

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 01/27/15

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

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

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

future City zoning designation of PZ-RE-40 for six of the parcels (APNs 235-202-37, -38, -79, -80, -81 and -82) and PZ-RE-20 for two of the parcels (APNs 235-202-20 and -55).

ENVIRONMENTAL STATUS: A Draft Negative Declaration was prepared and issued for the proposed project for 30-day public review on December 18, 2014. Responses to comments received on the Draft MND have been incorporated into the Final MND. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation/traffic, and utilities and service systems.

APPLICANT: New Urban West, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. GENERAL PLAN AMENDMENT – PHG 14-0014:

REQUEST: A request for a General Plan Amendment from GC (General Commercial) to LI (Light Industrial), for a parcel 2.11-acre in size, with access off of W. Mission Avenue and Nordahl Road. There is no development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 2.11-acres, located on the northwest corner of Mission Road and Nordahl Road, addressed as 2120-2122 West Mission Road (APN 226-112-49).

ENVIRONMENTAL STATUS: The project is exempt from CEQA pursuant to CEQA Section 15061(b)(3) – General Rule, since the proposed amendment would change the current GC (General Commercial) designation back to the less intense Light Industrial (LI) designation that was in place at the time the property was developed with the existing industrial buildings. The change would be within the original scope of the approved Final EIR (SCH# 2010071064) that was prepared for the General Plan update in 2012.

APPLICANT: George Aquino

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

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

January 27, 2015

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; Guy Winton, Commissioner; Ed Hale, Commissioner; Gregory Johns, Commissioner; and James Spann, Commissioner.

Commissioners absent: One position vacant.

Staff present: Bill Martin, Deputy Planning Director; Owen Tunnell, Principal Engineer; Jay Paul, Associate Planner; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Winton, to approve the minutes of the January 13, 2015, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Yes.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **ANNEXATION; TENTATIVE SUBDIVISION MAP; PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN; PRE-ZONE; GRADING EXEMPTIONS; SPECIFIC ALIGNMENT PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT – SUB 13-0002, PHG 13-0017; ENV 13-0006:**

REQUEST: The proposed “Oak Creek” project includes a Tentative Subdivision Map for 65 single-family residential lots on a 37.59-acre property in conjunction with an annexation of the development site and three additional parcels from the

County of San Diego to the City of Escondido. The proposed project would prezone the residential development site to Planned Development – Residential 1.75 (1.75 dwelling units/acre) while the remaining annexation area on the eastern side of Miller Avenue would be prezoned RE-20 (Residential Estates – 20,000 SF minimum lot size). A Preliminary, Master and Precise Development Plan has been included for the development site to implement residential lot clustering, establish development standards, and provide architectural and landscape design. Proposed residential lot sizes range from approximately 10,000 SF to 22,500 SF with the average residential lot size being 12,585 SF. Approximately 13.93 acres of open space would be provided to preserve sensitive habitat in existing creek and pond areas and off-set the reduction in residential lot sizes as required by the Escondido General Plan. Access to the proposed development would be provided via a gated, private street extending from Felicita Road near the southern boundary of the project site across from Felicita Park. Additional emergency access to Hamilton Lane would be provided from the ends of two cul-de-sacs within the project. Proposed grading would include slightly elevating a portion of the site to ensure all of the proposed home sites are above the 100-year flood inundation area as well as the construction of several bioretention/detention basins to manage the flow of storm water exiting the site. Two Grading Exemptions are requested for a 2:1 cut slope up to 35 feet high and a 2:1 fill slope up to 17 feet high. The project also proposes a Specific Alignment Plan for both Felicita Road and Hamilton Lane which would establish modified pavement widths and improvements for both of these streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane. The proposal also includes certifying the Final Environmental Impact Report prepared for the project.

LOCATION: The approximately 43.73-acre project area is located within the unincorporated area of San Diego County and is contiguous to the City's boundary at the intersection of Felicita Road and Hamilton Lane. The proposed residential development site within the project area (37.59-acres) is generally bounded on the north by Hamilton Lane, the west and south by Felicita Road, and the east by Miller Avenue. The remainder of the proposed annexation area is located on the eastern side of Miller Avenue and both sides of Hamilton Lane and includes two vacant parcels not proposed for development and the Chalice Unitarian Universalist Congregation property (2324 Miller Avenue).

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff issues were the appropriateness of proposed annexation and prezones, the appropriateness of the proposed residential clustering design for the planned development and the single point of residential access into the development, whether the introduction of additional impervious surfaces in the area would

increase the potential for downstream flooding on Felicita Creek, whether future residents in the proposed development would be exposed to groundwater or soil vapor contamination associated with the nearby Chatham Brothers Barrel Yard site, whether the proposed tree restoration program adequately compensates for the removal of mature trees on the site, and the appropriateness of the proposed Grading Exemptions. Staff recommended the Planning Commission Approve the proposed Annexation, Tentative Subdivision Map, Preliminary, Master and Precise Development Plan, Pre-Zone, Grading Exemptions and Specific Alignment Plan; and recommend the City Council certify the Final Environmental Impact Report based on the following: 1) The applicant first approached the City approximately two years ago with a planned development proposal that was consistent with both the County and City General Plan designations for the site. Annexation is required because the development proposal requires sewer service and the City does not extend sewer service outside of its boundary. The Escondido General Plan designation for the proposed annexation area is Estate II, which allows up to two dwelling units per acre. The project area on the western side of Miller Avenue where a clustered, planned residential development is proposed would be prezoned PD-R 1.75 (Planned Development – Residential 1.75 dwelling units per acre) to reflect the density of the proposed development. The remainder of the annexation area on the eastern side of Miller Avenue consisting of two vacant parcels of land and the Chalice Unitarian Universalist Congregation property would be prezoned RE-20 (Residential Estates – 20,000 SF minimum lot size), which is a standard residential zone consistent with the Estate II designation for both minimum lot size and density. The zoning established by the prezones would become effective upon approval and recordation of the proposed annexation. Staff feels both of the proposed prezones are appropriate and consistent with the Estate II designation of the General Plan; 2) The clustering design for the proposed development would not increase the overall density of the site, but would allow for reduced lot sizes, larger open space lots, and preservation of the on-site drainage courses and biological resources. While some area residents have expressed opposition to the proposal for a single private street access extending into the project site from Felicita Road, the applicant's proposal meets public safety needs by providing emergency access to Hamilton Lane at the end of two on-site cul-de-sacs. In addition, the Traffic Impact Analysis prepared for the development indicates the proposed development with a single point of primary access would not result in a significant impact to Felicita Road or any other roadway segments or intersections; 3) Detailed calculations have been identified throughout the Drainage Study and Water Quality Technical Report prepared for the project resulting in the implementation of five on-site detention basins and the selection of a maximum 50% impervious factor for the proposed residential pad areas to maintain the peak flow rates at or below existing conditions. Mitigation Measure Hydro-2 and conditions of approval have been crafted to manage the impervious

factor. By using on-site detention to reduce peak flow rates discharging from the project to equal or less than pre-project conditions, and by maintaining existing drainage patterns through the site, the project would not result in adverse impacts to downstream drainage facilities and/or properties; 4) The potential environmental and human health risks posed by the Chatham Brothers Barrel Yard located approximately 0.3 mile northwest of the project site relate to hazardous substances in groundwater and volatilization of hazardous substances from the groundwater into soil vapor migrating upward. Both of these categories of risks have been adequately investigated and analyzed by the applicant under the oversight of the California Department of Toxic Substances Control (DTSC). Neither groundwater nor soil vapor on the project site are impacted at levels exceeding applicable human health-protective regulatory standards, with one exception regarding soil vapor – at a location outside the development footprint; 5) Approximately 247 mature trees would be removed during construction of the proposed development. A tree preservation plan to be implemented through Mitigation Measure Bio-6 includes replacement of impacted trees with 453 landscape area tree plantings (minimum 24"-box size), as well as a minimum of 1,500 to 2,000 native tree plantings in the preserved woodlands/riparian areas. The anticipated result is a significant increase in the number of trees over existing conditions and provision for the next generation of oaks and riparian willow, cottonwood, and sycamore trees; and 6) The applicant is proposing two Grading Exemptions including a 35-foot high cut slope to create residential pads and a 17-foot high combination cut/fill slope necessary for one of the proposed detention basins. Staff feels the proposed exemptions would be appropriate given the screening that will occur from the installation of landscaping on the slopes combined with limited view opportunities from off-site residences.

Vice-chairman McQuead and Mr. Martin discussed the proposed parking for the project's 6-bedroom homes.

Commissioner Johns asked if staff was aware of the source of the onsite contamination, noting his concern for onsite contamination reoccurring. Mr. Martin replied in the negative and noted that staff did not anticipate onsite contamination reoccurring following construction of the proposed residential development.

Commissioner Winton and Mr. Martin discussed the project's proposed tree replacement program along Felicita.

Chairman Weber asked whether the flag lots would be red striped. Mr. Martin stated that only one lot would be required to provide a fire turn-around, noting that all fire lane signage and striping would be subject to the fire department's discretion.

Jason Han, New Urban West, referenced the background history for New Urban West. He stated that they had conducted over 50 meetings with the neighbors, held 3 public meetings, went door-to-door to over 130 homes, sent out mailings, and had over 150 cards in support of the project. He noted that the main concerns revolved around cleaning up the trash, keeping the duck pond, restoring the creek, creating safer streets, retaining the existing Felicita Road alignment, embracing the rustic and historic nature of the area, and being good stewards of the land. He stated that they would create over a mile of sidewalks on Felicita, Hamilton and Miller, install crosswalks to provide better linkage from the neighbors to Felicita Park, install a roundabout for traffic calming, and create bike lanes on Felicita. He indicated that one-third of the property would be designated open space as well as only constructing 65 homes which was 40% less than the County's General Plan allowance. Mr. Han noted that they would plant over 400 trees and retain over 700 existing trees. He indicated that they would bring back the duck pond and crossing, enhance downstream flow and water quality, and improve known deficiencies in the current City and County storm-drain network. He presented a video of neighbors in favor of the project. He then asked the Commission to recommend approval to City Council.

Peter Epstine, Escondido, President of Friends of Oak Creek, provided the Commission with over 150 written communications in favor of the project. He asked the audience members to stand who were in favor of the project (whereupon the majority of the audience stood). He stated that he was in favor of the project.

Eva Salazar, Escondido, Member of Escondido Neighbors United, stated she had written a comment letter for the Draft EIR outlining a number of issues associated with the project. She expressed concern with noise and dust associated with the construction, feeling that the response in the Draft EIR was unresponsive. She stated that she had requested information about the noise levels and types of equipment that would be used, noting her neighbor received said information and she did not. She indicated that the County had asked for an Air Impact Analysis, noting that the response was that this was not required in the City. She asked that this be looked into. She asked that the Final EIR not be certified. She also felt the 12-day period for reviewing the Final EIR was inappropriate.

Brian Fe Hen, Escondido, stated that he supported Escondido Neighbors United. He noted that he was a 10-year plus environmental professional and a law student. He stated that a development with impervious surfaces was never a way to improve water quality, noting that it collects and transport pollutants to the surface waters. He expressed concern with the project adding to the

contamination of Felicita Creek. He felt the subject project was not fulfilling a need and suggested using the project as a restoration site. He also did not feel the project's HOA could maintain the BMPs.

Rorie Johnston, President and CEO of the Escondido Chamber of Commerce, noted that they had provided a letter in support of the Oak Creek project. She stated that the project would provide needed, well-planned housing. She indicated that they felt the City's standards would ensure a quality development.

Carin McWhorter, Escondido, was in favor of the project. She stated that the project would restore Felicita Creek and the duck pond, create traffic calming in the area, and provide needed sidewalks.

Sam McWhorter, Escondido, was in favor of the project. He stated that the project would improve the walkability of the area.

Larry Knudsen, Escondido, was in favor of the project. He stated that the project would clean up the area and provide trash collection and needed sewer and water services.

Marge Rassel, Escondido, was in favor of the project, feeling it would help with lighting, reduce the transient levels, add trees and vegetation, and be an overall great project.

Don Darrock, Escondido, noted that he lived in Brookside, which is a New Urban West development in northern Escondido. He stated that New Urban West created quality projects with many amenities to the neighborhood and the community. He stated that the representatives of New Urban West were always available to answer any questions, noting he was in favor of the project.

Fred Progner, Escondido, expressed his concern with erosion issues after the Witch Creek fires and the subject project exacerbating these issues along Felicita Creek. He stated that he was opposed to a gated project and felt it would be incompatible with Felicita Park and the area. He felt the project would add traffic in the area and create congestion. He also felt the proposed gates for the project would be subject to graffiti.

Laura Hunter, Escondido, Escondido Neighbors United, felt the time allotted to speak on this item was too limited, given the volume of the 3,600-page Final EIR, not including the staff report. She stated that Escondido Neighbors United worked hard to protect the environment of the rural and natural communities. She then referenced their letter, noting they had multiple objections to the

project. She stated that they felt the project was too dense, would be incompatible with the area, and impact natural resources and wildlife. She suggested creating habitat buffers of 100 feet or more as requested by Fish and Game. She stated that Escondido Neighbors United felt the HOA could not enforce mitigation measures. She stated that the project did not address contamination issues, noting her view that the maps were conflicting and showed groundwater contamination under the subject property. She asked that the developer consider the plan they had submitted. In conclusion, she asked that the Commission deny staff's recommendation.

Andrea Seavy, Escondido, Escondido Chamber of Citizens, was opposed to the project due to feeling it would change the rural character of the area, create additional traffic, and impact circulation at the I-15 off-ramps.

Lucy Khorrey, Escondido, was opposed to the project. She noted that she wanted to give her time to someone with more expertise.

Delores McQuiston, Escondido, was opposed to the project. She noted that she wanted to give her time to someone with more expertise.

Ron Forster, Escondido, Escondido Neighbors United, was opposed to the project due to the density of the proposed project. He stated that they had provided an alternative, which reduced the amount of pavement, gates, number of lots, and impacts. He noted that New Urban West had not even purchased the property yet. He also felt the project would be out of character for the area.

Carl Skaja, Escondido, was in favor of the project, feeling New Urban West created quality projects and left the area they built better than it was.

Bill Durney, Escondido, was in favor of the project, noting they created quality projects. He stated that as a local business owner the project would bring income into the City. As a Transportation Commissioner, he felt the project would create traffic calming and bike lanes, and as a School Board member there would be no issues with additional students.

Kathy Daniels, Escondido, was in favor of the project. She felt the project would be consistent with the other upscale projects in the area and enhance the area.

David Shibley, Escondido, stated that he was in favor of annexing the subject property into the City, feeling it would help create consistency with the City's boundaries. He was in favor of bringing more upscale housing into the City. He stated that the project would also provide needed multi-generational housing.

Chairman Weber noted that he had received an opposition slip from Pamela Stahl.

Chairman Weber read the following names into the record of those present who were in favor of the project: Clifford Aelbook, Adam Browning, Arlene Shuster, Bob Shuster, Mike O'Malley, Randy Bailey, George Beitner, Philip Stevens, Karl Gailey, George Weir, Joann Epstine, Rosa Ruiz, Richard Aeling, Kitty Aeling, Brian Melonakos, Mona Durney, Dennis Snyder, Diane Snyder, Mark Baker, Jerry Carter, Kathleen Melonakos, Charles Rassel, Dick Daniels, Larry Hurt, Nancy Hurt, Robert Nelson, Michele Nelson, Deborah Coon, Nancy Bowen, Andrea Stout, Linda Thomas, Connie Criss, Anthony Criss, Richard McEachern, Margot McEachern, Cathryn Poirieir, Cathleen Knudsen, Lynn Judson, Priscilla Bozarth, Cindy Cochran, John Lane, and Henriette Lane.

Commissioner Spann expressed his enthusiasm with New Urban West creating first class developments. He stated that the project would provide safe bike routes, future multi-generational housing, and create traffic calming for the area.

Commissioner Winton felt the project would provide safer pedestrian and bicycle access to Felicita Park and the duck pond. He stated that as a civil engineer he had reviewed the EIR carefully. He referenced Mr. Progner's property and noted that the proposed project was only 42 acres out of more than 2,600 acres that drained to this property, noting his view that there would be very little difference before or after the subject project even without the project's storm water management. He stated that he was in favor of the proposed private roads for many reasons. He was in favor of the project.

Commissioner Hale stated that he was impressed with staff and the consultant addressing many items and concerns during the EIR process. He disagreed with the comments regarding the EIR not being adequately examined. He was in favor of the project.

Commissioner Johns asked Mr. Han if he could equate the financial break even to the amount of homes being sold. Mr. Han stated that they appreciated and took into account the individuals opposed to the project. He stated the project would meet all of their needs as well as the needs of the City and County.

Vice-chairman McQuead felt the process for the project was appropriate. He stated that he had expected more homes than proposed. He was in favor of the project.

Chairman Weber felt the project would create a better situation for downstream residents. He was in favor of the project.

ACTION:

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

2. CONDITIONAL USE PERMIT – PHG 14-0021:

REQUEST: The proposed project involves a Conditional Use Permit (CUP) for a phased master development plan for Escondido United Reformed Church to include the construction of a new, two-story approximately 12,243 SF sanctuary building to accommodate up to 578 fixed seats on the main floor and 202 fixed seats on the upper story mezzanine/balcony with up to 170 non-fixed seating for a maximum capacity of up to 950 seats; reconfigure the existing parking lot; convert the existing 5,320 SF sanctuary building into a multi-purpose social hall with an new attached 578 SF kitchen/prep building; demolish the existing social hall building and construct a new 5,250 SF two-story building to accommodate a nursery, multi-purpose room, bathrooms and classrooms for Sunday school and other associated activities; and construct an enclosed 1,835 SF central Atrium/Narthex between the buildings. The final phase would include a new two-story freestanding multi-purpose building. This would require a future modification to the CUP. The proposal also includes the adoption of the environmental determination (Negative Declaration ENV 14-0011) prepared for the project.

LOCATION: Generally is located on the southeastern corner of North Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 1864 N. Broadway (APN 227-010-61).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether all of the components of the phased Master Development Plan are appropriate for the site, and whether the project would have any adverse visual, noise and compatibility impacts to surrounding residential uses, and whether sufficient parking is provided to accommodate the range of anticipated uses. Staff recommended approval based on the following: 1) The 4.36-acre church property has sufficient area to accommodate all of the proposed phases, including on- and off-site parking, drop-off area, and setbacks from residential uses. The buildings have been designed and located to address any potential visual, noise or compatibility impacts to surrounding uses; and 2) The joint use of parking between the Church, Calvin Elementary School and High School is appropriate and adequate for all of the uses proposed because the hours of operation for the school and church activities would not conflict; the number of spaces provided exceeds the code requirement for the most intensive use, as

well as the operation of several of the most intensive uses; appropriate drop-off area(s) are provided for the operation of the elementary school; and the majority of the parking is readily accessible to all of the buildings. Conditions of approval regulating concurrent activities would ensure that adequate onsite parking is available. Overflow parking is available to accommodate any large event and on-street parking also is available along the project frontage.

Chairman Weber and staff discussed Page 9 and 13 of the staff report with regard to the proposed roof ridgeline elevations.

Vice-chairman McQuead questioned whether the street entrance was based on engineering decisions. Mr. Paul replied in the affirmative. He noted that the current location provided better stacking and was approved by fire department.

Vice-chairman McQuead suggested moving the driveway further to the north, feeling it would create a more obvious route and allow for more parking. He also felt the building design was missing an overall theme that was cohesive with the other existing structures.

Commissioner Winton felt the design should contain more design elements commonly associated with a church.

Commissioner Johns felt the design could contain more architectural aspects resembling a church. He suggested incorporating the vertical green stripe elements on the existing sanctuary into the new building.

Commissioner Spann suggested incorporating the vertical stripes into the new building. He also stated that he liked the rooflines.

Commissioner Hale felt the design was simple elegance, feeling the design was consistent with the individuals who attend the subject church. He concurred with keeping the vertical stripes consistent with the new building. He also expressed concern with moving the driveway entrance on Broadway closer to the intersection.

Mr. Namdari noted that one of the reasons for proposing the driveway location where shown on the plan was based on not creating any conflicts with the intersection.

Commissioner Hale restated his concern with moving the driveway closer to the intersection, feeling the subject location was appropriate.

Chairman Weber asked what the age of the existing building was. A member from the audience stated that it was built in 1959.

Chairman Weber felt the proposed and existing buildings were not cohesive, suggesting integrating architectural elements into the new building. He stated that he did not have issues with the scale of the project.

Commissioner Winton and Mr. Paul discussed the height limits for the subject property. Commissioner Winton felt revising the slope of the sanctuary roof might help tie the buildings in together better.

Brent Cooper, Applicant, Escondido, noted that once approved they would move forward with fundraising and potentially bring on a different architect. He also stated that some of the board members were the same as ones for the Meadowbrook development across the street.

Commissioner Hale asked if the architect was the same one that did the facility on the Westminster campus. Mr. Cooper replied in the negative.

ACTION:

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

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: None.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 9:18 p.m. The next meeting was scheduled for February 24, 2015, 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: **March 10, 2015**

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

APPLICANT: New Urban West, Inc.

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

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

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

STAFF RECOMMENDATION:

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

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

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

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

Staff feels that the issues are as follow:

1. Appropriateness of the proposed annexation boundaries and prezone designations.
2. Appropriateness of the proposed residential clustering design and open space for the planned development.
3. Appropriateness of the grading design and grading exemptions.

REASONS FOR STAFF RECOMMENDATION:

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

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

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

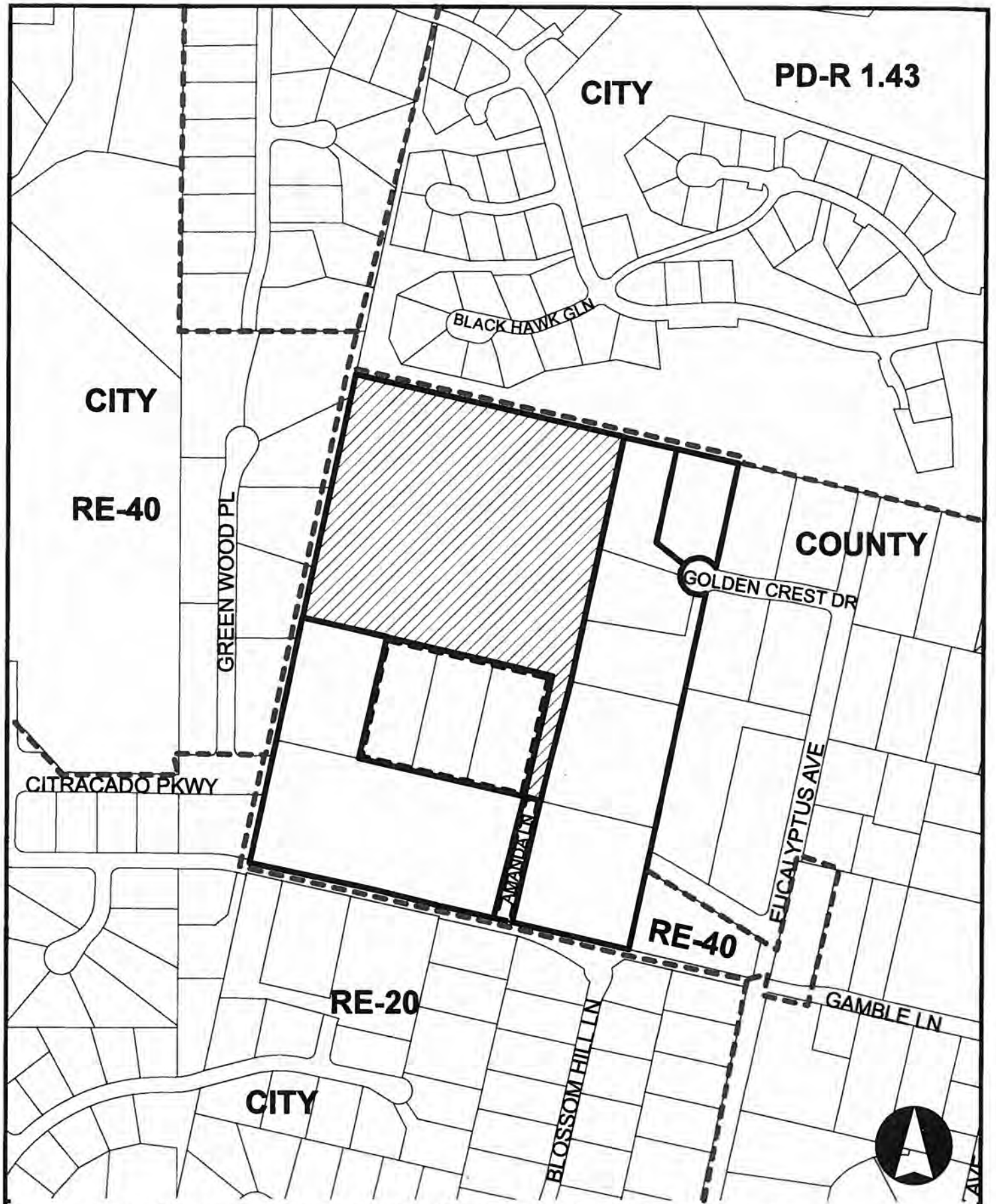
2. Staff feels the proposed subdivision design, density, lots sizes and configurations, and combination of one- and two-story units are appropriate for the area and compatible with the existing development pattern throughout the surrounding neighborhood. The proposed clustering of lots would be consistent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

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

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'JP', with a large, sweeping loop at the end.

