

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.
- B. FLAG SALUTE
- C. ROLL CALL:
- D. MINUTES: 03/10/15

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; DEVELOPMENT AGREEMENT AND FINAL MITIGATED NEGATIVE DECLARATION – SUB 14-0002; PHG 14-0006; PHG 14-0007 AND ENV 14-0003:

REQUEST: The proposed project consists of a 43-lot Tentative Subdivision Map on approximately 13.97 acres to include 40 single-family residential lots and 3 open space lots to accommodate on-site storm water facilities. The development also includes annexation of the development site (APNs 224-130-07, 08, 12 and -13) into the City of Escondido, along with one additional developed residential parcel (APN 224-142-20), and three street segments: Lehner between Vista and Ash; Ash between Lehner and Vista; and Vista between Lehner and the City boundary located approximately 500 feet east of Ash Street. Vacation of a portion of the unnamed roadway along the western boundary of the site and a portion of Lehner Avenue also is requested. A Development Agreement is proposed to address the construction and timing of on- and off-site infrastructure improvements along with additional fees toward future construction of priority street and drainage improvements in the North Broadway Deficiency Area. The development would require a boundary adjustment to be recorded for a 15-foot by 318-foot strip of land on the north side of the site that would remain within the County jurisdiction and benefit an adjacent property owner. The project includes the demolition of all of the on-site structures. Proposed off-site improvements include widening Lehner Avenue and installation of storm drain facilities; widening of approximately 690 feet of the northern side of Vista Avenue (including curb, gutter and sidewalk) west of the development site to existing roadway improvements; widening of the western side of Ash Street from Lehner Avenue to Vista Avenue; widening a portion of the eastern side of Ash Street along three parcels (APNs 224-142-19, -20 and -29) to the intersection of Vista Avenue; widening the northern side of Vista Avenue along the frontage of APN 224-142-20; and intersection improvements to Ash Street/Vista Avenue including signalization; and transition improvements south of Vista Avenue, which would require the acquisition of a small section of right-of-way at the southwest corner and slope easements for off-site grading improvements along APN 227-010-57 (1781 N. Ash Street). The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The proposed development site generally is located on the northwestern corner of Ash Street and Vista Avenue, and is bisected by Lehner Avenue (APNs 224-130-07, -08, -12 and -13). An additional developed parcel located on the northeastern corner of Ash Street and Vista Avenue (APN 224-142-20) also would be included in the annexation.

ENVIRONMENTAL STATUS: A Draft Negative Declaration (City File No. ENV 14-0003) was prepared and issued for the proposed project in conformance with the California Environmental Quality Act (CEQA).

APPLICANT: Pacific Land Investors LLC

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

- 1. Discussion regarding duties of the Chairman.**
- 2. Discussion of the Planning Commission's interest in a public workshop on SANDAG's Draft "San Diego Forward – The Regional Plan," anticipated to be released in May 2015.**

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**

March 10, 2015

The meeting of the Escondido Planning Commission was called to order at 7:02 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Gregory Johns, Commissioner; James Spann, Commissioner and Guy Winton, Commissioner.

Commissioners absent: One position vacant.

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Winton, to approve the minutes of the January 27, 2015, meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

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

REQUEST: The proposed project includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acres of land. Grading Exemptions for cut

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

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

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

- 1) Staff felt the proposed Prezone/Zone Change designation of Planned Development Residential (PD-R 1.9) for the project site would be consistent with

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

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

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

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

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

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

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

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

Larry Postler, Escondido, expressed his enthusiasm with the representatives of New Urban West listening to the neighbors. He was in favor of the project that

included annexing his property into the City. He asked that the Commission approve staff's recommendation.

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

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

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

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

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

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

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

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

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

ACTION:

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

2. GENERAL PLAN AMENDMENT – PHG 14-0014:

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

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

Jay Petrek, Assistant Planning Director, referenced the staff report and noted staff's main issue was whether the proposed General Plan Amendment from GC (General Commercial) to LI (Light Industrial) was appropriate. Staff recommended approval based on the following:

1) Staff felt that the General Plan Amendment, which would change the designation back to the original LI (Light Industrial) designation, would make the subject site consistent with the current zoning designation of M-1 zone (Light Industrial), and with the surrounding properties and existing pattern of development in the area. There would be no proposed development associated with the General Plan Amendment because the site was already built-out; and

2) Staff felt the LI (Light Industrial) General Plan designation, would be consistent with the adjacent LI (Light Industrial) designations to the west, south and east and reflect the existing development on-site and on adjacent properties to the west.

Chairman Weber and Mr. Petrek discussed Page 10 of the staff report regarding parking requirements for the site.

Commissioner Winton asked if the proposed use would allow for commercial on the portion that fronted on Mission Avenue. Mr. Petrek replied in the affirmative.

Commissioner Hale and staff discussed the landscape requirements for parking lots for light industrial and general commercial. Mr. Petrek noted that no requirements were triggered for this request due to it only being for façade improvements.

ACTION:

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

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: None.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:59 p.m. The next meeting was scheduled for March 24, 2015, at 7:59 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Jay Petrek, Acting Secretary to the
Escondido Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: **March 24, 2015**

CASE NUMBER: SUB 14-0002, PHG 14-0006, PHG 14-0007, ENV 14-0003

APPLICANT: Pacific Land Investors, LLC

LOCATION: The proposed development site is comprised of four parcels and generally located on the northwestern corner of Ash Street and Vista Avenue, and is bisected by Lehner Avenue. The project site is addressed as 510, 522 and 610 Lehner Avenue and 814 Vista Avenue (APNs 224-130-07, -08, -12 and -13). An additional developed parcel located on the northeastern corner of Ash Street and Vista Avenue (APN 224-142-20) also would be included in the annexation.

TYPE OF PROJECT: Tentative Subdivision Map, Development Agreement and Annexation

PROJECT DESCRIPTION: The proposed project consists of a 40-lot single-family residential Tentative Subdivision Map on approximately 13.97 acres to include 3 open space lots to accommodate storm water features. Proposed lot sizes range from approximately 10,000 SF – 19,474 SF. Annexation of the development site also is proposed along with one additional developed residential parcel, and three street segments: Lehner Avenue between Vista and Ash; Ash Street between Lehner and Vista; and Vista Avenue between Lehner and the City boundary located approximately 500 feet east of Ash Street. Vacation of a portion of the unnamed roadway along the western boundary of the site and a portion of Lehner Avenue also is requested. The development would require a boundary adjustment to be recorded to detach a 15-foot by 318-foot strip of land on the north side of the site that would remain within the County jurisdiction and become part of an adjacent county parcel. The project includes the demolition of all of the on-site structures.

A Development Agreement is proposed with a five-year term that authorizes construction of the project in exchange for upgrading existing water, street and drainage infrastructure in the area, as well as additional fees toward future construction of priority street and drainage improvements in the North Broadway area. Proposed off-site improvements include widening Lehner Avenue and installation of appropriate storm drain facilities; widening of approximately 690 feet of the northern side of Vista Avenue (including curb, gutter and sidewalk) west of the development site to existing roadway improvements; widening of the western side of Ash Street from Lehner Avenue to Vista Avenue; widening a portion of the eastern side of Ash Street along three parcels (APNs 224-142-19, -20 and -29) to the intersection of Vista Avenue; widening the northern side of Vista Avenue along the frontage of APN 224-142-20; intersection improvements to Ash Street/Vista Avenue including signalization; and transition improvements south of Vista Avenue, which would require the acquisition of a small section of right-of-way at the southwest corner and slope easements for off-site grading improvements along APN 227-010-57 (1781 N. Ash Street).

- STAFF RECOMMENDATION:**
1. Approval of the proposed Annexation, Tentative Subdivision Map, Development Agreement and street vacations.
 2. Adopt the Final Mitigated Negative Declaration.

GENERAL PLAN DESIGNATION: Suburban (up to 3.3 dwelling units per acre)

ZONING: Existing County: Semi-Rural Residential 1 du/ac.

Existing City: PZ R-1-10 (Pre-zone Single-Family Residential – 10,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES: The 13.9-acres proposed for the Tentative Map is within a larger unincorporated County 'island' that was pre-zoned R-1-10 (single family residential; 10,000 SF minimum lot size) in the early 1980s. Annexation of the entire 'island' involving several hundred acres was attempted at that time. Based on the territory's acreage and number of property owners the annexation was subject to a public vote of the residents within the affected area, which failed. Since that time several smaller annexations have been approved over the years reducing the size of the unincorporated 'island.' As part of the annexation process the applicant conducted a survey of surrounding property owners to determine whether adjacent unincorporated property owners were interested in joining the annexation. One additional developed property located on the northeastern corner Ash Street/Vista Avenue (approx. 0.99 acres) is included in the annexation.

The project site is in the North Broadway Deficiency Area, which is an area identified by the Citywide Facilities Plan as having critical infrastructure deficiencies. Sections 33-1431 through 1433 of the Escondido Zoning Code require the implementation of a Development Agreement in conjunction with new residential development in this area to ensure the proposed project either provides facilities necessary to upgrade existing deficiencies or financially participates towards their solution. A draft Development Agreement Term Sheet has been attached to this staff report. The proposed terms of the agreement include the payment of a per-unit deficiency fee for priority street and drainage improvements, and upgrades to sewer and water infrastructure, along with off-site street and pedestrian improvements.

Staff feels that the issues are as follow:

1. Appropriateness of the project design, closure and vacation of a portion of Lehner Avenue and vacation of the unnamed street.
2. Appropriateness of the annexation boundaries.
3. Whether the proposed Development Agreement adequately addresses infrastructure deficiencies in the area.

REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the design and orientation of the proposed 40 single-family residential lots is appropriate because each lot meet the design standards of the proposed R-1-10 zone; the size of the lots would be compatible with the surrounding development patterns and lot sizes; adequate on-site and on-street parking would be provided; appropriate utilities are available to serve the project site; all traffic related impacts would be mitigated; the project would not adversely impact any sensitive resources; and no grading exemptions are needed.
2. The annexation area is located in the city's Sphere of Influence within an 'island' of unincorporated territory surrounded by Escondido's corporate boundaries. Including this territory with the City will reduce the fragmented jurisdictional boundaries and enhance efficiencies for providing services to affected residents by consolidating public services. The subject parcels previously were rezoned to R-1-10 to correspond to their underlying Escondido General Plan land-use designation of Suburban,

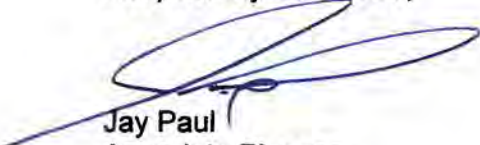
that allows a maximum density of up to 3.3 dwelling units per acre (du/ac) and minimum lot size of 10,000 SF.

The Local Agency Formation Commission (LAFCO), which oversees all annexation activity, has reviewed the proposed annexation boundary, and indicated initial support for the proposed annexation area. The proposed annexation area is contiguous with the City boundary on the west and southwest, 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.

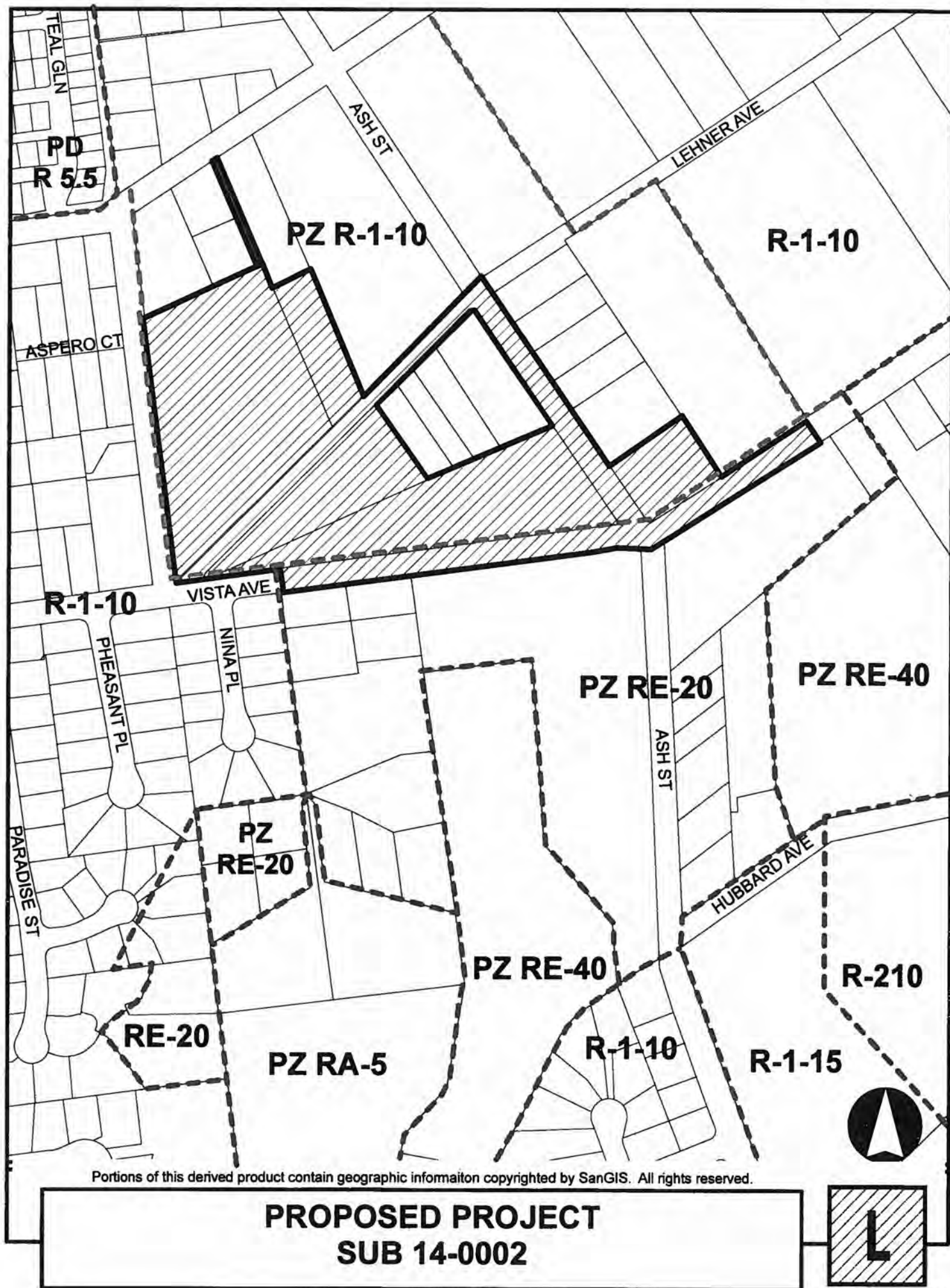
Although the annexation would result in the creation of a small county island, the remaining county area would not adversely impact the ability to provide continued public and other services to the four remaining county parcels. These parcels only are separated from adjacent county parcels to the north by Lehner Avenue and the property owners do not want to be included in the annexation.

