible with surrounding development because it would be located adjacent to the larger HARRF facility on the north. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and appropriately sited on the property to minimize potential visual and compatibility impacts to surrounding uses. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. Perimeter landscaping would be installed to provide appropriate screening from adjacent public views and properties. The setback

encroachment for the perimeter fencing would not create any adverse visual impacts because appropriate parkway landscaping would be provided in front of and behind the fence to soften its presence and to provide a frame for the screening plants.

Commissioner Johns and Mr. Nuezca discussed the operations of the subject facility.

Discussion ensued regarding a clarification of the CUP process as related to the subject project.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Johns, to approve staff's recommendation. Motion carried (6-0). Ayes: Weber, McQuead, Spann, Cohen, Romo, and Johns. Noes: None.

Commissioner Weiler returned to the dais following the vote.

CURRENT BUSINESS – None.

ORAL COMMUNATIONS – None.

PLANNING COMMISSIONERS:

Mr. Martin introduced Adam Finestone, Principal Planner, to the Commission.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:22 p.m. The next meeting was scheduled for June 14, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: June 14, 2016

CASE NUMBER: SUB 15-0028 & PHG 15-0037

APPLICANT: Applicant: Joseph Holasek, NOAA Group
Property Owner: Chintu Patel, Apollo Development Group LLC

LOCATION: On the northwest corner of East Mission Avenue and North Fig Street (APN 229-160-34)

TYPE OF PROJECT: Tentative Parcel Map and Conditional Use Permit

PROJECT DESCRIPTION: A proposed Tentative Parcel Map to subdivide an existing 7,376-SF single-family residential lot in the R-3-18 zone (Medium Multiple Residential, maximum 18 units per acre and minimum lot size of 6,000 SF) into two lots (3,501 SF and 3,875 SF), in conjunction with a Conditional Use Permit for a Small Lot Planned Development to allow the proposed lot sizes. Each new lot would be developed with a single-family residence approximately 1,994 SF in size. Access to the lots would be via a shared driveway from East Mission Avenue.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER Urban III (maximum 18 dwelling units per acre)

ZONING: R-3-18 zone (Medium Multiple Residential, maximum 18 units per acre)

BACKGROUND/SUMMARY OF ISSUES: The subject property is 0.20 acre (8,917 SF) in gross size and 0.17 acre (7,376 SF) in net size, and is currently undeveloped. A Tentative Parcel Map is proposed to divide the property into two new lots: Lot 1 (3,501 SF) and Lot 2 (3,875 SF). Because the R-3 (Medium Multiple Residential) zone requires a minimum lot size of 6,000 SF, the project also includes a request for a Conditional Use Permit to allow a Small Lot Planned Development, per the provisions of Zoning Code Section 33-259. A Small Lot Planned Development allows for lot sizes as small as 3,500 SF and more flexibility in development setbacks, while imposing stricter parking standards and requiring a comprehensive design that incorporates "appropriate and attractive architectural elements and site features that create a quality residential environment." Each new lot would be developed with a two-story, three-bedroom, single-family residence approximately 1,994 SF in size. Each residence would have two uncovered parking spaces within the front setback area, in addition to an attached two-car garage, for a total of four parking spaces per lot. Access to the lots would be via a shared driveway off Mission Avenue, utilizing a currently-existing, 20'-wide curb cut. A proposed 9'-wide dedication area would border the site along both the Mission and Fig frontages, between the project site and the existing right-of-way. Several utilities currently exist within the right-of-way, as well as a sidewalk along Mission Avenue, which wraps around the corner and continues a short distance up Fig. As part of the project, this sidewalk would be extended to the northern (rear) property line.

Staff believes that the issues are as follow:

1. Whether a Small Lot Planned Development, establishing two single-family homes on separate lots of 3,501 and 3,875 SF (11.8 units per acre), is appropriate for the zoning district and the neighborhood.
2. Whether the proposed shared driveway access from Mission Avenue is appropriate for the project and for existing neighborhood traffic conditions.

June 14, 2016

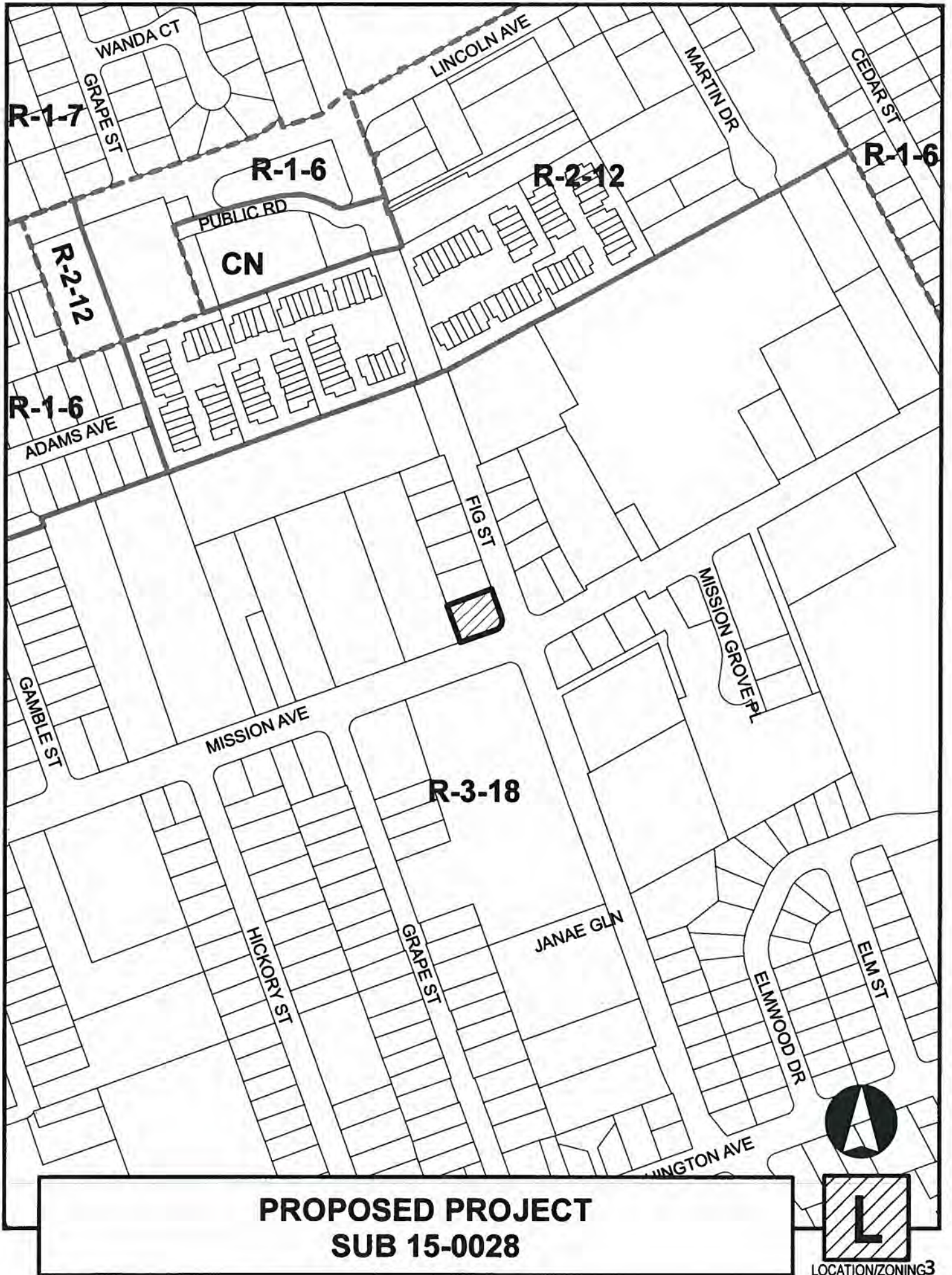
REASONS FOR STAFF RECOMMENDATION:

1. The City of Escondido Zoning Code allows Small Lot Planned Developments as an option for developing or recycling land within the multifamily residential zones (R-2, R-3, and R-4) in the City of Escondido. Standards for Small Lot Planned Developments in the Medium Multiple Residential (R-3) zone are located in Section 33-259 of the Zoning Code. The two lots to be created by the proposed project would conform to standards for lot size, front setback area, and maximum density. Four parking spaces (two covered and two uncovered) would be provided for each lot. The project was discussed at the staff design review meeting on November 12, 2015, and staff agreed that the new homes would be an attractive contribution to the neighborhood. All recommendations from that design review meeting were incorporated into the project design prior to public hearing. An acoustic analysis prepared for this project recommended a 6'-tall CMU noise wall at the eastern and southwest portions of the project site, to reduce noise levels in the proposed backyards in compliance with the residential standards described in the General Plan. This recommendation was included as a mitigation measure in the Initial Study/Mitigated Negative Declaration prepared for the project.
2. The proposed project would include one shared driveway with access from Mission Avenue, in the location of an existing curb cut. The driveway would straddle the inner property line shared by the two new lots. During application review, staff determined that a separate driveway for each lot would be infeasible due to the small size of the project site, and a driveway anywhere on Fig would be especially problematic, as explained further in the Analysis section of this staff report. Staff acknowledges that site access is necessary (for this project or for any future project), and believes that a single driveway on Mission Avenue is the preferable option. A proposed condition of approval would require the applicant to submit a Declaration of Restrictions prior to Final Map approval, including provisions for maintenance of this shared driveway.

Respectfully submitted,



Ann Dolmage
Associate Planner

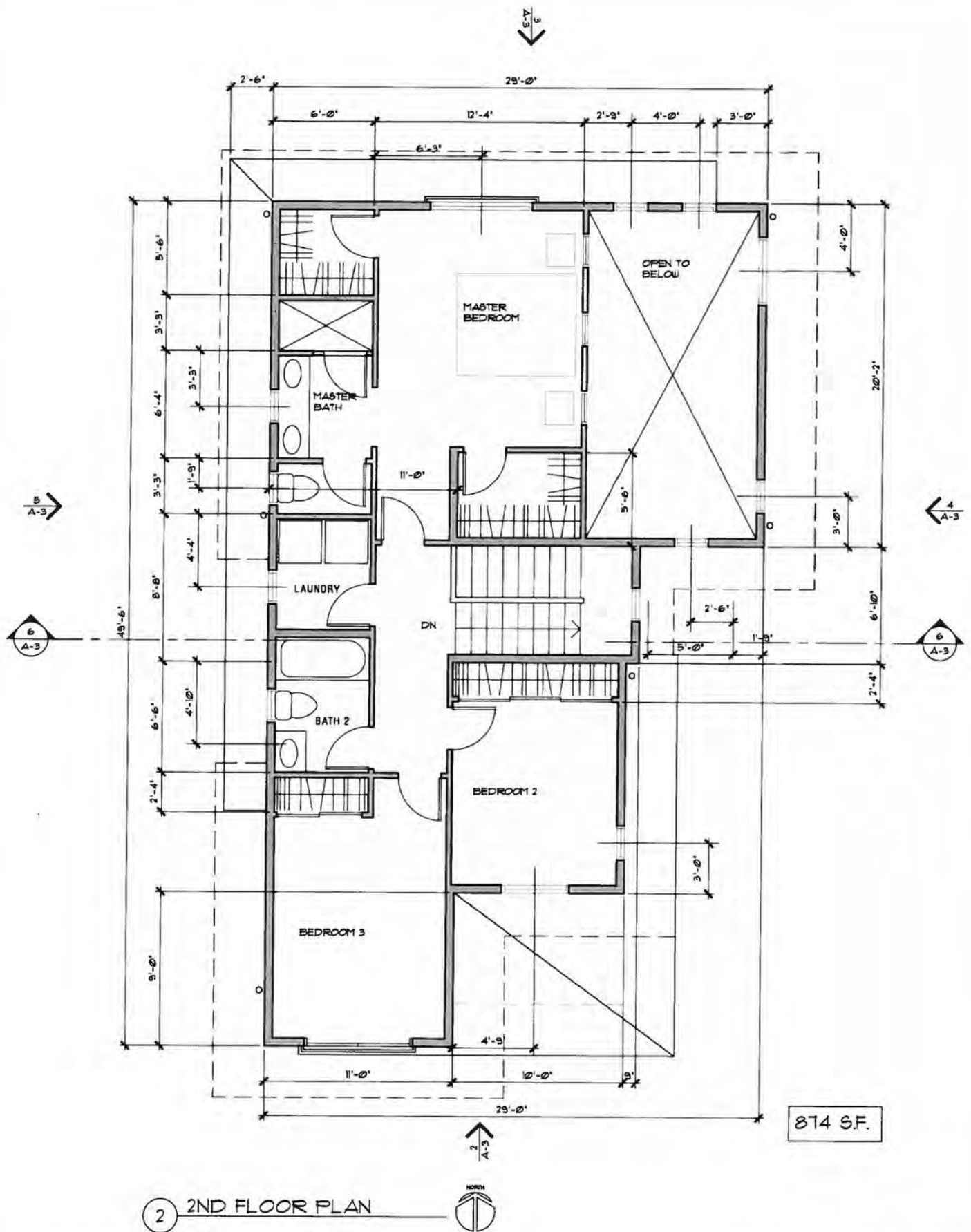




**PROPOSED PROJECT
SUB 15-0028**

GP

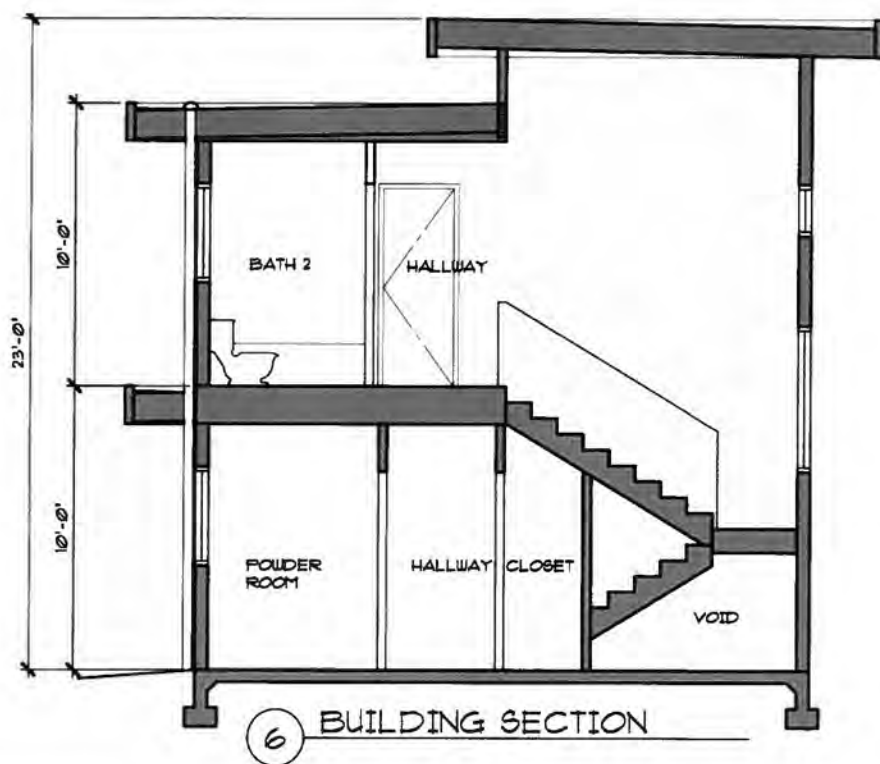
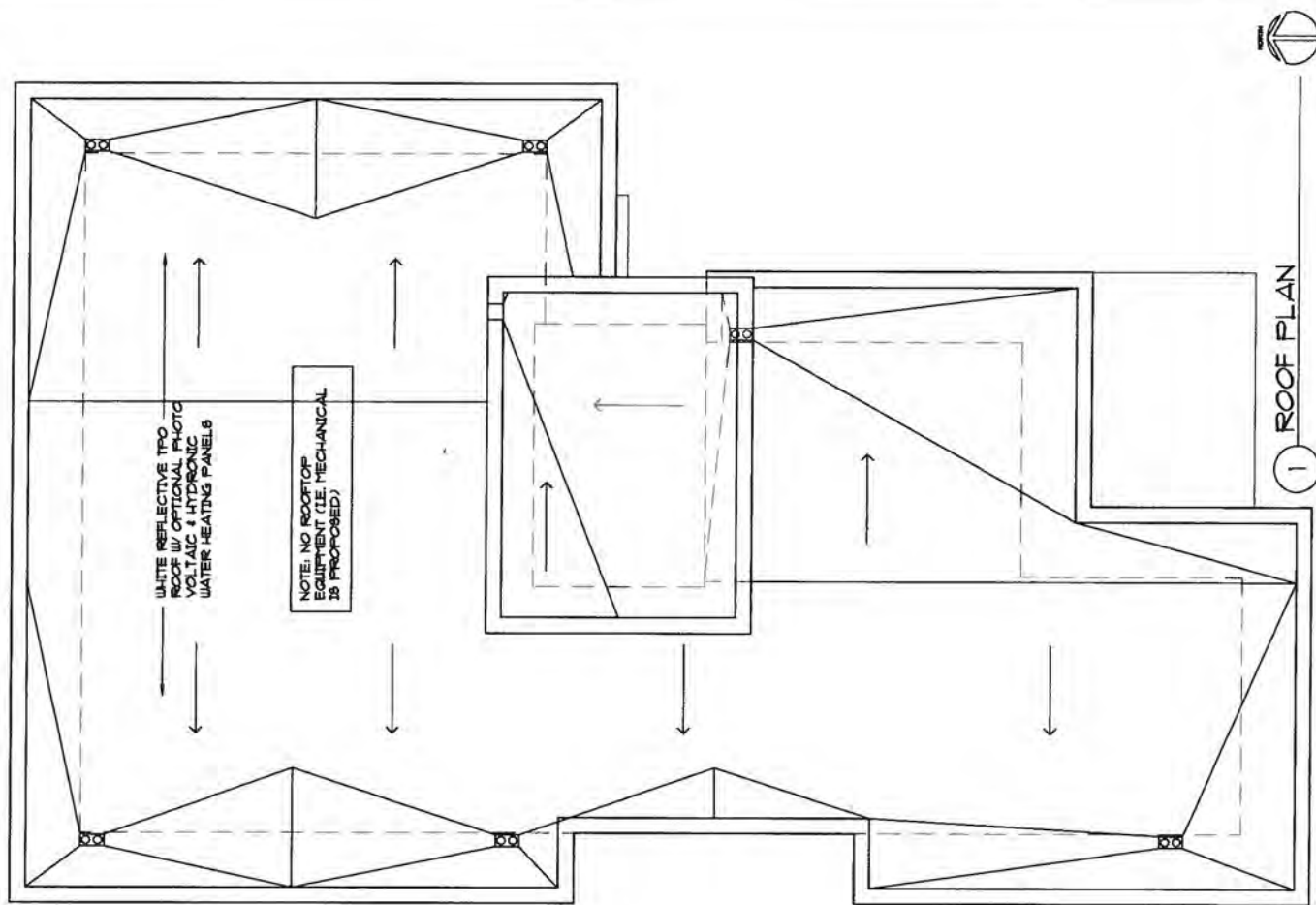
GENERAL PLAN



**PROPOSED PROJECT
SUB 15-0028**

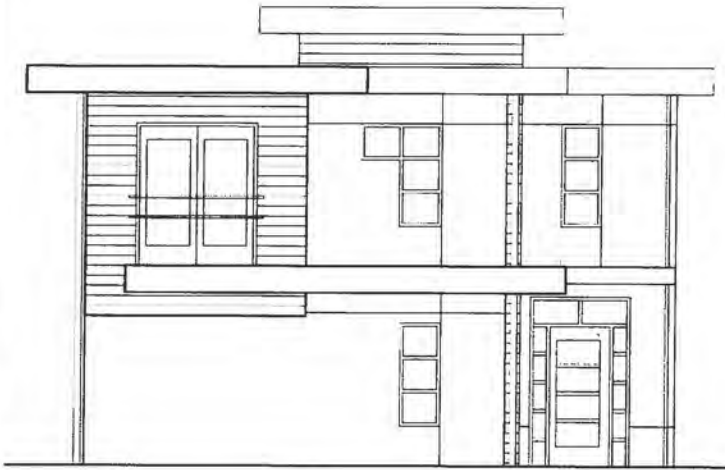
FP

FLOOR PLAN



PROPOSED PROJECT
SUB 15-0028

R-S



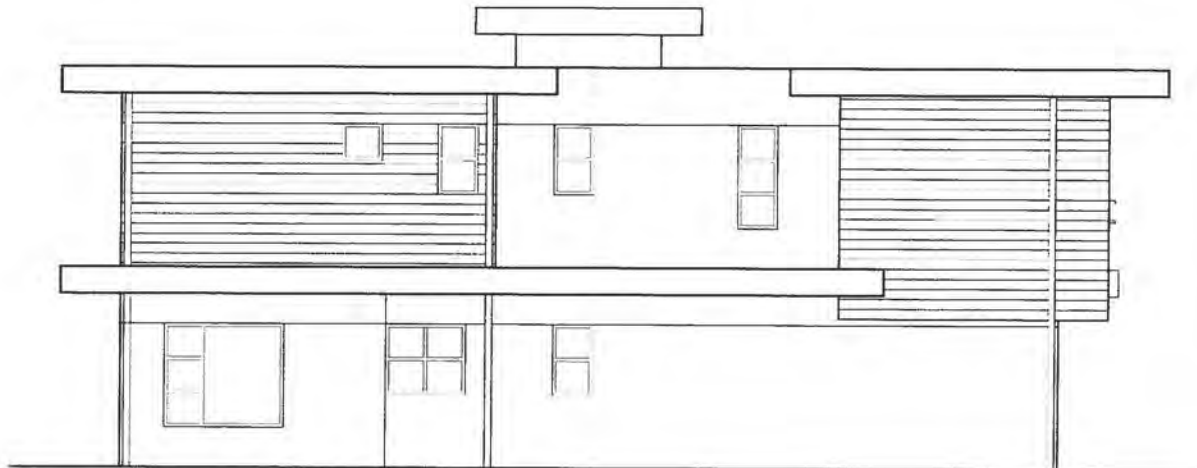
2 SOUTH ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

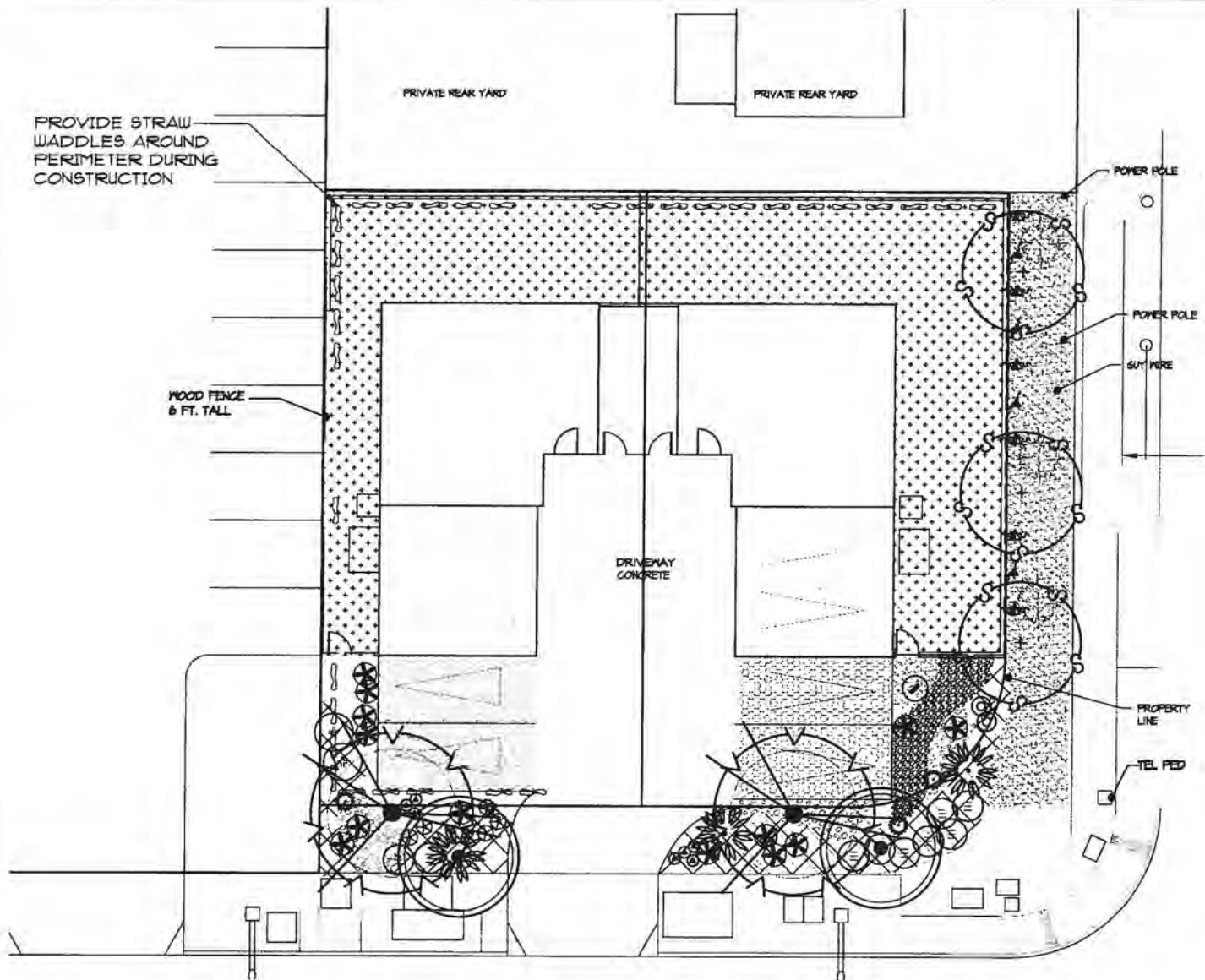


5 WEST ELEVATION

**PROPOSED PROJECT
SUB 15-0028**

E

ELEVATIONS



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLATION SIZE	QUANTITY
TREES (SEE 2/3 SIZE PLAN)				
	METROSIDEROS EXCELSUS	MX XMAS TREE	24 IN. BOX	2
	SELERIA PARVIFOLIUM	AUSTRALIAN MELLION	24 IN. BOX STANDARD FORM	3
	CASSIA LEPTOPHYLLUM	GOLDEN MEDALLION	24 IN. BOX	2
GROUND COVERS				
	BARE MULCH WITHOUT LIVING GROUND COVER		2 IN. DEPTH	
	DECOMPOSED GRANITE		2 IN. DEPTH	
	RIVER ROCK- 2 TO 4 IN. DIA. ROUNDED			
	COBBLE- 4 TO 6 IN. DIA. ANGULAR			
	SEDUM RUBROTECTUM	PORK AND BEANS	4 IN. POTS	3 IN. O.C.
	DELOSPERMA ALBA	WHITE TRAILING ICE PLANT	FLATS	12 IN. O.C.
	BACCHARIS PINNATIFIDA	PROSTRATE COYOTE BUSH	16 GALLON	48 IN. O.C.
	GRASS CRETE			
VINES (SEE 2/3 SIZE PLAN)				
	CALLIANDRA INTEGRIFOLIA	PINK POWDER PUFF	15 GALLON	
	PYCNOS PUNGENS	CREeping PINE	1 GALLON	

SHRUBS

	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON
	AGAVE BLUE ELF	AGAVE	1 GALLON
	AGAVE SEMIPALMATA	THIN FLOWERED AGAVE	5 GALLON
	ALOE VERDE	ALOE VERDE	1 GALLON
	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5 GALLON
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GALLON
	ECHIVERIA 'EMERALD'	HEN AND CHICKS	4 IN. POT
	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GALLON
	GAURA LINDHEIMERI	GAURA	1 GALLON
	HESPERALOE PARVIFOLIA	RED YUCCA	1 GALLON
	LAVATERA MARITIMA	TREE MALLOM	5 GALLON

CONCEPTUAL LANDSCAPE PLAN



**PROPOSED PROJECT
SUB 15-0028**

L
LANDSCAPE PLAN

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - R-2-12 (Light Multiple Residential, 12 units/acre maximum), R-3-18 (Medium Multiple Residential, 18 units/acre maximum), C-N (Neighborhood Commercial), and R-1-6 (Single Family Residential, 6,000 lot size minimum) zoning: Several properties line the west side of Fig Street, north of the project site. Five small lots to the direct north of the project site have R-3-18 zoning; four of these lots are occupied by single-family homes, while the fifth (819 North Fig) is undeveloped. The Sherwood Villas apartment complex sits just north of these small lots and is also zoned R-3-18, and Kenwood Townhomes, which has R-2-12 zoning, is located north of Sherwood Villas. A small shopping center with C-N zoning sits at the southwest corner of Fig and Lincoln, along with a vacant 0.73-acre property with R-1-6 zoning.
- SOUTH** - R-3-18 zoning: The properties located south of Mission and along both sides of Fig Street consist of larger lots occupied by apartment and condominium complexes, as well as smaller lots occupied by single-family residences. All properties in this area have R-3-18 zoning as far south as the Escondido Creek channel.
- EAST** - R-3-18 and R-2-12 zoning: The properties located just north of Mission and along the east side of Fig are occupied by single-family residences and zoned R-3-18. Approximately midway up the block, zoning switches to R-2-12, which continues northward to Lincoln Avenue. Properties in the R-2-12 zone include condominium complexes, the North County Serenity House and associated Serenity Palms sober living facility, and a single-family residence at the southeast corner of Lincoln and Fig.
- WEST** - R-3-18 zoning: The properties directly west of the project site are occupied primarily by apartment complexes, though smaller lots with single-family residences are located along Gamble Street. R-3-18 zoning covers this area as far west as Juniper Street.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** - The Police Department has expressed no concern since the project will not have an impact on their ability to provide services.
2. **Effect on Fire Service** - The Escondido Fire Department expressed no concern relative to their ability to provide service to the site. Fire has reviewed the project submittal and verified that there is at least one hydrant within 500' of the project site and that hoses connected to this hydrant will not impede traffic on Mission Avenue should a fire occur on the site.
3. **Traffic** - The project site is a corner lot with frontages on East Mission Avenue and North Fig Street. Mission Avenue is classified as a Major Road starting at Ash Street and continuing west to the City limits (including the portion known as Mission Road, west of I-15). Mission operates at a level of service (LOS) of B from Hickory Street to Fig Street, and an LOS of F from Fig Street to Ash Street. Fig Street is classified as a Collector street between El Norte Parkway and Grand Avenue, and operates at an LOS of C between Lincoln and Mission, and an LOS of B between Mission and Washington. Per SANDAG's vehicular traffic generation rates, a condominium development with 6-20 dwelling units per acre can be expected to generate 8 average daily trips (ADTs) per unit, while a development of detached single-family residences with a density of 3-6 units per acre can be expected to generate 10 ADTs per unit. (Both rates are provided here because this project proposes two single-family homes, but at a density more comparable to SANDAG's condominium classification.) Therefore, the project would contribute 16-20 ADTs to the area. This increase in ADTs would not exceed thresholds for significant traffic impacts as described in the City of Escondido Traffic Impact Analysis Guideline; therefore, no traffic impact analysis was required.
4. **Utilities** - Water and sewer service can be provided to the site by the City of Escondido. The Engineering Department has indicated that adequate services can be provided to the site through extensions from nearby facilities.

5. Drainage – The project site is not located within the 100-year flood zone as designated on current FEMA flood insurance rate maps. There are no significant drainage courses within or adjoining the property.

C. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration (MND) was issued for a 20-day public review beginning April 20, 2016, and ending May 9, 2016, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential impacts to the environment as a result of the project in the areas of cultural resources and tribal cultural resources, noise, and paleontological resources. Mitigation measures have been proposed to reduce these impacts to less than significant levels, and these mitigation measures have been incorporated into the project's conditions of approval. No comments were received during the public review period. The MND is available on the City of Escondido website at <https://www.escondido.org/planning.aspx>.

D. CONFORMANCE WITH CITY POLICY

General Plan

The project site is located within the Urban III (U3) land use designation of the General Plan. This designation allows a maximum density of 18 dwelling units per acre, and a minimum density of 12.6 units per acre (70% of the maximum density). This minimum density requirement is repeated in Section 33-246(e) of the Zoning Code; however, the Code allows an exception when a project will not preclude the City from meeting its housing needs as described in the Housing Element of the General Plan.

The proposed project would divide an existing 0.17-acre lot into two new lots, each of which would be developed with a single-family residence. The overall density for the project would be 11.8 units per acre, so an exception from the minimum density requirement would be necessary. While the site is just large enough to accommodate three units without exceeding the 18 unit/acre maximum density, a traditional subdivision would be infeasible since the R-3-18 district requires a minimum lot size of 6,000 SF, and a Small Lot Planned Development of three lots would be infeasible since there would be no way to split a 7,376-SF property three ways while maintaining at least 3,500 SF per lot. A condominium or townhome development on this site would require a homeowners' association, which likely would be unsustainable with only three members. A small apartment complex or triplex would be feasible (and the applicant could pursue this option if the Tentative Parcel Map and Conditional Use Permit are denied, since apartments are a permitted use in this district), but would not support the Housing Policy 2.2 of the General Plan, which calls for increasing homeownership opportunities in the City. Finally, a residential development that is only one unit short of the maximum allowed density is not expected to substantially interfere with the City's housing needs. For these reasons, staff believes an exception to the minimum required density is appropriate for this project.

E. ANALYSIS

Appropriateness of the Planned Development for the Project Site and Surrounding Neighborhood

The project site is zoned Medium Multi-Family Residential with a maximum allowed density of 18 units per acre (R-3-18). Adjacent properties share this zoning designation. Development in the surrounding area consists of a variety of residential formats, including single-family homes, small apartment buildings, and larger apartment and condominium complexes. Lot sizes in the area vary from 6,000-7,000 SF (the lots just to the north of the project site, along the west side of Fig) to over four acres (the Estancia apartment complex to the south of the project site, on the opposite side of Mission). Though the proposed project would create two new lots that are smaller than any existing lots in the immediate vicinity, the Small Lot Planned Development provisions limit development to one residence per lot, and the proposed density of 11.8 units per acre is well below the maximum allowed density for the zoning district.

The Small Lot Planned Development standards for the R-3 zone require a minimum setback for the front yard only (10' minimum). Side and rear yards have no minimum requirement, to allow for flexibility in designing projects. The proposed residences would be set back 20' from the front property line, and side and rear setbacks would range from 7'6" to 15', so separation between the new homes and surrounding residences and streets would be provided on all sides. The new residences would be similar in height to much of the

surrounding development (two stories). Each new lot would be individually owned and maintained and no common areas are proposed, eliminating the need for a homeowners' association.

Project Site Access

Driveway access is necessary for the two proposed residential units. A driveway on Fig Street would be problematic for this project for multiple reasons. Since the Fig property frontage is very short, vehicles attempting to leave the site from that side frequently could be blocked by southbound traffic waiting at a red light at the Mission/Fig intersection. Additionally, two existing power poles and guy wires near the northeast corner of the site are an obstruction; relocation or undergrounding of these lines would be prohibitively expensive for a project of only two new lots. Staff has determined that driveway access from Mission is preferable, but this frontage cannot accommodate a separate driveway for each lot. Therefore, the proposed project would include one shared driveway in the location of an existing curb cut on Mission, to straddle the inner property line shared by the two lots. A proposed condition of approval would require the applicant to submit a Declaration of Restrictions prior to Final Map approval to include provisions for maintenance of this driveway.

Architecture

Each of the proposed residences would be two stories tall and approximately 1,994 SF in size, and would incorporate a modern architectural design. The residences would be identical but would be oriented to mirror each other, with the front of each house facing toward the shared center property line, and the garage located at the south side of the home. Exterior walls would consist of off-white stucco in a smooth finish, with simulated wood siding accents in dark brown, and brown painted metal eaves. All building elevations would feature aluminum windows, and garage windows would contain frosted glass to screen contents from view of the street and enhance security. Roofs would be flat and no rooftop equipment is proposed (a/c condensers would be ground-mounted). A roofed enclosure for trash and recycling bins would be located on each new lot, and concealed from view of the street by a CMU noise wall further explained below.

Open Space

Open space in residential zones can include outdoor living areas, recreation areas, and/or landscaping. Standards for open space vary by zone, depending on the type of housing and maximum residential density allowed in that zone. The R-1 (Single Family Residential) zone does not require a minimum amount of private open space, but since other requirements (minimum setback areas, maximum lot coverage, etc.) limit the amount of an R-1 property that can be developed, a relatively ample amount of open space usually results. The R-3 zone requires a minimum of 400 SF of open space per unit/lot, as well as an additional 200 SF of open space for each bedroom over one; however, a Small Lot Planned Development in the R-3 zone is not subject to this minimum open space requirement per Section 33-259 of the Zoning Code. Because a Small Lot Planned Development generally results in very small lot sizes, it can be difficult to provide the same amount of outdoor space as is typically found in a standard single-family or multi-family development. However, if the regular R-3 standards were applied to this project, each of the new three-bedroom homes would be required to provide at least 800 SF of open space. The proposed Tentative Map would exceed this requirement by providing a private backyard for each lot as well as a small landscaped area in each front yard.

Landscaping & Fencing

An acoustic study was prepared for this project to support the noise analysis in the Initial Study and Mitigated Negative Declaration. The acoustic study found that noise levels on the site currently exceed community noise exposure limits for residential uses, as described in the General Plan. To mitigate this issue, the study recommended a 6'-tall CMU sound wall on the Fig Street side of the site, starting at the southeast corner of the Lot 2 residence, extending eastward to the side property line, and running northward to the northeast corner of the site. A sound wall would also be installed on Lot 1, connecting the southwest corner of that home with the western property line. Wood fencing (also 6' tall) would run along the northern and western boundaries of the project site.