Jay Paul
Associate Planner

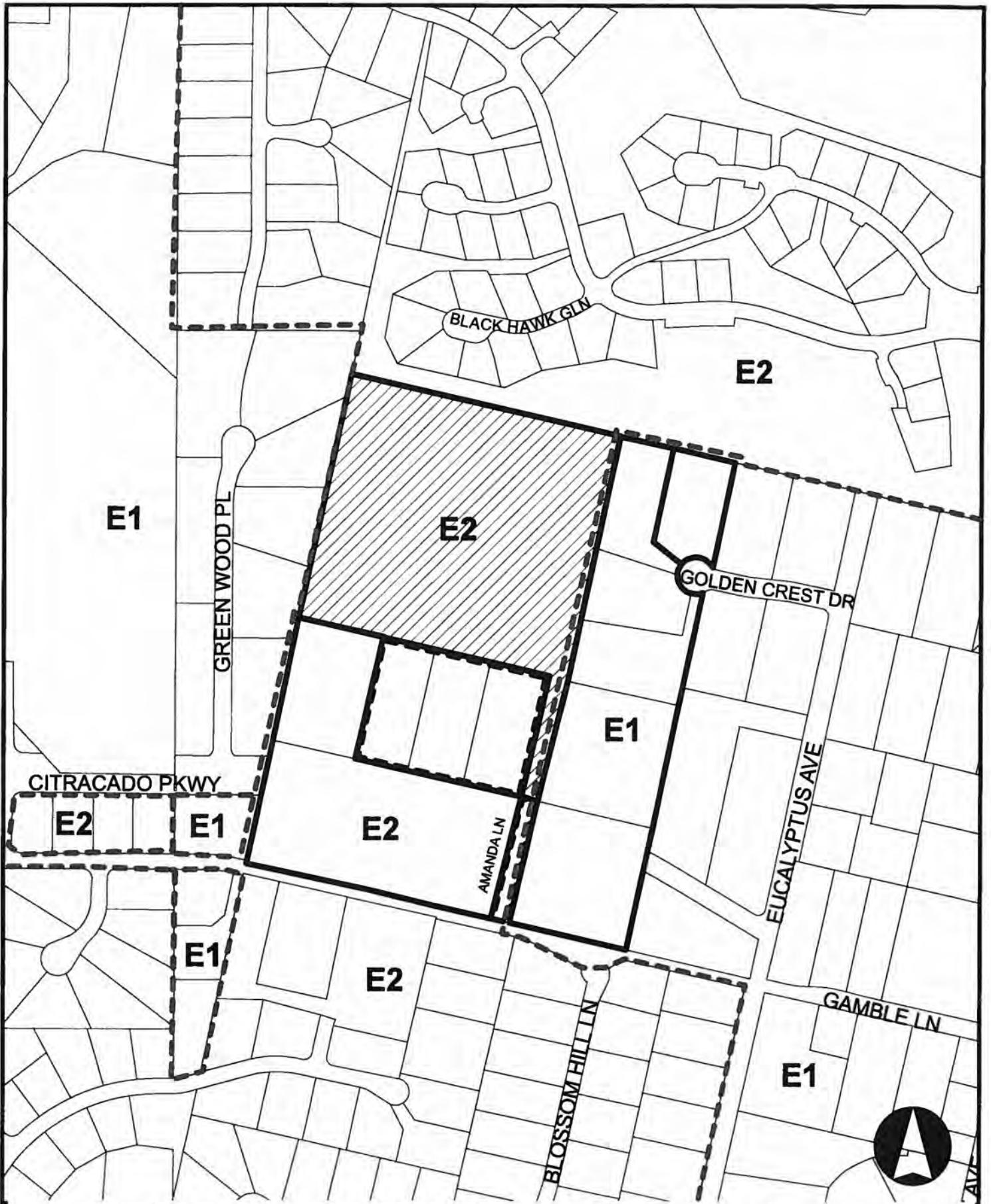


Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.

PROPOSED PROJECT
SUB 13-0007



LOCATION/ZONING



Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.

PROPOSED PROJECT
SUB 13-0007



**ADDITIONAL
ANNEXATION
AREA**

**PROJECT
SITE**

235-202-35

81

82

80

79

55

56

57

58

37

20

38

CITRACADO PKWY

GREEN WOOD PL

GOLDEN CREST DR

EUCALYPTUS AVE

GAMBLE LN

AMANDA LN

BLOSSOM HILL LN

CONTINENTAL LN

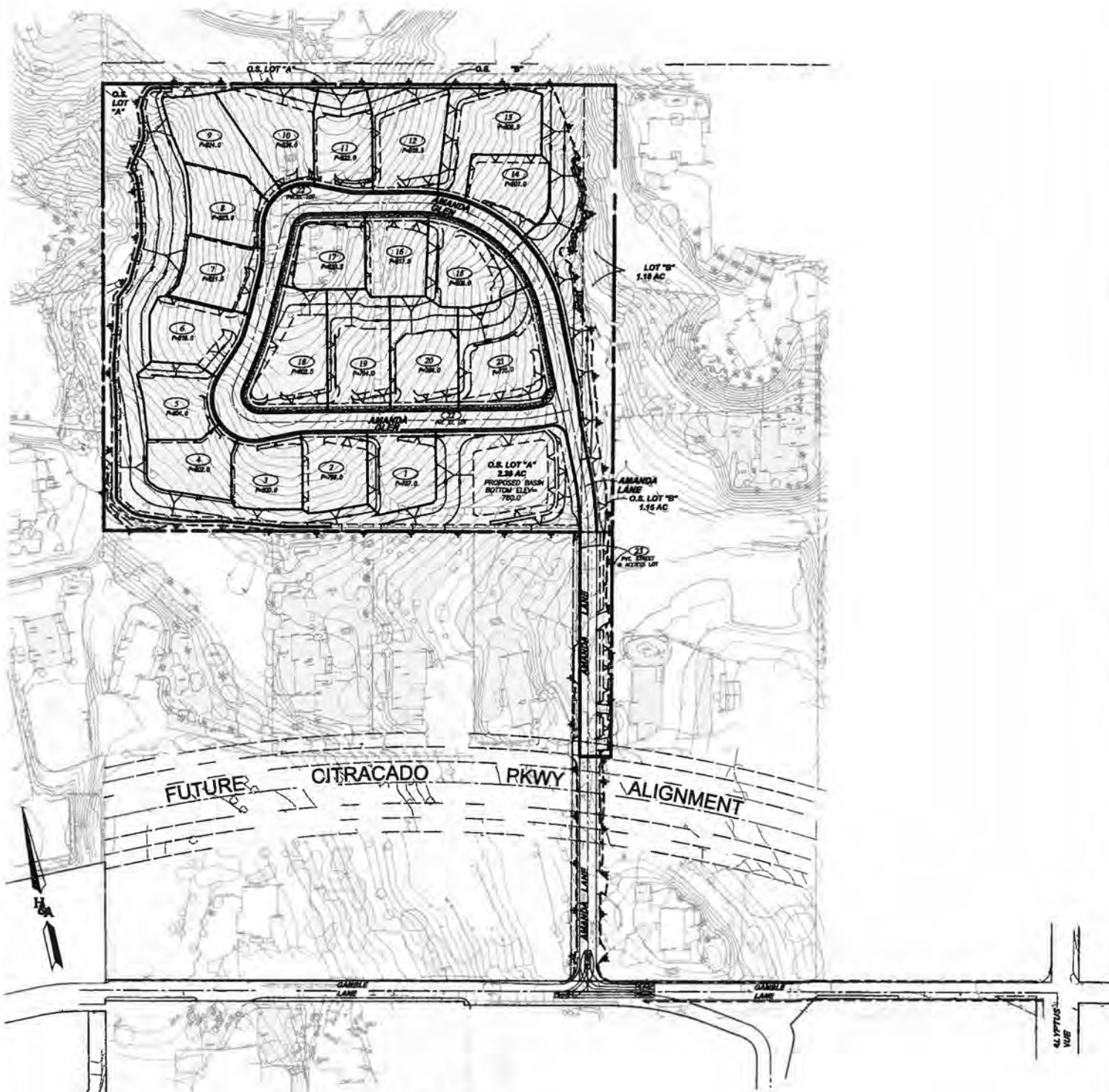
**ADDITIONAL
PREZONE
AND SB 244
SEPERATE
ANNEXATION**

**PROPOSED PROJECT
SUB 13-0007**



P

PLOT PLN



PROJECT MAP

**PROPOSED PROJECT
SUB 13-0007**

**PLOT
PLAN**

LOTING SUMMARY

AMANDA ESTATES			
LOT #	GROSS LOT AREA	NET LOT AREA (EXCLUDES PANHANDLES) *	20,000 SF - NET LOT SF
1	11,062	11,062	8,938
2	10,509	10,509	9,491
3	10,443	10,443	9,557
4	10,205	10,205	9,795
5	10,941	10,941	9,059
6	11,870	11,870	8,130
7	10,594	10,594	9,406
8	10,694	10,694	9,306
9 *	11,978	10,827	9,373
10	14,171	14,171	5,829
11	12,192	12,192	7,808
12	15,668	15,668	4,332
13 *	15,758	13,126	6,874
14	10,896	10,896	9,104
15	14,207	14,207	5,793
16	10,717	10,717	9,283
17	12,182	12,182	7,818
18	17,561	17,561	2,439
19	15,498	15,498	4,502
20	15,555	15,555	4,445
21	20,404	20,404	
RES. SUBTOTAL SF	273,105	269,122	151,282
RES. SUBTOTAL AC	6.27	6.18	3.47
MAX	20,404	20,404	21 Lots
MIN	10,205	10,205	
RES. AVG LOT SIZE	13,005	12,815	
PVT. ST. LOT 22	47,586	Internal Street	
PVT. ST. LOT 23	14,852	Access Street	
PVT. STREET SUBTOTAL	62,438	1.43 AC	
OS LOT "A"	103,038	-	
OS LOT "B"	49,979	-	
OS SUBTOTAL	153,017	3.51 AC	
PROPOSED TOTAL SF	488,560	-	
PROPOSED TOTAL AC	11.22	-	

* PANHANDLE LOTS

PROJECT SUMMARY

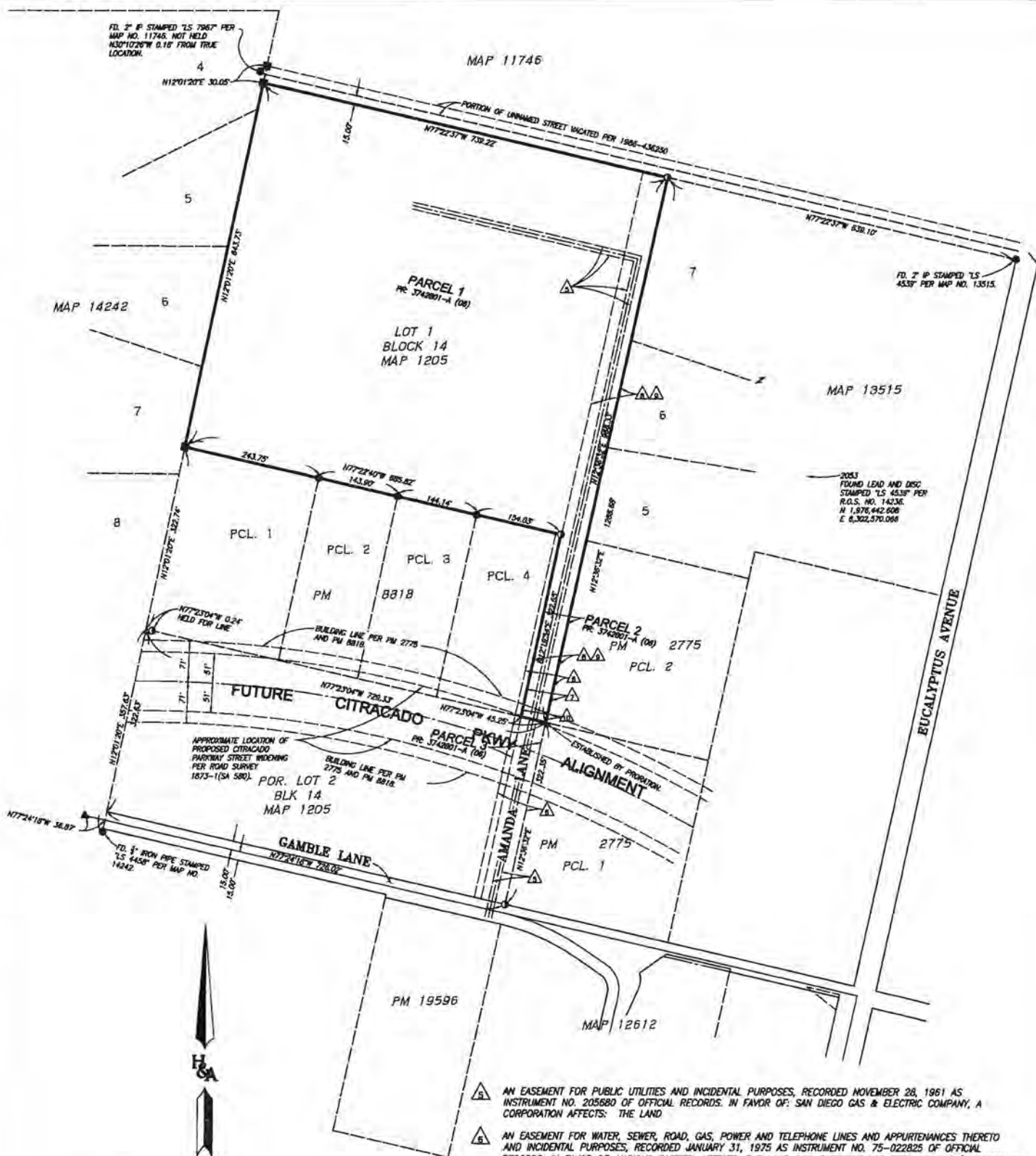
	SQ. FT.	AC.	% OF SITE
GROSS SITE AREA	488,560	11.22	100.00%
RESIDENTIAL LOT AREA	273,105	6.27	55.9%
PRIVATE STREET AREA (SURFACE - LOT 22 & PORTION OF LOT 23)	55,330	1.27	11.3%
PRIVATE STREET AREA (NON-SURFACE PORTION OF LOT 23)	7,108	0.16	1.5%
PRIVATE LOTS A - B	153,017	3.51	31.3%

OPEN SPACE SUMMARY

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

**PROPOSED PROJECT
SUB 13-0007**

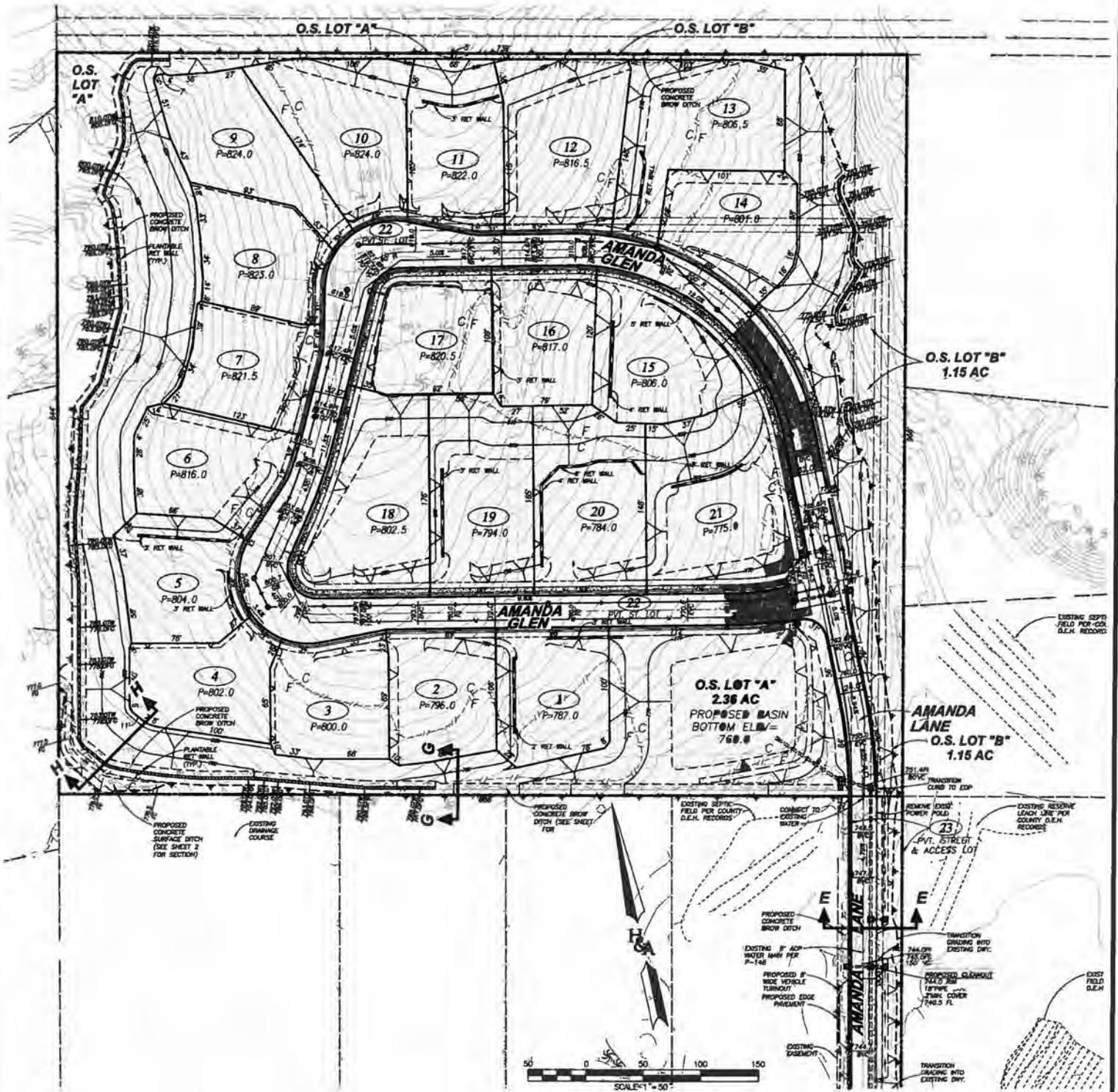
DETAIL



- 5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1961 AS INSTRUMENT NO. 205680 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: THE LAND
- 6 AN EASEMENT FOR WATER, SEWER, ROAD, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1975 AS INSTRUMENT NO. 75-022825 OF OFFICIAL RECORDS. IN FAVOR OF: VARIOUS PARTIES, AFFECTS: THE LAND SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS DEEDS OF RECORD.
- 7 AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1978 AS INSTRUMENT NO. 78-019477 OF OFFICIAL RECORDS. IN FAVOR OF: VARIOUS PARTIES AFFECTS: THE LAND SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS DEEDS OF RECORD.
- 8 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1978 AS INSTRUMENT NO. 78-473882 OF OFFICIAL RECORDS. IN FAVOR OF: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT OF SAN DIEGO COUNTY, AFFECTS: THE LAND
- 9 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PIPELINE EASEMENT" RECORDED NOVEMBER 1, 1978 AS INSTRUMENT NO. 78-473882 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1978 AS INSTRUMENT NO. 78-522201 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: THE LAND