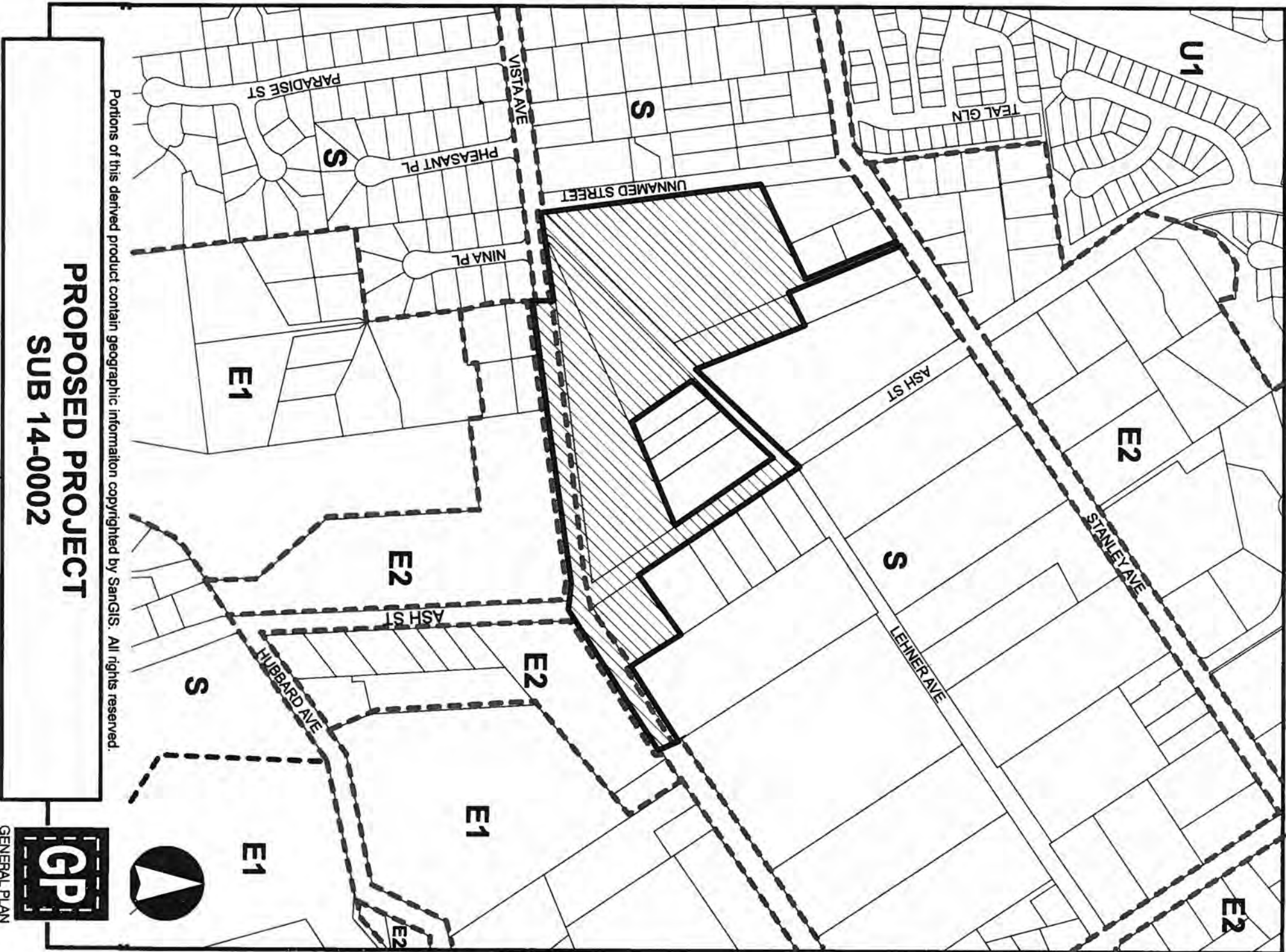
3. Staff feels the Deficiency Fee and other terms proposed in the Development Agreement are reasonable and prudent because the agreement will allow the construction of the residential development, along with appropriate street, water and sewer line improvements in a coordinated fashion that will result in reduced costs while maximizing public and private resources to construct necessary public infrastructure at the earliest practicable time.

Respectfully Submitted,



Jay Paul
Associate Planner

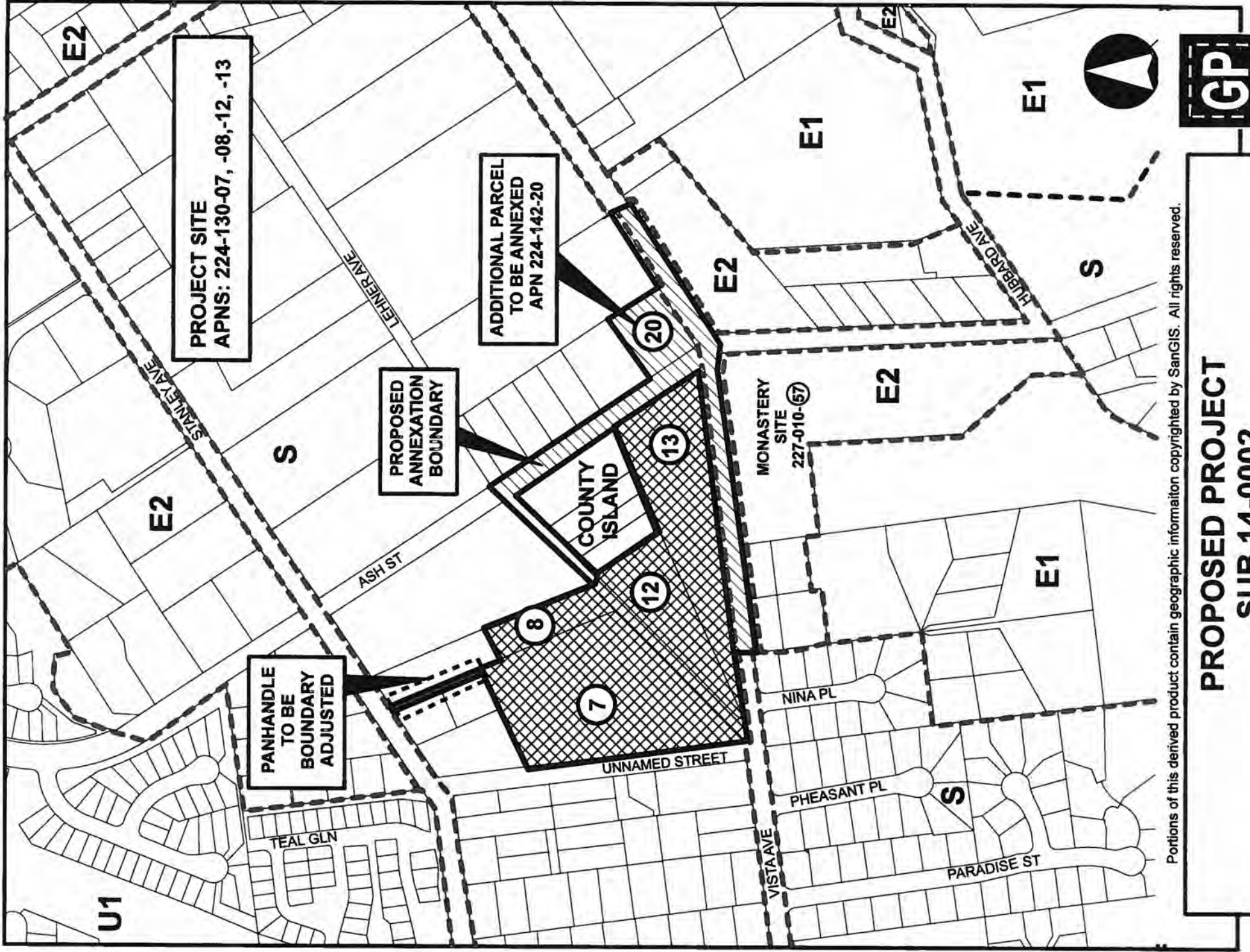




Portions of this derived product contain geographic information copyrighted by Sangis. All rights reserved.

PROPOSED PROJECT
SUB 14-0002





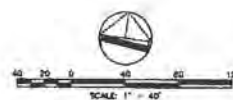
Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.

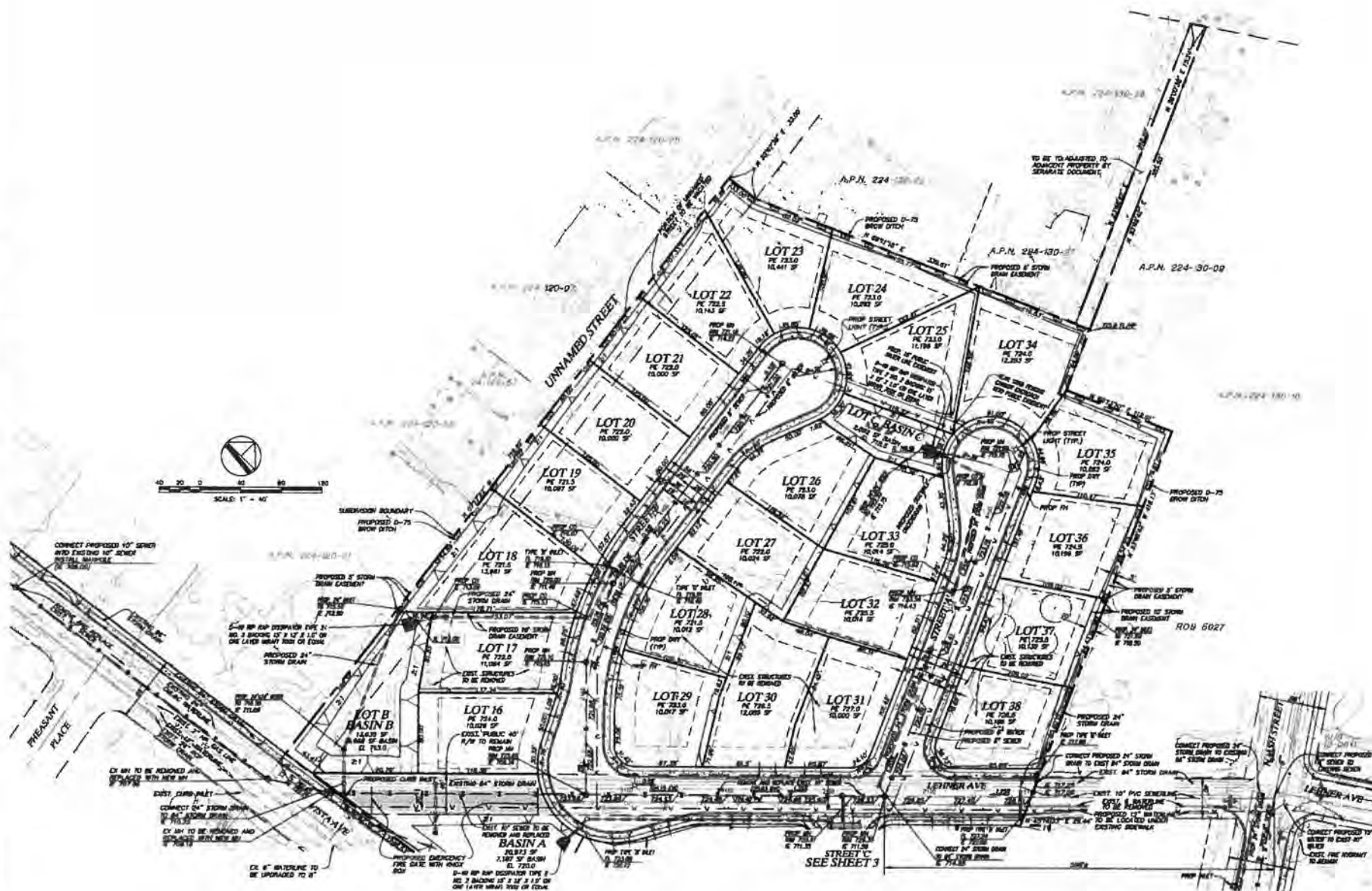
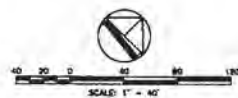
PROPOSED PROJECT SUB 14-0002