The majority of landscaping proposed for this project would be installed within the proposed 9'-wide dedication area along both property frontages. Landscaping in the dedication area along Fig Street (just outside the noise wall) would include street trees (Australian willow), shrubs (pink powder puff), and vines (creeping fig) over

decomposed granite. Landscaping in the dedication area along Mission Avenue would include New Zealand Christmas trees and golden medallion for street trees, as well as a variety of shrubs and succulents. In addition to the landscaping inside the dedication area, the southwest corner of Lot 1 would contain tree mallow and yucca over a groundcover of iceplant and prostrate coyote bush, and the southeast corner of Lot 2 would contain yucca, dwarf bottle brush, gaura, and agave over a groundcover of cobble and river rock. The four uncovered parking spaces would feature grasscrete paving to minimize stormwater runoff and enhance the appearance of this area. Both backyards would consist entirely of bark mulch but could be landscaped by the individual property owners; these areas would be screened from view of the street by the fencing and walls described above.

Parking

The R-1 zoning district requires two covered parking spaces per single-family residence. Standards for multi-family developments vary depending on the number of bedrooms per unit, ranging from one parking space for a studio unit to two parking spaces for a three-bedroom unit. Small Lot Planned Developments, however, are a special case. Since lots created by a Small Lot Planned Development are typically very small and minimum front setbacks are only 10 feet, driveway parking space can be limited. If multiple tiny lots are created in a given neighborhood via the Small Lot Planned Development process, each with its own single-family residence, street parking can be significantly impacted if some residents have more than two vehicles or use their garages for purposes other than parking. To address these issues, Small Lot Planned Development standards require four parking spaces per lot. Two of these spaces must be covered, but the other two may be uncovered, and may be tandem and/or located in front or side setback area. The proposed project would provide a two-car garage for each new residence and two side-by-side uncovered parking spaces within the front setback area, for a total of four spaces per lot. All parking spaces would have at least 24' of unobstructed back-up area. Therefore, the project would satisfy the minimum parking requirement for a Small Lot Planned Development.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The subject property is 0.20 acre in gross size, and 0.17 acre in net size, and is located at the northwest corner of East Mission Avenue and North Fig Street. The site is currently undeveloped, though a single-family residence and garage once existed on the property and was demolished around 1991. The site is relatively flat, with elevations ranging from approximately 662.5 feet above sea level (the southwest corner and east side of the site) to 665 feet above sea level (a small mound of earth on the proposed Lot 1). Vegetation on the site is sparse and consists of grasses and weeds; no trees exist on the property.

B. SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size: 0.20 acre (gross)
 0.17 acre (net)
2. Proposed Lot Sizes: Lot 1- 3,501 SF (.08 acre)
 Lot 2- 3,875 SF (.09 acre)
3. Density: 11.8 units/acre

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>Required per Zoning Code</u> <u>§33-259</u>
1. Lot Size		
Lot 1	3,501 SF	3,500 SF minimum

Lot 2	3,875 SF	3,500 SF minimum
2. Density	11.8 units/acre (Exception to minimum density requirement allowed per Section 33-246(e) of the Zoning Code)	18 units/acre maximum 12.6 units/acre minimum
3. Setbacks		
Front (both lots)	20'	10'
Side (Lot 1, west side, interior)	7'6"	No minimum
Side (Lot 1, east side, interior)	6'2"	No minimum
Side (Lot 2, west side, interior)	4'4"	No minimum
Side (Lot 2, east side, street)	15'	No minimum
Rear (both lots)	15'	No minimum
4. Parking	8 spaces (4 per lot; 2 garage and 2 uncovered)	8 spaces (4 per lot; 2 must be covered; other 2 may be uncovered, tandem, and/or in front or side setbacks)

**FINDINGS OF FACT
SUB 15-0028 and PHG 15-0037
EXHIBIT "A"**

Tentative Parcel Map (SUB 15-0028)

1. The .20-acre project site has a General Plan Designation of Urban III (U3), which allows a maximum density of 18 dwelling units per acre. The proposed project density of 11.8 units per acre conforms to that limit. The proposed density falls below the U3 minimum density requirement of 12.6 units per acre; however, the Zoning Code allows for an exception to the minimum when a project will not preclude the City from meeting its housing needs as described in the Housing Element of the General Plan. Staff has determined that the project will not preclude the City from meeting these needs, since the number of units proposed (two) is just one fewer than the maximum allowed (three), the lot is too small for a Small Lot Planned Development of three lots or a traditional subdivision of any size, and a condominium/townhome complex would require a homeowners' association too small to be sustainable. A three-unit apartment development would be feasible and is an option the applicant could pursue without obtaining a discretionary permit, should the Tentative Parcel Map be denied.
2. The design and improvement of the proposed subdivision is consistent with the Small Lot Planned Development standards for the R-3 zone as listed in Section 33-259 of the City of Escondido Zoning Code, since each proposed lot would be at least 3,500 SF in size, would have a minimum front setback of ten feet, and would provide four parking spaces. Access to the site would be limited to a single shared driveway on Mission Avenue in order to consolidate ingress and egress for both homes at one location.
3. The proposed project would be compatible with the surrounding neighborhood since the project site is bordered by residential development in a variety of formats and densities, including single-family homes, small apartment buildings, and large apartment and condominium complexes. Adjacent properties have the same General Plan designation (Urban III) and zoning classification (R-3-18) as the subject property.
4. The site is primarily flat and is physically suitable for the proposed two dwelling units, since the conceptual design shows minimal grading and building setbacks consistent with the standards for Small Lot Planned Developments as described in the Zoning Code.
5. The design of the parcel map and proposed improvements are not likely to cause serious public health problems since vehicular traffic generated by the project would not materially degrade the level of service on the adjoining streets or intersections. Adequate sewer and water service could be provided to the site via existing lines in Fig Street.
6. The design of the parcel map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife exists on the property.
7. The design of the map and the type of improvements would 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. This was determined based on review of all available maps and a preliminary title report submitted by the applicant. Neither the City nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. An Initial Study was prepared for the project per the requirements of the California Environmental Quality Act. The Initial Study identified potentially significant impacts to cultural resources and tribal cultural resources, noise, and paleontological resources. Mitigation measures have been proposed to reduce these impacts to a less than significant level, and a Mitigated Negative Declaration was available for a 20-day public review period from April 20 to May 9, 2016. No comments were received during this review period.

Conditional Use Permit (PHG 15-0037)

1. The location and design of the proposed project is consistent with the goals and policies of the Escondido General Plan supporting quality in-fill development, since the project provides an attractive product on a

highly-visible corner lot that has been vacant for approximately 25 years, within an established residential neighborhood.

2. Granting the Conditional Use Permit would be based on sound principles of land use, since the site is physically suitable to accommodate the use and adequate parking, access, setbacks, landscaping, and open space areas are provided as detailed in the staff report prepared for the project.
3. The proposed project would not create a nuisance, cause deterioration of bordering land uses, or create special problems, since the project design is in conformance with the Urban III land use designation and Small Lot Planned Development provisions of the R-3 zone. The proposed conditions of approval would reduce any potential compatibility issues below a level of significance.
4. A Mitigated Negative Declaration was issued for the proposed project on April 20, 2016 and underwent a 20-day public review period, in accordance with the California Environmental Quality Act (CEQA). The environmental review found potentially significant impacts related to cultural and tribal cultural resources, noise, and paleontological resources. Mitigation measures were incorporated into the Mitigated Negative Declaration to reduce these impacts to a less than significant level. Staff did not receive any comments from the public or other agencies during the public review period.

**CONDITIONS OF APPROVAL
SUB 15-0028 and PHG 15-0037
EXHIBIT "B"**

Mitigation Measures

NOI-1: Construct a noise wall approximately 6 feet high, from the southwest corner of the Unit 1 yard to the Unit 1 building façade (8 feet long).

NOI-2: Construct a noise wall approximately 6 feet high, from the northeast corner of the Unit 2 yard to the southeast corner of the Unit 2 yard (62 feet long), returning west to the Unit 2 building façade (15 feet long).

NOI-3: Ground-floor barrier heights are relative to the elevation of each adjacent building pad, and must have no gaps or cracks through or below the barrier. The barriers must be constructed of solid material, such as concrete masonry, with a minimum density of 3.5 lb./sf. If preservation of views is desired, any portion of the barrier can be comprised of transparent materials such as Plexiglas or glass.

NOI-4: An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with STC ratings of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.

PALEO-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

PALEO-2: If unanticipated paleontological resources are encountered during ground-disturbing activities:

- All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist.
- The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.

The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.

TCR-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a preexcavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

TCR-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. 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 qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

TCR-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

TCR-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

TCR-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. 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 in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

TCR-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

General

1. The Tentative Parcel Map shall expire after thirty-six (36) months if the Final Parcel Map is not recorded or an extension of time application is not granted.
2. The Conditional Use Permit shall remain valid for the effective life of the associated Tentative Parcel Map.
3. Three (3) copies of a revised Tentative Parcel Map, reflecting all modifications and changes required by this approval, shall be submitted to the Planning Division for certification prior to approval of the Final Parcel Map.
4. A Final Parcel Map shall be recorded prior to the issuance of building permits for the site.
5. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Department, and Fire Department.
6. 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.
7. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
8. 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 Marshall.
9. All habitable buildings shall be noise-insulated to maintain interior noise levels of 45 dba or less.
10. 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.
11. All exterior lighting shall conform to the requirements of Article 35. Outdoor Lighting (Ordinance No. 2014-20).
12. 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 Deputy City Manager and the Community Development Director.
13. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
14. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform to the conceptual grading plan as shown on the Tentative Map.
15. All new utilities shall be underground.

15. 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 Game. 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 check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Mitigated Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210.25 + \$50). Failure to remit the required fees in full within the specified time noted 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. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

Landscaping

1. If the project includes at least 500 SF of landscaped area, 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, per the State of California Model Water Efficient Landscape Ordinance (effective December 1, 2015). These plans shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee 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 occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
5. Per Article 62 of the Escondido Zoning Code, all manufactured slopes over three (3) feet high shall be planted with an appropriate and attractive mix of trees, shrubs and groundcovers.
6. A minimum of one street tree shall be provided for each 30 feet of linear street frontage. Trees shall be at least 15 gallons in size and six feet tall, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list.
7. The installation of the landscaping and irrigation shall be in conformance with Article 62 of the Escondido Zoning Code.

**ENGINEERING CONDITIONS OF APPROVAL
SUB 15-0028 & PHG 15-0037
Exhibit "C"**

GENERAL

1. Civil Engineer prepared improvement plans are required for all public and private improvements (Landscaping Plans shall be prepared by a landscape Architect). The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee and warrantee bonds for all public improvements and Grading bond for all grading, landscaping and private improvements (Not including the buildings) improvements prior to approval of the Final Map and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.
2. 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 Grading Permit and/or Final Subdivision Map.
3. 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.
4. 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.
5. The project owner shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. 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.

STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Planning Director.
2. The project owner shall construct public and private street improvements for the following streets:

STREET

Mission Avenue

CLASSIFICATION

Major Street

Fig Street

Collector Street

3. The project owner shall be responsible for construction of frontage improvements along Fig Street to provide for Local Collector Street standard improvements with rehabilitation of the existing pavement with grind and overlay, widening to 21 feet half width, together with curb & gutter and sidewalk. All improvements shall be to the requirements of City Engineer.
4. The project owner shall be responsible to remove and reconstruct damaged sections of sidewalk and curb & gutter along project frontage on Mission Avenue. Improve driveway approach on Mission Avenue and pay fair share contribution towards future widening project frontage on Mission Avenue to Major Road standards.
5. The project owner 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. The project owner 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.

Project grading and erosion control plans shall be prepared by a Registered Civil Engineer

DRAINAGE

1. All proposed onsite drainage system and landscaping shall be maintained by the property owners.

WATER SUPPLY

1. The project owner is responsible to obtain water meters approved by the Utilities Engineer and Fire Marshal to serve each project building.

SEWER

2. The project owner is responsible to pay sewer connection fee and install sewer lateral for each building.
3. All sewer laterals within the project are private and shall be maintained by the home owners.

DECLARATION OF RESTRICTIONS (DOR)

1. Copies of the Declaration of Restrictions shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The project owner shall make provisions in the Declaration of Restrictions for the implementation of Standard Project storm water management requirements by the home owners as specified in the project's Standard Project Check Sheet.
3. The project owner shall make provisions in Declaration of Restrictions for maintenance of all onsite landscaping and irrigation, sewer laterals, driveway, common spaces, private utilities. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
4. Declaration of Restrictions shall make provisions for maintenance frontage landscaping, irrigation, fencing and walls, along project frontages on Mission Avenue and Fig Street.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The project owner shall make all necessary dedications for public rights-of-way for public streets or public utilities and emergency access easements for the private streets according to the following street classifications.

STREET

Mission Avenue

Fig Street

CLASSIFICATION

Major Street

Collector Street

All necessary right-of-ways, shall be granted on the Final Map.

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
3. The project owner 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.
4. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner 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.
2. 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 \$50,000.
3. The developer shall provide the City with \$20,000 in fair share contribution towards in lieu fee for future construction of Mission Avenue to Major Street standards.

UTILITY UNDERGROUNDING AND RELOCATION

1. The developer will be able to pay in lieu fee, instead of undergrounding, for the section of overhead lines along project frontage on Fig Street.
2. All new dry utilities to serve the project shall be constructed underground.
3. The project owner 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.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

MISSION HOMES DEVELOPMENT

PREPARED FOR:

Chintu Patel
c/o Apollo Development Group, LLC
2661 Pummelo Court
Escondido, CA 92027

PREPARED BY:

TTG Environmental & Associates
8885 Rio San Diego Drive, Suite 237
San Diego, California 92108

April 2016



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- APPENDIX B – CULTURAL RESOURCES STUDY
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FIGURE 2	SITE MAP	PAGE 4
FIGURE 3	LAND USES	PAGE 5
FIGURE 4	PROPOSED SITE PLAN	PAGE 10

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INTRODUCTION

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND ENVIRONMENTAL CHECKLIST

This Initial Study/Mitigated Negative Declaration (IS/MND) and Environmental Checklist has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code §21000, et seq.] and the 2014 State CEQA Guidelines [California Code of Regulations §15000, et seq.]. This IS/MND and Environmental Checklist determines that the Mission Homes development will result in significant impacts on the environmental resources and issues evaluated for tribal cultural resources, cultural resources, noise and paleontological resources. The impacts will be reduced to less than significant levels with implementation of the mitigation measures described herein and included in the Mitigation Monitoring and Reporting Program (MMRP, Appendix A).

This document is being made available for a 20-day public review comment period. Comments regarding this IS/MND and Environmental Checklist must be made in writing to: Ann Dolmage, Associate Planner, Planning Division, Community Development Department, City of Escondido, 92025. Comments must be received by 5:00 P.M. on the last day of the public review period.

1. **Title:** Mission Single-Family Development
2. **Lead Agency Name and Address:** City of Escondido
Planning Department
201 North Broadway
Escondido, CA 92025
(760) 839-4548
3. **Contact Person:** Ann Dolmage Associate Planner
4. **Project Location:** Escondido, California
5. **Project Sponsor's Name:** Apollo Development Group
6. **General Plan Designation:** Residential Urban III
7. **Zoning:** R3-18
8. **Project Description:**

The project being proposed by the Apollo Development Group (applicant) includes the development of two (2) single-family houses to be built on a vacant infill lot in the City of

Escondido. The 0.17-acre site is located at the northwest corner of Fig Street and East Mission Avenue in the City of Escondido, California. The project site has a General Plan designation of Residential/Urban III and a zoning designation of R3-18 (medium/multiple residential 18 units/acre), with a minimum allowable lot size of 3,500 square feet. The issuance of the conditional use permit by the City of Escondido is considered a discretionary action, subject to the City's CEQA review process.

9. Setting and Surrounding Land Uses:

The City of Escondido (City) is located at the northeastern portion of San Diego County, adjacent to the cities of Vista and San Marcos on the west, unincorporated communities of Valley Center to the north and Ramona to the east; and San Diego to the south (Figure 1). Citywide land uses include residential, commercial/retail, public/semi-public, and industrial.

The proposed 0.17-acre site is located on the northwest side of East Mission Avenue and Fig Street (Figure 2). The project site is currently vacant and is void of mature trees or vegetation. There is currently driveway access to and from East Mission Street.

Immediate land uses include a single family home to the north, and multi-family residential uses to the east, west and south (Figure 3). Some commercial, retail and small office uses are located further to the north, east and west side of the surrounding area.

10. Approvals Required:

Tentative Parcel Map, Conditional Use Permit, and CEQA document certification by the Planning Commission.

11. Other public agencies whose approvals are required (e.g., permits, financing approval, or participation agreement):

N/A

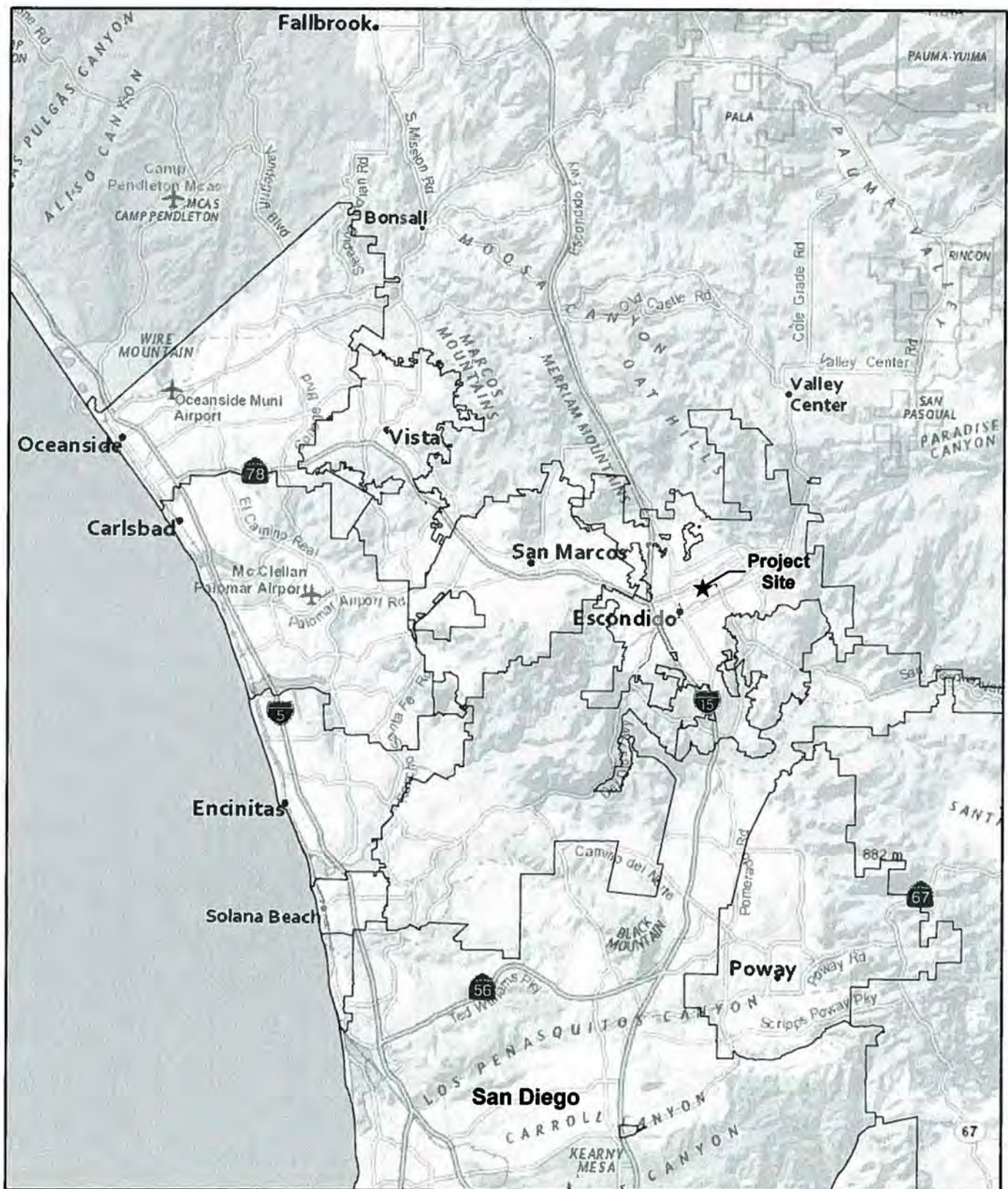


Figure 1
MISSION HOMES IS/MND



0 2 4
Miles

Regional Location Map



Figure 2

MISSION HOMES IS/MND

Site Map



0 40 80
Feet

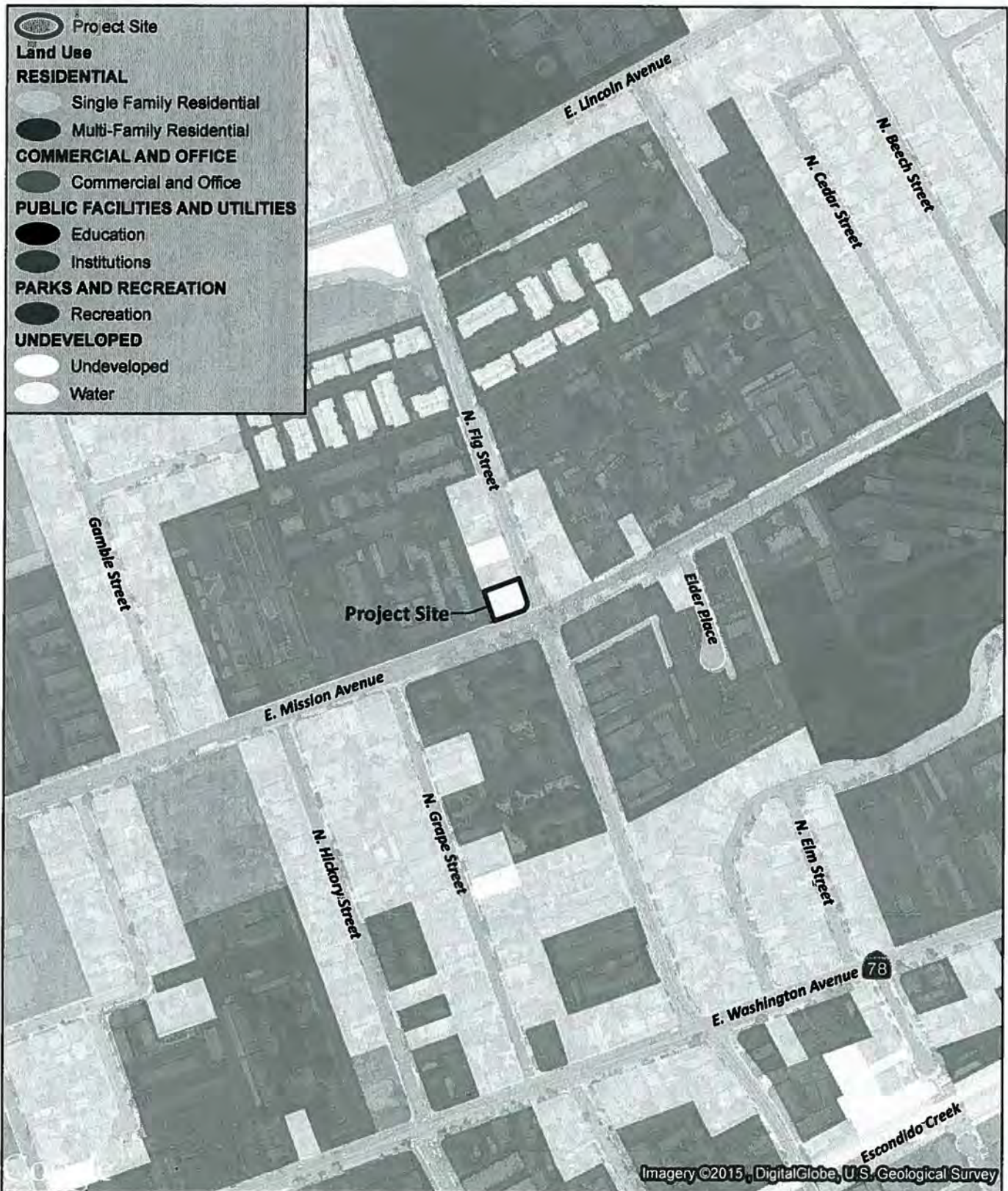


Figure 3

MISSION HOMES IS/MND

Land Uses



0 300 600 Feet

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Based upon the initial evaluation presented in the following Initial Study / Environmental Checklist, it is concluded that the project **would not** result in any potentially significant adverse environmental impacts to the following resource areas:

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation: (To be completed by the Lead Agency)

- ☐ I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- ☐ I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Signature _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should,

where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Impact Terminology

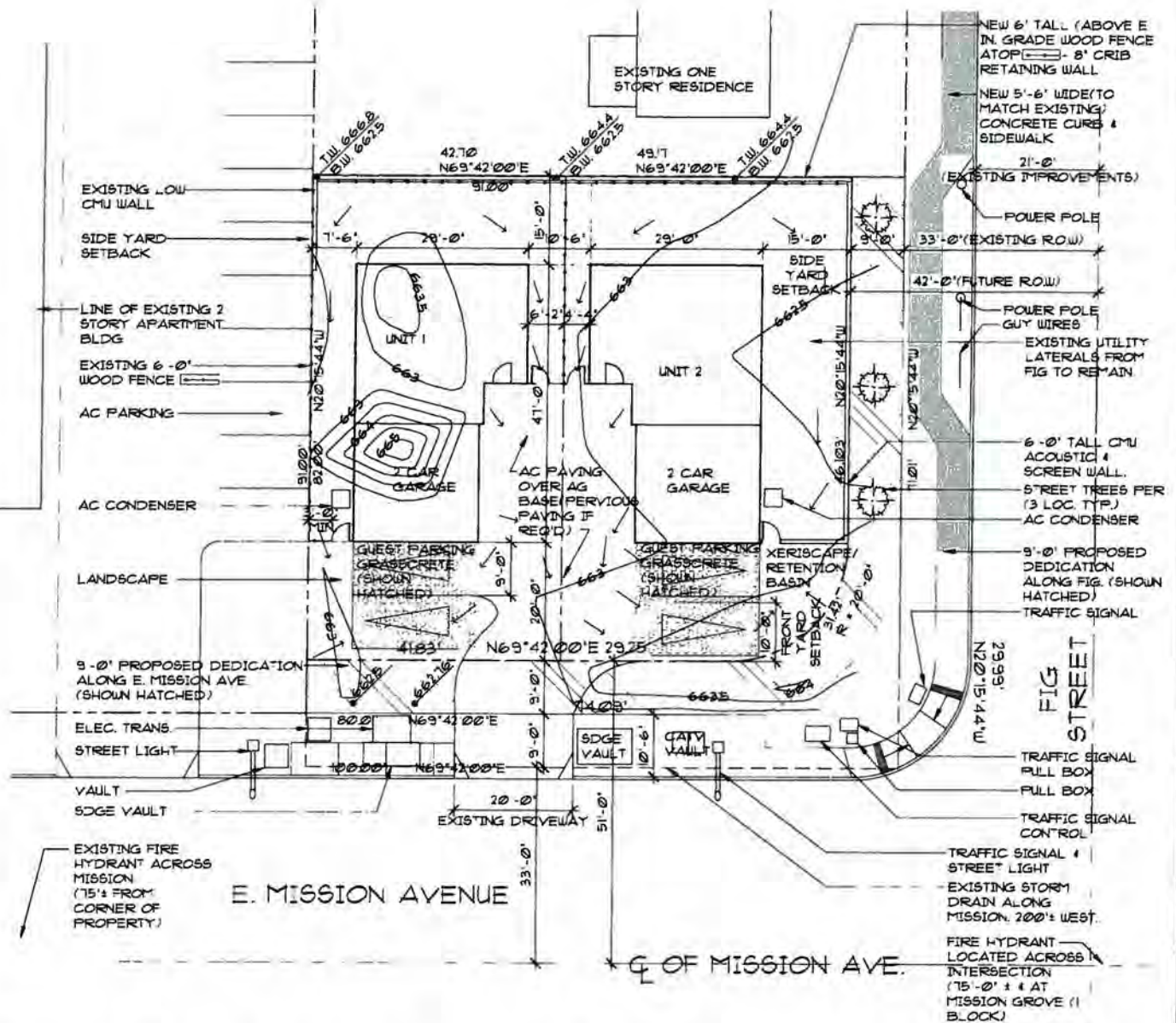
The following terminology is used to describe the potential level of significance of impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular resource in any way.
- An impact is considered a ***less than significant impact*** if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered a ***potentially significant impact*** if the analysis concludes that it could have a substantial adverse effect on the environment and requires mitigation.

PROJECT DESCRIPTION

The proposed project includes the development of two (2) single-family houses to be built on a vacant infill lot in the City of Escondido. The 0.17-acre site is located at the northwest corner of Fig Street and East Mission Avenue in the City of Escondido, California. The project site has a General Plan designation of Residential/Urban III and a zoning designation of R3-18. There are no general plan amendments proposed with the project.

The environmental analysis contained herein is based on the development of the two residential units, as shown in the proposed site plan (Figure 4). The project does not involve the introduction of non-residential development (retail and commercial uses) and is consistent with the current general plan designation.



BUILDING INFORMATION

SITE ADDRESS	440 E. MISSION AVE ESCONDIDO, CA 92025
OCCUPANCY	R-3
CONSTRUCTION TYPE	TYPE VS SPRINKLERED
BUILDING COVERAGE	LOT 1 - 3,501 SF. UNIT 1 - 1,254 SF. TOTAL LOT COVERAGE - 34%
	LOT 2 - 3,578 SF. UNIT 2 - 1,254 SF. TOTAL LOT COVERAGE - 32%

PROPERTY OWNER:

APOLLO DEVELOPMENT GROUP LLC,
A LIMITED LIABILITY COMPANY
C/O CHINTU PATEL
2661 PUEBLO CT.
ESCONDIDO, CA 92027

SUBDIVIDER / APPLICANT:

APOLLO DEVELOPMENT GROUP LLC,
A LIMITED LIABILITY COMPANY
C/O CHINTU PATEL
2661 PUEBLO CT.
ESCONDIDO, CA 92027

ENGINEER:

REC CONSULTANTS
2442 SECOND AVE.
SAN DIEGO, CA 92101

CONTACT: BRUCE ROBERTSON
PHONE: 619-376-6016

ARCHITECT:

NOAA GROUP
670 ROSECRANS ST., BOX 378
SAN DIEGO, CA 92106
(619) 291-8066 FAX: 291-8066
JOE HOLASEK, johlasek@noaa.com

NOTES:

1. RESIDENCES TO BE SPRINKLERED
2. THERE ARE NO TREES ON THE PROPERTY OR IN ITS ROW
3. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION USE THAT CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WHICHEVER IS MORE STRINGENT.
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED.

Source: NOAA Group, 2016

Figure 4
MISSION TOWNHOMES IS/MND



Proposed Site Plan

I. AESTHETICS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views?	☐	☐	☐	☒

Discussion:

- a-b) **No Impact.** There are no scenic vistas or scenic highways in the project area that could be affected by the project; therefore, there will be no impact.
- c) **No Impact.** The project vicinity consists of single family and multifamily residential uses to the north, south, east and west side. Mission Middle School is located approximately 1,400 feet to the east of the project site. The proposed tentative map and site plan for the proposed residential units consists of a high-quality design and architecture, compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Maximum height for the residential units would be 23 feet and buildings would be oriented to front on East Mission Street, providing direct entries on the public streets. Implementation of the proposed design standards, including the use of trees and landscaping, would be compatible with the surrounding development and would not degrade the existing visual character or quality of the site.

- d) **No Impact.** The proposed project includes light standard heights, intensities, locations, and light reduction strategies to eliminate light spilling onto adjacent properties. The proposed lighting required for the residential uses would be consistent with lighting for the surrounding uses including the adjacent single family development to the north, and the multi-residential uses to the east, west, and south. All lighting fixtures would be shielded from neighboring properties. Lighting for the new development would be consistent with the City's lighting standards and would not create a substantially new source of light or glare.

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II. AGRICULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion:

- a-e) No Impact.** The project site is located in an existing urbanized area with no agricultural or forest resources within the vicinity. The site is a graded dirt lot. The project site is not zoned for agricultural or forestry purposes; nor is there a Williamson Act Contract associated with the site or vicinity. Therefore, the project would not convert Important Farmland, conflict with agricultural zoning, or otherwise cause the conversion of farmland or forest land to non-agricultural/non-forest use.

III. AIR QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion:

- a–e) No Impact.** The proposed project is located in the City of Escondido within the San Diego Air Basin (SDAB). San Diego Air Pollution Control District (APCD) is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is currently classified as a federal nonattainment area for ozone and a state nonattainment area for ozone, PM10 and PM2.5.

The Regional Air Quality Strategy (RAQS) outlines APCD's plans and control measures designed to attain the State air quality standards for ozone. In addition, the APCD relies on the State Implementation Plan (SIP), which includes the APCD's plans and control measures for attaining the ozone NAAQS.

The would not conflict with or obstruct implementation of the SIP and the RAQS, because the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Construction Impacts

Construction of the project site would involve site grading, laying the slab and associated paving activities at the site, and construction of the residential structures, along with architectural coatings application. Construction is estimated to be approximately six months.

Emissions of pollutants such as fugitive dust would be generated during construction. Construction of the project would be short-term and temporary. Thus, the emissions associated with construction are not expected to result in a significant impact on the ambient air quality and would not conflict or obstruct the implementation of the San Diego RAQS or applicable portions of the SIP.

There are no large projects identified in the study area that would contribute substantial amounts of pollutants that would result in a cumulative impact. Because the project's contribution of emissions is small relative to both the significance criteria and the SDAB emissions inventory, and because there are no additional large projects within the study area that would contribute large amounts of air emissions, the Project's contribution to emissions would not be cumulatively considerable.

The proposed residential development would not generate diesel truck trips. The project would therefore not expose sensitive receptors to substantial pollutant concentrations.

The proposed residential development would not introduce land uses associated with nuisance odors (e.g. gasoline stations or restaurant uses). Therefore, no impacts related to odors are expected to occur.

IV. BIOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

- a–c) **No Impact.** The project site consists of a vacant infill lot located in an urbanized area. The site is surrounded by multi-family residential and single family homes. No habitat for sensitive plant or wildlife species exists on-site; nor are there riparian habitats or wetland resources located on the site. Therefore, no impacts would result from the proposed project.
- d) **No Impact.** The site is located in an urbanized area, which is not near an open space or wildlife corridor; nor does the site itself serve as a wildlife corridor or nursery site. The site is void of vegetation or mature trees. Therefore, no impacts to nesting migratory birds would occur with project development.
- e) **No Impact.** There are no riparian or upland habitats, or other biological resources, located on-site.
- f) **No Impact.** The project is not located within a Habitat Conservation Plan (HCP) or within the vicinity of any Natural Community Conservation Plan (NCCP), local, regional, or state conservation plan. Therefore, no conflicts with provisions of an adopted HCP or NCCP, or other approved conservation plan, would occur with the proposed project.

V. CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Disturb human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion:

- a) **No Impact.** Based on the cultural resources records search conducted for the project, the study identified a single-family residence built in 1915 on the parcel immediately to the north of the project site (817 N. Fig Street), but it is anticipated that the current project will not directly impact the resource (Appendix B).
- b) **No Impact.** Because the project parcel was developed in the past, the integrity of the project area has been compromised; thus, the potential for unknown significant subsurface archaeological resources to be present is considered low.
- c) **Less than Significant Impact with Mitigation Incorporated.** No cemeteries, formal or informal, have been identified on-site. While no archaeological resources were identified within the project site, there is the potential, while low, that buried and previously unrecorded archaeological resources could be encountered during construction. Implementation of mitigation measure TCR-8 listed further below will reduce potential impacts should such resources be encountered.

VI. TRIBAL CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §21074?	☐	☒	☐	☐

Discussion:

- a) **Less than Significant Impact with Mitigation Incorporated.** On 11/6/15, City of Escondido planning staff sent out an invitation to the following tribes for tribal cultural resource consultations as required by AB52: San Luis Rey Band of Mission Indians, Rincon Band of Luiseño Indians and Soboba Band of Luiseño Indians. The San Luis Rey Band requested to consult and met with planning staff on 12/4/15. At this meeting, the tribe asked for a cultural resources records search for the property. A records search was requested from the SCIC of the California Historical Resources Information System (CHRIS) at San Diego State University. The results were received January 27, 2016. The records search covered the project site and a 1/2-mile radius around it. Thirteen previous cultural resources investigations have been conducted within 1/2-mile radius of the project, one of which (SD-14328, a monitoring project for a trench) extended along East Mission Avenue adjacent to the project site. None, however, covered the project site itself. As part of the cultural resources report, a search of the Sacred Lands File at the NAHC was requested on December 31, 2015. As a result of this assessment, no cultural resources, including Native American resources, were identified within the project site.

However, a search of the Sacred Lands File at the NAHC did indicate the presence of at least one Native American cultural resource on the USGS topographic map, which could place the resource within a few miles of the project site. Following further consultation between the City and the Tribes, the following standard mitigation measures were incorporated to the project to avoid potential adverse impacts to tribal cultural resources if encountered during project construction.