**PROPOSED PROJECT
SUB 13-0007**

**PLOT
PLAN**

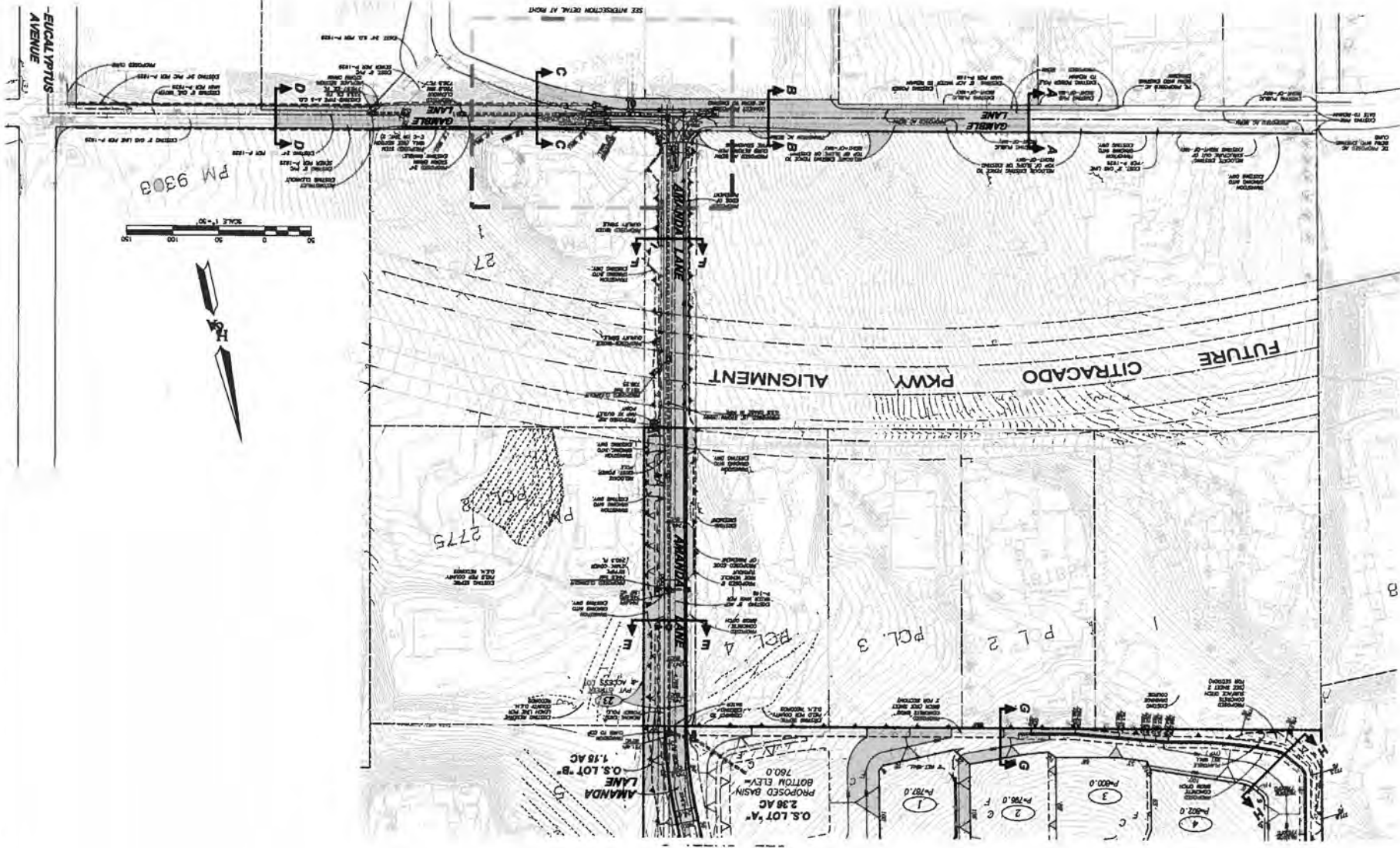


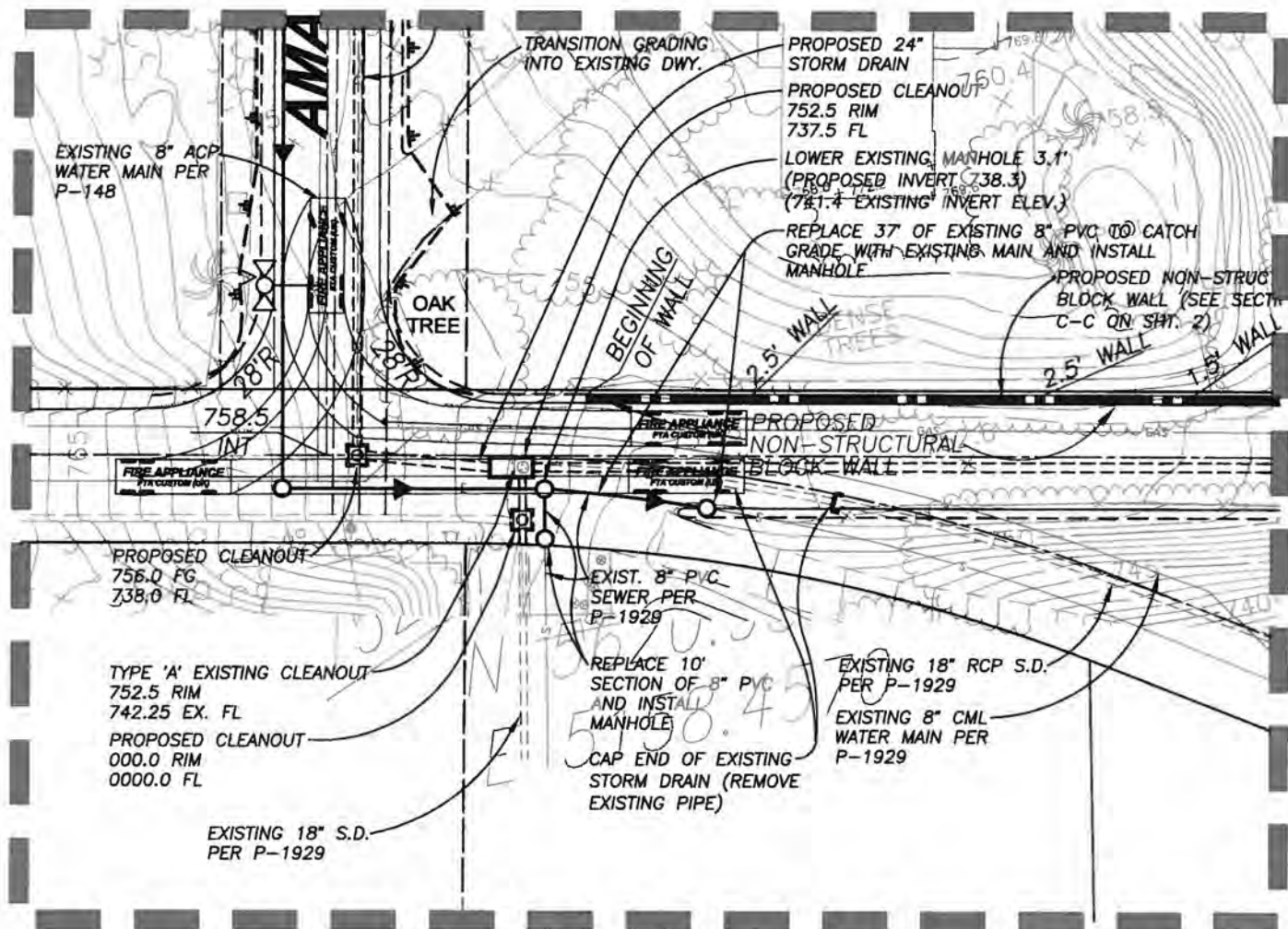
**PROPOSED PROJECT
SUB 13-0007**

**PLOT
PLAN**

PLOT
PLAN

PROPOSED PROJECT
SUB 13-0007





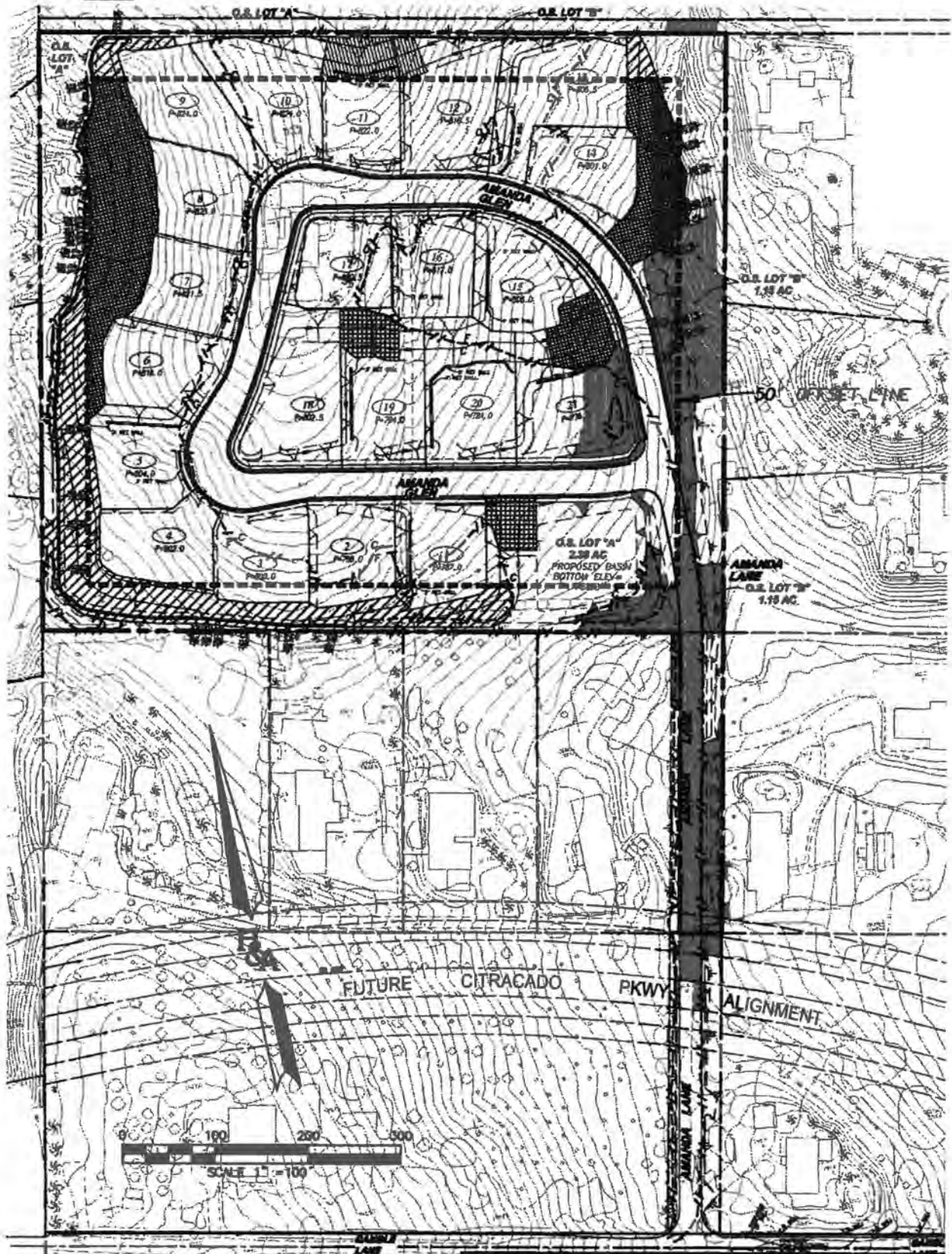
INTERSECTION DETAIL FOR AMANDA LANE AND GAMBLE LANE

**PROPOSED PROJECT
SUB 13-0007**

DETAIL

LEGEND

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

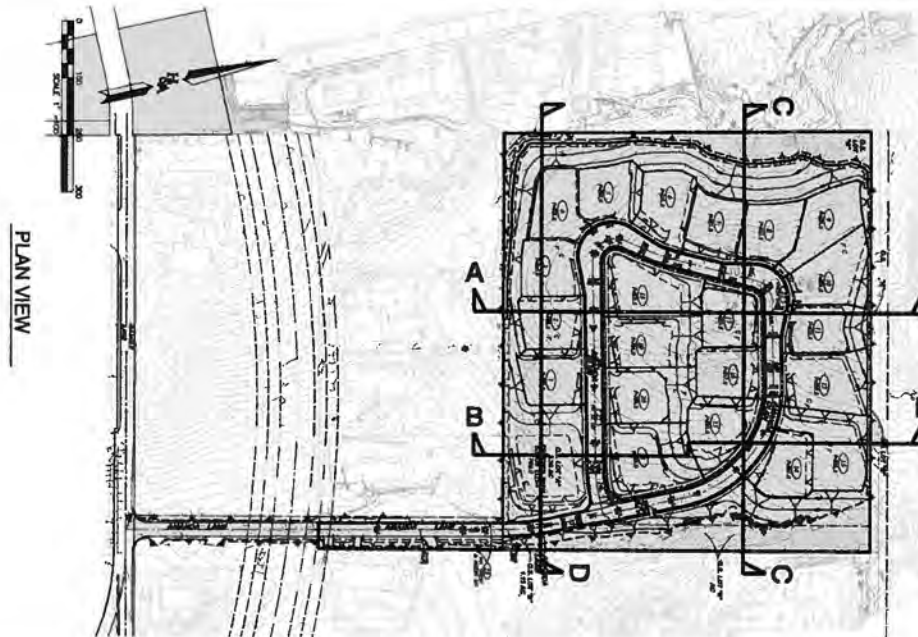
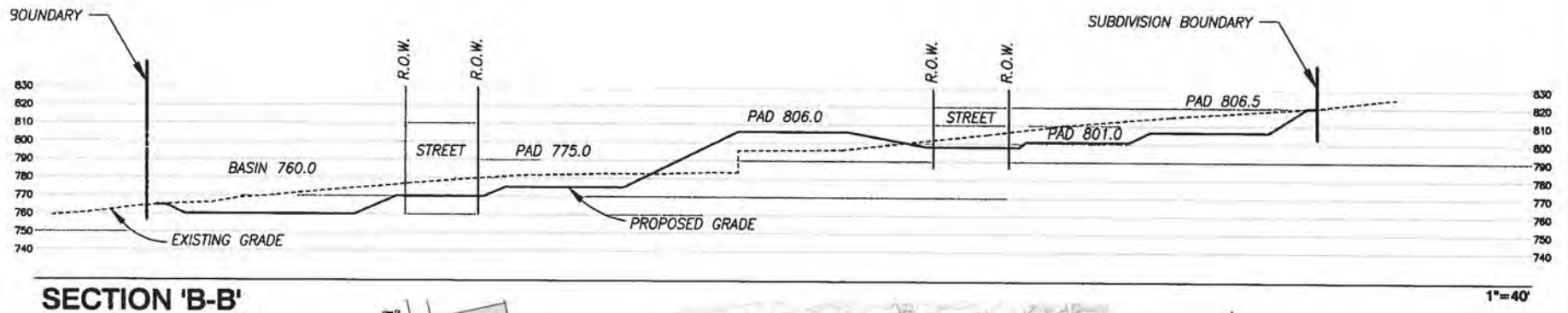
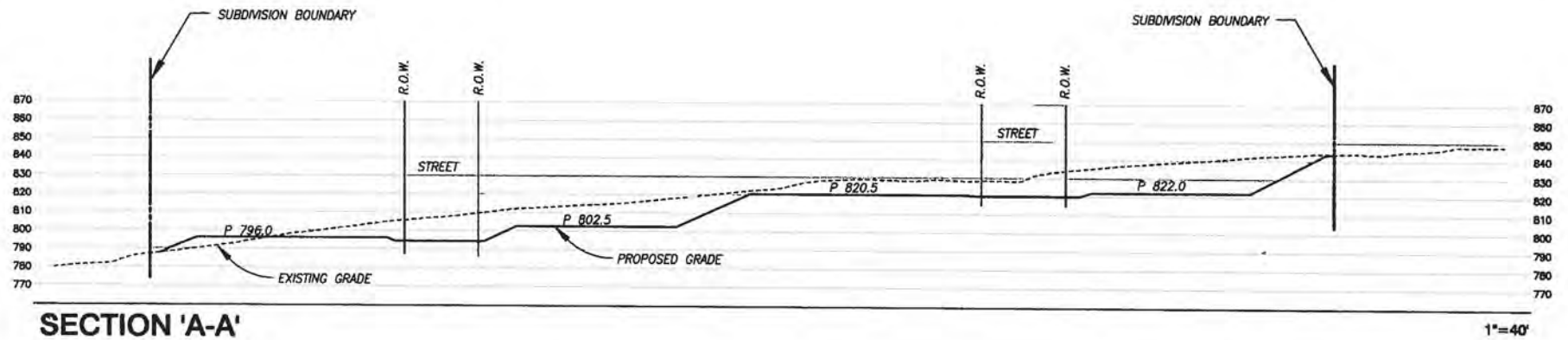


**PROPOSED PROJECT
SUB 13-0007**

G

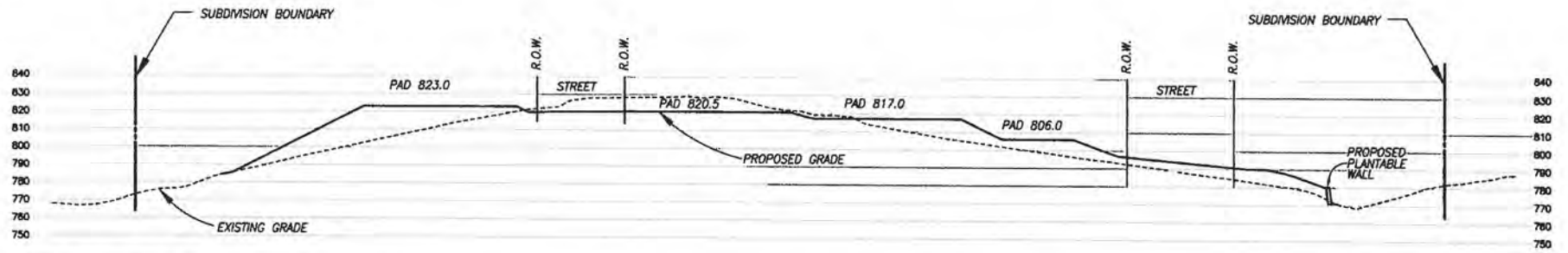
PROPOSED PROJECT SUB 13-0007

SECTIONS



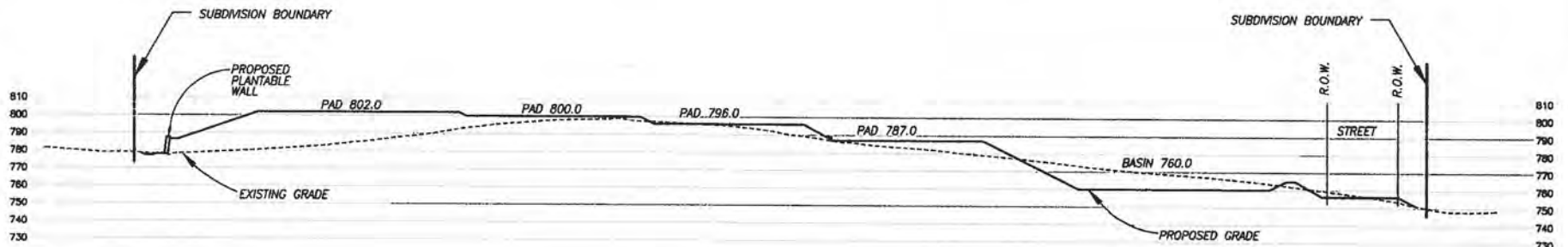
PROPOSED PROJECT SUB 13-0007

SECTIONS



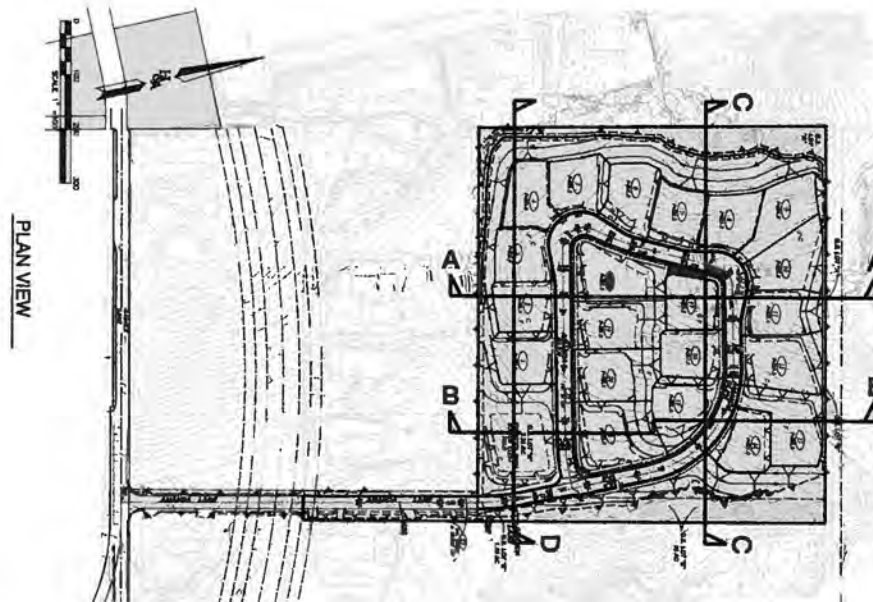
SECTION 'C-C'

1"=40'



SECTION 'D-D'

1"=40'



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

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

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

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

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

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The project site currently is served by the County Sheriff. Upon annexation, the City of Escondido Police Department (EPD) would assume the responsibility for police protection. EPD response time standards to calls for service are 5 minutes for life-threatening calls and 6 minutes and 30 seconds for calls regarding crimes in progress and/or having probability for suspect apprehension. These response times are consistent with the Escondido General Plan Quality of Life Standard #4 for police services. The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The project site receives structural fire protection and advanced life support-level emergency services from the Escondido Fire Department through the Rincon Del Diablo Municipal Water District with property tax revenues from ID-E used to reimburse the City for providing fire protection services within the RDDMWD service area. The site currently is served by Escondido Fire Station #5, located approximately 1.25 miles southeast of the site at 2319 Felicita Avenue. The Fire Department indicated the construction of 21 homes at the proposed project site would not significantly impact City's ability to serve the project site. The proposed project would comply with all applicable local fire codes.
3. Traffic/Circulation – Access to the project would be provided by Amanda Lane, and the new lots would take access from a new internal 32-foot-wide private circular street (Amanda Glen) that would extend north from existing Amanda Lane and form a loop within the subdivision. Sidewalk would be provided on one side of the street and on-street parking restricted only to one side of the street. Amanda Lane (from Gamble to the project site) would be widened to a minimum 24-foot-wide private street within the existing panhandle portion of the lot and 56-foot-wide off-site access and utility easement. A five-foot wide concrete brow ditch would be constructed on the west side of the street and a bio-retention swale would be constructed on the east side of the street within the panhandle portion of the street. Improvements to the off-site portion of Amanda Lane south of the project site would include transition grading to daylight on the westerly bank, and roadway grading to a one percent decline to promote water drainage to the east. The intersection of Amanda Lane/Gamble Lane would be widened in order to accommodate curb returns with a minimum 28-foot turning-radius in accordance with City Fire Department standards. These improvements collectively would provide adequate emergency fire access road width, which does not currently exist.

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

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

4. Utilities – Project utilities construction would include the extension of gas and electric transmission facilities, sewer, storm drain and water pipelines, and communications facilities. Existing San Diego Gas and Electric (SDG&E) overhead electrical lines extend in an east-west direction across the northern portion of the site from an existing power pole to the existing residence. These electrical lines and power pole would be removed as part of the proposed project. Existing above-ground utility poles would remain along Gamble Lane. Sewer service for the proposed project would be provided by the City of Escondido Water and Wastewater Division (EWWWD). Water service for the proposed project would be provided by the RDDMWD from the Citracado/Hamilton lift pump zone. All utilities will be brought into the proposed project site through either existing or proposed roadways or easements.
5. Drainage – The proposed project site is situated at the divide of two drainage basins: Hamilton Lane Drainage Basin and Del Dios Avenue Drainage Basin. A small portion of the northwestern corner of the project site, approximately 2.68 acres, which previously drained west, would be diverted to flow to the east. This diversion would reduce the amount of runoff currently flowing into two off-site residential lots along the western boundary of the project site. While the increase in acreage draining toward the east would increase peak flows, the proposed on-site bio-retention basin (open space lot A) would attenuate flows to below existing conditions and improve overall drainage conditions. In addition, the bio-retention basin (open space lot A) would also provide water quality and hydromodification functions as described in the proposed project's Storm Water Management Plan (SWMP).

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

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

C. ENVIRONMENTAL STATUS

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

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

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

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

Appropriateness of Proposed Annexation and Prezones

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

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

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

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

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

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

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

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

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

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

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

Appropriateness of the Proposed Grading Design and Grading Exemptions

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

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

Grading and Construction Prior to Map Recordation

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

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

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

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|--------------------------------|---|
| 1. Property Size: | 11.22 ac (Development Site) |
| 3. Annexation/Prezone Area: | |
| Project Site: | 11.22 ac (APN 235-202-35) |
| Amanda Lane: | 0.32 ac (access and utility easement portion of APN 235-202-20) |
| <u>(3) Additional Parcels:</u> | <u>3.28 ac (APNs 235-202-56, -57 and -58)</u> |
| Total Annexation Area: | 14.82 acres |
| (8), AB244 Parcels: | 19.79 acres (APNs 235-202-20, -38, -37, -55, -79, -80, -81 -82) |
| 3. Number of Lots: | 25 |
| Residential Lots: | 21 |
| Open Space Lots: | 2 (A & B) |
| Private Street Lots: | <u>2 (22 and 23)</u> |
| TOTAL: | 25 |
| 4. Project Density: | 1.9 dwelling units per acre |
| 5. Residential Lot Size: | |
| Minimum: | 10,205 SF |
| Maximum: | 20,404 SF |
| Average: | 13,005 SF |
| 6. Open Space: | Lot A: 103,038 SF |
| | <u>Lot B: 49,979 SF</u> |
| TOTAL: | 153,017 SF (3.51 ac) |
| | At least 3.47 acres required to offset clustered lot reduction in lots size under 20,000 SF |
| 7. Proposed Unit Mix: | Plan 1 is a one-story unit. Plans 2, 3 and 4 are two-story units. The Plan 1 includes a two-story option (except for Lots 8, 12 and 17). Unit mix |

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

Plan 1:	6 units (28.5%)
Plan 2:	7 units (33.3%)
Plan 3:	4 units (19.1 %)
Plan 4:	<u>4 units (19.1 %)</u>

7. Building Size:

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

8. Building Colors/Materials:

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

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

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

10. Engineering Design Standard Deviations:

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

11. Proposed Grading Exemptions:

Per the Grading Exemption Exhibit in the Staff Report, 4 Areas identified as follows:

- Area 1: (Open Space Lots A & B) Fill Slopes ranging from 5' to 35' in height
- Area 2: (Lots 15, 21 and Open Space Lots A & B) Fill slopes ranging from 20' to 38' in height
- Area 3: (Lots 11 & 12) Cut slopes up to 24' in height
- Area 4: (Lot 19 and Open Space Lot A) Cut slopes up to 28' in height

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

12. Landscaping:

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

C. CODE COMPLIANCE ANALYSIS

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

EXHIBIT "A"

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

Tentative Subdivision Map

1. The proposed tentative map with a density of 1.9 du/ acre (proposed 21 dwelling units) is consistent with the applicable General Plan land use designation of Estate II, 2.0 du/ac, maximum yield of 21 units based on site-specific slope conditions.
2. The site is physically suited for this type of development, which will be pre-zoned to be Planned Development and the proposed project would be consistent with the development standards of the Residential Development policies and goals in the General Plan (upon annexation)..
3. The design of the tentative map and proposed improvements are not likely to cause substantial environmental damage or injury to fish, wildlife, or their habitat, as detailed in the Final Mitigated Negative Declaration prepared for the project.
4. The design of the tentative map and the type of improvements are not likely to cause serious public health problems since public water and sewer facilities exist in the area or will be provided to the site, and the project proposes appropriate on- and off-site street improvements to adequately accommodate the project. Storm water/drainage features also are proposed in accordance with current SUSMP requirements. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.
5. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map. Otherwise, the project design reflects all existing easements.
6. The requirements of the California Environmental Quality Act have been met because it was found/determined the project will not have a significant effect on the environment because mitigation measures and project design features will avoid or reduce potential impacts to less than a significant level, as demonstrated in the Final Mitigated Negative Declaration prepared for the project.
7. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.
8. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities. Landscaping shall provide passive cooling opportunities via shading of each unit.