GENERAL PLAN

SUB 14-0002

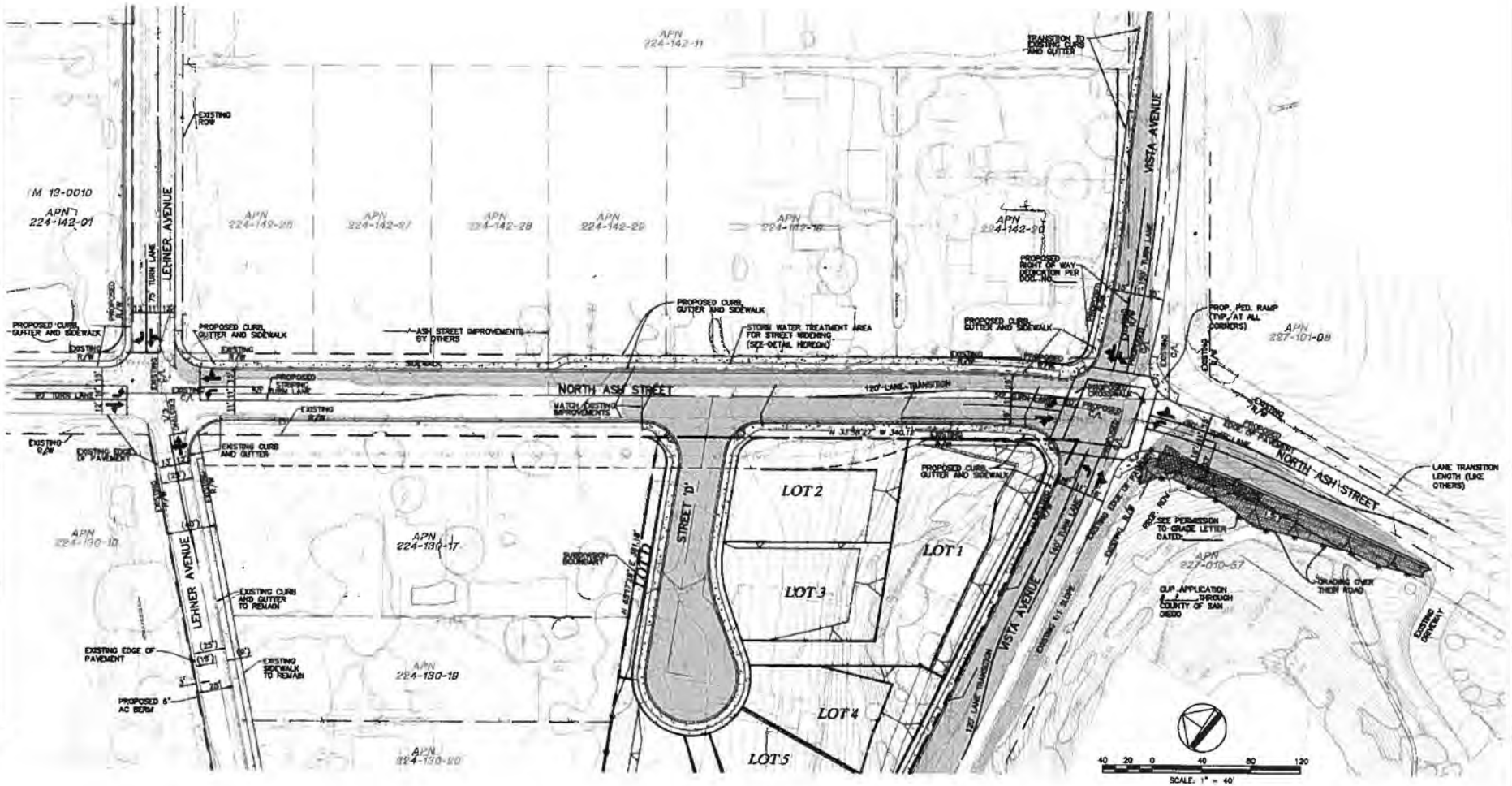




PROPOSED PROJECT SUB 14-0002

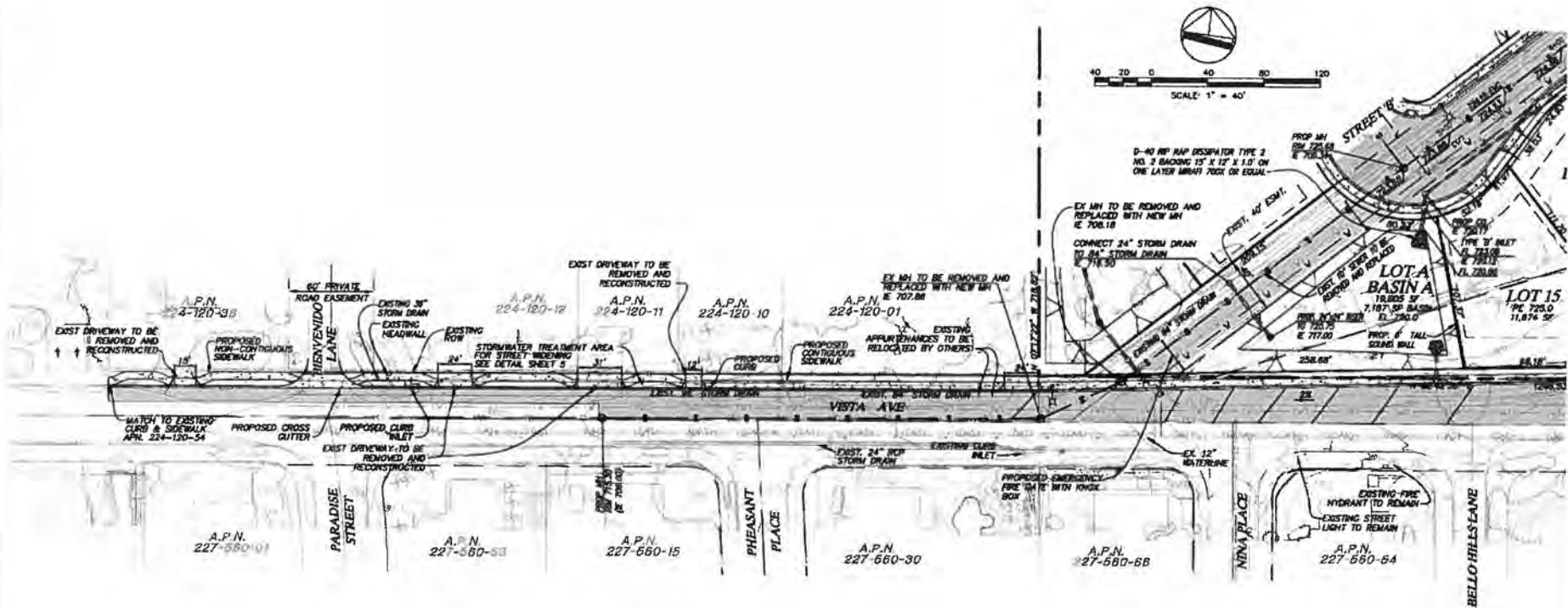
10

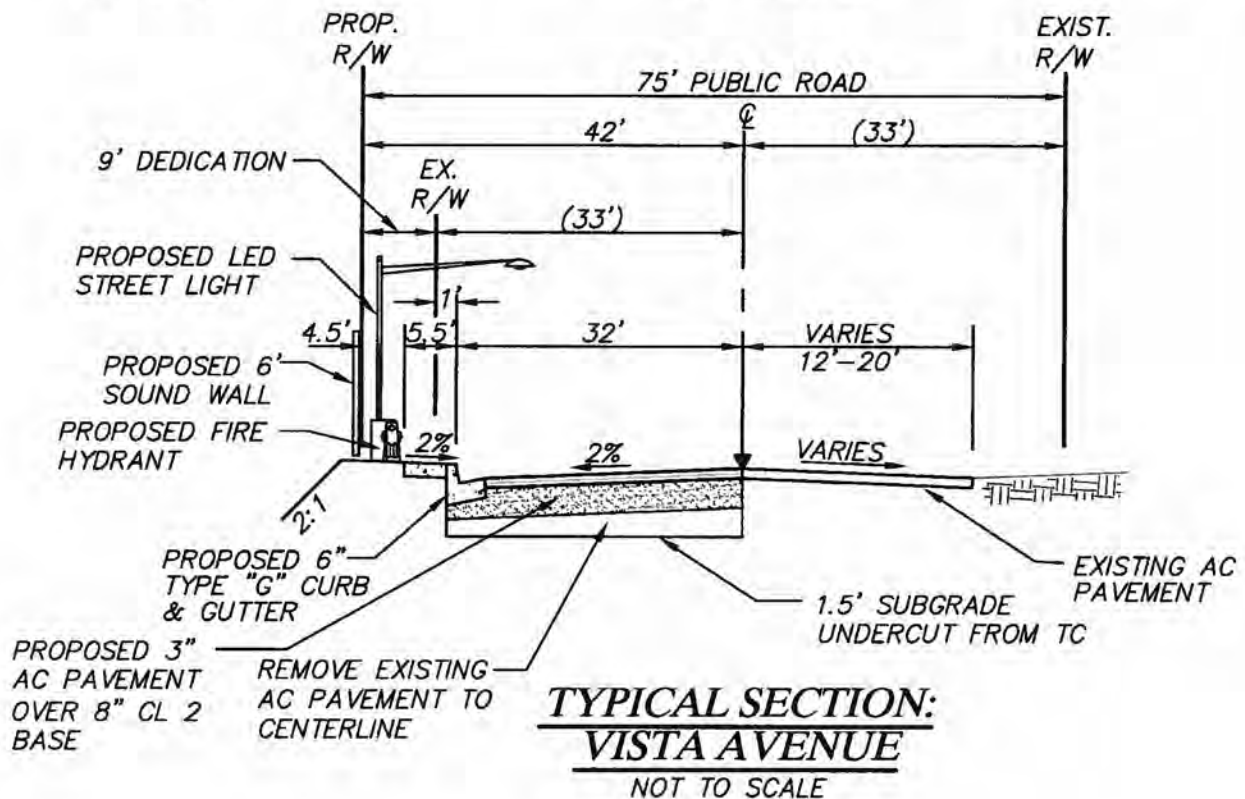
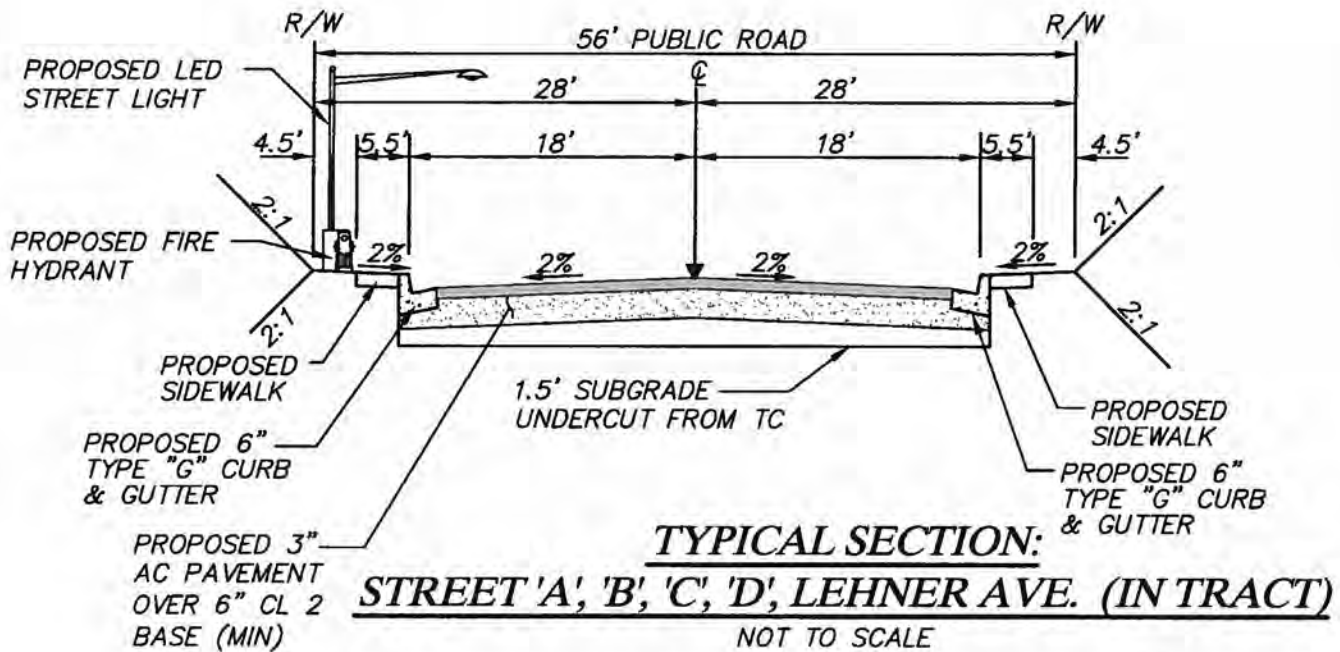
SITE PLAN



PROPOSED PROJECT SUB 14-0002

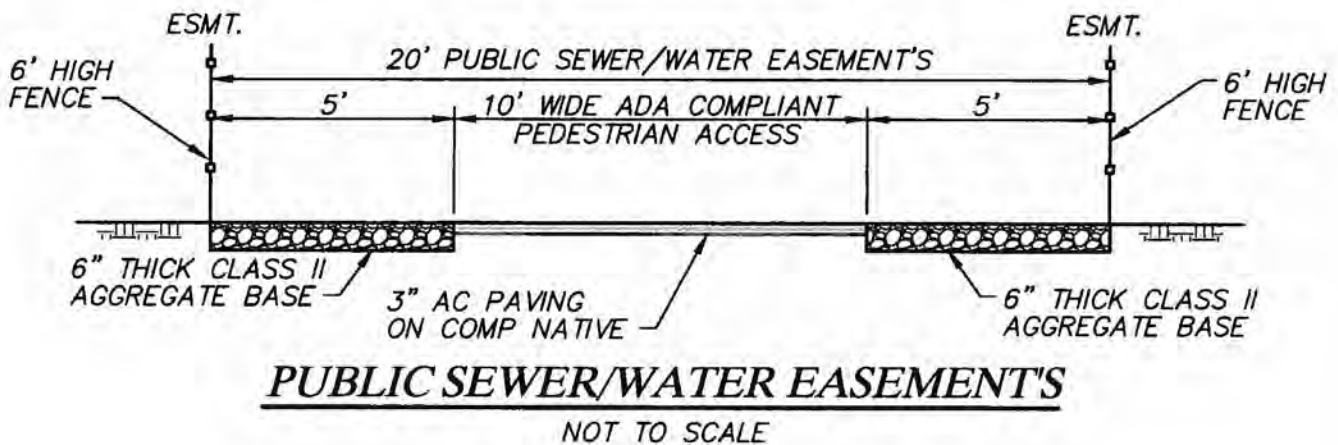
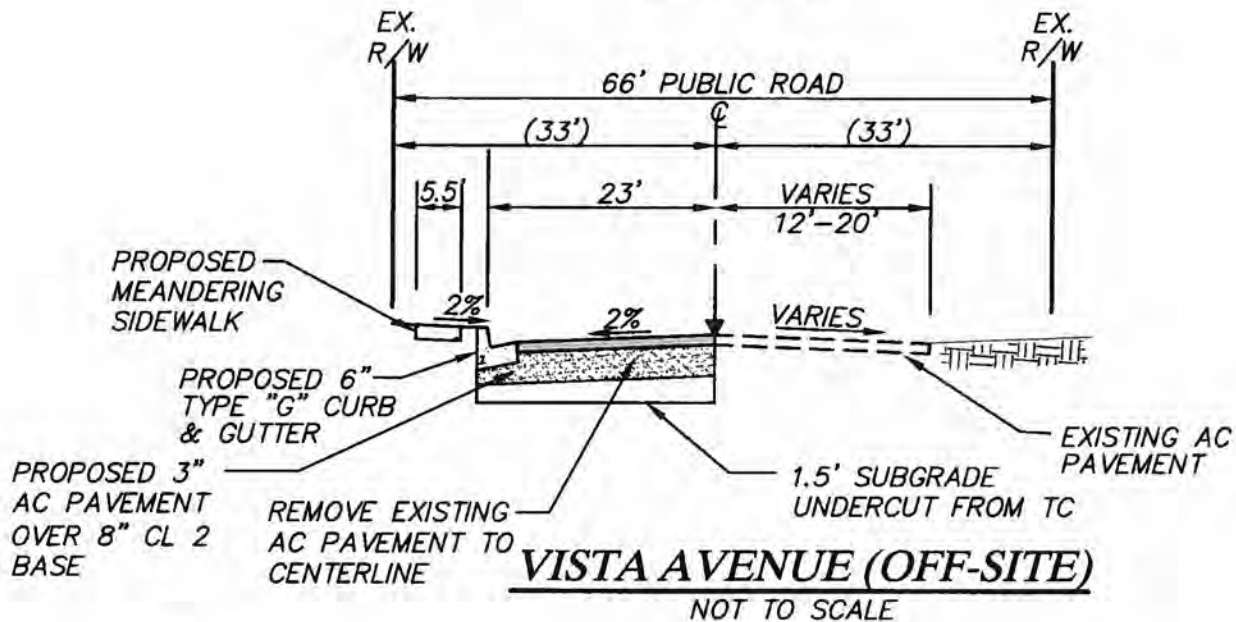
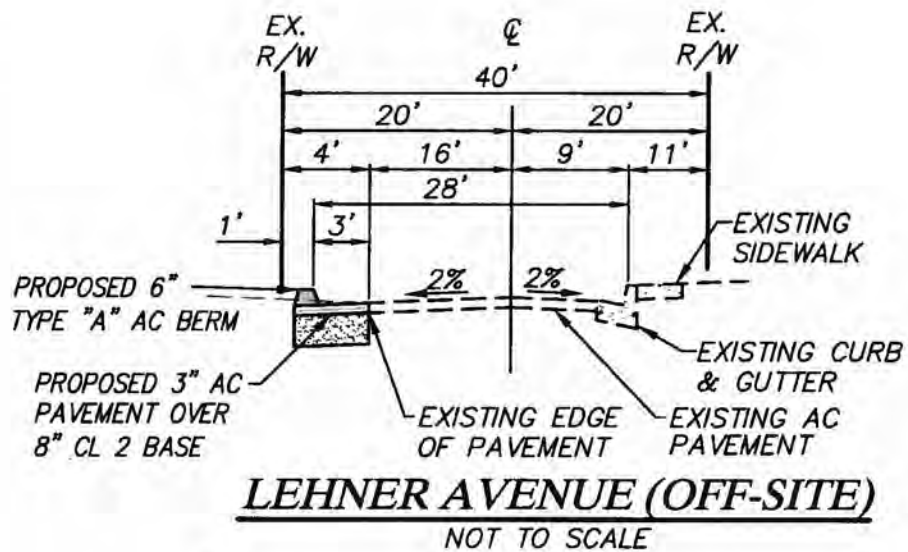
SITE PLAN