TCR-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for

the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to and pre-construction meeting, shall approve all persons involved in the monitoring program.

TCR-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. 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 qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

TCR-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

TCR- 6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

TCR-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique

archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. 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 in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

TCR-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native

American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

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VII. PALEONTOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion:

- a) **Less than Significant Impact with Mitigation Incorporated.** The project site is underlain by the Landslide Deposits, Holocene and Pleistocene, (Qls), a geologic rock unit, which is identified as a moderate sensitivity fossil-bearing geologic formation (City of Escondido, 2012). Proposed construction-related excavations are not expected to exceed 5 feet below the surface. However, if the excavation and trenching, or other forms of ground disturbance exceed 6 feet below the surface, the project could potentially encounter paleontological resources. The following recommended mitigation measures would reduce potential impacts to below levels of significance.

Paleo-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Paleo-2: If unanticipated paleontological resources are encountered during ground-disturbing activities:

- All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist.
- The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.

VIII. GEOLOGY & SOILS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion:

- a) **Less than Significant Impact.** The Alquist-Priolo Earthquake Fault Zoning Act identifies no active faults within Escondido; consequently, the risk of surface rupture is low. Several earthquake faults exist in Escondido's vicinity, and the nearest is the Rose Canyon Fault, located approximately 20 miles west under the Pacific Ocean. This fault is not considered a serious threat due to the distance and magnitude of past seismic activity. However, an earthquake large enough to result in moderate ground shaking is possible. Seismic risks are significantly higher in areas closer to the region's major faults, and a moderate or major earthquake could result in potentially damaging ground shaking (City of Escondido, 2012). Impacts to the project would be precluded through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards.
- b–d) **Less than Significant Impact.** The project site and vicinity are relatively flat and most lowland areas with relatively level ground surface are not prone to landslides.
- e) **No Impact.** Future development on the project site would tie into the City's wastewater system and would not require the use of septic systems.

IX. GREENHOUSE GAS EMISSIONS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

a-b) Less Than Significant Impact.

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity.

Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal.

The City of Escondido Climate Action Plan (E-CAP) sets a threshold of 2,500 metric tons of carbon dioxide equivalents (MT CO₂e)/year from new developments. Based on the E-CAP, residential projects do not reach the threshold if they have less than 86 units; thus, this project would not exceed the GHG emissions threshold. The project is expected to meet the goals of AB 32 and would not result in cumulatively considerable significant global climate impacts. Additionally, the project would be constructed in accordance with the energy efficiency standards, water reduction goals, and other "green" standards contained in the California Green Building Standards. Furthermore, the project is an infill, residential development that would place residences in close proximity to existing neighborhood amenities and employment. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion:

- a–c) **No Impact.** Because of the nature of the project, which involves a residential development, no uses are proposed that would involve the use, transport, or disposal of hazardous materials. Nor would the project generate significant quantities of hazardous materials, be prone to the accidental release of hazardous materials, or emit hazardous substances near a school.
- d) **No Impact.** The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database (DTSC 2015a) which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard's Geotracker (DTSC 2015b), which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor and Geotracker database, there are no listings for the project site.
- e–h) **No Impact.** The nearest airport to the project site is the McClellan Palomar Airport, in Carlsbad, California, which is more than 12 miles to the west.

Therefore, the project site is not within an airport overlay zone and no safety hazard impacts are associated with the proposed project.

The project site is located within an urbanized area far from any urban/wildfire interface areas, and the project would not interfere with any emergency response or evacuation plans.

XI. HYDROLOGY AND WATER QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

a and c) Less than Significant Impact. The proposed project will be developed in accordance with federal, state, and City regulations prior to project approval, and shall comply with applicable water quality regulations. The project development is considered a Standard/Medium project based on the City's Storm Water Urban Runoff Management Program. As a Medium Project, site development is required to meet the City's minimum best management

practices (BMP) and inspection requirements during construction to minimize downstream water quality impacts.

The proposed project will also need to comply with the County of San Diego Hydromodification Management Plan (HMP). The HMP directs project proponents to design the proposed development with appropriate Best Management Practices (BMPs) that help to control post-project runoff and mimic pre-development runoff peak flows. This approach will help to reduce the impact of the project on receiving water streams.

- b) **No Impact.** The City of Escondido provides potable water in the City. Therefore, implementation of the project would not deplete groundwater supplies.
- d-f) **Less than Significant Impact.** City regulations prohibit new development creating runoff volumes or velocities that could cause the City's existing drainage system to exceed its design capacity. The proposed project will need to ensure post-project runoff volumes do not exceed the City's drainage system capacities. In addition, the proposed project must comply with the County of San Diego Hydromodification Management Plan (HMP). The HMP directs project proponents to design the proposed development with appropriate Best Management Practices (BMPs) that help to control post-project runoff and mimic pre-development runoff peak flows. This approach will help to reduce the impact of the project on receiving water streams to below a level of significance.
- g-j) **No Impact.** With regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area.

XII. LAND USE AND PLANNING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion:

a and c) No Impact. The project site is vacant and the project is consistent with surrounding land uses, which include single, medium to high-density residential uses. The project would not introduce a physical barrier that would impair mobility within an existing community, or between a community and outlying areas. Therefore, the proposed residential project would not divide an established community. The project does not lie within the planning area for any adopted or proposed habitat conservation or natural community plans. No impact would occur with the project as it relates to a habitat conservation plan or natural community conservation plan.

b) No Impact. The project would not require an amendment to the General Plan to accommodate a change in land use and zoning. The project would introduce land uses that are compatible with the surrounding land uses, including uses directly adjacent to the north, south and west, which are single and medium density residential. The project implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses. Therefore, no significant land use compatibility impacts would occur with the project.

XIII. MINERAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

a and b) No Impact. There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to new development as proposed by the project. As a result, there would be no impact to mineral resources associated with implementation of the project.

XIV. NOISE

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Expose persons to or generate excessive ground borne noise levels?	☐	☒	☐	☐
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☐	☒
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

- a-d) Less Than Significant Impact with Mitigation Incorporated.** The City of Escondido General Plan Community Protection Element [City of Escondido 2012] identifies transportation noise levels compatible with land uses. Exterior noise levels up to 60 dBA CNEL are considered Normally Acceptable at outdoor usable areas; i.e., yards, of multi-family residential land uses. Exterior noise levels up to 70 dBA CNEL are considered Conditionally Acceptable.

A noise analysis was conducted for the proposed project and the following summarizes the result of the Noise Analysis Report for the Mission Homes Project (dBF Associates, 2016, Appendix C). The primary existing noise source near the project is vehicular traffic on Mission Avenue and Fig Street. Mission Avenue carries an existing (year 2013) Average Daily Traffic (ADT) volume of 18,500 vehicles between Broadway and Fig Street, and 15,500 vehicles between Fig Street and Ash Street. Fig Street carries an existing (year 2013) ADT volume of 9,000 vehicles between Lincoln Avenue and Mission Avenue, and 7,100 vehicles between Mission Avenue and Washington Avenue (SANDAG 2015a).

Noise measurements were taken at two locations on the project site. Existing noise levels at the site range from approximately 57 dBA Leq at the northwest corner of the project site (further point away from Mission and Fig Street) to approximately 65 dBA Leq at the southeast corner of the project site (at the corner of Mission and Fig Street).

The primary noise source in the future would continue to be vehicular traffic on Mission Avenue and Fig Street. Mission Avenue is projected to carry a future (year 2050) ADT volume of 25,200 vehicles between Broadway and Fig Street, and 22,100 vehicles between Fig Street and Ash Street. Fig Street is projected to carry a future (year 2050) ADT volume of 9,900 vehicles between Lincoln Avenue and Mission Avenue, and 10,200 vehicles between Mission Avenue and Washington Avenue (SANDAG 2015a).

Future unmitigated exterior traffic noise levels at the Unit 1 yard would range from approximately 56 dBA CNEL at the northwest corner of the yard to approximately 62 dBA CNEL at the southwest corner of the yard. Future exterior traffic noise levels at all areas of the Unit 1 yard would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido. Future unmitigated exterior traffic noise levels at the Unit 2 yard would range from approximately 58 dBA CNEL at the northwest corner of the yard to approximately 67 dBA CNEL at the southeast corner of the yard. Future exterior traffic noise levels at all areas of the Unit 2 yard would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido.

Noise barriers such as walls are commonly used to reduce outdoor and indoor noise levels from ground transportation sources. The effectiveness of a barrier depends on the distance from the source to the barrier, the distance from the receiver to the barrier, and the relative height of the barrier above the line-of-sight between the source and receiver.

The following barrier would reduce noise levels at all areas of the Unit 1 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:

NOI-1: Construct a noise wall approximately 6 feet high, from the southwest corner of the Unit 1 yard to the Unit 1 building façade (8 feet long).

The following barrier would reduce noise levels at all areas of the Unit 2 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:

Noi-2: Construct a noise wall approximately 6 feet high, from the northeast corner of the Unit 2 yard to the southeast corner of the Unit 2 yard (62 feet long), returning west to the Unit 2 building façade (15 feet long).

Noi-3: Ground-floor barrier heights are relative to the elevation of each adjacent building pad, and must have no gaps or cracks through or below the barrier. The barriers must be constructed of solid material, such as concrete masonry, with a minimum density of 3.5 lb./sf. If preservation of views is desired, any portion of the barrier can be comprised of transparent materials such as Plexiglas or glass.

Noi-4: An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with STC ratings of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.

- e-f) **No Impact.** McClellan Palomar Airport is the closest airport to the project site and is located approximately twelve miles to the west. The project site is located well outside of the 60 community noise equivalent level (CNEL) contour line for McClellan Palomar Airport. There would be no impact due to aircraft noise.

XV. POPULATION AND HOUSING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

- a) **No Impact.** The project would introduce two new residential units. The project would be implemented within an urban infill site which already has roadway access, all urban infrastructure, and is also surrounded to the north and west by existing medium density residential development and retail/commercial uses to the west and south; as such, it would not induce substantial population growth.
- b–c) **No Impact.** The project site is vacant; thus, the project would not displace existing housing or people.

XVI. PUBLIC SERVICES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

Discussion:

- a) **Less Than Significant Impact.** The City receives general public safety and law enforcement services from the City's Police Department. The Escondido Fire Department provides fire protection services, emergency services, and hazardous materials response to the project area. The Escondido Unified School District provides educational services to the project area. Library services are provided by the Escondido Public Library, which is part of the San Diego County Library system.

Site plan review for the proposed project's building permit will ensure compliance with the requirements of the Escondido Fire Department regarding access, water mains, fire flow, brush clearance and hydrants. Compliance with the Fire Department requirements will result in a less than significant impact on fire protection services.

Implementation of the proposed project would result in minimal impacts on the demand for police and law enforcement services, as the City of Escondido Police Department would need to respond to any calls for service at the currently vacant parcels. However, as discussed under the Population and Housing section of this

document, the proposed project would not generate substantial population growth and is therefore not expected to result in the need for additional police personnel or facilities.

Future development on the project site would include two new residential units. This new residential development would slightly increase the demand for school services. As required by the City, the applicant is required to obtain written certification from the Escondido Unified School District stating whether or not the district will be able to provide adequate facilities to the proposed project. If the school district determines that it will not be able to provide such facilities, it requires an explanation of its reasons for that determination, and a description of measures either undertaken or planned which are deemed necessary in order to provide adequate school facilities. Compliance with the City's School Facilities requirements would result in a less than significant impact on school facilities.

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XVII. RECREATION

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

- a–b) No Impact.** As discussed above for Public Services, the proposed project would introduce two residential homes within an urban infill site with access to existing public infrastructure, including park and recreational facilities. This increase in potential park users is not of a magnitude that it is anticipated to significantly increase the use of existing parks such that deterioration would accelerate; nor would it require the addition or expansion of park facilities. Therefore, the project would have no impacts on park and recreation services.

XVIII. TRANSPORTATION/TRAFFIC

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Discussion:

- a,b) No Impact.** Mission Avenue carries an existing (year 2013) Average Daily Traffic (ADT) volume of 18,500 vehicles between Broadway and Fig Street, and 15,500 vehicles between Fig Street and Ash Street [SANDAG 2015a]. Near the project site, Mission Avenue is a two-way four-lane Major Arterial roadway with a posted speed limit of 35 miles per hour (mph) and divided by a two-way left-turn lane. At the intersection with Fig Street, the eastbound right line becomes a right-turn lane to southbound Fig Street. Fig Street carries an existing (year 2013) ADT volume of 9,000 vehicles between Lincoln Avenue and Mission Avenue, and 7,100 vehicles between Mission Avenue and Washington Avenue [SANDAG 2015a]. Near the project site, Fig Street is a two-way two-lane Collector roadway with a posted speed limit of 35 mph.

The proposed project is expected to result in a minimal increase in traffic volumes to the existing circulation system. No substantial impacts to the existing circulation system are expected to occur with the proposed project.

- c) No Impact.** No airport facilities are located in close proximity to the project site. Therefore the project would not result in a hazard to air navigation by the Federal Aviation Administration.
- d-f) No Impact.** The proposed project would construct the project driveways to City improvement standards and no hazards associated with sharp curves or dangerous intersections are anticipated to occur. The project would not have any negative impacts to pedestrian facilities or access to transit stops.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☒	☐

Discussion:

- a-e) Less than Significant Impact.** The project would be located within an urbanized infill site that already has access to water, wastewater, and storm water infrastructure. Water, wastewater and storm water services are provided by the City of Escondido. The proposed development would result in two residential units; thus, it would not be required (pursuant to SB 221) to conduct a water supply assessment. While future development of the site would result in an incrementally greater demand for water, wastewater, and storm water treatment compared to the existing condition, the magnitude of the proposed residential units is anticipated to be such that the incremental increase in demand for services would not result in the need for new or expanded facilities.

The proposed development would be required to comply with the City General Plan policies and municipal code, which are policies to ensure that adequate utilities are provided by requiring water supply delivery systems and sewage conveyance and treatment capacity to be available at the time of project approval. Impacts to wastewater treatment are considered less than significant.

- f-g) Less than Significant Impact.** Solid waste service for the City of Escondido is provided by Escondido Disposal, Inc. which disposes of non-recyclable solid waste generated by the City. Development of the two residential units on the site would be required to comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, the project would not result in any impacts on solid waste.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion:

- a) **No Impact.** The proposed project is located in a developed area and is surrounded by residential development, and roadways. Based on background research and field observations, the proposed two unit residential development does not have the potential to impact the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the proposed project would not have any impacts as it relates to these criteria.
- b) **No Impact.** The proposed project would not result in environmental impacts that are individually limited but cumulatively significant. Therefore, the proposed project does not result in any impacts that are both individually and cumulatively limited.
- c) **No Impact.** The proposed project would not result in significant effects on human beings either directly or indirectly.

Report Preparers

TTG Environmental & Associates, 8885 Rio San Diego Drive, Suite 237, San Diego, CA 92108

XXI. REFERENCES

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study / Environmental Checklist where that information is relevant to the analysis of impacts of the project. The following references were used in the preparation of this Initial Study / Environmental Checklist and are available for review at the Planning Department, located at 201 North Broadway, Escondido, CA.

California Department of Toxic Substances Control (DTSC), 2015a, Envirostor Online Database. <http://www.envirostor.dtsc.ca.gov/public/>; Website accessed in September.

California Department of Toxic Substances Control (DTSC), 2015b, Information Required from the Department of Toxic Substances Control Under Government Code Section 65962.5(a). <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionA.htm>. Website accessed in October.

City of Escondido
2012 General Plan

City of Escondido, Adopted Climate Action Plan. December, 2014.
<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/AdoptedClimateActionPlan.pdf>. Website accessed in March.

City of Escondido, California Geological Survey. CGS Special Report 217, Plate 2 - Geologic Compilation of Quaternary Surficial Deposits in Southern California. July 2010

Cultural Resources Records Search and Native American Heritage Commission Sacred Lands File Search for the Mission Homes Project, City of Escondido. ESA. February 9, 2016

Exterior Noise Analysis for the Mission Homes Project. dBF Associates, Inc., January 5, 2016.

San Diego Association of Governments (SANDAG). 2015a. Average Traffic Volumes – City of Escondido.

APPENDIX A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

The Apollo Development Group, LLC (hereafter the Applicant) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.; California Code of Regulations Title 14 Section 15000 et seq. [CEQA Guidelines]). The IS/MND determined that the proposed project could have a significant environmental effect in the following areas: Paleontological Resources, Tribal Cultural Resources and Noise.

Section 21081.6 of the California Public Resources Code requires a public agency to adopt a mitigation monitoring and reporting program (MMRP) at the time of approval for changes to the project that it has adopted and incorporated into the project. The MMRP describes the procedures the Project Applicant or its successor will use to implement the Mitigation Measures adopted in connection with the approval of the Project and the methods of monitoring and reporting on such actions. Monitoring refers to the observation of mitigation activities at the Project Site, in the design of plans or in the operation of designated agencies. A MMRP is necessary only for impacts which would be significant if not mitigated.

The MMRP is presented in tabular format (Table 1-1). The table columns contain the following information:

Mitigation Number: Lists the mitigation measures by number, as designated in the IS/MND and by issue area.

Mitigation Measure: Provides the text of the mitigation measures (by issue area), as provided in the IS/MND, each of which has been adopted and incorporated into the project.

Timing/Schedule: Lists the time frame in which the mitigation is expected to take place.

Implementation Responsibility: Identifies the entity responsible for complying with the requirements and conditions of the mitigation measure.

Completion of Implementation: The Applicant is responsible for ensuring these mitigation measures are implemented. The "Action" column is to be used by the Applicant to describe the action(s) taken to complete implementation. The "Date Completed" column is to be used to indicate when implementation of the mitigation measure has been completed. The Applicant, at their discretion, may delegate implementation responsibility or portions thereof to qualified consultants or contractors. However, the Applicant still maintains overall responsibility for implementation of mitigation adopted or incorporated into the project.

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
Tribal Cultural Resources					
TCR-1	To provide clear expectations regarding tribal cultural resources and to formalize protocols and procedures: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	The pre-excavation agreement shall be entered before the grading permit is issued.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the jurisdictional agencies.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-2	Association to a qualified archaeologist and a Native American monitor: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to and pre-construction meeting, shall approve all persons involved in the monitoring program.	Prior to issuance of the grading permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-3	Coordination of the requirements of the mitigation program: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	Prior to commencing the grading process.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-4	Presence of the Native American monitor and the qualified archeologist: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. 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 qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-5	Discovery of Tribal Cultural Resources: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.		compliance.		
TCR-6	Notification of significant tribal cultural resource discovery: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-7	Management of significant tribal cultural resources: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.		for ensuring compliance.		
TCR-8	Management of human remains if discovered: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. 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 in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.				

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-9	Collection of tribal cultural resources: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-10	Monitoring and/or evaluation report: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	Prior to the release of the grading bond.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
Paleo-1	Paleontological monitoring requirements: If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	vertebrates.				
Paleo-2	If unanticipated paleontological resources are encountered during ground-disturbing activities: • All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist. • The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-1	Reduce noise levels at all areas of the Unit 1 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido: • Construct a noise wall approximately 6 feet high, from the southwest corner of the Unit 1 yard to the Unit 1 building façade (8 feet long).	During construction phase.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-2	Reduce noise levels at all areas of the Unit 2 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido: • Construct a noise wall approximately 6 feet high,	During construction phase.	The Applicant shall be responsible for the implementation		

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	from the northeast corner of the Unit 2 yard to the southeast corner of the Unit 2 yard (62 feet long), returning west to the Unit 2 building façade (15 feet long).		of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-3	Design of ground-floor barriers: Ground-floor barrier heights are relative to the elevation of each adjacent building pad, and must have no gaps or cracks through or below the barrier. The barriers must be constructed of solid material, such as concrete masonry, with a minimum density of 3.5 lb./sf. If preservation of views is desired, any portion of the barrier can be comprised of transparent materials such as Plexiglas or glass.	During construction phase.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-4	Interior noise analysis: An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with STC ratings	Upon application for a building permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.				

PLANNING COMMISSION

Agenda Item No.: G.2
Date: June 14, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: PHG 15-0027 – Precise Development Plan and Administrative Adjustment for the 179-lot Canyon Grove single-family residential development by Shea Homes (SUB 15-0009, TR 932)

STAFF RECOMMENDATION:

Approve the proposed Precise Development Plan and Administrative Adjustment for the 179-lot Canyon Grove development.

PROJECT DESCRIPTION:

A Precise Development Plan for review of proposed residential architecture, recreational amenities, landscaping and fencing for the previously approved 179-lot residential subdivision originally developed as Hidden Valley Ranch (Tract 932) and now known as Canyon Grove (SUB 15-0009). Shea Homes is proposing four single-story plans and four two-story plans for 178 of the 179 residential lots in the project (Lot 21 will be retained by the previous owner) with home sizes ranging from approximately 2,296 SF to 4,082 SF. All home designs will be available in three different architectural styles to enhance aesthetic variation within the community. Recreational amenities include a perimeter trail and five separate recreational lots spread throughout the development. An Administrative Adjustment also is being requested to reduce the front yard setback on eight lots (Lots 34, 90, 91, 92, 93, 105, 139 and 151) from 25 feet to 20 feet.

LOCATION:

The project site is a 111.68-acre property generally located east of the terminus of Vista Avenue, east of the terminus of Lehner Avenue and northwest of the terminus of Vista Verde Avenue, addressed as 1185 Lehner Avenue (APN's 224-100-57, 58, 82 and 83).

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration (ER 2005-34) was adopted by the City Council on February 28, 2007, for the 179-lot Hidden Valley Ranch Residential Subdivision (Tract 932) in conformance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Section 15162, no additional environmental review need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

BACKGROUND:

The 179-lot Hidden Valley Ranch Tract 932 project was originally approved by the City Council in February of 2007. Project entitlements include a Tentative Map, Master Development Plan, Zone Change, Annexation and Development Agreement. A Precise Development Plan was not presented or approved as part of the original entitlements. Although the annexation was completed shortly after project approval, the project stalled over the course of the subsequent recession, with the exception of a modification and extension to the associated Development Agreement that was approved in 2012.

The property was recently acquired by Shea Homes and a substantial conformance finding for the Tentative Map (SUB 15-0009) was approved for the renamed Canyon Grove development on July 27, 2015. The substantial conformance reconfigured the street pattern, improved the constructability of the home sites, dispersed recreation opportunities throughout the community, and incorporated retention basins and other features necessary to meet current storm water quality standards. Although the project site design was modified by the substantial conformance approval, the original conditions of approval and mitigation measures remained in place. A grading permit was issued in February of this year and grading has commenced on the site.

The proposed Precise Development Plan would establish the community design features and architecture for all of the common area and 178 of the 179 residential lots in the development. Lot 21 has been retained by the previous property owner, who will eventually build a custom home on the site. The Precise Plan submittal includes plotting, floor plans and elevations for four one-story plans and four two-story plans, recreational amenities for five separate recreational lots, and fencing and landscaping plans for the entire development. A proposed Administrative Adjustment would reduce the front yard setback for eight residential lots by less than 25%.

DISCUSSION:

Architecture

Shea Homes is proposing to build the community with two separate product types to match the two neighborhoods that generally are distinguished by lot sizes. The Heritage series will be located in the neighborhood that is comprised of lots that generally range from 10,000 SF to 15,000 SF in size. The Estates series will be located in the neighborhood that is comprised of lots that generally range from 15,000 SF to 25,000 SF in size. Each community is proposed to consist of four separate floor plans, each with three architectural styles inspired by early California themes, which include Spanish Colonial, Adobe Ranch and Santa Barbara. This variation of product type and styles provides for 24 different home options that will be enhanced further by 13 different color schemes. Both the Heritage and Estates neighborhoods will offer two, single-story floor plans and two, two-story floor plans.

The Heritage series will be located on the smaller lot neighborhood within the development and homes will range in size from 2,296 SF to 3,402 SF. All of these homes will have a three-car garage. The Estates series will be located on the larger lot neighborhood within the community and homes will range in size from 2,891 SF to 4,082 SF. These homes will have three and four-car garages. Each floor plan offers a variety of living features, but all include a covered outdoor room accessed by a bi-folding door system to encourage indoor/outdoor living. Architectural features include decorative tile accents, wrought iron treatments, recessed entries, porches (on select elevations), washed over brick wall elements on the Adobe Ranch elevations, recessed windows, decorative pot shelves and headers, pre-cast concrete door/entry surrounds, decorative shutters, divided light windows, rafter tails, and decorative garage doors. All materials have been designed to be consistent with High Fire Severity Zone Standards. Staff supports the proposed architecture as designed.

Recreation Areas, Fencing and Landscaping

Much of the 28.23 acres of open space area in the development consists of a hillside avocado grove located in the southern area of the project. It is anticipated that this property will continue to be leased and farmed, with the exception of the area at the top of the knoll where the Escondido Utilities Department is finalizing plans to construct two, one million gallon water tanks (Vista Verde Reservoir Replacement Project) to serve the project and the northern area of the city.

Usable open space is provided in five separate lots that are spread fairly evenly throughout the development. A perimeter trail over one mile in length with multiple entry points also is provided for residents. Two of the open space lots are located in the eastern area, one is located in the northern area, one is located in the

western area, and one is located in the central area of the development. Recreational amenities vary from site to site and include a 130'x85' soccer field, tot lot play structure with climbing rocks and rope bridges, hillside slide, overhead trellises with seating areas, bocce ball court and horseshoe pits, fenced dog run area, trail head connections, and charcoal grills and picnic tables. Extensive landscaping with numerous trees, boulders and paved/unpaved surfaces are provided as well. Staff feels the proposed recreational amenities are appropriate for the residential community.

The Precise Plan includes a fencing plan that provides a combination of fencing materials throughout the development. Entry monuments at both Vista Avenue and Vista Verde Drive will include slump block masonry walls with a slurry coat finish and battered pilasters with stone veneer. Perimeter and slope fencing is primarily six-foot tubular steel; and fencing between residences is mostly six-foot vinyl. Block walls are generally limited to side yard and rear yard conditions on Vista Avenue and Canyon Grove Drive, which are both Circulation Element streets. Black vinyl-clad chain link fencing will be provided along part of the eastern and northern boundary of the site. Theme fencing and trail fencing (42-inch height) will be provided at the project entries and some recreation areas.

The landscape plan includes over 1,000 trees in both 24-inch box and 15-gallon sizes. Street trees will be provided in an amount that is consistent with city standards. The planting palette includes a wide variety of trees, shrubs and groundcover and the use of turf is limited to one small section of Recreation Area #5. Distinct landscape treatments have been developed for fuel modification zones and bio-retention basins. Final landscape plans will be reviewed for consistency with city planting and irrigation standards as well as the Canyon Grove Fire Protection Plan approved by the Fire Department.

Administrative Adjustment

The original Master Plan conditions of approval indicated the development setbacks were to comply with the underlying Residential Estates zoning standards. This established the following setbacks for the community.

Front Setback:	25 feet
Side Setback:	10 feet
Rear Setback:	20 feet

The Residential Estates zone includes a provision whereby adjustments of up to 25% may be approved or conditionally approved upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. Review and approval of administrative

adjustments usually occurs at the staff level, but in this case, is being elevated to the Planning Commission as part of the Precise Plan review.

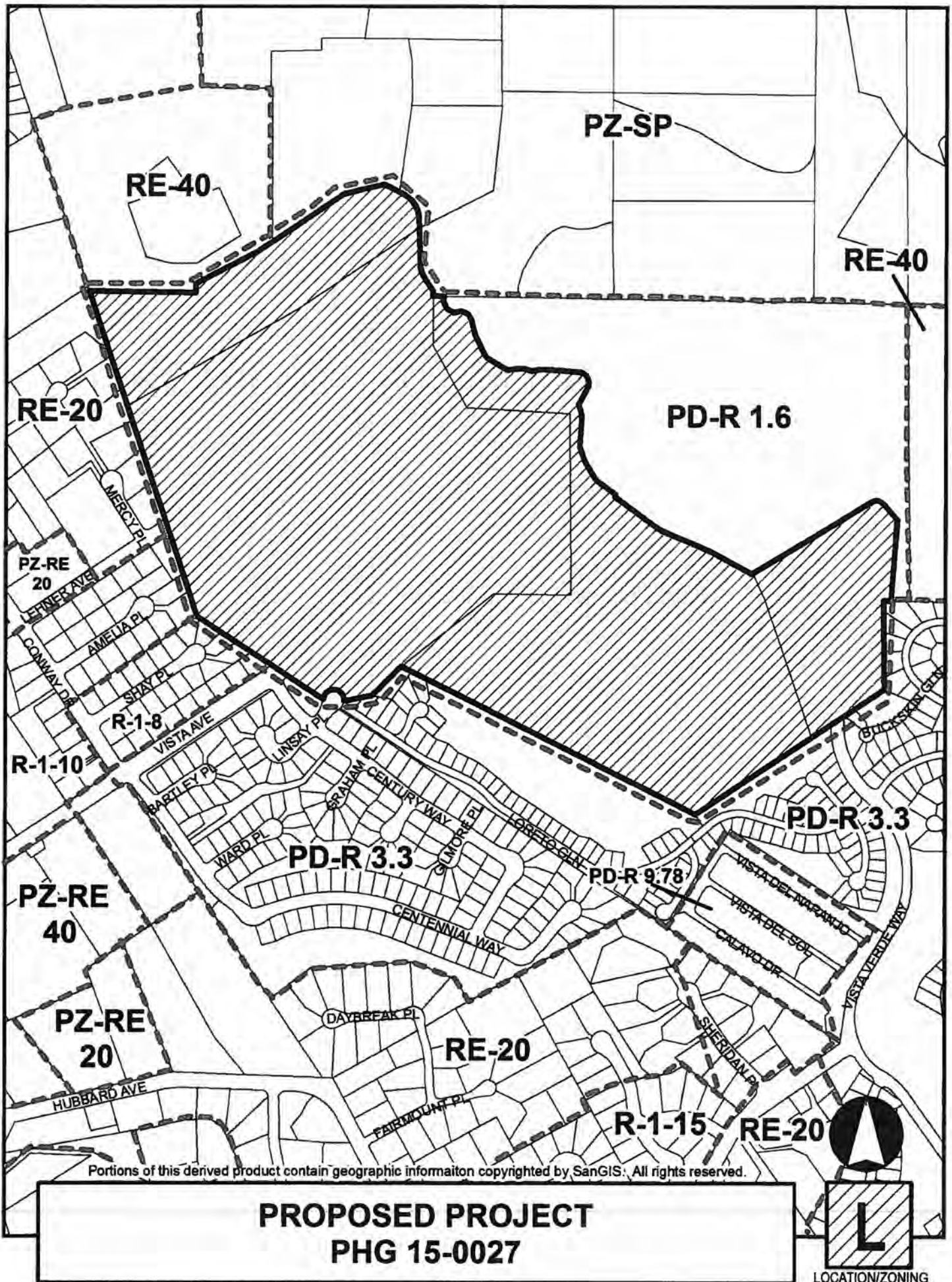
The applicant is proposing administrative adjustments on Lots 34, 90, 91, 92, 93, 105, 139 and 151. Each proposed adjustment would reduce the front yard setback from 25 feet to 20 feet (20% reduction). These reductions are generally needed where there are specific site constraints such as existing utility easements, street alignments and slope heights that affect backyard depth. Some of the conditions exist based upon the desire to plot an attractive and varied street scene. This includes incorporating single story plans which have greater depth, and in these cases, triggers the need for a reduced front yard setback. The proposed reductions to front yard setbacks for the affected lots will not adversely affect any adjacent or nearby properties.

Seven of the eight lots requesting a reduction are located in the smaller-lot Heritage Series neighborhood. These lots range up in size from 10,000 SF and are designed in a manner that is comparable to the city's R-1-10 zone, which requires a 20-foot front yard setback (as proposed by this Administrative Adjustment). Staff believes the request to reduce the front yard setback on seven of 96 lots within the Heritage Series neighborhood is reasonable given the proposed reduction to 20 feet meets the city standard for a comparable residential zone. The eighth lot proposed for a front yard setback reduction (Lot 34) is uniquely constrained by the alignment of Vista Verde Drive in the front and a 50-foot-wide water easement in the back of the property that constrains usable backyard depth. The proposed unit for this lot (P3-20) has the smallest footprint in the series. Staff supports this request as well.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bill Martin', is written over the printed name.

Bill Martin
Director of Community Development

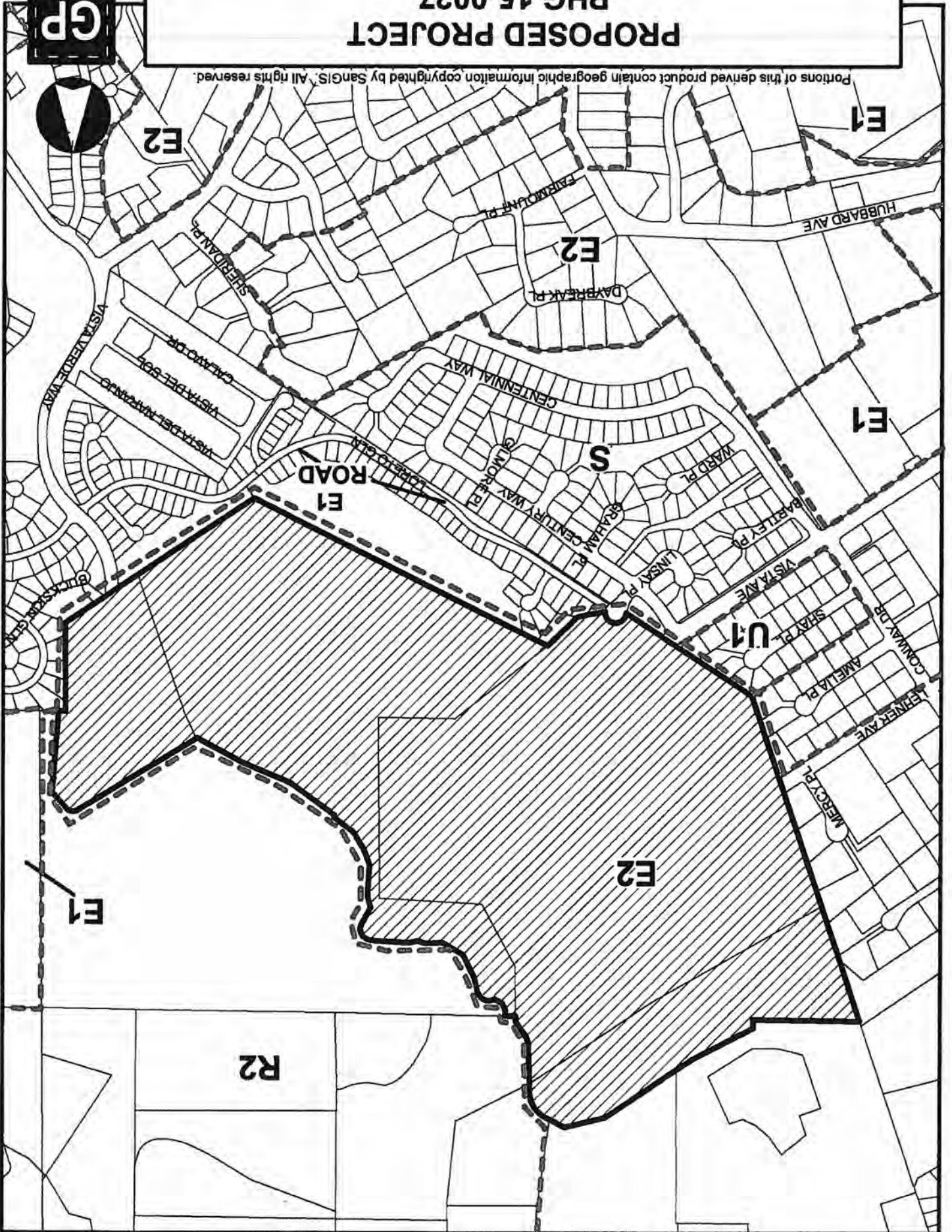


PROPOSED PROJECT PHG 15-0027

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GENERAL PLAN

GP





GMP #16-000

LANDSCAPE CONCEPT PLAN
CANYON GROVE
 City of Escondido, California

LANDSCAPE ARCHITECTURE
 & PLANNING



Shea
 S H E A

PROPOSED PROJECT
PHG 15-0027

IP

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 111.68 acres
2. Number of Lots: The proposed Precise Plan includes architectural treatment for 178 of the 179 residential lots in the development. The remaining residential lot will be retained by the previous property owner and will not require separate Precise Plan approval.
3. Lot Sizes: The minimum lot size is 10,000 SF.

Lots 1 through 83 (excepting Lot 21) are generally 15,000 SF to 25,000 SF in size. Plans 1-4 of the "Estates" series will be located in this area.