Annexation:

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

2. The properties to be annexed (which includes the project site and three adjacent parcels on the south, APNs are) located within the Escondido Sphere of Influence and Escondido Planning Area and the property owners desire to annex into the city. The eight additional parcels proposed for annexation in accordance with SB244 also are located within the Escondido Sphere of Influence and Escondido Planning Area.
3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The site will also be excluded from the Rincon Municipal Water District -Improvement District "E" for fire services.
4. The City of Escondido already provides fire and emergency response to the proposed annexation territory. The City would provide sewer service rather than private septic systems. The City of Escondido Police Department, which already patrols the general area and works cooperatively with the Sheriff, would assume responsibility for law enforcement. Annexation would allow the City to increase their road maintenance responsibility. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.
5. The project's private road access easement along Amanda Lane (which is a portion of APN 235-202-20) is included in the annexation proposal in order for the project site and the entire section of Amanda Lane would be within the same jurisdiction. However, annexation of the off-site portion of the access easement would result in the creation of a small unincorporated island (approximately 6.52 acres) consisting of two lots (APNs 235-202-20 and -55) that elected to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, LAFCO may waive the restrictions if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with an island consistent with two unincorporated lots will meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts for the following reasons:
 1. The Escondido General Plan and County community plans both designate the site for single-family residential development and the City and County density provisions are similar for the subject area.
 2. The subject parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated as a separate jurisdiction because they are located within the Escondido Sphere of Influence and Planning Area.
 3. Annexation will not significantly change the arrangement by which public services are delivered in South Escondido or to the subject parcels, as detailed in the Final Mitigated Negative Declaration prepared for the project.

Prezone:

1. The project site is proposed to be pre-zoned to Planned Development - Residential 1.9 (PD-R 1.9) and the three adjacent parcels are proposed to be pre-zoned to Residential Estates- 20,000 square foot minimum lot size (RE-20), both of which are consistent with the Escondido General Plan designation of Estate II (up to 2 dwelling units per acre) and would allow for project development. The Planned Development is conditioned on the approval and recordation of the proposed annexation.
2. The public health, safety and welfare will not be adversely affected by the proposed change because the zoning will be consistent with the existing Estate II General Plan designation on the subject properties and the use of the three adjacent developed residential parcels will remain unchanged.

3. The properties involved are suitable for the uses permitted by the proposed zone since the permitted use on the proposed development site will be the same single-family residential use permitted by the previous County zoning. The primary use of the three adjacent developed residential parcels will remain unchanged. In addition, the proposed density is compatible with surrounding residential development.
4. The proposed project would be consistent with the development standards of the Escondido Zoning Code and the General Plan designation and policies. Using the Planned Development process allows flexibility, if necessary, to achieve the basic public purposes of the Escondido General Plan and Zoning Code; to enhance the appearance and livability of the community; to promote and create public and private open space as an integral part of the proposed project design; and, to enhance and preserve the site and its topography and landscape features.
5. The landscape and character of the project would reinforce the community character of the surrounding neighborhoods with improvements that would be well integrated into its surroundings, because excessive grading would not be required; the new structures would incorporate compatible and integrated architecture, materials and colors; the project would not be visually obstructive or disharmonious with surrounding areas; or harm protected views from adjacent properties.
6. The unincorporated territory included in the SB 244-related second annexation proposal area is currently developed with single-family estate homes. Development plans are not proposed to change the type of land use or increase the number of homes. The City of Escondido's General Plan land use designation for the second annexation proposal area is Estate I and Estate II, which permits a fewer number of dwelling units than the County of San Diego North County Metropolitan Planning Area designation of Village Residential (VR-2.9 du/ac). The proposed rezoning for these eight parcels would be PZ-RE-20 and PZ-RE-40 to be consistent with their corresponding Escondido General Plan land-use designations of Estate I and Estate II.

Master and Precise Development Plan

1. The location, design and density of the proposed residential development is consistent with the goals and policies of the Escondido General Plan. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
2. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Final Mitigated Negative Declaration, the traffic impact analysis for the project prepared by Linscott, Law & Greenspan, and the Engineering Division. The project proposed off-site improvements to Amanda Lane and Gamble Lane, including traffic calming along Gamble Lane to reduce current roadway and drainage deficiencies within the area, which would be a public benefit to existing city and county residents.
4. All public facilities, sewer and water service are existing or will be available to the subject site, with proposed and anticipated improvements and annexation.
5. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided,

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

6. The proposed development would be well integrated into its surroundings, since excessive grading would not be required, the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties.
7. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities and access would be provided for the development of the project (as detailed in the staff report).

Grading Exemptions

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

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

EXHIBIT "B"

CONDITIONS OF APPROVAL SUB 13-0007, PHG 13-0034

Project Mitigation Measures

1. **Air-1 Construction Dust Control Measures.** The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:
 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
 2. Operate all vehicles on the construction site at speeds less than 15 miles per hour.
 3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.
 4. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carryout is prohibited under any circumstances.
2. **Bio-1** To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City for review and approval prior to initiating any construction activities.
3. **Bio-2** Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.
4. **Bio-3** During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.
5. **Bio-4** During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.
6. **Bio-5** Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.
7. **Bio-6** During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and

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

8. **Bio-7** To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.
9. **Cul-1** The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:
 1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location have been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
 2. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
 3. During the original cutting of previously undisturbed deposits the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.
 4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
 5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
 6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area.
 7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.

8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.
10. **Geo-1** Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.
11. **Haz-1** Prior to the issuance of a grading permit, the results of the Site Assessment Report, dated November 17, 2014, prepared by Tetra Tech to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act (CLRRA) and shall be implemented under the oversight of the DTSC.
12. **Haz-2** If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.
13. **Haz-3** At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.
14. **Haz-4** Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead based materials so that exposure levels do not exceed Cal OSHA standards.
15. **Haz-5** Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented

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

1. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor.
 2. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements.
16. **Haz-6** Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OSHA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan and a soil management plan (SMP) approved by the DTSC, under DTSC's oversight.
17. **Haz-7** Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).
18. **Noi-1** Construction Activities Limitation. Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.
19. **Noi-2** Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:
1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;
 2. Use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;
 3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;
 4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;
 5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or
 6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).

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

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

Planning Division Conditions

Tentative Map

1. This approval is subject to the project parcel(s) annexing into the City of Escondido, as described in the staff report. The proposed annexation shall be recorded prior to recordation of the final map and issuance of any City permits for the project.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when permits are issued, including any applicable City-Wide Facilities fees. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).
4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
6. All new utilities shall be underground, as determined by the Engineering Division.
7. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
8. Three copies of a final Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading plans, landscape plans and the final map.
9. All residential lots shall meet the minimum 10,000 SF net lot area and 80-foot average lot width requirements as detailed in the approved Master and Precise Development Plan. In no event shall the reduction of lot sizes for this clustered residential development exceed the amount of open space area within the development. Conformance with these requirements shall be demonstrated on the final Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map, as might be necessary to achieve compliance.
10. No street names are established as part of this approval. A separate request shall be submitted prior to final map.
11. Exemptions from the Grading Ordinance are approved as part of this project, as specifically detailed in the staff report, exhibits and details of request as follows:

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

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

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

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

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

12. Prior to recordation of the final map and issuance of a grading permit, two copies of the CC&Rs with the appropriate review fees shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, fences/walls, roads, detention basins, common drainage facilities, fuel modification zones, etc. to the satisfaction of the Planning and Engineering Divisions. Other conditions of approval identified for inclusion into the CC&Rs shall be included to the satisfaction of the Planning Division. A review fee established in the current fee schedule shall be collected at the time of submittal.
13. This Tentative Subdivision Map and Planned Development shall expire three years (36 months) after the date of final approval if a final map has not been approved or an extension of time has not been granted. The life of the associated project entitlements shall run concurrently with the life of the Tentative Map.
14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,260.00 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Wildlife filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Wildlife documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

Preliminary, Master and Precise Development Plan

1. All exterior residential lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All residential outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
2. The project shall be developed with the unit mix and location of proposed units as identified on the Plotting Plan. Deviations from the Plotting Plan may be approved on a case-by-case basis by the Director of Community Development. Lots 8, 12 and 17 shall be restricted to single-story homes (with no second story addition option allowed). This requirement shall be included in the project CC&Rs.
3. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.
4. General setbacks for primary and accessory structures shall be subject to the R-1-10 zoning standards unless otherwise prescribed in the approved Master and Precise Development Plan, details of request section of the staff report and conditions of approval, and as illustrated on the project exhibits (Preliminary Plotting Plan). Appropriate setbacks from top and toe of slope shall be maintained, as determined by the Engineering Division. California rooms provided as an option by the builder must meet the rear yard setback. Single-story structures, such as patio covers,

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

5. Exterior stairways for the Plan 1X shall be required to meet all building setbacks required for the primary structure.
6. A minimum 15' separation between homes shall be maintained at all times.
7. Appropriate access shall be provided around all sides of the building (with appropriate separation/setback from slopes or retaining walls, generally min. 5 feet) or as determined by the Fire Department and Engineering Division on a case-by-case basis for each lot.
8. Prior to issuance of building permits for the first phase, the applicant shall submit a design review package to the Planning Division for the entry project identification signage. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs.
9. The perimeter retaining walls shall incorporate decorative materials and shall be indicated on the final grading and landscape plans (material type and color). Decorative masonry cap also shall be used (rolled mortar cap not allowed). Stucco finish shall not be allowed for perimeter retaining walls.

Landscaping Conditions

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of grading or building permits, and shall be equivalent or superior to the planting plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. Prior to issuance of grading permits, the final landscape plans shall be approved by the Engineering Division and Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. All vegetation (including existing vegetation to be retained) shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
3. The installation of the common area and right-of-way landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
4. Street trees shall be provided along each of the site's street frontages, in conformance with the project planting plan and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
6. The builder will be responsible for providing initial stabilization of the front yards, using hydro-seed and the homeowner shall be responsible for maintaining the method of stabilization through the completion of landscape improvements installed by the homeowner.

Fire Department Conditions:

Fire Protection Systems

1. ☐ NFPA 13 ☐ NFPA 13R ☒ NFPA 13D **automatic fire sprinkler system** will be required.
2. Fire hydrants capable of delivering ☐ 1,500 GPM ☒ 2,500 GPM at 20 PSI residual pressure are required every ☐ 500 feet ☒ 300 feet ☐ other _____

3. The project internal streets must maintain a minimum required access width of 28' (32' min. shown on TM) to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).
4. 13 feet 6 inches of vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.
5. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).
6. A 28' inside turning radius will be required on all corners.
7. Speed humps/bumps will not be allowed.

ENGINEERING CONDITIONS OF APPROVAL ESCONDIDO TRACT NUMBER SUB 13-0007

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Subdivision Map.
2. Grading permit for the project may be issued prior to recordation of the final map provided that:
1) Grading, Erosion Control, Drainage and Landscaping Plans have been reviewed by the City Engineer and found to be ready for approval; and 2) Performance bond, satisfactory to City Engineer has been provided to the City; and 3) All Planning and Engineering conditions related to grading have been met.
3. Building Permits for model homes may be issued prior to recordation of Final Map provided that:
1) adequate securities are provided for demolition and removal of the model units that will be required if the map is not recorded; and 2) other conditions required for building permit issuance are met. Bonding for building demolition and removal may be included in the Grading and Private Improvements bonds.
4. The project owner will be allowed to submit project final plans and map for plan check by the City prior to annexation of the project.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Division copy of the Tentative Map as presented to the Planning Commission and the City Council for certification. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

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

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

<u>STREET</u>	<u>CLASSIFICATION</u>
Amanda Lane	Offsite Access Road
Gamble Lane	Offsite Access Road
Amanda Glen	Private Residential

3. The developer shall be responsible to improve the existing Gamble Lane between Eucalyptus Avenue and westerly end of Gamble Lane (at the gate) with widening the existing roadway to 24 feet, install ac berm on both sides and sign and stripe in accordance with the Traffic Management Plan prepared by the project engineer and by the City Engineer. Improvements shall include upgrading the existing structural section with asphalt concrete overlay to equal a residential street standard structural section.
4. The developer shall be responsible to construct a temporary turn around within the existing right-of-way and access easement in accordance with the traffic management plan and project tentative map, to the satisfaction of the City Engineer.
5. The developer shall be responsible to install a streetlight at the intersection of Amanda Lane and Gamble Lane.
6. The developer shall be responsible to replace the existing emergency access gate at the northerly end of Gamble Lane with a gate approved by the Fire Chief. The gate shall be operational, prior to first occupancy.
7. The developer shall be responsible to improve Amanda Lane (offsite) as a 24 feet roadway with residential street standard structural section as a green street with super-elevation and storm water treatment swale along the east side.
8. The developer shall be responsible to construct Amanda Glen (on-site) as a private residential standard street (32' wide) with rolled curb and sidewalk on one side.
9. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved roadways and traffic related improvements on and off site. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.
10. The address of each dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.

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

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Unless specifically permitted to remain by the County Health Department, any existing wells within the project shall be abandoned and capped, and all existing septic tanks within the project shall be pumped and backfilled per County Health Department requirements.
8. Prior to approval of final plans, the developer will be required to obtain permission from adjoining property owners for any off-site street improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

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

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

2. A final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans, consistent with the Amanda Estates Subdivision Tentative Map. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
3. All onsite drainage system, storm water treatment and retention facilities and their drains including the bio-retention basins and bio swales shall be maintained by homeowners' association. Provisions stating this shall be included in the CC&Rs.
4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement by the homeowners' association to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.
5. All storm drain systems within the project are private. The responsibility for maintenance of these storm drains shall be that of the homeowners' association. Provisions stating this shall be included in the CC&Rs.

WATER SUPPLY

1. Fire hydrants together with adequate water supply shall be installed at locations approved by the Fire Marshal.
2. This project is located within the Rincon Del Diablo Water District. The developer shall coordinate all water related improvements for the project with Rincon staff. Approved water improvement plans for the project shall be submitted to the City Engineer prior to approval of grading or improvement plans by the City.

SEWER SUPPLY

1. The developer shall be responsible to design and construct a sewer system for the project in accordance with Design standards and the requirements of the Utilities Engineer. Sewer improvements shall include removal and replacement of a portion of the existing sewer on Gamble Lane to provide for gravity flow and meet the required depth of cover for sewer lines per the Amanda Estates Subdivision Tentative Map and to the satisfaction of the Utilities Director.
2. All onsite sewer mains shall be public. All on-site sewer laterals shall be private. The Homeowners' Association will be responsible for all maintenance and repair of these laterals. This shall be clearly stated in the CC&Rs.

CC&Rs

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

2. The developer shall make provisions in the CC&Rs for maintenance by the homeowners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, Amanda Glen and Amanda Lane, including roadside bio swale. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.
4. The CC&Rs must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Property Owners' Association when repair or replacement of private utilities is done.

FINAL MAP - EASEMENTS AND DEDICATIONS

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

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

2. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.
5. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

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

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

2. The developer shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.
3. Storm Drain Repayment of \$16,828 (\$18,174, after July 2015) per acre for the 5.7 acres of project site (total \$95,920 if paid prior to July 2015) within the Hamilton Basin is due to the City of Escondido for the Hamilton Basin Drainage improvements (Repayment # 197, Reso. # 91-26).

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer will not be responsible for undergrounding of overhead utilities on the other side of the fronting streets.
2. All new dry utilities to serve the project shall be constructed underground
3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

Mitigation Monitoring and Reporting Program for the Amanda Estates Development Project Initial Study / Mitigated Negative Declaration City No: PHG 13-0034 / SUB 13-0007

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

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

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

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

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Air Quality					
Air-1 Construction Dust Control Measures. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions: 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site additional water shall be applied at a frequency to be determined by the on-site construction superintendent. 2. Operate all vehicles on the construction site at speeds less than 15 miles per hour. 3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 4. If a street sweeper is used to remove any track-out/carry-out, only PM₁₀-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.	Require standard best management practices	Field monitoring	Prior to and during any construction activities	City of Escondido Community Development Department Planning Division; Building Division; Construction Contractor; San Diego County Air Pollution Control District	

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

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

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

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

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

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

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

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

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

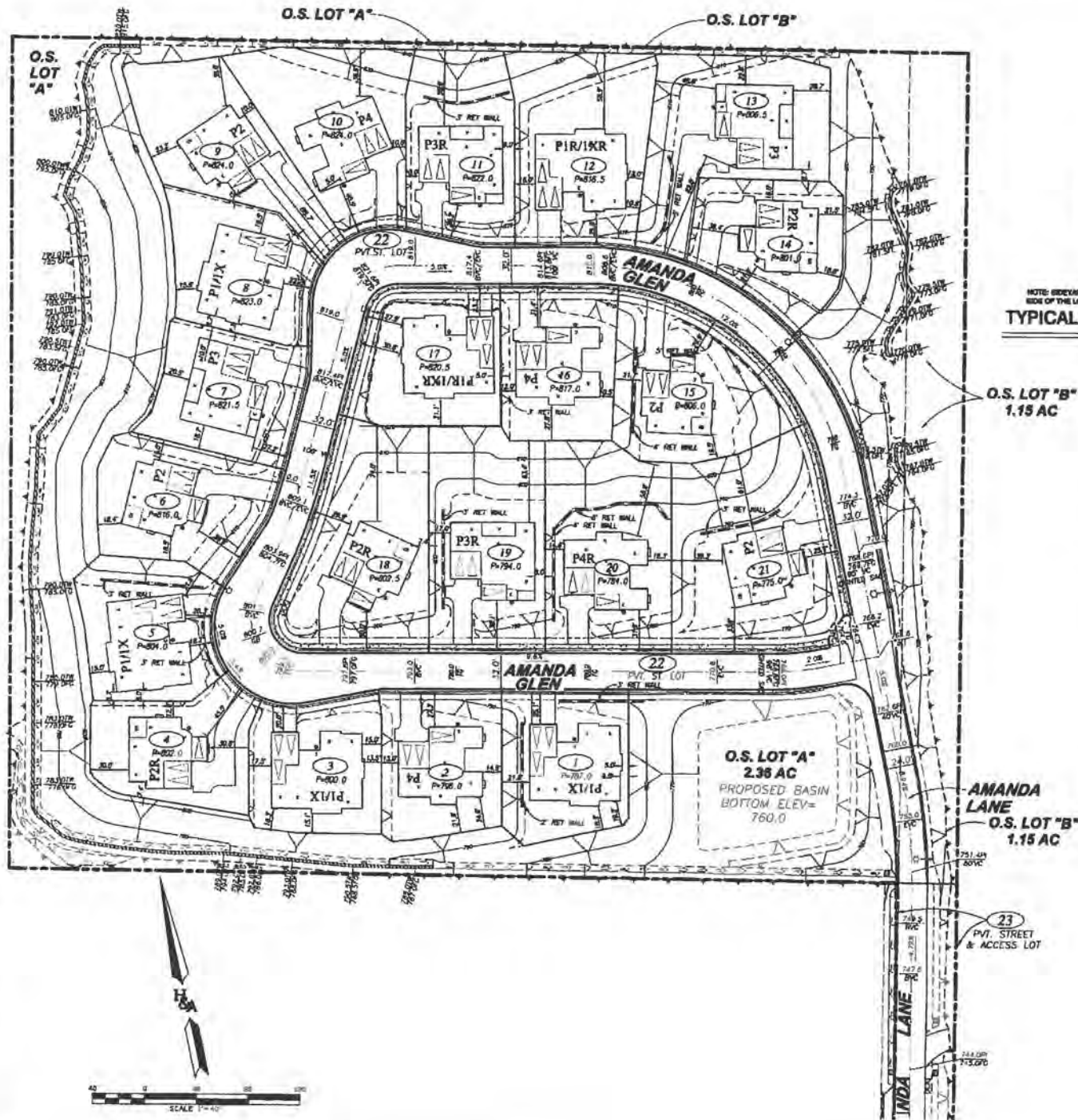
Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Noi-2 Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels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

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

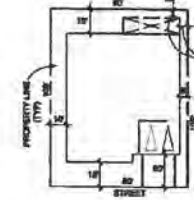
PROPOSED PROJECT SUB 13-0007

56

PLOT
PLAN



PRELIM PLOTTING AMANDA ESTATES



NOTE: SIDEYARD SETBACKS OF 9 AND 10 RESPECTIVELY ARE INTERCHANGEABLE TO EITHER SIDE OF THE LOT SO LONG AS 15' TOTAL SEPARATION IS MAINTAINED BETWEEN STRUCTURES

TYPICAL SETBACKS - MINIMUM REQUIRED

SCALE: 1"=40'

BUILDING MIX



6 UNITS (28.5%)

PLAN 1/1X



7 UNITS (33.3%)

PLAN 2



4 UNITS (19.1%)

PLAN 3



4 UNITS (19.1%)

PLAN 4

21 UNITS (100%)

Amanda Estates

ESCONDIDO, CA

ARCHITECTURAL DESIGN REVIEW



PROPOSED PROJECT
SUB 13-0007

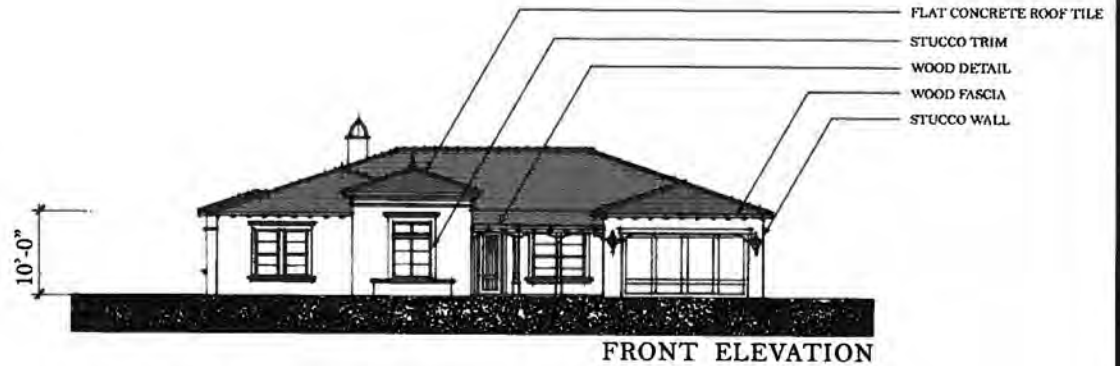
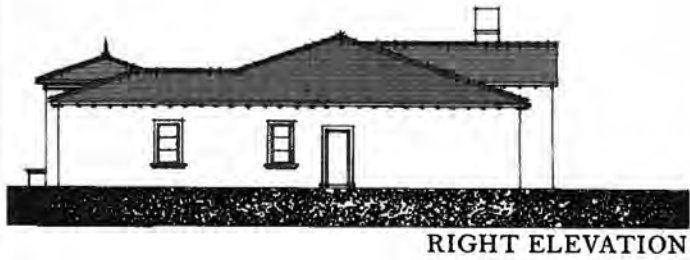
57

COVER PAGE

PROPOSED PROJECT
SUB 13-0007

58

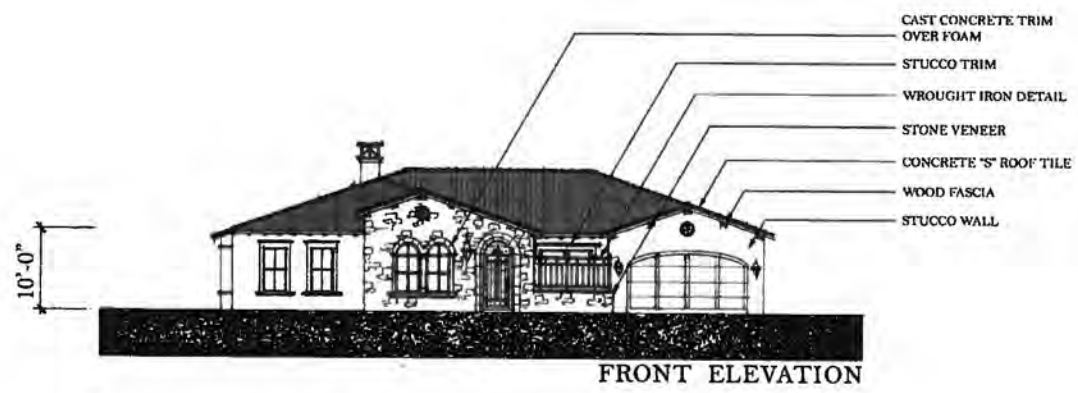
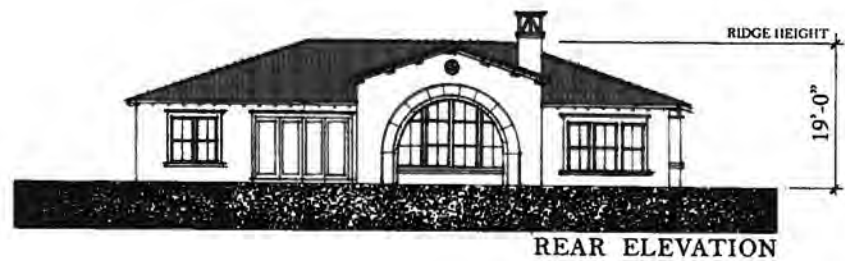
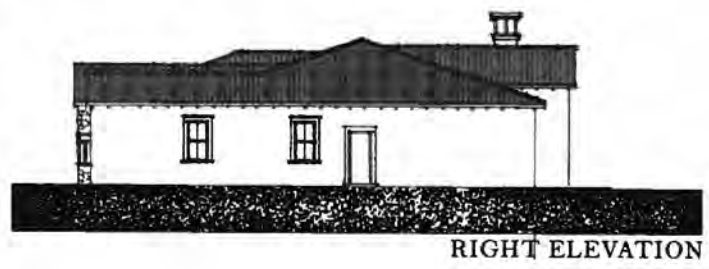
ELEVATIONS