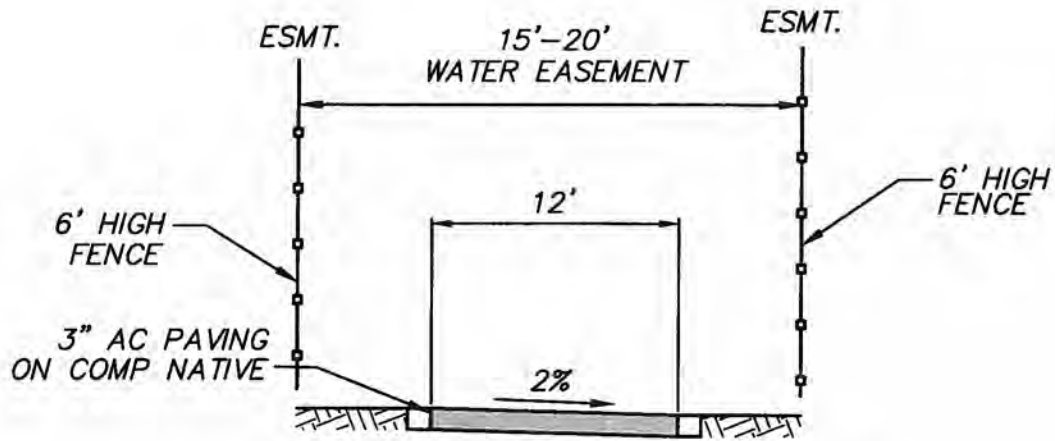
PROPOSED PROJECT
SUB 14-0002



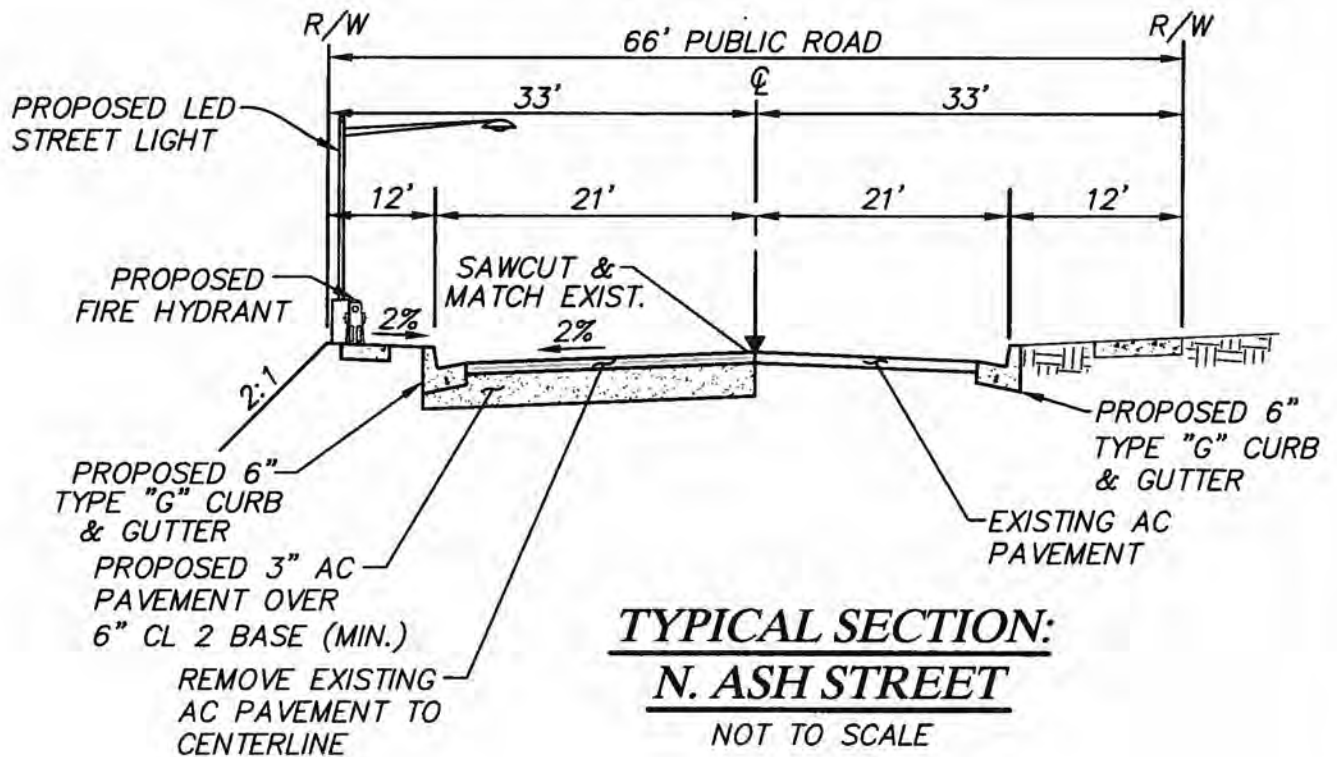


PROPOSED PROJECT
SUB 14-0002





**WATER & STORM DRAIN
EASEMENT**
NOT TO SCALE



**PROPOSED PROJECT
SUB 14-0002**



STREET SECTION

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - PZ-R-1-10 zoning (County with a City pre-zone of R-1-10 Single-Family Residential – 10,000 SF minimum lot size) – Single-family residences on estate-sized lots are located north of the subject site within the County jurisdiction. The parcels immediately north of the project site generally are situated at a similar or slightly higher elevation.
- SOUTH** - PZ-RE-20 zoning (County with a City pre-zone of RE-20 Residential Estate – 20,000 SF minimum lot size) - Single family residences on larger estate-sized lots and a religious facility are located south of the site on the southern side of Ash Street within the County jurisdiction. Single-family homes are located southwest of the site south of Ash Street within the City of Escondido. The properties to the south generally are situated at a higher elevation than the project site.
- EAST** - PZ-R-1-10 zoning (County with a City pre-zone of R-1-10 Single-Family Residential – 10,000 SF minimum lot size) – Single-family residences on estate-sized lots are located east of the project site on the eastern side of Ash Street. Conway Elementary school is located further to the east.
- WEST** - R-1-10 zoning – Single-family residences are located west of the site. Calvin Christian Elementary and High Schools are located further west, along with Escondido United Reformed Church. The parcels immediately to the west generally are situated at a slightly lower elevation than the project site. A 66-foot-wide unnamed and unimproved public street is located along the western boundary of the project site.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – The Police Department has expressed no concern regarding their ability to provide service to the site. Upon annexation, the property would be served by the Escondido Police Department rather than County Sheriff.
2. **Effect on Fire Service** – The site is served by Fire Station No. 7 located approximately 1.5 miles south of the site at 1220 North Ash Street. The project would incrementally increase the need for service in the area with the development of new homes. Consistent with the Citywide Facilities Plan, this increase would be offset by the payment of Public Facilities Fees paid at the time of building permit issuance. One engine and two ambulances will respond from Station #7 within the seven and one-half minute response time specified for urbanized areas in the General Plan. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. **Traffic** – A project-specific Traffic Impact Analysis (TIA) was performed by LLG Engineers to analyze the potential impacts on existing and future transportation and traffic conditions in the project area from a 40-unit residential development. The Development is calculated to generate approximately 400 daily trips with 32 trips (10 inbound/22 outbound) in AM peak hour, 30 trips (22 inbound/8 outbound) in the Mid-Afternoon peak hour and 40 trips (28 inbound/12 outbound) during PM peak hour. Access to the project would be provided from Lehner Avenue intersecting Ash Street on the

east. The project proposes to close Lehner Avenue to through traffic at Vista Avenue changing Lehner Avenue from a through street to a cul-de-sac with access from N. Ash Street only. Emergency and maintenance access only would be allowed to Vista Avenue from Lehner Avenue, but pedestrian access still would be allowed.

The TIA determined that all the study area intersections are calculated to continue to operate at LOS C or better during both the AM and PM peak hours with the exception of the intersections of N. Broadway/Stanley Avenue and N. Ash Street/Lehner Avenue, which will both continue to operate at LOS D during the AM peak hour; and with the exception of the intersection of N. Ash Street and Vista Avenue, which is forecast to continue to operate at LOS F during the AM peak hour. Based on the significance criteria thresholds, the Project's impacts on the intersection of N. Ash Street/ Vista Avenue and N. Ash / Lehner Avenue would be considered significant without mitigation. Street segments are expected to continue operation at levels of D or better. Implementation of mitigation measures T-1 and T-2 will reduce the potential impacts to below significance per City and County standards.

T-1: N. Ash Street / Lehner Avenue - The applicant/developer shall improve this intersection within the Lehner / Stanley block (the area bound by N. Ash Street / Conway Drive / Lehner Avenue and Stanley Avenue). Dedicated turn lanes should be provided at the southbound, westbound and northbound approaches. The applicant/developer will be responsible for all widening, transitions, necessary right of way acquisitions and other aspects of the design and construction process to the City Engineer's satisfaction, including frontage improvements to existing curbs, gutters, sidewalks and/or driveways that abut the proposed widened roadway. School related signing and striping should be implemented at the intersection per the Manual on Uniform Traffic Control Devices (MUTCD).

T-2: N. Ash Street / Vista Avenue - The applicant/developer shall improve this intersection with traffic signals, dedicated turn lanes on all approaches within the Lehner / Stanley block (the area bound by N. Ash Street / Conway Drive / Lehner Avenue and Stanley Avenue), and any street realignment necessary. School related signing and striping should be implemented at the intersection per the MUTCD. The applicant/developer will be responsible for all widening, transitions, necessary right of way acquisitions and other aspects of the design and construction process to the City Engineer's satisfaction, including frontage improvements to existing curbs, gutters, sidewalks and/or driveways that abut the proposed widened roadway.

Right-Of-Way Acquisition – In order to construct the necessary intersection improvements at Ash Street/Vista Avenue, off-site right-of-way at the northeastern corner is necessary (APN 224-142-20) and also at the southwestern corner of the monastery property (APN 227-010-57). The project applicant currently is in escrow to purchase the entire 0.99-acre parcel at the northeastern corner, but will need to obtain the right-of-way from the Monastery, as well as any off-site slope easements and/or permission to grade prior to recordation of the map. The applicant is required to obtain the necessary off-site right-of-way prior to scheduling the item for City Council consideration.

4. **Utilities** – In the proposed Development Agreement for the project, the City acknowledges that it will have sufficient capacity in its infrastructure services and utility systems, including, flood control, water, sewer collection, sewer treatment and sanitation service. Water service would be provided by the City of Escondido. The Rincon Del Diablo Municipal Water District and San Diego County Water Authority also have existing infrastructure along the project frontages within Vista Avenue and Ash Street. To the extent that the City renders such services or provides such utilities, the City agrees that it will serve the project and that there shall be no restriction on connections or service for the project except for reasons beyond the City's control. However, the City has indicated that it can

guarantee sufficient capacity for sewer collection, sewer treatment and sanitation service for the Project for only one (1) year from the Effective Date of the Development Agreement. The applicant acknowledges the risk of not having sufficient wastewater service availability should he not commence construction of the development within this one-year timeframe. Proposed improvements include the installation of a new 8-inch sewer line in Ash Street from Lehner to Vista; replacement of the existing 6-inch water pipeline in Lehner Avenue with a new 12-inch water pipeline from Ash Street to the Development boundary; and construction of a new 8-inch water pipeline in Vista Avenue along the Project's Vista Avenue Frontage. Portions of the existing 10-inch sewer line in Lehner Avenue and Vista Avenue west of the project site will need to be removed and replaced.

5. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. To account for the increase in impervious surface on site, the project includes the construction and maintenance of bio-retention basins towards the southwestern corner of the site. There is an existing 84"-dia RCP storm drain pipe installed beneath Lehner Avenue, which gathers street flow at various curb inlets. A 24"-dia storm drain pipe is proposed to connect the existing culvert system collecting off-site runoff from the southwest corner of the Vista Ave and North Ash Street intersection to the catch basin at the intersection of North Ash Street and Lehner Ave. With the off-site improvement to Vista Avenue west of the project site, the existing concrete headwall at the intersection of Vista Avenue/Bienvenido Lane will need to be reconstructed along with other necessary improvements within the open drainage feature to accommodate existing drainage. The project also will contribute to off-site drainage improvements through payment of a Community Benefit Fee/Infrastructure Deficiency Fee as described in the project's Development Agreement with the City. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Draft Negative Declaration was prepared and issued for the proposed project for 20-day public review on January 27, 2015. Responses to agency comments received on the Draft MND have been incorporated into the Final MND. The findings of the environmental review are that the Initial Study identified impacts related to biological resources; hydrology and water quality; noise; and transportation/traffic that may be potentially significant. However, mitigation measures and project design features were developed to reduce the potential impacts to less-than-significant levels. All other project impacts studied were found to be less than a significant level. The Final MND can be viewed at the City of Escondido Planning Division and also is available in the Planning Division section of the City's website at the following link:

<https://www.escondido.org/zenner-development-and-annexation.aspx>

2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, recommended mitigation measures and the recommended conditions of approval.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The Escondido General Plan land-use designation for the site is Suburban that allows up to 3.3 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 Suburban II land use designation contained in the City's General Plan, up to 41 dwelling units/lots would be allowed on the project site. The proposed project density of 3.1 du/ac is consistent with the Suburban 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.

Public Input - Staff received a letter from an adjacent property owner to the north (Maria Escobedo) that included a petition with 112 signatures of adjacent property owners/residents in opposition to the proposed closure of Lehner Avenue to through traffic (attached). They also requested the proposed project provide appropriate paths for children walking to the nearby schools; provide bike paths/lanes and on-site recreational areas/park for the new residents. The project would provide sidewalks along all of the internal streets (Lehner Avenue) as well as along the perimeter frontage streets (Ash Street and Vista Avenue) where sidewalks currently do not exist. Although Lehner Avenue would be closed to through vehicular traffic, pedestrian access still would be provided through the gated portion of Lehner Avenue. The project also proposes to improve an off-site section of the northern side of Vista Avenue (to include curb, gutter and sidewalk) west of the site to improve pedestrian safety within the area. The closure of Lehner Avenue is further analyzed in the section below.

The City's Bicycle Facilities Master Plan identifies a future Class II Bike Lane to be installed within Ash Street (striped bike lane within the street right-of-way). Vista Avenue is identified as a proposed Class III bike route (signage only). However, installation of bike lanes and signage only would take place when appropriate connection to existing or planned facilities are practical in order to ensure bicyclist safety. The installation of future bike lanes along Ash Street would necessitate the restriction of on-street parking. Although three open space lots are proposed within the development and would be landscaped, they are designed as drainage/water quality features. The proposed project does not propose any common active on-site recreational features. On-site open space amenities would be provided within the side and rear yards of each private lot. Jesmond Dene Park is the closest community recreational facility, which is located approximately 0.83 mi. northwest of the site at the corner of Broadway and Jesmond Dene Rd. Nearby public schools also typically are available to be used for a variety of public recreational uses during non-school hours, subject to approval by the School District.

Appropriateness of the Project Design – The project proposes 40 single-family residential lots ranging in size from 10,000 SF to 14,474 SF, which would be compatible with the range of single-family lot sizes existing and proposed throughout the area. All of the lots would orient inward towards the project and would take access either from Lehner Avenue or from the new cul-de-sac streets. The relatively flat topography throughout the majority of the site eliminates the need for extensive grading and taller manufactured slopes, and no grading exemptions are requested for the project. The tallest manufactured slopes are combination cut slopes/retaining walls generally located towards the southwestern corner of the site ranging from approximately 10 feet in height on Lot 1 to 20 feet in height on Lot 4. These slopes orient inwards towards the project and the subject lots would be situated lower than adjacent Vista Avenue. A six-foot-high masonry block wall would be installed around the southern and eastern project boundary to provide visual screening and noise attenuation for the lots abutting Vista Avenue and Ash Street. The project has been designed to conform to current storm water requirements, which includes three bioswale/detention features located throughout the site. The storm water features, perimeter walls/fencing, and parkway landscaping along Vista Avenue and Ash Street would be maintained by the project HOA.

The existing properties immediately west of the project generally are situated at a slightly lower elevation (approx. 2 feet lower) than the western boundary of the project site. The proposed pad elevations for the lots along the western boundary (Lots 18 – 23) would be situated approximately 3.5 feet to 5 feet higher than the adjacent lots to provide appropriate drainage and sewer fall to the proposed new internal cul-de-sac street. Fill slopes associated with these lots range from approximately 4.5 feet in height towards the northwestern corner to six feet in height towards the southwestern corner. These slopes

would be landscaped, including trees to soften views of the slopes and provide appropriate screening between adjacent properties on the west. The remaining 33-foot-wide portion of the unnamed street along the western property boundary would provide an additional setback/separation from the rear yards and new homes that would be constructed along the western boundary of the project.

Panhandle Lots – The project contains three panhandle lots (1, 6 and 10) which generally are the larger lots within the development, ranging from 11,848 SF to 19,474 SF. The body of the lots (net lot size, less the panhandle portion) are large enough to accommodate a reasonably sized home with appropriate setbacks and orientation with the adjacent lots. Although the zoning code discourages the use of panhandle lots, staff feels they are appropriate for this project because they are designed to provide the minimum 20-foot-wide frontage on a public road; the net lot size of 10,000 SF meets the minimum of the underlying zone; the panhandle length is not excessive (less than 120 feet); and each of the lots meets or exceeds the minimum net lot area for the R-1-10 zone.

Lehner Avenue and Un-Named Street Closure/Vacation – Lehner Avenue bisects the subject site and currently allows through traffic between Ash Street and Vista Avenue. Lehner Avenue is proposed to be closed to through traffic with gates at the intersection with Vista Avenue, and only used for emergency access and for the extension of public utilities. Lehner Avenue would be improved to residential street standards (56' R-O-W) within the subdivision boundaries, and widened off-site to minimum 28 feet in width between the project's eastern boundary and Ash Street to provide for appropriate emergency vehicle and two-way travel, along with on-street parking on one side. The closure of through traffic along Lehner Avenue would eliminate the peak school cut-through traffic along this residential street and would require vehicle traffic to use the intersection of Ash Street/Vista Avenue, which are both wider Circulation Element streets that would be improved to City standards and signalized to better control the amount of existing and projected vehicle trips. The closure of Lehner is supported by staff because it would eliminate an intersection that does not conform to City standards due to the existing intersection angle, and also would result in potential vehicle turning conflicts because it does not line up with any of the streets to the south (Nina Place or Pheasant Place). Although Lehner Avenue would be gated to restrict through vehicular access, pedestrian access still would be maintained with an appropriate paved path and appropriate openings in the gates at both ends.

A 33-foot-wide portion of an unnamed and unimproved 66-foot-wide public street that abuts the western boundary of the site is proposed to be vacated and incorporated into the adjacent lots (Lots 18 – 23 and Lot "B"). Staff feels vacation of the half-width portion of the street is appropriate because the street has not been improved or used to provide access to the project site. The proposed vacation also would not preclude any of the adjacent parcels from using the remaining 33-foot-wide remaining street section for accessory access to their properties if needed in the future. A gravel driveway section of the street is used to provide driveway access to a developed residential parcels fronting onto Vista Avenue immediately west of the project site. The driveway access would be reconstructed to this parcel with the proposed off-site improvements to Vista Avenue from the project boundary west to existing improvements at the Calvin Christian High School site.

Whether the Proposed Development Agreement Adequately Addresses Infrastructure Deficiencies in the Area

The North Broadway Deficiency Area allows the timely processing and development of residential projects in areas where known infrastructure deficiencies exist when accompanied by a Development Agreement. The Development Agreement facilitates the construction of public infrastructure necessary to upgrade existing deficiencies and/or includes a proportionate share payment towards neighborhood infrastructure. The proposed Development Agreement would be in effect for five years and would extend the life of the Tentative Map for that same period. The proposed terms in the agreement list

specific obligations that are the responsibility of both the developer ("Owner") and the City. A copy of the proposed Draft Term Sheet is attached with this report and the key terms for the Owner/Developer include the following:

- Owner pays current fee rates in effect at the time fees are incurred.
- Signalization of North Ash Street & Vista Avenue to include reimbursement of any funds collected towards the signalization of this intersection from the developer or owner of any tract or subdivision within the Stanley/Lehner Block.
- North Ash Street & Vista Avenue Intersection Improvements. Prior to the issuance of a building permit, Owner shall directly reimburse Eight Hundred and Twenty-Five dollars (\$825) per unit (\$80,000/97 units), for each unit subject to this Agreement, to the developer or owner of any tract or subdivision within the Stanley/Lehner Block who has previously improved the intersection by completing the construction of the intersection and dedicated turn lanes on all approaches.
- Vista Avenue off-site improvements along the frontage of five parcels west of the project site (APNs 224-120-01, -10, -11, -12 and -36) to local collector standards including contiguous and non-contiguous sidewalk and rehabilitation/reconstruction of a portion of the existing roadway. Upon completion of these improvements by Owner/Developer, the City will waive a portion of the Project's North Broadway Deficiency fee based on final cost estimates to be approved by the City Council with the adoption of the final Development Agreement terms.
- Owner pays the City \$12,500 per approved residential lot ("Deficiency Fee") to finance traffic and drainage improvements in the vicinity of the project.
- Construct a new 8-inch sewer line in Ash Street from Lehner Avenue to Vista Avenue for the public benefit of future users and will be entitled to apply to the City for a reimbursement agreement for properties that connection to this line for a period of 10 years.
- Ash Street off-site frontage improvements along two parcels (APN 224-142-19 and -29) to Local Collector standard including non-contiguous sidewalk. Upon completion of these improvements the City will waive or reimburse a portion of the Project's North Broadway Deficiency Fees based on final cost estimates to be approved by the City Council with the adoption of the final Development Agreement terms.

The proposed Development Agreement obligates the City to the following terms:

1. City allows Owner to perform onsite project grading and offsite road construction and water line installation prior to approval of a Final Map subject to approval of customary plans and agreements.
2. City guarantees sewer connection rights for a period of one year.

The terms of the Development Agreement were fashioned in response to known infrastructure needs in the North Broadway Deficiency Area as well as the projected traffic impacts from all of the cumulative projects within the Stanley/Lehner area. The payment of the \$12,500 per unit "North Broadway Deficiency Fee" for the future construction of priority street and drainage improvements in the North Broadway area was established by the City Council several months ago during hearings for Development Agreements for Tract 889 and Tract 894, and for SUB13-0011 located in the same area as the proposed subdivision (Stanley/Lehner Block). It is anticipated that this fee will be applied to all future

Development Agreements in the North Broadway Deficiency Area. Staff feels the Deficiency Fee and other terms proposed in the Development Agreement are reasonable and prudent because the agreement will allow the construction of the residential development, including street and water/sewer line improvements in a coordinated fashion that will result in reduced costs while maximizing public and private resources to construct necessary public infrastructure in the area at the earliest practicable time.

Appropriateness of the proposed Annexation Boundaries

The proposed annexation is within the City's Sphere of Influence with City territory on the west and southwest, and unincorporated county to the north, south and east. Several properties to east have been approved by LAFCO for annexation to the City as part of the "Pickering" residential development. An additional developed parcel located on the northeastern corner of Vista Avenue/Ash Street also is included in the annexation. Dedication of a portion of this parcel is necessary in order to construct the required intersection improvements. The project applicant has entered into escrow to purchase this property. Three street segments also would be annexed that include Lehner Avenue between Vista and Ash; Ash Street between Lehner and Vista; and Vista Avenue between Lehner and the City boundary located approximately 500 feet east of Ash Street. These street segments would be improved and transition into existing or proposed improvements as a component of the project and come under the City's control and maintenance responsibility.

Annexation of an off-site portion of Lehner Street (from the project's eastern boundary to Ash Street) would result in the creation of a small County island consisting of four developed parcels (APNs 241-130-17, -18, -19 and -20) located along Lehner Avenue. LAFCO policy prohibits the creation of unincorporated islands, unless it would be detrimental to the orderly development of the community. However, if property owners are unwilling to annex, then LAFCO recommends the City provide a detailed statement of overriding concerns to justify the creation of unincorporated islands. The owners of these parcels were surveyed early in the annexation process and did not wish to annex to the City. The City's current policy is not to require annexation if the owners do not wish to annex. Staff feels the proposed annexation boundaries and creation of the small county island would not be detrimental to adjacent county parcels because the small island area is immediately adjacent to a county area along the northern side of Lehner Avenue; the island would not be separated from the northern county area by new city development/homes, only by Lehner Avenue; and the proposed subdivision would not alter or affect the ability of service providers to access or continue to provide adequate service to the subject county parcels.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The property is irregularly shaped, comprised of multiple parcels, and fronts onto and takes access from Vista Avenue, Lehner Avenue, and N. Ash Street. Additionally, there is a 15-foot wide by approximately 318-foot long access strip that connects to Stanley Avenue to the north. An unimproved unnamed street is located along the western boundary of the subject site. The existing structures on the site include a number of dispersed buildings, sheds, stables, and four single-family homes. The site topography is low-sloping towards the southwest with low vegetation and areas cleared for agriculture. The on-site elevation ranges from approximately 726 feet towards the northeastern and southwestern corners and 765 feet towards the southeastern corner of the site. The property generally drains in a westerly direction. Vegetation includes mature trees, and shrubs, non-native grasses; some areas are unvegetated. All areas are disturbed from current uses.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 13.97 acres – Proposed 43-lot subdivision (12.6 net lot area)
0.99 acres – One unrelated developed parcel included in annexation.
2. Number of Lots: 40 Residential
3 Open Space (used for storm water management)
3. Proposed Density: 3.1 dwelling units per acre (Suburban General Plan = up to 3.3 du/acre)
(12.697 acre net lot area/40 residential lots = 3.1 du/ac) Net lot area factors in the reduced area for the dedication for Vista Avenue and increase lot area for the vacation of the unnamed street. Open space lots do not factor into project density.
4. Zoning: PZ R-1-10 (Pre-zone Single Family Residential; 10,000 SF minimum lot size). R-1-10 upon annexation to the City
5. Landscaping: All landscaping to comply with Landscape Ord. requirements including street trees, slope landscaping and erosion control. The loss of any mature trees to be replaced with min. 24" box sized trees. Common area landscaping (i.e., open space lots, and Ash Street and Vista Avenue parking landscaping) and drainage facilities proposed to be maintained by a homeowners' association.