Lots 84 through 179 are generally 10,000 SF to 15,000 SF in size. Plans 1-4 of the "Heritage" series will be located in this area.
4. The "Heritage" Series:

Plan 1:	2,296 SF	1-Story	3-car garage
Plan 2:	2,642 SF	1-Story	3-car garage
Plan 3:	3,008 SF	2-Story	3-car garage
Plan 4:	3,402 SF	2-Story	3-car garage
5. The "Estates" Series:

Plan 1:	2,891 SF	1-Story	3-car garage
Plan 2:	3,193 SF	1-Story	4-car garage
Plan 3:	3,786 SF	2-Story	4-car garage
Plan 4:	4,082 SF	2-Story	4-car garage
6. Unit Mix:

Plan 1 (Heritage):	24 units
--------------------	----------

Plan 2 (Heritage):	19 units
Plan 3 (Heritage):	27 units
Plan 4 (Heritage):	<u>26 units</u>
Total:	96 units

Plan 1 (Estates):	16 units
Plan 2 (Estates):	19 units
Plan 3 (Estates):	24 units
Plan 4 (Estates):	<u>23 units</u>
Total:	82 units

Canyon Grove Total: 178 units

7. Open Space/ Recreation Areas: A total of 28.23 acres of open space will be provided in the development to include remaining avocado groves and developed recreational areas. Recreational amenities include a perimeter trail over one mile in length and five separate recreational lots with varying amenities and landscaping for residents.

Rec. Area #1 (Lot F): Overhead trellis with seating area. Bocce ball court and horseshoe pits with seating wall. Charcoal grill and picnic tables.

Rec. Area #2 (Lot E): Tot lot play structure with climbing rocks and rope bridges. Hillside slide. Trail head connection with charcoal grill and seating area.

Rec. Area #3 (Lot D): 130'x85' soccer field, Overhead shade shelter with enhanced concrete paved area and picnic tables, trailhead connection, fenced dog run area with bark mulch, benches, seat walls, and charcoal grills.

Rec. Area #4 (Lot D): Overhead shade trellis with picnic tables and bench seating. Enhanced paving. Drought tolerant succulent demonstration garden. Trailhead

connection and D.G. area with cornhole games.

Rec. Area #5 (Lot H):

Drought tolerant succulent demonstration garden. Small turf area with dry stream bed and benches.

8. Setbacks:

Front Yard:

25 feet
(Administrative Adjustment proposed to reduce setback to 20 feet for Lots 34, 90, 91, 92, 93, 105, 139 and 151).

Side Yard:

10 feet

Rear Yard:

20 feet

EXHIBIT "A"
FINDINGS OF FACT
PHG 15-0027

Precise Development Plan

1. The proposed development would be consistent with the Estate II designation of the Escondido General Plan which allows up to two dwelling units per acre because the project density is 1.6 dwelling units per acre. Clustered lot sizes within the development are consistent with General Plan Residential Clustering Policy 5.9 because a corresponding amount of open space has been provided in the development in return for all residential lot sizes that are reduced below 20,000 SF. 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 location of the development is well integrated with its surroundings and the proposal to build a residential community would not result in a substantial alteration of the present or planned land use since the property has been approved for residential development since 2007 and there is no change to the number of approved residential lots.
3. The residential development will be adequately served by public facilities since sewer and water service is available from existing mains in the adjacent streets or easements or can be provided to the site.
4. The overall design of the residential community is conducive to an attractive and stable living environment based on the number of residential plans offered in the community, the variations in materials and design, and the number of recreational open space areas with varying amenities located throughout the development. The proposal has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in a negative impact to adjacent neighborhoods.
5. The proposal conforms to the requirements of the California Environmental Quality Act (CEQA) and no additional environmental review need be prepared for subsequent changes proposed by the project since there are no substantial changes in the project that require major revisions to the previous environmental document due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects.

Administrative Adjustment

1. The proposal includes administrative adjustments on Lots 34, 90, 91, 92, 93, 105, 139 and 151 to reduce the front yard setback from 25 feet to 20 feet (20% reduction). The proposed reductions to front yard setbacks for the affected lots will not adversely affect any adjacent or nearby properties and generally are needed where there are specific site constraints such as existing utility easements, street alignments and slope heights that affect usable backyard depth.

EXHIBIT "B"
CONDITIONS OF APPROVAL
PHG 15-0027

Planning Division Conditions

1. All conditions and mitigation measures from the previously approved Tentative Map and Master Development Plan (TR 932, 2005-47-PD) identified in Resolution 2007-22(R) shall remain in full force and effect unless specifically modified herein.
2. The required front yard setback for Lots 34, 90, 91, 92, 93, 105, 139 and 151 shall be 20 feet.
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. 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 Game. 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 \$2,060.25 for a project with a 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 Game 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 Game 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).

5. 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.
6. All open space and recreation areas including physical improvements located within those areas shall be maintained by the HOA in perpetuity.
7. No additional Precise Plan approvals shall be required for the residential development of Lot 21. Use of this property for agricultural grove maintenance purposes shall require a modification to the Precise Plan to the satisfaction of the Planning Division.
8. Any proposed change to fencing location or materials shall be consistent with RE-20 zone standards and subject to HOA review and approval.



PROPOSED PROJECT
PHG 15-0027

PP

PRECISE PLAN

CASE NO. 2005-47-PD
SHEET 1 OF 3

Planning & Engineering & Surveying
MASSON ASSOCIATES, INC.
340 S. Washington Ave., Suite 201
San Jose, CA 95128
Tel: (408) 741-3400
Fax: (408) 741-3401
www.massonassociates.com



PROPOSED PROJECT
PHG 15-0027

PP

PRECISE PLAN

CASE NO. 2005-47-PD
SHEET 2 OF 3



PROPOSED PROJECT
PHG 15-0027

PP

PRECISE PLAN

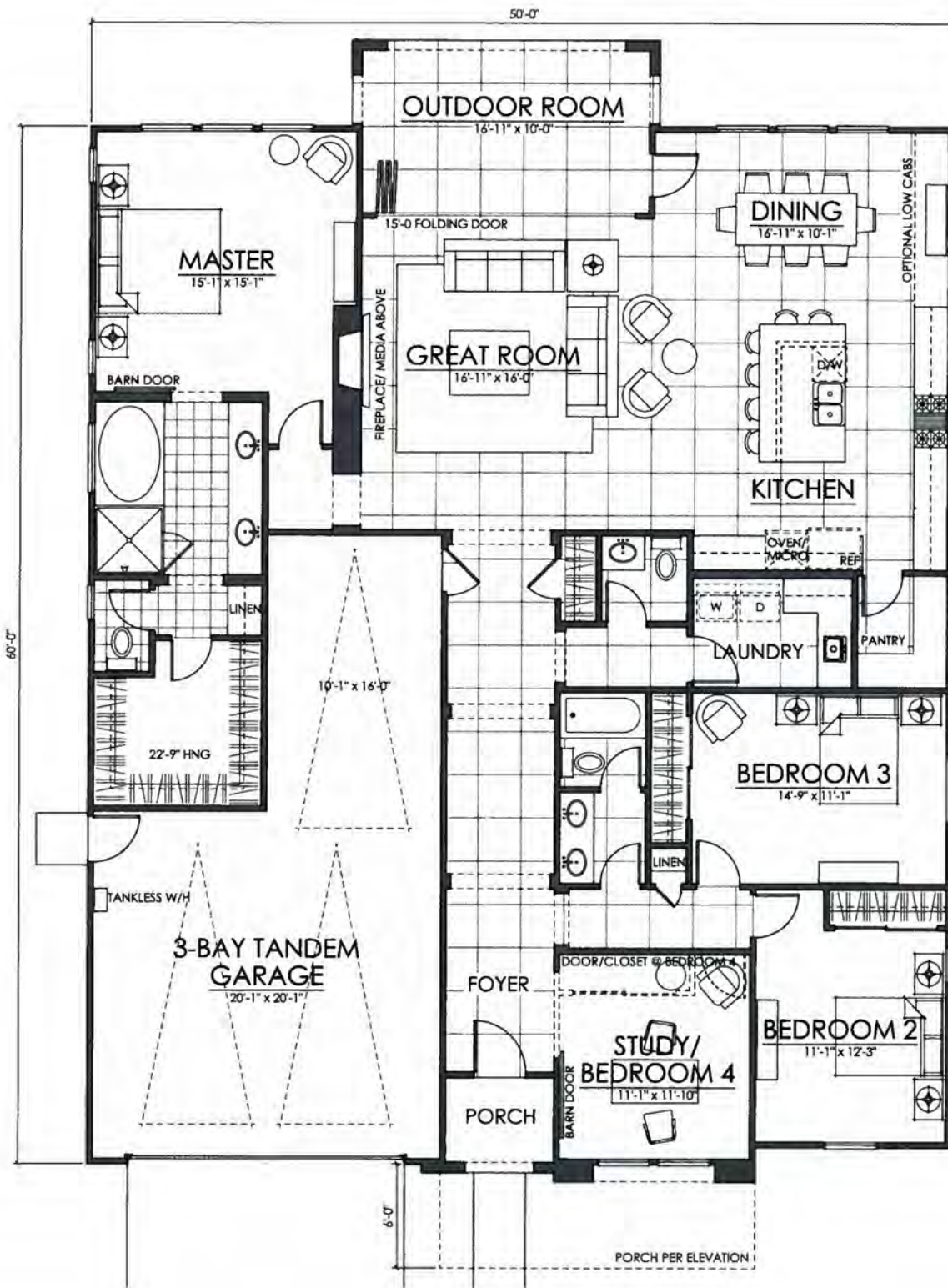
PRECISE PLAN

CASE NO. 2005-47-PD
SHEET 3 OF 3



PROPOSED PROJECT
PHG 15-0027

PP



FIRST FLOOR
TOTAL LIVING
TARGET

2296 SQ. FT.
2296 SQ. FT.
2400 SQ. FT.

PRODUCT ONE | PLAN ONE | 2296 SQ. FT.
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

F

FLOOR PLAN



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

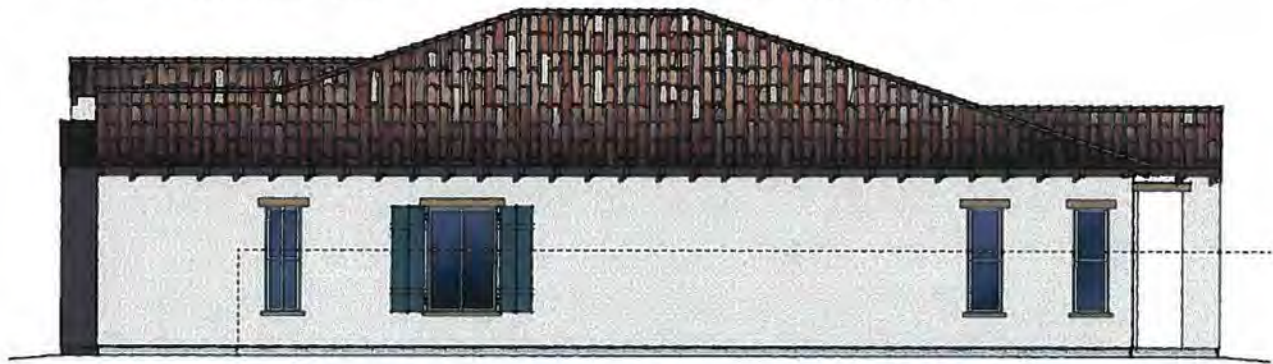
PRODUCT ONE PLAN ONE

ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER

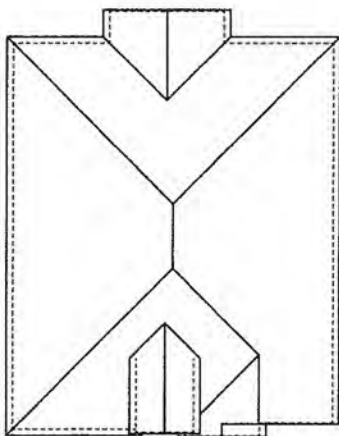
PRODUCT ONE | PLAN ONE | ELEVATION 'A' | SPANISH COLONIAL
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)



REAR ELEVATION

PROPOSED PROJECT
PHG 15-0027

E



FIRST FLOOR
TOTAL LIVING
TARGET

2642 SQ. FT.
2642 SQ. FT.
2700 SQ. FT.

PRODUCT ONE | PLAN TWO | 2642 SQ. FT.
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

F

FLOOR PLAN



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT ONE PLAN TWO
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

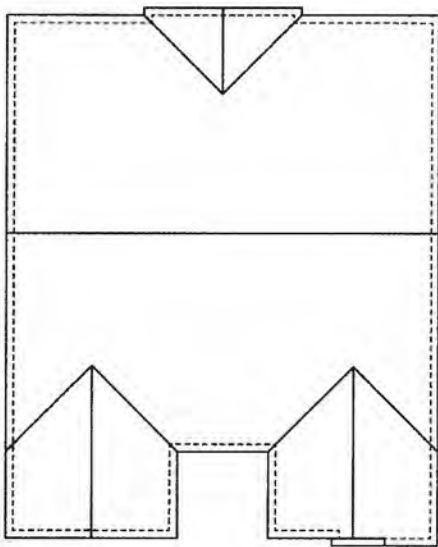
ER



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)



REAR ELEVATION

PRODUCT ONE | PLAN TWO
ELEVATION 'B' | ADOBE RANCH
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E

25
ELEVATIONS + ROOF PLAN



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT ONE

PLAN THREE

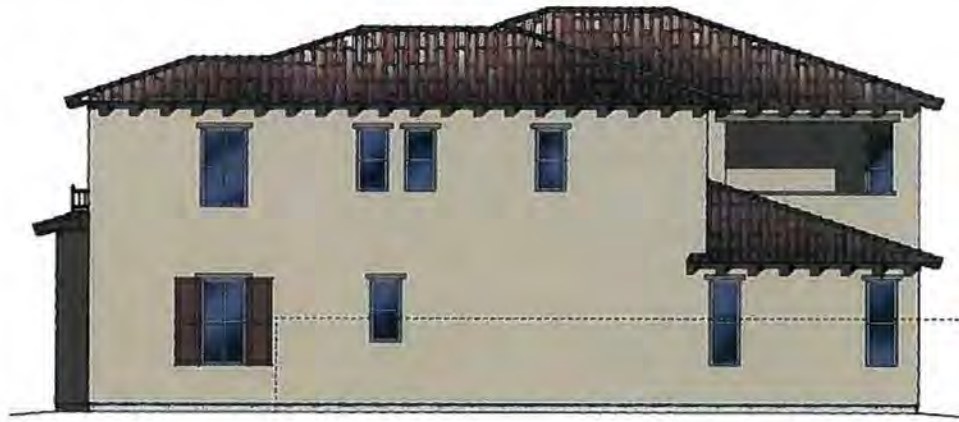
ESCONDIDO
| **HIDDEN VALLEY** |
SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER

27

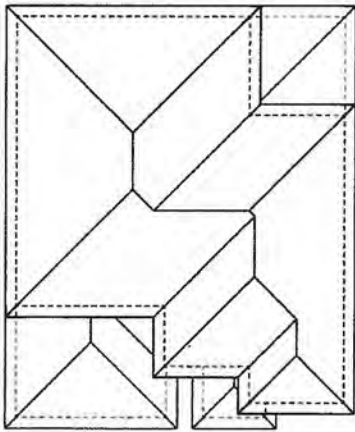
ELEVATION RENDERINGS



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)



REAR ELEVATION

PRODUCT ONE | PLAN THREE | ELEVATION 'C' | SANTA BARBARA
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E



PRODUCT ONE | PLAN FOUR | 3402 SQ. FT.
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

F

29

FLOOR PLANS



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT ONE PLAN FOUR
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER



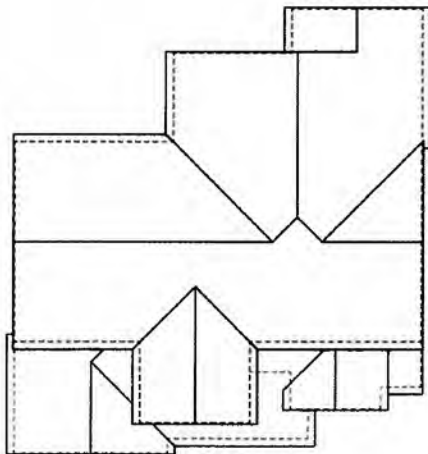
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

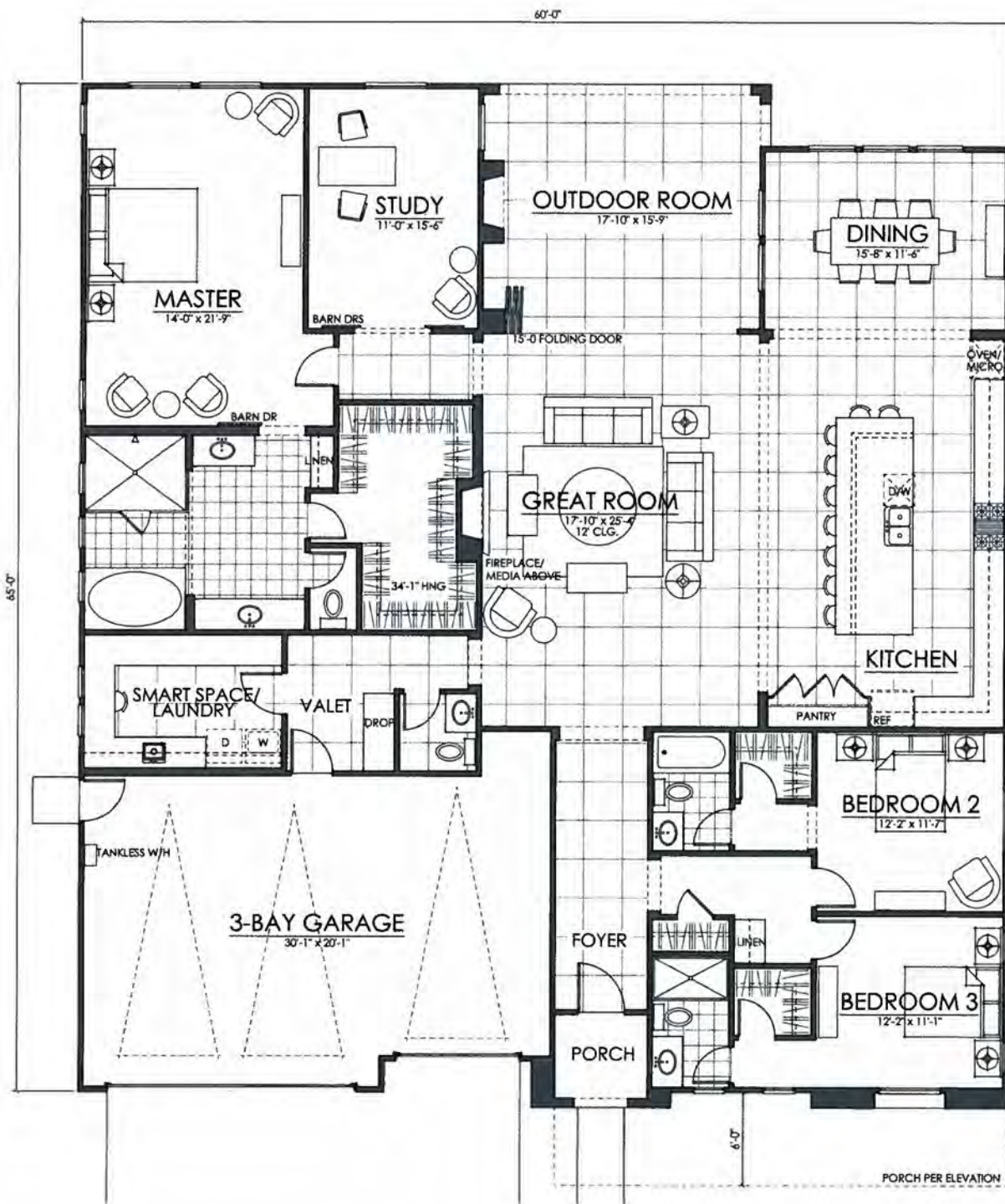


ROOF PLAN (ALL PITCHES 4:12 U.N.O.)

PRODUCT ONE | PLAN FOUR | ELEVATION 'A' | SPANISH COLONIAL
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E



FIRST FLOOR
TOTAL LIVING
TARGET

2891 SQ. FT.
2891 SQ. FT.
2900 SQ. FT.

PRODUCT TWO | PLAN ONE | 2891 SQ. FT.
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

F



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH

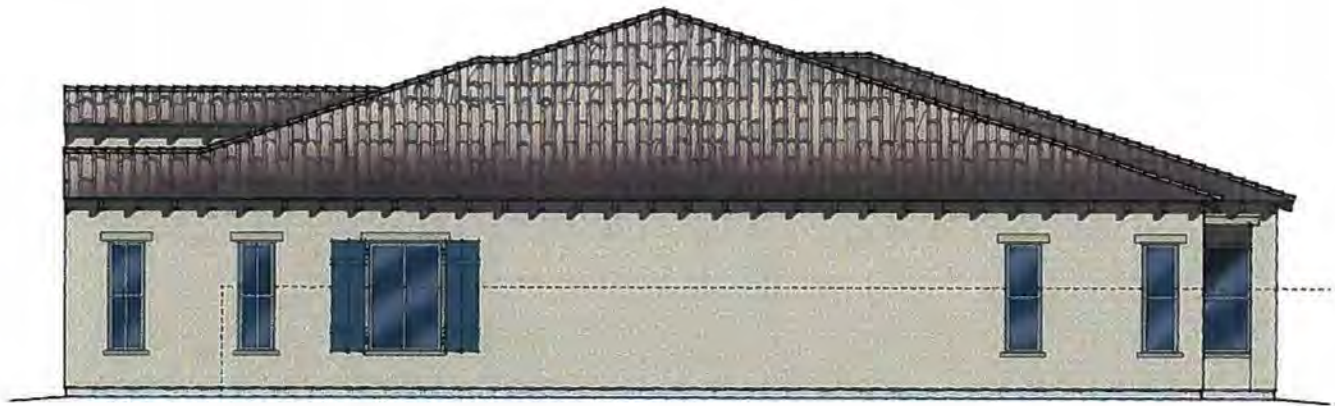


elevationC -SANTA BARBARA

PRODUCT TWO PLAN ONE
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER



RIGHT ELEVATION



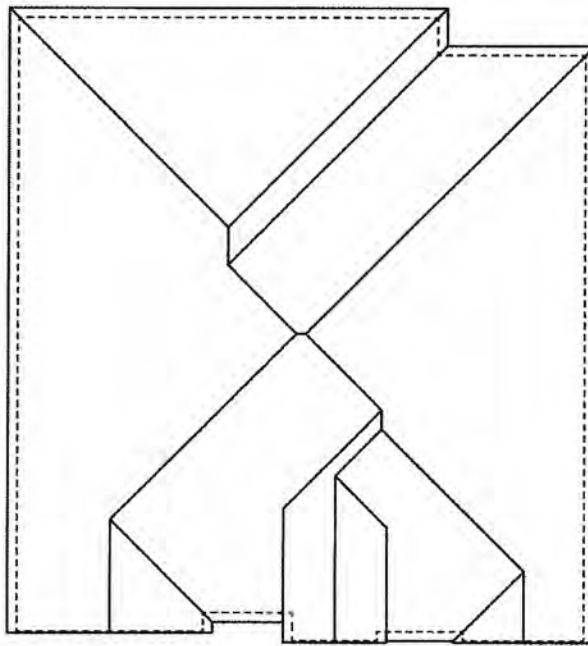
LEFT ELEVATION

PRODUCT TWO | PLAN ONE | ELEVATION 'A' | SPANISH COLONIAL
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

**PROPOSED PROJECT
 PHG 15-0027**

E

ELEVATIONS



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)



REAR ELEVATION

PRODUCT TWO | PLAN ONE | ELEVATION 'A' | SPANISH COLONIAL
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E



FIRST FLOOR
TOTAL LIVING
TARGET

3193 SQ. FT.
3193 SQ. FT.
3250 SQ. FT.

PRODUCT TWO | PLAN TWO | 3193 SQ. FT.
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

F



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT TWO PLAN TWO
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
 PHG 15-0027

ER

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ELEVATION RENDERINGS



RIGHT ELEVATION



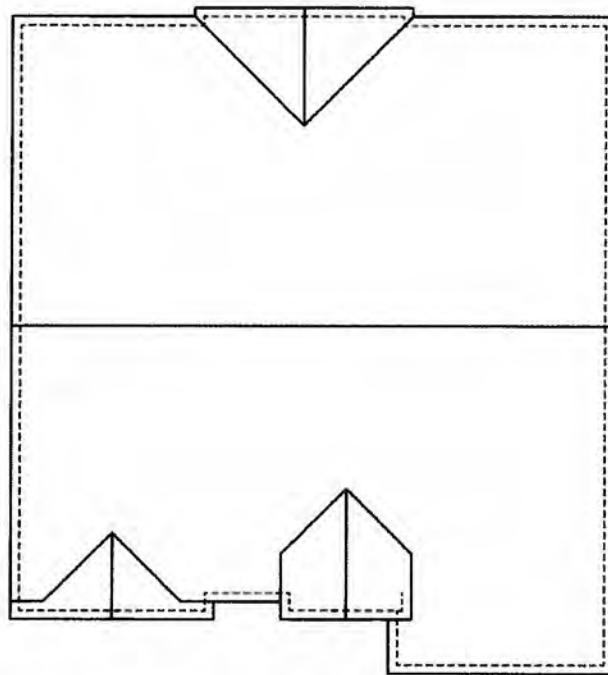
LEFT ELEVATION

PRODUCT TWO | PLAN TWO | ELEVATION 'B' | ADOBE RANCH
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E

ELEVATIONS



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)



REAR ELEVATION

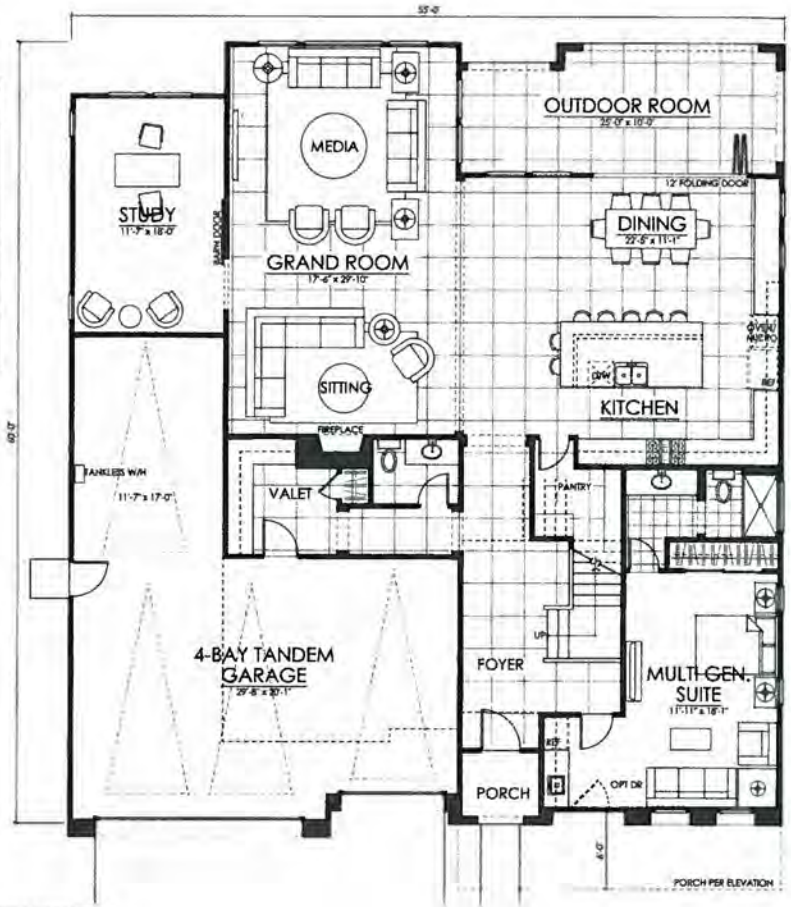
PRODUCT TWO | PLAN TWO | ELEVATION 'B' | ADOBE RANCH
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E

39

ELEVATIONS + ROOF PLAN



FIRST FLOOR	2137 SQ. FT.
SECOND FLOOR	1649 SQ. FT.
TOTAL LIVING	3786 SQ. FT.
TARGET	3650 SQ. FT.

PRODUCT TWO | PLAN THREE | 3786 SQ. FT.
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

**PROPOSED PROJECT
 PHG 15-0027**

F

40
 FLOOR PLAN



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT TWO PLAN THREE
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT TWO PLAN THREE
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER



RIGHT ELEVATION



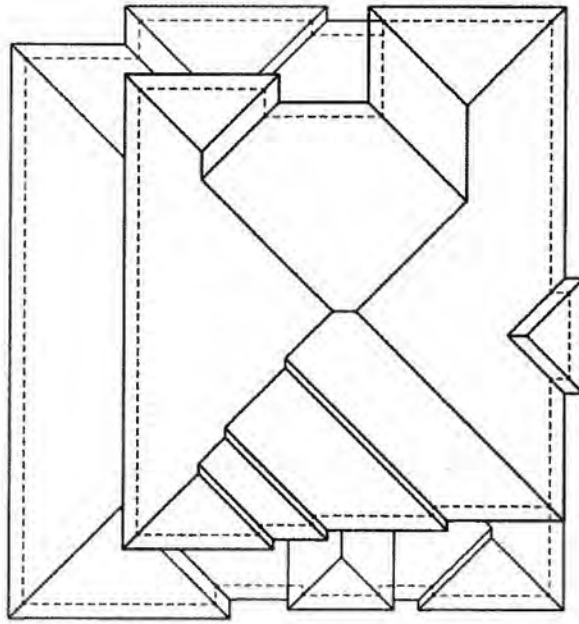
LEFT ELEVATION

PRODUCT TWO | PLAN THREE | ELEVATION 'C' | SANTA BARBARA
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E

ELEVATIONS



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)

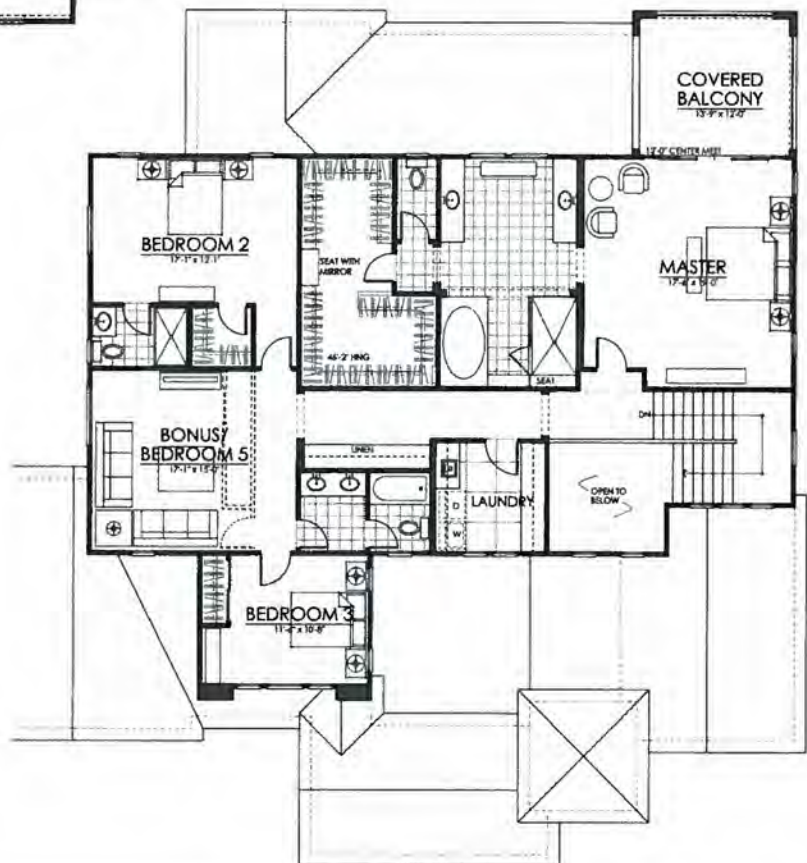


REAR ELEVATION

PRODUCT TWO | PLAN THREE | ELEVATION 'C' | SANTA BARBARA
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E



FIRST FLOOR 2206 SQ. FT.
 SECOND FLOOR 1876 SQ. FT.
 TOTAL LIVING 4082 SQ. FT.
 TARGET 4000 SQ. FT.

PRODUCT TWO | PLAN FOUR | 4082 SQ. FT.
 ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

PROPOSED PROJECT
PHG 15-0027

E

45

FLOOR PLAN



elevationA -SPANISH COLONIAL



elevationB -ADOBE RANCH



elevationC -SANTA BARBARA

PRODUCT TWO PLAN FOUR
 ESCONDIDO | HIDDEN VALLEY | SHEA HOMES

PROPOSED PROJECT
PHG 15-0027

ER



RIGHT ELEVATION



LEFT ELEVATION

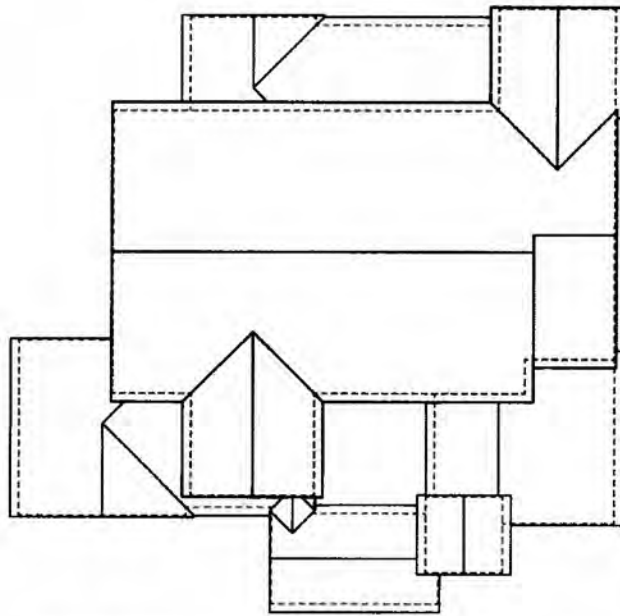
**PRODUCT TWO | PLAN FOUR | ELEVATION 'A' | SPANISH COLONIAL
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO**

**PROPOSED PROJECT
PHG 15-0027**

ER

47

ELEVATION RENDERINGS



ROOF PLAN (ALL PITCHES 4:12 U.N.O.)



REAR ELEVATION

PRODUCT TWO | PLAN FOUR | ELEVATION 'A' | SPANISH COLONIAL
ESCONDIDO | HIDDEN VALLEY | SHEA SAN DIEGO

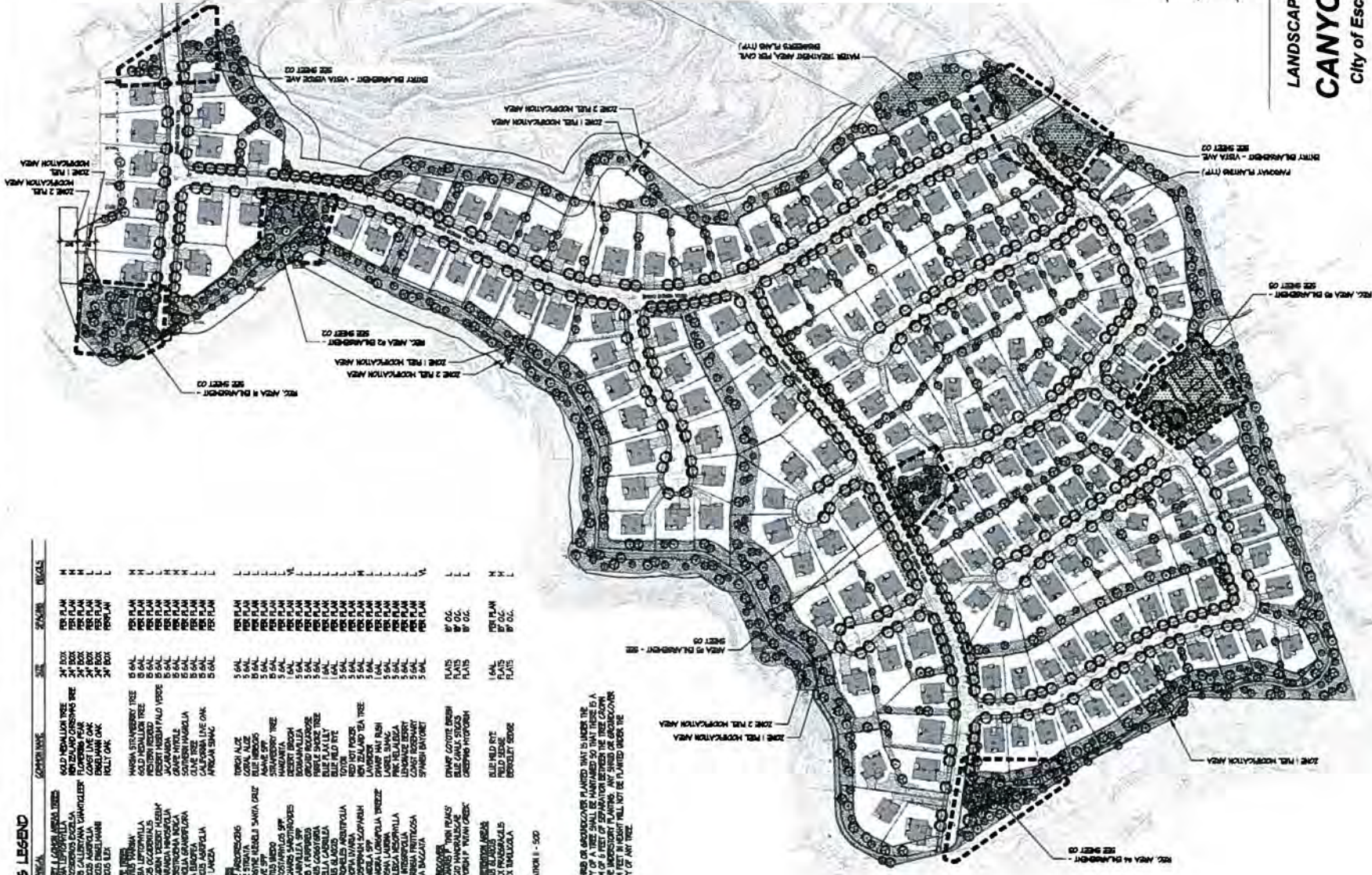
PROPOSED PROJECT
PHG 15-0027

E

PLANTING LEGEND

[illegible]

WITH ANY SHrub OR GROundCOVER PLANTED THAT IS UNDER THE CANOPY OF A TREE SHALL BE MAINTAINED SO THAT THERE IS A MINIMUM OF 6 FEET OF SEPARATION BETWEEN THE TREE CANOPY AND THE UNDERSTORY PLANTING. ANY SHrub OR GROundCOVER OVER 4 FEET IN HEIGHT WILL NOT BE PLANTED UNDER THE CANOPY OF ANY TREE.