ELEVATIONS 1A

PROPOSED PROJECT
SUB 13-0007

59



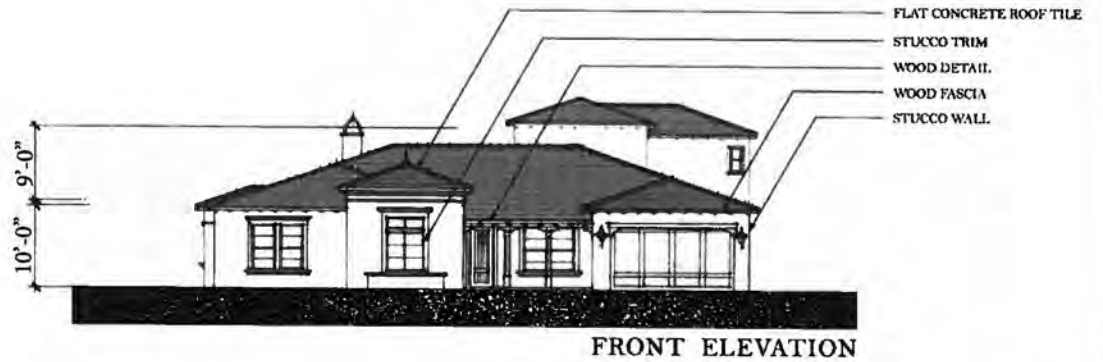
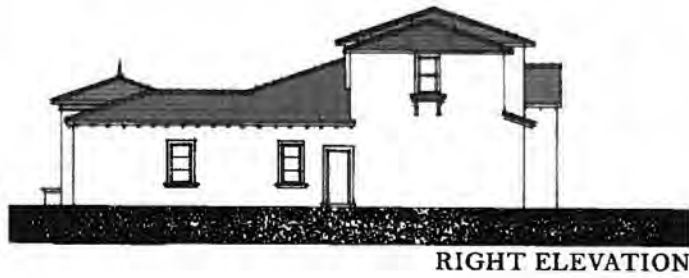
ELEVATIONS 1B

ELEVATIONS



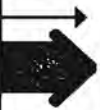
PROPOSED PROJECT
SUB 13-0007

60



ELEVATIONS 1A-X

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

6'



RIGHT ELEVATION



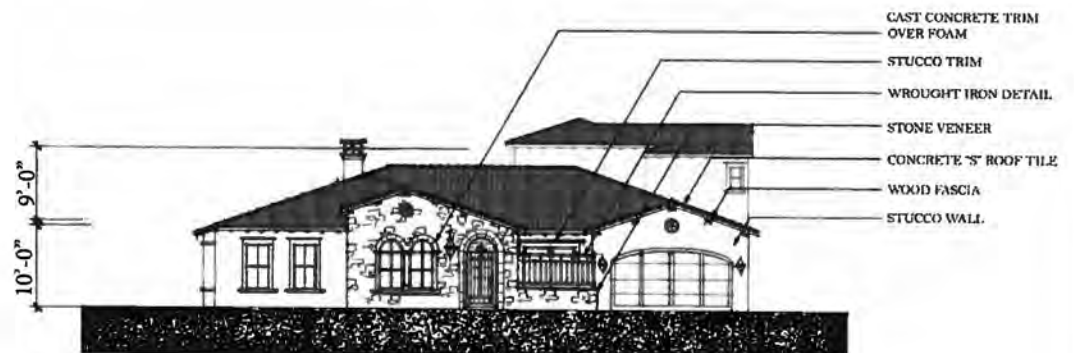
REAR ELEVATION

26'-6"

RIDGE HEIGHT



LEFT ELEVATION



FRONT ELEVATION

10'-0"

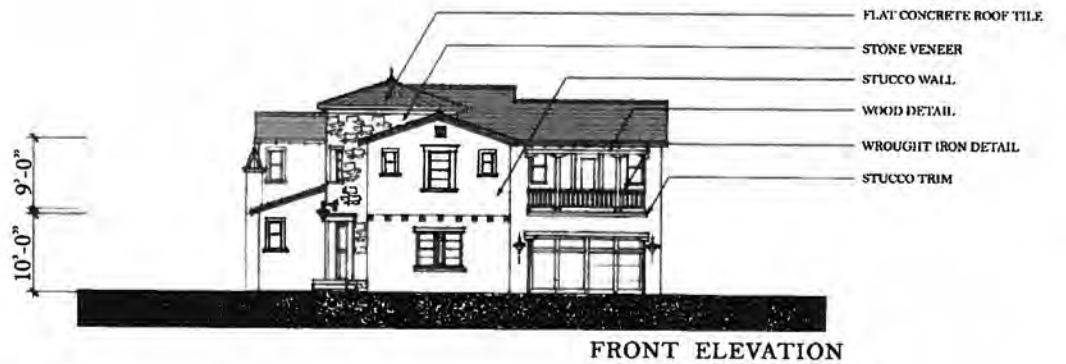
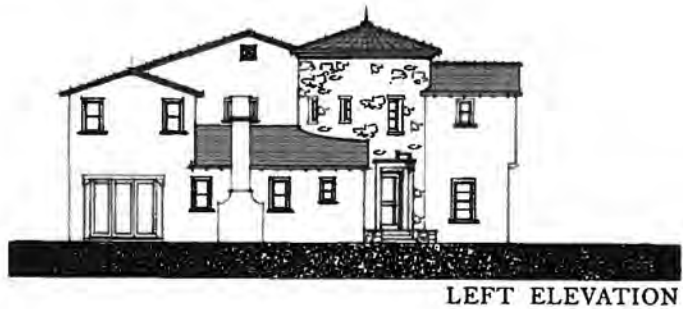
ELEVATIONS 1B-X

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

62



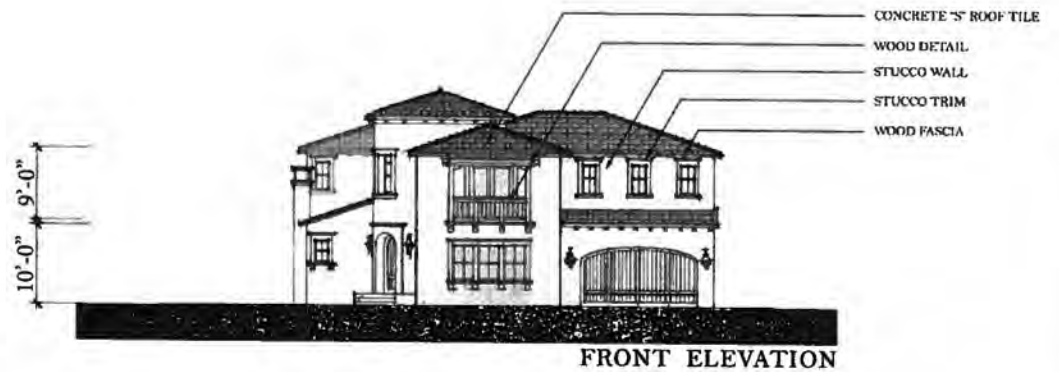
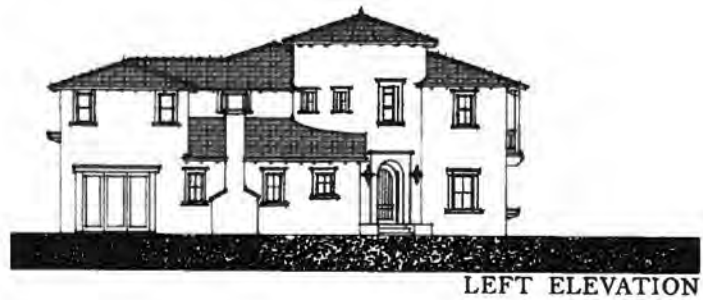
ELEVATIONS 2A

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

63



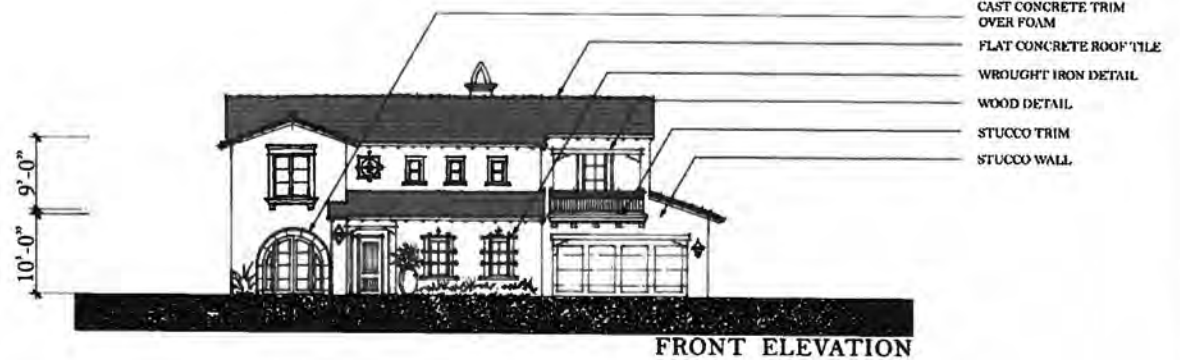
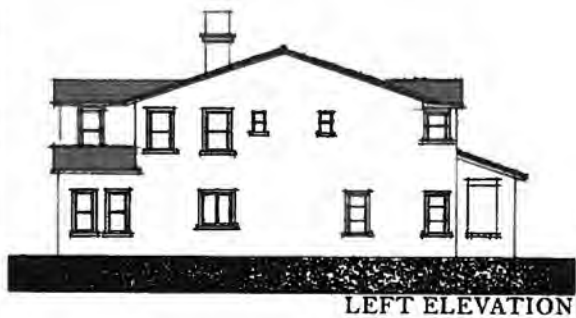
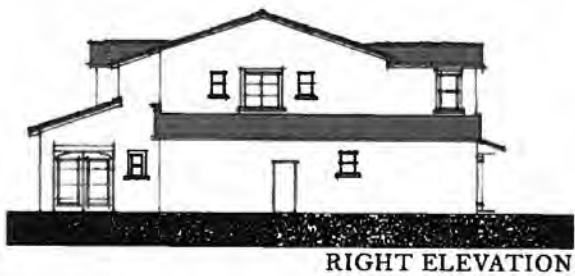
ELEVATIONS 2B

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

64



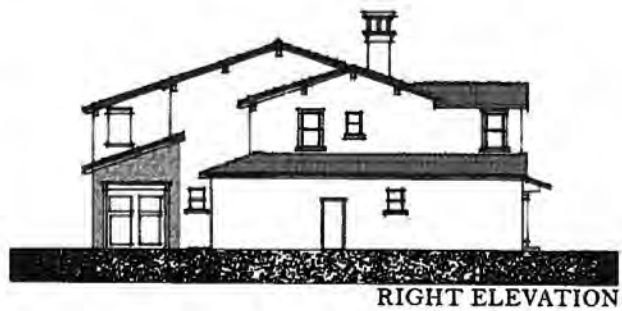
ELEVATIONS 3A

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

65



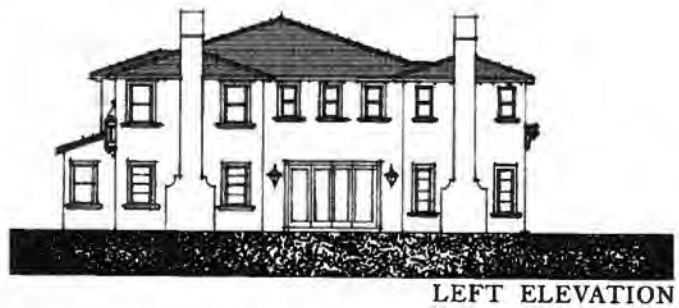
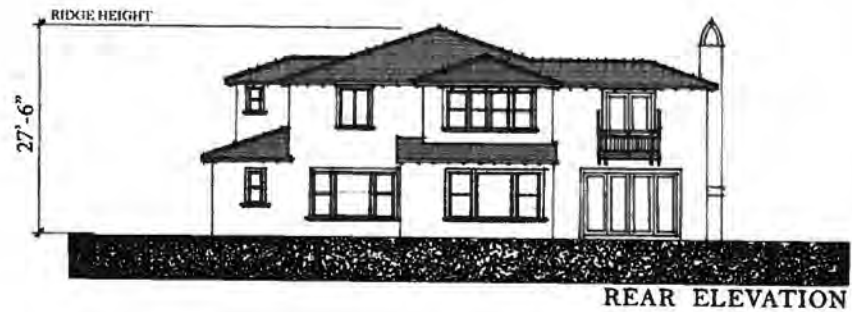
ELEVATIONS 3B

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

66



ELEVATIONS 4A

ELEVATIONS



PROPOSED PROJECT
SUB 13-0007

67



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

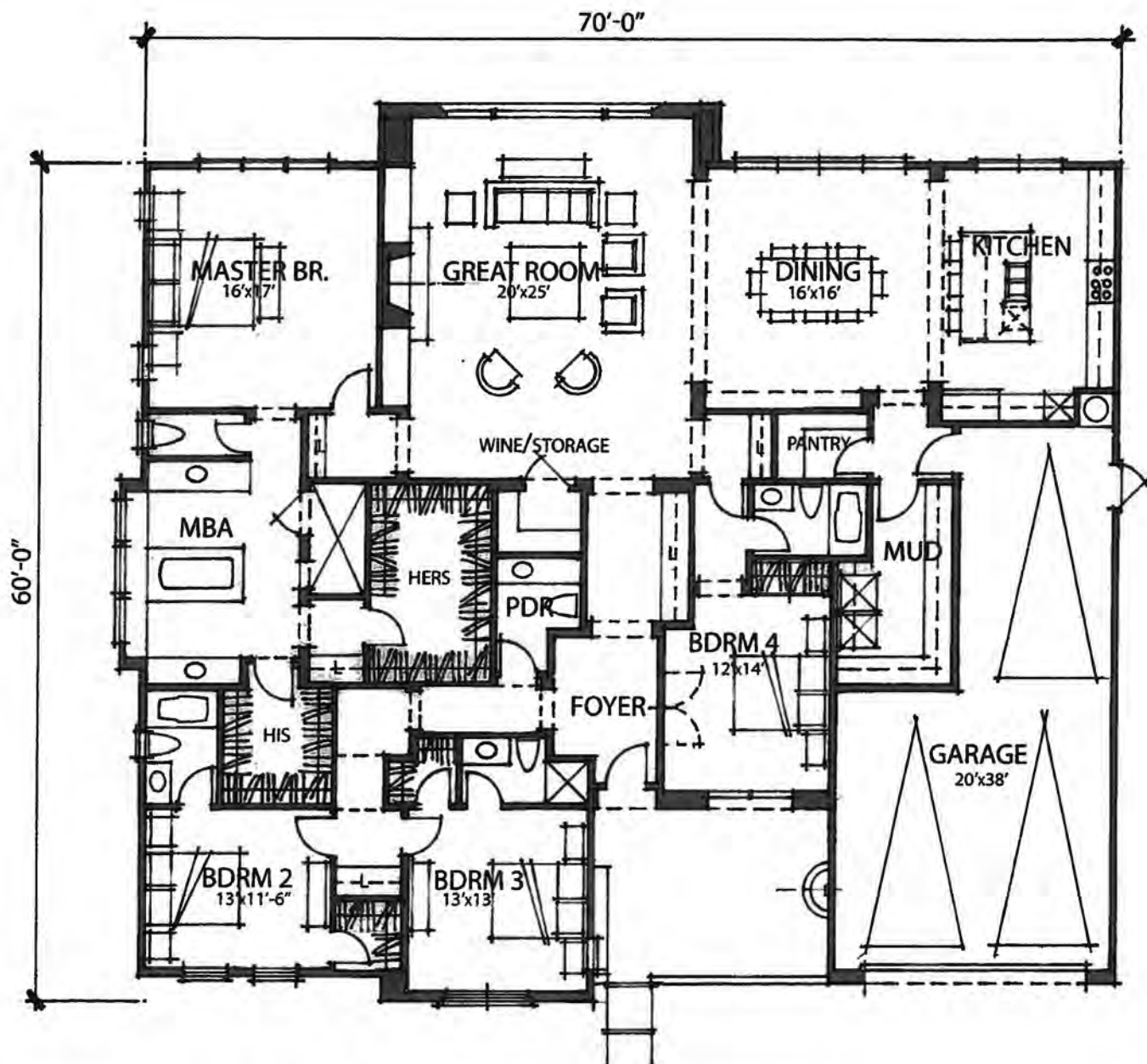


FRONT ELEVATION

ELEVATIONS 4B

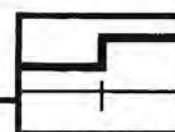
ELEVATIONS

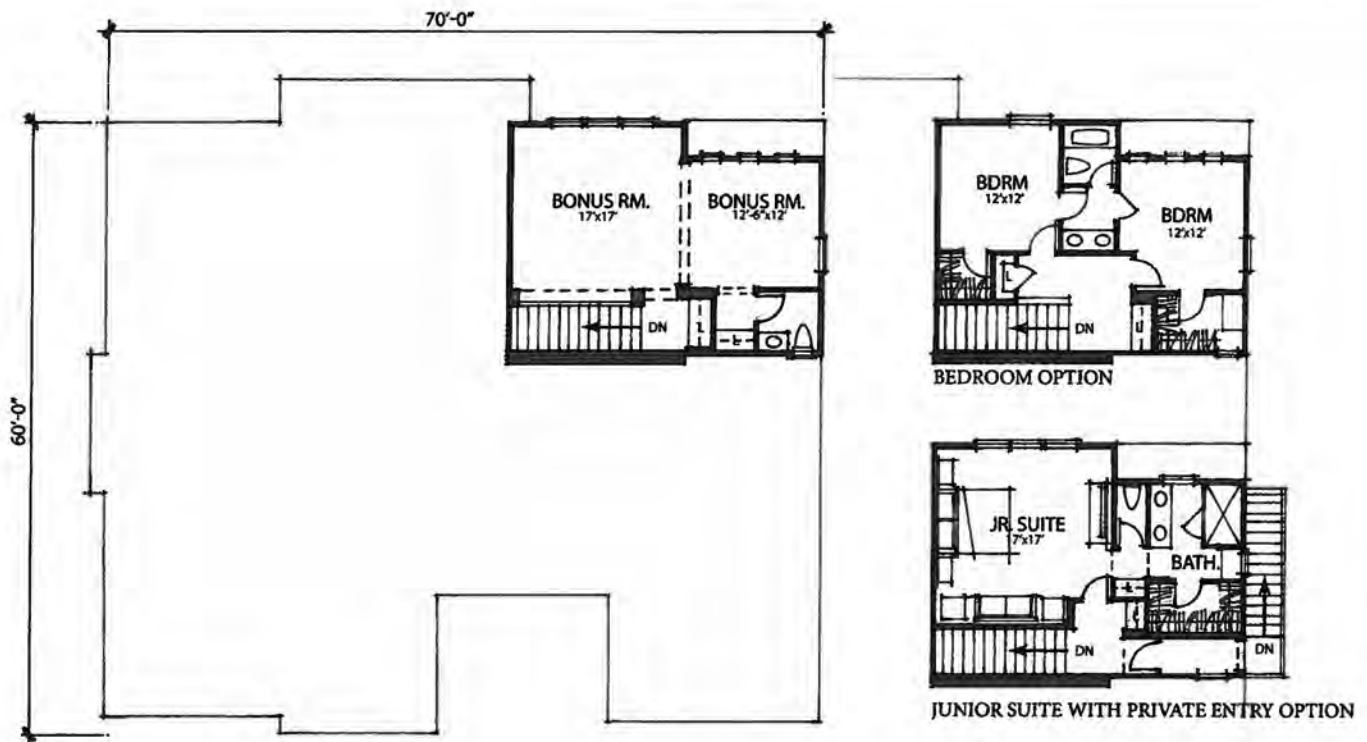




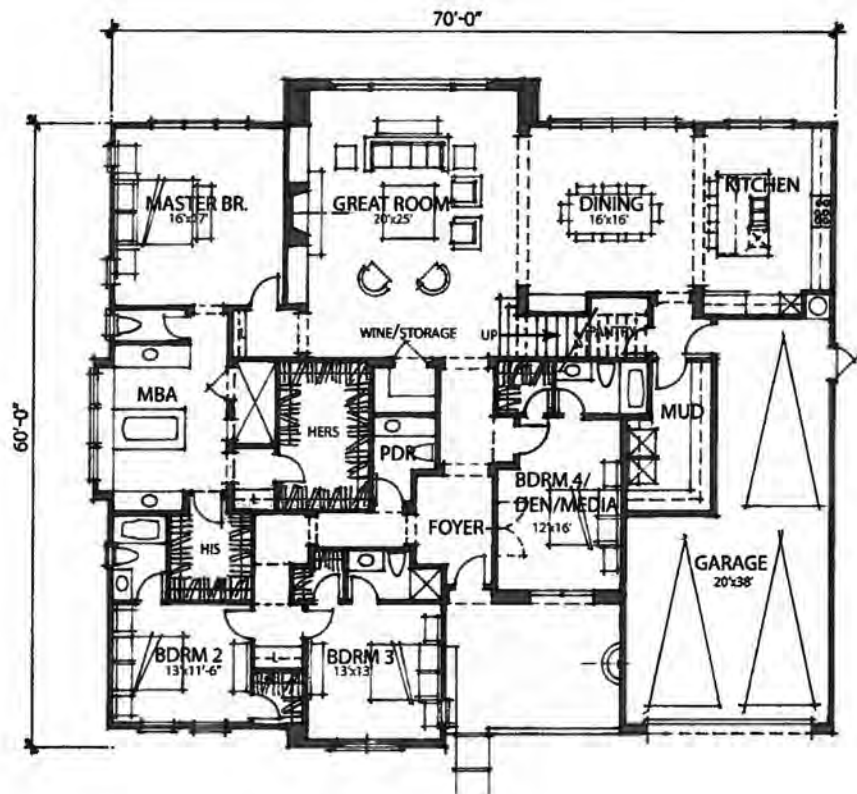
PLAN 1
3,334 SF TOTAL

PROPOSED PROJECT
SUB 13-0007



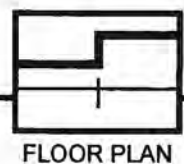


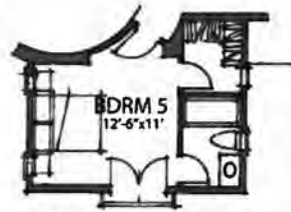
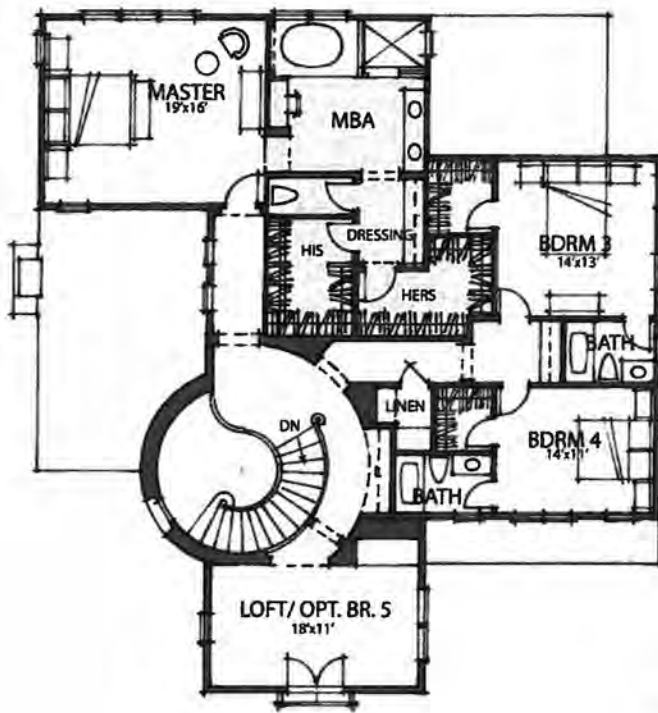
PLAN 1X
UPPER LEVEL 622 SF