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required (R-1-10 zone)</u>
1. Lot Sizes:	10,000 SF minimum	10,000 SF minimum
2. Lot Width	80 feet minimum	80 feet minimum
3. Lot Frontage:	35 feet minimum (excluding panhandle lots)	35 feet minimum

EXHIBIT "A"

FINDINGS OF FACT

SUB 14-0002

PHG14-0002, PHG14-0006 and PHG14-0007, ENV14-0003

Tentative Map

1. The proposed map is consistent with the guidelines of the General Plan, Zoning Ordinance (upon annexation) and Subdivision Ordinance that requires single family detached residential units with a maximum 3.3 units per acre and 10,000 SF minimum lot sizes. The project density of approximately 3.1 dwelling units per acre and lot sizes that range from 10,000 SF to 19,474 SF would be in conformance with the General Plan density and yield requirements and proposed R-1-10 lot size requirements.
2. The site is suitable for this residential type of development proposed because it is consistent with other approved subdivisions in the immediate area with a minimum lot size requirement of 10,000 SF. The site does not require excessive grading or slopes. Adequate access and public utilities can be provided to the site.
3. The proposed project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the project site is adjacent to residential development on all sides. The size of the proposed lots would be similar in size and character with other existing and planned single-family lots located throughout the neighborhood. The construction of additional residential development on the previously developed site would alter the existing underdeveloped character of the subject properties. The majority of the project site is relatively flat to gently sloping terrain towards the southeastern corner. Existing on-site features are not considered significant visual resources or prominent topographical features. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. Existing vegetation would be permanently replaced by residential development, associated infrastructure and new landscaping. The development of the future homes on the proposed lots would not result in any adverse visual impacts or result in the obstruction of any scenic view or vista open to the public. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public. Views on-site from surrounding properties would most likely consist of building pads/manufactured slopes, future one- and two-story structures, perimeter fencing/walls, and front and rear-yard landscaping, which would be consistent with adjacent residential development.

The development of the proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan. The project site is not considered biologically significant or strategically located to warrant being included in a regional or local natural open space preserve. The site is not listed as an open space corridor or animal migration corridor since much of the property is disturbed and surrounded by development. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional plan. No Resource Agency permits would be required for the proposed development since the project would not remove any protected or endangered habitats.

Lehner Avenue is proposed to be closed to through traffic with gates at the intersection with Vista Avenue, and only used for emergency access and for the extension of public utilities. Lehner Avenue would be improved to residential street standards (56' R-O-W) within the subdivision

boundaries, and widened off-site to minimum 28 feet in width between the project's eastern boundary and Ash Street to provide for appropriate emergency vehicle and two-way travel, along with on-street parking on one side. The closure of through traffic along Lehner Avenue would eliminate the peak school cut-through traffic along this residential street and would require vehicle traffic to use the intersection of Ash Street/Vista Avenue, which are both wider Circulation Element streets that would be improved to City standards and signalized to better control the amount of existing and projected vehicle trips. The closure of Lehner is appropriate because it would eliminate an intersection that does not conform to City standards due to the existing intersection angle, and also would result in potential vehicle turning conflicts because it does not line up with any of the streets to the south (Nina Place or Pheasant Place). Although Lehner Avenue would be gated to restrict through vehicular access, pedestrian access still would be maintained with an appropriate paved path and appropriate openings in the gates at both ends.

A 33-foot-wide portion of an unnamed and unimproved 66-foot-wide public street that abuts the western boundary of the site is proposed to be vacated and incorporated into the adjacent lots (Lots 18 – 23 and Lot "B"). The proposed vacation of this section of the unnamed street is appropriate because the street has not been improved or used to provide access to the project site. A gravel driveway section of the street is used to provide driveway access to a developed residential parcels fronting onto Vista Avenue immediately west of the project site. The driveway access would be reconstructed to this parcel with the proposed off-site improvements to Vista Avenue from the project boundary west to existing improvements at the Calvin Christian High School site. The proposed vacation would not preclude the adjacent parcel of other parcels from using the remaining 33-foot-wide remaining street section for accessory access to their properties if needed in the future.

4. The site is physically suitable for the proposed density of approximately 3.1 units per acre because the design of the subdivision meets all requirements of the Suburban land use designation of the General Plan and the Zoning Code (upon annexation).
5. The design of the map and the type of improvements are not likely to cause serious public health problems because adequate water and sewer can be provided and the Development Agreement includes provisions for street and infrastructure upgrades in the immediate area. Appropriate mitigation measures have been adopted to reduce any potential significant impacts to the environments to less than a significant level. The project would not cause substantial environmental damage nor injure fish, wildlife or their habitat because any impacts to sensitive resources have been mitigated to less than a significant level. The project would not create any significant noise impacts to adjacent properties due to the residential nature of the project, and limited traffic increase created by the project.
6. The design of the map and the type of improvements will not conflict with any easements of record, of easements established through court judgments, or acquired by the population at large, for access through, or for use of the property within the proposed map since all existing easements and rights-of-way will be preserved.
7. All of the requirements of the California Environmental Quality Act (CEQA) have been met. A Draft Negative Declaration was prepared and issued for the proposed project for 20-day public review on January 27, 2015. Responses to agency comments received on the Draft MND have been incorporated into the Final MND. The findings of the environmental review are that the Initial Study identified impacts related to biological resources; hydrology and water quality; noise; and transportation/traffic that may be potentially significant. However, mitigation measures and project design features were developed to reduce the potential impacts to less-than-significant levels. All other project impacts studied were found to be less than a significant level.

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.
9. The proposed map will not conflict with regional or local housing needs since all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The existing residential structures located on the site would be replaced with new residential structures. The project would be developed with single-family residential homes in conformance with the Suburban land-use designation.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code (upon annexation) will be obtained prior to recordation of the map or as otherwise specified in the Development Agreement.

Development Agreement / Annexation

1. The proposed Development Agreement and annexation are consistent with the objectives, policies, general land uses and programs specified in the General Plan since there are no changes proposed to the General Plan land use designations or policies that affect development of the site, a Citywide Facilities Plan has been adopted to address infrastructure deficiencies on a citywide basis and the agreement has a provision for a community benefit that could not otherwise be required of the developer.

The properties to be annexed (that includes the project site and one additional developed parcel) are located within the Escondido Sphere of Influence and Escondido Planning Area and the property owners desire to annex into the City. 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 proposed Development Agreement and annexation are compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the property is located since the General Plan land use designation for the site is Suburban, which allows the number of dwelling units approved for the development in conformance with Subdivision Ordinance Section 32.202.03.
3. The proposed Development Agreement and annexation conform to the public convenience and general welfare because the proposed agreement provides for construction of street, water line and sewer upgrades in the project area and payment of a fee needed to construct future improvements that resolve traffic and drainage infrastructure issues in the North Broadway area.
4. The proposed Development Agreement and annexation will not adversely affect the orderly development of property or the preservation of property values because the project will be developed in conformance with the existing General Plan designation on the property with single-family residential homes
5. The proposed Development Agreement is consistent with Government Code Section 65864, which states that the lack of certainty in the approval of development projects can result in a waste of resources and escalated housing costs while discouraging comprehensive planning because the proposed agreement provides for a five-year term and provides certainty as to the payment and construction obligations for associated public improvements.
6. The proposed reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The reorganization includes exclusion from MWD Improvement District "E." 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.
7. Annexation of the off-site portion of Lehner Avenue (from the project boundary to Ash Street) would result in the creation of a small unincorporated island consisting of three lots (APNs 224-130-17, -18, -19 and -20) that elected to remain unincorporated when surveyed. Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this

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

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

EXHIBIT "B"

CONDITIONS OF APPROVAL SUB 14-0002, PHG 14-0006, PHG14-0007

MITIGATION MEASURES

1. BIO-1a: Impacts to up to approximately 64 mature trees shall be mitigated by replacement of 64 mature trees at a one-to-one (1:1) ratio with a minimum size of a 24-inch box, or as otherwise determined by the City Planning Department.
2. BIO-1b: Any mature trees removed as part of the future development of the Additional Annexation Area would be replaced at a 1:1 ratio with a minimum size of a 24-inch box. If any protected trees are located in the Additional Annexation Area at the time of the future development, they will be replaced at a 2:1 ratio with a minimum size of a 24-inch box (Zoning Code Section 33-1069).
3. BIO-2: Impacts to 0.78 acre within the Development Area and 0.16 acre of NNG within the offsite improvement area will be mitigated at a reduced ratio of 0.5:1 through the acquisition of 0.47 NNG credits from the Daley Ranch Bank or other adopted mitigation bank. Future impacts to NNG within the Additional Annexation Area shall be mitigated at a reduced ratio of 0.5:1 through the acquisition of NNG credits from the Daley Ranch Bank or other approved mitigation bank.
4. BIO-3: A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the Project Area if construction is set to commence or continue into the breeding seasons of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of site, existing disturbances, and proposed disturbance activities to determine an appropriate distance of temporal buffer.
5. BIO-4: If Project construction cannot be avoided during the period of January 1 through September 1, a qualified biologist will survey potential nesting vegetation within the Project Area for nesting birds, prior to commencing any Project activity. Surveys will be conducted at the appropriate time of day, no more than three days prior to vegetation removal and/or disturbance. Documentation of surveys and findings will be submitted to the City for review and concurrence prior to conducting Project activities. If no nesting birds were observed and concurrence was received, Project activities may begin. If an active bird nest is located, the nest site will be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions, and this area will not be disturbed until after September 15 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work will occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.
6. HYD-1: Adequate drainage improvements shall be installed to the satisfaction of the Engineering Department based on the City's adopted Drainage Master Plan, or subsequent updated technical analyses approved by the City to accommodate storm water flows.
7. N-1: The Project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.

8. N-2: Noise and groundborne vibration construction activities whose specific location on the Project Area may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration sensitive land uses.
9. N-3: Construction activities associated with the proposed Project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.
10. N-4: The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
11. -5: If the Project is under the jurisdiction of the County at the time of development, the Applicant and/or Contractor shall notify all construction workers prior to the commencement of construction that activities generating impulsive noise levels at the Project Area must be limited to no more than 15 minutes in a given hour when such activities are located adjacent to an offsite sensitive receptor (residence). Impulsive noise is defined by the County as a single noise event or a series of single noise events that causes a high peak noise level of short duration (one second or less) measured at a specific location (Section 36.410 of the County's Noise Abatement and Control Ordinance).
12. N-6: The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the Project Area. Signs shall also be posted at the Project Area that includes permitted construction days and hours.
13. N-7: Construction activities shall be limited to permitted construction hours designated by the applicable jurisdiction for the project at the time of development. If the project is under the jurisdiction of the County at the time of development, construction activities shall be limited to between the hours of 7:00 A.M. and 7:00 P.M. from Monday through Saturday. Further, no construction activity shall be undertaken on Sundays and recognized County holidays (Section 36.408 of the County's Noise Abatement and Control Ordinance). If the project is under the jurisdiction of the City at the time of development, construction activities shall be limited to between the hours of 7:00 A.M. and 6:00 P.M. from Monday through Friday, and between the hours of 9:00 A.M. and 5:00 P.M. on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).
14. N-8: Prior to the issuance of building permits for the homes, the Applicant shall submit an interior noise analysis (INA) to ensure that the homes are constructed to provide the appropriate construction features to conform to interior noise levels below an Ldn or CNEL of 45 dB in any room.

PLANNING CONDITIONS

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees subject to the terms of the associated Development Agreement.

2. 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.
3. 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.
4. 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.
5. 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.
6. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties. Conformance with the Outdoor Lighting Ordinance shall be demonstrated on the building permits/improvements plans
7. The 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.
8. All new utilities shall be underground.
9. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division. A minimum six-foot-high masonry block noise attenuation/screen wall shall be constructed along the Vista Avenue and Ash Street frontages. The wall shall be constructed of decorative block with pilasters at appropriate intervals. A decorative cap also shall be used (rolled mortar cap not allowed). Appropriate sight distance shall be maintained at all street and driveway intersections.
10. Three copies of a revised Tentative Map, reflecting all modifications (if any) and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
11. All lots shall meet the lot area (gross and net) and lot width requirements of the underlying R-1-10 zone. Conformance with these requirements shall be demonstrated on the Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will require in revisions to the map.
12. Prior to submittal of building plans into plan check, the applicant shall submit a design review application package to the Planning Division with the appropriate fee. Building permits will not be issued until the lot plotting, home designs and project landscaping have been approved by Planning Division staff through design review.
13. No street names are part of this approval. A separate request shall be submitted prior to final map.
14. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less. An Interior Noise Assessment (INA) shall be submitted with the first submittal of the building

plans for the homes. Conformance with this requirement shall be demonstrated on the building plans in accordance with the recommendations of the INA.

15. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, perimeter walls, utility easements and pedestrian walkways, fencing, common drainage facilities, etc. to the satisfaction of the Planning and Engineering Divisions. A review fee established in the current fee schedule shall be collected at the time of submittal.
16. All proposed grading shall conform to the conceptual grading as shown on the Tentative Map, or as otherwise specified in the Development Agreement, to the satisfaction of the Engineering Division and Planning Division.
17. This Tentative Subdivision Map shall expire concurrently with the expiration of the Development Agreement if a final map has not been approved or an extension of time has not been granted.
18. Lots 2, 13, 29, 31, 38 and 40 – The narrowest of street frontage shall be considered the front yard for setback purposes, and the longer street frontage shall be considered the side street, unless otherwise modified/determined by the Planning Commission.
19. Lot No. 2 - If the project perimeter wall along the Ash Street frontage is required to be located outside of the water easement, then the area on the eastern side of the wall shall be landscaped and shall be maintained by the project HOA. An appropriate landscape easement shall be established for this area, and landscaping requirements included in the CC&Rs.
20. Prior to annexation, the northern panhandle section of the project site shall be separated from the project by a boundary adjustment approved by the County. If the boundary adjustment is not feasible, then the subject panhandle shall remain within the County's jurisdiction, and become a lettered open-space parcel of the map (or as may be otherwise designated) to be included in the final map for certification, to the satisfaction of the Engineering Division. This panhandle shall be maintained by the project HOA, but may be separated from the project in the future, subject to approval by the County.
21. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,260 for a project with a Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

Landscaping Conditions

1. Prior to occupancy, all perimeter, slope, front yard (if required) and storm water landscaping shall be installed. All vegetation 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.
2. Detailed landscape and irrigation plan(s) shall be submitted in conjunction with the submittal of grading plans for the project, to the satisfaction of the Planning Division. Five sets of plans shall be submitted to the Engineering Division with the first plan check submittal. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Water Efficient Landscape Regulations) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect. Seven sets of complete plans shall be submitted to the Engineering Division for final approval prior to the approval of the final grading plans.
3. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
4. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Regulations and the City of Escondido Street Tree List. Trees not identified on the City's Street Tree List may be allowed, subject to approval of the Public Works Department and Engineering Division. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans. Decorative fencing shall be used to secure the on-site storm water features and portion of Lehner Avenue subject to street vacation. Standard gray/silver chain-link fencing would not be considered decorative fencing. Black- or green-coated chain-link fencing may be considered in certain areas (such as Lot "C" Basin) if a decorative type post (other than standard steel pipe) is incorporated into the design. The security fencing shall be setback an appropriate distance from the front property line for visual purposes and to maintain appropriate sight distance, to the satisfaction of the Planning Division and Engineering Division.
6. The on-site storm water features shall include enhanced landscape elements, especially Lot "A" and "B" Basins due to their visibility from Vista Avenue. The landscape design should appear to be a visual amenity for the project.
7. Appropriate landscape features shall be incorporated within the portion of Lehner Avenue to be vacated. Due to the various access requirements for this area, the design should be durable, low maintenance, and vandal resistant, while creating an aesthetically pleasing, safe, and secure environment. Sprinklers, control boxes, irrigation covers, catch basins, etc., should be designed and located to deter vandalism and also so they do not present a potential trip hazard along the pedestrian walkway.