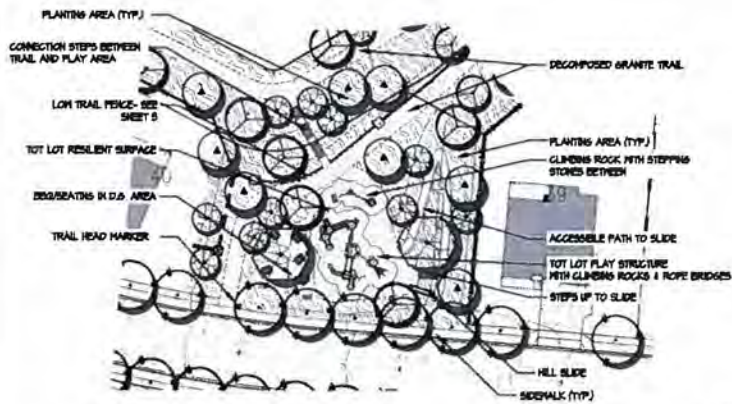


LANDSCAPE CONCEPT PLAN
CANYON GROVE
City of Escondido, California

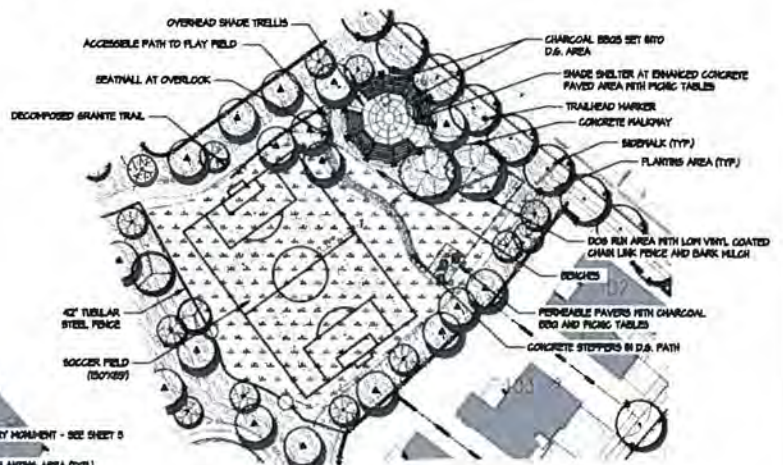


**PROPOSED PROJECT
PHG 15-0027**

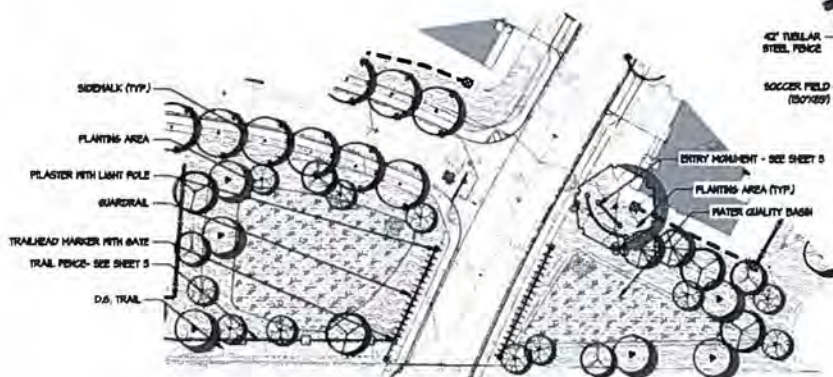
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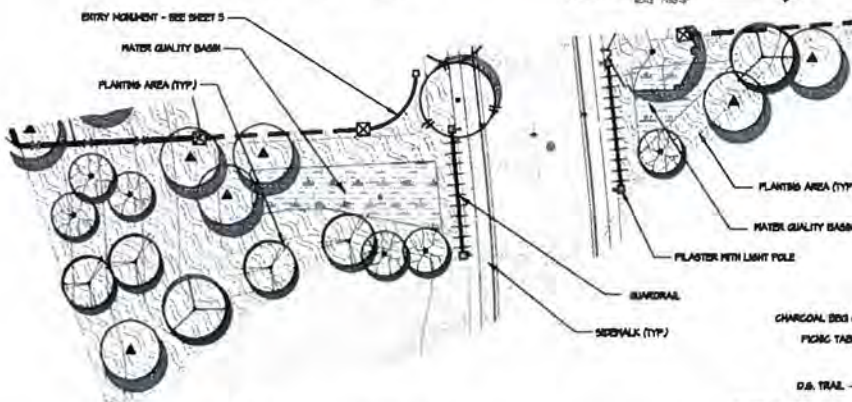
REC. AREA #2 - ENLARGEMENT



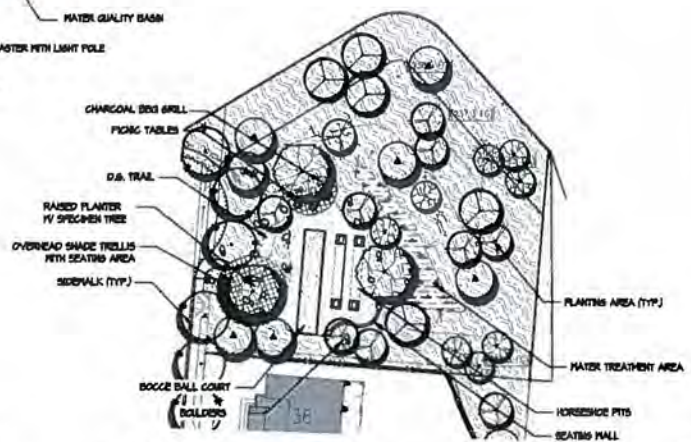
REC. AREA #3 - ENLARGEMENT



ENTRY ENLARGEMENT - VISTA AVE.



ENTRY ENLARGEMENT - VISTA VERDE DR.



REC. AREA #1 - ENLARGEMENT



LANDSCAPE CONCEPT PLAN- ENLARGEMENTS

LANDSCAPE CONCEPT PLAN **CANYON GROVE** City of Escondido, California

**PROPOSED PROJECT
PHG 15-0027**

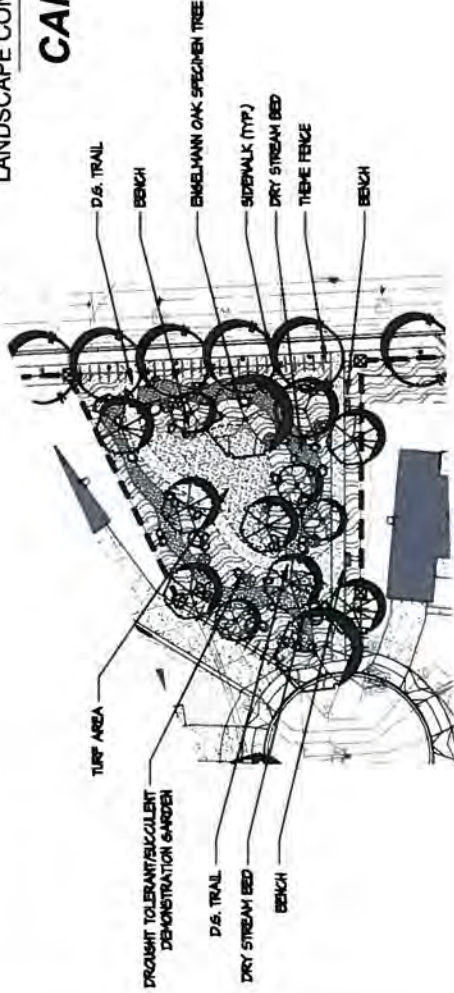
PE

50

PLAN ENLARGEMENTS

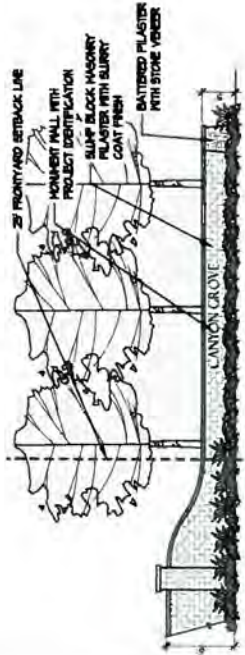
CANYON GROVE

11

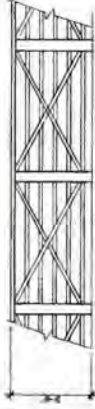
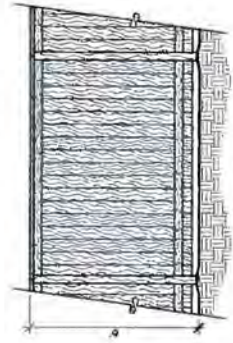
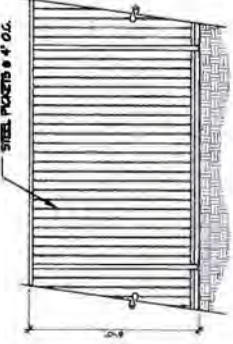
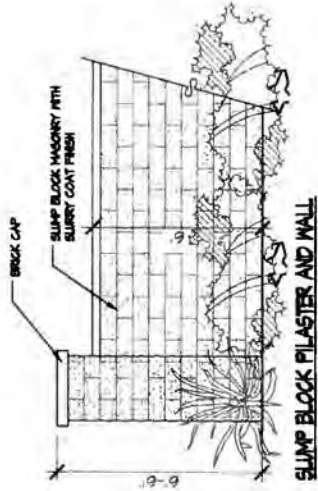
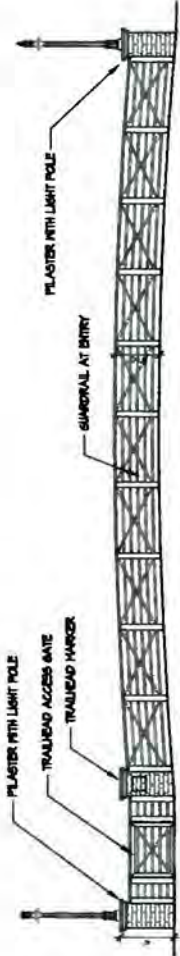
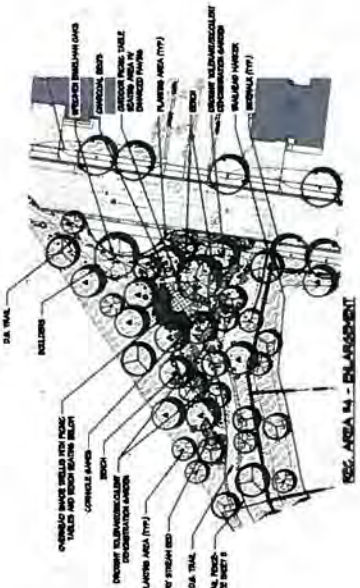
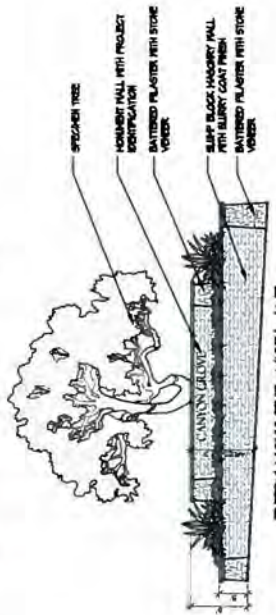


PLANTING LEGEND	COMMON NAME	SYMBOL	PLANT
1	EMERSON OAK	(Symbol)	EMERSON OAK
2	EMERSON OAK	(Symbol)	EMERSON OAK
3	EMERSON OAK	(Symbol)	EMERSON OAK
4	EMERSON OAK	(Symbol)	EMERSON OAK
5	EMERSON OAK	(Symbol)	EMERSON OAK
6	EMERSON OAK	(Symbol)	EMERSON OAK
7	EMERSON OAK	(Symbol)	EMERSON OAK
8	EMERSON OAK	(Symbol)	EMERSON OAK
9	EMERSON OAK	(Symbol)	EMERSON OAK
10	EMERSON OAK	(Symbol)	EMERSON OAK
11	EMERSON OAK	(Symbol)	EMERSON OAK
12	EMERSON OAK	(Symbol)	EMERSON OAK
13	EMERSON OAK	(Symbol)	EMERSON OAK
14	EMERSON OAK	(Symbol)	EMERSON OAK
15	EMERSON OAK	(Symbol)	EMERSON OAK
16	EMERSON OAK	(Symbol)	EMERSON OAK
17	EMERSON OAK	(Symbol)	EMERSON OAK
18	EMERSON OAK	(Symbol)	EMERSON OAK
19	EMERSON OAK	(Symbol)	EMERSON OAK
20	EMERSON OAK	(Symbol)	EMERSON OAK
21	EMERSON OAK	(Symbol)	EMERSON OAK
22	EMERSON OAK	(Symbol)	EMERSON OAK
23	EMERSON OAK	(Symbol)	EMERSON OAK
24	EMERSON OAK	(Symbol)	EMERSON OAK
25	EMERSON OAK	(Symbol)	EMERSON OAK
26	EMERSON OAK	(Symbol)	EMERSON OAK
27	EMERSON OAK	(Symbol)	EMERSON OAK
28	EMERSON OAK	(Symbol)	EMERSON OAK
29	EMERSON OAK	(Symbol)	EMERSON OAK
30	EMERSON OAK	(Symbol)	EMERSON OAK
31	EMERSON OAK	(Symbol)	EMERSON OAK
32	EMERSON OAK	(Symbol)	EMERSON OAK
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34	EMERSON OAK	(Symbol)	EMERSON OAK
35	EMERSON OAK	(Symbol)	EMERSON OAK
36	EMERSON OAK	(Symbol)	EMERSON OAK
37	EMERSON OAK	(Symbol)	EMERSON OAK
38	EMERSON OAK	(Symbol)	EMERSON OAK
39	EMERSON OAK	(Symbol)	EMERSON OAK
40	EMERSON OAK	(Symbol)	EMERSON OAK
41	EMERSON OAK	(Symbol)	EMERSON OAK
42	EMERSON OAK	(Symbol)	EMERSON OAK
43	EMERSON OAK	(Symbol)	EMERSON OAK
44	EMERSON OAK	(Symbol)	EMERSON OAK
45	EMERSON OAK	(Symbol)	EMERSON OAK
46	EMERSON OAK	(Symbol)	EMERSON OAK
47	EMERSON OAK	(Symbol)	EMERSON OAK
48	EMERSON OAK	(Symbol)	EMERSON OAK
49	EMERSON OAK	(Symbol)	EMERSON OAK
50	EMERSON OAK	(Symbol)	EMERSON OAK

REG. AREA #5 - ENLARGEMENT



ENTRY MONUMENT - VISTA VERDE DR.



PROPOSED PROJECT PHG 15-0027

D

FENCING LEGEND

- 6' TUBULAR STEEL FENCE
- 6' VINYL FENCE
- 6' CMU WALL
- 42" TRAIL FENCE
- 42" TUBULAR STEEL FENCE
- 42" THERM FENCE
- 6' VINYL COATED CHAIN LINK FENCE

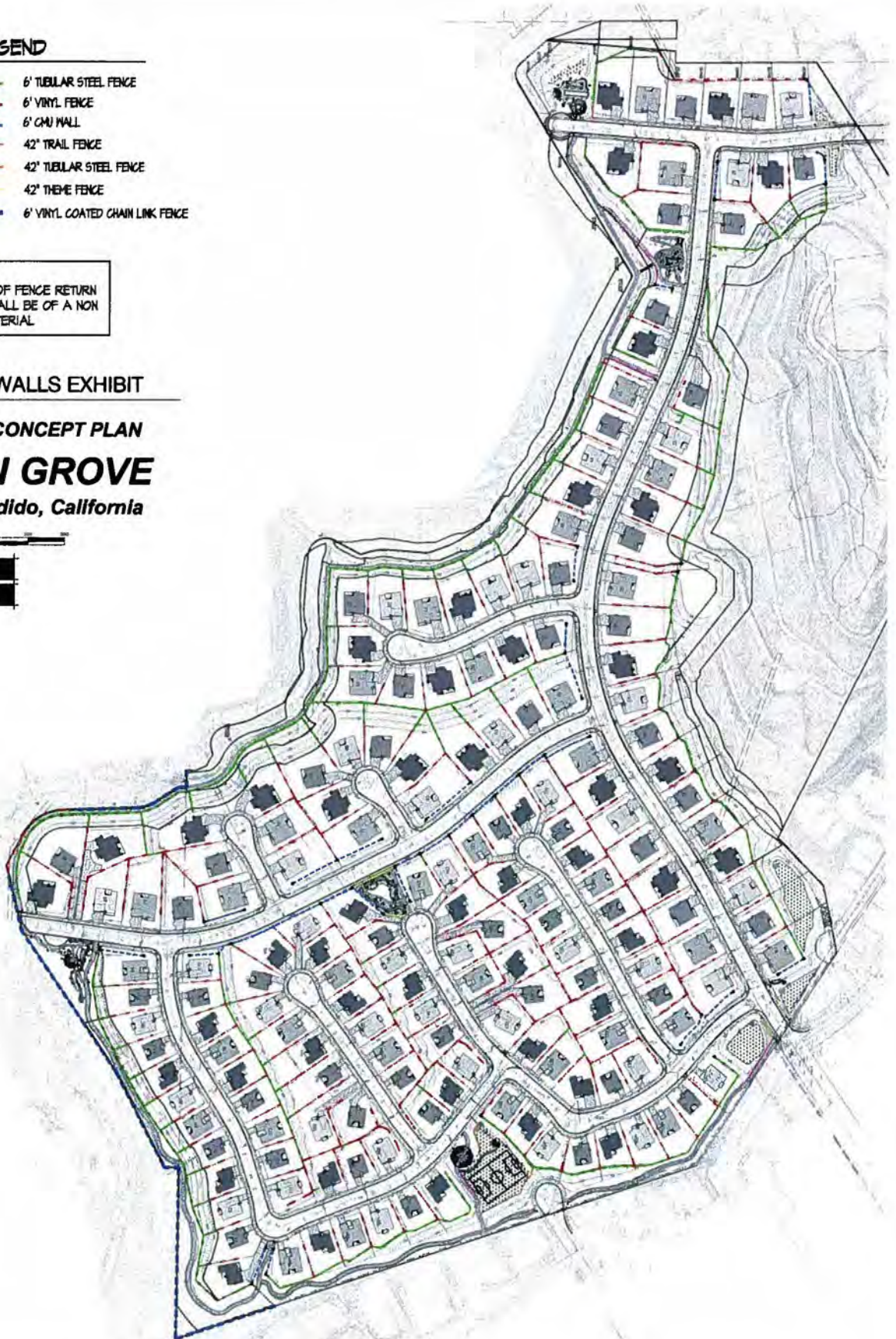
NOTE:
FIRST FIVE FEET OF FENCE RETURN
TO RESIDENCE SHALL BE OF A NON
COMBUSTIBLE MATERIAL

FENCES AND WALLS EXHIBIT

LANDSCAPE CONCEPT PLAN

CANYON GROVE

City of Escondido, California



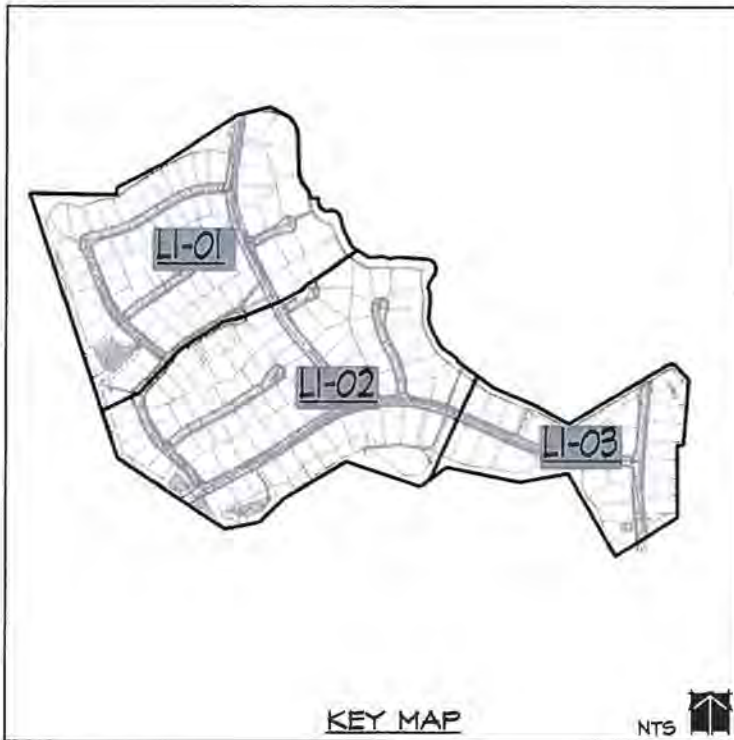
PROPOSED PROJECT
PHG 15-0027

FW

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FENCES + WALLS

LANDSCAPE ARCHITECTURAL FENCE AND WALL PLANS FOR: CANYON GROVE FOR SHEA HOMES



GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY

1. Contractor shall protect all construction and landscaping from damage and, when required, provide guards or covering. Any damage shall be repaired or replaced at the Contractor's expense. Contractors on the job shall carry the following insurance: (a) Worker's Compensation, (b) Public Comprehensive General Liability, and (c) Property Damage. In an emergency threatening the safety of life, work, or adjoining property the Contractor is hereby instructed to act at his discretion to prevent such loss or injury and shall maintain the following release liability insurance coverage during the contract period.

COVERAGE

Automobile & Vehicle: \$1,000,000 per Occurrence
Bodily Injury: \$1,000,000 per Occurrence
Property Damage: \$1,000,000 per Occurrence, aggregate

2. The Contractor shall cause to be named as additional insured in each Contractor's Public Liability, Contractor's Protective Liability and Automobile Liability insurance policies the following: (a) SHEA HOMES, 4940 MESA RIM ROAD SAN DIEGO, CA 92121 (b) SMP, 4010 Sorrento Valley Blvd, San Diego California 92121. Contractor will provide C.A. 3020 (UBS endorsement).

3. Contractor shall not cause this policy to be cancelled or permit it to lapse, and the insurance policy shall include a clause to the effect that the policy shall not, at any time during the construction period, be cancelled or reduced, restricted or limited until fifteen (15) days after all additional insureds have received written notice as evidenced by returned receipts of registered or certified letters.

4. The Contractor agrees to hold the Owner and Landscape Architect harmless from any claims arising out of his operations or any of his sub-contractors, material suppliers, or agents.

5. All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be deemed to be by the Contractor.

6. The contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The locations of utilities, structures and services shown in these plans are approximate only. Any discrepancies between these plans and actual field conditions shall be reported to the owner or landscape architect.

7. The contractor shall protect all existing utilities and features to remain on, and adjacent to, the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

8. The contractor shall obtain the pertinent engineering and/or architectural plans before beginning work.

9. Permits for any construction depicted in these plans shall be obtained by the contractor.

10. Contractor shall have a valid contractors license required for the particular work being done. Contractor shall not allow the license to lapse during the contract period.

LANDSCAPE INSPECTION NOTES

A) A SITE INSPECTION SHALL BE PERFORMED BY THE RESPONSIBLE LANDSCAPE ARCHITECT TO CERTIFY COMPLIANCE WITH THE APPROVED EROSION CONTROL-LANDSCAPE PLAN. WRITTEN CERTIFICATION TO THE BUILDING DIRECTOR SHALL CERTIFY THAT THE SOILS, ADDITIVES AND AMENDMENTS, NEED CONTROL, PLANTINGS OF THE SLOPES AND INSTALLATION OF THE EROSION CONTROL SYSTEMS COMPLY WITH THE APPROVED EROSION CONTROL-LANDSCAPE PLAN. CERTIFICATION SHALL BE SUBMITTED AND APPROVED PRIOR TO CALLING FOR FINAL INSPECTION.

1) THE LANDSCAPE ARCHITECT SHALL CERTIFY INSTALLATION OF HYDROSEED ON AREAS REQUIRING SLOPE PLANTING. CERTIFICATION SHALL BE SUBMITTED PRIOR TO CALLING FOR A FINAL INSPECTION.

2) THE LANDSCAPE ARCHITECT SHALL CERTIFY INSTALLATION OF HYDROSEED ON AREAS REQUIRING SLOPE PLANTING. CERTIFICATION SHALL ALSO CONTAIN A STATEMENT AS TO THE SEEDING STOCK VIABILITY, WHENEVER CONTAINER SEEDING PLANT MATERIAL IS INSTALLED.

3) THE LANDSCAPE ARCHITECT CERTIFICATION SHALL CONTAIN A STATEMENT AS TO THE SEEDING STOCK VIABILITY, WHENEVER CONTAINER SEEDING PLANT MATERIAL IS INSTALLED.

4) SLOPE PLANTING AND EROSION CONTROL SYSTEM INSTALLATION CERTIFICATION BY THE LANDSCAPE ARCHITECT OF RECORD A CERTIFICATE OF COMPLETION WILL BE SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT WITHIN 10 DAYS AFTER INSTALLATION. VERIFICATION THAT THE LANDSCAPE AND EROSION CONTROL HAS BEEN INSTALLED PER THE APPROVED PLANS AS REQUIRED BY SECTION 06-122 OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE.

DNR ALERT

CALIFORNIA STATE LAW SAYS YOU MUST CALL BEFORE YOU DIG. GOVERNMENT CODE SECTION 428-4284 STATES THAT "EXCAVATION, GRADING, TRENCHING, DRILLING, DITCHING, DRILLING, TUNNELING, SCRAPING, CABLE OR PIPE LAYING, DRIVING, FOUNDATION DRILLING, LANDSCAPE DRILLING, POLE SETTING OR ANY OTHER PILE, OR PILE DRIVING WILL NOT BE VALID WITHOUT A DNR ALERT TICKET NUMBER AND NOTIFICATION THAT THE HAIRCOOT HAS BEEN COMPLETED. THERE IS ALSO A 14-DAY WINDOW SECTION 4284(B) IN WHICH YOU MUST COMPLETE THE PROPOSED DRILLING. IF YOU WILL NEED ADDITIONAL TIME BEYOND THE 14 DAYS, IT IS YOUR RESPONSIBILITY TO RECALL THE DNR ALERT. DNR ALERT TOLL-FREE NUMBER IS 1-800-433-6889."

GENERAL CONSTRUCTION NOTES

CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF RECORD, JOHN MATTERSON, 858 955-0471, WITH 48 HOUR NOTICE OF A PRE-LANDSCAPE CONSTRUCTION MEETING REQUIRED PRIOR TO INITIATION OF ANY EROSION OR LANDSCAPE SITE WORK. A COPY OF THE AERONOMIC SOIL REPORT SHALL BE E-MAILED TO jmatterson@landscaparch.com PRIOR TO THE MEETING.

CONTRACTOR AND DEVELOPER SHALL NOTIFY THE COUNTY LANDSCAPE ARCHITECT WITH 48 HOURS NOTICE FOR INSPECTION OF PLANT MATERIAL, SOIL AMENDING, EROSION PRIOR TO BARK MULCH INSTALLATION AND FOR A FINAL INSPECTION PRIOR TO INITIATION OF MAINTENANCE PERIOD FOR COUNTY ACCEPTANCE.

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND EROSION PLANS CONTAINED IN THE COUNTY LANDSCAPE ARCHITECT ORDINANCE REGULATIONS, IN TITLE 8, DIVISION 4, CHAPTER 1. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN EMPLOYS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

PLANS PREPARED FOR:

SHEA HOMES
4940 MESA RIM ROAD
SAN DIEGO, CA 92121

PLANS PREPARED BY:

SMP, INC.
4010 SORRENTO VALLEY BLVD, SUITE 200
SAN DIEGO, CA 92121
858.958.8917

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

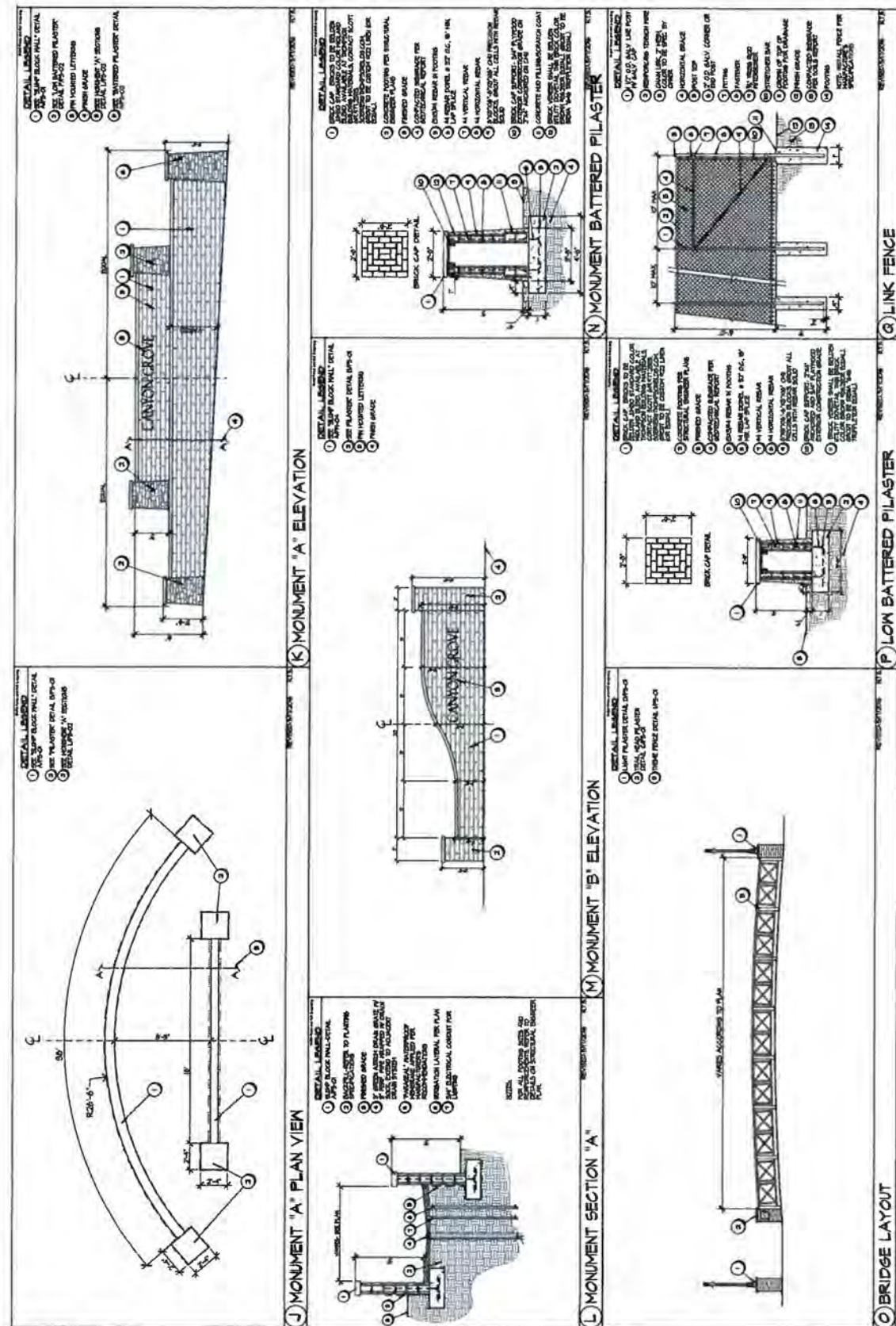
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT. ALL DRAWINGS AND MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF GALLEBER, MOODY, PATTERSON, INC. ALL RIGHTS RESERVED BY GALLEBER, MOODY, PATTERSON, INC.

SHEET INDEX

SHEET DESCRIPTION	SHEET NO.	SHEET ID
TITLE SHEET	01	TS-01
FENCE AND WALL PLAN & LEGEND	02-04	FM-01 TO FM-03
FENCE AND WALL DETAILS & NOTES	05-06	FS-01 TO FS-02



PROPOSED PROJECT
PHG 15-0027



METAL FENCING / GATES

1. FENCING SHALL BE SEAMLESS STEEL, TUBING (LESS OTHERWISE SPECIFIED), GRADE S, CONFORMING TO ASTM A513. REFER TO PLANS FOR GALVANIZED OR POWDER COATING.
2. LANDSCAPE CONTRACTOR SHALL SECURE ALL FIELD MEASUREMENTS REQUIRED FOR PROPER AND ADEQUATE FABRICATION AND INSTALLATION.
3. FENCING AND GATES SHALL BE FABRICATED AND ASSEMBLED IN THE SHOP TO THE CLOSEST EXTENT POSSIBLE.
4. FENCING SHALL BE DIVIDED INTO SECTIONS OF 10' TO 12' MAXIMUM LENGTH. SECTIONS SHALL BE FINISHED SMOOTH AND SO THAT THE SHAPE AND PROFILE OF THE ITEM REQUIRED IS PRESERVED.
5. GATES SHALL BE 7/8" A513-100 SPRING LOADED HINGE ASSEMBLIES WITH SELF-LATCHING HARDWARE.
6. REFER TO NOTES FOR FINISH. ALL SURFACES MAY BE PRIME COATED WITH SYNTHETIC, RUST-INHIBITING PRIMER OR GALVANIZED OR POWDER COATED.
7. ALL FINISH SHALL BE ELECTROSTATICALLY APPLIED OF TWO (2) COATS OF A BLENDED ALUMINUM. SEE PLAN FOR COLOR.
8. ALL GATES SHALL BE SELF-CLOSING WITH STEEL STOPS.

**PROPOSED PROJECT
PHG 15-0027**

D

SHEET TITLE:

FENCE AND WALL PLAN

FENCE AND WALL LEGEND

	6' TUBULAR STEEL FENCE	E/F5-01
	6' VINYL FENCE AND VINYL SIDE GATE	F/HF5-01
	6' SLUMP BLOCK WALL	A/F5-01
	42" THEME FENCE	I/F5-01
	6' VINYL COATED CHAIN LINK FENCE	Q/F5-02
	3 RAIL TRAIL FENCE	R/F5-01
	DECOMPOSED GRANITE TRAIL	G/F5-01
	ENTRY MONUMENT (VISTA AVE.)	JKL/F5-02
	ENTRY MONUMENT (VISTA VERDE DR.)	M/F5-02
	LIGHT PILASTER	D/F5-01
	TRAIL HEAD PILASTER	C/F5-01
	PILASTER	B/F5-01



PROJECT CLIENT:

CANYON GROVE

ESCONDIDO
SHEA HOMES
9990 MESA RIM ROAD
SAN DIEGO, CA 92121

PROPOSED PROJECT
PHG 15-0027

P

SHEET TITLE:

FENCE AND WALL PLAN



PROJECT CLIENT:

CANYON GROVE

ESCONDIDO
SHEA HOMES
9940 MESA RIM ROAD
SAN DIEGO, CA 92131

ROOT BARRIER NOTE:
ALL EXISTING ROOTS OF ANY TREE ARE INDICATED BY THE CIRCLES. THE CIRCLES ARE NOT TO BE REMOVED. THE CIRCLES ARE TO BE MAINTAINED AND A RECORD OF THE CIRCLES SHALL BE KEPT FOR THE LIFE OF THE PROJECT. NO ROOT BARRIER SHALL BE PLACED AT THE ROOTS.