PLAN 1X
LOWER LEVEL 3,334 SF
3,956 SF TOTAL

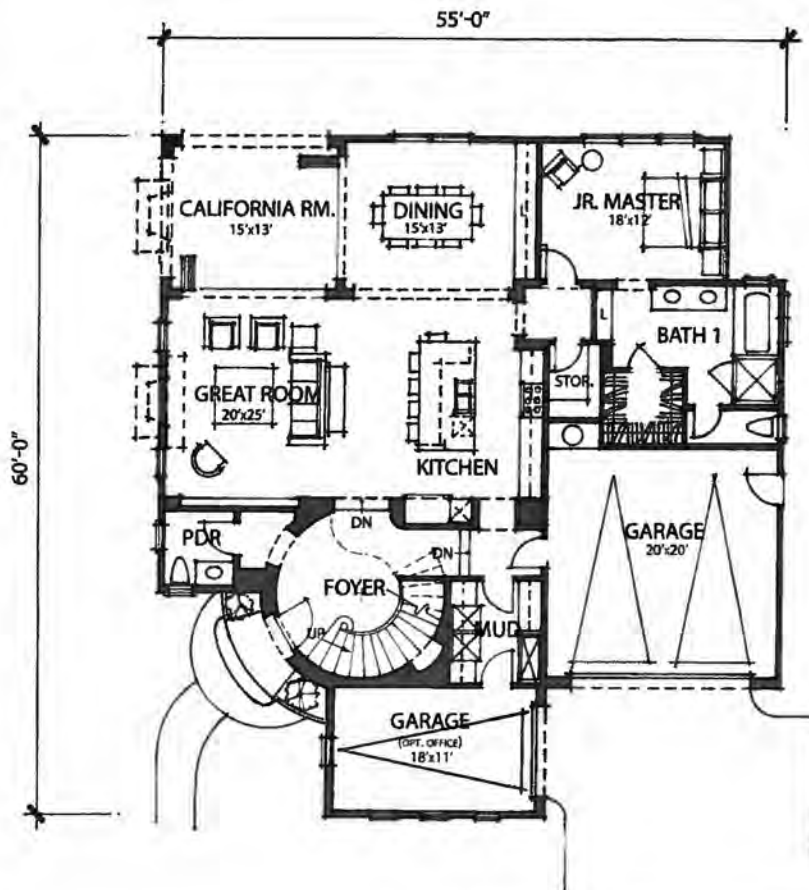
PROPOSED PROJECT
SUB 13-0007





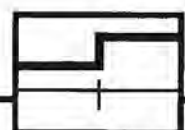
BEDROOM 5 OPTION

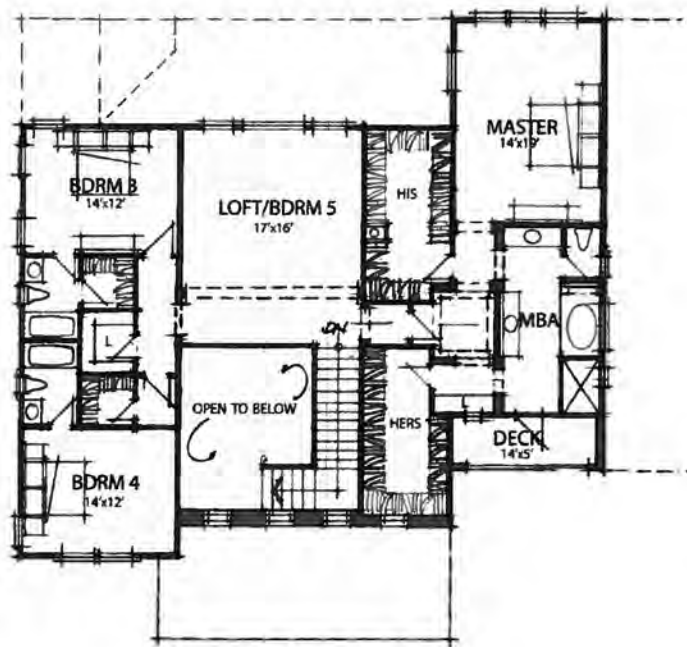
PLAN 2
UPPER LEVEL
1,959 SF



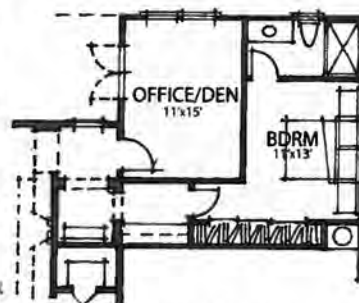
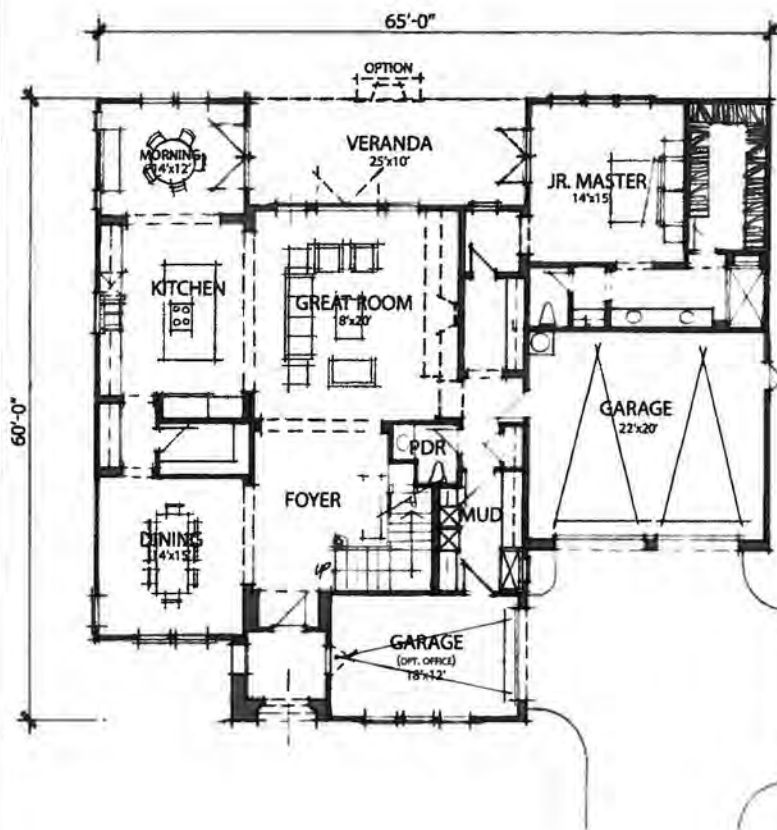
PLAN 2
LOWER LEVEL
1,866 SF
3,825 SF TOTAL

PROPOSED PROJECT
SUB 13-0007





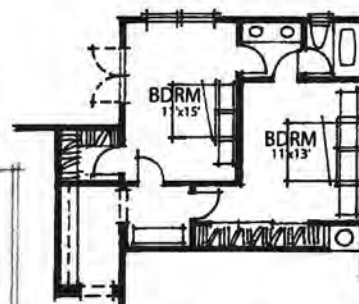
PLAN 3
UPPER LEVEL
1,885 SF



OFFICE/BEDROOM OPTION



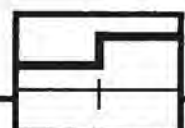
ENTERTAINMENT OPTION



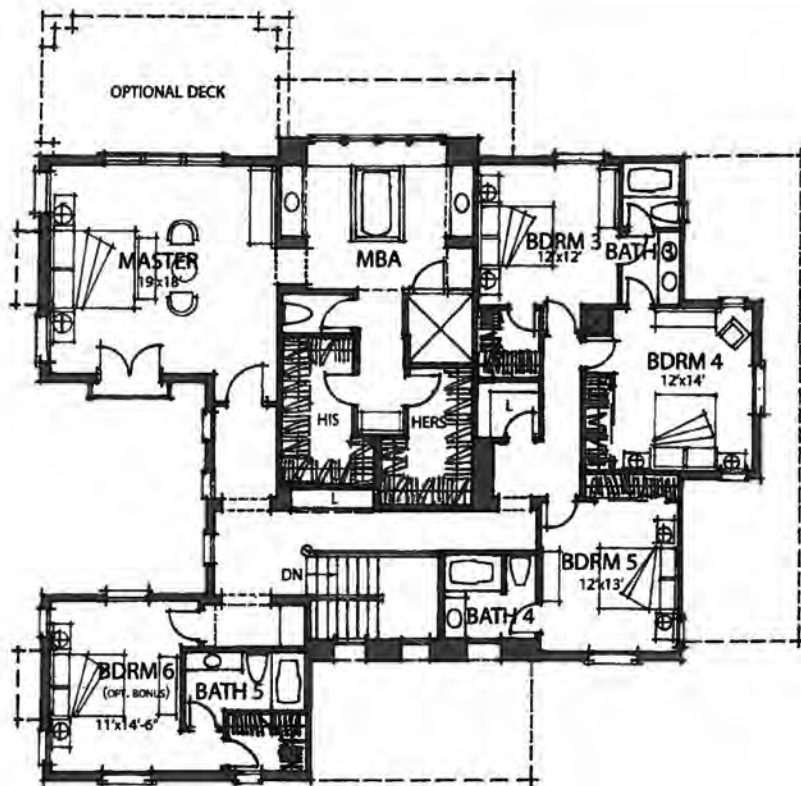
BEDROOM OPTION

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

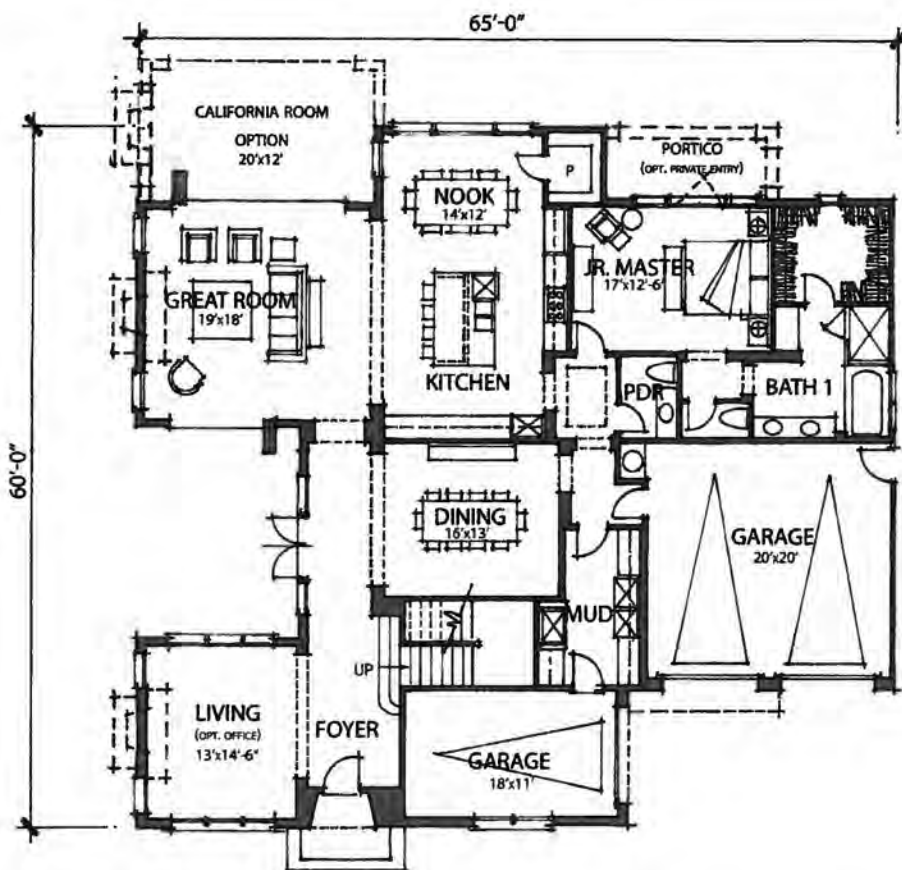
PROPOSED PROJECT
SUB 13-0007



FLOOR PLAN

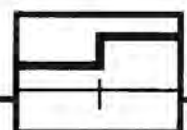


PLAN 4
UPPER LEVEL
2,337 SF



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

PROPOSED PROJECT
SUB 13-0007



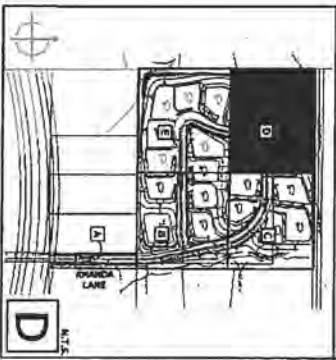
PLANTABLE WALL SCHEDULE			
BOTANICAL NAME	COMMON NAME	SPACE	SIZE
Ficus religiosa	Creeping Fig	4' O.C.	1 Gal.
Psychotriasia truncata	Sharon Fig	4' O.C.	1 Gal.
NOTES: Refer to soil report's plant list for suitable wall hanging and burlap. Refer to diagram on sheets 4, 5, or this package.			

VINE SCHEDULE			
BOTANICAL NAME	COMMON NAME	SPACE	SIZE
Passiflora ligularis	Creeping Pass	15' O.C.	5 Gal.
			N

TREE SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK
1	Carya occidentalis	Western Redbud	1 Gal.
2	Kousstonsia bipinnata	Chinese Flame Tree	30" Dia.
3	Malus microdon	Western Spirea	15 Gal.
4	Quercus agrifolia	Coast Live Oak	30" Dia.
5	Buxus sempervirens	Boxwood	30" Dia.
6	Arbutus menziesii	Arbutus	30" Dia.

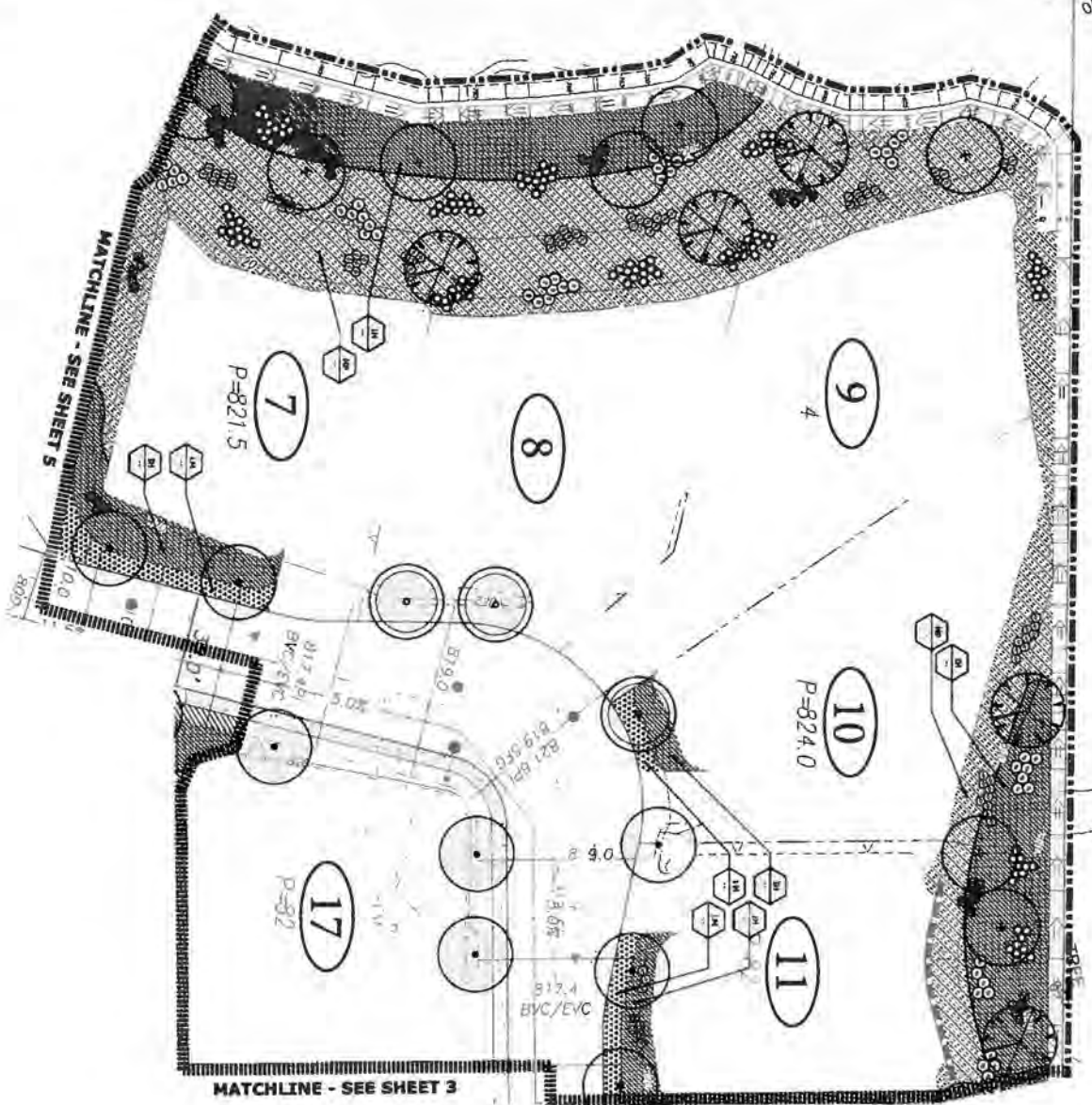
INTERIOR STREETS - SHRUB SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	Adiantum species	Forest Fern	1 Gal.
2	Camellia japonica	Camellia	1 Gal.
3	Quercus agrifolia	Coast Live Oak	1 Gal.
4	Quercus agrifolia	Coast Live Oak	1 Gal.
5	Quercus agrifolia	Coast Live Oak	1 Gal.
6	Quercus agrifolia	Coast Live Oak	1 Gal.
7	Quercus agrifolia	Coast Live Oak	1 Gal.
8	Quercus agrifolia	Coast Live Oak	1 Gal.
9	Quercus agrifolia	Coast Live Oak	1 Gal.
10	Quercus agrifolia	Coast Live Oak	1 Gal.
11	Quercus agrifolia	Coast Live Oak	1 Gal.
12	Quercus agrifolia	Coast Live Oak	1 Gal.
13	Quercus agrifolia	Coast Live Oak	1 Gal.
14	Quercus agrifolia	Coast Live Oak	1 Gal.
15	Quercus agrifolia	Coast Live Oak	1 Gal.
16	Quercus agrifolia	Coast Live Oak	1 Gal.
17	Quercus agrifolia	Coast Live Oak	1 Gal.
18	Quercus agrifolia	Coast Live Oak	1 Gal.
19	Quercus agrifolia	Coast Live Oak	1 Gal.
20	Quercus agrifolia	Coast Live Oak	1 Gal.
21	Quercus agrifolia	Coast Live Oak	1 Gal.
22	Quercus agrifolia	Coast Live Oak	1 Gal.
23	Quercus agrifolia	Coast Live Oak	1 Gal.
24	Quercus agrifolia	Coast Live Oak	1 Gal.
25	Quercus agrifolia	Coast Live Oak	1 Gal.
26	Quercus agrifolia	Coast Live Oak	1 Gal.
27	Quercus agrifolia	Coast Live Oak	1 Gal.
28	Quercus agrifolia	Coast Live Oak	1 Gal.
29	Quercus agrifolia	Coast Live Oak	1 Gal.
30	Quercus agrifolia	Coast Live Oak	1 Gal.

KEY MAP



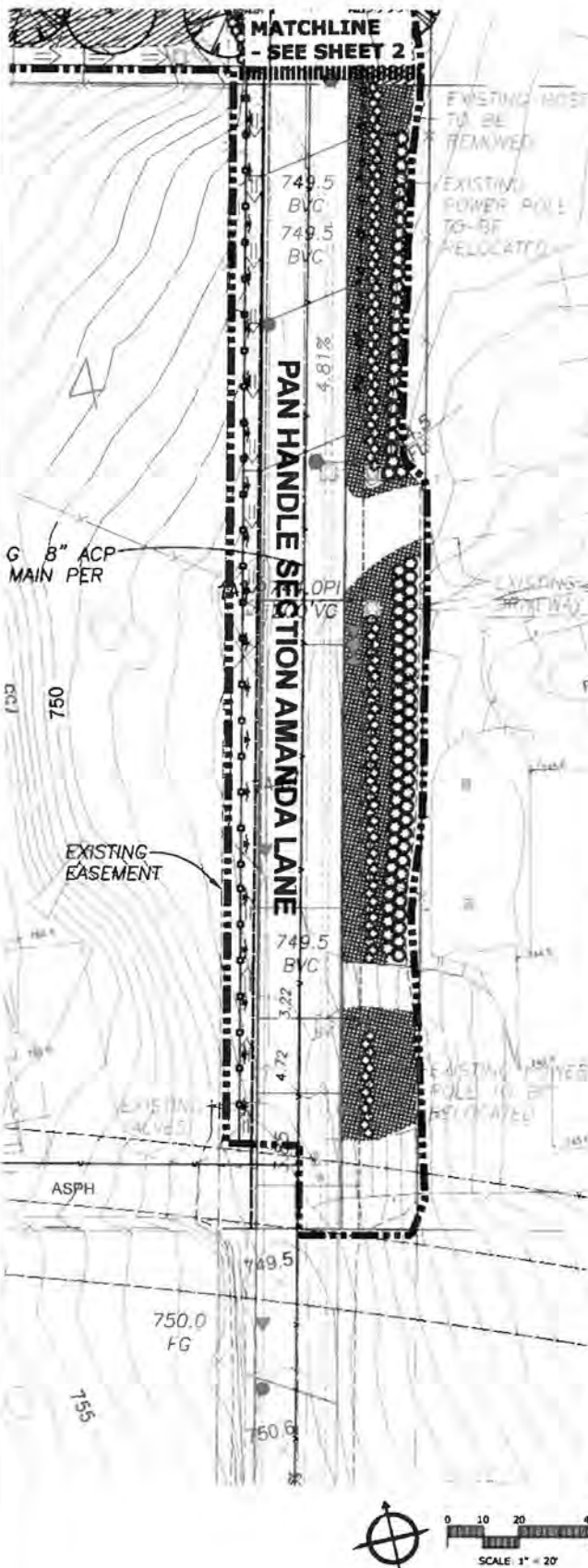
Bottom Ivy
4' O.C. spacing, triangular
spaced with Ficus below
Ficus requires
4' O.C. spacing
BROWN
DITCH