ENGINEERING CONDITIONS OF APPROVAL ESCONDIDO TRACT NUMBER SUB14-0002

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 Engineer and City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this subdivision final map and final plans.
2. Grading or Building permits will not be issued for any construction within this subdivision prior to recordation of final map, unless allowed under provisions of the Development Agreement for the project.
3. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
4. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
5. The engineer shall submit to the Planning Department a copy of the tentative map as presented to the Planning Commission and the City Council. The tentative map will be certified by the Planning Department 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.
6. This subdivision is contiguous to the facilities of County of San Diego and SDCWA. The County and SDCWA may be required to review and/or sign the on and/or offsite improvement plans. It will be the responsibility of the developer to pay for all fees for plan checking and permit approval. All agency approvals shall be submitted to the City Engineer prior to issuance of construction permits or map recordation.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the tentative map approval to the satisfaction of the City Engineer.

2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and aggregate base on the following streets:

<u>STREET</u>	<u>CLASSIFICATION</u>
Lehner Avenue	Residential
Street "A", "B", "C", "D"	Residential
N. Ash Street	Local Collector
Vista Avenue	Collector

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

3. The developer shall be responsible for full width construction and upgrading of N. Ash Street to local collector street standards from the intersection of Ash Street and Vista Avenue, to the northerly project boundary on the west side and to the northerly boundary of APN 224-142-29 on the east side. Improvements shall include but not be limited to concrete curb, gutter, street lights, street trees, and sidewalk (contiguous and non-contiguous) on both sides. Based on potholing results, at the time of final plan submittal or prior to construction, reconstruction of the asphalt paving and aggregate base roadway section may be required to meet local collector street standards.
4. The developer shall be responsible for upgrading the existing roadway section for Lehner Avenue from the easterly project boundary to the centerline of N. Ash Street, to residential street standards. The roadway shall be widened to 28-feet from curb to berm with sidewalk on one side and shall be signed for no parking on north side. Based on potholing results, reconstruction of the asphalt paving and aggregate base roadway section may be required to meet residential street standards.
5. The developer shall be responsible to construct Lehner Avenue as a residential cul-de-sac within the project site, with elimination of public vehicular access to Vista Avenue, including but not limited to, concrete curb, gutter, street lights, street trees, and sidewalk on both sides. The existing section of Lehner Avenue that is subject to street vacation shall be reserved with public utilities, emergency and pedestrian access easements. The area shall be enhanced with new paving and a concrete walkway, fenced on both sides with Fire Department approved emergency access gates and accommodation for pedestrian access at both ends.
6. The developer shall improve the intersection of N. Ash Street and Lehner Avenue as a full intersection with curb returns and curb ramps on the south-west side of the intersection and improved turning radius with asphalt concrete berm on the north-west side, in accordance with the Tentative Map and to the satisfaction of the City Engineer.

7. The developer shall be responsible to construct Vista Avenue in accordance with the approved intersection design for Vista Avenue and N. Ash Street and collector street classification. Vista Avenue improvements shall consist of construction of 42 feet of new roadway section, including asphalt paving and aggregate base. Project frontage shall be improved to Local Collector Street Standards including but not limited to, concrete curb, gutter, sidewalk, street lights, and street trees. The opposite side of the street shall be improved with concrete curb and gutter with no sidewalk.
8. The developer shall be responsible to reconstruct the intersection of Vista Avenue and Ash Street in accordance with the project tentative map. Intersection of Vista Avenue and Ash Street design plans shall be approved and bonded for prior to approval of the Final Map for the project and shall be fully constructed with an operational traffic signal system prior to closure of Lehner Avenue to the public. Improvement of Ash Street and Vista Avenue intersection requires offsite right-of-way that shall be secured by the project developer prior to scheduling the project for approval of the Tentative Map by the City Council.
9. The developer shall be responsible for design and construction of a traffic signal system and signing and striping for the intersection of Vista Avenue and N. Ash Street. The signal system shall be bonded for prior to approval of the final map and constructed prior to closure of Lehner Avenue to public traffic.
10. The developer shall be responsible for construction of all interior streets to residential street standards including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and aggregate base.
11. The developer shall be responsible for design and construction of the following offsite improvements which are partly qualified for reimbursement in accordance with provisions of the Development Agreement;

Vista Avenue:

- a) Frontage improvements along APNs 224-120-01, -10, -11, -12 and -36.

Improvements shall consist of widening of Vista Avenue along the frontage of the five (5) properties to local collector standards with contiguous and non-contiguous sidewalk and parkway landscaping with sub-drain to conform to green street criteria for storm water treatment. The project landscape architect shall prepare a green street design and drought tolerant plants in the parkway area as a part of project landscaping design subject to review and approval by the Director of Community Development. The developer shall be responsible for the installation of the landscaping and temporary irrigation and maintenance of the offsite landscaped area until the landscaping is established, prior to turning over maintenance responsibilities, as approved by the City Engineer. Where approved by the property owner, street trees shall be placed on private property at the rate of 30' spacing; however, trees may be clustered at various locations. The developer shall be responsible for coordination of driveway construction, joining existing private improvements and installation of landscaping and trees with all property owners. Roadway rehabilitation shall be in accordance with paragraph 11.b below.

- b). Rehabilitation of roadway along APN 227-560-01 to Bellow Hills Ln.

Offsite Vista Avenue improvements shall include removal of the existing roadway section and construct a full structural section consisting of 4 inches of asphalt concrete over 8 inches of base. The improvements shall also include preparation of signing and striping plan and construction of signing and striping to the satisfaction of the City Engineer.

- c). Reconstruction of 10 feet of roadway between Below Hills Lane and N. Ash Street.

Improvements shall include removal and reconstruction of the southerly 10 feet of roadway to provide for a full 42 feet of new asphalt paving and aggregate base section along the project frontage. Curb and gutter shall be installed along the southerly side of Ash Street.

N. Ash Street:

- d). Frontage improvements along APN 224-142-19 and -29.

Improvements along the property frontages along Ash Street shall consist of removal of the existing roadway section to centerline, reconstruct roadway segment to Local Collector standard with non-contiguous sidewalk and parkway landscaping to conform to green street criteria for storm water treatment. The project landscape architect shall prepare a design to include drought tolerant plants in the parkway area as a part of the project landscaping design subject to review and approval by the Director of Community Development. The developer shall be responsible for the installation of the landscaping and temporary irrigation and maintenance of the offsite landscaped area until the landscaping is established, prior to turning over maintenance responsibilities, as approved by the City Engineer. Where approved by the property owner, street trees shall be placed on private property at the rate of 30' spacing; however, trees may be clustered at various locations. The developer shall be responsible for coordination of driveway construction, joining existing private improvements and installation of landscaping and trees with all property owners. Improvements along 224-142-19 and -29 shall be designed with contiguous sidewalk to avoid impacts to the existing block wall and gate, and private landscaping outside the public right-of-way.

12. 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 within and outside the school zone. The developer will be responsible for removal of all existing and construction of all new signing and striping in compliance with the new MUTCD standards and to the satisfaction of the City Engineer.
13. 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.

14. 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.
15. Construction traffic is restricted during School peak hours 7:00 to 8:30 am and 2:00 to 3:30 pm, unless a traffic management plan that proposes no conflict between construction and school traffic is approved by the City Engineer prior to issuance of Encroachment Permit.
16. The developer shall be required to construct City standard LED street lighting in accordance with the City standards and the requirements of the City Engineer.
17. Public Utilities Easement access roads shall be to the requirements of the City Engineer and Utilities Director.

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/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 retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.
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. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
8. 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.
9. The developer will be required to obtain permission from neighboring property owners for any off-site street improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. Final drainage improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study prepared by the developer's engineer. The drainage study shall be in conformance with the City of Escondido Design Standards.
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. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
3. All storm water treatment and retention facilities and their drains including the bio-retention basins, and their gravel HMP underground storage basins shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the home owners' association. Provisions stating the maintenance responsibilities shall be included in the CC&Rs.
4. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. This agreement shall be referenced in the CC&Rs.
5. All storm drain systems outside public right-of-way, 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. A public water main extension is required to provide water service and/or fire protection for the project. The developer is responsible for upsizing the following water mains:
 - a. The existing water main in Lehner Avenue shall be upsized to a 12" water main from Ash Street to Vista Avenue. The new water line could be placed under the sidewalk to maintain adequate separation with existing sewer main, as approved by the Utilities Engineer.

- b. The existing water main in Vista Avenue shall be upsized to an 8" water main from Ash Street west to the existing 8" water main in Vista Avenue.
2. All water mains shall be looped throughout the project to the satisfaction of the Utilities Engineer.
3. All public water improvements shall be designed per the City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
4. Fire hydrants shall be installed at locations approved by the Fire Marshal.

SEWER

1. An 8" public sewer main shall be constructed along the project frontage in Ash Street from Street "B" to Vista Avenue to the satisfaction of the Utilities Engineer.
2. All sewer main extensions and the location and sizing of mains shall be designed per the City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
3. 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.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

<u>STREET</u>	<u>CLASSIFICATION</u>
Lehner Avenue	Residential
Street "A", "B", "C", "D"	Residential
Ash Street	Local Collector
Vista Avenue	Collector (Modified)

All easements, both private and public, affecting subject property shall be delineated on the final map.

2. Approval of the project as proposed is subject to street vacation. The developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished by means of a separate public hearing in advance of or concurrent with Final Map approval. 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.

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

REPAYMENTS, FEES AND CASH SECURITIES

1. A repayment of \$20,613.00 is due to the City of Escondido for existing improvements approved for repayment by Resolution 91-385 and that will serve this development.
2. A repayment of \$26,295.27 is due to the City of Escondido for existing improvements approved for repayment by Resolution 91-385 and that will serve this development
3. A repayment of \$4128.85 is due to the City of Escondido for the existing improvements approved for repayment by Resolution 91-385 and that will serve this development.
4. A repayment of \$4,202.78 is due to the City of Escondido for the existing improvements approved for repayment by Resolution 87-393 and that will serve this development.
5. A repayment of \$4,620.25 is due to the City of Escondido for the existing improvements approved for repayment by Resolution 87-393 and that will serve this development.
6. 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.
7. The developer shall be required to pay all development fees of the City then in effect at the time, including North Broadway Deficiency Fee, and in such amounts in accordance with the provisions of the Development Agreement.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the final map.
2. The developer shall make provisions in the CC&Rs for maintenance by the homeowners' association of all parkway landscaping and irrigation within the project site and along project frontages on Vista Avenue and Ash Street, storm water treatment basins and facilities, emergency gates, sewer laterals, common open spaces, including public utilities

easement access roads and pedestrian pathways. 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 home owners' association when repair or replacement of private utilities is done.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance.
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

DRAFT DEVELOPMENT AGREEMENT

TERM SHEET

1. **Background.** Developer Pacific Land Investors, LLC, seeks to acquire and improve several undeveloped tracts/subdivisions within the Stanley/Lehner Block and the Stanley/Vista Block as depicted on Exhibit E. Owners of the undeveloped property within the Stanley/Lehner Block and the Stanley/Vista Block seek separate development agreements with terms that spread the cost of the various improvements across all owners. Development agreements for Tracts 889 and 894 have been completed and recorded in the official records of the San Diego County Recorder. In addition to the Tract 889 and 894 properties, Developer envisions another 57 units, including those in SUB13-0003 and SUB13-0013 which were approved on 6-18-14, may be developed within the Stanley/Lehner Block and 40 units may be developed within the Stanley/Vista Block. Developer further envisions the possibility that all undeveloped properties within the Stanley/Lehner and Stanley/Vista Blocks will be developed at the same time. The 97 units to be developed shall be subject to cost sharing for the improvements described below. City seeks to ensure that the necessary public infrastructure improvements are made in a timely manner, even if the properties are not developed as one unit.

2. **Sale of Property.** Owner has entered into an agreement to sell the Property to Pacific Land Investors, LLC, ("PLI") and by letters dated August 6, 2013, February 11, 2014, February 18, 2014, and October 14, 2014, on file with the City, has authorized Mark Ferraro of PLI to act on its behalf with respect to this Agreement.

3. **Owner Contribution to Capital Improvement Projects.** Owner agrees to construct or financially support all mitigation measures, all improvements required as Engineering Conditions of Approval Escondido Tract Number SUB 14-0002, Planning Conditions of

Approval Escondido Tract Number SUB 14-0002 published in the Escondido City Council Resolution approving the Property's Tentative Map and the following improvements based upon Escondido Design Standards and Standard Drawings (Effective Date: April 2, 2014). All improvements shall be designed to satisfaction of the City Engineer and a performance bond posted for the improvements and agreement for completion of improvements, as provided in this Term Sheet.

a. North Broadway Deficiency Fee. Owner shall pay the City \$12,500.00 per unit shown on the Project's approved Final Map prior to the City's issuance of the first building permit for the Project to finance roadway and drainage improvements in the vicinity of the Project..

b. N. Ash Street. & Vista Avenue Intersection Improvements. Prior to the issuance of a building permit, Owner shall directly reimburse Eight Hundred and Twenty-Five dollars (\$825) per unit (\$80,000/97 units), for each unit subject to this Agreement, to the developer or owner of any tract or subdivision within the Stanley/Lehner Block who has previously improved the intersection by completing the construction of the intersection and dedicated turn lanes on all approaches.

c. Sewer Line. Prior to the issuance of a building permit for the Project, Owner shall construct a new 8-inch sewer line in Ash Street from Lehner Avenue to Vista Avenue to the satisfaction of the City Engineer. Owner will construct the sewer line for public benefit of future users and will be entitled to apply to the City for a reimbursement agreement requiring contribution from future property owners not within the boundary of the Project who connect to the line for a period of ten years after issuance of the first building permit.

d. Ash Street Off-site Improvements. Prior to the issuance of the final building permit for the Project, Owner shall construct frontage improvements on Ash Street as follows:

Frontage improvements along APN 224-142-19 and 29 shall consist of removal of the existing roadway section to center line, reconstruct roadway segment to Local Collector standard with contiguous sidewalk and parkway landscaping. Project landscape architect shall prepare a design for drought tolerant plants in the parkway area as a part of project landscaping design subject to review and approval by the Planning Director. The developer shall be responsible for the installation of the landscaping and temporary irrigation and maintenance of the offsite landscaped area until the landscaping is established, prior to turning over maintenance responsibilities, as approved by the City Engineer. Where approved by the property owner, street trees shall be placed on private property at the rate of 30' spacing; however, trees may be clustered at various locations. The developer shall be responsible for coordination of driveway construction, joining existing private improvements and installation of landscaping and trees with all property owners. Improvements along 224-142-19 and 29 shall be designed with contiguous sidewalk to avoid impact on the existing block wall and gate, and private landscaping outside public right-of-way.