FENCE AND WALL LEGEND

	6' TUBULAR STEEL FENCE	E/F5-01
	6' VINYL FENCE AND VINYL SIDEGATE	F/H/F5-01
	6' SLUMP BLOCK WALL	A/F5-01
	42" THEME FENCE	U/F5-01
	6' VINYL COATED CHAIN LINK FENCE	G/F5-02
	3 RAIL TRAIL FENCE	R/F5-01
	DECOMPOSED GRANITE TRAIL	G/F5-01
	ENTRY MONUMENT (VISTA AVE.)	J/K/L/F5-02
	ENTRY MONUMENT (VISTA VERDE DR.)	M/F5-02
	LIGHT PILASTER	D/F5-01
	TRAIL HEAD PILASTER	C/F5-01
	PILASTER	B/F5-01



SCALE 1"=80'-0"

PROPOSED PROJECT
PHG 15-0027

P



SHEET TITLE
FENCE AND WALL PLAN

PROJECT/CLIENT:
CANYON GROVE
ESCONDIDO
SHEA HOMES
9990 MESA RIM ROAD
SAN DIEGO, CA 92121

FENCE AND WALL LEGEND

- | | |
|-----------------------------------|-----------|
| 6" TUBULAR STEEL FENCE | EF5-01 |
| 6" VINYL FENCE AND VINYL SIDEGATE | FHVF5-01 |
| 6" SLUMP BLOCK WALL | AF5-01 |
| 42" THEME FENCE | UF5-01 |
| 6" VINYL COATED CHAIN LINK FENCE | QVF5-02 |
| 3 RAIL TRAIL FENCE | RVF5-01 |
| DECOMPOSED GRANITE TRAIL | GVF5-01 |
| ENTRY MONUMENT (VISTA AVE.) | JKLVF5-02 |
| ENTRY MONUMENT (VISTA VERDE DR.) | MVF5-02 |
| LIGHT PILASTER | DF5-01 |
| TRAIL HEAD PILASTER | GVF5-01 |
| PILASTER | BVF5-01 |

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

**PROPOSED PROJECT
PHG 15-0027**

P

3/22/2016

CANYON GROVE

Shea Homes

REVISION LOG

03.18.16- Add Additional Schemes & Revise Scheme 5

ROOF TILE: Eagle/ *= SoCal Colors

PAINT: Frazee (Frazee is now Sherwin Williams)

STUCCO: Omega

GROUT: Orco

BRICK: El Dorado/ Belden

TILE: Classic Tile & Mosaic

SCHEME #	SPANISH COLONIAL			
	1	2	3	4
ROOF (Eagle)	3636 Piedmont Blend	8830 Albuquerque Blend	8403 Santa Barbara Blend	3645 Sunrise Blend
STUCCO BODY (Omega)				
PAINT BODY	CLW 1013W Akamina	CL 2902W Old Washer	CLW 1012W Cedar Bowl	SW 6141 Soffer Tan
TRIM	CL 2803N Astron	CL 2894D Roadside	CL 2683D Smoked Trout	SW 7507 Stone Lion
FASCIA/ GARAGE DOOR	CL 2656N Bittersweet	CL 2677N Espresso	CL 2666A Dotcom	SW7026 Griffin
ACCENT/ SHUTTERS	CL 3034D Senor	CL 3096A Zydego	CLC 1283N Caffelne	SW 2851 Sage Green Light
CERAMIC TILE	PD-7a	FD-193B	FD-204A	CTM SB-201B
BRICK (cultured)	N/A	N/A	N/A	N/A
BRICK (Clay)	N/A	N/A	N/A	N/A
GROUT (Overgrout Joints)	N/A	N/A	N/A	N/A
WROUGHT IRON	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY

PROPOSED PROJECT
PHG 15-0027

CS

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COLOR SCHEMES TABLE

SCHEME #	ADOBE RANCH				
	5	6	7	8	9
ROOF (Eagle)	38704 * Davenport	3815 Red Bluff Blend	37646 *Desert Clay	3605 San Benito Blend	3815 Red Bluff Blend
STUCCO BODY (Omega)					
PAINT BODY (Frazee)	CL 2744D Dingo	SW 7527 Nantucket Dune	CL 2683D Smoked Trout	SW 7529 Sand	SW 7530 Barcelona Beige
TRIM	CL 2666A Dotcom	SW 7521 Dormer Brown	CL 2884D Stonecrop	SW 7535 Sandy Ridge	SW 7550 Resort Tan
FASCIA/ GARAGE DOOR	CL 2657N Asteroid	SW 9090 Caralbe	CL 2686N Wheel Barrow	SW 6082 Cobble Brown	SW 6083 Sable
ACCENT/ SHUTTERS	CLC 1266N Woodburn	SW 6069 French Roast	CLC 1287N Woody	SW 6152 Superior Bronze	SW 6076 Turkish Coffee
BRICK (cultured)	Castello (El Dorado)	Cassis (El Dorado)	Cassis (El Dorado)	Castello (El Dorado)	Cassis (El Dorado)
BRICK (Clay)	Mojave (Belden)	Alamo (Belden)	Polar Clear A (Belden)	Mojave (Belden)	Alamo (Belden)
GROUT (Overgrout Joints)	LT. KHAKI	LT. KHAKI	TAN	LT. KHAKI	LT. KHAKI
WROUGHT IRON	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY

**PROPOSED PROJECT
PHG 15-0027**

CS

SCHEME #	SANTA BARBARA			
	10	11	12	13
ROOF (Eagle)	3605 San Benito Blend	3646 Sunset Blend	3581 * Canyon Brown	3605 San Benito Blend
STUCCO BODY (Omega)				
PAINT BODY (Frazee)	CL 2883D Mexican Tea	CL2812 Telegram	CL 2902W Old Washer	SW 7541 Greclan Ivory
TRIM	CL 2885A Jack-In-The- Pulpit	CL 2884D Stonecrop	CL 2834D Falcon	SW 7534 Outerbanks
FASCIA/ GARAGE DOOR	CL 2646N Wigwam	CL 2875A Mosquito	CL 2866A Avante Garde	SW 6103 Tea Chest
ACCENT/ SHUTTERS	CL 2577N Fortress	CL 3087A Jennet	CL 2636N Lumberjack	SW 7622 Homburg Gray
WROUGHT IRON	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY

NOTES:

Brick Grout Technique: Mortar to the face of the brick then sponged to reveal the sand.

Please Contact Tina Berkaw of Thompson Building Materials 714.637.7373 or tberkaw@thompsonbldg.com

Roof: Please Contact Michele Morse 714.981.3605 or michelem@eagleroofting.com/ * So Cal Colors

Decorative Tile: Please Contact Veronica Abbot of Classic Tile and Mosaic 949.233.9133 or VeronicaA@CTMtile.com

All non-decroative Items such as meter doors, non-decorative vents & downspouts are to be painted the same color as the surrounding color.

All metal roof vents to be painted to match the darkest color from the roofing blend.

Paint breaks to be turned and finished at inside corner unless noted otherwise.



COLORS BY: PHONE 949.553.8919

**PROPOSED PROJECT
PHG 15-0027**

CS

BRICK GROUT TECHNIQUE
B- ADOBE RANCH

CANYON GROVE
by SHEA HOMES



Mortar to the face of the Brick,
then sponged to reveal the
sand.



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PROPOSED PROJECT
PHG 15-0027

CS

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COLOR SCHEMES

SCHEME 1
A- SPANISH COLONIAL

CANYON GROVE
by SHEA HOMES



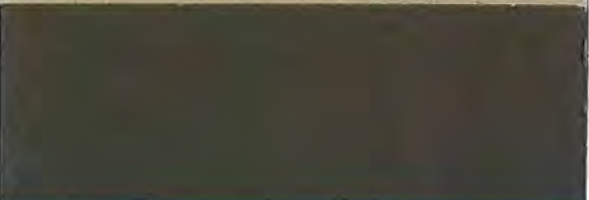
ROOF TILE



STUCCO



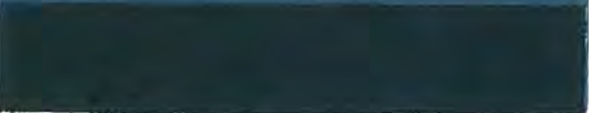
TRIM



FASCIA, GARAGE DOOR



ACCENT, SHUTTERS



WROUGHT IRON



TILE



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PHG 15-0027



SCHEME 2
A- SPANISH COLONIAL

CANYON GROVE
by SHEA HOMES



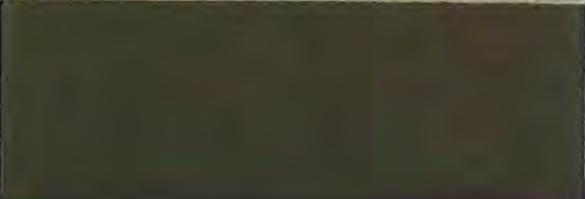
ROOF TILE



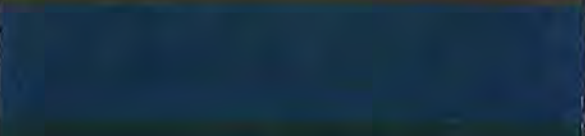
STUCCO



TRIM



FASCIA, GARAGE DOOR



ACCENT, SHUTTERS



WROUGHT IRON



TILE



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 3
A- SPANISH COLONIAL

CANYON GROVE
by SHEA HOMES



ROOF TILE

STUCCO



TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

WROUGHT IRON



TILE



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 4
A- SPANISH COLONIAL

CANYON GROVE
by SHEA HOMES



ROOF TILE



STUCCO



TRIM



FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

WROUGHT IRON



TILE



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 5
B- ADOBE RANCH

CANYON GROVE
by SHEA HOMES



ROOF TILE

STUCCO

TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

BRICK



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 6
B- ADOBE RANCH

CANYON GROVE
by SHEA HOMES



ROOF TILE

STUCCO

TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

BRICK



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 7
B- ADOBE RANCH

CANYON GROVE
by SHEA HOMES



ROOF TILE

STUCCO

TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

BRICK



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 8
B- ADOBE RANCH

CANYON GROVE
by SHEA HOMES



ROOF TILE



STUCCO



TRIM



FASCIA, GARAGE DOOR



BRICK



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PROPOSED PROJECT
PHG 15-0027

CS

70
COLOR SCHEMES

SCHEME 9
B- ADOBE RANCH

CANYON GROVE
by SHEA HOMES



ROOF TILE

STUCCO

TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

BRICK



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PROPOSED PROJECT
PHG 15-0027

CS

COLOR SCHEMES

SCHEME 10
C- SANTA BARBARA

CANYON GROVE
by SHEA HOMES



ROOF TILE

STUCCO

TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

WROUGHT IRON



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PROPOSED PROJECT
PHG 15-0027



SCHEME 11
C- SANTA BARBARA

CANYON GROVE
by SHEA HOMES



ROOF TILE



STUCCO



TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

WROUGHT IRON



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PHG 15-0027

CS

SCHEME 12
C- SANTA BARBARA

CANYON GROVE
by SHEA HOMES



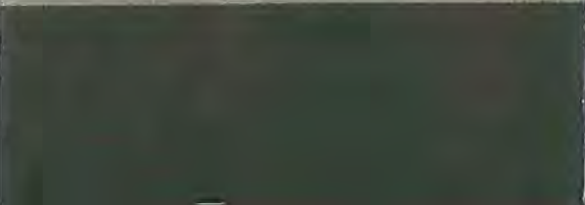
ROOF TILE



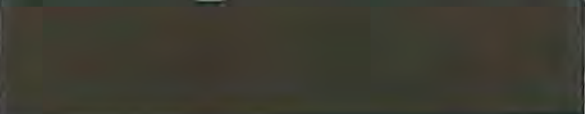
STUCCO



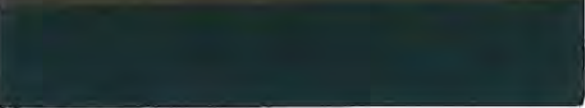
TRIM



FASCIA, GARAGE DOOR



ACCENT, SHUTTERS



WROUGHT IRON



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PROPOSED PROJECT
PHG 15-0027

CS

SCHEME 13
C- SANTA BARBARA

CANYON GROVE
by SHEA HOMES



ROOF TILE



STUCCO



TRIM

FASCIA, GARAGE DOOR

ACCENT, SHUTTERS

WROUGHT IRON



woodleyarchitecturalgroup,inc

PROPOSED PROJECT
PHG 15-0027

CS



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

MITIGATED NEGATIVE DECLARATION

Hidden Valley Ranch Residential Subdivision

Case Number: ER 2005-34, TR 932, 2005-47-PZ/PD/DA/GE, 2005-05-GPA, 2001-05-AN

Date Issued: November 30, 2006

Public Review Period: November 30, 2006 – December 29, 2006

Location: The project is located to the east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue (APNs 224-100-12, -57, -58, -59, and -60)

Address: 1185 Lehner Avenue, Escondido, CA

Project Description: The project involves a proposed 179-lot residential subdivision on a 149.9-acre site located east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue with lots ranging in size from 10,000 SF to 26,137 SF. The project also includes a request for a prezone to PD, development agreement, grading exemptions for cut slopes of up to 50 feet and fill slopes of up to 42 feet, and annexation of five parcels. Additionally, off-site improvements to Ash Street between Vista Avenue and Sheridan Avenue are proposed to mitigate for traffic impacts, as well as the intersections noted on the map, and will be part of this environmental review. A new water reservoir will be constructed as part of the project with an off-site water line extending down Vista Verde Drive between the southern boundary of the subject site and El Norte Parkway. A General Plan Amendment is proposed to redesignate a portion of Vista Avenue from a "Collector" to a "Local Collector." The five parcels are within the unincorporated territory of San Diego County, but are located in the City's Sphere of Influence and are contiguous with the City boundary. Annexation of the five parcels would necessitate the following jurisdictional changes: annexation to the City of Escondido, detachment from County Service Area (CSA No. 135) (San Diego Regional Communications System, detachment from Rincon del Diablo Municipal Water District (MWD) and Fire Department (ID "E"). The property is located within the North Broadway/Tier 2A designation of the general Plan and has a Land Use Designation of E2 (Estate II).

Applicant: Masson and Associates/Hallmark Communities

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines as well as Ordinances and Regulations of the City of Escondido. The Initial Study is on file at the City of Escondido Planning Division.

Findings: The finding of this review is that the Initial Study identified Agricultural, Biological, Traffic, Cultural Resources, and Hazardous Material impacts that may be potentially significant, but mitigation measures would reduce potential impacts to a less than significant level.


Diana Delgadillo, Associate Planner



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

Environmental Checklist Form

1. Project title: Hidden Valley Ranch Proposed Pre-zone, Planned Development, Development Agreement, Grading Exemptions, Annexation, and Residential Subdivision, and Grading Exemption
2. Lead agency name and address: City of Escondido, 201 North Broadway, Escondido, CA 92025

3. Contact person and phone number: Diana Delgadillo, Associate Planner
4. Project location: 1185 Lehner Avenue
5. Project sponsor's name and address: Mike Schweitzer, Masson and Associates
200 East Washington Avenue, #200, Escondido, CA 92025

6. General Plan designation: E2 (Estate II)
7. Zoning: PZ-PD
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project involves a proposed 179-lot residential subdivision on a 149.9-acre site located east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue with lots ranging in size from 10,000 SF to 26,137 SF. The project also includes a request for a prezone to PD, development agreement, grading exemptions for cut slopes of up to 50 feet and fill slopes of up to 42 feet, and annexation of five parcels. Additionally, off-site improvements to Ash Street between Vista Avenue and Sheridan Avenue are proposed to mitigate for traffic impacts, as well as the intersections noted on the map, and will be part of this environmental review. A new water reservoir will be constructed as part of the project with an off-site water line extending down Vista Verde Drive between the southern boundary of the subject site and El Norte Parkway. The five parcels are within the unincorporated territory of San Diego County, but are located in the City's Sphere of Influence and are contiguous with the City boundary. Annexation of the five parcels would necessitate the following jurisdictional changes: annexation to the City of Escondido, detachment from County Service Area (CSA No. 135) (San Diego Regional Communications System, detachment from Rincon del Diablo Municipal Water District (MWD) and Fire Department (ID "E"). The property is located within the North Broadway/Tier 2A designation of the general Plan and has a Land Use Designation of E2 (Estate II).
9. Surrounding land uses and setting (briefly describe the project's surroundings):
 - North: Avocado Ranch
 - South: Single-Family Dwellings
 - West: Single-Family Dwellings
 - East: Avocado Ranch

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish & Game.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| ☒ Aesthetics | ☒ Agriculture Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Geology/Soils |
| ☒ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality | ☒ Land Use/Planning |
| ☐ Mineral Resources | ☒ Noise | ☐ Population/Housing |
| ☐ Public Services (Fire) | ☐ Recreation | ☒ Transportation/Traffic |
| ☐ Utilities/Service Systems | ☐ Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- ☒ I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- ☐ I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.
- ☐ I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.

Signature

Diana Delgadillo

Printed Name

Date

11-28-06

City of Escondido

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects

- like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account the whole action involved, including off-site, on-site, and cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
 3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
 4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
 5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where it is available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 9. The explanation of each issue should identify:
 - a. The significance of criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. <u>LAND USE AND PLANNING</u>				
Would the project:				
a. Physically divide an established community? (1)	☐	☐	☐	☒
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1, 3)	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (1, 2)	☐	☐	☐	☒
d. Have a substantial adverse effect on a scenic vista? (1, 8)	☐	☐	☐	☒
e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (7,9)	☐	☐	☒	☐
f. Substantially degrade the existing visual character or quality of the site and its surroundings? (7, 9)	☐	☐	☒	☐
g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (7, 9)	☐	☐	☐	☒
II. <u>AGRICULTURE RESOURCES</u>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (1, 2)	☐	☐	☒	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1, 2)	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (1, 2)	☐	☐	☒	☐

III. TRANSPORTATION/TRAFFIC

Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? (2, 4, 9)	☐	☒	☐	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (2, 4,9)	☐	☒	☐	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (2, 4,9)	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2, 4,9)	☐	☐	☐	☒
e. Result in inadequate emergency access? (2, 8, 9)	☐	☐	☐	☒
f. Result in inadequate parking capacity? (2, 8, 9)	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1, 2, 8)	☐	☐	☐	☒

IV. AIR QUALITY

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan? (2, 4)	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2, 9)	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (2, 9)	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations? (2, 9)	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people? (2, 9)	☐	☐	☐	☒

V. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10)	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10)	☐	☒	☐	☐
c. Have a substantial adverse effect on federally projected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1, 2, 8, 10)	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1, 2, 8)	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance? (1, 2)	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1, 2)	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. <u>CULTURAL RESOURCES</u>				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (1, 2, 11)	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (1, 2, 11)	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2, 11)	☐	☒	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries? (1, 2, 11)	☐	☒	☐	☐
VII. <u>GEOLOGY AND SOILS</u>				
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (1, 2)	☐	☐	☒	☐
ii. Strong seismic ground shaking? (1, 2)	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction? (1, 2)	☐	☐	☒	☐
iv. Landslides? (1, 2)	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil? (1, 2)	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1, 2)	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1, 2)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (8)	☐	☐	☐	☒

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 2, 9)	☐	☒	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 2, 9)	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2, 9)	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (6)	☐	☐	☐	☒
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? (1)	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1)	☐	☐	☐	☒
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? (1, 2)	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (1, 2)	☐	☐	☐	☒

IX. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)? (1, 2, 8)	☐	☐	☒	☐
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (1, 2, 8)	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site? (1, 2, 8)	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts? (1, 2, 8)	☐	☐	☐	☒
e. Cause significant alteration of receiving water quality during or following construction? (8)	☐	☐	☐	☒
f. Cause an increase of impervious surfaces and associated runoff?	☐	☐	☒	☐
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1, 2, 8)	☐	☐	☒	☐
h. Cause potentially significant adverse impact on ground water quality? (1, 2, 8)	☐	☐	☐	☒
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses? (1, 2)	☐	☐	☐	☒
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? (1, 2, 8)	☐	☐	☐	☒
k. Create or exacerbate already existing environmentally sensitive areas? (1, 2)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters? (1, 2, 10)	☐	☐	☐	☒
m. Impact aquatic, wetland or riparian habitat? (1, 2)	☐	☐	☐	☒
n. Otherwise substantially degrade water quality? (1, 2)	☐	☐	☐	☒
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1, 2)	☐	☐	☐	☒
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1, 2)	☐	☐	☐	☒
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (1, 2)	☐	☐	☐	☒
r. Inundation by seiche, tsunami, or mudflow? (1, 2, 9)	☐	☐	☐	☒

X. MINERAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,2) | ☐ | ☐ | ☐ | ☒ |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan? (1, 2) | ☐ | ☐ | ☐ | ☒ |

XI. NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1, 2, 9) | ☐ | ☐ | ☒ | ☐ |
| b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? (1, 2, 9) | ☐ | ☐ | ☒ | ☐ |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9) | ☐ | ☐ | ☒ | ☐ |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9) | ☐ | ☐ | ☒ | ☐ |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 9)	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 9)	☐	☐	☐	☒

XII. POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (1, 2)	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2)	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1, 2)	☐	☐	☐	☒

XIII. PUBLIC SERVICES

Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? (2, 8)	☐	☐	☐	☒
Police protection? (2, 8)	☐	☐	☐	☒
Schools? (2, 8)	☐	☐	☐	☒
Parks? (2, 8)	☐	☐	☐	☒
Other public facilities? (2, 8)	☐	☐	☐	☒

XIV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (1, 2, 8)	☐	☐	☒	☐
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1, 2, 8)	☐	☐	☐	☒

XV. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1, 2)	☐	☐	☐	☒
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 8)	☐	☐	☐	☒
c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 8)	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1, 2, 8)	☐	☐	☐	☒
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (2, 8)	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (2, 8)	☐	☐	☐	☒
g. Comply with federal, state, and local statutes and regulations related to solid waste? (2)	☐	☐	☐	☒

XVI MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Traffic Impact Analysis, Hidden Valley Ranch, LLG, August 26, 2005
Water Quality Technical Report, Masson & Associates, August, 2005
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Environmental Consultants, August 2006
Archaeological Study, Brian Smith & Assoc., December 2001
Air Quality Report, Urban Crossroads, November 2006
6. County of San Diego Health Department, Hazardous Material Management
Division (HMMD) Hazardous Sites List
7. Site Visits/Field Inspection
8. Comments from Other Departments:
 Engineering
 Building
 Fire
9. Project Description and Preliminary Information

Hidden Valley Ranch 179-Lot Subdivision Project
Initial Study Part II
ER 2005-34
Tract 932

Project Description:

The following section evaluates the potential environmental impacts associated with 179-lot residential subdivision with a grading exemption. The attached environmental Initial Study is consistent with the California Environmental Quality Act (CEQA) Guidelines, and has been used to focus this study on physical factors that may be impacted by the proposed project. This Initial Study will serve to identify and evaluate any effects determined to be potentially significant.

The environmental checklist was used to focus this study on physical factors that may be impacted from the proposed project. The Initial Study is the "preliminary analysis" that the lead agency processes in order to determine whether to prepare a Negative Declaration (ND) or an Environmental Impact report (EIR), and, if necessary, to identify the impacts to be analyzed in the EIR. When the agency determines that an EIR is unnecessary, the Initial Study serves the purpose of "providing documentation of the factual basis" for concluding that a Negative Declaration or Mitigated Negative Declaration (MND) is appropriate and the proposed project would not have a significant effect on the environment. The Initial Study also serves to identify any mitigation measures required to reduce potential impacts to a less than significant level leading to the issuance of a MND. As provided by CEQA, the San Diego Local Agency Formation Commission (LAFCO) will act as a responsible agency because of their role in reviewing and potentially approving the reorganization.

The project involves a proposed 179-lot residential subdivision on a 149.9-acre site located on the east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue with lots ranging in size from 10,000 SF to 26,137 SF. The project also includes a request for a rezoning to PD, development agreement, grading exemptions for cut slopes of up to 50 feet and fill slopes of up to 42 feet, and annexation of five parcels. The project also includes redesignating a portion of Vista Avenue from a "Collector" to a "Local Collector" road. The five parcels are within the unincorporated territory of San Diego County, but are located in the City's Sphere of Influence and are contiguous with the City boundary. Annexation of the five parcels would necessitate the following jurisdictional changes: annexation to the City of Escondido, detachment from County Service Area (CSA No. 135) (San Diego Regional Communications System, detachment from Rincon del Diablo Municipal Water District (MWD) and Fire Department (ID "E"). The property is located within the North Broadway/Tier 2A designation of the general Plan and has a Land Use Designation of E2 (Estate II).

Environmental Setting:

The site is made up of hilly terrain with several drainage courses transporting surface water generally in a southwesterly direction across the property. Elevations range from 798 - 1182 feet above sea level. The site is currently a working avocado grove, with portions of the site still undeveloped. A residence, several accessory structures, a dry reservoir, an abandoned well, and three water wells are also present on the site. Adjacent land uses are as follows:

- North: The Clark Ranch, avocado farm
- South: Single-Family Residences
- West: Single-Family Residences
- East: Part of the Hidden Valley Ranch that was purchased from Daley Ranch

I. Land Use and Planning

City of Escondido Significance Criteria

Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies, is evaluated in making a determination of potential significant land use impacts. Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project.

The City of Escondido General Plan designates the proposed site as Estate II, allowing single-family residential development. The objective of the Estate II category is to promote single-family development with a maximum density of 2 units/acre and a minimum of lot size 10,000 square feet. This designation promotes a traditional neighborhood character of detached single-family units. Public water and wastewater collection and treatment are required in these areas.

The extent of dwelling units permitted on the proposed development by Estate II is dependent on the topography of the site. The General Plan indicates that the maximum development yield of Suburban lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	2 dwelling units per 1 acre
25-35%;	1 dwelling unit per 1 acre
35+:	1 dwelling unit per 20 acres

Based on the variable slope provisions of the Suburban designation contained in the City's General Plan, 179 dwelling units would be allowed for the 149.59 acres. The rezoning is proposed to be PD which is consistent with the General Plan and would allow for clustering of

the residential units. The clustering design would not increase the overall density of the site but would allow for smaller residential lots and larger common, open-space lots.

The applicant for the project is proposing to develop in accordance with the City's General Plan designation. The project is characterized as "in-fill" because development is planned within an established residential neighborhood and the project is surrounded by development in three directions. Because the proposed project would be consistent with existing adopted City of Escondido land use policies, no significant land use impact would occur as a result of the proposed project.

The County land use designation for the site is Residential (1) and is within the Current Urban Development Area (CUDA). By developing the subject site with City standards, the overall density would increase from approximately .80 dwelling units per acre to 1.22 dwelling units per acre. The proposal site is within the City's Sphere of Influence and General Plan area. The proposed density is consistent with the City's General Plan and would provide a transition from the denser residential areas to the south and west to the more rural property to the north. Additionally, the provision for clustering and minimum lot sizes proposed would preserve large areas of open space. As proposed, the project has a less than significant impact to land use since the ability to cluster and the preservation of open space resources on-site would allow a development that would not substantially change the character of the area.

Development of the subject site could result in a significant impact to the topographic features of the area. However, implementation of the Hillside and Ridgeline Protection Ordinance provision concerning excavation, grading, earthwork construction, and development along ridgelines and associated slopes will reduce this potential impact to a less than significant level.

The proposed residential use of the site would not divide an established community because the site is located at the perimeter of existing development at the northern edge of the City's boundary. The steep slopes within the project boundary are subject to Objective B2.1 of the General Plan Open Space Concept that requires that steep topography (generally over 25%) be protected from intensive urban development and included within the overall open space plan. The proposed clustered development and preservation of open space and steep slopes would allow for residential development that would not substantially change the character and arrangement of surrounding residential land uses.

Residential projects typically do not directly illuminate or reflect glare upon adjacent properties, therefore no significant light or glare impact would result from the proposed project.

The proposed water reservoir would not be a visual impact, even though it would be a new element in the visual landscape for the following reasons:

- The existing urban setting from which the tank would be observed;
- Its location on an intermediate ridge rather than a skyline ridge;
- Its partial screening by existing vegetation; and
- The paint selected would match the surrounding vegetation as closely as possible.

II. Agricultural Resources

City of Escondido Significance Criteria

Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.

The project site is listed as Unique Farmland as identified in the General Plan Final Environmental Impact Report, which was prepared for the City's most recent General Plan revisions in 2000. Although the subject site has been used for agricultural purposes, such as orchards, these uses may be incompatible with the current surrounding residential community. The property is also not involved in a Williamson Act Contract or other agricultural land contract.

The California Department of Conservation, which publishes farmland conservation reports, classifies the subject area as "Unique Farmland" which is defined as:

Unique Farmland is Land that does not meet the criteria for "Prime Farmland or "Farmland of Statewide Importance" that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season and moisture supply needed to produce sustain high quality or high yields of a specific crop. Examples of crops found on "Unique Farmland" include oranges, olives, avocado, and cut flowers.

The development of a residential community on the subject site would not result in significant individual or cumulative impacts to agricultural resources because part of the existing groves will be maintained within the proposed open space area. The portion of the avocado grove that will be removed for the proposed development is not considered viable as it is slowly being destroyed by root rot.

Development on the subject site would not result in a significant impact to adjacent agricultural activity because most of the areas to the south and west are developed with residential uses, and lands to the north and east are vacant. Lands to the south and west of the area are designated for Suburban and Estate development, and the lands to the north are designated as Rural. Thus, development of this site would not lead to a conversion of adjacent lands to non-agricultural uses.

Because a portion of the site will remain in agricultural use and may require the use of pesticides, the following mitigation measure is included:

1. *Prior to the application of sprayed pesticides on the groves, property owners adjacent to the agricultural site shall receive notice of the date, time, and chemical composition of the pesticide.*

III. Transportation/Traffic

City of Escondido Significance Criteria

According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts would be considered significant if the project:

- 1. Caused the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or added more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C".*
- 2. Exceeded, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*
- 3. Resulted in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
- 4. Results in inadequate emergency access or parking capacity, or the project conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

A Traffic Impact Analysis (TIA) was prepared for the project by Linscott Law & Greenspan August 25, 2005 and is available for review in the Planning Division of the City of Escondido. The TIA is summarized below.

The proposed project would take primary access from Vista Avenue and Vista Verde Way which are designated as a collector and local collector, respectively, in the City's Circulation Element. Access to the proposed 179 lots would be provided by one new public street and several private streets. The project would ultimately add approximately 1,790 daily trips to the local circulation system (1998 SANDAG Vehicle Trip Generation Rate table).

The Congestion Management Program (CMP) was first adopted on November 22, 1991, and is intended to link directly, land use, transportation, and air quality through Level of Service performance. Local agencies are required by statute to conform to the CMP. The CMP requires an enhanced CEQA review for all large projects that are expected to generate more than 2,400 ADT or more than 200 peak hour trips. Since the project is calculated to generate fewer than these amounts, this level of review is not required for the proposed project.

A review of potential projects in both the County of San Diego and the City of Escondido was conducted. All projects which would add an appreciable amount of traffic to the study area were included in the traffic study. The study area was chosen based on the locations which will accommodate the majority of project traffic. No County intersections in addition to those analyzed in the traffic study would have more than 10 peak hour trips added to them. Regional guidelines indicate that 50 peak hour trips is the threshold to determine whether an intersection is to be analyzed.

The project would require mitigation to improve Ash Street, Broadway, and Vista Avenue which are within the County of San Diego. The traffic mitigation of these areas will require construction permits, and approval from the County's Board of Supervisors. The applicant will coordinate with the County for the design and construction of traffic improvements within that jurisdiction. The project also includes a request for a General Plan Amendment to redesignate the portion of Vista Avenue through the project from a "Collector" to a "Local Collector". The traffic analysis indicates that the existing, plus project, and cumulative projects ADT forecasts that all segments of Vista Avenue would be substantially below (LOS A and LOS B) the LOS D significant impact threshold for a collector street. Therefore, the redesignation is warranted and would not have a significant impact on traffic.

The following table depicts the summary of the existing + project + cumulative street segment operations in the project area. All segments are calculated to operate at LOS D or better except the Ash Street segment, between Vista Avenue and Sheridan Avenue (worse than Mid LOS D).

Near-Term Street Segment Operations

Segment	LOS E Capacity	Existing			Existing + Project			Existing + Project + Cumulative		
		ADT	V/C	LOS	ADT	LOS	V/C Δ	ADT	V/C	LOS
Vista Avenue										
Broadway to Lehner Ave.	10,000	4,040	0.40	B	4,460	B	0.04	4,700	0.47	B
Lehner Ave. to Ash St.	10,000	2,760	0.28	B	3,108	B	0.04	3,200	0.32	B
Ash St. to Conway Dr.	10,000	3,030	0.30	B	4,450	B	0.14	4,470	0.45	B
Conway Dr. to Project Driveway	10,000	840	0.08	A	2,350	A	0.15	2,350	0.24	A
El Norte Parkway										
Broadway to Ash St.	37,000	25,450	0.69	C	25,710	C	0.01	26,150	0.71	C
As St. to Vista Verde Way	37,000	16,410	0.44	B	16,570	B	0.00	17,130	0.46	B
Ash Street										
Lehner Ave. to Vista Ave.	10,000	4,710	0.47	B	4,800	B	0.01	4,950	0.50	B
Vista Ave. to Sheridan Ave.	10,000	6,840	0.68	C	7,750	D	0.09	7,910	0.79	D
Sheridan Ave. to El Norte Pkwy.	15,000	7,358	0.49	B	8,298	C	0.06	8,458	0.56	C
Broadway										
Vista Ave. to Sheridan Ave.	34,200	10,340	0.30	A	10,680	A	0.01	11,080	0.32	A
Vista Ave. to Country Club Ln.	15,000	9,110	0.61	C	9,190	C	0.01	9,620	0.64	C
Rincon Avenue										
Ash Street to Conway	15,000	4,470	0.30	B	4,560	B	0.01	4,710	0.31	B
Lehner Avenue										
Vista Ave. to Ash St.	10,000	1,390	0.14	A	1,390	A	0.00	1,610	0.16	A
Ash St. to Conway Dr.	10,000	1,050	0.11	A	1,050	A	0.00	1,390	0.14	A
Conway Dr.										
Lehner Ave. to Rincon Ave.	10,000	740	0.07	A	830	A	0.01	950	0.09	A

The following table summarizes the existing + project intersections level of service. With the addition of the proposed project traffic, all intersections are calculated to operate at mid LOS D or better during both the AM and PM peak hours except for:

- Conway Drive/Rincon Avenue (LOS F during the AM peak hour)

- Ash Street/Lehner Avenue (LOS F during AM peak hour)
- Ash Street/Vista Avenue (LOS F during the AM peak hour)
- Ash Street/Sheridan Avenue (LOS F during both AM and PM peak hour)
- El Norte Parkway/Vista Verde Way (LOS F during both AM and PM peak hour)
- Broadway/Vista Avenue (LOS F during both AM and PM peak hour)

Intersection Operations

Intersection (Control Type)	Peak Hour	Existing		Existing + Project		Delay Δ	Existing + Project + Cumulative		With Mitigation	
		Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Conway Dr/Rincon Ave (NB/SB)	AM	51.2/10.4	F/B	53.9/10.4	F/B	2.7	70.8/10.7	F/B	11.8	B
	PM	17.3/15.8	C/C	17.7/15.9	C/C	0.4	18/617.0	C/C	10.1	A
Conway Dr/Lehner Ave (EB/SB)	AM	23.2/9.3	A/A	23.7/11.5	C/B	0.5	24.3/11.5	C/B		
	PM	9.0/9.3	A/A	9.0/9.4	A/A	0.1	9.1/9.5	A/A		
Conway Dr/Vista Ave	AM	8.5	A	8.8	A	0.3	9.5	A		
	PM	7.7	A	8.9	A	1.2	9.0	A		
Ash St/Lehner Ave EB/WB	AM	>100/>100	F/F	>100/>100	F/F	>10	>100/>10	F/F	>100	F
	PM	>100	B/B	13.0/13.7	B/B	0.7	0	B/B	9.4	A
Ash St/Vista Ave.	AM	>100	F	>100	F	>10	13.9/14.2	F	21.3	C
	PM	11.9	B	14.3	B	2.4	>100	B	12.9	B
Ash St/Sheridan Ave. (EBLT/SBL)	AM	>100/>100	F/F	>100/>100	F/F	>10	14.9	F/F	11	B
	PM	33.4/43.3	D/E	55.0/58.4	F/F	>10	>100/>1	F/F	7.7	A
Ash St/El Norte Pkwy	AM	22.7	C	23.5	C	0.6	23.7	C		
	PM	21.7	C	22.6	C	0.9	22.9	C		
El Norte Pkwy/Vista Verde (NBL/SBL)	AM	57.1/>100	F/F	59.4/>100	F/F	>10	65.2/>100	F/F	7.8	A
	PM	0/77.1	A/F	0.97.6	A/F	>10	0/>100	A/F	7/3	A
Vista Ave/Lehner Ave. (SBT)	AM	10.5	B	10.8	B	0.3	11	B		
	PM	9.1	A	9.2	A	0.2	9.3	A		
Broadway/Vista Ave. (SBL)	AM	>100	F	>100	F	>10	>100	F	10	A
	PM	41.3	E	49.4	D	8.1	58	F	8	A

Based on the above analysis of the segments and intersections covered in the TIA, six intersections and one segment would have significant impacts as a result of the proposed project. The intersection of Ash Street/Vista Avenue would still be at LOS F after mitigation; however, since the project would add 22 seconds of delay to this intersection and the required mitigation would reduce the delay by 40 seconds, the net impact to the intersection is an improved LOS. Additionally, this intersection is impacted to this level for approximately 20-30 minutes in the morning and is at acceptable levels the rest of the day. To address the traffic impacts the following mitigation is proposed:

- Conway Drive/Rincon Avenue: Install stop signs on both approaches of Conway Drive at Rincon Avenue, making the intersection All Way Stop Controlled;
- Ash Street/Lehner Avenue – Install stop signs on both approaches of Lehner Avenue at Ash Street, making the intersection, and provide a dedicated northbound right-turn lane;

- Ash Street/Vista Avenue - Install a traffic signal and provide a dedicated westbound left-turn lane at the Ash Street/Vista Avenue intersection;
- Ash Street/Sheridan Avenue – Signalize the Ash Street/Sheridan Avenue intersection;
- El Norte Parkway/Vista Verde Way – Signalize the El Norte Parkway/Vista Verde Way intersection;
- Broadway/Vista Avenue – Signalize the Broadway/Vista Avenue intersection
- Ash Street (Vista Avenue to Sheridan Avenue) – Improve Ash Street to City Local Collector standards from Vista Avenue to Sheridan Avenue;
- Install temporary signs on westbound Vista Avenue alerting driver to possible congestion during the 30 minutes directly before and after the school day and suggest alternate routes;
- Provide tubular delineators on Vista Avenue at the school pickup/drop-off area to prohibit eastbound to westbound U-turns. This, in conjunction with the school implementing a more stringent one-way traffic pattern, could alleviate some of the existing congestion; and
- Provide pedestrian walkways at the following locations:
 - Ash Street from Sheridan Avenue to Vista Avenue
 - North side of Vista from Ash Street to rear access driveway to Rincon Middle School
 - South side of Lehner Avenue from Vista Avenue to Ash Street
 - East side of Conway from Rincon Avenue to project site.

IV. Air Quality

City of Escondido Significance Criteria

Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

• Carbon Monoxide	550 lbs.
• Reactive Organic Gases	55 lbs.
• Oxides of Nitrogen	55 lbs.
• Fine Particulate Matter	150 lbs.

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

For long-term emissions, the direct impacts of a project can be measured by the degree to which the project is consistent with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Suburban in calculating air quality impacts. According to CEQA Guidelines, a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation or exposes sensitive receptors to substantial pollution concentrations.

Construction emissions were calculated using the URBEMIS2002 computer program assuming that construction would take place in the winter 2007. The following table depicts the daily emission levels for each criteria pollutant.

CONSTRUCTION EMISSIONS
(pounds per day)

Pollutant	Maximum Daily Emissions (pounds)	City of Escondido Significance Threshold (pounds/day)	APCD Significance Threshold (pounds/day)	Exceed Thresholds?
CO	115.36	550	550	No
ROG	14.27	55	--	No
NO _x	50.95	55	250	No
SO _x	0.03	250	--	No
PM ₁₀	41.25	150	100	No

AVERAGE DAILY PROJECT EMISSIONS TO THE SAN DIEGO AIR BASIN
(pounds per day)

Season/Pollutant	Area Emissions ¹	Mobile Emissions (vehicle)	Total Emissions ²	City of Escondido Threshold	APCD Threshold	Do Emissions Exceed Thresholds?
Summer						
CO	7.18	222.57	229.75	550	550	No/No
NO _x	2.27	22.28	24.55	55	250	No/No
ROG	15.92	17.92	33.84	55	-	No/-
SO _x ³	0.06	0.13	0.19	250	250	No/No
PM ₁₀	0.02	21.74	21.76	150	100	No/No
Winter						
CO	1.58	242.01	243.59	550	550	No/No
NO _x	3.72	33.72	37.44	55	250	No/No
ROG	15.12	19.75	34.87	55	-	No/-
SO _x ³	0.01	0.12	0.13	250	250	No/No
PM ₁₀	0.12	21.74	21.86	150	100	No/No

Source: San Diego APCD, Rule 20.2 (12/17/98); Escondido Municipal Code § 33-924(a)(1)(G)(i).

¹Area emissions include emissions from on-site stationary sources such as natural gas combustion (e.g., heating systems), landscaping maintenance, etc.

²Totals may differ due to rounding.

³Emissions calculated by URBEMIS2002 are for SO₂.

With respect to criteria air pollutants, no significant air quality impacts are identified for either the construction phase or operation of the proposed project. Accordingly, no mitigation is required.

While the proposed project would have an incremental impact to basin-wide air-quality issues resulting from the cumulative impacts of thousands of sources, the individual impacts attributed to the proposed project are immeasurably small on a regional scale and will not cause ambient air quality standards to be exceeded. Since the project would not materially degrade the levels of service on adjacent streets and intersections, and would not violate daily emissions thresholds, the project will not have a significant impact on air quality and no mitigation measures are required.

Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Dust from grading and other site preparation would generate particulate matter emission. With appropriate use of grading and operation procedures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely revegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

V. Biological Resources

City of Escondido Significance Criteria

Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*

- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance)*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

A biological assessment was conducted for the subject site by Pacific Southwest Biological Services, Inc. in January 2003, and updated September, 2005 is available for review in the Planning Division of City Hall. According to the assessment the entire site has been farmed for over thirty years and the majority of the site has been farmed for over fifty years. The site has been disturbed with the exception of the southern hill which contains isolated, dysfunctional remnants of Engelmann Oak woodland.

To mitigate the traffic impacts of the project, the widening of North Ash Street will be required. These improvements include the expansion of Ash Street between Vista Avenue and Sheridan Avenue to Local Collector standards. This proposed expansion would affect 0.30-acre of Non-native Grassland, 0.10-acre of Diegan coastal Sage Scrub, 0.31-acre of Disturbed Habitat and 0.25-acre of Urban/Developed Habitat. Additionally, improvements involving the replacement of telephone poles and drainage pipes would be necessary.

As previously noted, the site is substantially utilized as an active orchard, parts of which have declined. Three drainages appear to be jurisdictional using the methods outlined in the Corps of Engineer Wetland Delineation Manual (1987). The northern-most drainage was previously dammed and flows to Lehner Avenue. The second is a small swale that flows to Vista Avenue. The third lies to the south at the north base of the hill which ends at vista Avenue.

The three channels, tributary to Reidy Creek, have been determined to jurisdictional by the Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and by the California Department of Fish and Game Section 1603 of the Fish and Game Code.

A field survey of the site indicated to following vegetation communities:

Vegetation Type	Existing Area	Impacted Area (including off-site improvements)	Preserved/ Open Space
Eucalyptus Woodland	0.89 Ac	0.89 Ac	0
Extensive Agriculture/row crops	16.9 Ac	16.9 Ac	0
Orchards	84.0 Ac	79.24 Ac	4.76
Diegan Coastal Sage Scrub	1.6 Ac	1.70 Ac	0.0
Chamise Chaparral	0.22 Ac	0.22 Ac	0.0
Non-native Grassland	5.8 Ac	6.1 Ac	0.0
Urban Developed	2.1 Ac	2.1 Ac	0.0
Southern Willow Scrub	0.07 Ac	0.07 Ac	0.00
TOTAL	111.58	107.22	4.76

Even though the Eucalyptus Woodland is not native to the area, it does provide nesting space for numerous birds. To mitigate for the loss of the Eucalyptus Woodland the landscape plan for the project shall include, at a minimum the replacement of all mature trees with trees of the same caliper on a 1:1 ratio *with native trees that would provide the same biological function.*

The removal row crops and orchards have little to low habitat value and would not be considered a significant environmental impact. Additionally, the project proposes to retain approximately 17.55 acres of managed groves. However, the orchards are the location of the Engelmann Oaks, and if the oaks are removed they shall be replaced at a ratio of 3:1 with trees of an equal caliper.

The project would result in the direct loss of about 1.6 acres of degraded Diegan Coastal Sage Scrub to be mitigated by purchasing credits at a mitigation bank to the satisfaction of the City, and the resource agencies.

The project would impact 5.73 acres of non-native grassland and shall be mitigated by purchasing the appropriate credits at a mitigation bank.

The wetland-associated areas under the jurisdiction of the Army Corps of Engineers and the Department of Fish and Game shall be mitigated off-site to the satisfaction of the City and the previously noted resource agencies.

MITIGATION MEASURES:

1. **Diegan Coastal Sage Scrub Impacts:**
Direct impacts to approximately one acre and indirect impacts to 1.60 acres of Diegan Coastal Sage Scrub shall be mitigated at a 1:1 ratio by purchase of an appropriate amount of this habitat in a mitigation bank to the satisfaction of the City of Escondido and the Wildlife Agencies. This shall be accomplished through the Section 4(d) (Habitat Loss Permit) of the Endangered Species Act, via an application of the City of Escondido. Although the city of Escondido has utilized all of its "4(d) coastal sage allocation," mitigation may be achieved through the County of San Diego's remaining allocation.
2. **Non-native Grassland Impacts:**
The impacts to non-native grasslands shall be mitigated by purchase of credits at the ratio of .5:1 in the Daley Ranch Mitigation bank (or similar approved by the City and the Wildlife agencies) for a 6.1 acres disturbed.
3. **Southern Willow Scrub:**
The project would result in the loss of the Southern Willow Scrub on the site (approximately 0.07 acres) and shall be mitigated at a ratio of 2:1 at an appropriate mitigation bank to the satisfaction of the City and the Wildlife agencies.
4. *To avoid impacts to nesting birds and their nests, removal of vegetation shall not occur between January 15 and September 15, unless otherwise agreed to by the Wildlife Agencies. Other work may occur during this time if a qualified biologist conducts a survey for nesting birds within three days prior to the work in the area, and ensures no*

nesting birds or their nests shall be affected by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 100 feet (300 feet for raptors), shall be delineated by temporary fencing, and shall be in effect as long as construction is occurring or until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey by a qualified biologist.

5. *Any removal of Engelmann oaks, chemise chaparral, and coast live oak trees shall be replaced at a 3:1 ratio with trees of the same caliper as those removed to the satisfaction of the City and Wildlife Agencies.*
6. *The draft Habitat Loss Permit shall include a current color aerial photograph with an overlay of the outline of the project footprint. The aerial photograph should designate the existing vegetation, and include the locations of the 37.75-acre remainder parcel, the two grove lots on 22.31 acres, and the proposed water reservoir.*

VI. Cultural Resources

City of Escondido Significance Criteria

A significant impact to cultural resources would occur if implementation of the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturb any human remains.

A cultural resources study was prepared for the proposed project by Brian F. Smith and Associates dated December 2001, and is available for review at the Planning Division of the City of Escondido. A Native American Consultation was conducted in February 2006, since the project includes a General Plan Amendment for the Circulation Element. No local tribes expressed an interest in being consulted further regarding the project.

The archaeological record searches for the Hidden Valley Ranch Project revealed that one prehistoric site, SDI-12,548 and one isolate, SDI-I-405 were located within the project boundaries. Site SDI-12,548, was originally recorded in 1991 by ERC Environmental and Energy Services Company personnel. The site was characterized by a single bedrock milling feature with one milling surface. The isolate was also recorded by ERC personnel, which was characterized by a mano and a flake.

Within one mile of the project, 16 sites are present. The prehistoric sites in the area of the project consist of resource extraction and processing locations generally associated with the Late Prehistoric subsistence strategy. There have been ten studies previously conducted in the area of the Hidden Valley Ranch Project.

The current archaeological survey of the Hidden Valley Ranch Project did not result in the discovery of any archaeological sites, features, or isolate artifacts, or in the relocation of the previously recorded archaeological resources, including SDI-I-12,548, a bedrock milling feature, and SDI-I405, and isolated find. The locations of the previously recorded resources coincided

with areas of agricultural disturbances, which likely destroyed any evidence of the features and artifacts located there. The area where the resources were located had been modified, including terracing and grading for avocado groves. The locations of the previously recorded resources are provided in the report. The negative survey is not surprising, given the extent of modifications and recent disturbances on the property.

The offsite improvements for traffic and the extension of the proposed water line will take place within the public right-of-way and will not have a significant impact on cultural resources.

Should any new resources be encountered during grading and construction the following mitigation applies:

MITIGATION MEASURE:

1. *The project applicant shall provide archaeological monitoring should any significant subsurface archaeological deposits that might be present on the parcel be unearthed during grading or construction. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.*

VII. Geology and Soils

City of Escondido Significance Criteria

A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, and landslides), slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.

The site is not located on any active or potentially active fault. The nearest active fault to the site is the Rose Canyon Fault, located approximately 17 miles to the west. The fault with the greatest seismic impact to the site is the Elsinore-Julian fault. Other nearby faults include the Elsinore-Temecula Fault, and the Newport-Inglewood Fault (offshore). According to the geotechnical investigation, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

The project would be constructed in conformance with the recommendations in the geology reports and therefore a significant geology and soils impact would not occur. Additionally, the proposed water reservoir would be subject to State construction and inspection standards. As such the reservoir would be situated and constructed in a manner that would meet the rigorous

safety criteria of the Federal, State, and local permitting agencies. Therefore, no significant impacts would occur from seismic impacts to the residential or infrastructure construction.

VIII. Hazards and Hazardous Materials

City of Escondido Significance Criteria

A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:

- 1. Creation of a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*
- 2. Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
- 3. Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*
- 4. Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
- 5. Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
- 6. Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

A Phase I assessment was performed by Vinje & Middleton Engineering, inc. (VME) on September 13, 2002 which is available for review in the Planning Division of the City of Escondido. Since the site has been used for agricultural purposes, environmental concerns would be associated with the use and storage of pesticides, herbicides, and petroleum projects. The use of legal chemical pesticides and herbicides as well as fertilizers at the Hidden Valley Ranch are regulated under a Permit Number 37PO152 issued by San Diego County Department of Agriculture Weights and Measures Pesticides Regulation Program. Non on-site storage of agricultural chemicals is reported. Additionally, soil samplings were made for the detection of organochlorine pesticides, chlorinated herbicides, organophosphate pesticides, arsenic and lead content. No significant level of any of those contaminants was detected and, therefore, further testing is unwarranted.

According the General Manager of Hidden Valley Ranch, two 500-gallon fuel underground storage tanks were removed from the driveway area in 2000. Removal of two, 500-gallon steel underground storage tanks (UST) from the sites was not disclosed in time to conduct an assessment of soil conditions surrounding their former locations. No reference to the USTs former location or contents was provided or known by persons contacted during the course of the investigation. Since no permits were obtained for the decommissioned tanks at the site, mitigation in the form of having the soil reviewed at the time of grading between the house and shed to determine if any contamination has occurred from the USTs is required.

The site is not adjacent or within two miles of an airport. The proposed development would not impair the City's emergency response plan according to discussions with the City Fire Department. The two areas will not expose people or structures to a significant risk of loss, injury or death involving wild fires since the site is in an urban setting and will be irrigated.

Therefore, no significant hazards and hazardous materials impact would occur as a result of the project.

MITIGATION MEASURE:

1. *If petroleum hydrocarbon odors, discolored soil, oily sheen on ground water is observed during grading, soil samples shall be retained for laboratory analysis of hydrocarbon content in both the gasoline and diesel ranges.*

IX. Hydrology and Water Quality

City of Escondido Significance Criteria:

Significant impacts associated with hydrology and water quality would result from the project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, if the project exposed people to hydrological hazards, such as flooding or inundation by seiche, tsunami, or mudflow.

A preliminary water study and water quality technical report by Masson and Associates in May 2005, and are available at the Planning Division of the City of Escondido.

The topography of the site is relatively flat at the western end, with gentle to more abrupt topography located within the central and eastern portions of the site. Elevations across the site ranges from approximately 795 feet above mean sea level (MSL) to approximately 1185 feet above MSL. Five parcels comprise the project with the land sloping generally from east to the west. The site is currently used for agriculture with areas of hilly non-native grassland.

The majority of the project site currently drains towards three locations in the west. The proposed project is designed to conform to the natural slopes as much as possible to maintain the natural drainage patterns. An underground storm drain system is proposed to carry the majority of surface runoff from the subdivision in the City's existing underground storm drain system.

In general Basin A would discharge into the existing storm drain system in Lehner Avenue, Basin B would discharge into the existing storm drain system in Vista Avenue, Basin C would discharge into the existing system in Vista Verde Avenue, and Basin D would discharge into the undeveloped land to the northeast of the site.

The development of the proposed project would decrease discharges to the Lehner Avenue and Vista Verde Avenue storm drain systems, but increase discharges to the Vista Avenue storm drain system. However, the increased discharges would be mitigated through the construction of a detention pond that will be located near the entrance of the site off Vista Avenue.

The Engineering Department has determined that runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities. The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The project is outside the 500-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows.

The Vista Flume structure traverses the perimeter of much of the project site. The grading for the site has been proposed in a manner to avoid impacting the flume. Prior to grading or construction on the site, the developer will provide final engineering plans to the Vista Irrigation District for final approval.

The Water Quality Technical Report prepared for the project includes the following findings:

- The beneficial uses for the receiving waters have been identified. None of these beneficial uses will be impaired or diminished due to the construction and operation of the proposed project;
- The proposed project will not significantly alter drainage patterns on the site. The discharge points will not be changed. Overall existing drainage patterns throughout the project site as well as the natural drainage basins will be maintained. A detention pond and riprap energy dissipaters will be constructed near the entrance of the project site off Vista Avenue to attenuate flow velocities. Therefore, due to post-construction BMPs, post-development peak runoff flow rates and velocities from the project site will not increase significantly, and downstream sedimentation and erosion will not increase;
- The proposed project is not anticipated to result in any changes to the hydrologic regime. No conditions of concern are associated with the development of the project site;
- Open space areas and slopes will be landscaped (with native or drought-tolerant plant where practicable) to reduce or eliminate sediment discharge;
- Pad grading will divert runoff away from the tops of slopes;
- Catch basin inserts will be used to filter roadway runoff from the project; and
- The proposed construction and post-construction BMPs are designed to protect water quality, water quality objectives, and beneficial uses to the maximum extent practicable.

X. Mineral Resources

Significance Criteria

Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources.

Since the subject site does not contain any significant natural resources, the proposed subdivision would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources. The proposal will not utilize substantial amounts of additional fuel or energy or require the development of new sources of energy due to its limited size and energy requirements.

XI. Noise

City of Escondido Significance Criteria

Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According the General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.

The City's General Plan Noise Element contains noise policies, which outline acceptable noise levels associated with each type of land use. A 60 CNEL exposure is considered normally acceptable for residential land uses based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10dB to the average night hours (10 PM to 7AM). The addition of 5 and 10 dB is applied to account for noise sensitivity during evening and nighttime hours.

In order to assess future noise generation associated with the improvement of the City's circulation system, a Noise Contour map was prepared for the Noise Element of the General Plan. The Noise Exposure Map-Future Conditions Map contained in the General plan does not depict either of the two areas evaluated by this initial study as exposed to 60 CNEL or more. The August 2000 Final Environmental Impact Report prepared for the Escondido General Plan Update illustrates existing and future noise contours. Noise levels depicted for the subject site fall below the 60 CNEL standard contained in the Noise/Land Use Compatibility Guidelines of the General Plan. Therefore no significant noise impact from vehicular traffic would occur.

Grading and construction within the project would create temporary noise impacts. Modern construction equipment, properly used and maintained, meet the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance. Upon completion of the project, all construction noise from the project will cease. Because construction operations would be required to conform to the City's Noise Ordinance and because construction noise is temporary, no significant impact from construction noise would occur.

The off-site pump station may require an additional pump with the project development; however, there would be no significant noise impacts because the new pump would reduce the load on the existing pump and would likely decrease the volume of the pumping. The water tank would also provide additional gravity flow, reducing the time the pump would have to operate.

The project may also include limited blasting as part of the proposed grading activities. The blasting would be performed in conformance with City of Escondido regulations and therefore no significant ground-borne vibration impacts would occur from the project.

XII. Population and Housing

City of Escondido Significance Criteria

Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.

Population within the City would incrementally increase as a result of developing the proposed 179 dwelling units. The City's General Plan anticipates single-family residential use on the project site and the density of the proposal is consistent with the City's General Plan Land Use Designation of Suburban. The proposed development would contribute 179 units toward the goal of 1,110 units in the above moderate-income category identified in the City's Regional Share Housing requirements therefore the project would not result in a significant population and housing impact.

XIII. Public Services

City of Escondido Significance Criteria

Impacts would be significant if the project resulted in demands for wastewater treatment requirements in excess of the capacity of existing facilities. Or if the project triggered the need for construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The project would cause significant impacts if the project required/resulted in, the construction of new storm water drainage facilities or expansion of existing facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Significant impacts would also occur if the project resulted in a determination by the wastewater treatment provider and/or a landfill operator, which serve, or may serve, the project that capacity of existing facilities to serve the project's projected demand in addition to the provider's existing commitments is inadequate.

Sewer Service – A Preliminary Sewer Study was performed by Masson and Associates on January 23, 2002 and updated September 20, 2005. The proposed development would connect to the existing 8" mains in Vista Avenue and Lehner Avenue. Interviews with City Public Utilities staff have confirmed that treatment capacity exists at the wastewater treatment plant located on Hale Avenue.

Water Service – The City's Water Master Plan identifies the subject site as the location of the Vista Verde Reservoir to increase storage capacity for this service area and to improve water pressure. The Water Master Plan, adopted March 2000, identified this site as being for the water reservoir to meet the demands of this water zone as the reservoir needs to be at the 1160 feet above mean sea level. This will reduce additional pumping to the higher elevations and increase pressures at critical high elevation areas near the existing Vista Verde Reservoir. Pumping efficiencies will also be improved. Additionally, an 18" water line will be extended down Vista Verde Drive from the project boundary to the existing 36" water line in El Norte Parkway. The

safety of the site for location of the water tank will be assured through the permitting requirements of the state.

Storm Water/Refuse Collection – The Engineering Division indicated the proposed project would not require the construction of significant new storm drain facilities or adversely impact existing facilities. Escondido Disposal currently provides solid waste service to the site and the project would not result in a significant increase in solid waste. The proposed amendment would not result in any individual or cumulative impacts to utilities and service systems.

Fire -The City Fire Department has indicated their ability to adequately serve the proposed project. The project site would be served by Fire Station No. 3, which is located at 2165 Village Road.

Law Enforcement - The City of Escondido Police Department has indicated the ability to provide adequate service to the proposed development.

Schools - The site is within the Escondido Union School District and the Escondido Union High School District. Secondary students would likely attend Escondido High School. Elementary students would likely attend North Broadway School (K-5th) and Rincon School (6th-8th). The incremental impact of the proposed residential developments on the school system would be offset by the impact fees collected upon issuance of building permits.

XIV. Recreation

City of Escondido Significance Criteria

Significant impact would occur if the project resulted in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Development of the project would result in an incremental demand on the City's recreational facilities. However the development fees paid by this project would offset the anticipated impact on the existing facilities. The proposed project would not affect existing recreational opportunities since the site is not used for recreational activities and is not listed as a park site in the City's Master Plan of Parks, Trails and Open Space. Additionally, recreational amenities, including a public trail, are part of the proposal. Therefore no significant impact to recreational resources would occur as a result of the project.

XV. Mandatory Findings of Significance

No significant impacts to the environment as a result of this project have been identified. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

ATTACHMENT "A" **MITIGATION MONITORING REPORT**

PROJECT NAME: Hidden Valley Residential Subdivision
PROJECT DESCRIPTION: Tentative Map for 179-lot Residential Subdivision Development Agreement, Pre-zone, Planned Development, Grading Exemptions, and Annexation
PHONE NUMBER: (760) 839-4555
PROJECT LOCATION: 1185 Lehner Avenue, Escondido, CA
CONTACT PERSON: Sean Santa Cruz, Hallmark Communities

ENVIRONMENTAL CASE NO: ER 2005-34
ASSOCIATED CASE NO: TR 932
APPROVAL BODY/DATE: City Council (TBD)
PROJECT PLANNER: Diana Delgadillo, Associate Planner

No.	Mitigation Measure	Location in Document	Responsibility for Implementation	Signature/Date Completed	Phase of Implementation	Comments
1.	Prior to the application of sprayed pesticides on the groves, property owners adjacent to the agricultural site shall receive notice of the date, time, and chemical composition of the pesticide.	Agricultural	Applicant		At time of use	
2.	Conway Drive/Rincon Avenue: Install stop signs on both approaches of Conway Drive at Rincon Avenue, making the intersection All Way Stop Controlled;	Transportation/Traffic	Applicant		Prior to issuance of building permits, traffic right-of-way shall be acquired, improvement plans submitted and approved, and financing secured. Phasing of issuance of building permits and occupancy will be commensurate with level of improvement completion.	
3.	Ash Street/Lehner Avenue – Install stop signs on both approaches of Lehner Avenue at Ash Street, making the intersection, and provide a dedicated northbound right-turn lane	Transportation/Traffic	Applicant			
4.	Ash Street/Vista Avenue - Install a traffic signal and provide a dedicated westbound left-turn lane at the Ash Street/Vista Avenue intersection	Transportation/Traffic	Applicant			
5.	Ash Street/Sheridan Avenue – Signalize the Ash Street/Sheridan Avenue intersection	Transportation/Traffic	Applicant			
6.	El Norte Parkway/Vista Verde Drive – Signalize the El Norte Parkway/Vista Verde Drive intersection	Transportation/Traffic	Applicant			
7.	Broadway/Vista Avenue – Signalize the Broadway/Vista Avenue intersection	Transportation/Traffic	Applicant			
8.	Ash Street (Vista Avenue to Sheridan Avenue) – Improve Ash Street to City Local Collector standards from Vista Avenue to Sheridan Avenue	Transportation/Traffic	Applicant		Grading and construction equipment shall	

9.	Install temporary signs on westbound Vista Avenue alerting driver to possible congestion during the 30 minutes directly before and after the school day and suggest alternate routes	Transportation/ Traffic	Applicant		not use the intersection of Ash Street and Lehner Avenue between the hours of 7:30 am to 8:30 am until improvements are complete.	
10.	Provide tubular delineators on Vista Avenue at the school pickup/drop-off area to prohibit eastbound to westbound U-turns. This, in conjunction with the school implementing a more stringent one-way traffic pattern, could alleviate some of the existing congestion	Transportation/ Traffic	Applicant			
11.	Provide pedestrian walkways at the following locations: - Ash Street from Sheridan Avenue to Vista Avenue - North side of Vista from Ash Street to rear access driveway to Rincon Middle School - South side of Lehner Avenue from Vista Avenue to Ash Street - East side of Conway from Rincon Avenue to project site.	Transportation/ Traffic	Applicant			
12.	Direct impacts to approximately one acre and indirect impacts to 1.70 acres of Diegan Coastal Sage Scrub shall be mitigated at a 2:1 ratio by purchase of an appropriate amount of this habitat in a mitigation bank to the satisfaction of the City of Escondido and the Wildlife Agencies through a Section 4(d) (Habitat Loss Permit) of the Act can be utilized, via an application of the City of Escondido. Although the city of Escondido has utilized all of its "4(d) coastal sage allocation," mitigation may be achieved through the County of San Diego's remaining allocation.	Biological Resources	Applicant		Prior to issuance of grading permit	
13.	The impacts to non-native grasslands shall be mitigated by purchase of credits at the ratio of .5:1 in the Daley Ranch Mitigation bank (or similar approved by the City and the Wildlife agencies) for a 6.1 acres disturbed.	Biological Resources	Applicant		Prior to issuance of grading permit	
14.	The project would result in the loss of the Southern Willow Scrub on the site (approximately 0.07 acres) and shall be mitigated at a ratio of 2:1 at an appropriate mitigation bank to the satisfaction of the City and the Wildlife agencies.	Biological Resources	Applicant		Prior to issuance of grading permit	
15.	To avoid impacts to nesting birds and their nests, removal of vegetation shall not occur between January 15 and September 15, unless otherwise agreed to by the Wildlife	Biological Resources	Applicant		Prior to issuance of grading permit	

	Agencies. Other work may occur during this time if a qualified biologist conducts a survey for nesting birds within three days prior to the work in the area, and ensures no nesting birds or their nests shall be affected by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 100 feet (300 feet for raptors), shall be delineated by temporary fencing, and shall be in effect as long as construction is occurring or until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey by a qualified biologist.					
16.	Any removal of Engelmann oaks, chemise chaparral, and coast live oak trees shall be replaced at a 3:1 ratio with trees of the same caliper as those removed to the satisfaction of the City and Wildlife Agencies.	Biological Resources	Applicant		Prior to issuance of grading permit	
17.	The draft Habitat Loss Permit shall include a current color aerial photograph with an overlay of the outline of the project footprint. The aerial photograph should designate the existing vegetation, and include the locations of the 37.75-acre remainder parcel, the two grove lots on 22.31 acres, and the proposed water reservoir.	Biological Resources	Applicant		Prior to issuance of grading permit	
18.	The project applicant shall provide archaeological monitoring should any significant subsurface archaeological deposits that might be present on the parcel be unearthed during grading or construction. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library,	Cultural Resources	Applicant		Prior to issuance of grading permit	

	and the Escondido Historical Society.					
19.	If petroleum hydrocarbon odors, discolored soil, oily sheen on ground water is observed during grading, soil samples shall be retained for laboratory analysis of hydrocarbon content in both the gasoline and diesel ranges	Hazardous Materials	Applicant		Prior to issuance of grading permit, during grading	

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

ER 2005-34

Hidden Valley Ranch Residential Subdivision, TR 932

The items listed on the above Mitigation Monitoring Program constitute an enforceable commitment pursuant to Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178.) The applicant will be required to provide and comply with all of the mitigation measures listed herein. These mitigation measures have also been included as conditions of the project approval.

11 / 28 / 06

Date

Sean Santa Cruz, Hallmark Communities



Applicant's Signature

PLANNING COMMISSION

Agenda Item No.: H.1
Date: June 14, 2016

CASE NUMBER: PHG 14-0021

APPLICANT: Escondido United Reformed Church

LOCATION: On the southeastern corner of North Broadway and Vista Avenue, addressed as 1864 N. Broadway (APN 227-010-61).

TYPE OF PROJECT: Design Review for New Sanctuary Building

PROJECT DESCRIPTION: A request for design review for proposed site plan modifications and final architectural design for a new, approximately 13,141 SF Sanctuary Building for the Escondido United Reformed Church.

STAFF RECOMMENDATION: Approval

BACKGROUND: On January 27, 2015 the Planning Commission approved a modification to the Conditional Use Permit (City File No. PHG14-0021) for Escondido United Reformed Church for the development of a multi-phased master construction/development plan to build a new Sanctuary Building, convert the existing sanctuary building to a multi-purpose hall, and construct a new two-story classroom building. Although the Commission approved the modification to the Conditional Use Permit, the architectural plans for the new sanctuary building were only concept designs and the project was conditioned to return to the Planning Commission for final approval. The exterior concept design elements for the Sanctuary Building attempted to incorporate the main design elements and exterior materials of the existing Sanctuary Building that was constructed in the 1960s. At the January hearing, the Commission provided comments regarding the design suggesting the building incorporate more design elements commonly associated with a church. The Commission also discussed the roofline and suggested revising the slope of the roof. Since the Planning Commission hearing, the Church has collaborated with a new architect and has incorporated comments from City staff and the Planning Commission with a modified Sanctuary Building that reflects a more traditional church design. The footprint of the building has been modified with a slightly larger overall increase in building area at 13,141 SF, but a reduction in overall fixed seating. The Church feels the new design allows for a more efficient use of space and provides a much better balanced building and architectural views as seen from Broadway and Vista Avenue.

DISCUSSION: The previous design for the two-story Sanctuary Building reflects a contemporary design that also incorporated many of the same exterior elements, materials and colors of the existing Sanctuary building in an attempt to provide an appropriate visual transition between the existing and new buildings. The new design still would utilize some of the materials and colors from the existing Sanctuary Building, but has modified several of the exterior elements of the building to include the following:

- Increase the pitch of the roof to be more consistent with the steeper pitch of the existing Sanctuary Building. Overall roof area has been reduced to work better with the structural design.
- Height of building has increased from 40 feet to 45 feet to allow for the increase pitch. However, the overall height still is in conformance with the zoning code regulations for average height of 35 feet.
- Main entry (Narthex) reoriented to line up through the center of the building and pulpit area.
- Consistory removed from the southwestern elevation (along Broadway) and located towards the northeastern area to balance the building. A pitched roof also is provided rather than a flat roof.
- Library removed from the Sanctuary to be incorporated into later phases of the master plan.
- Elevator incorporated into a revised 66-foot-high steeple, vs smaller and less prominent separate cross tower.
- Tall vertical glass window elements incorporated into the western (Broadway), northern and eastern elevations.
- Raised planter around the northern building elevation (stone veneer) with revised cross element with brick and stucco dimensional elements.
- Standing seam metal roof (green on Sanctuary and copper on steeple) vs. green asphalt composition roof.

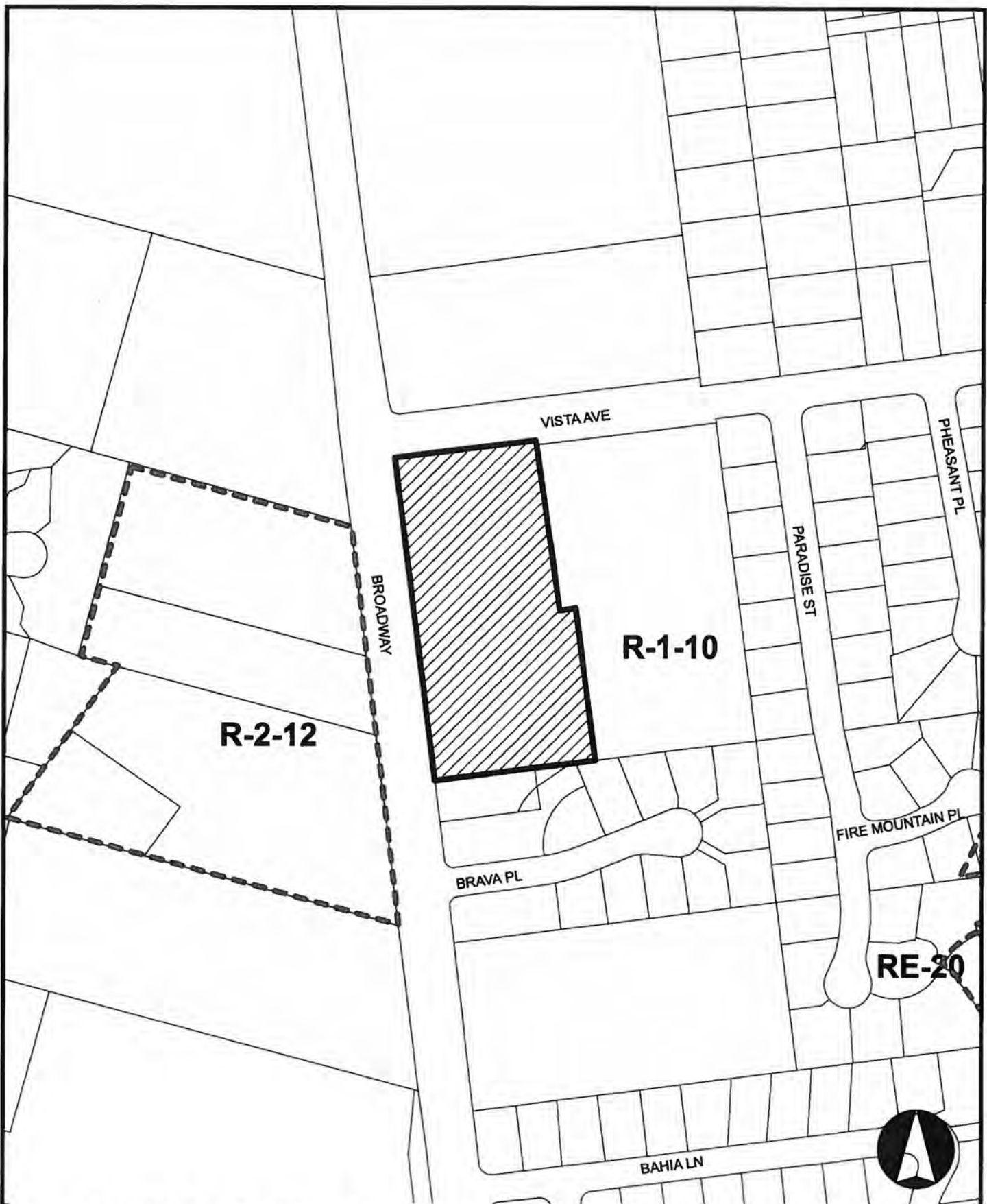
- Brick wainscot to remain on Sanctuary Building and columns to match brick used on existing Sanctuary Building
- Windows redesigned over the interior courtyard main entry at the Narthex.
- Exterior stucco main body painted to match existing Sanctuary.

The applicant feels the new design is more functional for the Church and provides a superior architectural design from the original concept plan. They also feel the new Sanctuary Building should not be designed to conform to the existing Sanctuary Building, but perhaps the existing building could be modified in later phases to reflect the new Sanctuary Building. Staff supports the new architectural design and material changes for the project, and the applicant is seeking final design input and approval from the Planning Commission that would be incorporated into the final construction plans.

Respectfully Submitted,

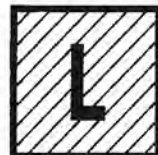
A handwritten signature in blue ink, appearing to read "Jay Paul", with a large, stylized loop at the end.

Jay Paul
Associate Planner

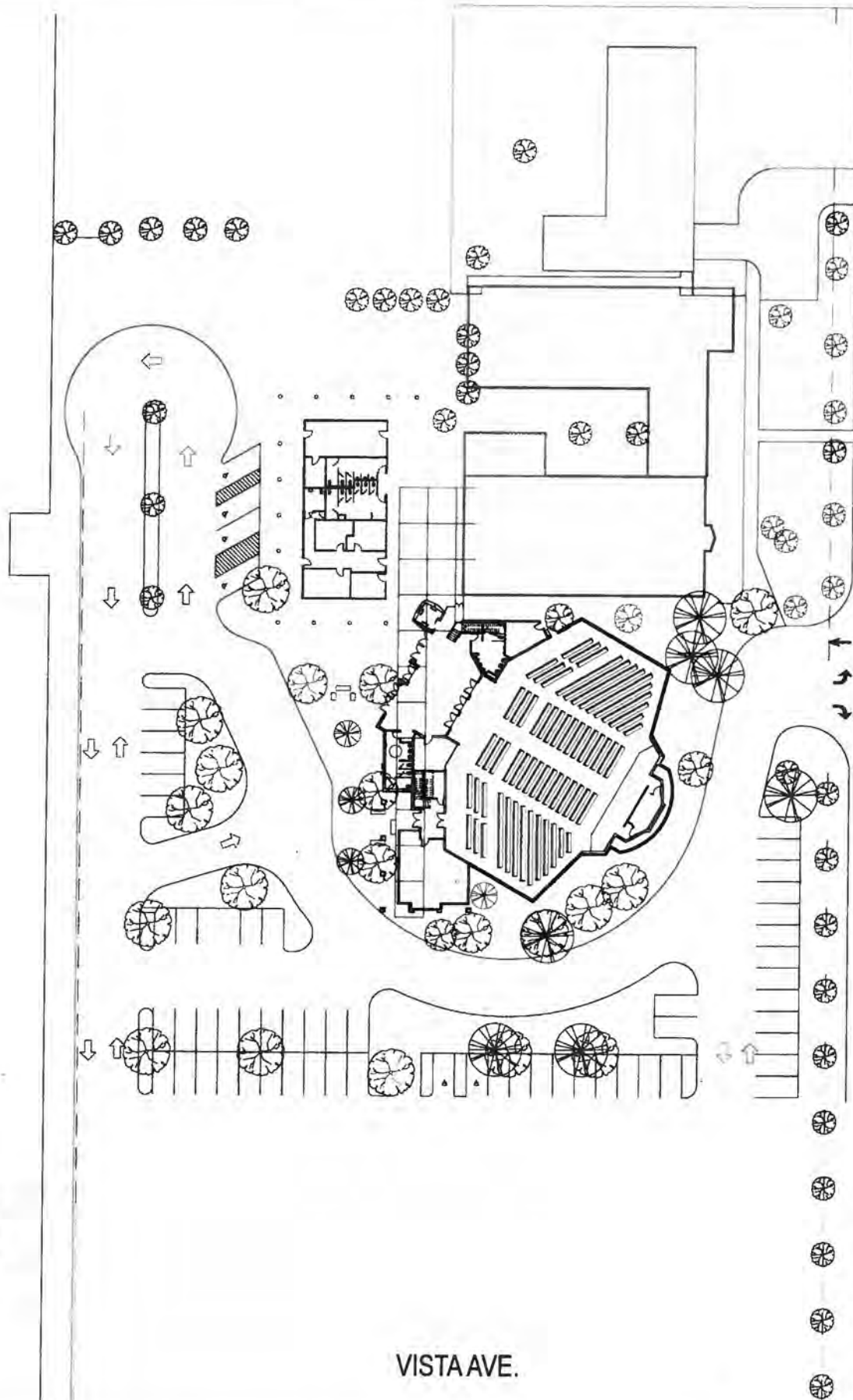


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PROPOSED PROJECT
PHG 14-0021



LOCATION/ZONING



Plan North

1 Site

VISTA AVE.

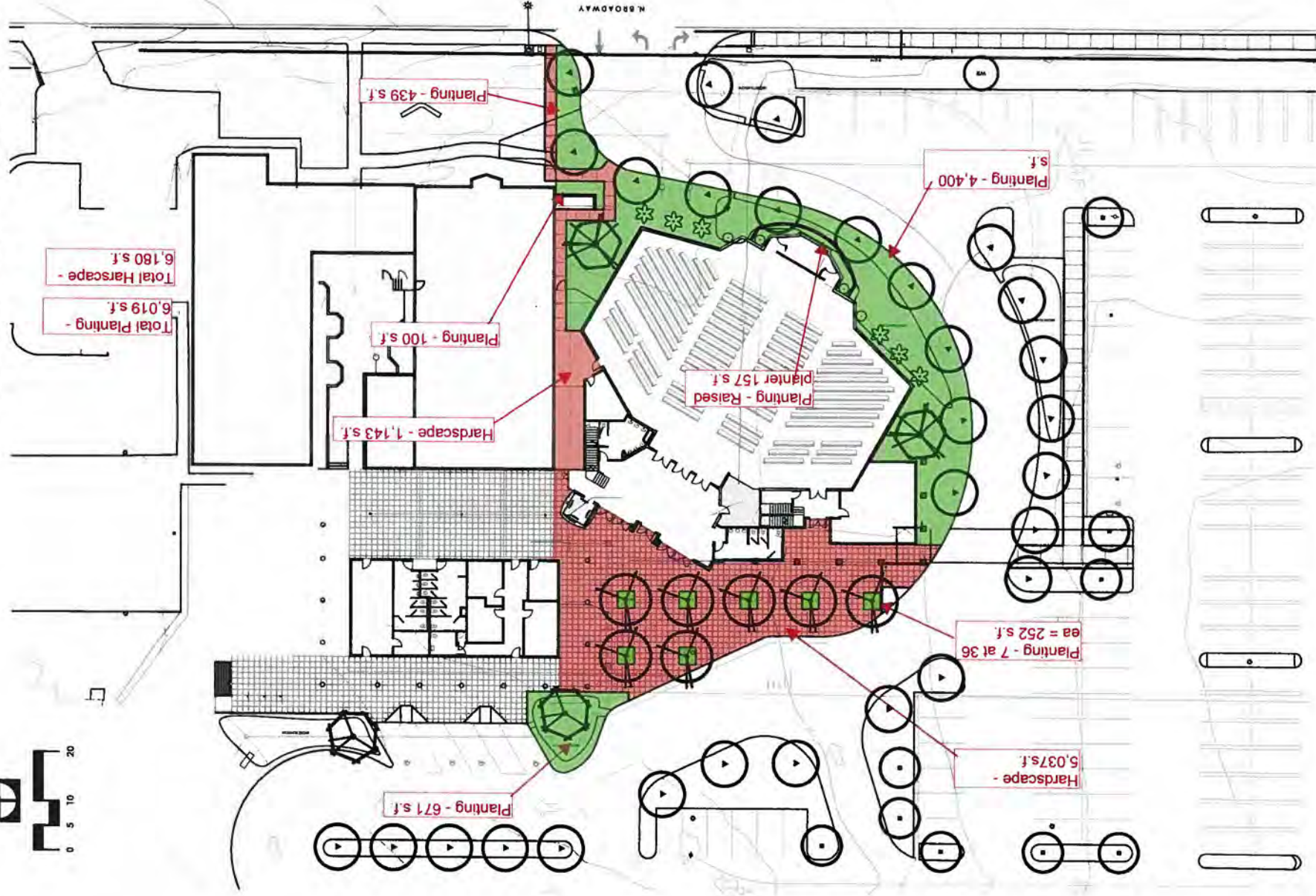
BROADWAY

PROPOSED PROJECT
PHG 14-0021

SP

SITE PLAN

Landscape Concept Plan

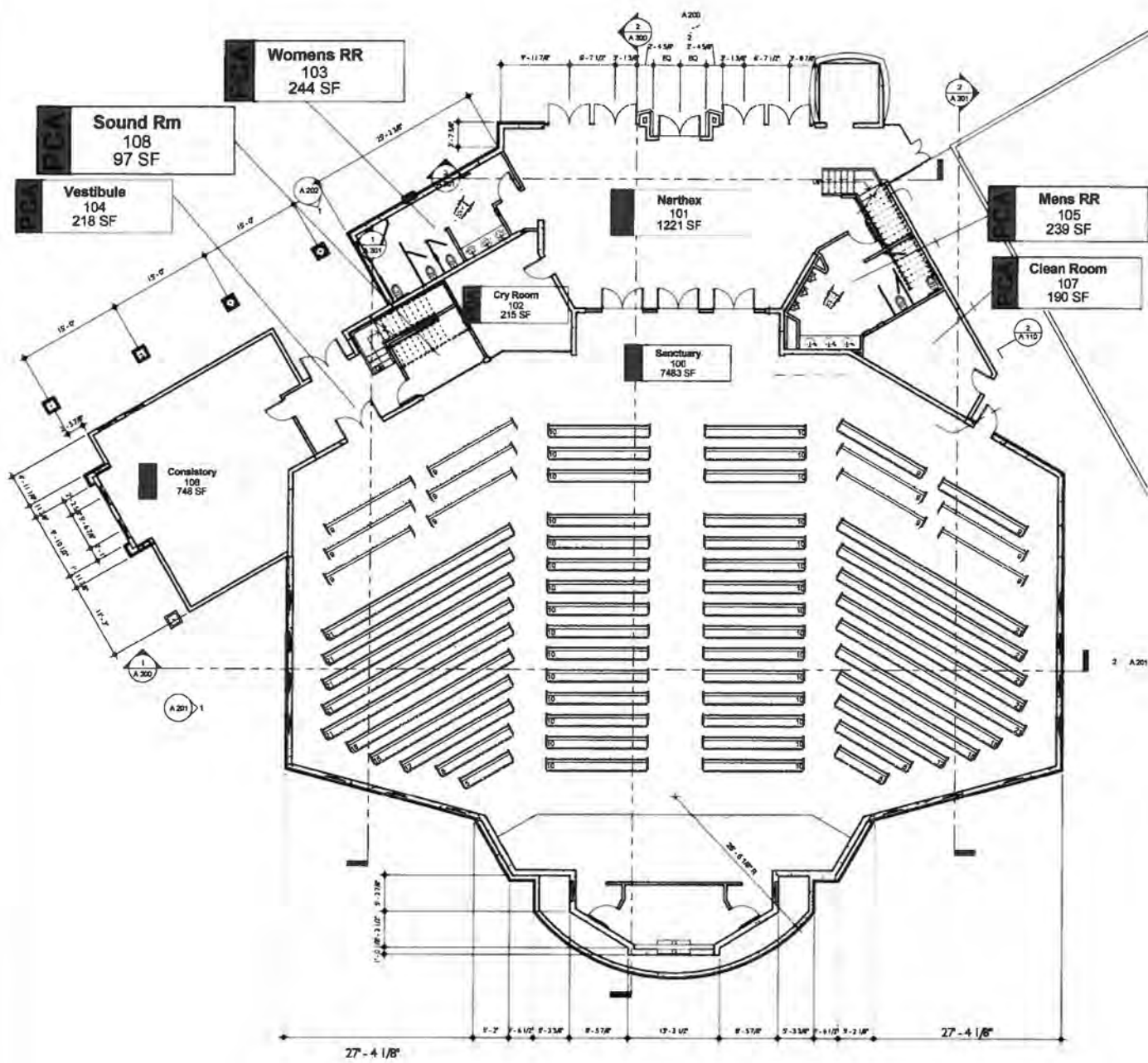


BROADWAY

PROPOSED PROJECT
PHG 14-0021

LC

LANDSCAPE CONCEPT PLAN



1 1st Floor - Sanctuary

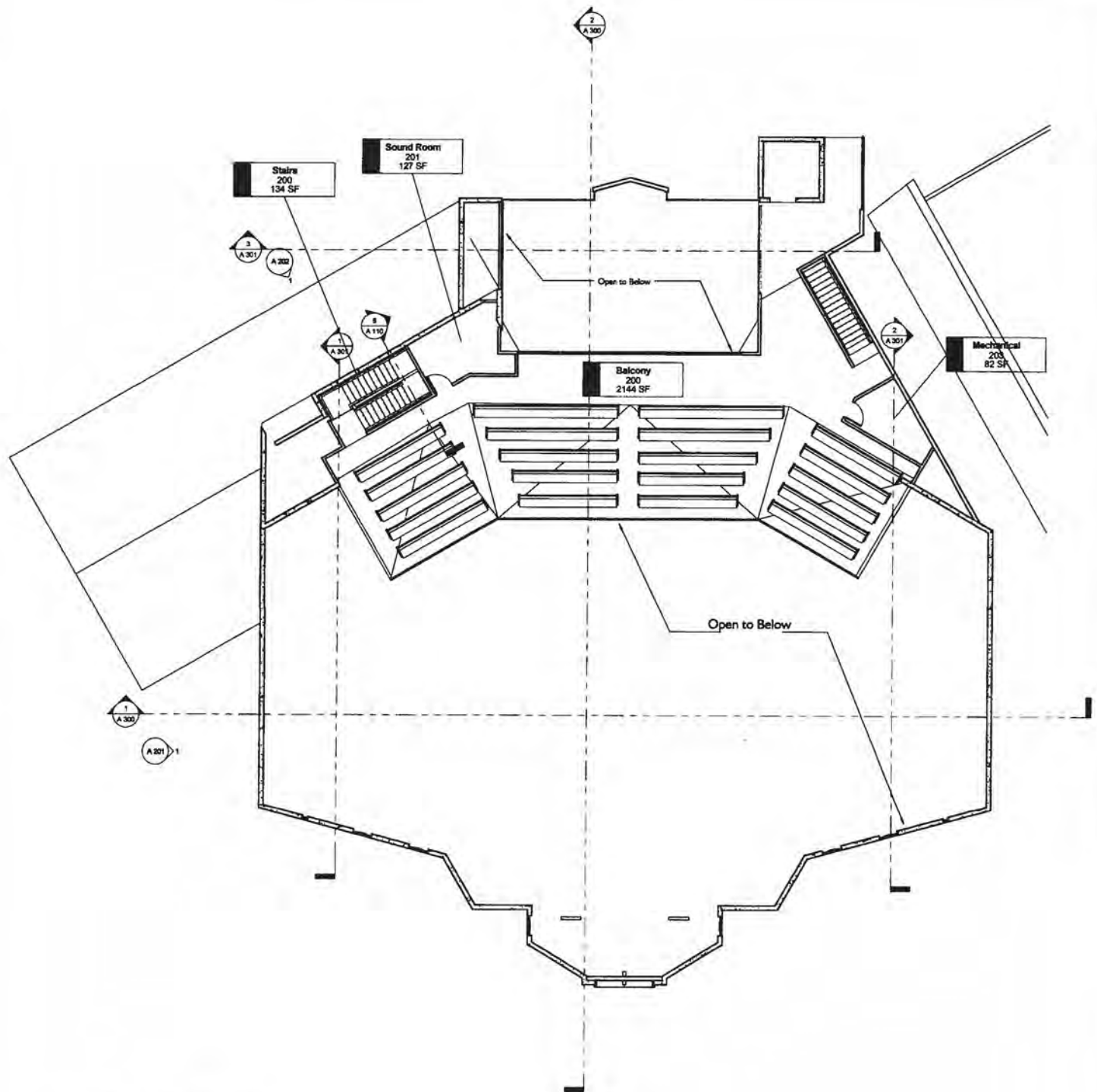


Plan North

PROPOSED PROJECT
PHG 14-0021

F

FLOOR PLAN



1 2nd Floor -
Sanctuary

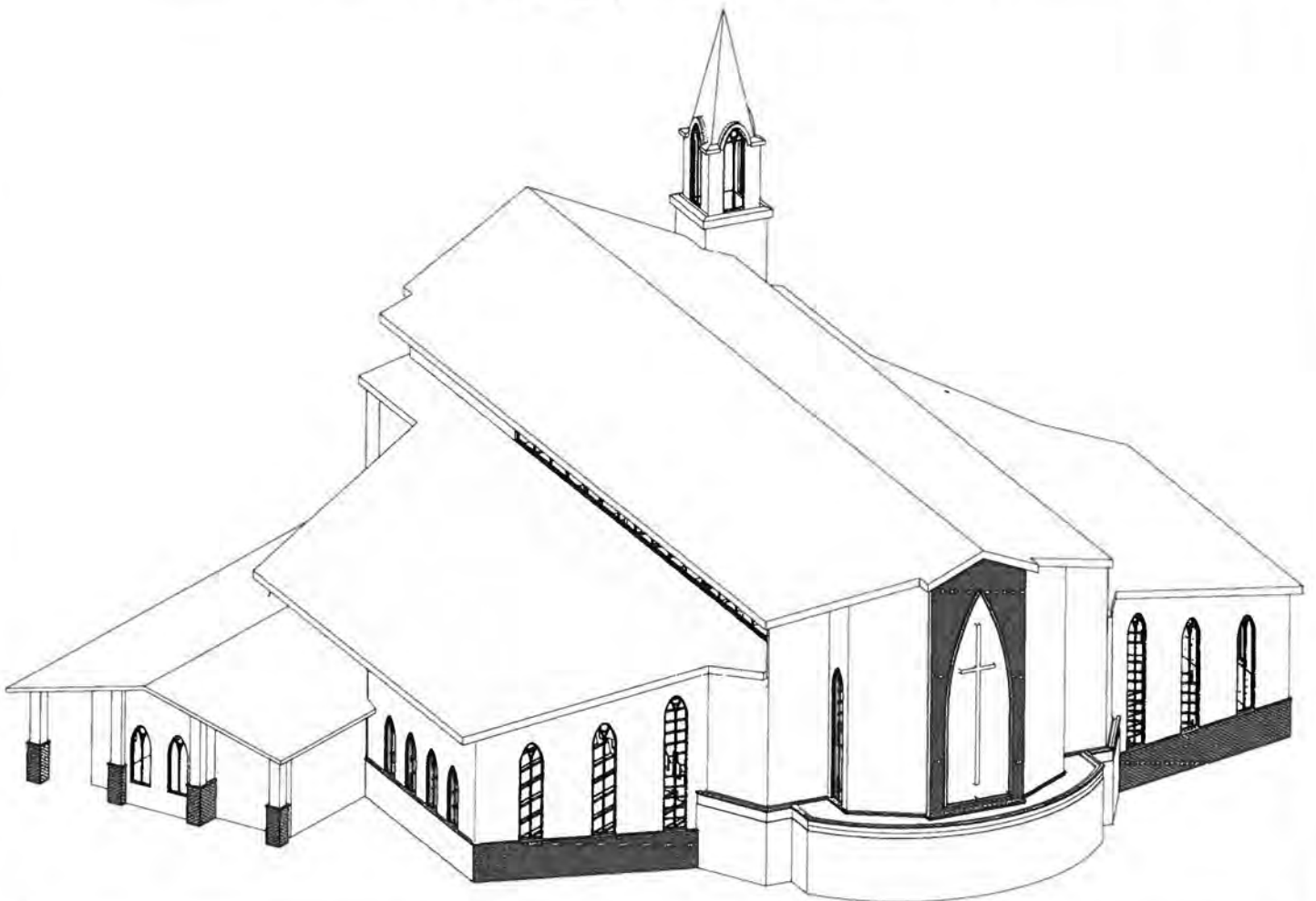
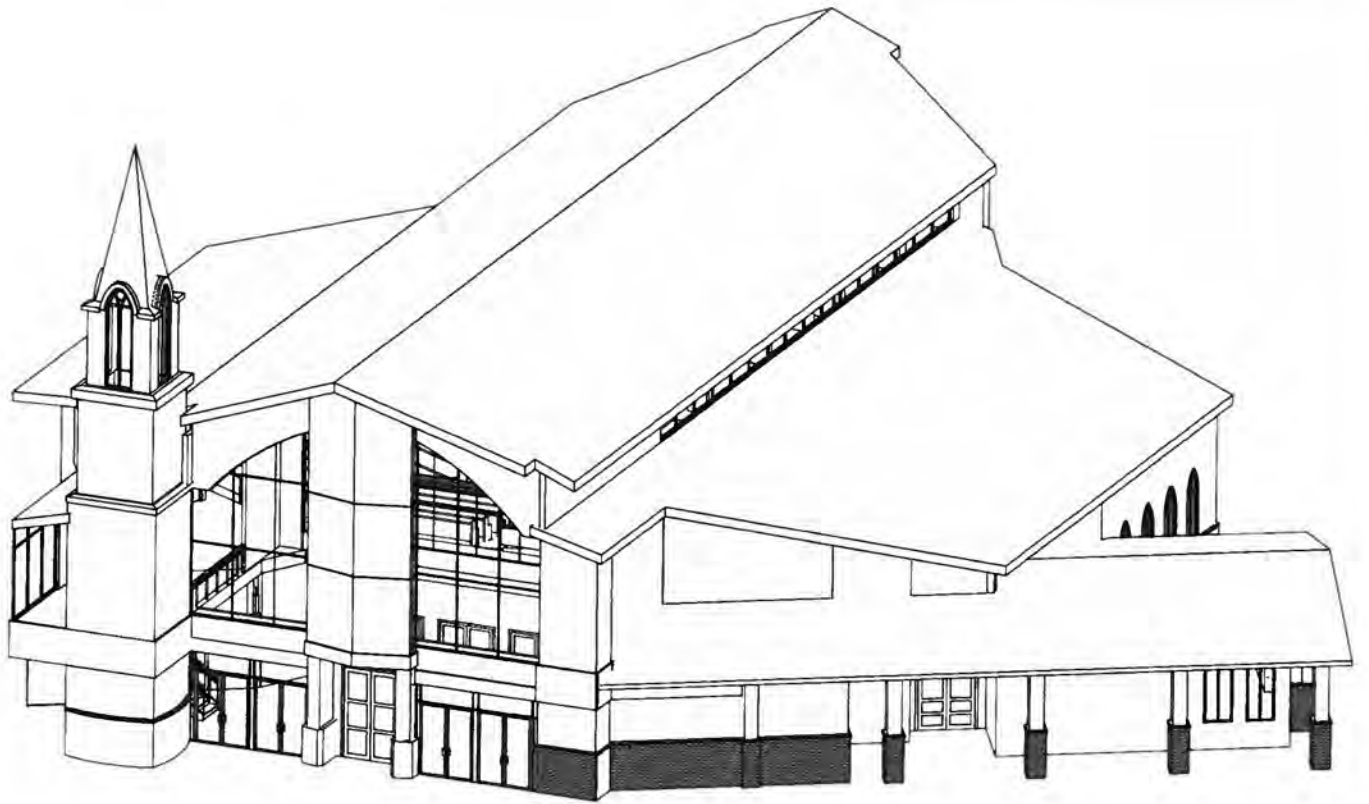


Plan North

PROPOSED PROJECT
PHG 14-0021

F

FLOOR PLAN



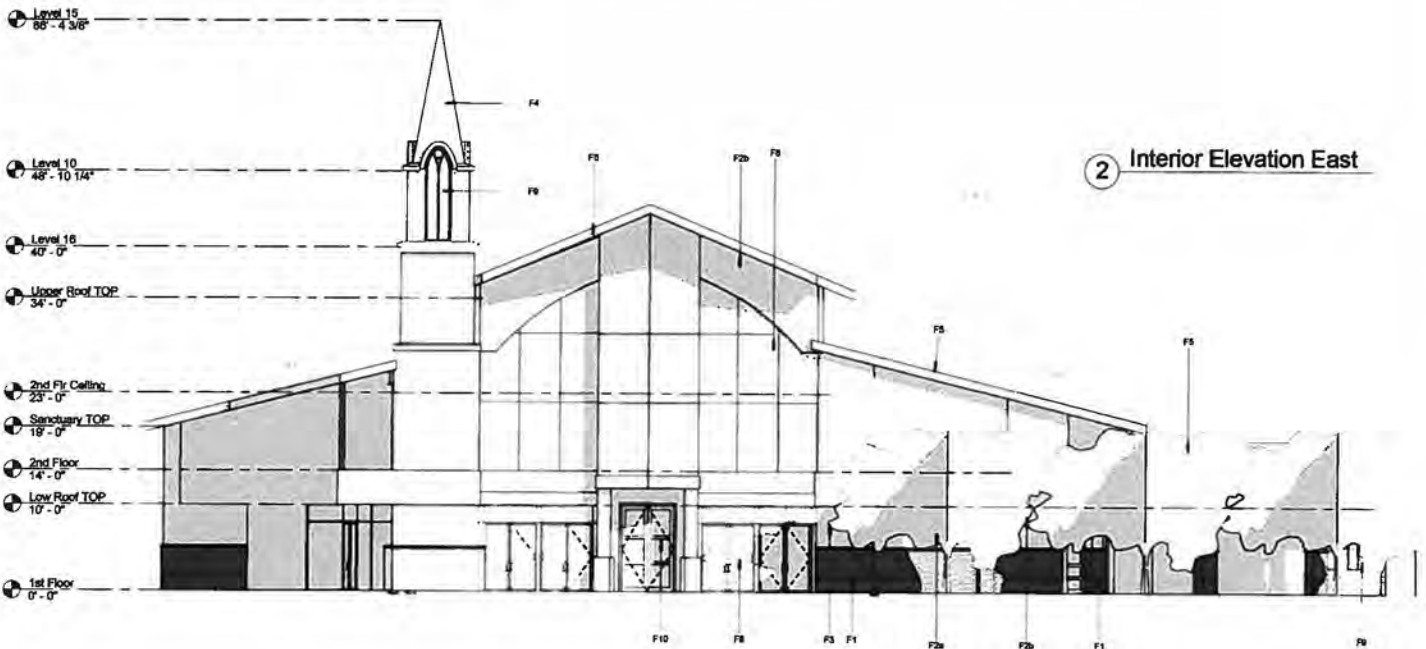
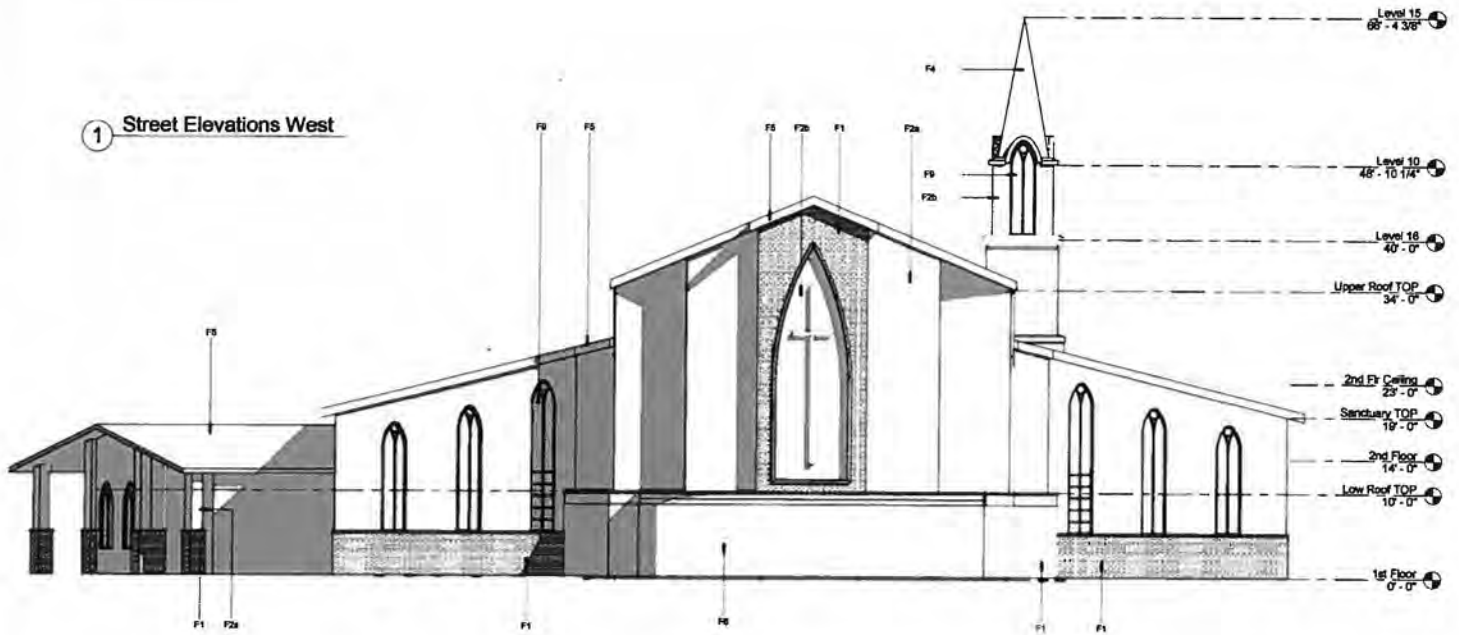
PROPOSED PROJECT
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8

3D

3D DRAWINGS

1 Street Elevations West



2 Interior Elevation East

Keynote Legend

Key Value

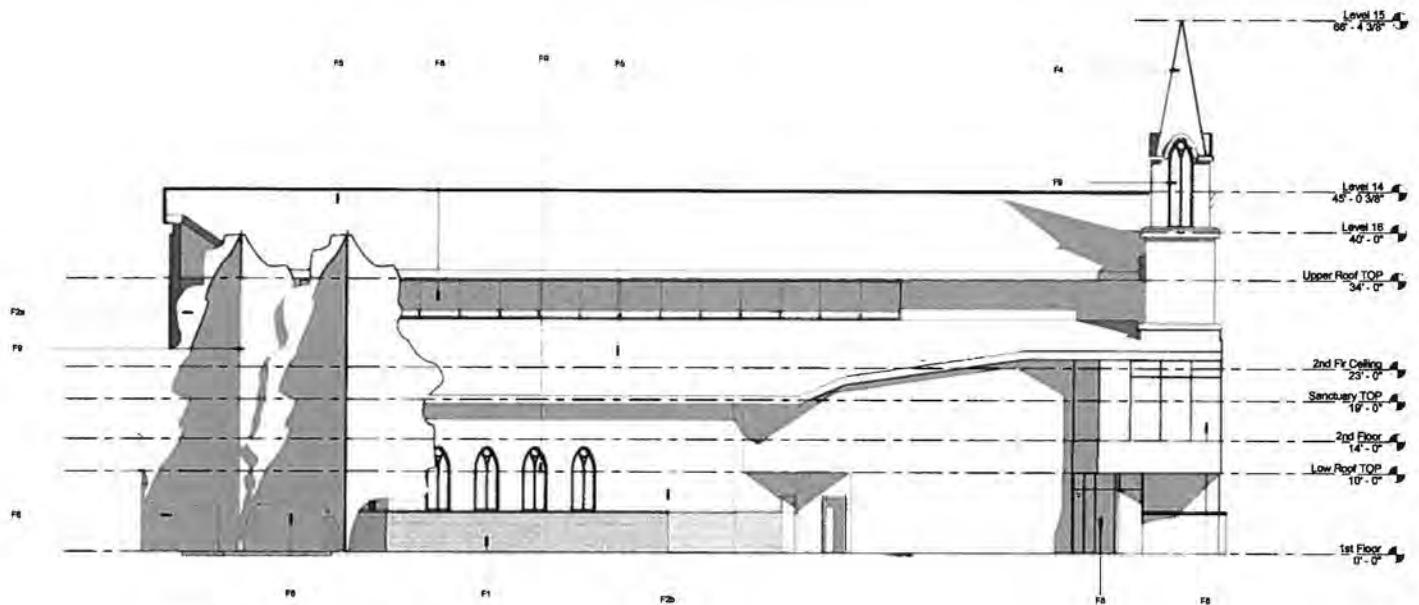
Keynote Text

F1	Brick Color ("Brown") over primary wall section	F6	Stone Veneer by RCP " Feathered Fieldstone Webwall
F2a	Concrete wall painted Color Primary	F8	Store front Glazing
F2b	Concrete wall painted Color Secondary	F9	Fixed Window Glazing
F3	Concrete Wall painted Color BEE Accent "Chapel Gray" 5413M as manufactured by Frazee	F10	Exterior metal door and frame
F4	Metal Standing Seam Roof - Color Copper		
F5	Metal Standing Seam Roof - Color Green		

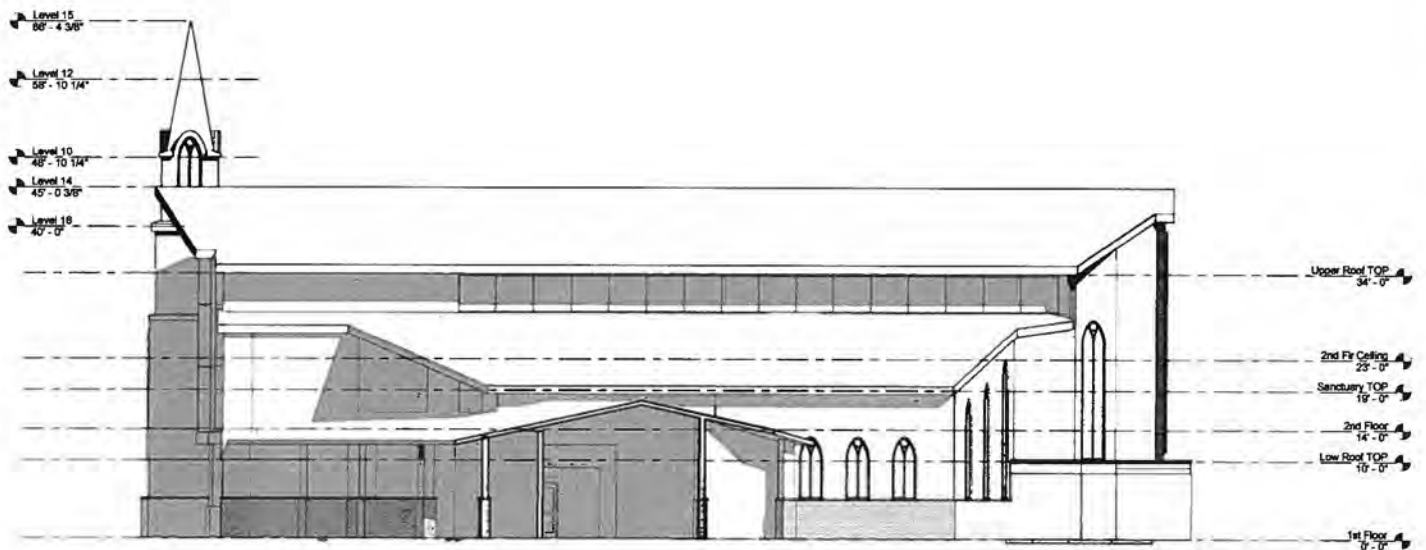
PROPOSED PROJECT
PHG 14-0021

E

ELEVATIONS



② South Elevation



① North Elevation

Keynote Legend

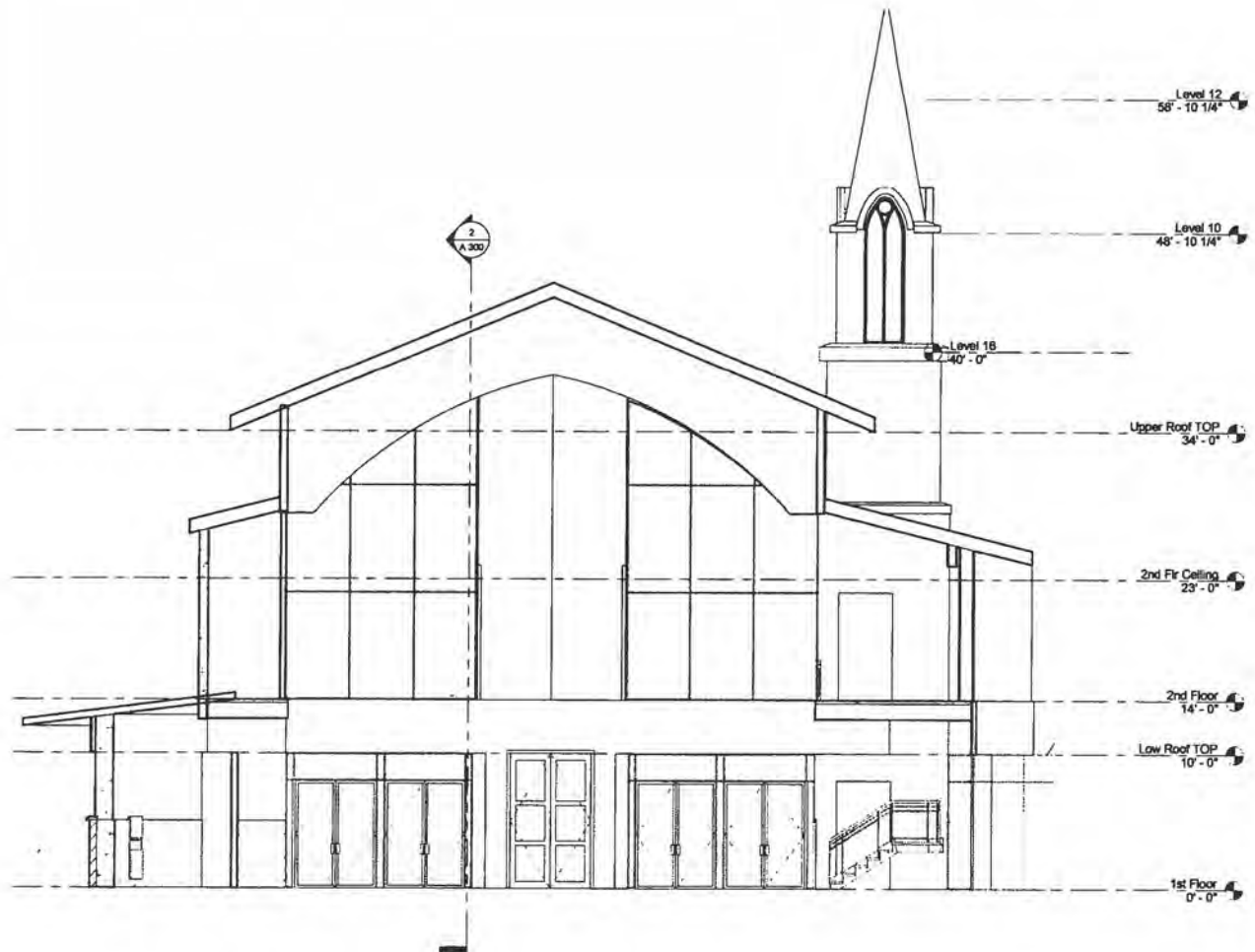
Key Value

Keynote Text

F1	Brick Color ("Brown") over primary wall section
F2a	Concrete wall painted Color Primary
F2b	Concrete wall painted Color Secondary
F4	Metal Standing Seam Roof - Color Copper
F5	Metal Standing Seam Roof - Color Green
F6	Stone Veneer by RCP " Feathered Fieldstone Webwall
F8	Store front Glazing
F9	Fixed Window Glazing

PROPOSED PROJECT
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E



PROPOSED PROJECT
PHG 14-0021