Plantable Wall



PROPOSED PROJECT
SUB 13-0007

LANDSCAPE



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

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

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

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



ROOT BARRIER NOTE

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

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

PLANTING LEGEND

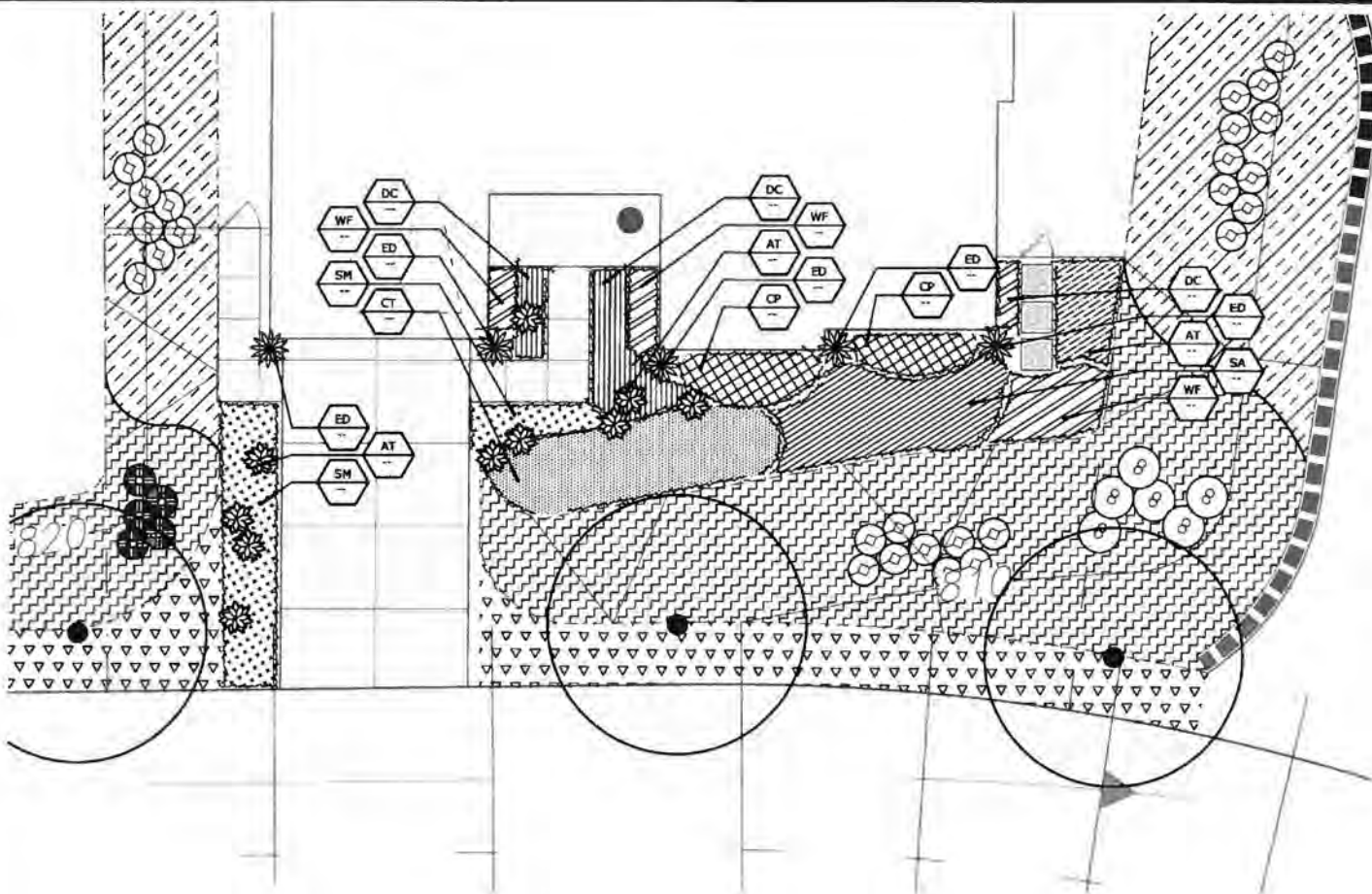
ESP. Espaliered
GAL. Gallon Container
G.C. Ground Cover
HT. Height
L.A. Landscape Architect
O.C. On Center
SPEC. Specimen
STD. Standard

PLANTING KEY

See Legend
 Size of plant, gallon or box size
 Quantity

**PROPOSED PROJECT
SUB 13-0007**

**L
LANDSCAPE**



IRRIGATION NOTE

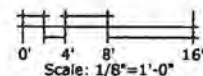
ALL LANDSCAPE AREAS WILL BE PERMANENTLY IRRIGATED USING AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM WILL BE SEPARATED INTO SEVERAL SYSTEMS BASED ON WATER REQUIREMENTS OF EACH HYDROZONE. HYDROZONE SEPARATIONS WILL BE BASED ON SUN ORIENTATION AND WATER REQUIREMENTS OF THE PLANT MATERIAL.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

PLANTING LEGEND

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

PLANTING KEY

See Legend
Size of plant, gallon or box size
Quantity



TYPICAL FRONT - SHRUB SCHEDULE

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

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

VINE SCHEDULE

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

TREE SCHEDULE

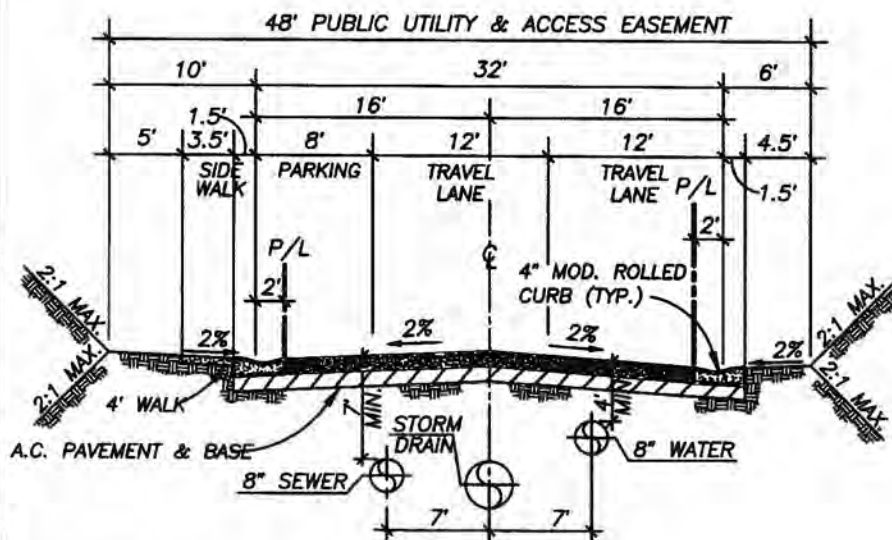
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	<i>Cercis occidentalis</i>	Western Redbud	Multi	24" Box	L
	<i>Koeleria bipinnata</i>	Chinese Flame Tree	Std.	24" Box	M
	<i>Platanus racemosa</i>	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	<i>Quercus agrifolia</i>	Coast Live Oak	Multi	15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

WUCOLS NOTE:

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

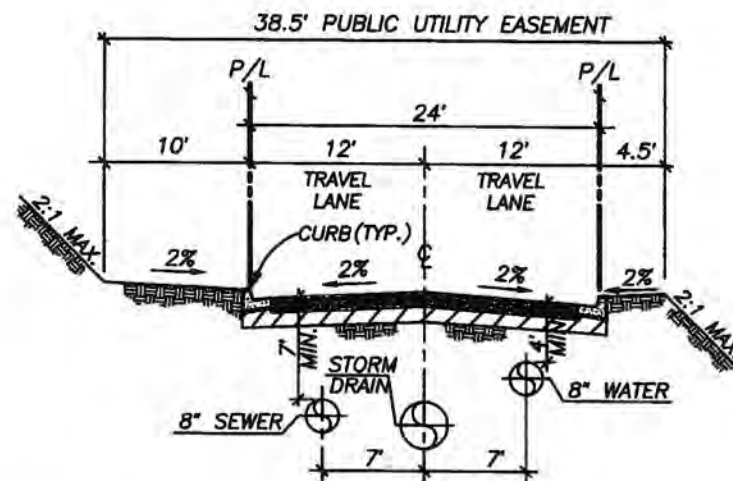
TYPICAL FRONT - YARD LANDSCAPING

**PROPOSED PROJECT
SUB 13-0007**



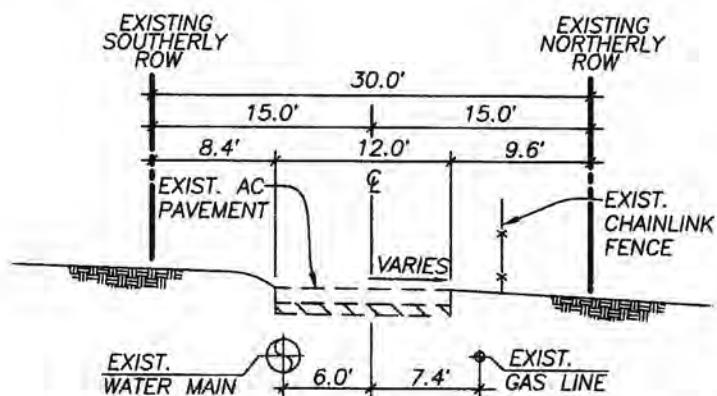
AMANDA GLEN
TYPICAL PRIVATE STREET

NTS



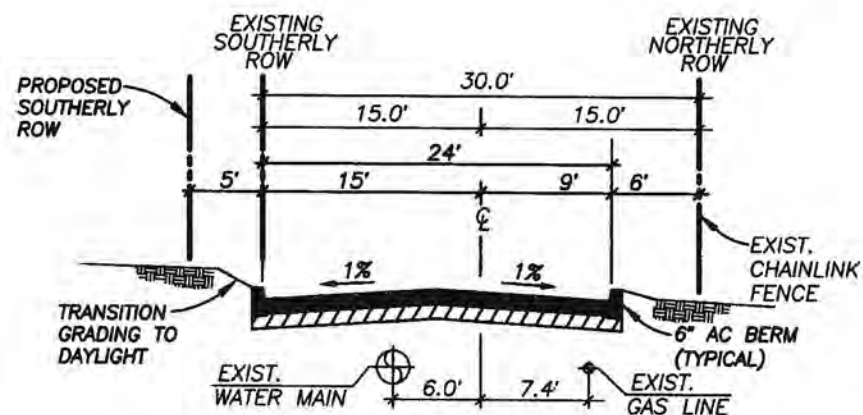
AMANDA LANE
PRIVATE ENTRY STREET

NTS



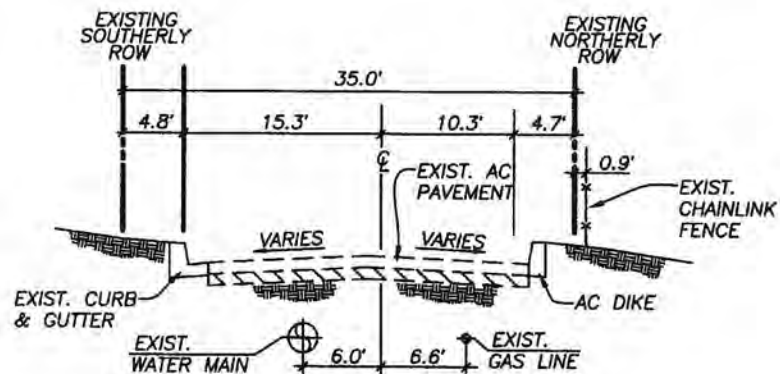
SECTION 'A-A' - EXISTING GAMBLE LANE

NOT TO SCALE

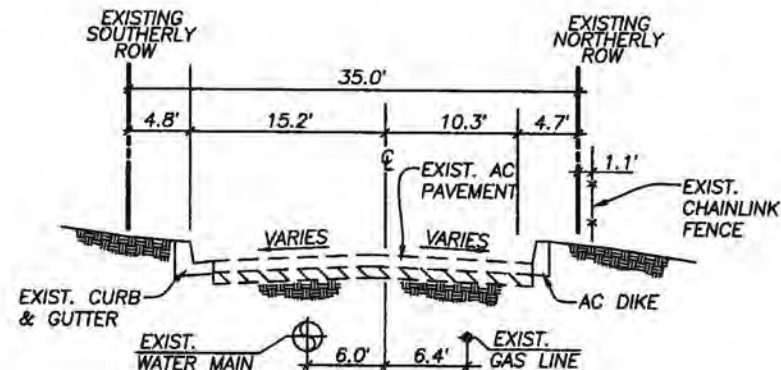


SECTION 'A-A' - PROPOSED GAMBLE LANE

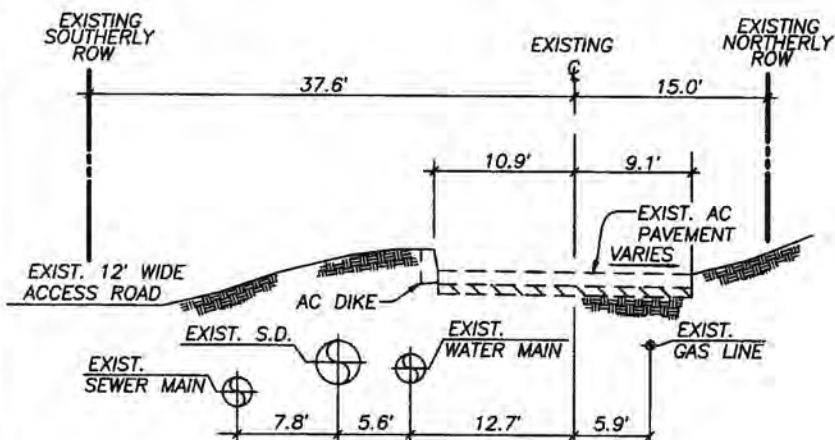
NOT TO SCALE



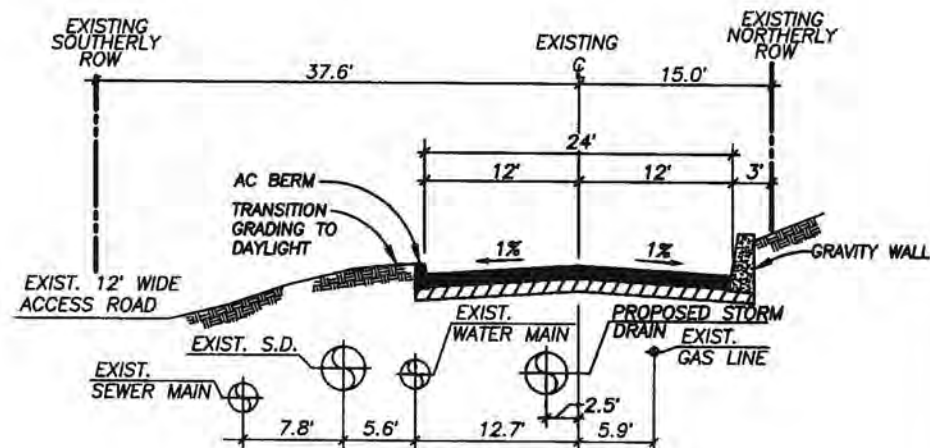
SECTION 'B-B' - EXISTING GAMBLE LANE
NOT TO SCALE



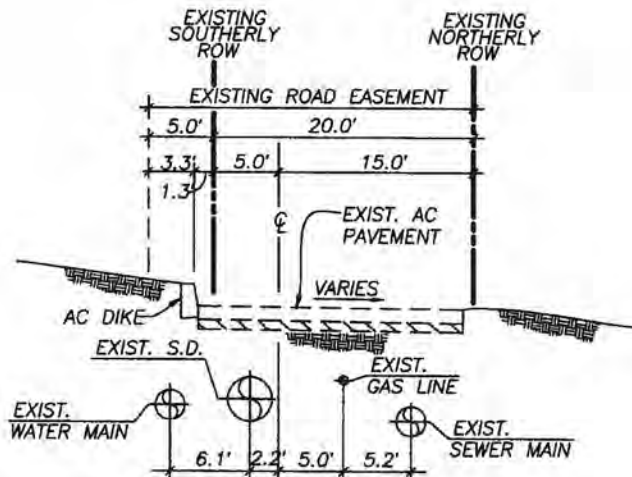
SECTION 'B-B' - PROPOSED GAMBLE LANE
NOT TO SCALE



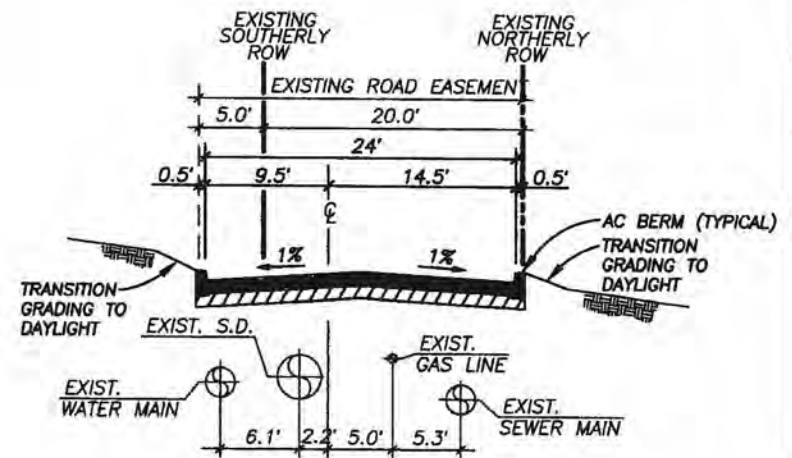
SECTION 'C-C' - EXISTING GAMBLE LANE
NOT TO SCALE



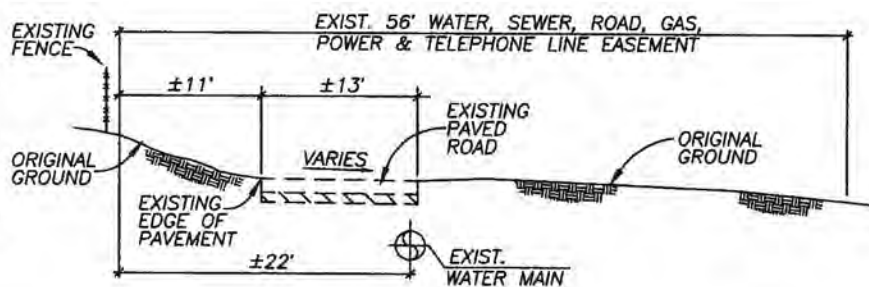
SECTION 'C-C' - PROPOSED GAMBLE LANE
NOT TO SCALE



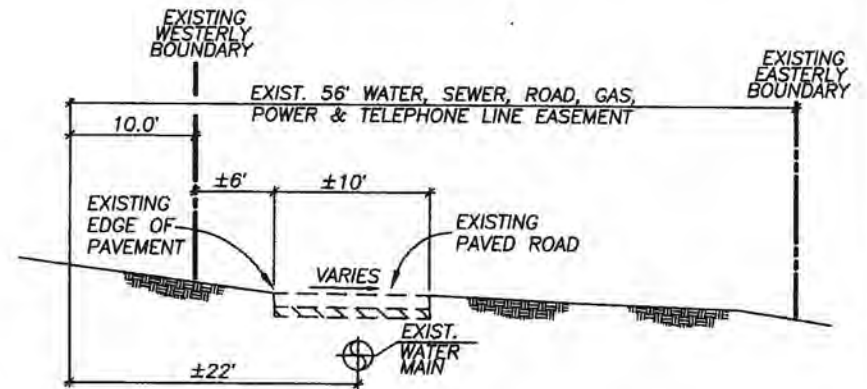
SECTION 'D-D' - EXISTING GAMBLE LANE
NOT TO SCALE



SECTION 'D-D' - PROPOSED GAMBLE LANE
NOT TO SCALE

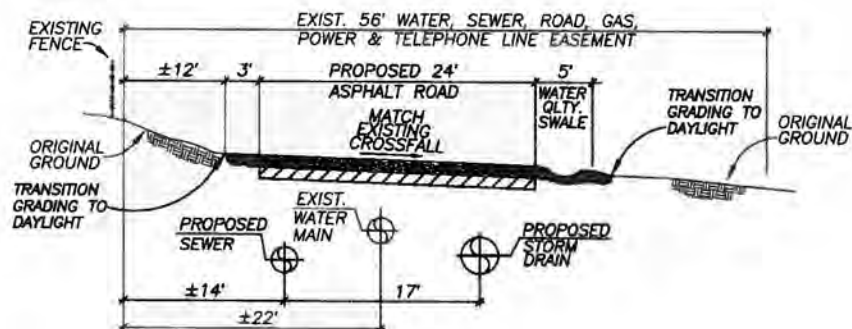


SECTION 'F-F' - EXISTING AMANDA LANE OFF SITE
NOT TO SCALE

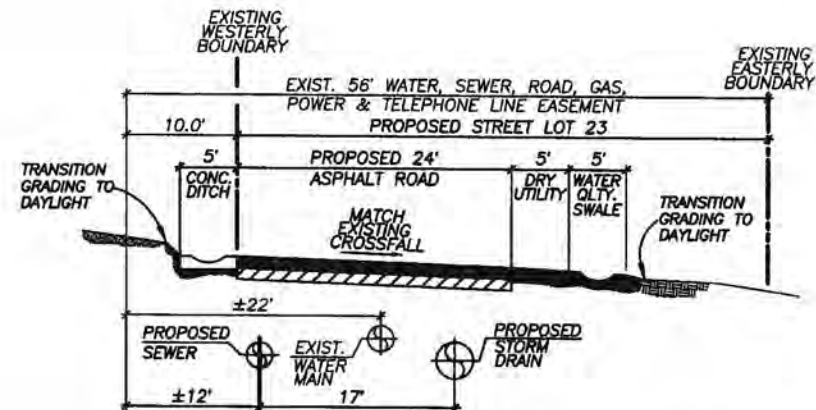


SECTION 'E-E' - EXISTING AMANDA LANE ON SITE
NOT TO SCALE

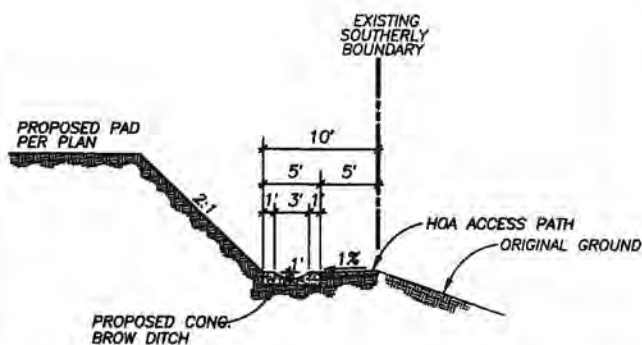
SECTIONS



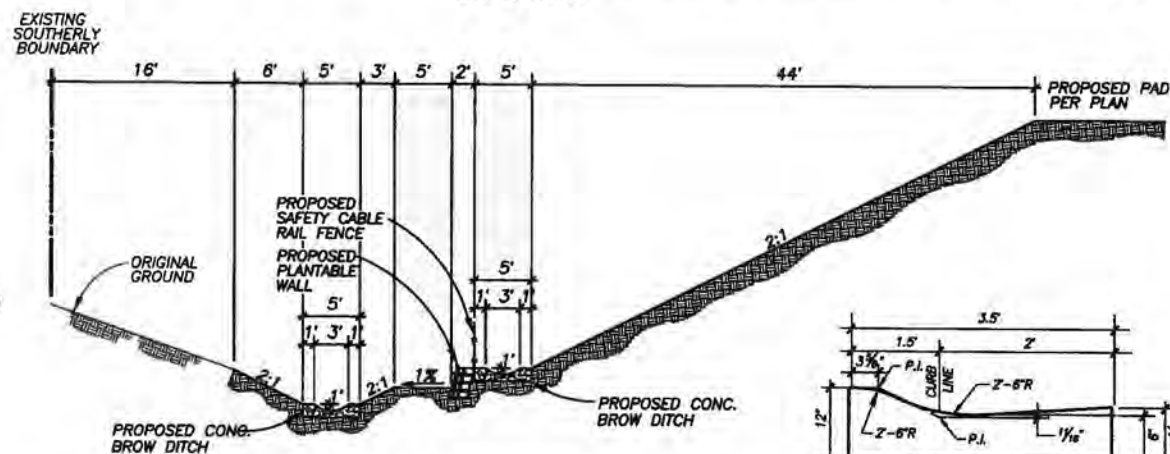
SECTION 'F-F' - PROPOSED AMANDA LANE OFF SITE
NOT TO SCALE



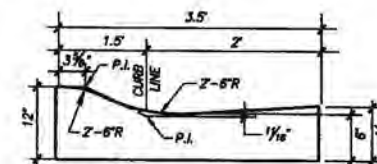
SECTION 'E-E' - PROPOSED AMANDA LANE ON SITE
NOT TO SCALE



SECTION 'G-G' - PROPOSED SLOPE BENCH
NOT TO SCALE



SECTION 'H-H' - PROPOSED SLOPE BENCH
NOT TO SCALE



MODIFIED 4" ROLLED CURB
NOT TO SCALE

PLANNING COMMISSION

Agenda Item No.: G.2
Date: March 10, 2015

CASE NUMBER: PHG 14-0014

APPLICANT: Mr. George Aquino-Applicant, and SR16 West Mission Road, LLC- Owner

LOCATION: Located on the northwest corner of Mission Road and Nordahl Road, addressed as 2120-2122 W. Mission Road (APN 226-112-49)

TYPE OF PROJECT: General Plan Amendment

PROJECT DESCRIPTION: A request for a General Plan Amendment from GC (General Commercial) to LI (Light Industrial), for a parcel 2.11-acre in size, with access off of W. Mission Avenue and Nordahl Road. There is no development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project

STAFF RECOMMENDATION: Approval of the proposed General Plan Amendment to LI (Light Industrial) from GC (General Commercial).

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: M-1 (Light Industrial) zone.