Upon completion of these improvements by Owner, the City will waive or reimburse \$ TBD of the Project's North Broadway Deficiency.

e. Vista Avenue Offsite Improvements. Prior to the issuance of the final building permit for the Project, Owner shall construct frontage improvements on Vista as follows:

i). Frontage improvements along APN#s 224-120-01, 10, 11, 12 and 36 shall consist of widening of Vista Avenue along the frontage of the 5 properties to local collector standards with contiguous and non-contiguous sidewalk and parkway landscaping with sub-drain to conform to green street criteria for storm water treatment. Project landscape architect shall prepare a green street design and drought tolerant plants in the parkway area as a part of project landscaping design subject to review and approval by the Planning Director. The developer shall be responsible for the installation of the landscaping and temporary irrigation and maintenance of the offsite landscaped area until the landscaping is established, prior to turning over maintenance responsibilities, as approved by the City Engineer. Where approved by the property owner, street trees shall be placed on private property at the rate of 30' spacing; however, trees may be clustered at various locations. The developer shall be responsible for coordination of driveway construction, joining existing private improvements and installation of landscaping and trees with all property owners. Roadway rehabilitation shall be in accordance with paragraph ii below.

ii). Rehabilitation of roadway along APN 227-560-01 to Bellow Hills Ln.

Offsite Vista Avenue improvements shall include removal of the existing roadway section and construct a full structural section consist of 4 inches of asphalt concrete over 8 inches of base. The improvements shall also include preparation of signing and striping plan and construction of signing and striping to the satisfaction of the City Engineer.

iii). Reconstruction of 10 feet of roadway between Bellow Hills Lane and N. Ash Street shall include removal and reconstruction of southerly 10 feet of roadway to provide for a full 42 feet of new asphalt paving and aggregate base section along project frontage. Curb and gutter shall be installed along southerly side of Ash Street.

Upon completion of these improvements by Owner, the City will waive \$ TBD of the Project's North Broadway Deficiency fee.

f. N. Ash Street. & Vista Avenue Signalization. Upon completion of the signalization of this intersection by Developer to the satisfaction of the City or County Engineer, City shall disburse to Owner any funds it has collected, and is still holding, from the developer or owner of any tract or subdivision within the Stanley/Lehner Block as a contribution toward the signalization.

4. Notice. Addresses for Notice described in Article III, paragraph 7 of the Agreement are as follows:

To the City:
City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025
FAX (760) 741-7541

With Copy to:
Jeffrey R. Epp, Esq.
City Attorney
City of Escondido
201 N. Broadway
Escondido, CA 92025
FAX (760) 741-7541

To the Owner:

Pacific Land Investors, LLC
Attn: Mark Ferraro
111 Pacifica, Ste. 130
Irvine, CA 92618
FAX 949-789-0006

With copy to:

David W. Ferguson, Esq.
Lounsbury Ferguson Altona & Peak, LLP
960 Canterbury Place, Suite 300
Escondido, CA 92025
FAX (760) 743-9926

The addresses to which notices shall be sent may be changed by giving ten (10) days written notice of change of address in the manner set forth above.

END OF TERM SHEET

NOTE: TBD (To Be Determined) based on final cost estimates to be approved by the City Council with the Final Development Agreement.

February 22, 2015
Michael and Maria Escobedo
533 Stanley Avenue
Escondido, CA 92026
760.489.9381

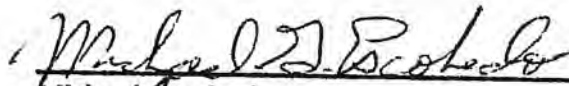
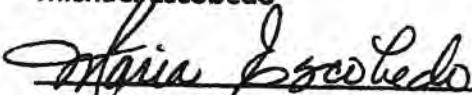
Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

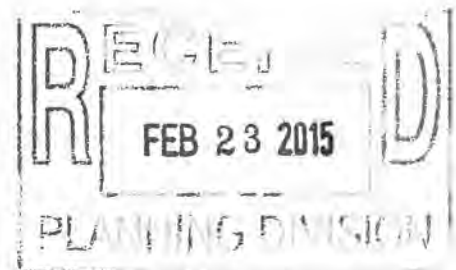
We live on the north side of this development at the above address.
Comments on proposed development:

- 1) Our well that we use is within 86 ft. of the proposed development. At no time is it allowable to develop anything, or drainage usage that may contaminate our well.
- 2) We want a permanent, maintained solid fence on your side of the property line.
- 3) We strongly oppose closing of Lehner to the public.
- 4) We support an open space play area for the use of the development properties. Something that will keep owners from overflowing into the outlying open spaces (such as school, roads that may be used for basketball hoops, parking for cars).
- 5) We support a hiking or walk way area that is safely detached from the road. The preference is that this trail tie-in to the surrounding (Pacific Land Investors) developments in the nearby areas.

Thank you,


Michael Escobedo

Maria Escobedo

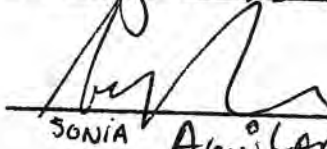
cc: Jay Petrek



Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS	
2/22/15	Desiree Mondragon	604 Stanley Ave	3, 4, 5 ✓ Keep Lehner Open! open space hiking trail close
2-22-15	Seth Mondragon	604 Stanley Ave.	
2/22/15	John T. Douglas	526 Stanley Ave	
2/22/15	CORINNA B. DOUGLAS	526 Stanley Ave	
2/22/15	Heather Douglas	526 Stanley Ave.	
2/22/15		526 Stanley Ave.	
2/22/15	Virginia Howard	508 Stanley Ave.	open spaces Hiking trails
2/22/15	 SONIA AGUILAR	515 Stanley Ave	open spaces and hiking trails
2/22/15	Mercedes Marquez	Mercedes Marquez	open spaces & Hiking trail
22 Feb 15	Mike Kirby	334 Poppy Field	
2/22/15	Beiben Lu	327 Sanleone	
2-22-15	Joe Estrella	1972 Bienvenido Ln.	
2-22-15	Joan Perron	1972 Bienvenido Ln	

Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS	Comments
2-22-15	Brod Allabad	1963 Bienvenido Ln. Escondido 92026	Also Hiking trails, Park
2-22-15	Mark Reed	1964 Bienvenido Ln. Escondido 92026	want open space
2-22-15	NICOLE DECESARI	1954 Bienvenido Ln Escondido 92026	
2/22/15	Jay Biery	1951 Bienvenido Ln.	
2/22/15	Justin Bush	1937 Bienvenida Ln. Escondido CA 92026	Add park for kids open space
2/22/15	MAURA Mirelos	1944 Bienvenido LN ESC	Add park for kids
2/22/15	Marcia Herring	1918 Bienvenido Ln Escondido CA 92026	
2-22-15	M. Cristina Gutierrez	315 el Diabli Ct. Escondido 92026	
2-22-15	William V. A. Moore	519 Aspen Ct Escondido 92026	
2-22-15	Kathryn Glocker	519 Stanley Ave, 92026	solid wall!!!
2/20/15	Ereg Gertel	519 Stanley Ave, 92026	solid wall fence, Hiking, Walkway, open play Area
2/23/15	Carley Rittberg	610 Stanley Ave, 92026	want open space striking trail

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS
2/23	JUDIE WILSON	2117 KARWARREN CT. (want open space)
2/23	Anne Bathe Haddock	2119 Karwarren Ct. ① We are opposed to Lehner Ave. being closed off. ② We want open space.
2/23	William A. Haddock	2119 Karwarren Ct. ③ We want a park for the children. ④ We want a biking and/or hiking trail.
2/23	KHAMSAJ NACHAMPASAK	4025 Stanley Ave
2/23	Vicki Gates	2131 Teal Glen
2/23	Nancy King	335 Whippoorwill Glen
2/23	Bonnie Hughes	341 Sunflower Glen
2/23	Joan Messer	2139 Teal Glen
2/23	Donna Paul-Bell	511 Stanley Ave.
2/23	Gandy Parish Bell	511 Stanley Ave.

Park would be nice and lots of \$ to school district

Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS
3/15/15	Jen Pollock	1198 Shay Place
3/15/15	Cam Tran	1197 Shay Place
3/15/15	Jean Pike	1188 Shay Pl.
3/15/15	Toby Lopez	1184 Shay Pl.
3-15-15	Chris Stanku	619 Collins Terrace

Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS
3/15/15	Michael Woo-Ming	1147 Amelia Pl. Escondido CA 92026
3/15/15	Deborah Woo-Ming	1147 Amelia Pl. Esc. CA 92026
3/15/15	Alex Anguano	1126 Amelia Pl. Anguano Esc. CA 92026
2/15/15	Javelterrick	1104 Amelia Pl Esc CA 92026
3-15-15	James Smith	1104 AMELIA PL Esc. CA 92026
3/15/15	Mei Lee	1927-CONWAY DR Esc 92026
3-15	Timothy Hendon	- 1901 Conway Dr. 92026
3-15	Blair Perillo	1183 Shay Place 92026
3/15/15	Sharon Perillo	1183 Shay Place 92026
3/15/2015	Miguel Guzman	1201 SHAY place 92026
3/15/2015	Fernando Tepezap	1216 shay place 92026
3/15/2015	RUDY CURTIS	1200 SHAY PL. 92026

Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehnert:

DATE	NAME	ADDRESS
<u>3/15/15</u>	<u>[Signature]</u>	<u>1103 Lehnert Ave</u>
<u>3/15/15</u>	<u>Jake Ann Mortland</u>	<u>1107 Lehnert Ave</u>
<u>3/15/15</u>	<u>[Signature]</u> Dwain Camp	<u>1125 Lehnert Ave</u>
<u>3/15/15</u>	<u>Don Prescott</u> Don Prescott	<u>1089 LEHNERT AVE</u>
<u>3/15/14</u>	<u>Debi Prescott</u>	<u>1089 Lehnert Ave</u>
<u>3/15/14</u>	<u>Joanne Reilly</u>	<u>1983 Conway Dr</u>
<u>3/15/15</u>	<u>[Signature]</u>	<u>1983 Conway DR</u>
<u>3/15/15</u>	<u>Chien Nguyen</u> Chien Nguyen	<u>1977 Conway Dr.</u>
<u>3/15/15</u>	<u>Andy Goh</u>	<u>1955 Conway Drive</u>
<u>3/15/15</u>	<u>Rose Libonhan</u>	<u>1955 Conway Drive</u>
<u>3/15/15</u>	<u>James Hoeff</u>	<u>1129 Amelia Place</u>
<u>3/15/15</u>	<u>Kyoko Hoeff</u>	<u>1129 Amelia Place</u>
<u>3/15/15</u>	<u>ERIKA Hoeff</u>	<u>1129 Amelia Place</u>

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS
3/1	B. L. Schwarz	2427 Smokewood Pl, 92026
3-1	Christopher Alvarado	1115 Honeysuckle Way 92026 ^{unsub. Park walkway}
3-1	Christine Reese	1139 Honeysuckle Way, Esc. 92026
3-1	Tom Farney	1163 Honeysuckle Way Esc 92026
3-	Sheri Kennedy	1163 Honeysuckle Way Esc 92026
3/1	Russell Parrish	511 Stanley Ave Esc 92026
2-29	Robert Z. Nien	511 Stanley Ave
3/15	Tom Reese	1176 Honeysuckle Way
3/15	Jennifer Oh	1166 Honeysuckle Way
3/15	Tom McCoy	1142 Honeysuckle Way
3/15	Sharon Alt	1103 Lehner Ave Esc 92026
3/15	Randall R. Lill	1103 Lehner Ave.
3/15	Carl Lill	1103 Lehner Ave Escondido. 92026

Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS
2/27/15	Ernest McEnell	1955 NO. 4th - Esc. 92026
2/27/15	Vera Landell	1955 Down, Esc. Ca 92024
2/28-15	Lisa M. Vetrone	1930 11th Ave P. 51
2/28/15	Steve Baumert	1906 N. N.A. want Bike path
2/28/15	Danny White	1914 N. N.A. want Bike path
2/28/15	Tom Hemmery	1937 N. N.A.
2/28/15	Carl Zerkow	1941 Pheasant Pl.
2/28/15	Scott Hansen	1935 PHEASANT PL BKE PATH
3-1-15	Wenta Douglas	1929 Pheasant Pl. Esc. want Bike path
3-1-15	Lawrence S. S. S. S.	1911 Pheasant Pl. Esc. want walking & bike paths
3-1-15	Jim WENNERSTROM	1906 PHEASANT PL ESC 92026 WALKING PATH
	L. Speranza Ortega	1917 Pheasant PL Esc 92026 Want walking park

Jay Paul
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Re: Zenner Development and Annexation/Reorganization (ENV 14-0003, SUB 14-0002, PHG 14-0006, PHG 14-0007)

Neighbors of the above development who oppose closing Lehner:

DATE	NAME	ADDRESS	Comments
2/28/14	Gerald Humphrey	1930 PHEASANT PLACE	WANT A BIKE PATH
2/28/14	Nikki Humphrey	1930 Pheasant + PLACE	I am worried about children walking to School Bike Path?
2/28/15	Cal Benner Jr	918 STANLEY AVE	We need a BIKE Path & Park for the Kids
2/28/15	Johannson	918 Stanley Ave	We need a bike path + park for the Kids
2/28/15	Charles B. Lab	916 Stanley Ave	Need Bike Path & Park
2/28/15	Cesar Tate	916 Stanley Ave	need walking path, + park
2/28/15	Scott Clemons	923 Stanley Ave	Need Park + bike path
3/1/15		911 Stanley Ave	
3/1/15		911 Stanley Ave	Need Park + bike path
3/1/15	Gamiß Hay	1103 Honeysuckle	
3/1/15	L. Hogan	1103 Honeysuckle	
3/1/15	Laurie Schwartz	2427 Smokewood Pl	