BACKGROUND/SUMMARY OF ISSUES: The applicant is requesting an amendment to the General Plan to change the existing commercial designation (GC) for the subject site back to an industrial designation LI (Light Industrial). In 2012 the City conducted an overall General Plan update which included designating areas to promote employment land or higher densities. At the request of the property owner, the General Plan update changed this area from LI (Light Industrial) to GC (General Commercial). The existing M-1 (Light Industrial) zoning has not yet been changed to a commercial zone consistent with the GC (General Commercial) General Plan designation. However, the new owner wants to keep the M-1 industrial zoning and therefor request this General Plan Amendment. The subject site is surrounded by industrial and commercial development and to the north is the 78 freeway. No additional development is proposed.

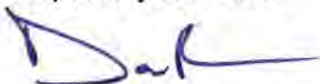
Staff feels that the issues are as follows:

1. Whether the proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) is appropriate.

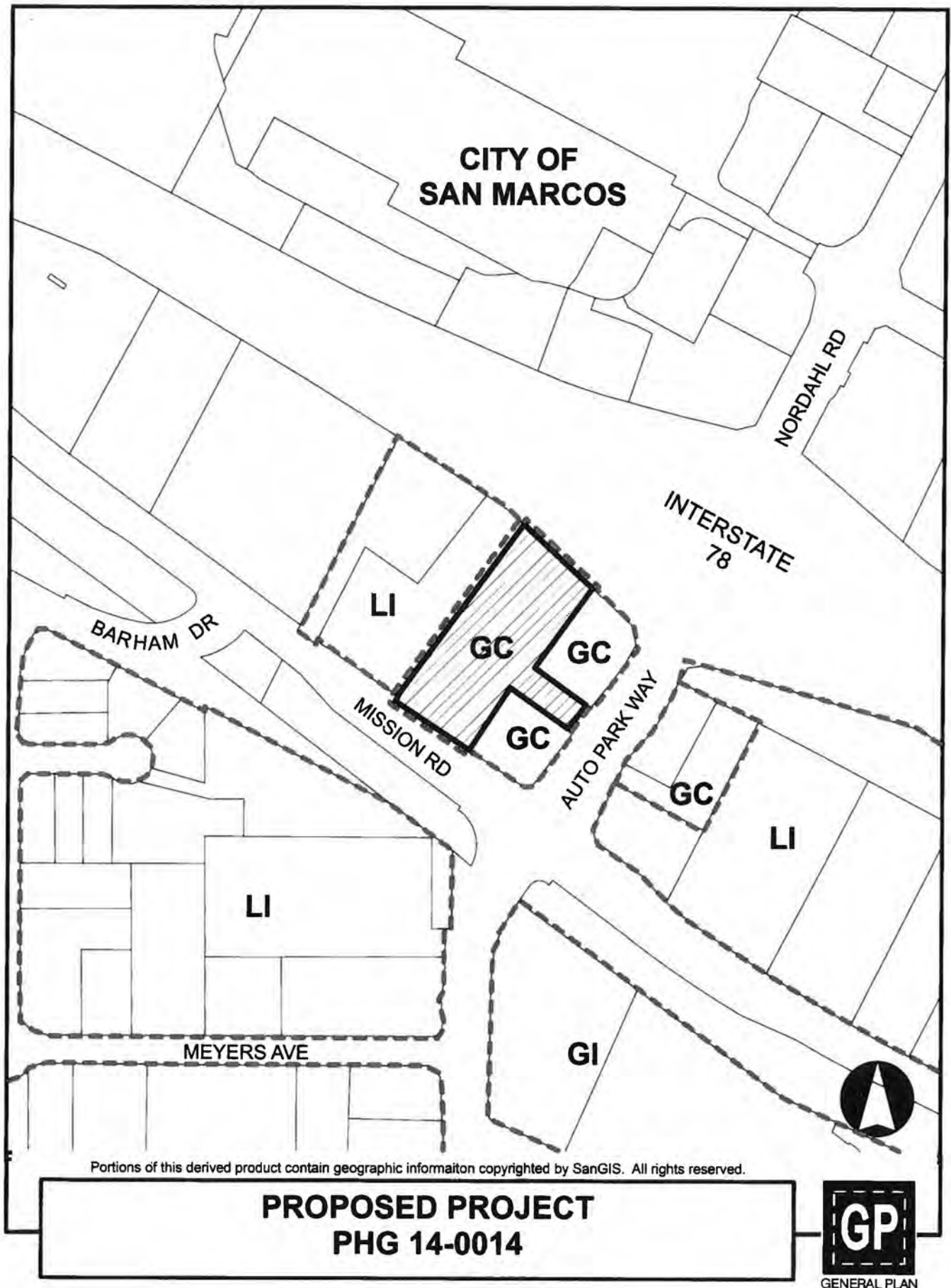
REASONS FOR STAFF RECOMMENDATION:

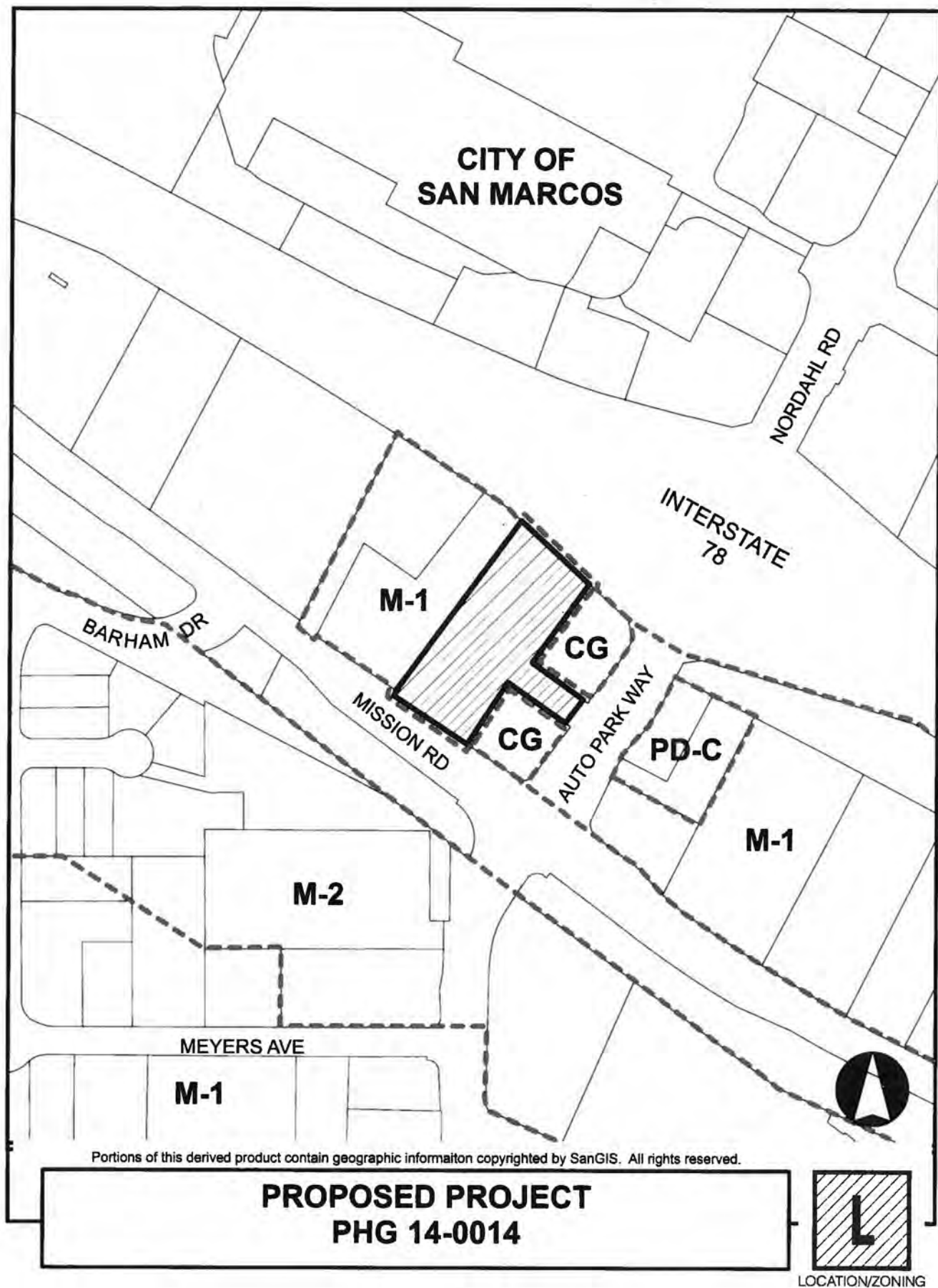
1. Staff feels that the General Plan Amendment, which would change the designation back to the original LI (Light Industrial) designation, would make the subject site consistent with the current zoning designation of M-1 zone (Light Industrial), and with the surrounding properties and existing pattern of development in the area. There is no proposed development associated with the General Plan Amendment.
2. Staff feels the LI (Light Industrial) General Plan designation, would be consistent with the adjacent LI (Light Industrial) designations to the west, south and east and reflect the existing development on-site and on adjacent properties to the west.

Respectfully submitted



Darren Parker
Assistant Planner II





MISSION AVE.

EXISTING
BUILDING #1

EXISTING PARKING AREA

EXISTING
BUILDING #2

NORDHAL RD

NOTES:

1. ALL PROPERTY LINES, BUILDING LOCATIONS AND SETBACKS, STREET WIDTHS AND SITE FEATURES ARE SHOWN FOR REFERENCE. FOR ACTUAL PROPERTY LINE LOCATIONS, LENGTHS, BEARINGS BUILDING LOCATIONS AND SITE FEATURES, A SURVEY BY A LICENSED CIVIL ENGINEER IS REQUIRED.
2. ALL EXISTING SITE FEATURES (DRIVEWAY AISLES, PARKING SPACES, CURB AND GUTTER, PATHWAYS, SIDEWALKS AND TRASH AREAS) ARE TO REMAIN UNDISTURBED.
3. ALL DEMOLISHED MATERIAL TO BE SENT TO A RECYCLING FACILITY IF DEEMED FIT FOR REUSE. ALL OTHER (NON-RECYCLABLE MATERIAL) TO BE DISPOSED OF IN ACCEPTED CONSTRUCTION DERRI PRACTICES.
4. REPLACEMENT CANOPIES ARE TO BE FABRICATED AND FINISHED OFFSITE, WITH ONLY ATTACHMENT TO BUILDING AND EACH OTHER AS SLOPE OF FIELD WORK.
5. ALL CONSTRUCTION MATERIALS STORED ON SITE TO BE STORED IN A CLEAN AND WATER TIGHT MANNER, SO AS TO NOT ALLOW POLLUTION RUN OFF IN INCLEMENT WEATHER.

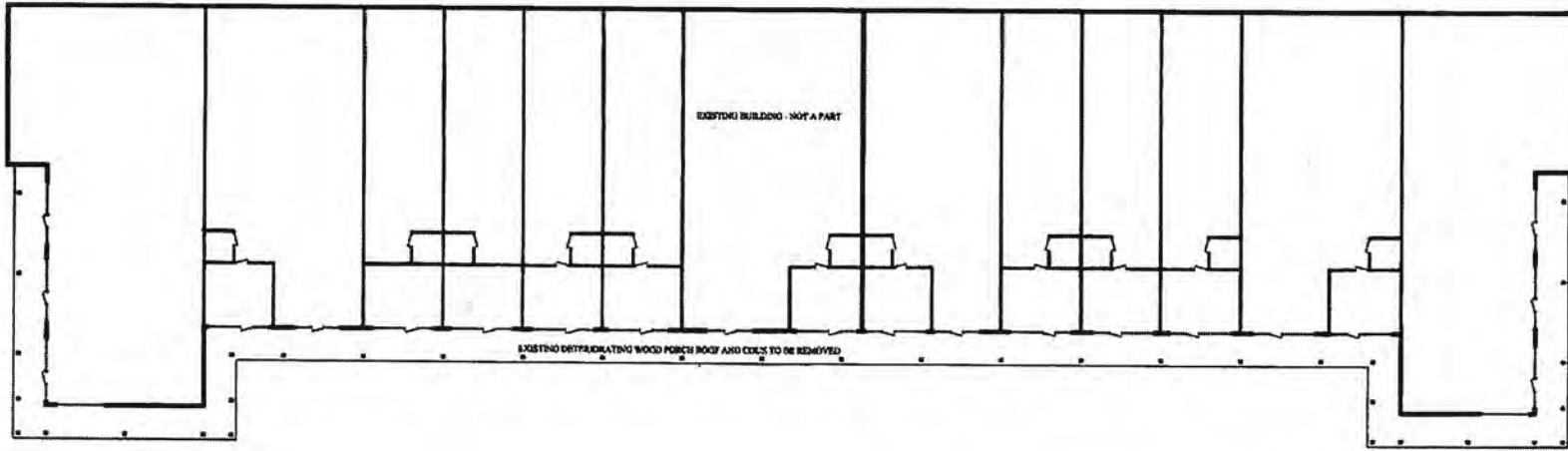
EXISTING DEVELOPED SITE

VICINITY MAP
N.T.S.

PROPOSED PROJECT
PHG 14-0014



SITE PLAN



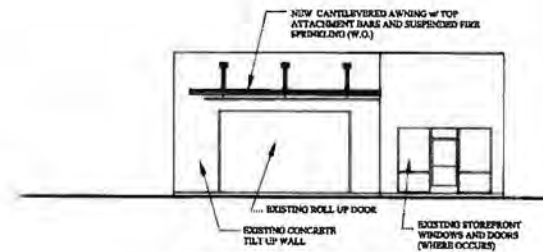
EXISTING FLOOR /DEMO PLAN - BUILDING #1
SCALE: 1/16" = 1'-0"



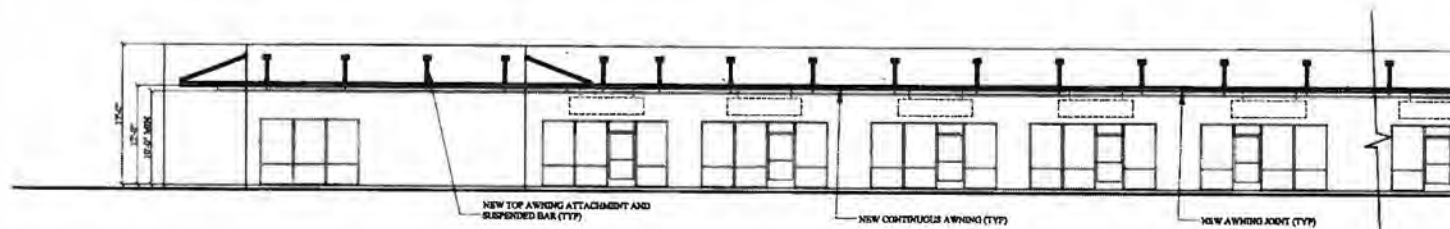
EXISTING FLOOR /DEMO PLAN - BUILDING #2
SCALE: 1/16" = 1'-0"



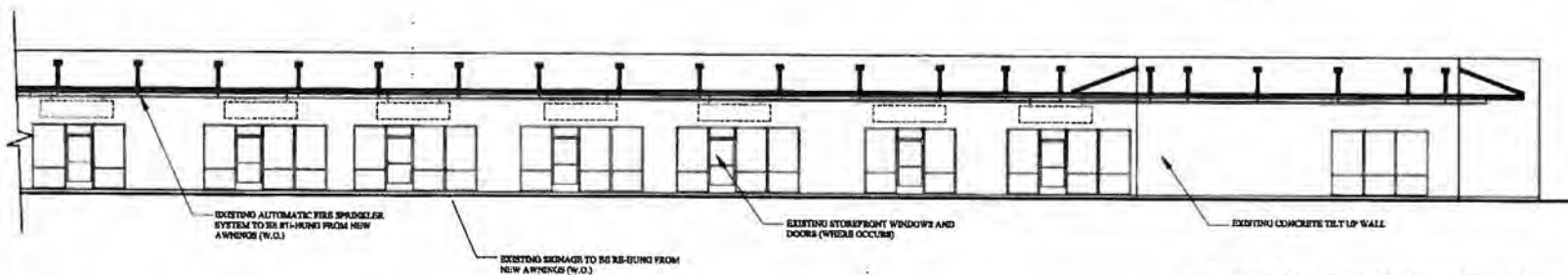
**PROPOSED PROJECT
PHG 14-0014**



BUILDING #2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING #1 FRONT ELEVATION (CONT.)
SCALE: 1/4" = 1'-0"



BUILDING #1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING REMOLDELED ELEVATIONS

PROPOSED PROJECT
PHG 14-0014



**PROPOSED PROJECT
PHG 14-0014**

A

AERIAL

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - Immediately to the north of the subject site is interstate 78-freeway.

SOUTH - M-2 zone (Heavy Industrial) immediately to the south of the subject site across Mission Road are the NCTD (North County Transit District) train tracks, a Sprinter station and industrial buildings. Access to these industrial buildings is taken from Auto Parkway just south of Mission Road.

EAST - CG (Commercial General), PD-C (Planned Development Commercial) and M-1 (Light Industrial) zones directly to the east of the subject site and across Nordahl Road are several gas stations, industrial and commercial buildings with access off of Nordahl Road and Mission Road.

WEST - M-1 zone (Light Industrial) directly to the west of the subject site are two industrial buildings and outside storage area. A five (5) foot high block wall separates these two properties from the subject site.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Polices Service** –The Police Department has expressed no concern regarding its ability to provide service to the site.
2. **Effect on Fire Service** — the Escondido Fire Department expressed no concern relative to their ability to provide service to the site. The area is currently served by Fire Station No.3, located on Nutmeg.
3. **Traffic** – Since no additional development is proposed, there will be no impacts to the circulation system that would result in degradation of the existing Level of Service (LOS) for this area.
4. **Utilities** – Water and sewer service are already provided to the site by the City of Escondido.
5. **Drainage** – Since no additional development is proposed, the project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The project is exempt from CEQA pursuant to CEQA section 15061(b)(3), General Rule, since the proposed amendment would change the current GC (General Commercial) designation back to the less intense Light Industrial (LI) designation that was in place at the time the property was developed with the existing industrial buildings. The change would be within the original scope of the approved Final EIR (SCH#2010071064) that was prepared for the General Plan Update in 2012.
2. Additional environmental analysis would be required for any future project-specific development applications on the subject property.
3. In staff's opinion, no significant issues remain unresolved through compliance with current code requirements.

4. The City of Escondido hereby notifies the applicant that the San Diego County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division a check payable to the "San Diego County Clerk" in the amount of \$50.00 within two working days of the final approval of the project (the final approval being the issuance of this approval letter). Per California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the San Diego County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

D. CONFORMANCE WITH CITY POLICY

General Plan-

The current General Plan land-use designation on the site is General Commercial (GC), which allows a broad range of retail and service activities. The owner is requesting to amend the General Plan designation of General Commercial (GC) to Light Industrial (LI) to be consistent with the underlined M-1 zoning (Light Industrial). The proposed General Plan Amendment to Light Industrial (LI) would accommodate a variety of activities in an industrial environment. The subject site is surrounded by industrial and commercial uses and no development is associated with the General Plan Amendment.

Zoning:

The current zoning of the subject site is M-1 (Light Industrial) which provides for a variety of light industrial uses not typically suited for a commercial zone. The General Plan update in 2012 changed this area from LI (Light Industrial) to GC (General Commercial). However, as to date the existing M-1 (Light Industrial) zoning has not been changed to a commercial zone as part of the updated General Plan. The new owner wants to retain the M-1 (Light Industrial) industrial zoning designation.

Whether the Proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) is Appropriate:

The owner is proposing to change the General Plan designation of the subject site from GC (General Commercial) to LI (Light Industrial). The General Plan Amendment would be in conformance with the current zoning designation of M-1 (Light Industrial). No development is associated with the proposed General Plan Amendment. The subject site was previously designated LI (Light Industrial) prior to the General Plan being updated in 2012. The new owner is requesting to amend the general plan designation of GC (General Commercial) since the site is more suitable for industrial type uses rather than commercial type uses. The General Plan indicates that zoning designations should be applied in consideration of the surrounding zoning pattern of the area to ensure compatibility with land use designations. The proposed change would result in a consistent and logical boundary between zoning designations and would result in a zoning more appropriate to the existing developed lot. The amendment would also be comparable to the goals and principles of the General Plan.

The existing site is developed with two industrial buildings (Building A: 32,407 SF & Building B: 2,944 SF) parking, trash enclosures and landscaping. Both buildings were recently remodeled in 2014 and are currently occupied by several active industrial businesses from manufacturing and repair services to contractor's services. The subject site is surrounded by industrial development to the south and west and to the east is two service stations and the 78 freeway is to the north.

Staff feels the proposed General Plan Amendment is appropriate, since the General Plan designation for the surrounding properties to the south and west are LI (Light Industrial) and the current zoning is M-1 (Light Industrial). The two industrial buildings on site have limited visibility from the adjacent streets (Mission Road and Nordahl Road) and would be more appropriate for industrial than commercial use. Access to the site is provided off of W. Mission Road and Nordahl Road, which are both classified as a Circulation Element Streets. No development to the site is proposed.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

- A. PHYSICAL CHARACTERISTICS:** The project site is located on one existing parcel totaling approximately 2.11-acres, with two multi-tenant buildings on the northwest corner of Mission Road and Nordahl Road. There are currently two industrial buildings (Building A: 32,407 SF & Building B: 2,944 SF), single-story; paved parking and ornamental landscaping that are to remain. The site is relatively flat. The subject site is surrounded by existing industrial and commercial development on all sides and the highway 78 to the north. Access to the site currently available from W. Mission Road and Nordahl Road. There is ornamental Landscaping on site that is to remain. No sensitive habitat exists on site.

B. SUPPLEMENT DETAILS OF REQUEST:

- | | |
|-------------------|--|
| 1. Property Size: | 2.11-acres |
| 2. No. of lots: | one |
| 3. Building SF | (Building A: 32,407 SF & Building B: 2,944 SF) |

C. CODE COMPLIANCE ANALYSIS:

	<u>Existing Development</u>	<u>M-1 Zoning Requirements</u>
1. Lot width:	185'	50' feet minimum
2. Lot Area:	91,911 SF	7,000 SF
3. Lot Frontage:	68' min	35' Minimum
4. Building Height:	1-story	UBC (Uniform Building Code)
5. Parking:	80 parking spaces	Subject to Article 39 "Off Street Parking"

FINDINGS OF FACT AND FACTORS TO BE CONSIDERED
PHG 14-0014
EXHIBIT "A"

General Plan Amendment PHG 14-0014:

1. The public health, safety and welfare will not be adversely affected by the proposed amendment since the amendment is only to change the General Plan designation from GC (General Commercial) to LI (Light Industrial) to be consistent with the M-1 zone (Light Industrial).
2. The proposed General Plan Amendment for the subject site would be compatible with existing development patterns in the surrounding areas, since the existing development of the site is consistent with surrounding land uses, and no increase in density or development is being proposed.
3. The proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) would be consistent with the goals and policies of the General Plan as a whole, since the site was previously designated as light industrial prior to the General Plan update in 2012 and no development is associated with the amendment.
4. The proposed General Plan amendment is suitable and will not affect the allowed land uses in any zones since the change is limited to the subject site and would be consistent to the underlying zoning of M-1 (Light Industrial).



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Linda Kesian
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: General Plan Amendment- PHG14-0014

Project Location - Specific: Located on the northwest corner of Mission Road and Nordahl Road, addressed as 2120-2122 W. Mission Road (APN 226-112-49)

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

Description of Project:

A request for a General Plan Amendment from GC (General Commercial) to LI (Light Industrial), for a parcel 2.11-acre in size, with access off of W. Mission Avenue and Nordahl Road. There is no development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mr. George Aquino

Telephone (951)-756-5793

Address: 31809 Summer Grape Court, Winchester, CA 92596

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

Exempt Status:

Categorical Exemption. Type and section number: Section 15061(b) (3), General Rule

Reasons why project is exempt:

1. The proposed amendment would change the current GC (General Commercial) designation back to the less intense Light Industrial (LI) designation that was in place at the time the property was developed with the existing industrial buildings. The change would be within the original scope of the approved Final EIR (SCH#2010071064) that was prepared for the General Plan Update in 2012. .
2. The subject parcel is located in a developed area of the city, which has all services, public utilities, and access available on site.
3. The request includes no expansion to the buildings only an amendment to the General Plan designation for the subject site.
4. The proposed amendment to the General Plan would not have the potential to cause an adverse impact on the environment, since no development is proposed.

Lead Agency Contact Person: Darren Parker

Area Code/Telephone/Extension (760) 839-4553

Signature: 

Darren Parker, Assistant Planner II

3/3/15

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant