

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 07/14/15

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. TENTATIVE SUBDIVISION MAP AND MASTER AND PRECISE DEVELOPMENT PLAN – SUB 15-0003:

REQUEST: The project proposes a one-lot Tentative Subdivision Map in conjunction with a Master and Precise Development Plan for 112 residential condominium units on a 3.44-acre parcel in the Centre City Urban District of the Downtown Specific Plan. The proposed development includes six, three and four-story residential buildings with a maximum building height of 49 feet. The residential complex includes 60 one-bedroom units and 52 two bedroom units with unit sizes ranging from 788 SF to 1,336 SF. The units are designed as walk-up residential flats with fourth story lofts provided for some of the third floor units. Access to the new condominium development would be provided from a 28'-wide driveway on Centre City Parkway leading to an internal driveway secured with gates. Secondary emergency exits with gates would be located on Washington Street and Centre City Parkway. A total of 209 parking spaces would be provided in a mix of single-car garages, carports and open parking spaces. Open space generally consists of a resort-style pool with barbeques, pet wash station, clubroom, fitness center and private balconies for each unit. The proposed project design includes using public right-of-way on Centre City Parkway for bio-retention storm water treatment and would require several exceptions to the established standards in the Downtown Specific Plan including parking and sign setbacks, amount of open space provided and covered parking. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site is located on the northeastern corner of Centre City Parkway and Washington Avenue, addressed as 382, 426, 429, 430, and 444 W. Washington Avenue.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration (SUB 15-0003) was issued on June 25, 2015. Mitigation measures were developed to reduce potential air quality, biological resources, hazards and hazardous materials and transportation/traffic impacts to a less than significant level.

APPLICANT: Peter Zak, N.C.A. Real Estate

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT – SUB 13-0008; PHG 13-0035:

REQUEST: A proposed Tentative Parcel Map to subdivide an existing single-family residential lot in the R-1-7 (Single-Family Residential, 7,000 SF minimum lot size) zone into four (4) lots (7,069 SF, 7,019 SF, 7,019 SF & 11,294 SF), in conjunction with a Conditional Use Permit for a 24-34-foot wide easement access. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately .95-acre, on the south side of West 15th Avenue, west of South Upas Street and east of Russell Place, addressed as 1055 W. 15th Avenue (APN 235-320-37).

ENVIRONMENTAL STATUS: The project is exempt from CEQA, in conformance with the CEQA section 15332, class 32 "Infill Development."

APPLICANT: ATC Design Group

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. CONDITIONAL USE PERMIT – PHG 14-0013:

REQUEST: A proposed Conditional Use Permit for a new wireless communication facility for Verizon Wireless, consisting of up to 12 panel antennas, 12 remote radio units (RRUs), and a four-foot-diameter microwave dish mounted onto a new 40-foot-tall faux eucalyptus tree. A 10 kilowatt (kW) emergency diesel generator with a 55-gallon fuel tank would be housed within a 408-square-foot concrete block enclosure with a chain-link lid, along with electrical equipment and cabinets. The facility will be located on a hill between two existing water tanks, at the eastern end of an open space lot within the Emerald Heights subdivision. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The 71.77-acre property is located within the Palos Vista Specific Plan Area and is addressed as 1901 7/8 Woodland Parkway.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued for a 30-day public review period starting on May 29, 2015 and ending on June 29, 2015. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological and cultural resources.

APPLICANT: M&M Telecom, Inc. (for Verizon Wireless)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

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

July 14, 2015

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

Commissioners present: Bob McQuead, Vice-chairman; Gregory Johns, Commissioner; Don Romo, Commissioner, and Guy Winton III, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; Ed Hale, Commissioner; and James Spann, Commissioner.

Staff present: Bill Martin, Principal Planner; Ann Dolmage, Associate Planner; Homi Namdari, Assistant City Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner McQuead, seconded by Commissioner Romo, to approve the minutes of the June 23, 2015, meeting. Motion carried. Ayes: Johns, McQuead, and Romo. Noes: None. Abstained: Winton. (3-0-1)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

**1. MODIFICATION TO CONDITIONAL USE PERMIT – PHG 15-0015
(Continue to August 11, 2015):**

REQUEST: A modification to the existing Conditional Use Permit for Interfaith Community Services (2004-71-CUP) to expand ongoing social service operations on the site to include a year round emergency shelter for up to 50 homeless persons. The shelter would be located in the same space recently used for a temporary winter shelter. The shelter would operate seven nights a week,

opening to clients at 5:30 p.m. and closing at 6:30 a.m. the following morning. Overnight supervision would be provided, along with case management, meals, showers and other support services already available at Interfaith. No expansions to the building are proposed.

LOCATION: Approximately 1.22 acres located on the northeastern corner of the intersection of Washington Avenue and Quince Street, addressed as 550 W. Washington Avenue

ACTION:

Moved by Commissioner McQuead, seconded by Commissioner Winton, to continue Item 1 to the August 11, 2015 meeting. Motion carried unanimously (4-0).

2. CONDITIONAL USE PERMIT – PHG 15-0014:

REQUEST: A proposed Modification to a Conditional Use Permit to reconfigure modular classroom buildings at the Grace Lutheran School, to accommodate an increasing enrollment for the 2015-16 school year due to closure of another private school in Escondido. At this time, the school consists of several permanent buildings and three modular buildings. This project would increase the number of modular buildings to five, totaling 7,200 SF. One of the existing modular buildings (1,440 SF) would remain in place, but would be remodeled and would contain two rooms for computer and music classes. The second modular building (1,440 SF) would be replaced with a same-size building and would contain a library and two study rooms. The third modular building (1,056 SF) would be replaced with a larger building (1,440 SF) and would contain two classrooms. Two additional modular buildings (1,440 SF each) would be installed and would each contain two classrooms. Total school enrollment is projected to increase to 305 students for the 2015-16 year. Three of the modular buildings will be used by grades 6-8 while the other two will be used by all grades (K-8).

LOCATION: The property is 5.78 acres and is addressed as 643 West 13th Avenue.

Ann Dolmage, Associate Planner, referenced the staff report and noted staff issues were whether the design and location of the proposed modular buildings were appropriate for the site and in conformance with site development standards, whether the project included sufficient parking to accommodate the modifications to the modular buildings, as well as the associated increase in enrollment and staffing levels, and whether improvements were necessary along the West 15th

Avenue property frontage in conjunction with this project. Staff recommended approval based on the following: 1) The project site had been used for church and school purposes since the 1950s. Sufficient area existed to accommodate two new modular buildings in addition to the one existing building that would be remodeled and the two that would be replaced. The project conformed to development standards for setbacks, lot coverage, floor area ratio, and building height. The five modular buildings will be painted to match each other and to coordinate with the existing permanent structures on the site. Landscaping modifications had been proposed to enhance the aesthetics of the project, including relocation of palm trees to the area, new trellis features, and expansion of mulched areas; 2) The project would not cause adverse impacts to parking. The conditions of approval for 90-28-CUP required Grace Lutheran to maintain 236 parking spaces for the church and school. Grace Lutheran has indicated that they have 270 spaces, but at least 44 of them were reserved for the exclusive use of AT&T (who is leasing a portion of the property for a dispatch center), leaving 226 spaces at most for Grace Lutheran's use. The project had therefore been conditioned to require Grace Lutheran to restore enough parking to bring their supply back to 236 spaces. Nine new teachers were expected to be hired for the 2015-16 school year to handle the increase in students. The 236-space requirement should be enough to accommodate the additional employees, since the staff report for 90-28-CUP indicated that the most parking-intensive uses on the site were related to the sanctuary/narthex and fellowship hall, while school-related uses (educational buildings, multi-purpose classroom, modular structures, and preschool) were estimated to require only 41 spaces for each of the three phases; and 3) The project site had three street frontages (West 13th Avenue, South Redwood Street, and West 15th Avenue). The conditions of approval for 90-28-CUP included several required improvements to these frontages. Some had been completed, but others were tied to Phases II and III of 90-28-CUP and therefore had never been installed. The condition of West 15th Avenue was declining, and parents dropping off children at the school enter the site from this side (and exit through the driveway on Redwood), so West 15th Avenue received a fair amount of use at drop-off and pick-up times. Since the school would be experiencing an enrollment hike in the upcoming school year, and since the modular classroom buildings would be in place indefinitely (the timeline for completion of Phases II and III is uncertain), Engineering has included a condition requiring the applicant to construct frontage improvements on West 15th Avenue or to make a financial contribution toward the City's 2016-17 street improvement project in that area. Ms. Dolmage then referenced Exhibit B (revised engineering and grading conditions).

Discussion ensued regarding a clarification of the proposed street improvements, allowable timing for the modular classrooms to remain on site, and traffic impacts.

Phillip Schultz, Escondido, applicant, thanked City staff for their help on the project. He stated that the enrollment numbers were actually higher in the 1990s than it was now. He explained that the subject need came about due an influx of students coming from the Light and Life school who lost their lease. He then provided an overview of their program as well as the drop-off and pick-up activities for the school. He stated that they were committed to finishing the previously approved Phases 2 and 3, noting they were pressed for time due to school starting on August 18. He asked that they be ensured they would not have to pay additional funds if they paid the \$30,000 identified for West 15th Avenue in Exhibit B of the conditions of approval.

Commissioner McQuead asked Mr. Schultz if they accepted the conditions outlined in Exhibit B with regard to the cash contribution toward frontage improvements. Mr. Schultz noted that they accepted this condition but would like to be ensured that this would fulfill the public improvement conditions of the CUP for the Master Plan. Mr. Namdari noted that staff concurred with this fulfilling the applicant's financial obligation for public improvements.

Commissioner Johns and staff discussed the timing for the frontage improvements.

Commissioner Romo asked if the City could go back to the applicant and request more funding. Mr. Namdari replied in the negative.

Commissioner Winton and Mr. Schultz discussed the timing and related projects for Phases 2 and 3.

Discussion ensued regarding a clarification of the time frames for construction of the previously approved Phases 2 and 3 as specified in the conditions of the 1990 and 1994 Conditional Use Permits. The consensus of the commissioners was that these construction schedules were guidelines and not binding.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Romo, to approve staff's recommendation. The motion included the proposed modification to the engineering conditions for street/traffic improvements and grading identified as Exhibit B. The motion also included a statement that the schedules outlined for completion of Phase 2 and Phase 3 in the previous 1990 and 1994 CUP's were guidelines and not binding so that these phases remain valid. Motion carried unanimously. (4-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No Comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:31 p.m. The next meeting was scheduled for July 28, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1

Date: July 28, 2015

CASE NUMBER: SUB 15-0003

APPLICANT: Peter D. Zak, N.C.A. Real Estate

LOCATION: The project site is located on the northeastern corner of Centre City Parkway and Washington Avenue, addressed as 382, 426, 429, 430, and 444 W. Washington Avenue.

TYPE OF PROJECT: Tentative Subdivision Map and Master and Precise Development Plan

PROJECT DESCRIPTION: The project proposes a one-lot Tentative Subdivision Map in conjunction with a Master and Precise Development Plan for 112 residential condominium units on a 3.44-acre parcel in the Centre City Urban District of the Downtown Specific Plan. The proposed development includes six, three and four-story residential buildings with a maximum building height of 49 feet. The residential complex includes 60 one-bedroom units and 52 two bedroom units with unit sizes ranging from 788 SF to 1,336 SF. The units are designed as walk-up residential flats with fourth story lofts provided for some of the third floor units. Access to the new condominium development would be provided from a 28'-wide driveway on Centre City Parkway leading to an internal driveway secured with gates. Secondary emergency exits with gates would be located on Washington Street and Centre City Parkway. A total of 209 parking spaces would be provided in a mix of single-car garages, carports and open parking spaces. Open space generally consists of a resort-style pool with barbeques, pet wash station, clubroom, fitness center and private balconies for each unit. The proposed project design includes using public right-of-way on Centre City Parkway for bio-retention storm water treatment and would require several exceptions to the established standards in the Downtown Specific Plan including parking and sign setbacks, amount of open space provided and covered parking.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Downtown SPA (Specific Plan Area) #9

ZONING: Downtown Specific Plan – Centre City Urban District

BACKGROUND/SUMMARY OF ISSUES: The project site is an assemblage of six properties that have historically been vacant or developed with low-intensity commercial businesses and two residential duplexes. All of the buildings on the site were recently demolished and the entire project site is now vacant. The project site surrounds the one-and two-story Escondido Inn motel property that fronts on Washington Avenue. The 16-room motel would remain and is not included in the proposed development, except for the possibility of a minor land swap with the project applicant who is looking to acquire a detached, 450 SF triangular piece of motel property along Centre City Parkway where the motel operates a pole sign for their business.

On August 9, 2006, the City Council approved a 64-unit condominium subdivision and planned development project (TR 935) for D.R. Horton, Inc. on the project site that was comprised of 16 residential buildings with three to six attached, three-story townhome units in each building. The project was presented as a mixed-use development that left the southwestern corner of the site undeveloped for a future commercial opportunity. D.R. Horton ultimately abandoned the project and no related construction has occurred. The associated planned development approval expired in 2009 while the life of the previously approved Tentative Map TR 935 has been extended through a series of four separate extensions granted by the California state legislature and is now scheduled to expire on August 9, 2016. Approval of the proposed Tentative Map application would supersede the prior TR 935 approval and render that Tentative Map invalid.

The proposed development includes 112 residential condominium units in six three and four-story buildings. The project design has changed from the previously approved attached townhomes to three-story walk-up residential flats with fourth-

floor lofts for some units. Five separate building designs are provided for the six buildings; and there are 22 different unit configurations for the one and two-bedroom units. While the units have been designed and will be developed as for-sale condominium units, the applicant intends to operate the development initially as an apartment community, similar to the Latitude 33 apartment community they developed directly to the south across Washington Avenue.

The proposed density of 32.6 dwelling units per acre is well within the 100 du/acre allowed for this area of the Centre City Urban District. The project has been efficiently designed to maximize the development opportunity on the site. This approach has resulted in the need to place the bio-retention storm water treatment basins that typically are located on-site within the Centre City Parkway right-of-way, and has led to a request for reductions in the established residential development standards outlined in the Downtown Specific Plan. All of the requested variations from the development standards are discretionary and may be approved through the planned development process.

Staff feels that the issues are as follow:

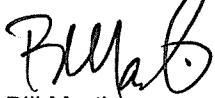
1. Appropriateness of the proposed project design for the downtown area and whether the design justifies the proposed exceptions to the development standards of the Downtown Specific Plan.
2. Appropriateness of using city right-of-way for the project's storm water bio-retention needs and whether adequate landscaping can be provided in this area.
3. Appropriateness of the proposed land swap and the related proposal to allow off-site signage for the adjacent motel to be included on the freestanding sign for the project.
4. Whether existing easements on the site could affect the proposed development.

REASONS FOR STAFF RECOMMENDATION:

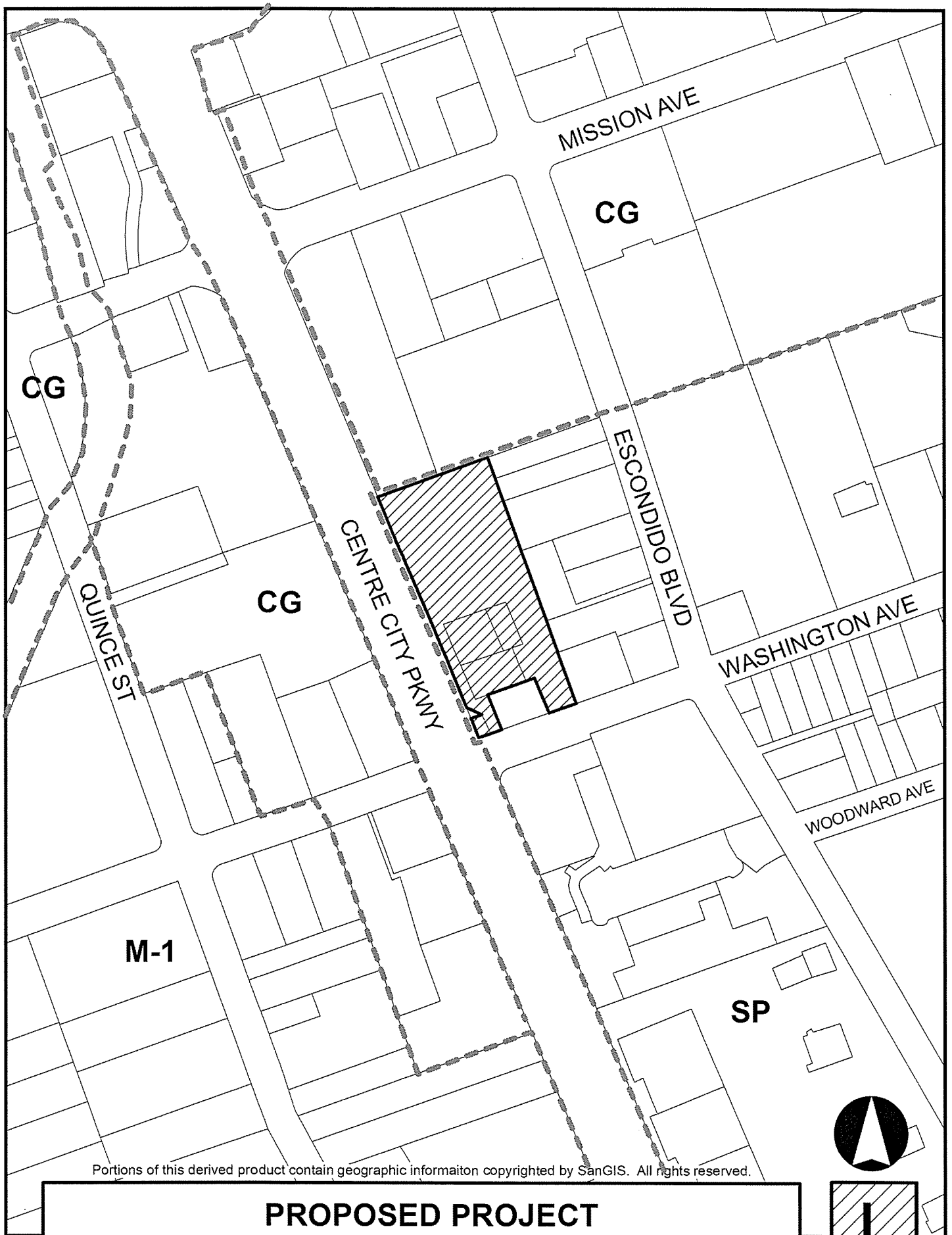
1. The site is constrained by numerous easements and by the location of the adjacent motel property that creates two finger pockets of land on the project site that extend to Washington Avenue. Taking these constraints into account, the applicant has designed a development that very efficiently utilizes all areas on the site. This has led to a need for several exceptions to the established development standards in the Downtown Specific Plan and includes requests for reductions in setbacks for buildings, parking and signs, a reduction in the number of covered parking spaces and the size of carports, and a reduction in the amount of open space provided. With the exception of the request to reduce the amount of covered parking, staff supports the requested exceptions from the development standards as a means to facilitate a proposed downtown development that will provide an upscale living environment for people desiring an urban lifestyle.
2. The use of excess Centre City Parkway right-of-way for bio-retention purposes will alter the way this area can be landscaped due to the need to use engineered fill material to allow for proper infiltration in the basins. The basins have been designed with a corrugated appearance to provide pockets where street trees can be accommodated into the landscape design. Most of the remaining basin area is proposed to be planted in rush and senecio, which are typical for retention basins but used less for parkway landscape areas. Staff supports use of the right-of-way for the applicant's bio-retention purposes with the inclusion of additional shrub materials that complement other nearby parkway landscape plantings along Centre City Parkway
3. The adjacent Escondido Inn owns a detached 450 SF triangular parcel of land next to Centre City Parkway where their pole sign is located. The applicant is attempting to acquire that parcel for more parking and to enhance their project design in exchange for allowing the motel to place signage on the proposed monument sign on the project site. The Escondido Sign Ordinance generally prohibits off-premise signage. The proposal for motel signage on the applicant's property is part of the exceptions to established development standards being requested by the applicant. Staff supports the proposed exception because the shared monument sign is a better solution aesthetically than having two freestanding signs in such close proximity.

4. The proposed development includes 25 parking spaces, two carport structures and landscaping along the eastern property line in an area constrained by an existing road easement held by an adjacent commercial property owner. The applicant has informed staff that he has reached an agreement with the neighboring property owner to quitclaim the easement. Because the existence of the easement could negatively affect the amount of parking provided on the site, a condition of approval has been added to require that quitclaim prior to recordation of the final map or issuance of a grading permit.

Respectfully Submitted,

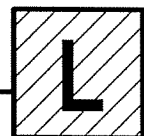
A handwritten signature in black ink, appearing to read "Bill Martin", written over a horizontal line.

Bill Martin
Deputy Planning Director

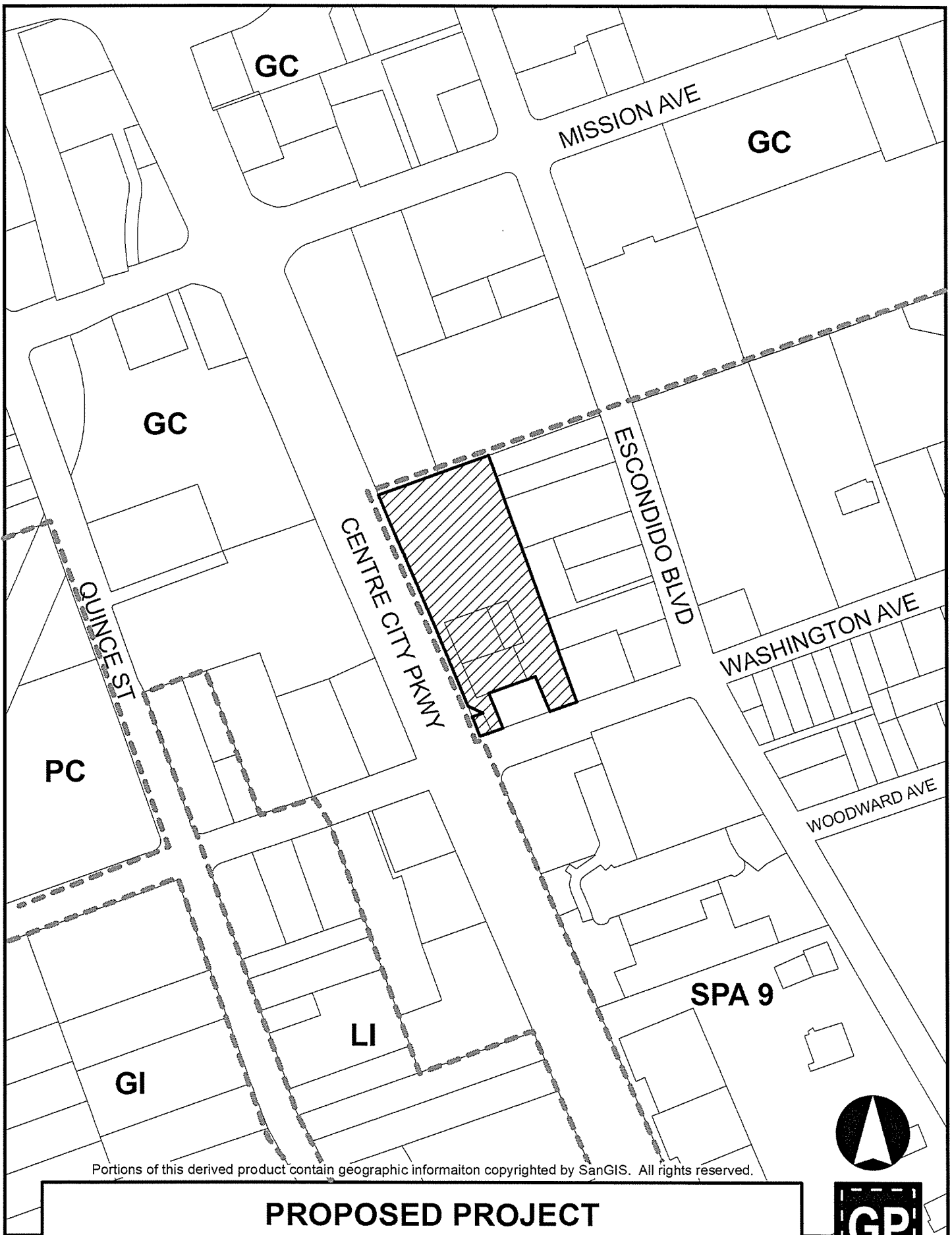


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PROPOSED PROJECT SUB 15-0003

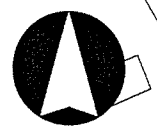


LOCATION/ZONING



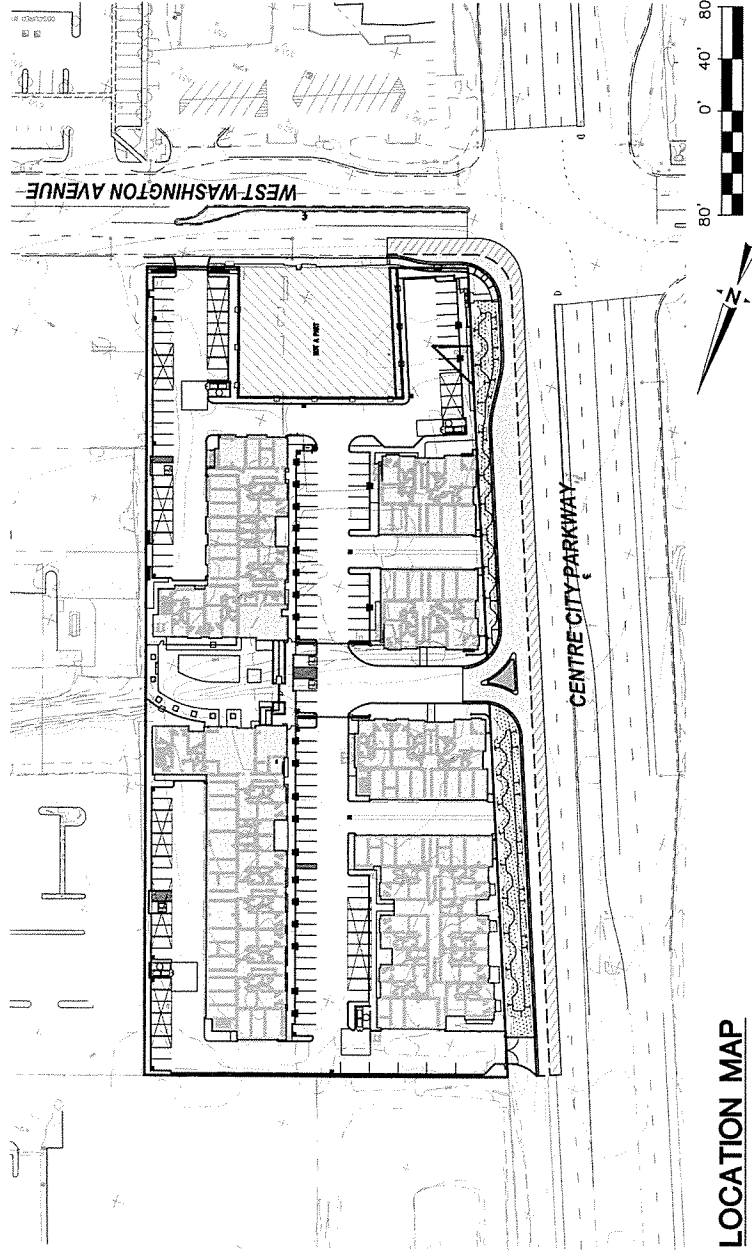
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**PROPOSED PROJECT
SUB 15-0003**

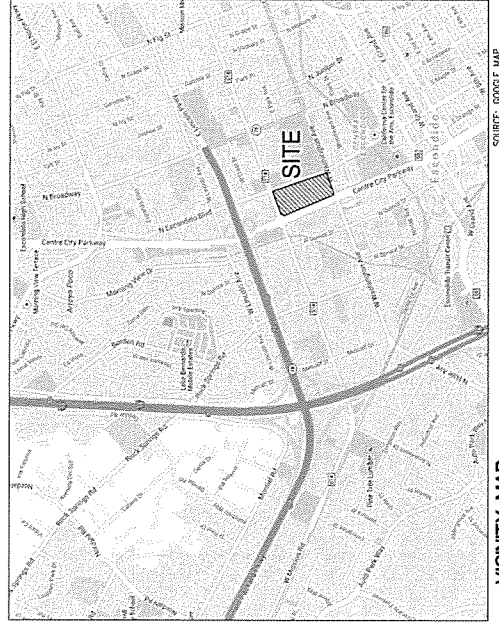


GENERAL PLAN

TENTATIVE MAP XX-000XX DEVELOPMENT PLAN - PRELIMINARY, MASTER & PRECISE CITY OF ESCONDIDO, CALIFORNIA



LOCATION MAP



VICINITY MAP

SOURCE: GOOGLE MAP

PROPOSED PROJECT
 SUB 15-0003

LVM

LOCATION & VICINITY MAP

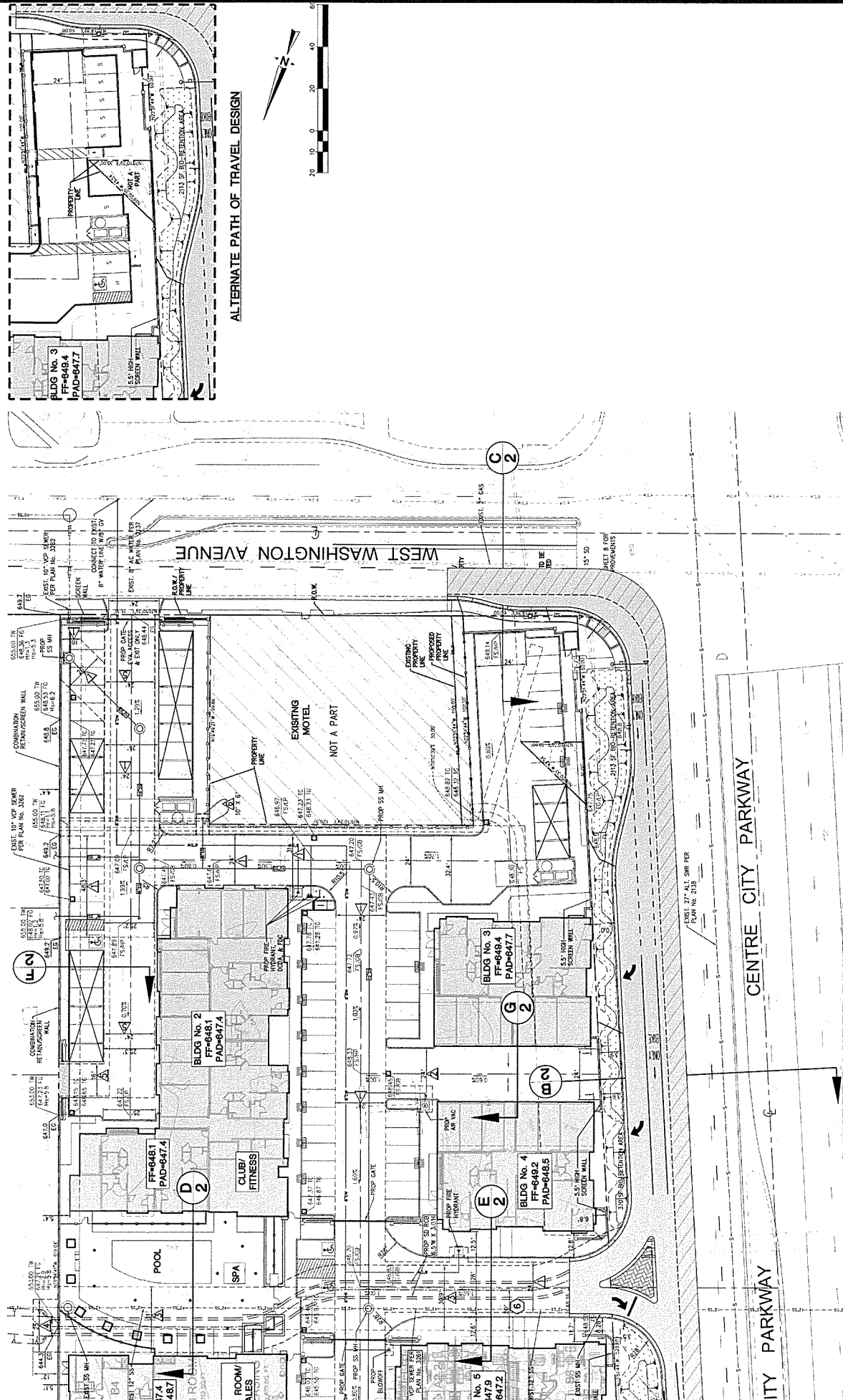
**PROPOSED PROJECT
SUB 15-0003**



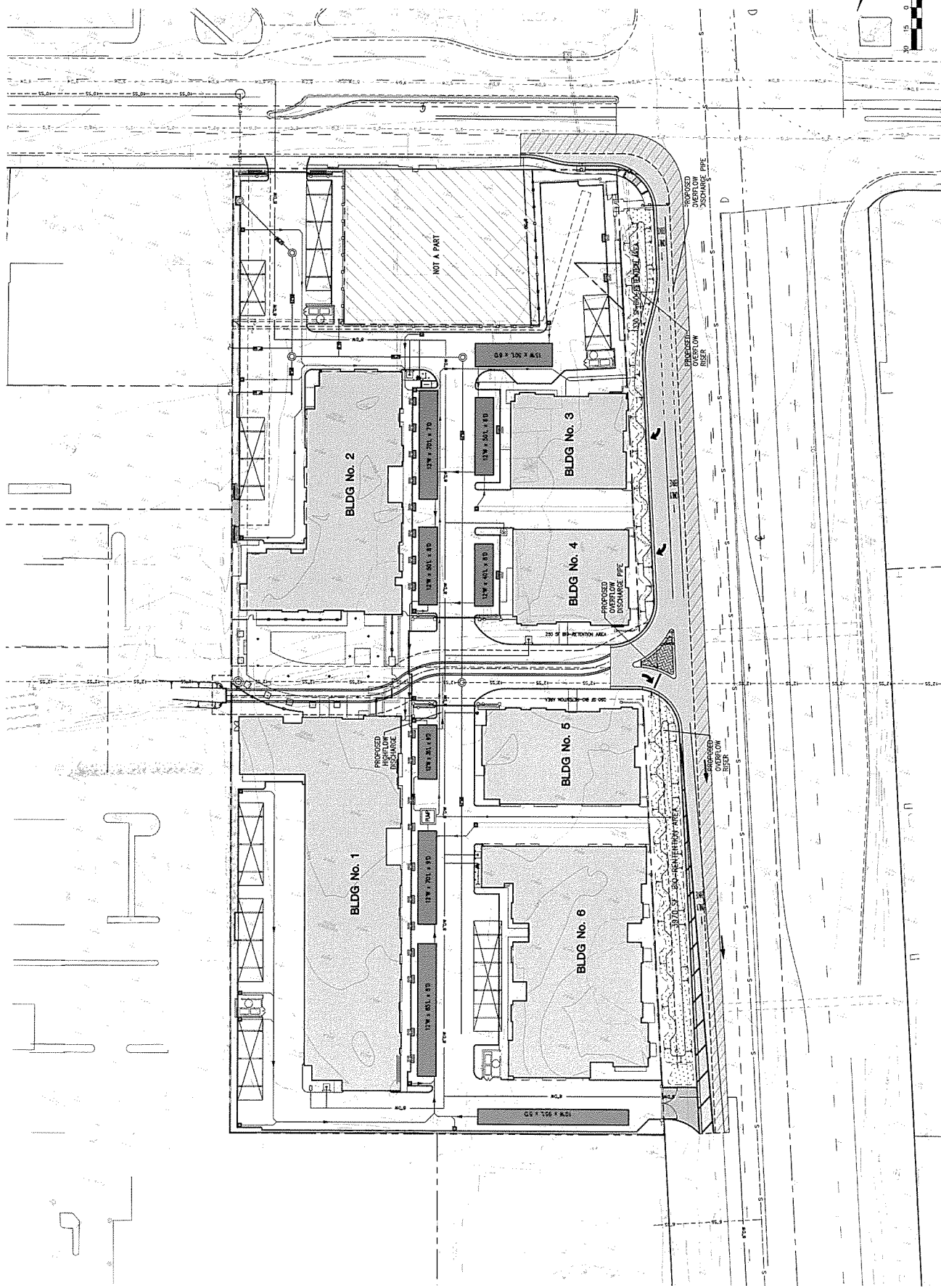
PROPOSED PROJECT
SUB 15-0003

PE

PROPOSED EASEMENT



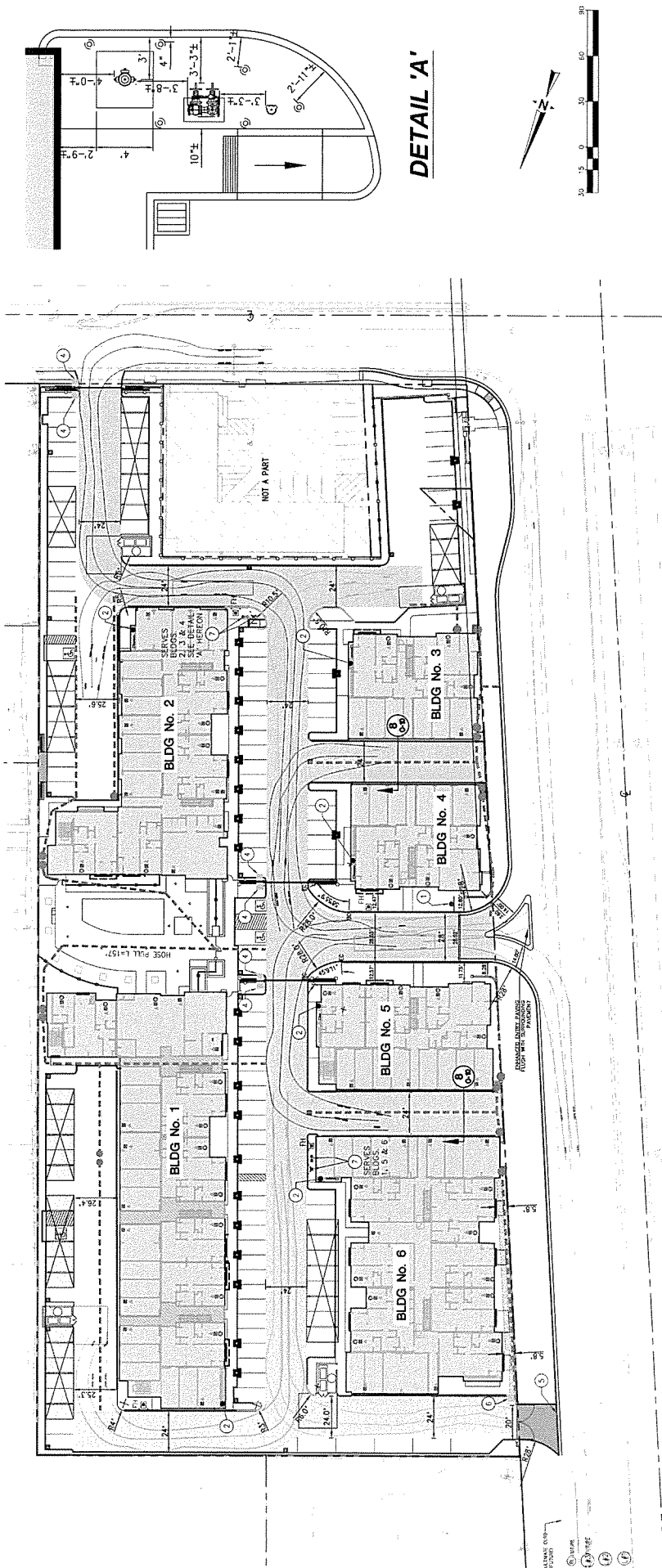




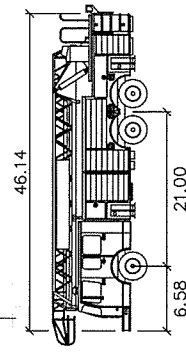
**PROPOSED PROJECT
SUB 15-0003**

SW

STORMWATER QUALITY PLAN



DETAIL 'A'



Sutphen TS100 Aerial Truck
 Width : 8.25 feet
 Track : 8.25 feet
 Lock to Lock Time : 6.0 feet
 Steering Angle : 40.0 feet

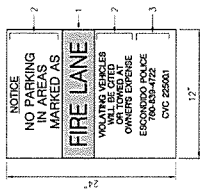
AUTOTURN VEHICLE PROFILE

NOTE: AUTOTURN SIMULATION PATHS SHOWN BASED ON 6 MPH VEHICLE SPEED.

**PROPOSED PROJECT
SUB 15-0003**

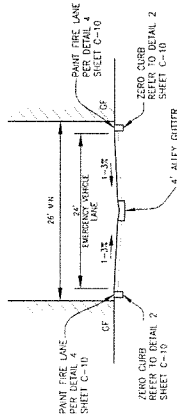
FMP

FIRE MASTER PLAN



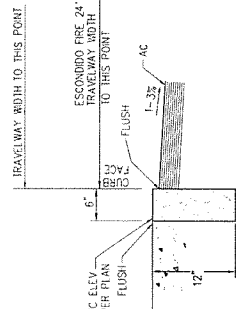
1. THE WORDS FIRE LANE SHALL BE WHITE REFLECTIVE ON RED BACKGROUND AND NO SMALLER THAN 4 INCHES IN HEIGHT.
2. ALL OTHER LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 2 INCHES IN HEIGHT.
3. THE SIGN SHALL BE NO SMALLER THAN 12 INCHES WIDE BY 24 INCHES HIGH, HAS CLEARLY VISIBLE TO, REMAINS PRACTICALLY UNOBTAINED, AND IS NOT SUBJECT TO DAMAGE.
4. EXCEPT THE DESIGNATED AREA, SIGNS SHALL BE OF DURABLE MATERIAL AND INSTALLED PER REQUIREMENTS FOR SIGN MOUNTING.
5. SIGNS SHALL BE INSTALLED AT ALL DRIVEWAY ENTRANCES AND AT INTERVALS OF NOT LESS THAN 100 FEET ALONG ALL DESIGNATED FIRE LANE.

ENTRY SIGN

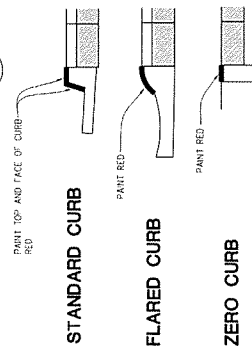


SECTION (PRIVATE)

NO PARKING IN 24' DRIVE AISLE



ZERO CURB



1. CURBS ALONG ACCESS LANE SHALL BE PAINTED ORANGE SAFETY RED.
2. CURBS ALONG ACCESS LANE SHALL BE SPACED 30'-0\"/>

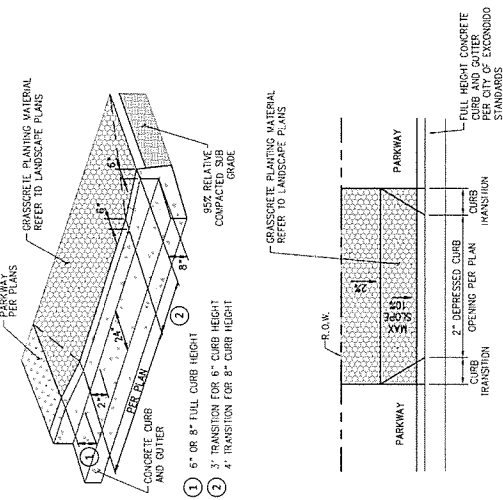
CURB PAINTING DETAIL

NTS

4\"/>

NTS

6



1. CURB CORES WILL NOT BE ALLOWED YARD DRAINS MUST CONNECT DIRECTLY TO THE UNDERGROUND STORM DRAIN.
2. PAVEMENT SHALL BE 3/8\"/>

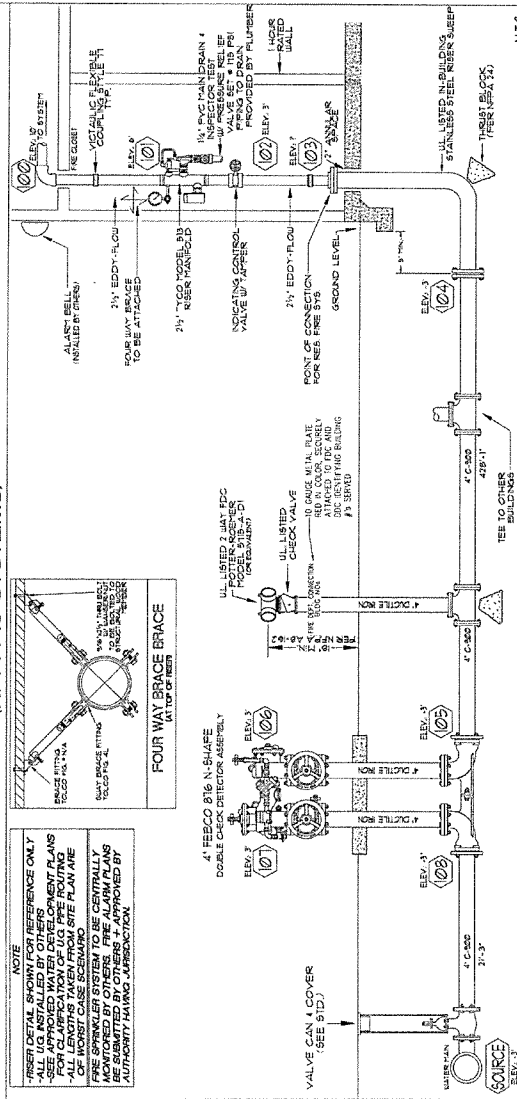
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NTS

6

2-1/2\"/>

(NFPA 13 SYSTEMS)



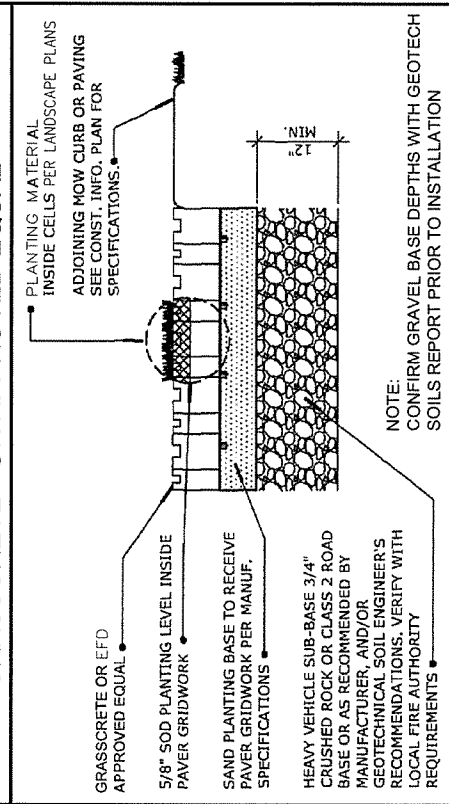
FIRE SPRINKLER RISER DETAIL

NTS

5

NOTE: ALL PRIVATE UNDERGROUND FIRE SPRINKLER LINES SHALL BE 4\"/>

GRASSCRETE - OR APPROVED EQUAL



NOTE: GRASSCRETE OR EFD APPROVED EQUAL SHALL BE CAPABLE OF SUPPORTING 75,000 LB APPARATUS WHEEL LOAD.

GRASSCRETE DETAIL

NTS

7

PROPOSED PROJECT

SUB 15-0003

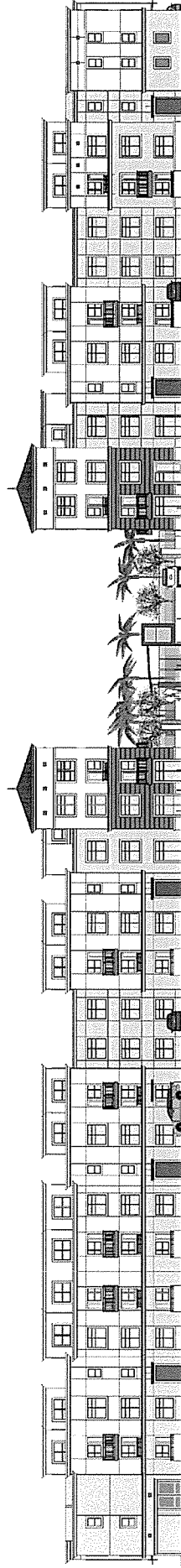
FMP

FIRE MASTER PLAN DETAILS

LATITUDE 2 CONDOMINIUMS

ESCONDIDO, CA

PRELIMINARY DEVELOPMENT PLAN, MASTER DEVELOPMENT PLAN, & PRECISE DEVELOPMENT PLAN



PROJECT TEAM

APPLICANT/ DEVELOPER:

N.C.A. REAL ESTATE
3 CORPORATE PLAZA
SUITE #230
NEWPORT BEACH, CA 92660
TEL: (949) 706-8395
ATTN: PETE ZAK

ARCHITECT:

ARCHITECT'S ORANGE
144 NORTH ORANGE STREET
ORANGE, CA 92666
TEL: (714) 639-9860
ATTN: SERAFIN MARANAN

CIVIL:

VA CONSULTING
46 OISCOVERY
SUITE #250
IRVINE, CA 92618
TEL: (949) 474-1400
ATTN: TEO GROVE/
BRIAN ANDERSON

LANDSCAPE:

INTEGRATION DESIGN STUDIO
5835 AVENIDA ENCINAS
SUITE #121
CARLSBAD, CA 92008
TEL: (760) 602-0144
ATTN: GLEN BROWER

**PROPOSED PROJECT
SUB 15-0003**

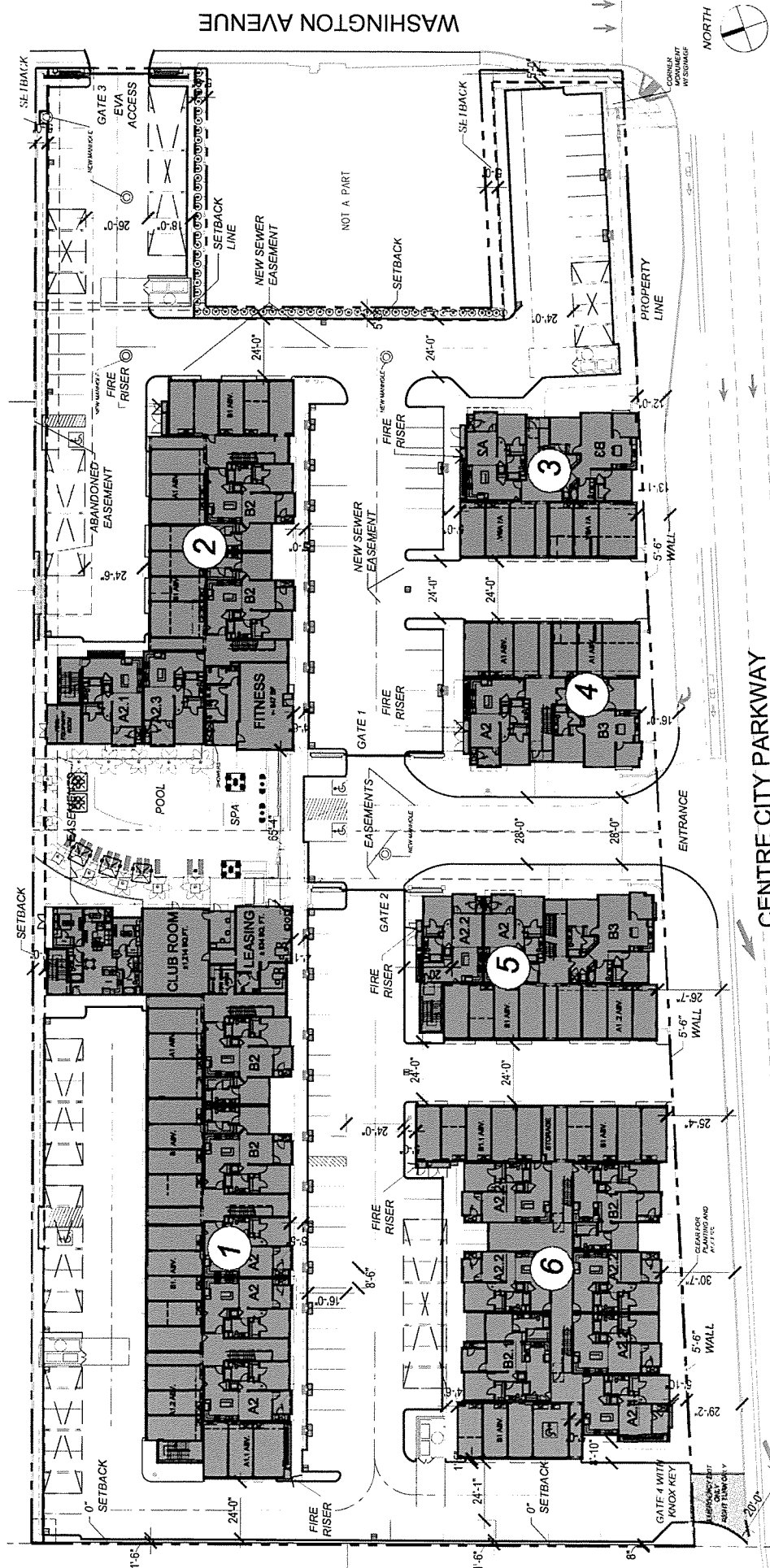
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COVER PAGE

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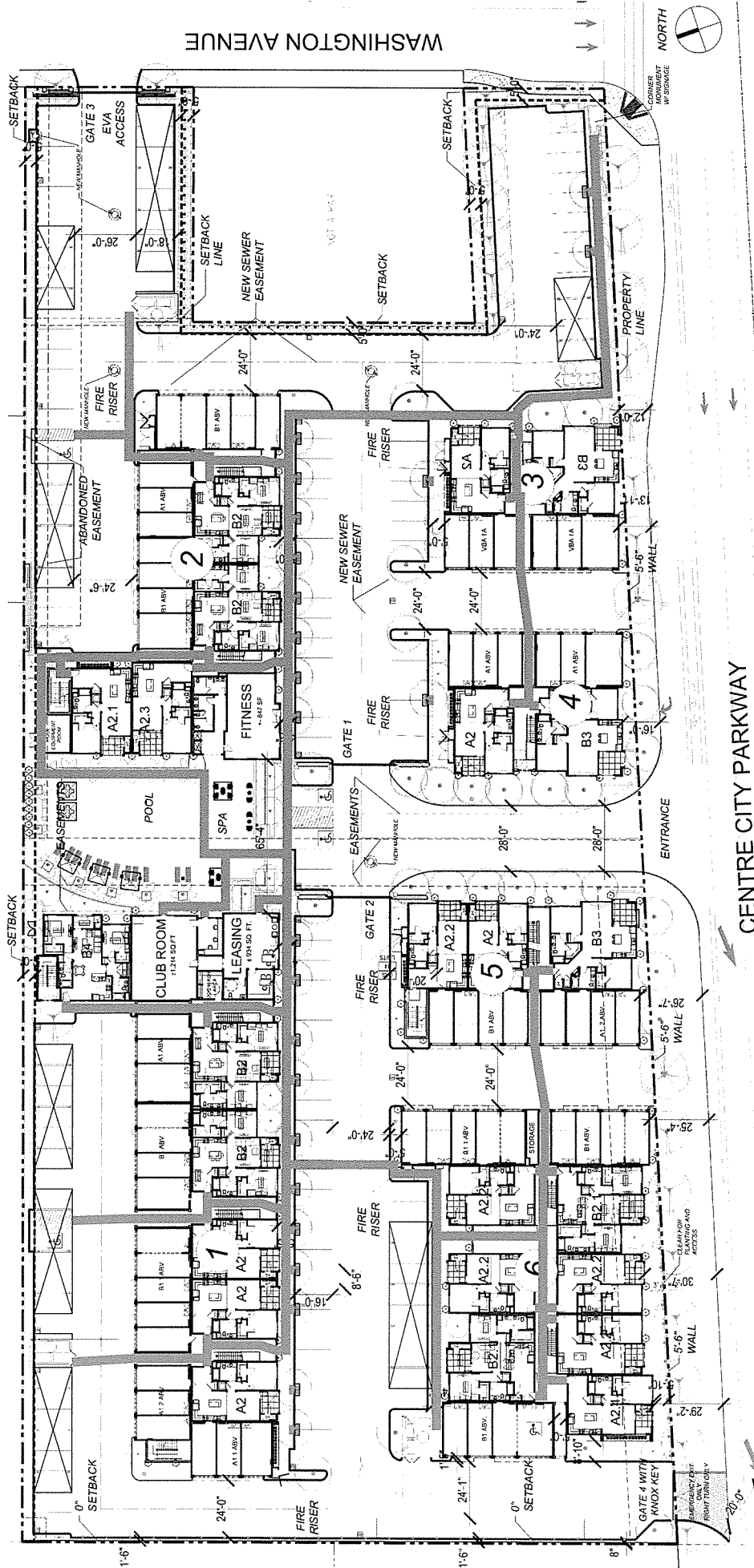
SITE PLAN

PROPOSED PROJECT
SUB 15-0003



**PROPOSED PROJECT
SUB 15-0003**

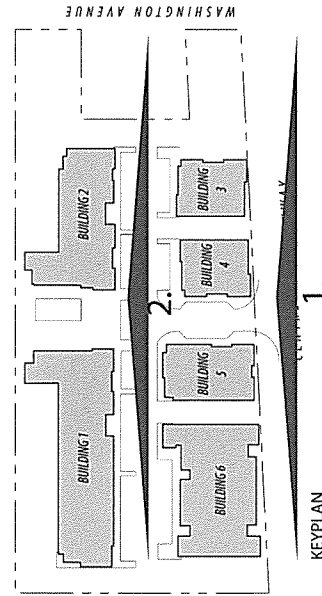
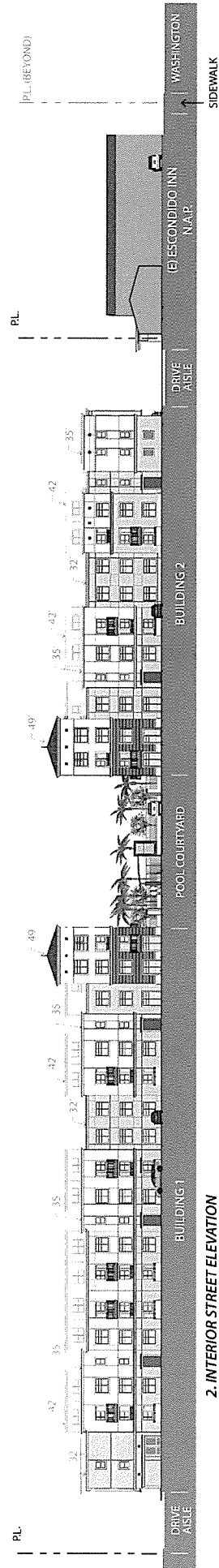
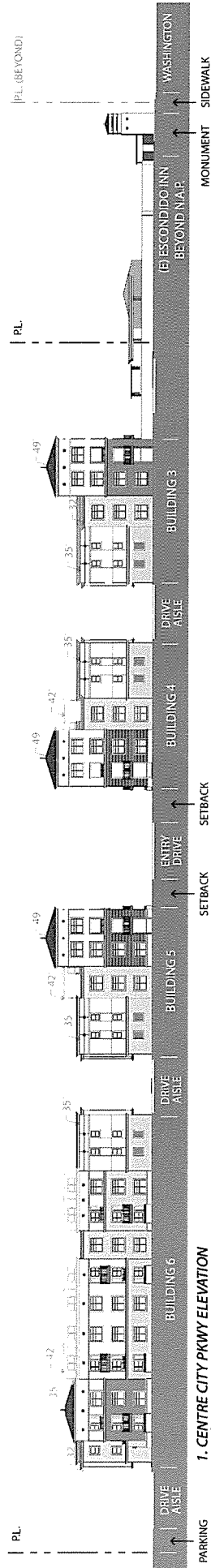




APT

**PROPOSED PROJECT
SUB 15-0003**

ACCESSIBLE PATH OF TRAVEL



**PROPOSED PROJECT
SUB 15-0003**

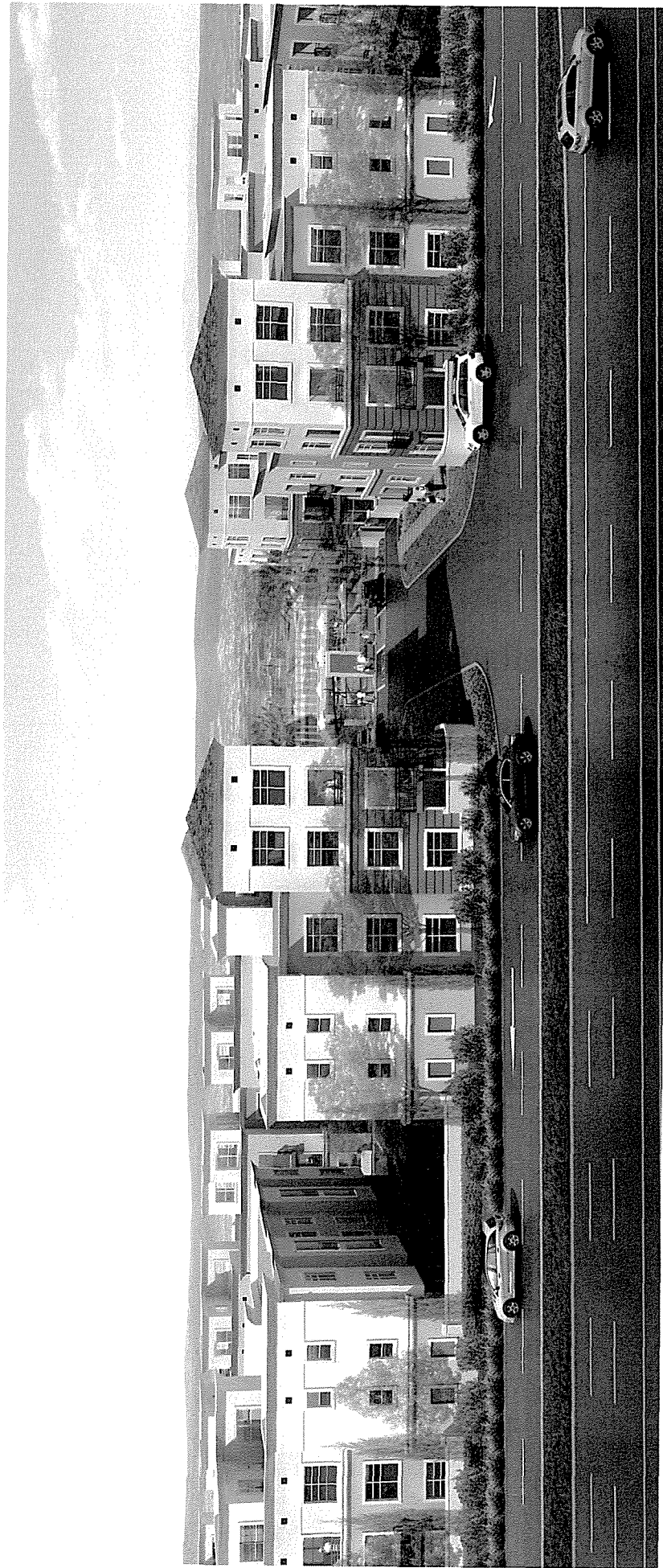


PERSPECTIVE VIEW FROM THE INTERSECTION OF CENTER CITY PARKWAY
AND WASHINGTON STREET LOOKING NORTHWEST

**PROPOSED PROJECT
SUB 15-0003**

3D

3D PERSPECTIVE

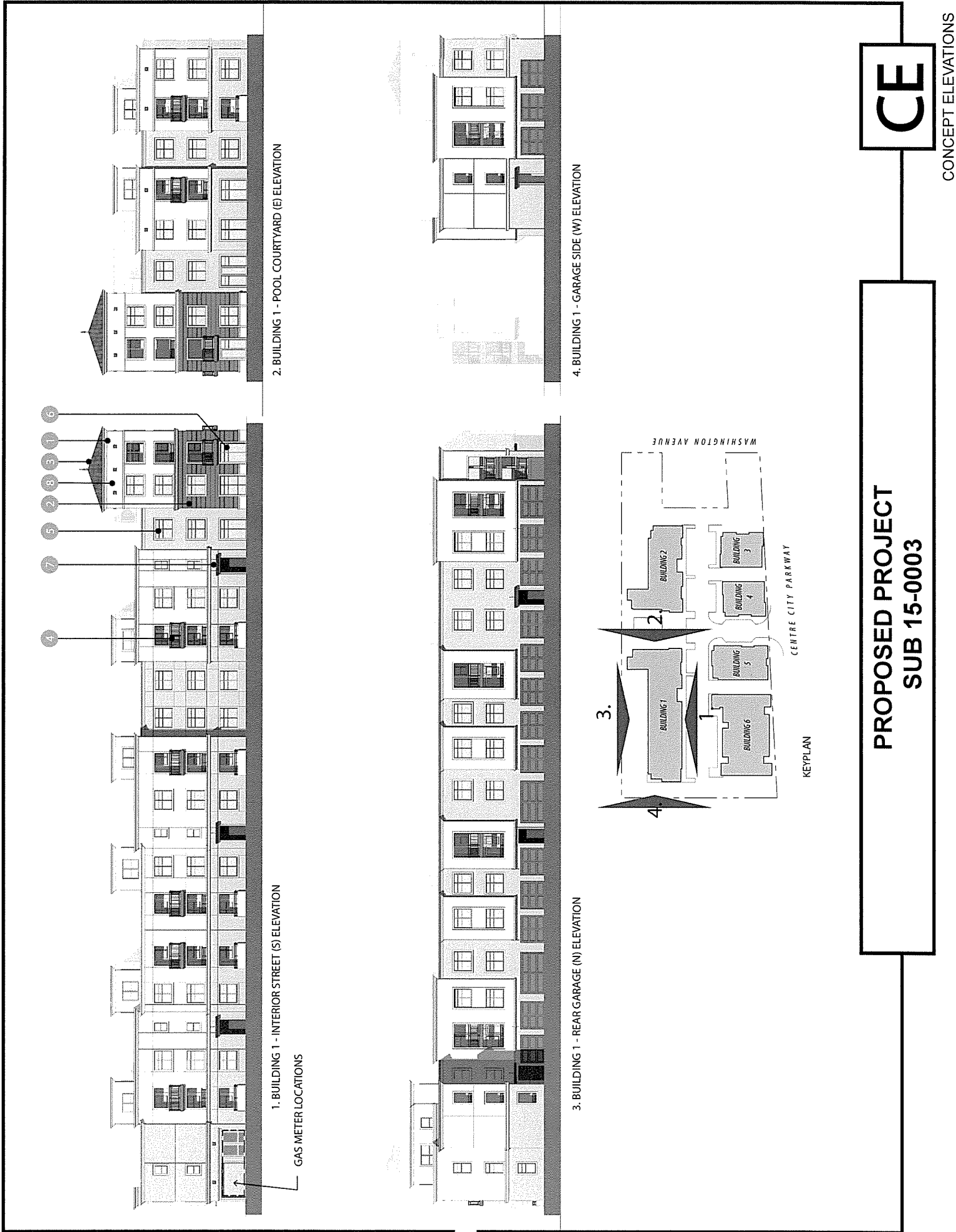


PERSPECTIVE VIEW FROM CENTER CITY PARKWAY LOOKING
INTO THE MAIN ENTRANCE OF PROJECT

**PROPOSED PROJECT
SUB 15-0003**

3D

3D PERSPECTIVE

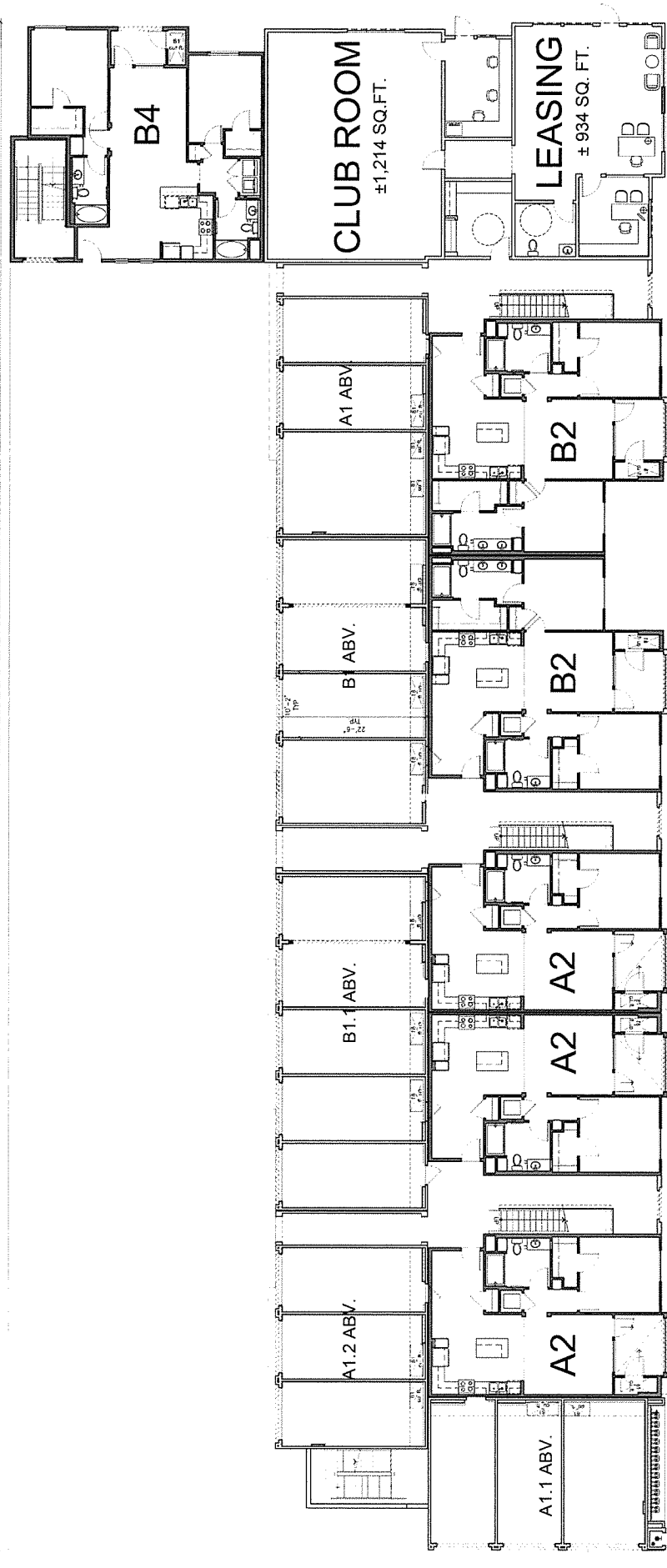


PROPOSED PROJECT
SUB 15-0003

CE

CONCEPT ELEVATIONS

20'-0"



15-201

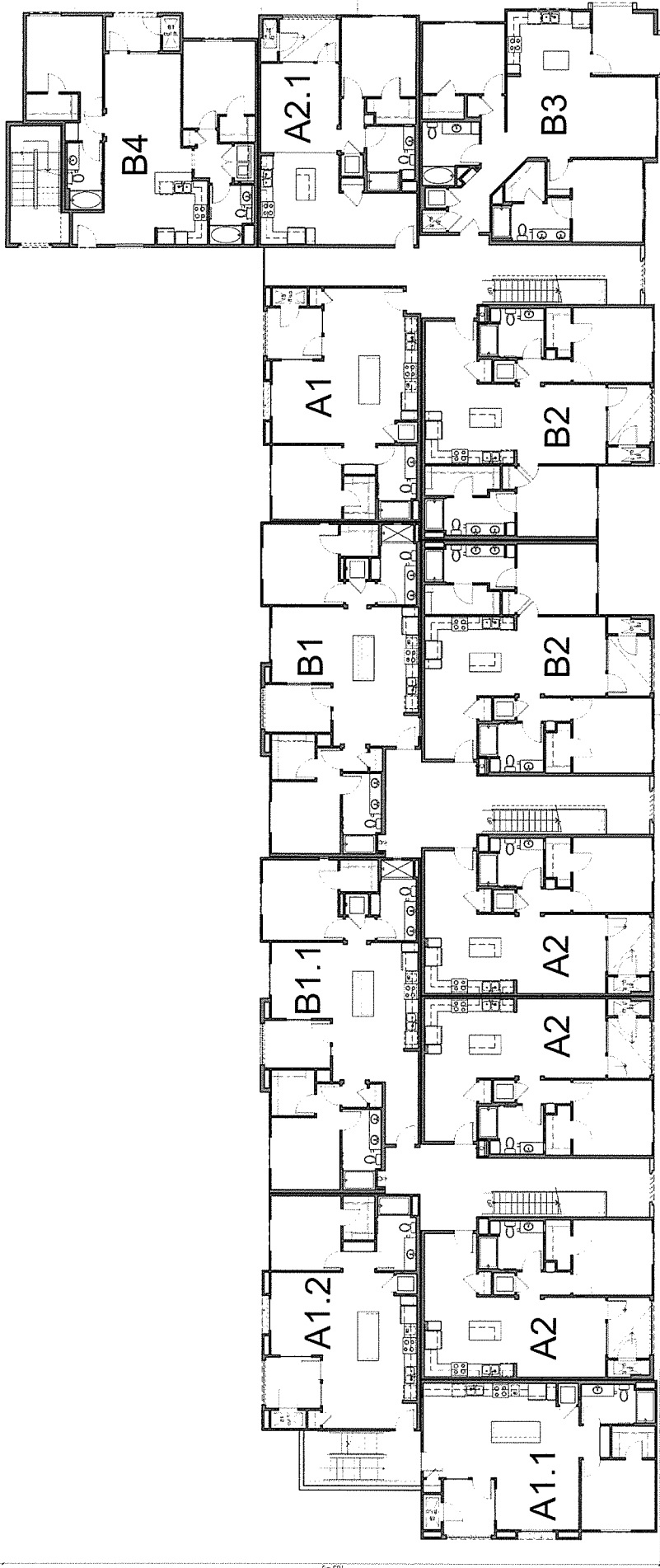
BUILDING 1 TYPE I - 1st FLOOR PLAN

**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN

24'1" x 2'



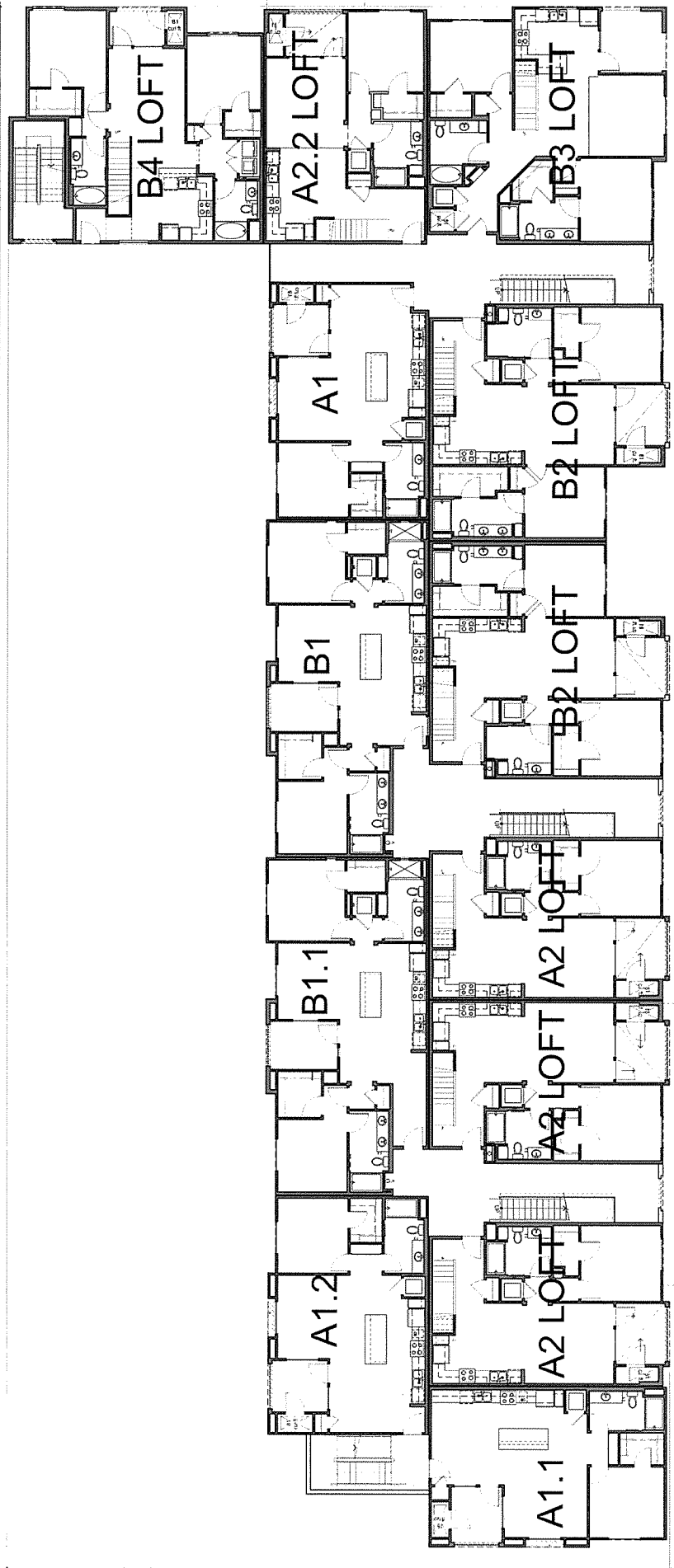
BUILDING 1 TYPE I - 2nd FLOOR PLAN

**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN

24'-5"

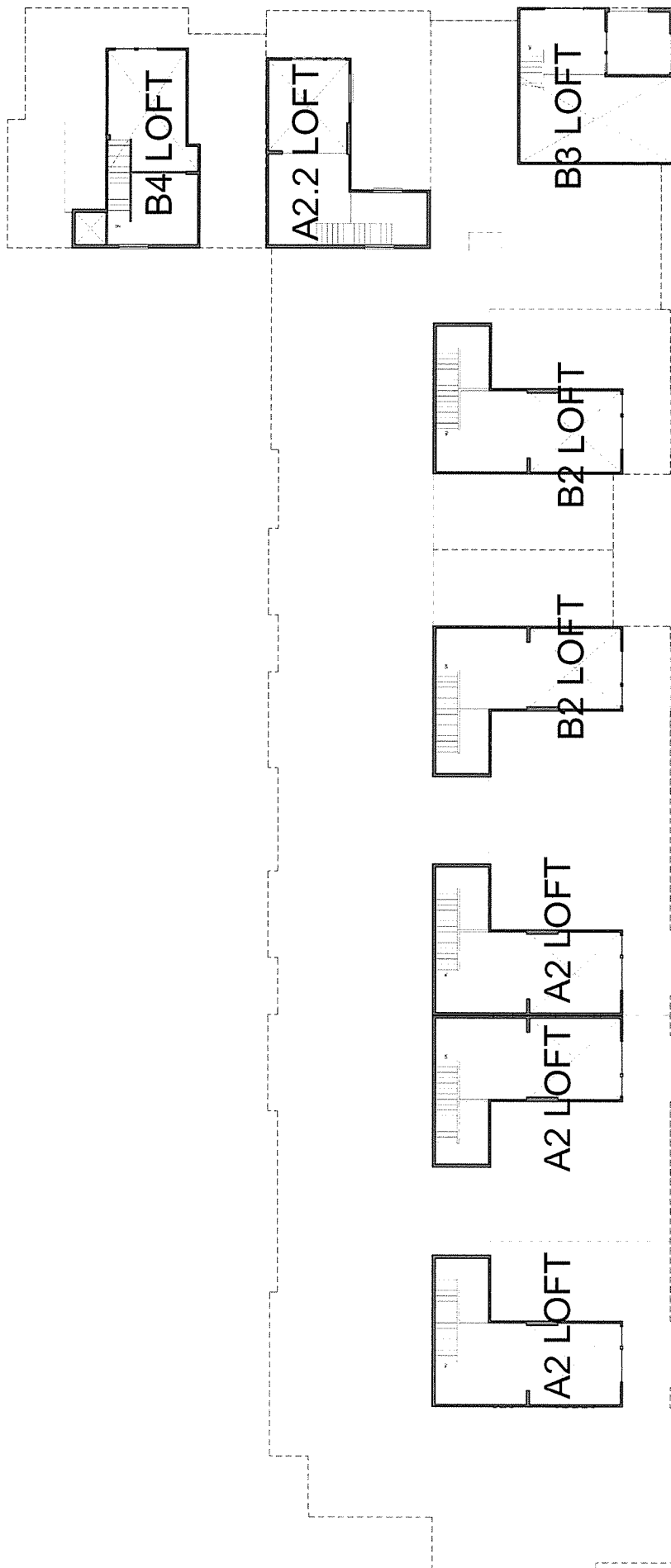


BUILDING 1 TYPE I - 3rd FLOOR PLAN

PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN

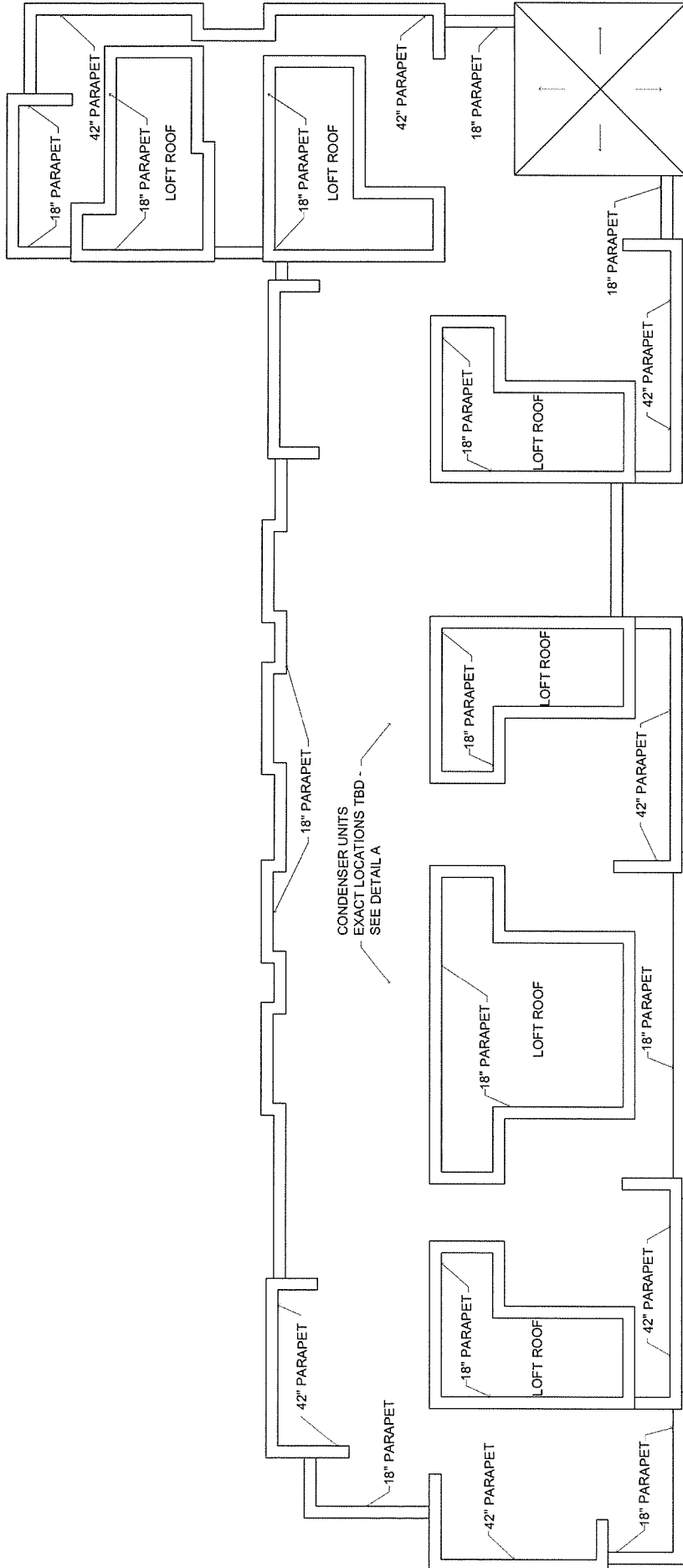


BUILDING 1 TYPE I - LOFT FLOOR PLAN

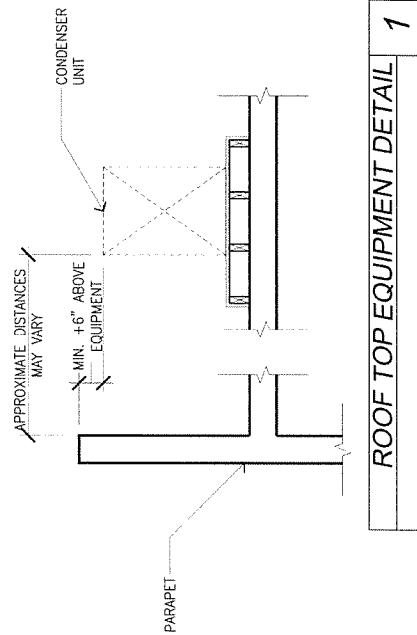
PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN



BUILDING 1 TYPE I - ROOF PLAN



ROOF TOP EQUIPMENT DETAIL 1

PROPOSED PROJECT
SUB 15-0003

RP

FLOOR PLAN

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - CG (General Commercial) zoning - Commercial zoning and uses are located north of the project site. Immediately north of the project site is a hotel, operated as the Palm Tree Lodge.

SOUTH - SP (Downtown Specific Plan) Centre City Urban District - Commercial zoning and uses are located adjacent to the south of the project site, which is improved with a motel operated as the Escondido Inn. Across West Washington Avenue are multi-family attached residential units in a five-story building developed as part of the Latitude 33 Apartment Community.

EAST - SP Centre City Urban District - The properties adjacent to the eastern side of the property site are improved with a variety of commercial uses including a real estate office, restaurants, Frazee Paint and an ARCO gas station and convenience store. Chain-link fencing is located along the eastern boundary of the project site.

WEST - CG Zoning - Across Center City Parkway are a variety of commercial and residential uses including a Goodwill retail store, a carpet store, motels and a multi-family residential development.

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.
2. Effect on Fire Service – The site is served by Fire Station No. 1 (310 North Quince Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. The applicant has coordinated the preparation of a Fire Master Plan for the proposed development with the Escondido Fire Department. Fire hydrants capable of delivering 2500 gpm and fire sprinklers will be provided for the project. All gates will be provided with electronic switches and Opticom allowing Fire Department access from both sides. 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 – The proposed project consists of 112 condominium units and is expected to generate 78 AM peak hour trips, 99 PM peak hour trips and 980 Average Daily Trips (ADT). The project site will be served by a main access driveway from Centre City Parkway near the middle of the project site. The operation of this driveway will be limited to right turns in and out only. Two additional driveways, one off Washington Avenue and the other off Centre City Parkway, will allow emergency exiting from the site. Centre City Parkway is classified as a Super Major Road (110' R.O.W) in the Circulation Element of the Escondido General Plan and Washington Avenue is classified as a Collector Road (84' R.O.W).

A project-specific Traffic Impact Analysis (TIA) was performed by Pirzadeh Associates, Inc. (June 10, 2015) to analyze the project's potential impacts on existing and future transportation and traffic conditions in the project area. The TIA notes the Downtown Specific Plan has established the acceptable level of service for roadway segments and intersections at LOS "E" in the downtown area. The EIR Traffic Study for the 2012 General Plan found that the above listed roadway segments and intersections will all operate at an acceptable LOS at Horizon Year 2035. This finding was based on an analysis of impacts associated with the assumed land uses and facility improvements as planned by the City.

With the exception of one roadway segment (Centre City Parkway between SR78 and Mission Avenue), all roadway segments and intersections will continue to operate at LOS "E" or better under current improvement conditions. The segment of Centre City Parkway from SR-78 to Mission Avenue is operating at LOS "F" with and without the project. However, the project's added volume to capacity (V/C) ratio to this segment is less than 0.01. As stated in the City of

Escondido Traffic Impact Analysis Guidelines, the threshold of significance for a facility with a LOS "F" is a V/C increase of 0.02.

The project impacts for Existing with Project plus Cumulative, which includes traffic generation for other planned projects in the area are also identified in the TIA. Additionally, the long range cumulative project impacts were analyzed based on adding the project traffic generation to the Year 2035 conditions at the study intersections and along identified roadway segments. Mitigation Measure T-1 was developed to offset the project's contribution to cumulative traffic impacts by paying a fair-share contribution to adding a third northbound lane to Centre City Parkway from the intersection of Centre City Parkway and Mission Avenue to SR 78.

4. Utilities – Water and sewer are available from existing mains in the adjoining street or easements. Water and sewer service is provided by the City of Escondido. These systems have adequate capacity to accommodate the project's needs. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. The on-site water and sewer system would be located within public utility easements.
5. Drainage – The project would incrementally increase the amount of surface runoff as a result of additional pavement and hardscape surfaces created by the development and road improvements. The project will underground existing surface drainage flows with pipes and concrete culverts designed to meet the requirements of the city drainage manual and guidelines. On-site runoff will be treated by the proposed nine cisterns that are located underneath the street and parking lots throughout the project site, and the bio-retention basin area, which is west of the project in the Centre City Parkway right-of-way. The treated runoff will drain into the proposed 6.5'W x 3'H RCB that runs through the middle of the project site from east to west. The proposed RCB will connect to the existing Triple 8'W x 4'H RCB that runs across Centre City Parkway. Construction BMPs will be in place during the grading.

A Water Quality Technical Report (WQTR) was prepared by Roger Chung, P.E. for the project (January 27, 2015, revised June 15, 2015). Project construction would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01, NPDES), the project-specific Storm Water Pollution Prevention Plan (SWPPP), and with the City of Escondido erosion control ordinances and policies. All bio-retention will occur offsite in the Centre City Parkway public right of way. The proposed bio-retention plus cistern facilities design complies with the current storm water quality standards that are required by the San Diego Regional Water Quality Control Board and the City of Escondido. The bio-retention plus cistern sizing calculations are included in the WQTR. The Engineering Division has determined the project would not materially degrade the levels of service of existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration was issued on June 25, 2015. Mitigation measures were developed to reduce potential air quality, biological resources, hazards and hazardous materials and transportation/traffic impacts to a less than significant level. One comment letter was received during the public review period for the Mitigated Negative Declaration. The letter received from the adjacent motel owner (420 W. Washington Ave.) focused on potential nuisance issues during construction and other issues related to a potential property exchange with the project applicant. These issues have no bearing on the environmental determination for the proposed development and no revisions to the Mitigated Negative Declaration are necessary.
2. In staff's opinion, no significant issues remain unresolved through compliance with mitigation measures, code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan land use designation on the site is Specific Plan Area #9 which is implemented through the Downtown Specific Plan. The Downtown Specific Plan is divided into seven districts and includes development standards and guidelines for the SPA. The General Plan notes that projects are approved based on their conformance with Specific Plan standards, guidelines, and principles allowing up to 5,275 residential dwelling units within the SPA. The General Plan Guiding Principles for SPA #9 include a dynamic, attractive, economically vital city center providing social, cultural, economic and residential focus while respecting its history. The project will be required to conform to the provisions of the Citywide Facilities Plan through the payment of fees to ensure that the General Plan Quality of Life Standards will continue to be met.

Appropriateness of the Proposed Project Design for the Downtown Area and whether the Design Justifies the Proposed Exceptions to the Development Standards of the Downtown Specific Plan

The proposed project is located within the Centre City Urban District of the Downtown Specific Plan, and is subject to the property development standards and design guidelines contained in the plan. The Centre City Urban District provides opportunities for a creative, high quality mix of entertainment, retail, restaurant, and upscale residential uses that complement and link to other downtown districts and the Civic Center complex. The Centre City Urban District includes development standards for building height, setbacks, lot coverage, parking, open space, landscaping and signs that are intended to provide continuity with other downtown areas and maintain a high-quality, visually appealing urban environment.

The proposed development includes five distinct building types for the six residential buildings. All buildings have been designed to be three-stories with assorted fourth-floor loft opportunities. The overall mass and scale of the proposed residential buildings has been addressed through the quality of the design, use of a variety of building materials and exterior colors; varied wall planes and roof lines, tower elements of varying height incorporated into each building; and balconies that are both extended and recessed to enhance the visual appearance. The rooflines of the three/four-story buildings have been varied by providing three different parapet heights. Horizontal reveals and bands provide a base and break the vertical height of the wall planes. Overall building heights are less than the height of the Latitude 33 residential building directly across Washington Avenue. Proposed perimeter masonry block walls also would provide an appropriate visual buffer from adjacent properties and screen the lower building area/activities, driveways and parking areas. With on-site recreational opportunities and interior amenities like washers/dryers and storage in each unit to meet condominium standards, the proposed development will provide an upscale living environment for people desiring an urban lifestyle.

The site is constrained by numerous easements and the applicant has designed a development that very efficiently utilizes all areas on the site. Maximizing the potential development opportunity on the site through the planned development process combined with the desire to provide a quality living experience has led to a need for several exceptions to the established standards in the Downtown Specific Plan. Proposed exceptions include requests for reductions in setbacks for buildings, parking and signs, a reduction in the number of covered parking spaces and the size of carports, and a reduction in the amount of open space provided. Additional exceptions to allow storm water facilities in the public right-of-way and to allow off-premise signage on the subject property for the adjacent motel are discussed in the following sections of this staff report.

Setbacks -

The applicant has noted that there are numerous site inefficiencies created by the existing motel that creates two finger pockets of land that extend to Washington Avenue as well as the numerous utility easements that must be accommodated into the project design. These constraints combined with the need to maximize opportunities on the site has resulted in a tight development footprint where setback encroachments are necessary and shifting buildings or driveways by even a few feet is exceedingly difficult.

Setbacks have been developed for each district in the Downtown Specific Plan for the placement of buildings, parking and signs. The applicant is requesting setback exceptions on all four sides of the project site. The proposed buildings meet setbacks except for the buildings that are adjacent to Centre City Parkway. The other setback encroachments are related to parking spaces and the proposed monument sign. The front setback on Washington Avenue would be reduced from five feet to three feet for the proposed monument sign. The street side yard setback on Centre City Parkway would be reduced for Buildings 3, 4, 5 and 6 from 10 feet to range of 0 feet to 3.6 feet. The interior side setback along the eastern property line would be reduced from five feet to three feet for two accessible parking spaces; and the rear setback along the northern property line would be reduced from five feet to 1.5 feet for five parallel parking spaces.

The proposed setback exception for the buildings along Centre City Parkway would generally cause the highest level of concern. However, there is significant right-of-way width in this area such that all of the buildings would still be set back from the curb by at least 12 feet, and ranging up to approximately 25 feet. The parking and sign setbacks are less consequential and are offset by adjacent screen walls that limit visibility into these areas from outside of the development. Staff supports the requested reductions in setbacks for buildings, parking and signs.

Covered Parking -

The Downtown Specific Plan and the Escondido Zoning Code require one covered parking space per unit for all multi-family developments. The proposed development has 112 condominium units and is providing 109 combined single-car garage and carport spaces for residents. That leaves a deficit of three covered parking spaces that would otherwise need to be provided. The applicant has indicated that an exception is needed to reduce the amount of covered parking because of the existing and proposed easements near the eastern property line and their preference not to put carports on the main entry drive. While the applicant has provided valid justification for some of the other requested exceptions, staff has determined the universal standard of one covered space per unit can be met by covering or extending carports over three of the 100 open parking spaces on the site. A condition has been added requiring the applicant to put carports over three additional open parking spaces to meet the covered parking standard.

The applicant is also requesting an exception to the carport size. Carports are typically constructed to be 18 feet in length to match the length of the parking space. In this case, all of the applicant's standard open parking spaces are 16 feet in length to take advantage of the allowance for a two-foot front bumper overhang. While the carports could equally cover that overhang area, the applicant is requesting they have a length of 16 feet to cover the pavement portion of the parking space only. This is the same standard that was utilized for their other condominium project that is currently under construction at 2412 S. Escondido Boulevard. Staff does not object to the proposed exception to reduce the length of carports from 18 feet to 16 feet.

Open Space -

The Downtown Specific Plan requires residential developments to provide 300 SF of usable open space per residential unit. This is less than the amount of open space required for residential developments in standard multi-family zones and takes into account the urban living experience and walkability to Grape Day Park and other recreational and entertainment facilities in the downtown area. On-site usable open space in the Downtown Specific Plan area can include indoor and outdoor recreational facilities, landscaping, walks, fountains, patios and balconies. Common areas must measure a minimum of 10 feet in all directions to be considered usable open space. Private outdoor areas directly accessed from a residential unit must measure a minimum of five feet in all directions.

The 112 residential units in the proposed development would require 33,600 SF of usable open space to meet the Downtown Specific Plan standard of 300 SF/unit. The proposed development includes 27,415 SF of usable open space (245 SF/unit) and the applicant is requesting an exception to the Downtown Specific Plan standard. Proposed open space includes 18,018 SF of common area and 9,397 SF of private open space in patios and balconies leaving a deficit of 6,185 SF of open space. Development Standard B.6.b. of the Downtown Specific Plan (Page III-24), states required open space may be reduced up to 50% in exchange for alternative open space benefiting the public including, but not limited to, providing on-site publicly accessible outdoor open space (i.e. plaza or courtyard) or by paying a per square foot in lieu fee that contributes towards the cost of improving or expanding parkland facilities in the downtown area. This standard was established in response to concerns raised during the recent update of the Downtown Specific Plan regarding the impact

of increased residential density on existing park amenities. The specific plan allows for the consideration of other unspecified alternatives for offsetting deficiencies in on-site open space square footage, allowing decision-makers latitude in determining the adequacy and public benefit on a case-by-case basis.

The open space in-lieu fee would likely be used to assist in implementation of the Grape Day Park Master Plan that calls for expanding parkland to the north across Woodward Avenue and also includes a phased upgrade of the park facilities including the public swimming pool. Although a standard in-lieu fee calculation has not been adopted since the recent adoption of the updated Downtown Specific Plan, the fee for the proposed development could be calculated as follows:

6,185 SF open space deficit @ 300 SF of required open space per unit corresponds to 20.6 residential units where no open space provided x \$4,129 park fee per dwelling unit equals an open space in-lieu payment of \$85,057.

The applicant is not providing open space that is accessible to the general public and objects to paying an in-lieu fee. The applicant notes that the specific plan language allows other undefined alternatives and has suggested the quality of open space amenities in his project offsets the deficiency in square footage. The common open space for the project includes a central recreation area with a pool and spa and an extensive pool deck featuring lounge chairs, tables/chairs, fixed shade structures, barbecues and potted trees that provide a resort-style experience for residents combined with an adjacent fitness room, club room and dog wash station. These amenities are intended to provide a sufficient level of open space recreation opportunities on-site for residents reducing the demand on public facilities. Staff is providing an option to the City Council for waiving the in-lieu fee (as well as requiring the project to provide open space for the general public) in consideration of the on-site amenities provided by the development, and that such amenities will likely encourage residents to recreate on site causing a reduction in the number of visits to public parks generated from this development. Therefore, unless otherwise directed by the City Council, staff is not proposing to impose an in-lieu fee on this proposed residential development.

Appropriateness of Using City Right-of-Way for the Project's Storm Water Bio-Retention Needs and Whether Adequate Landscaping can be Provided in this Area

Runoff from the proposed development site will be increased by virtue of the post-construction condition where 77% of the site will consist of impervious surfaces. Regional Water Quality Control Board standards require all development projects to treat storm water runoff before discharging it into the public storm drain system. In most cases, land within the development site is set aside to accommodate all the storm water treatment needs. The proposed development plan does not include enough open area on-site to implement the required storm water treatment areas, so the applicant is seeking an exception to provide an alternative method of compliance. The proposed project includes a hybrid solution where on-site runoff will be collected into nine cisterns that are located underneath the driveways and parking lots throughout the project site, and the bio-retention basin areas will be located off-site in the public right-of-way for Centre City Parkway.

Centre City Parkway has a significant amount of excess right-of-way in the project area even after construction of the project's required deceleration lane and frontage improvements. Once street improvements are constructed, the excess right-of-way will range in width from approximately 10 feet to 30 feet in front of the project. The Engineering Division has confirmed that this area is not needed for any other future street improvements and thus could be utilized by the applicant as proposed for storm water bio-retention areas. The proposed bio-retention basins would be approximately 18 inches deep and would cover approximately 6,428 SF of the public right-of-way to treat project and street runoff.

The applicant is already obligated to landscape and maintain the right-of-way frontage area. Use of the right-of-way for bio-retention purposes will alter the way this area can be landscaped due to the need to use engineered soil to allow for infiltration in the basins. The basins have been designed with a corrugated appearance to provide pockets where street trees can be accommodated into the landscape design. Most of the remaining basin area is proposed to be planted in rush and senecio, which are typical for retention basins but used less for parkway landscape areas where a more vibrant plant palette is desired. Staff supports use of the right-of-way for the applicant's bio-retention purposes with the inclusion of additional shrub materials that complement other nearby parkway landscape plantings along Centre City Parkway. A condition of approval has been added for this requirement to be reflected on the final landscape plans for the project.

Appropriateness of the Proposed Land Swap and the Related Proposal to Allow Off-Site Signage for the Adjacent Motel to be Included on the Freestanding Sign for the Project

The Escondido Inn is a 16-room motel that fronts on Washington Avenue and is comprised of a one- and two-story "L"-shaped building with a small parking lot. The motel is not a part of the proposed development and the condominium project would surround the motel property with driveways and parking spaces on its northern, eastern and western sides. Although the proposed residential buildings would be larger and taller than the motel building, all of the proposed buildings would be located behind the motel building. Buffering and separation from the motel property would be provided by a five-foot setback around the motel property that would include a 5'-6" masonry wall and landscaping consisting of trees and columnar shrubs.

The motel property includes a triangular-shaped, approximately 450 SF parcel that is detached from the main part of the motel site. The detached triangle parcel is located adjacent to Centre City Parkway about 40 feet west of the motel parking lot. The parcel is used by the motel for sign purposes and improvements are limited to an approximately 20-foot high freestanding pole sign facing northbound and southbound Centre City Parkway. The applicant is proposing to acquire the triangular property and use it for portions of four parking spaces. A land swap has been discussed among the parties where the applicant would provide a five-foot-wide strip along the motel's western property line in return for the triangle parcel. The motel also would receive an allowance for two signs on the 25-foot high tower monument the applicant is proposing on the southwestern corner of the project site approximately 45 feet south of the existing sign.

The motel sign which is currently an on-premise sign because it's located on motel property, would become an off-premise sign if the land swap were to proceed as proposed. The City's Sign Ordinance generally prohibits off-premise signage. The proposal for motel signage on the applicant's property is part of the requested exceptions to established development standards being requested by the applicant. Staff supports the proposed exception because the shared monument sign is a better solution aesthetically than having two freestanding signs in such close proximity. The applicant has provided an alternative design that shows how the project could proceed if negotiations with the motel property owner are unsuccessful and the existing pole sign stays in place. An accessible path of travel can be maintained around the off-site sign parcel but up to four parking spaces could be lost. This would require the provision of additional parking elsewhere on the site or potentially a reduction in the unit count because a parking space exception or variance is not being requested for the proposed development and could be difficult to support given the unavailability of street parking on the adjacent streets.

Whether an Existing Easements on the Site could Affect the Proposed Development

As mentioned earlier in this staff report, the site is encumbered by a number of easements for road and utility purposes. One road easement would have to be quitclaimed to facilitate the project design. An existing 24-foot wide road easement along the southern portion of the eastern property line, is held by the owner of an adjacent commercial property to the east. This easement provides access to Washington Avenue for that commercial property that fronts on Escondido Boulevard. The current state of the easement is bare ground and it appears the easement has never been developed for access purposes. A fence near Washington Avenue currently precludes use of the easement. The proposed development includes 25 parking spaces, two carport structures and landscaping within the road easement. The applicant has informed staff that he has reached an agreement with the neighboring property owner to quitclaim the easement. A condition of approval has been added to require that quitclaim prior to recordation of the final map or issuance of a grading permit. Most of the other easements requiring quitclaims are sewer, water and utility easements held by the City of Escondido or SDG&E. The proposed plans include the relocation of some of these utilities and the applicant has been working with staff to ensure the adequate provision of public utilities through the site.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 3.44 acre project site is comprised of five vacant parcels (APNs 229-172-06, -07, -08, -09 and -11). The property is bordered to the south by West Washington Avenue and the Escondido Inn and to the west by Centre City Parkway. The site is bounded to the east by various commercial uses and to the north by a motel. The elevations of the project site ranges from 649 feet to 641 feet from east to west. The north half of the project drains from the northeast corner towards the southwesterly direction. The south half of the project drains from the southeast corner towards the northwesterly direction. The site does not contain any sensitive or special status plants or animal species or habitat areas, wetlands or riparian habitat.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 3.44 acres
2. Number of Lots: One
3. Number of Units: 112 condominium units
4. Project Density: 32.6 dwelling units per acre
5. Lot Coverage:

Building:	35%	(1.22 acres)
Streets:	44%	(1.5 acres)
Landscape:	<u>21%</u>	(0.72 acre)
	100%	
6. Floor Area Ratio: 1.09
7. Number of Buildings: Six residential buildings. All buildings are designed as three-story walk-up residential flats with fourth story lofts provided for some of the third floor units.

Building 1:	48,282 SF	32 units + 934 SF leasing office and 1,214 SF club room and dog wash
Building 2:	33,669 SF	20 units + 847 SF fitness room and pool restrooms/showers
Building 3:	13,962 SF	10 units
Building 4:	14,440 SF	10 units
Building 5:	19,614 SF	13 units
Building 6:	38,916 SF	<u>27 units</u>
		112 units
8. Unit Type/Size:

<u>Plan</u>	<u># Units</u>	<u>Total SF</u>	<u>Condo Ord. Requirement</u>
1 bedroom	60 (54%)	789 – 1,028	700 SF min.
2 bedroom	52 (46%)	1,120 – 1,336	800 SF min.
9. Building Height: Three stories with parapet heights at 32' and 35'. Fourth floor parapet height at 42'. Tower elements up to 49' in height.
10. Building Materials/Colors: Stucco exterior walls (off-white, beige and light tan) with sand finish. Stucco trim, color accents and architectural elements in smooth (with reveals) and sand finish (brown and taupe shades). Metal balcony and patio railings (dark brown). Concrete "S" tile roof (San Benito Blend) on tower elements. Metal awnings over select building entries (dark brown). White vinyl residential windows. Bronze aluminum storefront for leasing center and other resident amenity areas. Metal vehicle gates within interior of project and at emergency exits.

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|---|------------------|--------------------------|--------------|--------------------------|-----------|----|-----------------|-----------|-----------|----|------------------|-----------|-------|--|-----------|------------------|-------------------------|--|--|------------|-------------------------|--|--|------------|-----------------|--|--|------------|-----------------|--|--|------------|
| 11. Parking: | <table border="0"> <tr> <td><u>Plan</u></td> <td><u># Units</u></td> <td><u>Ratio</u></td> <td><u>Parking Required.</u></td> </tr> <tr> <td>1 bedroom</td> <td>60</td> <td>1.5 spaces/unit</td> <td>90 spaces</td> </tr> <tr> <td>2 bedroom</td> <td>52</td> <td>1.75 spaces/unit</td> <td>91 spaces</td> </tr> <tr> <td>Guest</td> <td></td> <td>0.25/unit</td> <td><u>28 spaces</u></td> </tr> <tr> <td colspan="3">TOTAL PARKING REQUIRED:</td> <td>209 spaces</td> </tr> <tr> <td colspan="3">TOTAL PARKING PROVIDED:</td> <td>209 spaces</td> </tr> <tr> <td colspan="3">Garage/Carport:</td> <td>109 spaces</td> </tr> <tr> <td colspan="3">Open/Uncovered:</td> <td>100 spaces</td> </tr> </table> | <u>Plan</u> | <u># Units</u> | <u>Ratio</u> | <u>Parking Required.</u> | 1 bedroom | 60 | 1.5 spaces/unit | 90 spaces | 2 bedroom | 52 | 1.75 spaces/unit | 91 spaces | Guest | | 0.25/unit | <u>28 spaces</u> | TOTAL PARKING REQUIRED: | | | 209 spaces | TOTAL PARKING PROVIDED: | | | 209 spaces | Garage/Carport: | | | 109 spaces | Open/Uncovered: | | | 100 spaces |
| <u>Plan</u> | <u># Units</u> | <u>Ratio</u> | <u>Parking Required.</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 bedroom | 60 | 1.5 spaces/unit | 90 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 bedroom | 52 | 1.75 spaces/unit | 91 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest | | 0.25/unit | <u>28 spaces</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL PARKING REQUIRED: | | | 209 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL PARKING PROVIDED: | | | 209 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage/Carport: | | | 109 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Open/Uncovered: | | | 100 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. Landscaping: | New ornamental landscaping to be provided around the project perimeter and throughout the project. Existing mature trees removed would be replaced at min. 1:1 ratio with a variety of box-size and 15 gallon trees. Tree containers/pots to be provided in the pool area. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. Walls and Fencing: | New decorative solid masonry walls (split-face block or slump stone) with pilasters proposed around the perimeter of the site, except for some areas along Centre City Parkway where the buildings will be exposed to the street. A small section of perimeter tube steel fencing will be installed along the eastern property line near Washington Avenue where the fence borders a utility (sewer) easement. Tube steel vehicular gates are proposed within the interior of the project to restrict after-hours access to the parking and garage areas, and two similar emergency exit gates would be located on Centre City Parkway and Washington Avenue. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. Signage: | All signs are to be approved by a separate sign permit. Proposed signage limited to monument signs located on a freestanding tower up to 25 feet high at the southwestern corner of the project site. Signs for the proposed project and adjacent off-site motel business are proposed (up to 80% of tower width) on the southern and western sides of the monument as shown on the Master Development Plan. All other potential signs shall be consistent with the sign standards for the Downtown Specific Plan. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. Proposed Grading: | The project site is lower than Centre City Parkway and will require the import of approximately 11,000 cubic yards of earth to bring the site up to street level and achieve proper drainage. All manufactured slopes are anticipated to be less than three feet high and are likely limited to those necessary to create the bio-retention basins. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

C. CODE COMPLIANCE ANALYSIS

The proposed development would require the following exceptions to the established standards in the Downtown Specific Plan.

	<u>Proposed</u>	<u>Required</u>
1. Setbacks:		
Front (South):	3 feet (for sign)	5 feet for signs
Street Side (West):	0 feet (Building 3) 3.6 feet (Building 4) 3.5 feet (Building 5) 2.5 feet (Building 6)	10 feet for buildings
Interior Side (East):	3 feet (accessible parking)	5 feet for parking

Rear (North):	1.5 feet (parking)	5 feet for parking
2. Parking:		
Covered Parking:	109 spaces	112 spaces (one per unit)
Carport Dimensions:	8.5' x 16'	8.5' x 18'
3. Open Space:		
Common:	18,018 SF	300 SF per unit for 112 units
Private (patios/balconies):	<u>9,397 SF</u>	
TOTAL	27,415 SF Provided	33,600 SF Required
	6,185 SF deficit (18%)	
4. Signage:	Off-site signage (2 signs) for the adjacent motel property are proposed on the project site monument located on corner of Centre City Parkway and Washington Avenue (only if the applicant acquires the motel's triangular parcel).	Off-site signage not permitted.

**FINDINGS OF FACT
SUB 15-0003
EXHIBIT "A"**

Tentative Subdivision Map

1. The proposed Tentative Subdivision Map is consistent with the maximum density of 100 dwelling units per acre permissible in the Centre City Urban District since the proposed development includes 32.6 dwelling units per acre.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the Downtown Specific Plan since the proposed residential land use is permitted in Centre City Urban District of Specific Planning Area #9 and the development is consistent with the development standards established for the Centre City Urban District of the Downtown Specific Plan, except where noted and analyzed in this staff report.
3. The site is suitable for the residential type of development proposed since the Centre City Urban District permits high-density multi-family residential development and the site is part of the city's urban core with commercial services and cultural venues located within walking distance of the proposed development. Adequate access and utilities can be provided to the site.
4. The site is physically suitable for the proposed density of development since the project is a high-density redevelopment of a blighted property in the central area of the city that will assist in the ongoing revitalization of the downtown retail core by establishing a permanent customer base in the downtown area.
5. The design of the map and type of improvements are not likely to cause substantial environmental problems or substantially and avoidably injure fish or wildlife or their habitat since no stream courses or endangered wildlife occurs on the property as determined during Environmental Review, City Log No. SUB 15-0003.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system and city sewer and water is available or can be provided with minor extension of nearby facilities.
7. The design of the map and type of improvements will not conflict with easements of record, or easements established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map once all required quitclaims and easement relocations have been accomplished. This was based on a review of all available maps and a preliminary title report submitted by the applicant. Neither the City of Escondido, nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. All of the requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment as demonstrated in the Mitigated Negative Declaration issued on June 25, 2015, for the proposed Tentative Subdivision Map and Master and Precise Development Plan. Mitigation measures were developed to reduce potential air quality, biological resources, hazards and hazardous materials and transportation/traffic impacts to a less than significant level.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The subdivision configuration provides opportunities for passive/solar heating and landscaping will provide opportunities for the shading of each unit.

Master and Precise Development Plan

1. The location and design of the proposed planned development is consistent with the goals and policies of the Escondido General Plan since high-density residential development is permitted and encouraged in Specific Planning Area #9. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable

growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities.

2. The proposed location of the development allows the development to be well integrated with its surroundings near residentially and commercially developed properties because adequate parking, circulation, utilities and access would be provided for the development of the residential project (as detailed in the staff report). The residential project also would not be out of character for the area which contains other multi-story residential developments. The overall mass and scale of the buildings has been mitigated through the quality of the design, use of a variety of building materials and exterior colors; varied wall planes, roof lines and towers; as well as balconies.
3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, according to the Mitigated Negative Declaration, issued June 25, 2015 (City File No. SUB 15-0003), the traffic study completed for the project by Pirzadeh & Associates on June 10, 2015, and the Engineering Division.
4. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The project includes a variety of amenities such as a resort style pool area, fitness room, club room and individual patios or balconies for all units.
5. The proposed development would be well integrated into its surroundings, since the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, and the development would provide an attractive pedestrian access through the site allowing convenient access for residents to nearby commercial services. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the project, and the project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
6. Utilizing the Planned Development process allows flexibility from the Specific Plan requirements to achieve a high-density residential project in the urban core. The project would provide residential ownership opportunities integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
7. The project would provide an environment of sustained desirability and stability since city services and adequate access would be provided, adequate parking would be provided, the proposed architecture would be integrated into its surroundings, and the project could serve as a catalyst for further revitalization efforts in the area.

**CONDITIONS OF APPROVAL
SUB 15-0003
EXHIBIT "B"**

Project Mitigation Measures

1. **MM AQ-1** – To ensure the projected construction emissions are all below the significance thresholds established by the City for painting emissions, the project will be conditioned to use paint with a low VOC rating of 75 g/l or less during construction.
2. **MM BIO-1** - To ensure compliance with the MBTA, clearing of potential nesting habitat shall, to the maximum extent feasible, occur outside of the breeding season for birds and raptors, which is defined as January 15 to September 15. If activities must occur during the general breeding season, clearing could occur if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present within three days prior to clearing. A pre-grading survey shall be conducted by a qualified biologist prior to any clearing or grading to determine if breeding or nesting avian species occur within areas that would be directly affected by grading or indirectly affected by construction noise. If any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) the nest is abandoned or the young have fledged or (2) after September 15.
3. **MM BIO-2** - To compensate for the loss of 0.39 acres of NNG, the applicant shall purchase 0.2 mitigation credits (0.5:1 ratio) from the Daley Ranch Bank or other approved mitigation bank.
4. **MM HAZ-1** - The applicant shall record a deed restriction on the title for the project site that prohibits the use of groundwater at the project site for any purpose including, without limitation, any extraction of groundwater.
5. **MM HAZ-2** - In the event groundwater is encountered during construction, all construction activities in that area will halt until groundwater has been sampled by a qualified professional to determine the presence or absence of MTBE. If MTBE is present in excess of established thresholds, the professional shall coordinate preparation of dewatering or disposal plan with DTSC and the RQWCB.
6. **MM T-1** - Prior to the issuance of grading permits, the applicant shall pay a fair share contribution to the satisfaction of the City Engineer for the addition of a third northbound lane to Centre City Parkway from the intersection with Mission Avenue to the on-ramp to SR 78. The fair share contribution is estimated to be \$6,770.

Planning Division Conditions

1. This approval terminates the previous Tentative Map (TR 935) approval for the project site.
2. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Building Official, and the Fire Chief.
3. Access for use of heavy firefighting equipment as required by the Fire Marshal shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when permits are issued, including any applicable City-Wide Facilities fees
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

6. All requirements of the Public 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
7. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
8. Solid 5'-6" masonry screen walls, with graffiti-resistant coating, shall be constructed along the perimeter property lines as depicted on the Master Development Plan. Appropriate sight distance shall be maintained at driveways and intersections, to the satisfaction of the Engineering Division. Any walls (retaining and screen) shall be constructed with split-face or slump stone masonry.
9. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
10. Three (3) copies of a revised tentative map, reflecting all modification 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. A Final Map shall be recorded prior to the issuance of building permits for the site.
12. Any parcels not associated with this Tentative Map shall be labeled "Not a Part."
13. No street names are part of this approval. A separate request shall be submitted prior to Final Map, if required or proposed.
14. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map. The CC&Rs shall detail the responsibility for the maintenance of any parkway landscaping, landscape easements, bio-retention basins, exterior walls/fencing, slopes/landscaping, utility easements, driveways, roads, parking areas, structures, and any common drainage facilities. The CC&Rs also shall contain a provision indicating the garages shall be maintained to accommodate up to one vehicle. Any storage shall not restrict the parking of vehicles within the garage. A homeowners' association shall be established in accordance with Department of Real Estate requirements.
15. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
16. All vehicular access to the project site shall be provided from the primary driveway on Centre City Parkway. Both residential gates between the pool area and Buildings 4 and 5 shall remain open seven days per week from 7 a.m. to 8 p.m. Emergency exit gates on Centre City Parkway and Washington Avenue shall remained closed at all times except in the event of an emergency. Prior to the Final Map approval and issuance of building permits, a gate and parking management plan shall be included with the CC&Rs which details gate management, assigned parking spaces, overflow, access for deliveries, on-site vehicular maintenance and guest parking.
17. As proposed, the buildings, architecture, colors and materials, and the conceptual landscaping of the proposed development shall be in accordance with the Master and Precise Development Plan, staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the exterior design shall require approval by the Director of Community Development, and or the Planning Commission as may be recommended by the Director.
18. All trash enclosures must be designed and installed per the Master and Precise Development Plan and in coordination with Engineering Department storm water control requirements.
19. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Community Development. The final building plans shall clearly indicate

that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible.

20. A minimum of 209 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. Failure to acquire the off-site 450 SF triangular piece of property (adjacent to Centre City Parkway) where portions of four parking spaces are proposed will require the provision of additional parking elsewhere on the site to maintain 209 spaces or potentially a reduction in the number of residential units because a parking count exception or variance has not been requested or approved for the proposed development. Open and carport spaces shall be striped in accordance with the Zoning Code. Driveways and fire lanes do not allow for parking (except where designated on the Master Development Plan), and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Section 1129B (Accessible Parking Required) of the California Building Code, including signage.
21. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
22. Any decorative pavement, driveways and sidewalks shall be indicated on the building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated at the project entry drive, along with appropriate landscaping consistent with the Master and Precise Development Plan.
23. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the CC&Rs.
24. All new utilities shall be underground.
25. Appropriate backup/kicker areas shall be provided at the terminus of drive isles. These areas shall be identified on the grading and site plans per the Master and Precise Development Plan.
26. This Tentative Subdivision Map (SUB15-0003) shall expire three years after the date of final approval if a final map has not been approved or an extension of time has not been granted. The term of the Master and Precise Development Plan shall be the same as the corresponding Tentative Subdivision Map, and shall expire according to the same schedule and procedure as the Tentative Subdivision Map.
27. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping, identification of handicap parking stalls and required signage, perimeter walls and landscaping, trash enclosure, as well as any other conditions of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
28. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260 for a project with a Negative Declaration. In addition, these fees escalate annually and include an additional authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.

29. Prior to issuance of a grading permit, the emergency exit pavement and gate specifications shall be reviewed and approved by the Fire Department.
30. The property owner or HOA assumes all responsibility for maintaining landscaping and bio-retention basins within the Centre City Parkway right-of-way.
31. All signs shall be approved by a separate sign permit. Proposed signage is limited to monument signs located on a freestanding tower at the southwestern corner of the project site. Maximum sign height on the tower shall be 20 feet per the Downtown Specific Plan. Signs for the proposed project and adjacent off-site motel business are permitted (up to 80% of tower width) on the southern and western sides of the monument as shown on the Master Development Plan. Off-premise signage for the motel will only be permitted in the event the project applicant acquires the 450 SF triangular property where the motel pole sign is currently located. All other potential signs for the condominium development shall be consistent with the sign standards for the Downtown Specific Plan.
32. A minimum of 80 cubic feet of private storage shall be provided in each residential unit. Said storage shall be in addition to typical cabinets and closets.
33. Prior to or concurrent with the recordation of the final map and prior to issuance of a building permit, the applicant shall provide documentation to the Planning and Engineering Divisions that the 24-foot wide road easement located on the project site along the southerly 229.39 feet of the eastern property line (Doc. File No. 1971-198183 of official records) has been quitclaimed.
34. A minimum of 112 covered parking spaces shall be provided to meet the Downtown Specific Plan requirement of one covered parking space per unit.
35. Prior to issuance of building permits, the applicant shall provide copies of a signed maintenance access agreement or record an ingress and egress easement in favor of the adjacent motel property owner for pole sign maintenance purposes if the affected property where the sign is located has not been acquired by the applicant.

Landscaping Conditions

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation (including existing vegetation required as part of previous project approvals) 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. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
3. In accordance with the Tree Preservation Ordinance, the 31 mature trees removed from the site to facilitate the project shall be replaced at a 1:1 ratio with 31 box-size replacement trees. The required replacement trees shall be incorporated into the landscape planting plan to the satisfaction of the Planning Division.
4. The landscape plan for the Centre City Parkway right-of-way shall be modified to include additional shrub materials that enhance the aesthetic appearance of the parkway in this area and complement other nearby Centre City Parkway landscape areas, to the satisfaction of the Planning Division.
5. 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.

6. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
7. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.

Fire Department Conditions

1. The final project design for the proposed residential development shall be in accordance with the fire notes and Fire Master Plan that have been incorporated into the civil plan set for the Tentative Map SUB 15-0003, to the satisfaction of the Fire Marshal.

ENGINEERING CONDITIONS OF APPROVAL

SUB 15-0003

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.
2. Project entrance from Centre City Parkway requires City Council approval for removal of access restriction and allowance of new access for the project. The project developer shall sign an agreement in a form acceptable to the City Attorney for their continued maintenance of facilities along project frontage, within the Centre City Parkway right-of-way and annual access lease fee consistent with previous agreements executed with other properties with access along Centre City Parkway corridor.
3. The project developer is required to construct a north bound through traffic lane along project frontage on Centre City Parkway which is eligible for Traffic Impact Fee credit towards the project's local and regional traffic impact fees.
4. No building Permits shall be issued prior to recordation of Final Map unless appropriate securities are deposited and agreements executed as approved by the City Engineer and City Attorney.
5. Grading Permit may be issued prior to approval of the Final Map, upon completion of the following requirements; a) City Engineer and Planning Director completion of the review of Grading & Erosion Control, Drainage, Water Quality Technical Report (WQTR) and Landscaping & Irrigation Plan; b) Compliance with all Planning requirements related to project Grading; c) Post bonds and fees for, Erosion Control, Grading, Drainage and Landscaping and Irrigation improvements. Private access and utilities easements shall be quit claimed prior to approval of the Grading Plans or satisfactory documentation to allow the developer to grade in the areas encumbered by easements shall be provided to the City Engineer.
6. 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.
7. 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.
8. 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 signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

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

STREET

CLASSIFICATION

Centre City Parkway
Washington Avenue

Super Major
Collector

- 3. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved roadways and traffic related improvements on and off site. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.
- 4. The developer shall be responsible for design and construction of frontage improvements on Centre City Parkway, consisting of addition of one lane of north bound traffic and a project entry access in accordance with the City of Escondido Design Standards, requirements of the City Engineer and approved project tentative map.
- 5. The project developer shall be responsible for design and construction of widening of Washington Avenue to accommodate for a 20 foot wide through/right lane and reconstruction of curb return and modification of traffic signal system to accommodate for the required widening to the satisfaction of the City Engineer.
- 6. The developer shall be responsible for design and construction of traffic signal relocation and modification at the intersection of Centre City Parkway and Washington Avenue to provide for the widening of Washington Avenue and addition of third lane on Centre City Parkway to the satisfaction of the City Engineer. The developer shall provide the City Engineer with traffic signal modification and signing and striping plans for the intersection of subject to review

and approval by the City Engineer. The developer shall be responsible for construction of traffic signal modification and signing and striping to the satisfaction of the City Engineer. In addition, the developer is responsible for development of timing plan for the intersection and coordination of the intersection signal system with the intersections to the north, south, east and west to the satisfaction of the City Engineer. All work shall be completed prior to issuance of occupancy permit.

7. The developer shall be required to install a no Left-Turn signing and striping at the project exit gate on Washington Avenue.
8. All onsite streets are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. Home owners' association will be responsible for the maintenance of all onsite streets.
9. The developer shall be required to design an onsite signing and striping plan that includes signage and striping at the project entrance/exit areas, including a left turn restriction from the exit driveway on Washington Avenue.
10. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.
6. The proposed walls along the easterly property line shall be designed to allow for the drainage from the existing properties to the east as required by the project drainage report.
7. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
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. Prior to approval of final plans, the developer will be required to obtain permission from adjoining property owners for any off-site improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on the approved drainage study prepared by the Developer's engineer. Drainage system design for the project shall include capture and conveyance of the drainage from the existing properties to the east to the public storm drain system. Drainage easements shall be secured for all structures installed offsite, or the design shall be modified such that all drainage structures are installed on the project site.
2. The proposed drainage design for the project requires drainage improvements within an adjacent property to the east. In the event that the developer is not able to secure the easement and permission to enter the adjacent property to construct improvements, drainage design for the project shall be modified to place all drainage improvements within the project site.
3. A portion of the project lie within the FEMA flood zone "X", as designated on current flood insurance rate maps. All buildings within this zone shall conform to the City's Floodplain Ordinance. A Letter of Map Revision (LOMR-F) may be required by FEMA prior to final occupancy of the units within designated flood zone area, unless the developer provides the City Engineer satisfactory documentation prior to occupancy.
4. 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. All onsite cistern or other hydro-modification facilities for treatment facilities shall be located outside public easements.

5. All proposed onsite drainage system, storm water treatment and retention facilities and their drains shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.
6. All frontages landscaping along Washington Avenue and Centre City parkway, including bio retention areas and related drainage systems shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.
7. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement by the home owners' association to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

WATER SUPPLY

1. The project developer is required to design and construct an eight (8) inch public water main from Washington Avenue extended through the project site and along Centre City Parkway to join the existing water main on Mission Avenue. All water related improvements shall be designed and constructed to the requirements of the Utilities Engineer.
2. Fire hydrants together with adequate water supply shall be installed at locations approved by the Fire Marshal.
3. All onsite public and private water facilities such as valves, meters, detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and Utilities Engineer.

SEWER

1. The developer is required to design and construct an onsite public sewer system in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer. The developer is required to relocate an existing 10 inch sewer main within the project site to provide for the development related improvements. The existing public sewer main is currently serving multiple properties along the easterly property line. Due to relocation of the existing 10 " public sewer main all active sewer laterals are required to be relocated and connected to the new sewer main. The developer is required to grant new sewer easements for the new sewer laterals for the properties to the east. The developer shall be responsible for making all arrangements with other property owners for quit claim of the existing sewer easements granting new sewer easements and relocation of sewer laterals and provide said documentation with letters of permission from each property owner to

the Utilities Engineer for approval, prior to work on any of the sewer laterals or relocation of the existing 10" public sewer main.

2. The project developer shall be required to protect in place and secure access to the existing sewer lines and sewer laterals within the project site during project construction, unless approval granted by the Utilities Engineer.
3. Sewer design for the project shall be modified to allow for access to all proposed and existing sewer lines and manholes, including the existing sewer manhole located in the pool deck area and at the easterly property corner on Washington Avenue to the satisfaction of the Utilities Engineer.
4. All sewer laterals within the project are private and shall be maintained by the home owners' association.
5. The project developer is required to design and construct a sewer system for the project in accordance with the City of Escondido Design Standards and to the requirements of the Utilities Engineer.

CC&R's

1. Copies of the CC&R's 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&R's for maintenance by the home owners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement area and emergency access road and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. CC&R shall make provisions for maintenance frontage landscaping, irrigation, fencing, retaining walls along project frontages on Centre City Parkway and Washington Avenue by the home owners' association.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.
5. The CC&R's must state that the home owners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Property Owners' Association when repair or replacement of private utilities is done.
6. The CC&R's must state that (if stamped concrete or pavers are used in the private street) the home owners' association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street or within public utilities easements for repair or replacement of an existing utilities.

FINAL MAP - EASEMENTS AND DEDICATIONS

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

STREET

CLASSIFICATION

Washington Avenue

Collector Street

2. All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
4. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. If an easement of record contains an existing access that could not be quit claimed, Grading permit will not be issued for lots in which construction will conflict with existing access rights unless the developer provides the City Engineer satisfactory documentation prior to issuance of Grading Permit or Final Map approval.
5. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

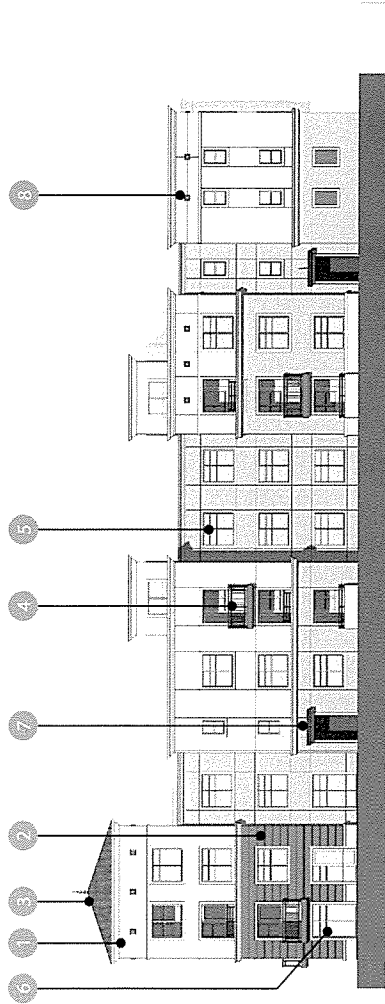
REPAYMENTS, FEES AND CASH SECURITIES

1. The developer shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.
2. The developer is eligible for traffic impact fee credit towards project's local and regional traffic impact fees, for design and construction of third north bound lane along project frontage on Centre City Parkway, intersection improvements and modification of the existing traffic signal system at the intersection of Centre City Parkway and Washington Avenue. The development fee credit is in the amount of not to exceed \$252,247.00. The fee will be credited towards project's local and regional traffic impact fees. The developer shall provide documentation of construction cost to the credit amount to the City Engineer prior to occupancy.

3. The developer is required to pay fair share traffic mitigation fee in the amount of \$6,770 towards future widening of Centre City parkway between Mission and HWY 78. Payment of the fair share contribution shall be prior to recordation of Final Map.
4. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be \$50,000.

UTILITY UNDERGROUNDING AND RELOCATION

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



1. BUILDING 2 - INTERIOR STREET (S) ELEVATION



2. BUILDING 2 - GARAGE SIDE (E) ELEVATION

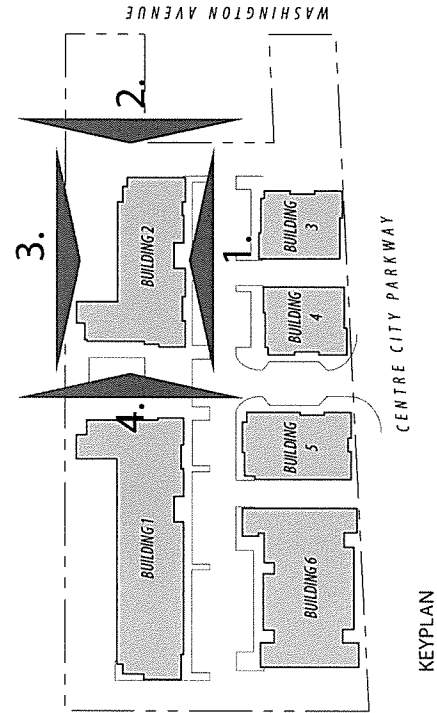
GAS METER
LOCATIONS



3. BUILDING 2 - REAR GARAGE (N) ELEVATION



4. BUILDING 2 - POOL COURTYARD (W) ELEVATION

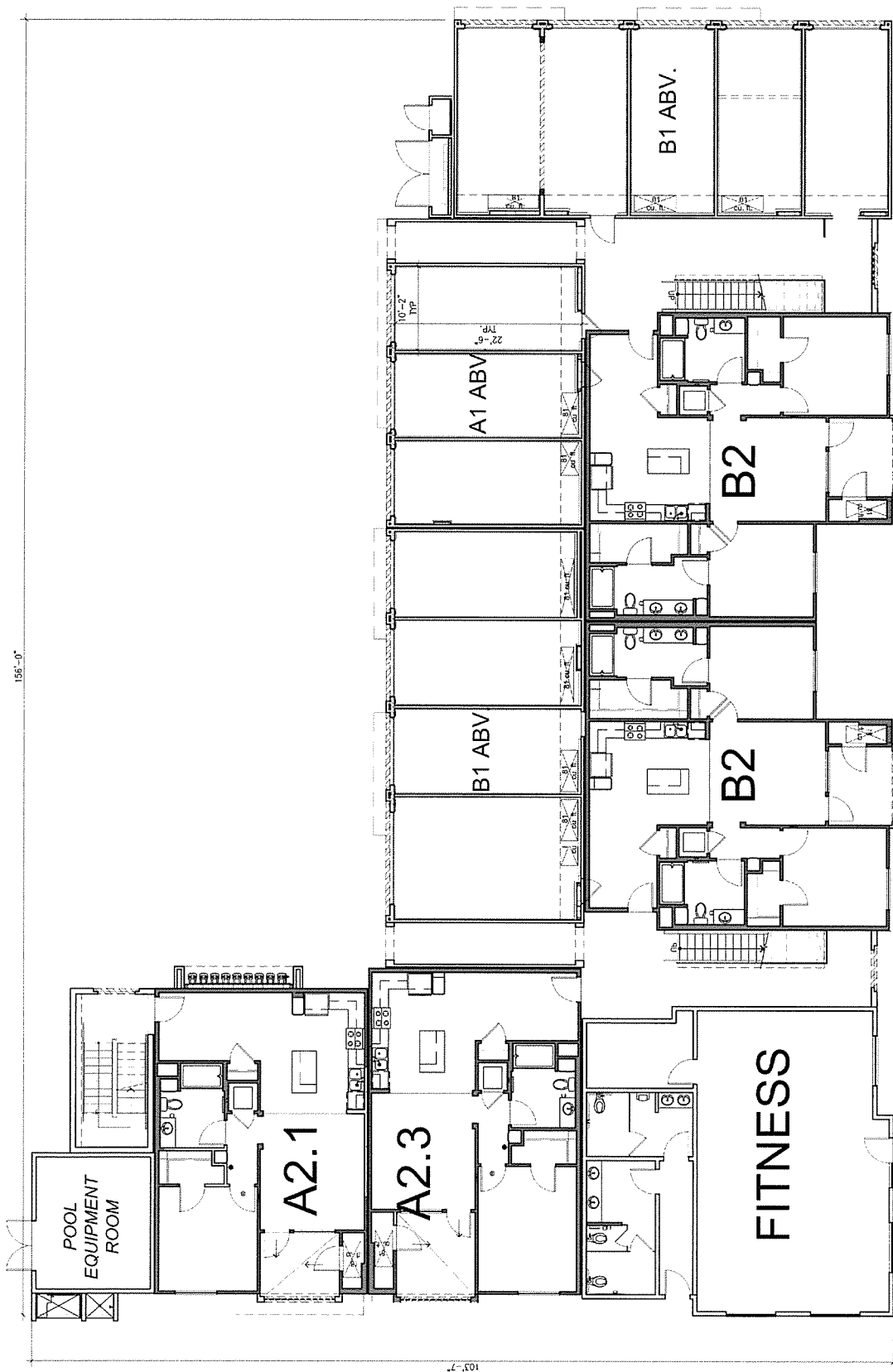


KEYPLAN

PROPOSED PROJECT SUB 15-0003

CE

CONCEPT ELEVATIONS



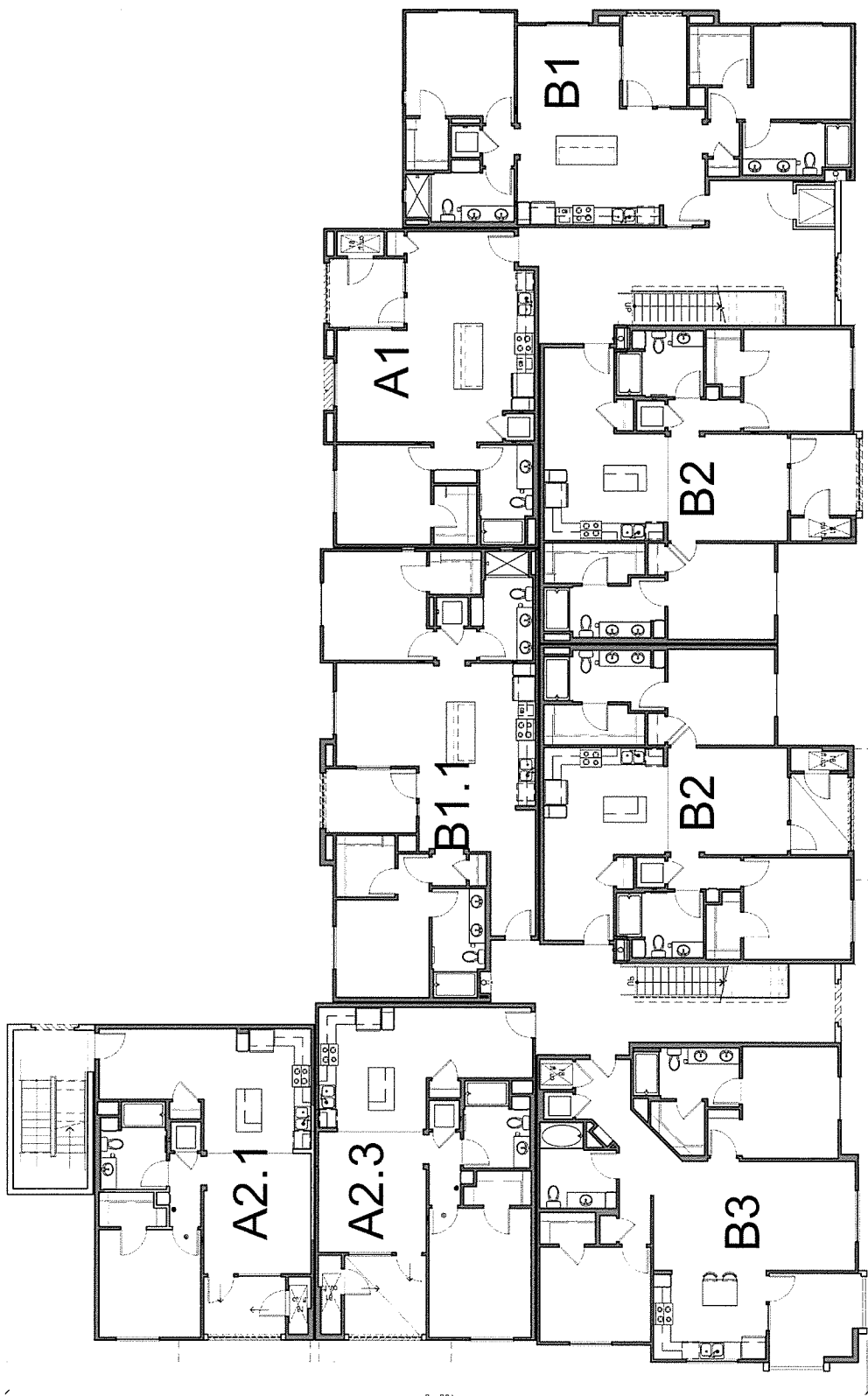
BUILDING 2 TYPE II - 1st FLOOR PLAN

PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN

157'-6"



0'-001

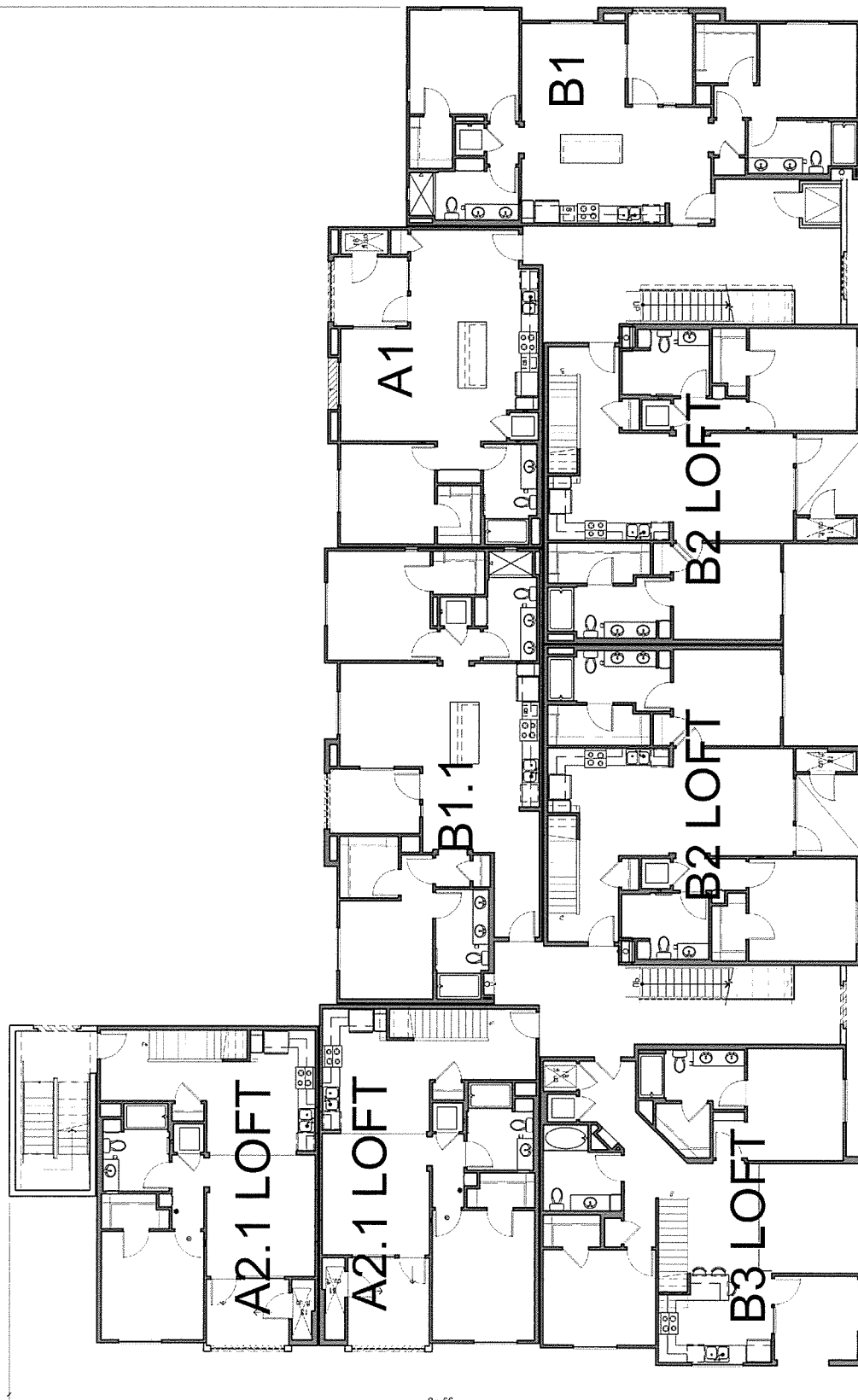
BUILDING 2 TYPE II - 2nd FLOOR PLAN

**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN

157'-6"



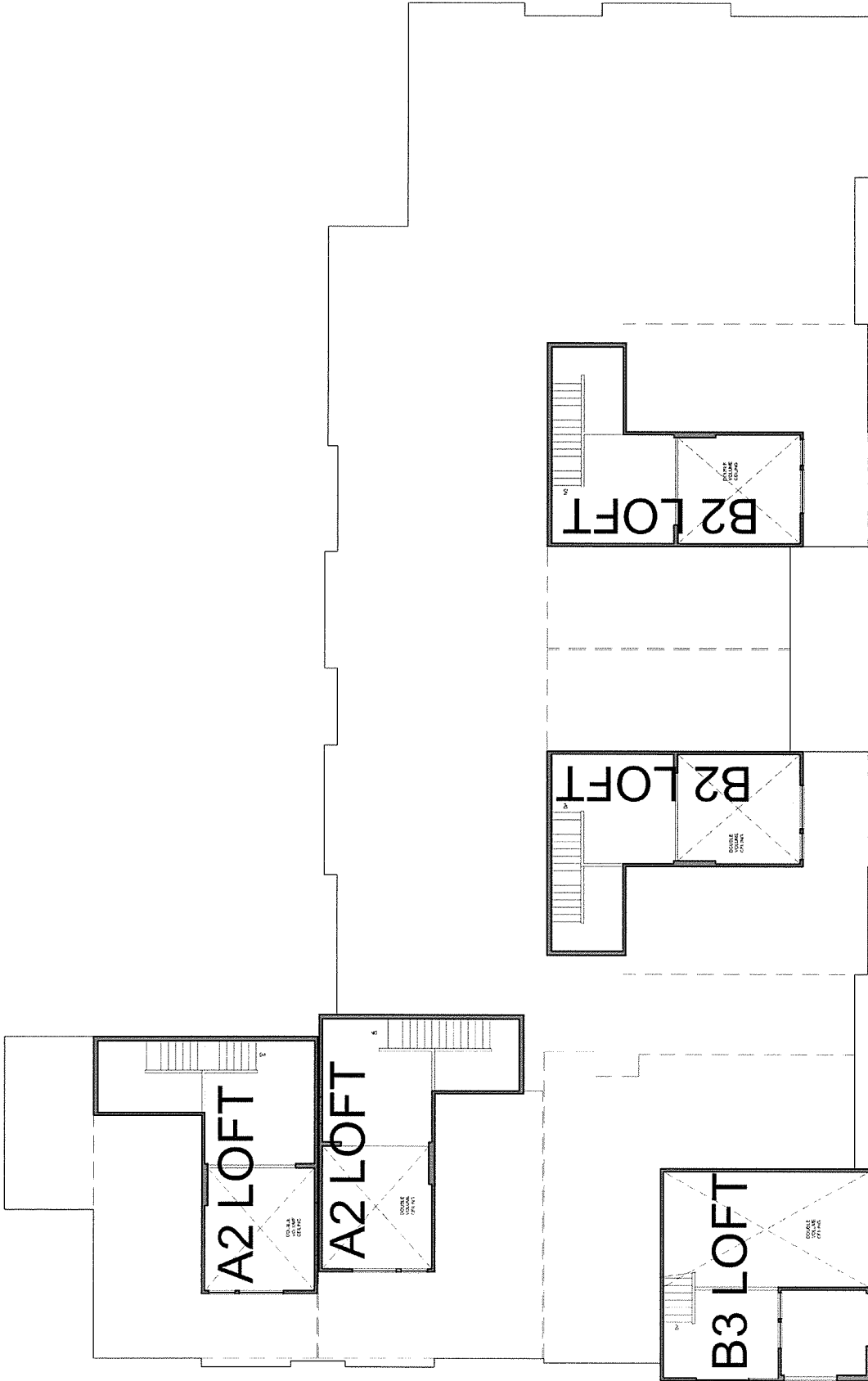
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BUILDING 2 TYPE II - 3rd FLOOR PLAN

PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN

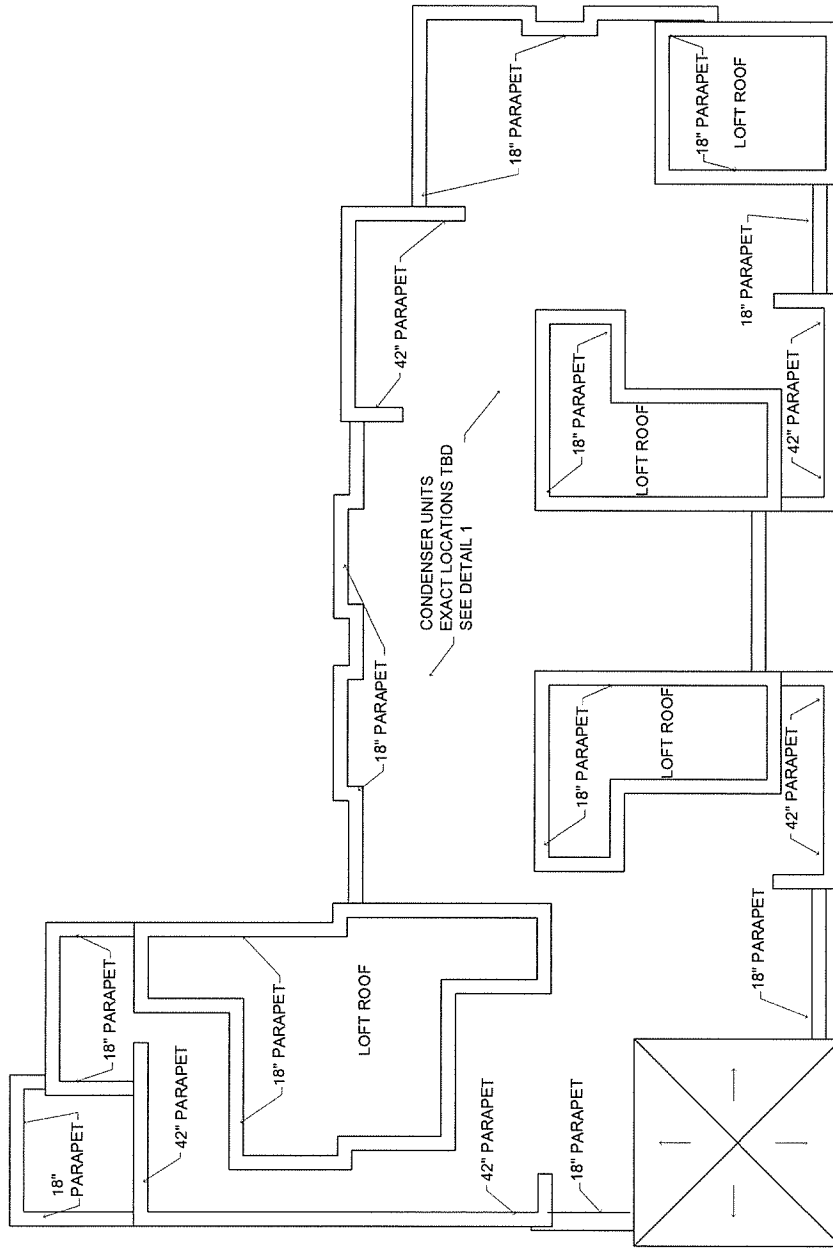


BUILDING 2 TYPE II - LOFT FLOOR PLAN

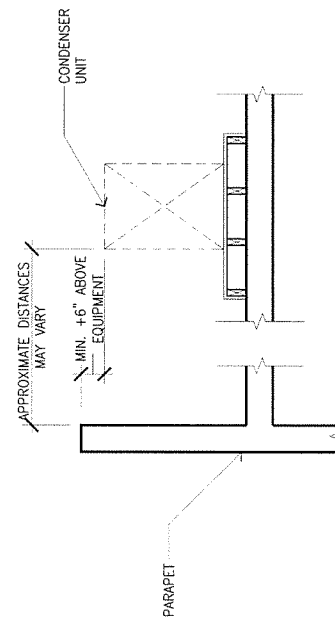
**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN



BUILDING 2 TYPE II - ROOF PLAN

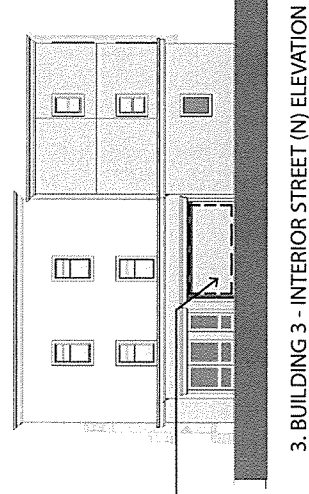
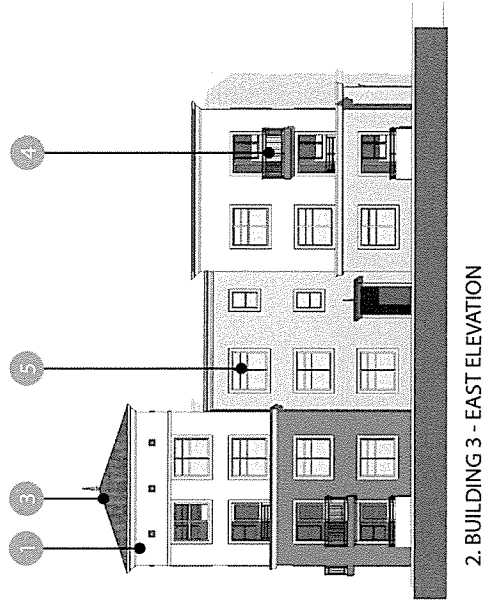
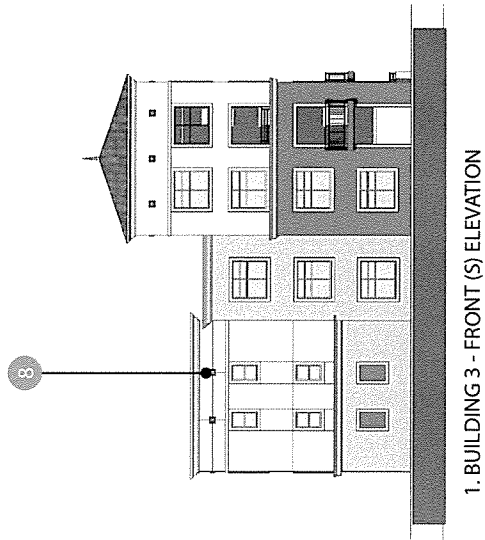
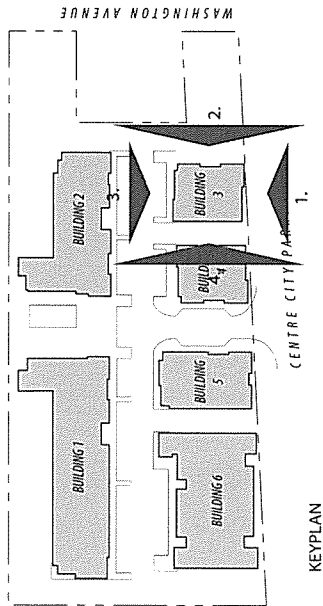


ROOF TOP EQUIPMENT DETAIL 1

**PROPOSED PROJECT
SUB 15-0003**

RP

ROOF PLAN

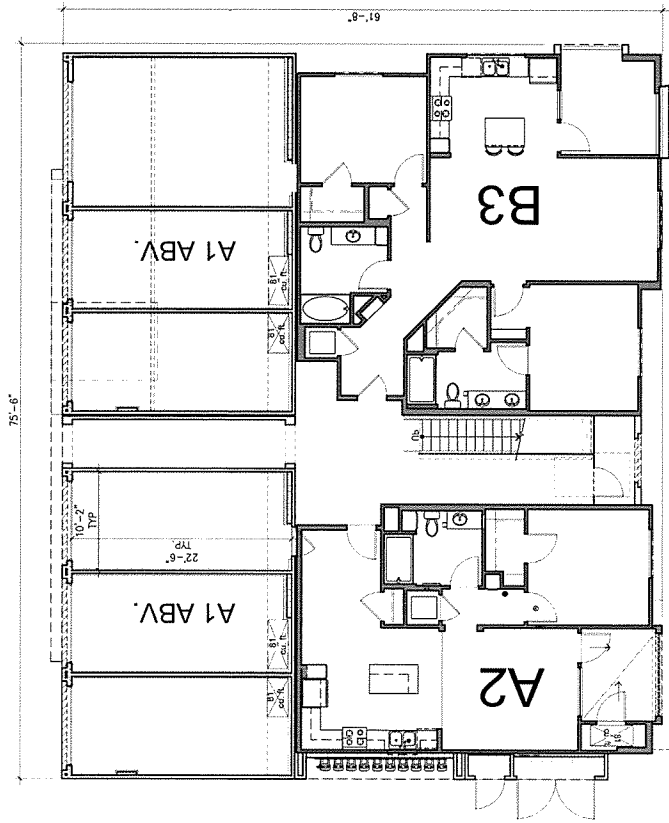


GAS METER LOCATIONS

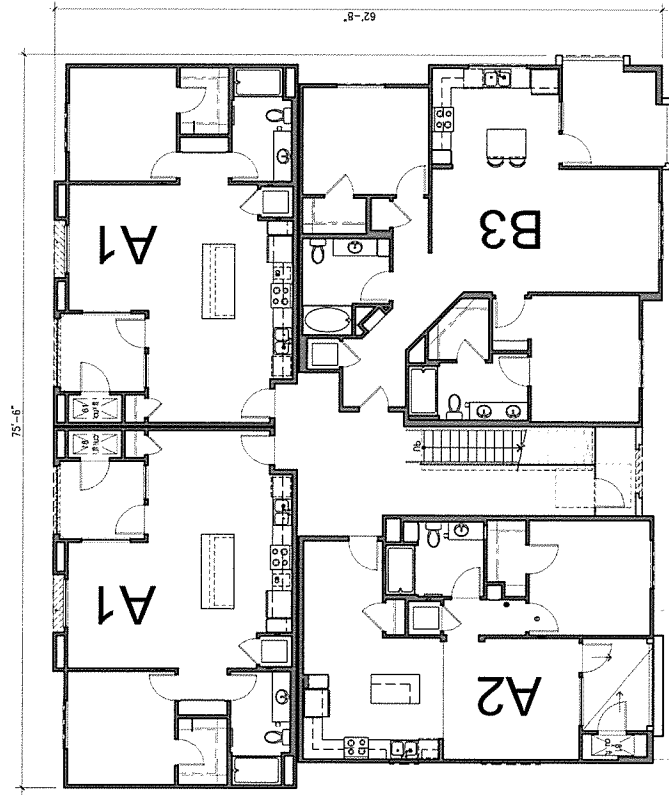
PROPOSED PROJECT SUB 15-0003

CE

CONCEPT ELEVATIONS



BUILDING 3 TYPE III - 1st FLOOR PLAN

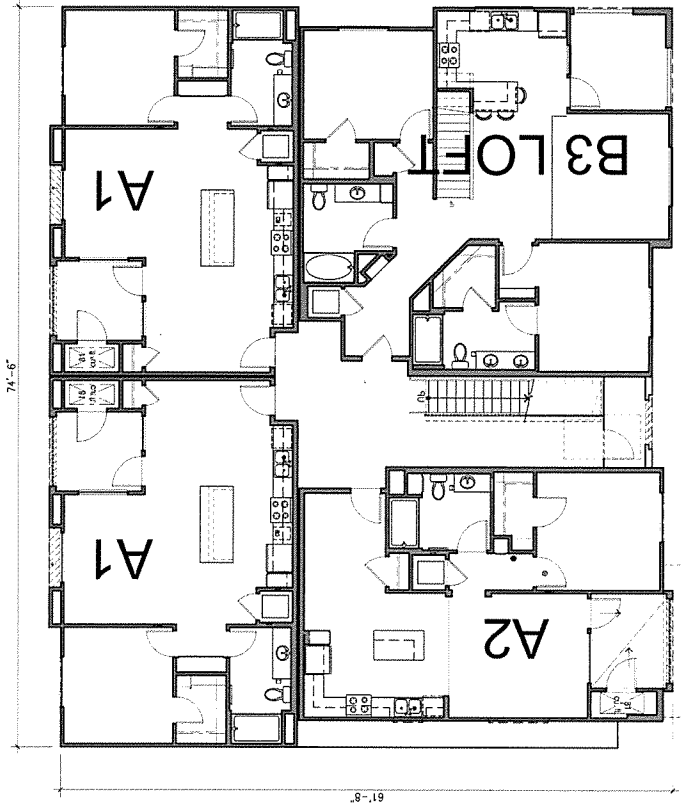


BUILDING 3 TYPE III - 2nd FLOOR PLAN

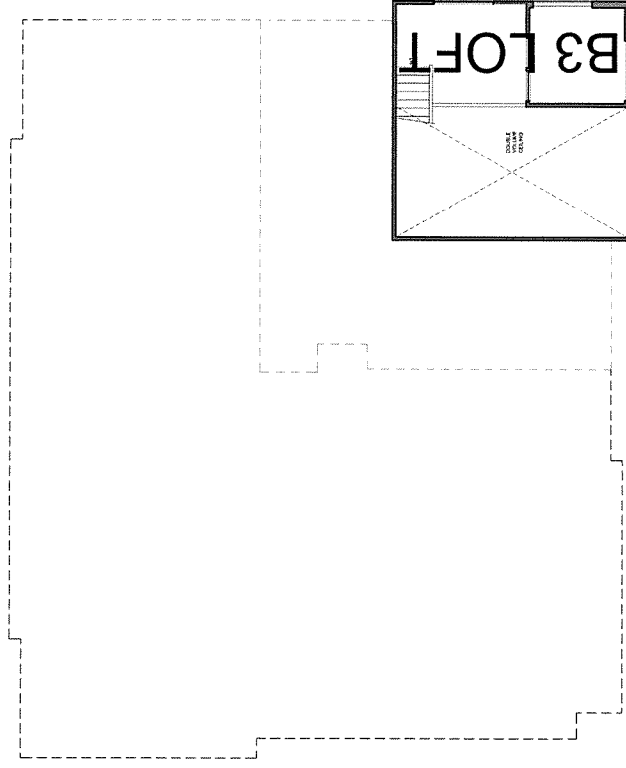
PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN



BUILDING 3 TYPE III - 3rd FLOOR PLAN

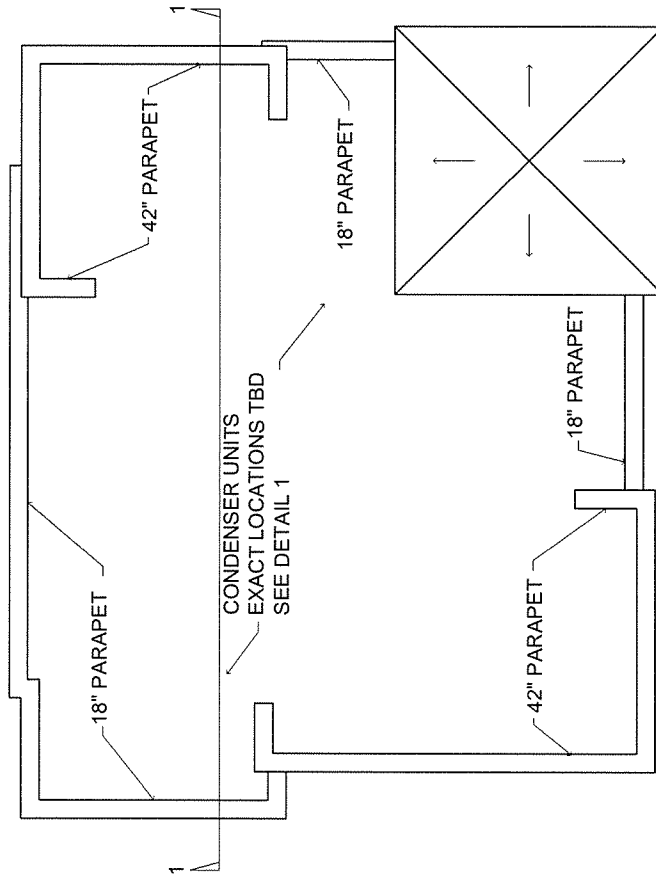


BUILDING 3 TYPE III - LOFT FLOOR PLAN

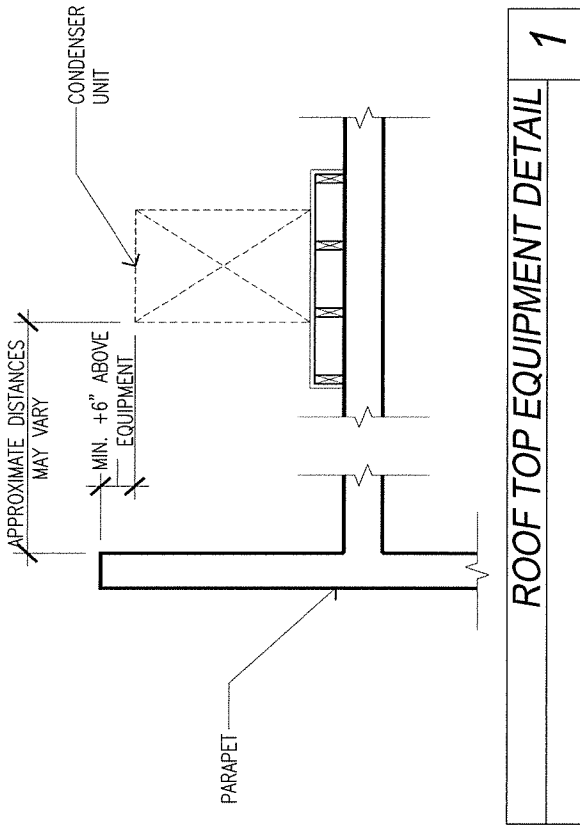
PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN



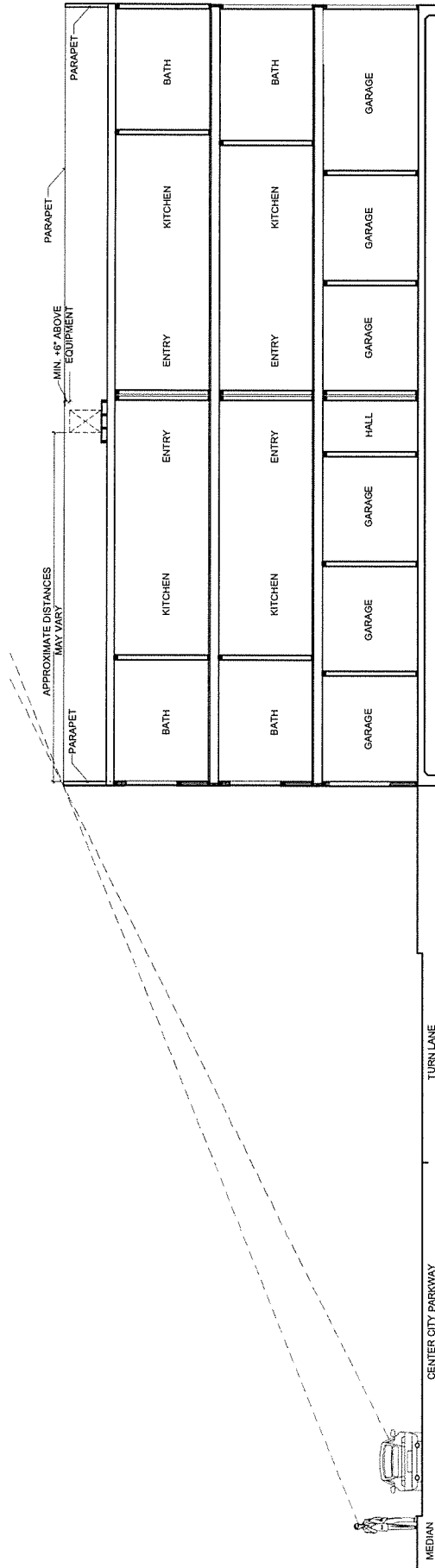
BUILDING 3 TYPE III - ROOF PLAN



**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN

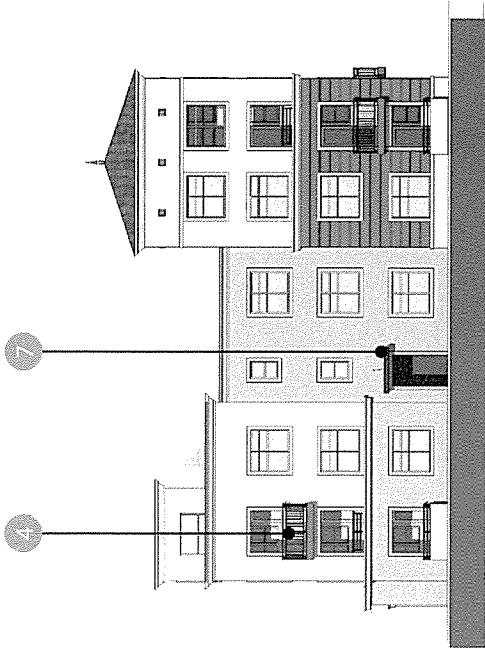


BUILDING & STREET SECTION TYPICAL 1

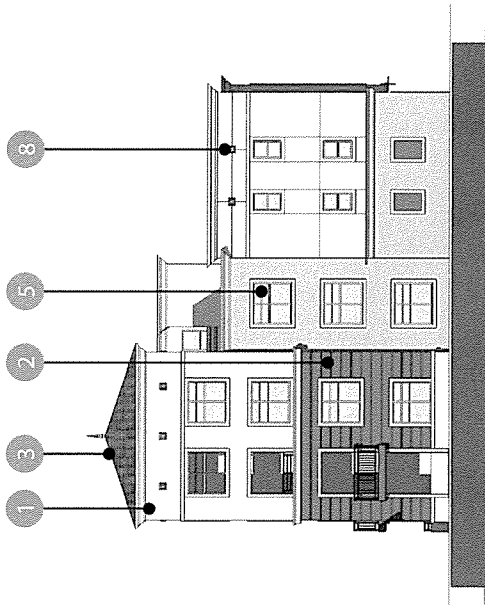
PROPOSED PROJECT
SUB 15-0003

ST

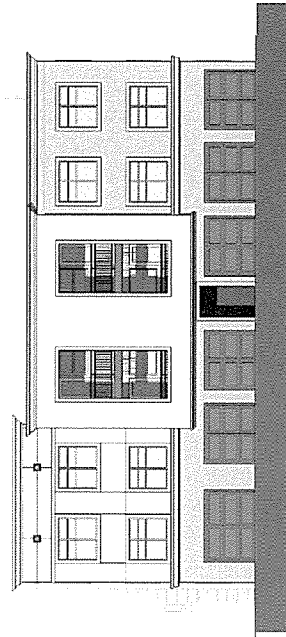
SECTION TYPICAL



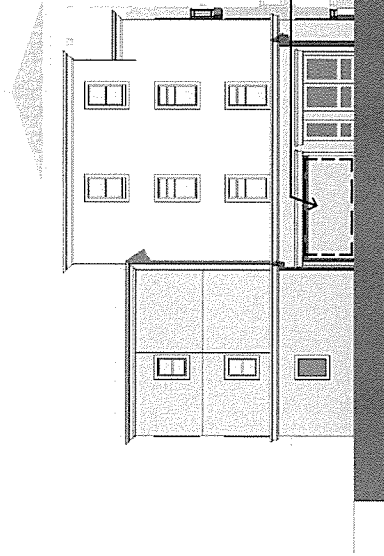
1. BUILDING 4 - ENTRY DRIVE (W) ELEVATION



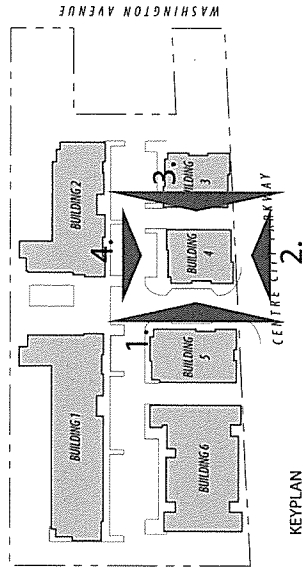
2. BUILDING 4 - STREET (S) ELEVATION



3. BUILDING 4 - GARAGE SIDE (E) ELEVATION



4. BUILDING 4 - INTERIOR STREET (N) ELEVATION

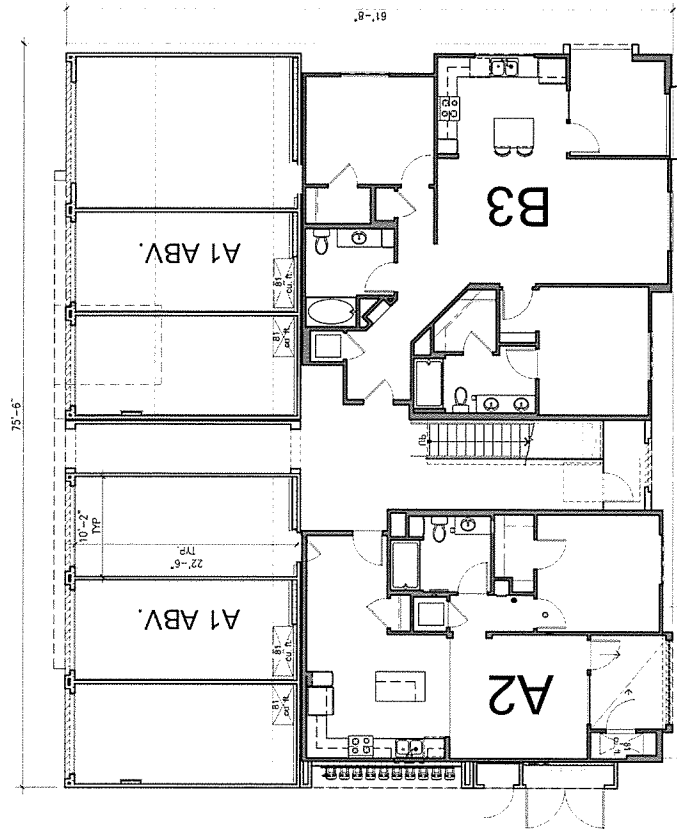


KEYPLAN

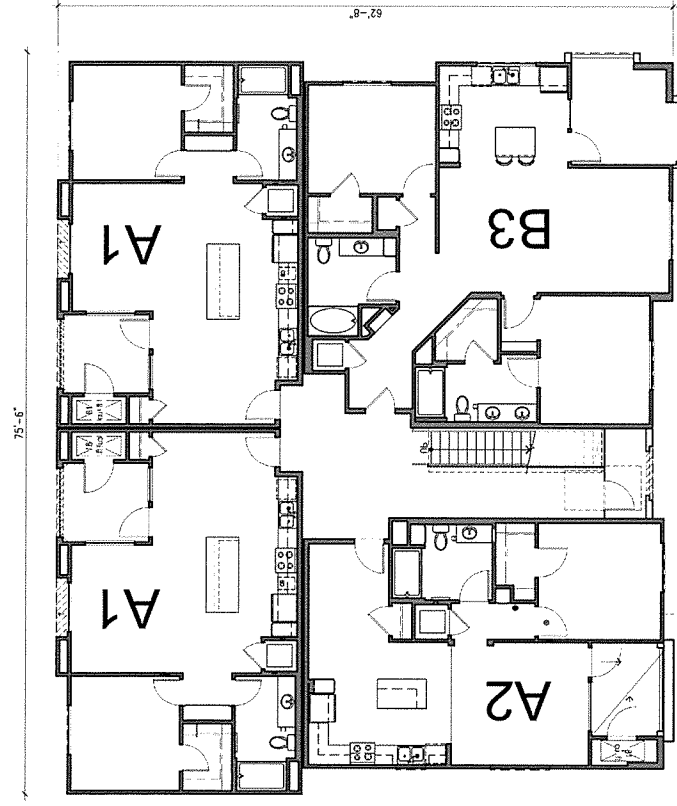
PROPOSED PROJECT SUB 15-0003

CE

CONCEPT ELEVATIONS



BUILDING 4 TYPE III - 1st FLOOR PLAN

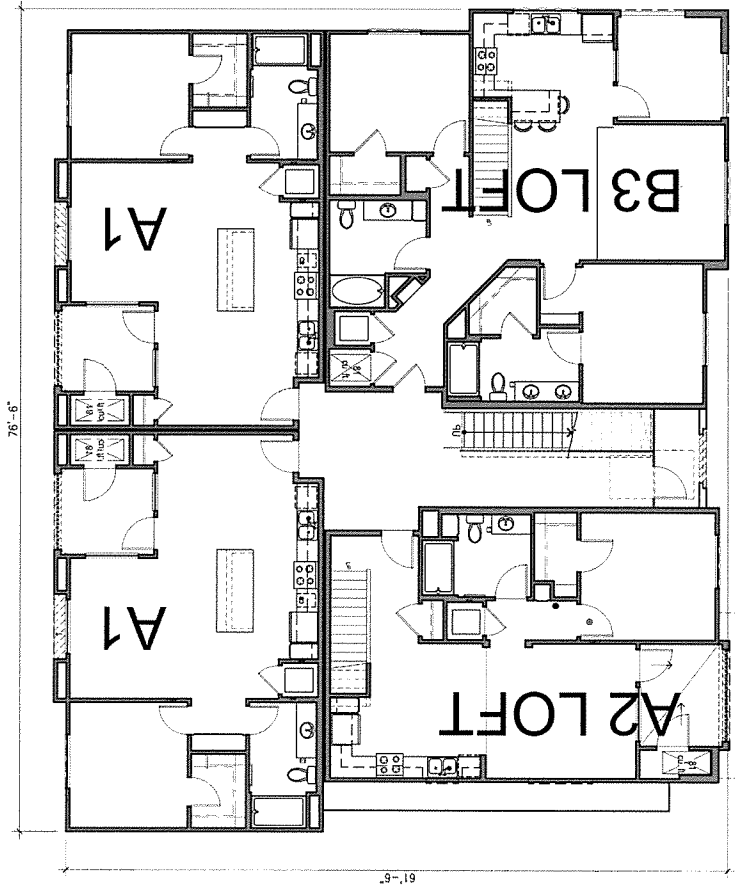


BUILDING 4 TYPE III - 2nd FLOOR PLAN

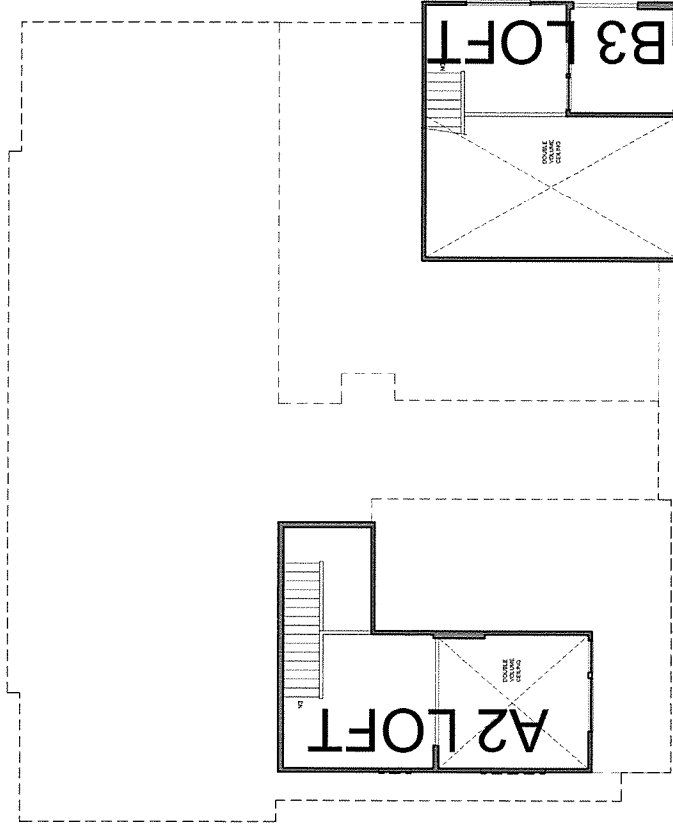
PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN



BUILDING 4 TYPE III - 3rd FLOOR PLAN

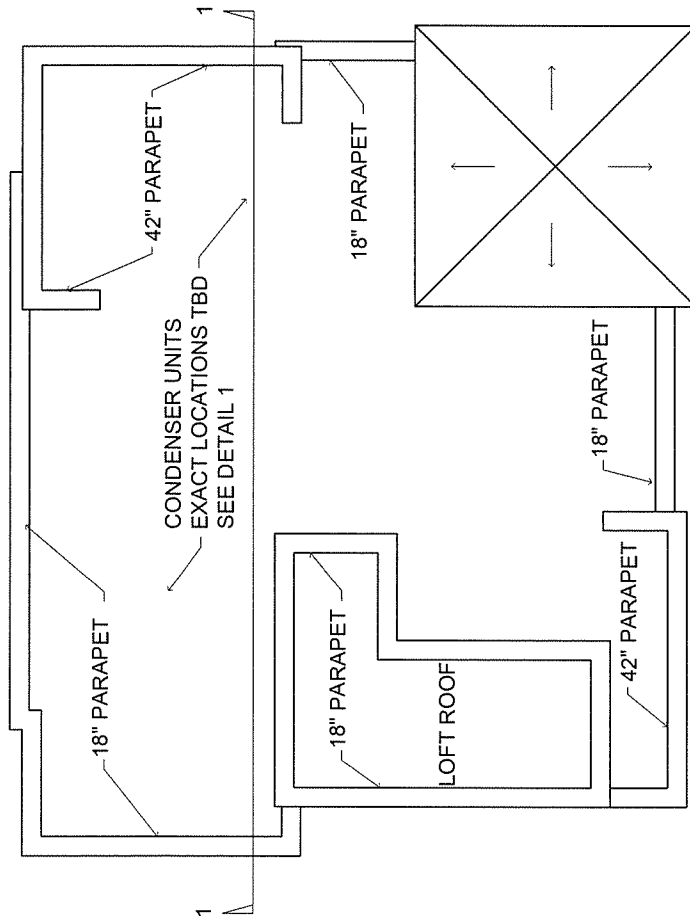


BUILDING 4 TYPE III- LOFT FLOOR PLAN

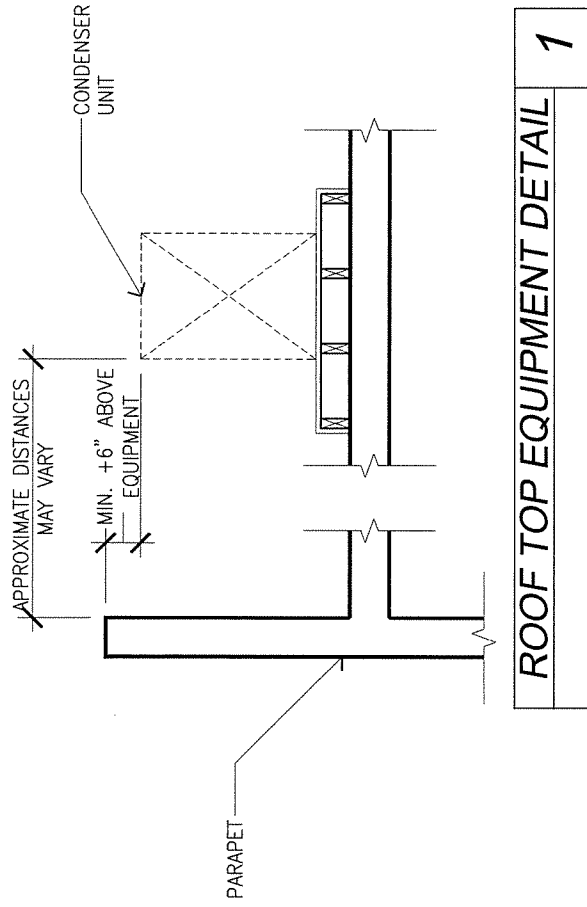
**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN



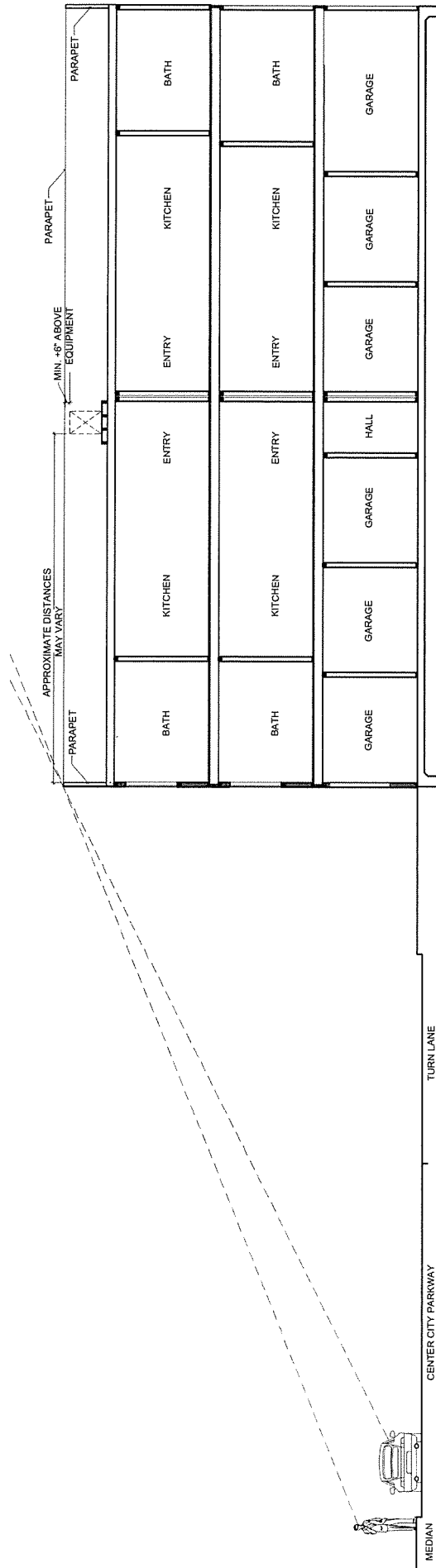
BUILDING 4 TYPE III-ROOF PLAN



**PROPOSED PROJECT
SUB 15-0003**

RP

ROOF PLAN



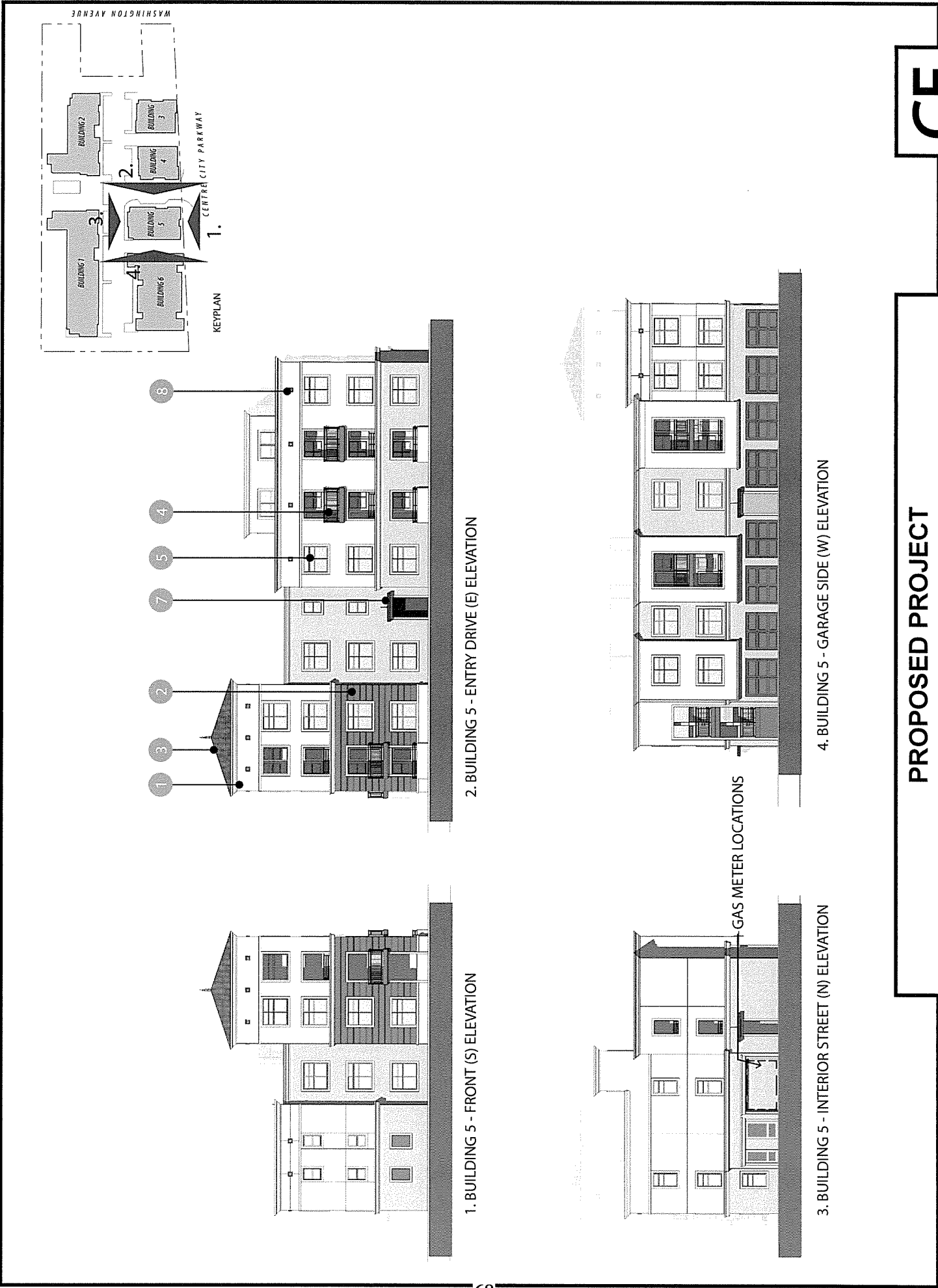
BUILDING & STREET SECTION TYPICAL

1

PROPOSED PROJECT
SUB 15-0003

ST

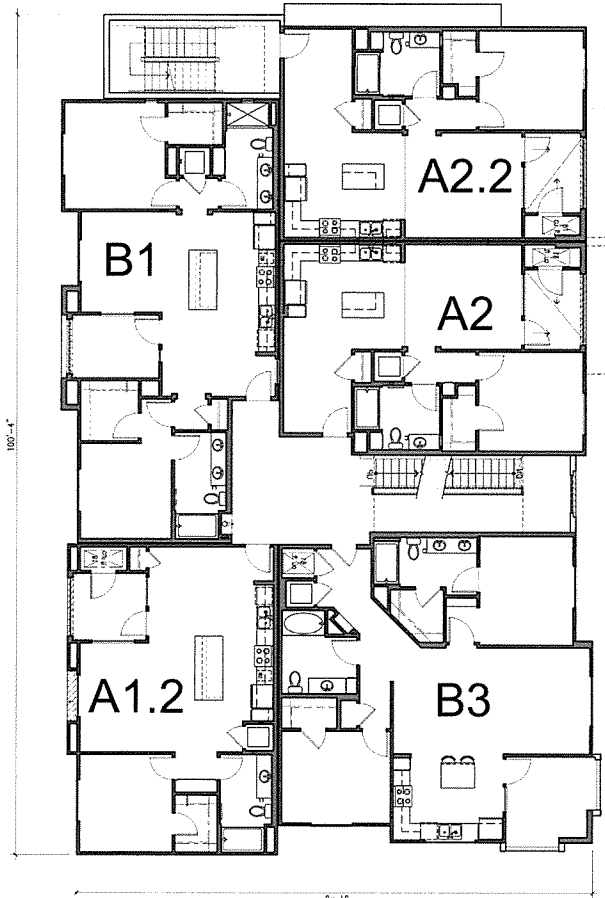
SECTION TYPICAL



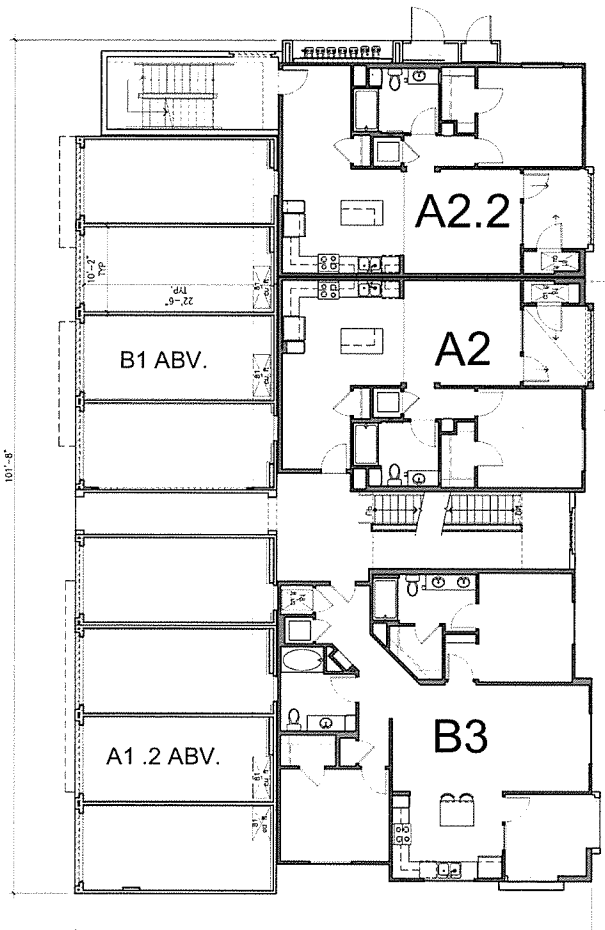
**PROPOSED PROJECT
SUB 15-0003**

CE

CONCEPT ELEVATIONS



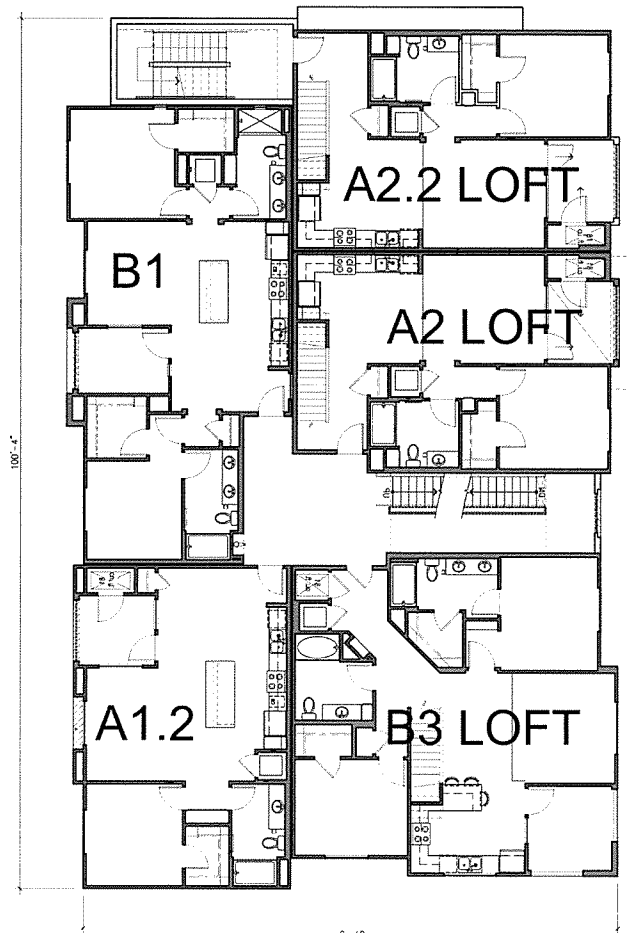
BUILDING 5 TYPE IV - 2nd FLOOR PLAN



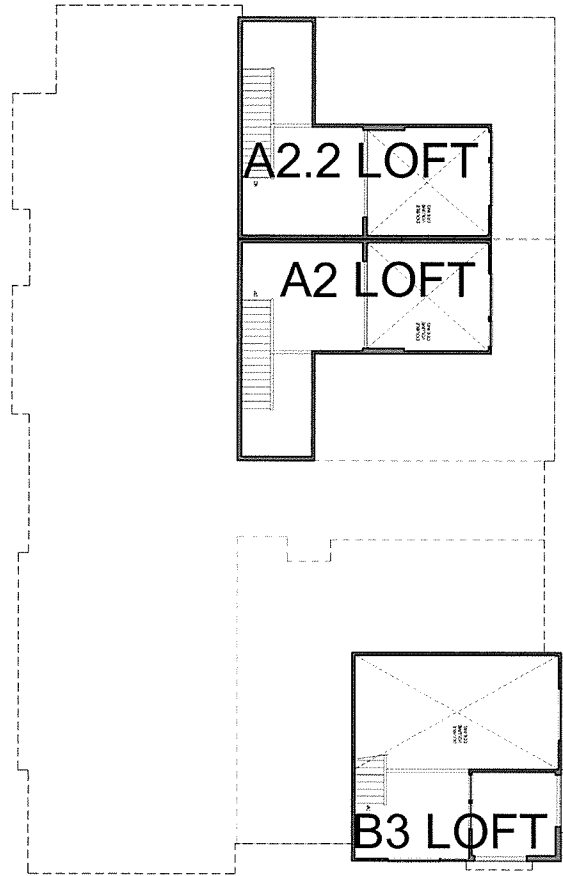
BUILDING 5 TYPE IV - 1st FLOOR PLAN

PROPOSED PROJECT
SUB 15-0003

FP
FLOOR PLAN



BUILDING 5 TYPE IV - 3rd FLOOR PLAN

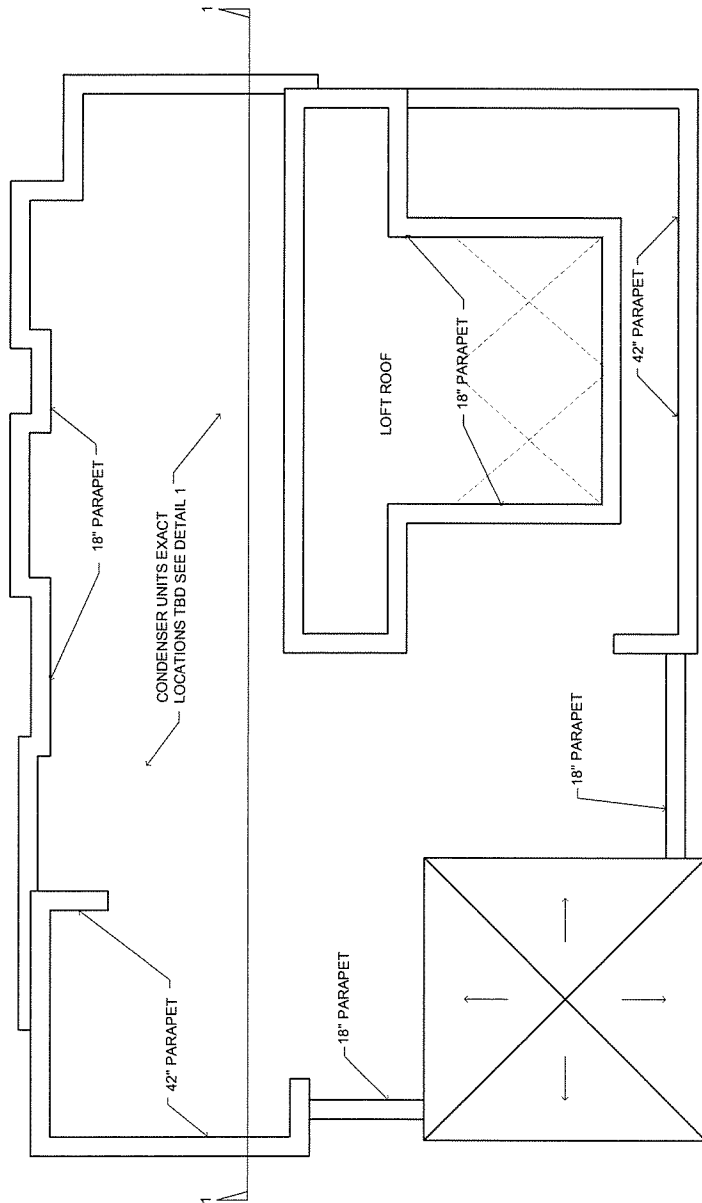


BUILDING 5 TYPE IV - LOFT FLOOR PLAN

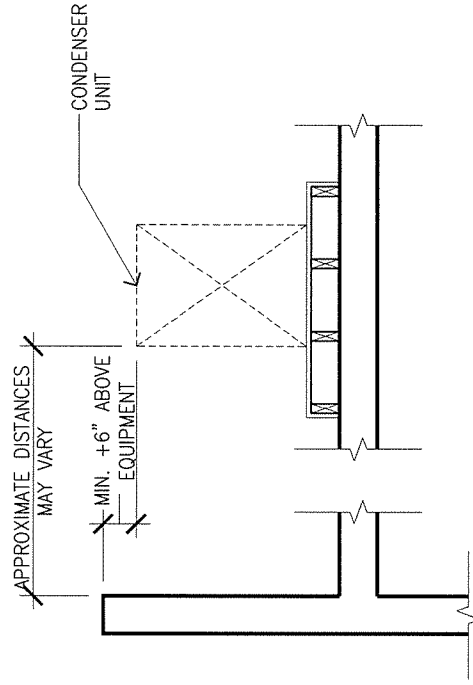
**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN



BUILDING 5 TYPE IV - ROOF PLAN

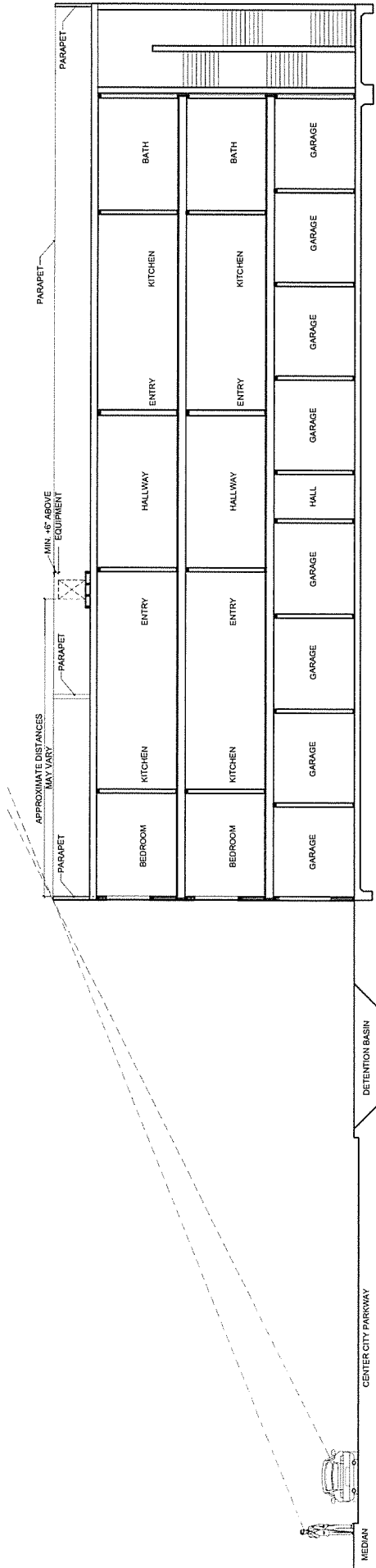


ROOF TOP EQUIPMENT DETAIL	
	1

**PROPOSED PROJECT
SUB 15-0003**

RP

ROOF PLAN

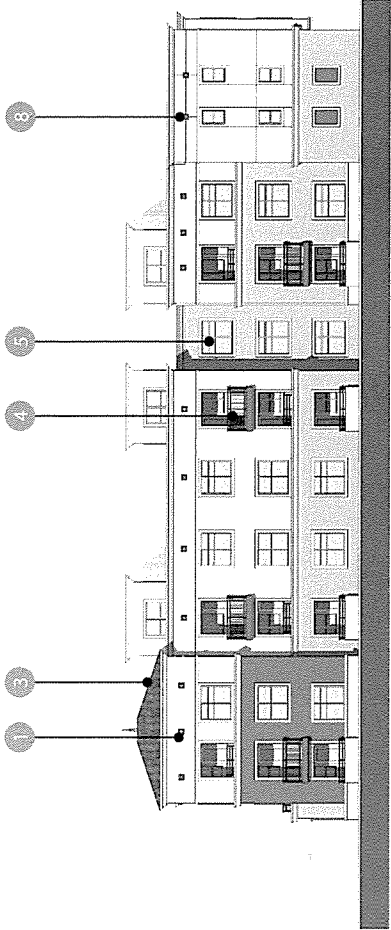


BUILDING & STREET SECTION TYPICAL 1

PROPOSED PROJECT
SUB 15-0003

ST

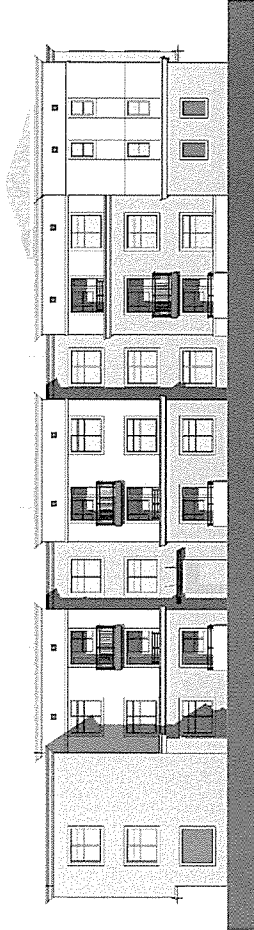
SECTION TYPICAL



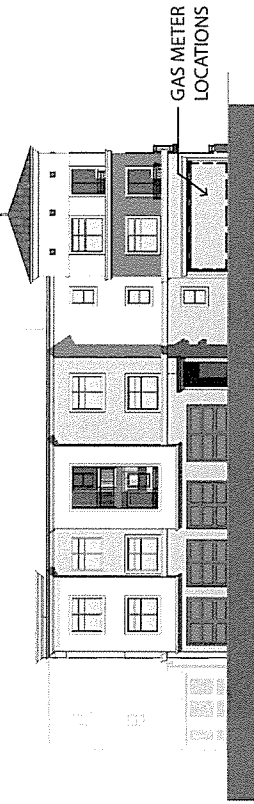
1. BUILDING 6 - STREET (S) ELEVATION



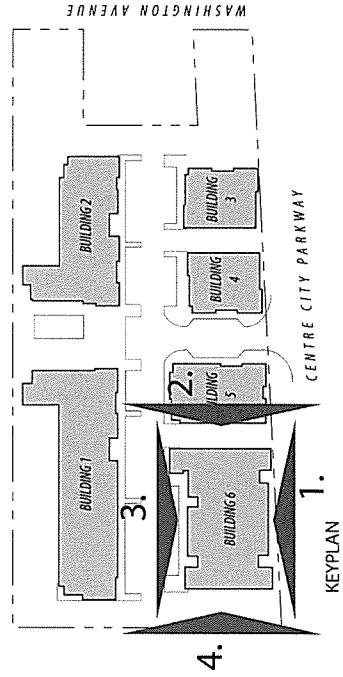
2. BUILDING 6 - GARAGE SIDE 1 (E) ELEVATION



3. BUILDING 6 - INTERIOR STREET (N) ELEVATION



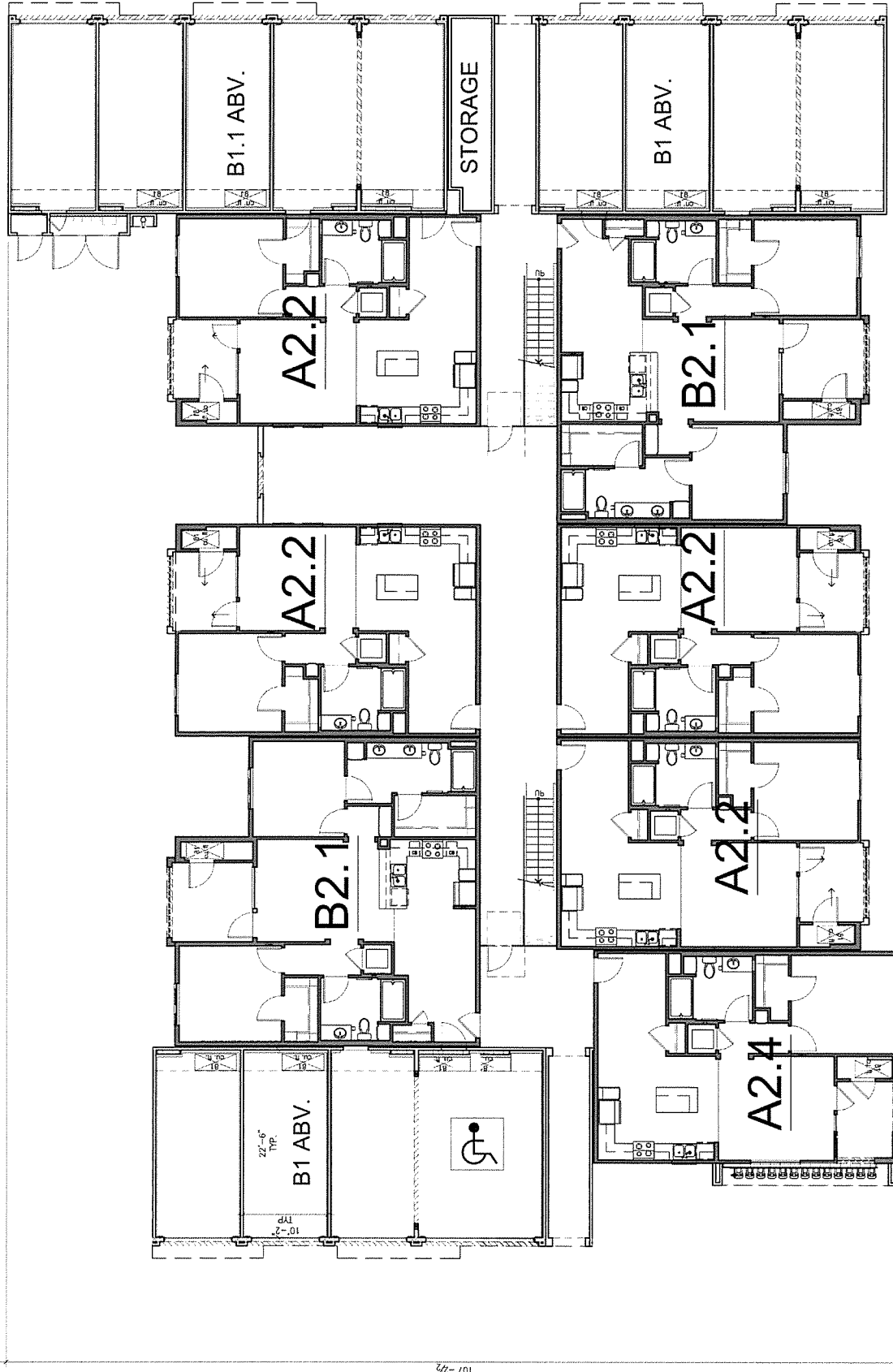
4. BUILDING 6 - GARAGE SIDE 2 (W) ELEVATION



PROPOSED PROJECT SUB 15-0003

CE

CONCEPT ELEVATIONS

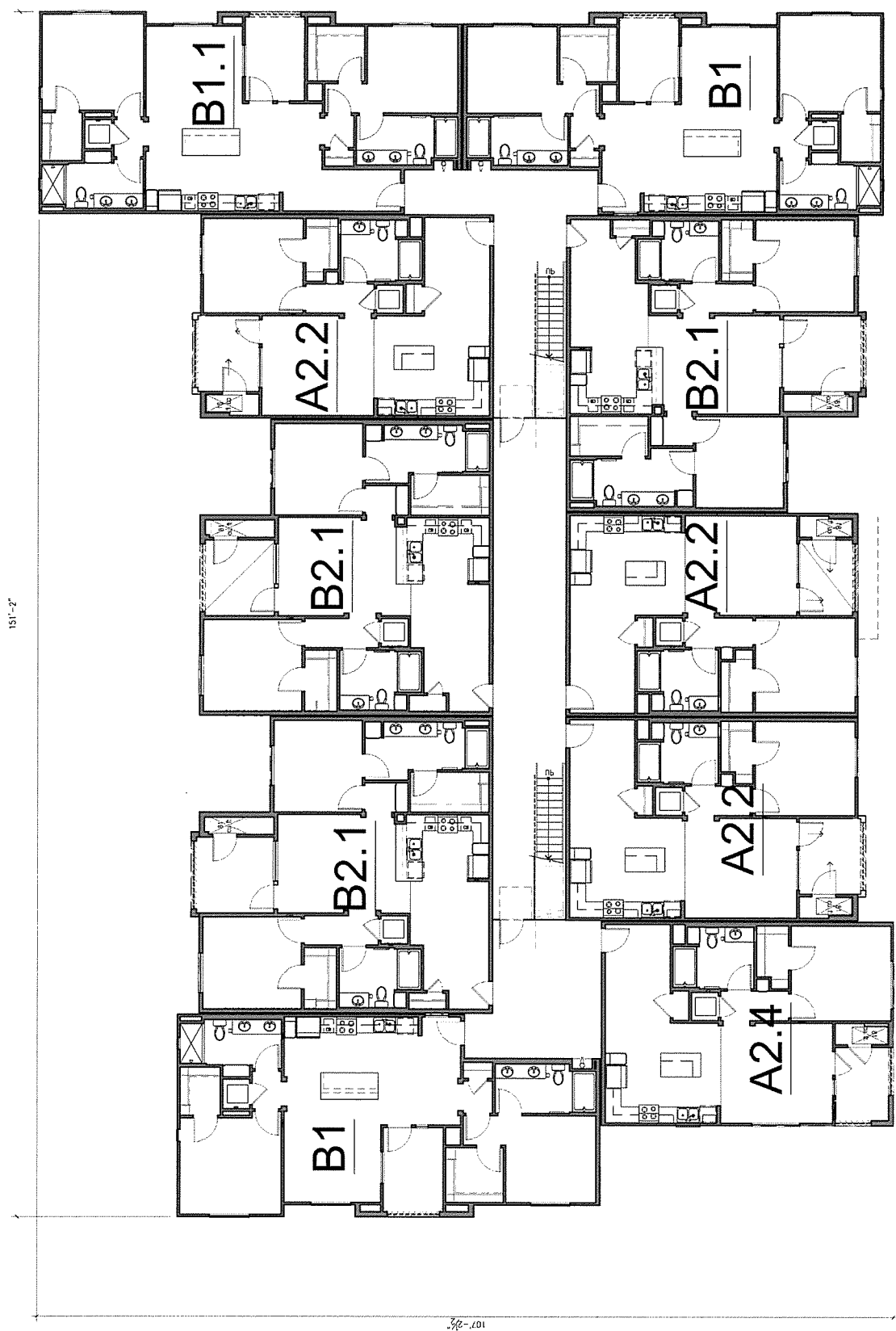


BUILDING 6 TYPE V - 1st FLOOR PLAN

PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN

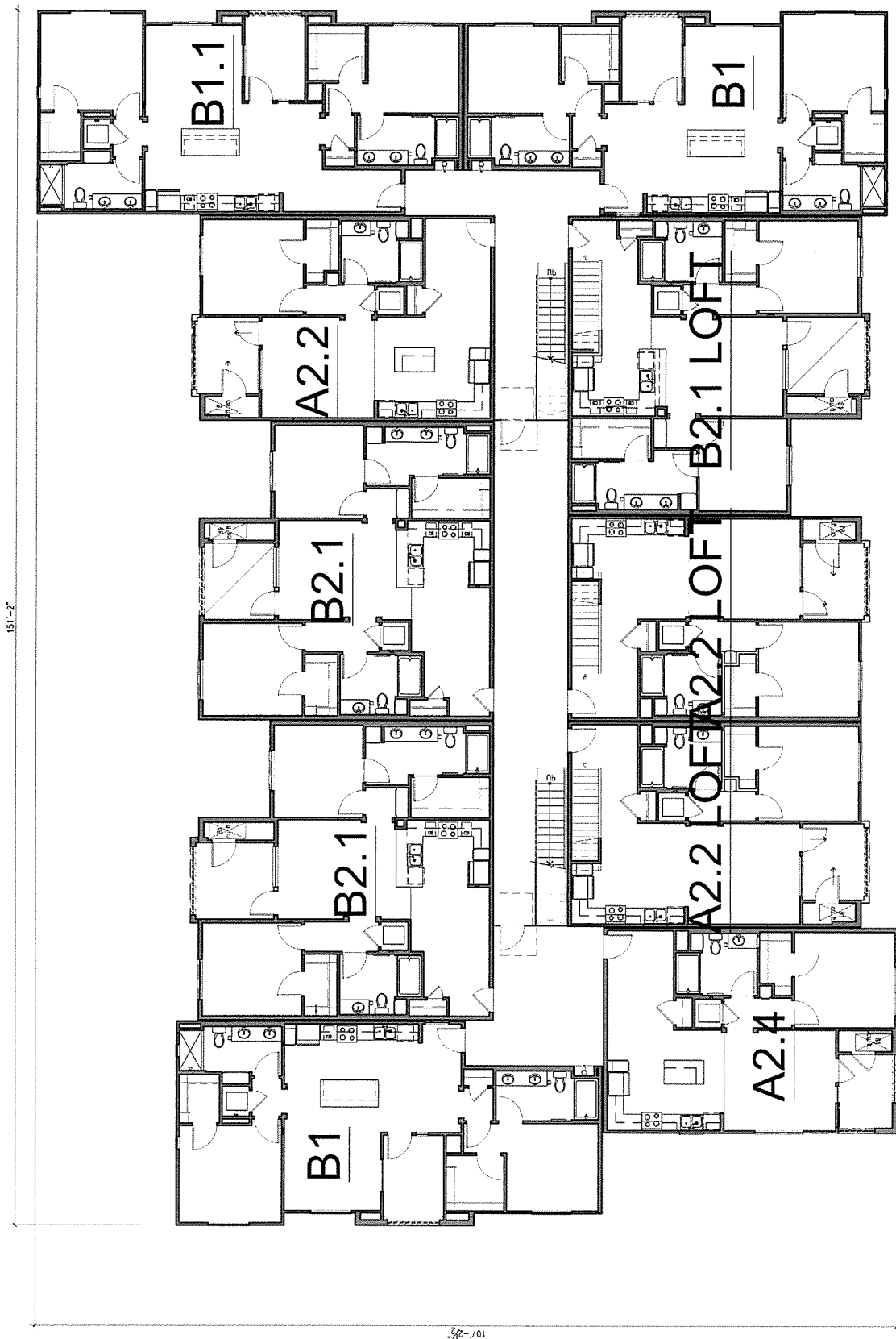


BUILDING 6 TYPE V - 2nd FLOOR PLAN

**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN

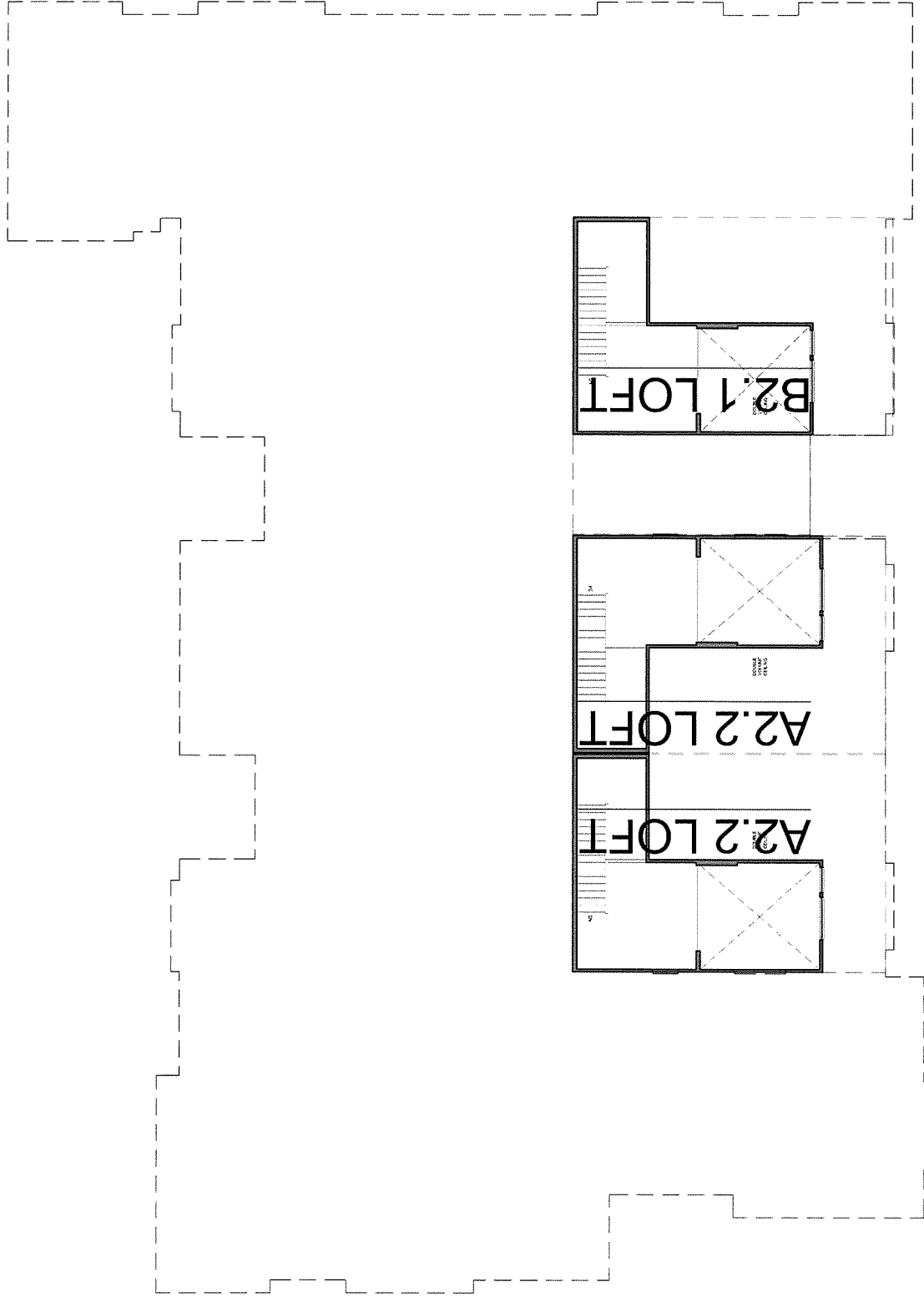


BUILDING 6 TYPE V - 3rd FLOOR PLAN

**PROPOSED PROJECT
SUB 15-0003**

FP

FLOOR PLAN

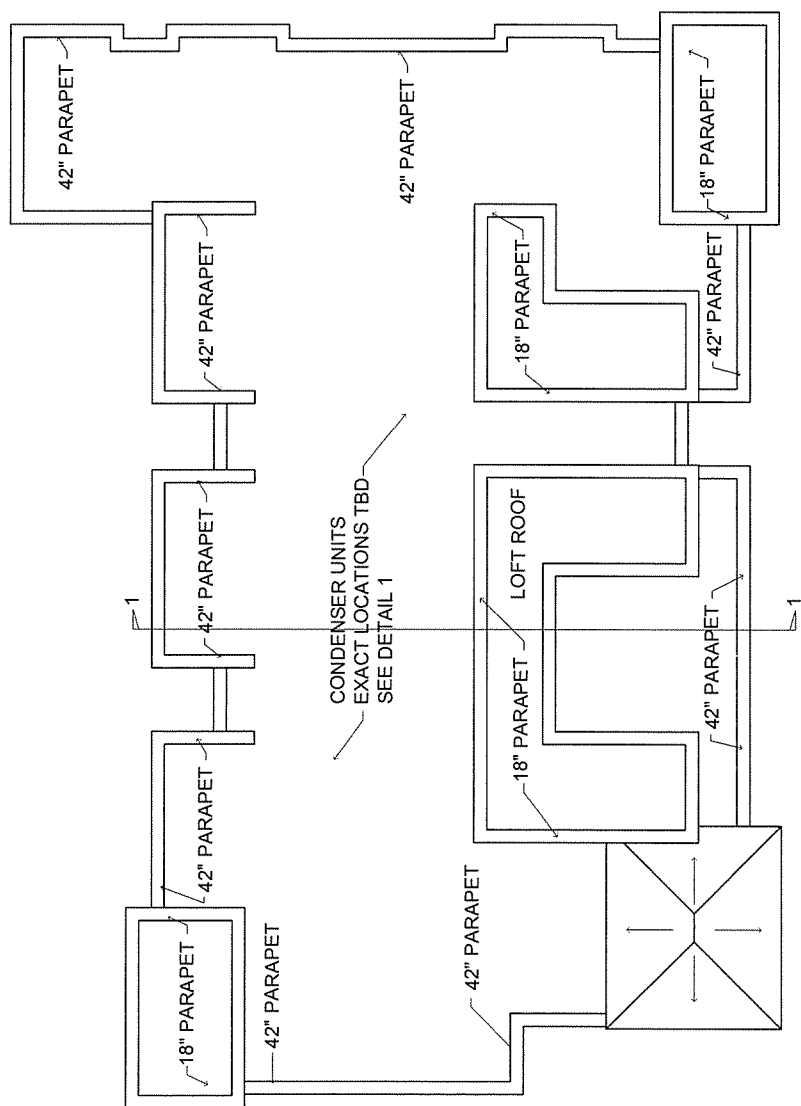


BUILDING 6 TYPE 5 - LOFT FLOOR PLAN

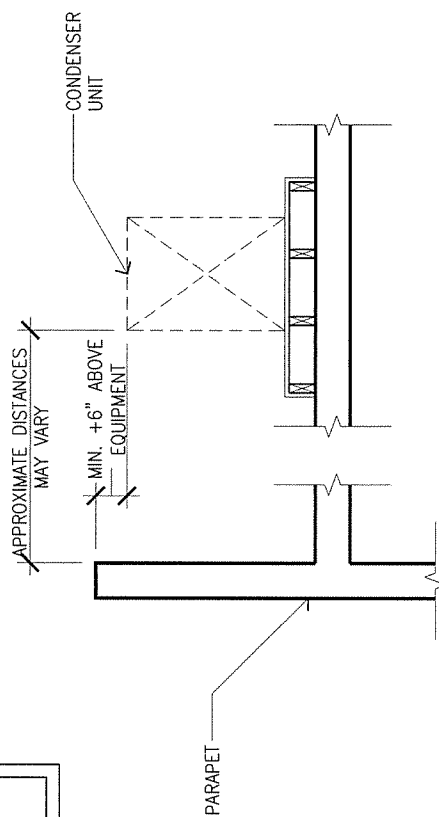
PROPOSED PROJECT
SUB 15-0003

FP

FLOOR PLAN



BUILDING 6 TYPE 5 - ROOF PLAN



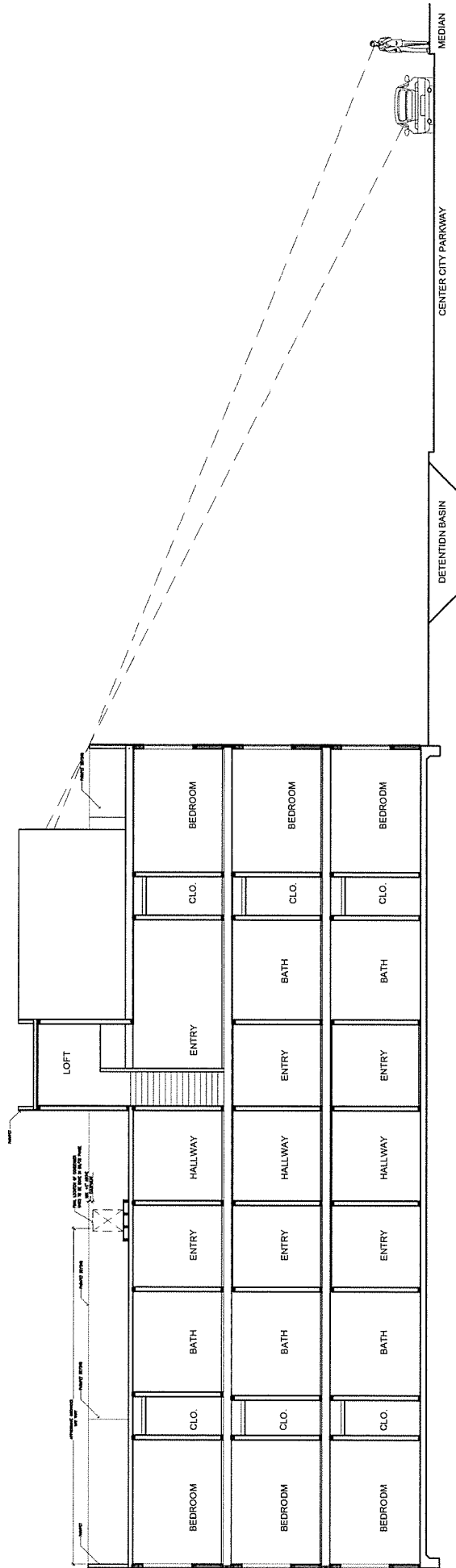
ROOF TOP EQUIPMENT DETAIL

2

**PROPOSED PROJECT
SUB 15-0003**

RP

ROOF PLAN

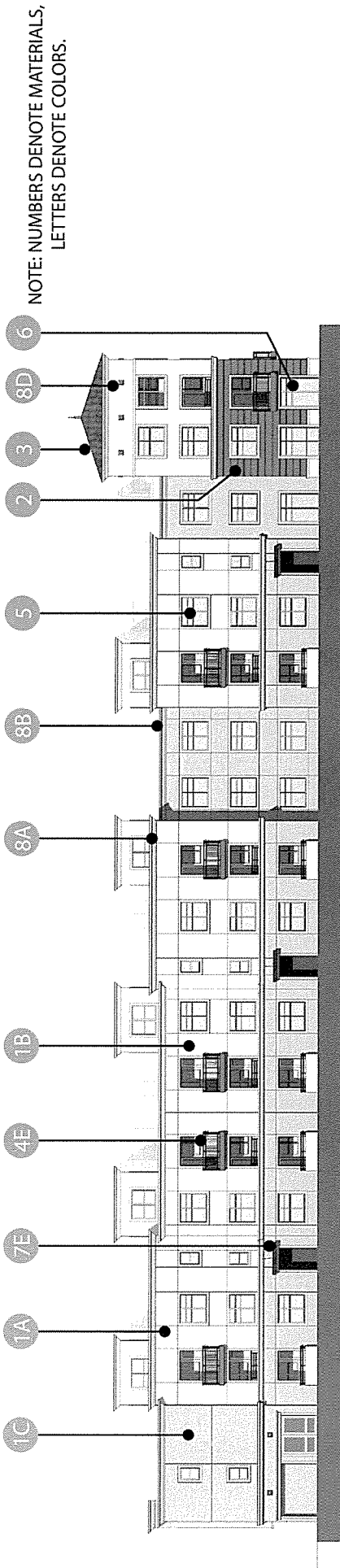


BUILDING 6 & STREET SECTION TYPICAL 1

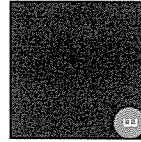
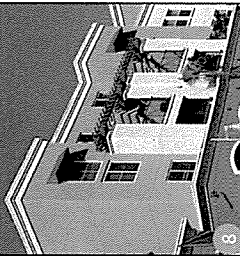
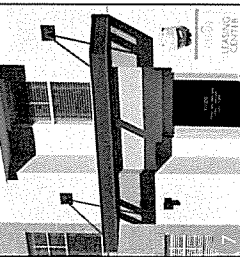
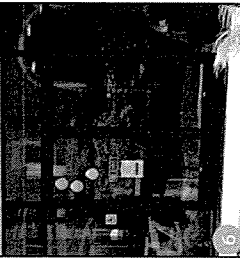
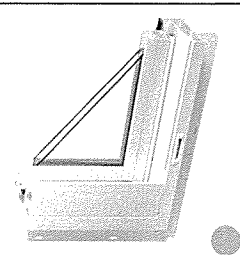
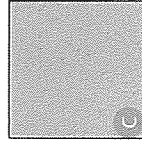
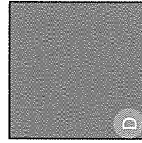
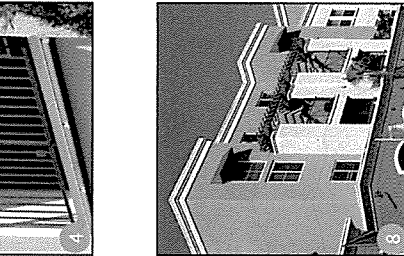
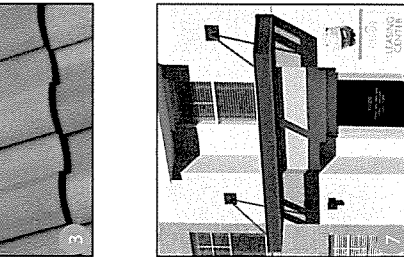
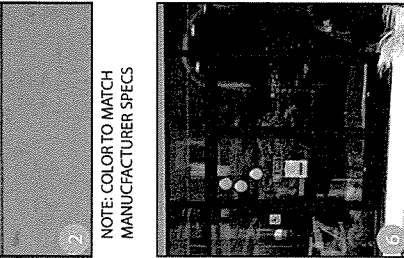
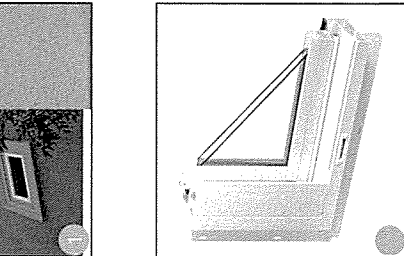
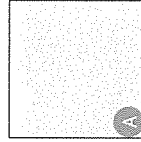
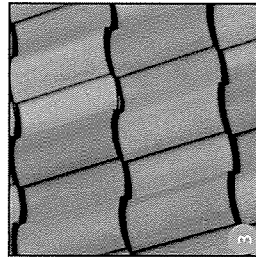
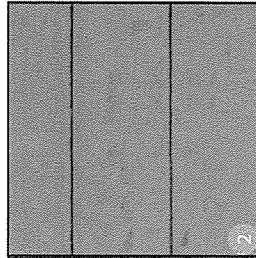
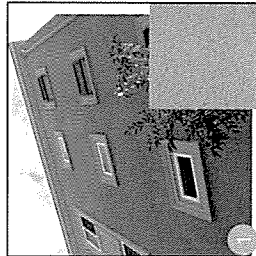
**PROPOSED PROJECT
SUB 15-0003**

ST

SECTION TYPICAL



1. BUILDING 1 INTERIOR STREET (S) ELEVATION



COLOR / MATERIAL LEGEND

MATERIALS

1. EXTERIOR STUCCO - SAND FINISH
2. TRAVERTINO WITH HORIZONTAL SCREEDS - OMEGA 7-407 CORNICO BEIGE
3. CONCRETE "S" TILE ROOF - SAN BENITO BLEND, EAGLE ROOFING OR SIMILAR
4. VERTICAL TUBE METAL RAILING - PAINT GRADE VINYL WINDOW - WHITE
5. VINYL WINDOW - WHITE
6. ALUMINUM STOREFRONT - BRONZE
7. PREFABRICATED METAL AWNING
8. WALL DETAIL - STUCCO OVER FOAM

COLORS (SHERWIN WILLIAMS OR SIMILAR)

- A. EXTERIOR STUCCO 1 - SW 7004 SNOWBOUND
- B. EXTERIOR STUCCO 2 - SW 6392 VITAL YELLOW
- C. EXTERIOR STUCCO 3 - SW 6142 MACADAMIA
- D. ACCENTS/TRIM/GARAGES - SW6067 MOCHA
- E. METAL AWNING/ RAILING - SW 6041 OTTER

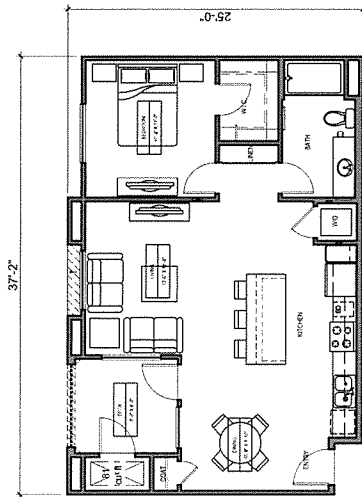
NOTE: COLOR TO MATCH MANUFACTURER SPECS

NOTE: ELEVATION NOT FOR COLOR REPRESENTATION

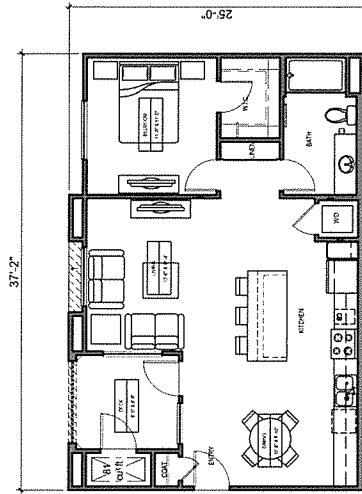
PROPOSED PROJECT
SUB 15-0003

MB

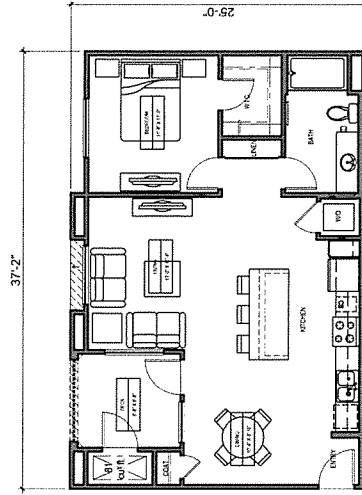
MATERIAL BOARD



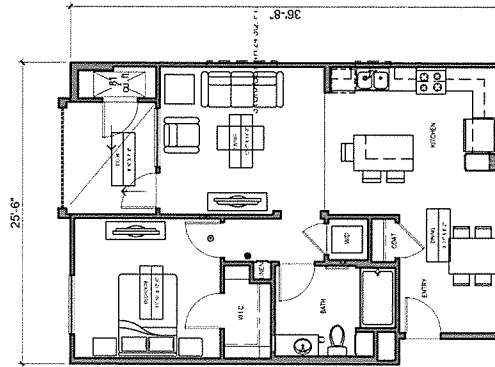
UNIT A1
11/19/2014
GROSS INTERIOR: 788.8 SQ. FT.
PATIO/BALCONY: 69.3 SQ. FT.
STORAGE: 22 SQ. FT.



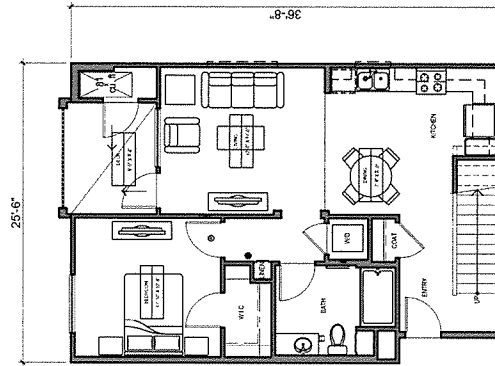
UNIT A1.1
01/08/2015
GROSS INTERIOR: 798.9 SQ. FT.
PATIO/BALCONY: 69.3 SQ. FT.
STORAGE: 22 SQ. FT.



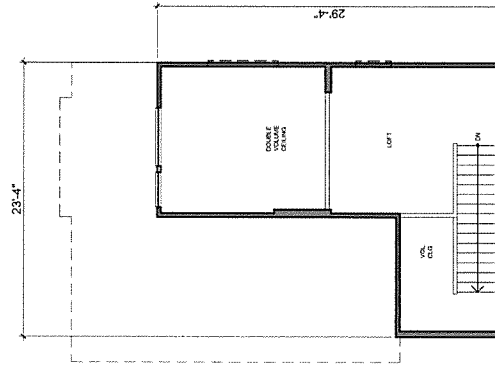
UNIT A1.2
11/19/2014
GROSS INTERIOR: 798.9 SQ. FT.
PATIO/BALCONY: 69.3 SQ. FT.
STORAGE: 22 SQ. FT.



UNIT A2
12/03/2014
GROSS INTERIOR: 822.1 SQ. FT.
PATIO/BALCONY: 72.8 SQ. FT.
STORAGE / WH: 24 SQ. FT.



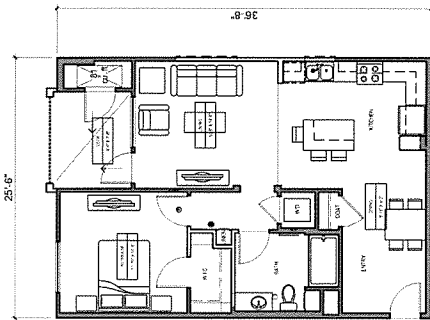
UNIT A2 - LOFT
12/03/2014
GROSS INTERIOR LOWER FLOOR: 822.1 SQ. FT.
GROSS INTERIOR LOFT: 155.2 SQ. FT.
TOTAL AREA: 977.3 SQ. FT.
PATIO/BALCONY: 75.0 SQ. FT.
STORAGE / WH: 24 SQ. FT.



PROPOSED PROJECT SUB 15-0003

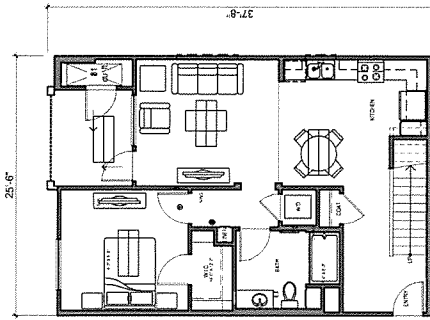
UP

UNIT PLANS



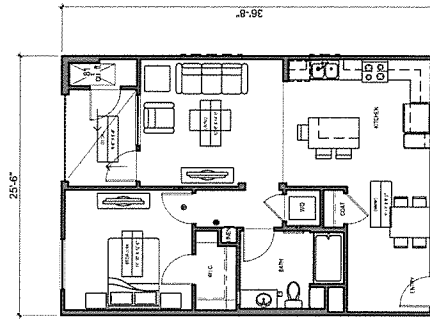
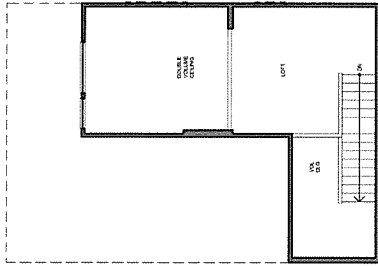
UNIT A2.1

12/03/2014
GROSS INTERIOR: 840.9 SQ. FT.
PATIO/BALCONY: 75.0 SQ. FT.
STORAGE / WH: 24 SQ. FT.



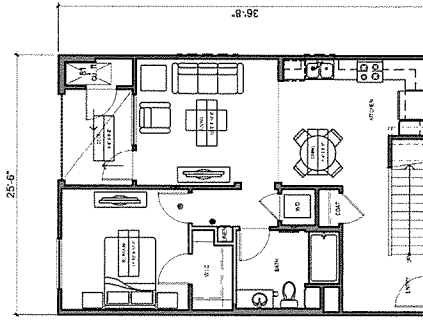
UNIT A2.1 LOFT

12/03/2014
GROSS INTERIOR LOWER FLOOR: 840.9 SQ. FT.
GROSS INTERIOR LOFT: 155.2 SQ. FT.
TOTAL AREA: 996.1 SQ. FT.
PATIO/BALCONY: 75.0 SQ. FT.
STORAGE / WH: 28 SQ. FT.



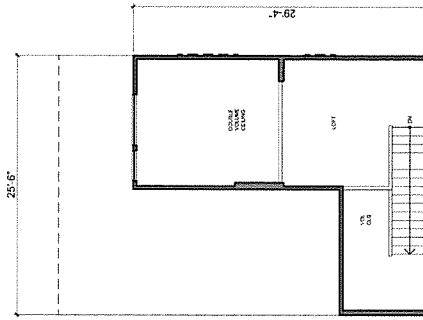
UNIT A2.2

12/03/2014
GROSS INTERIOR: 840.9 SQ. FT.
PATIO/BALCONY: 63.3 SQ. FT.
STORAGE / WH: 24 SQ. FT.



UNIT A2.2 LOFT

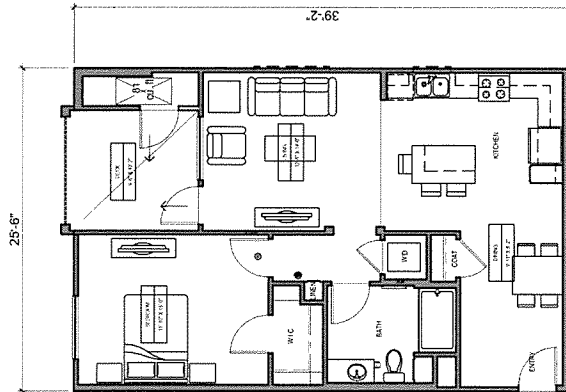
12/03/2014
GROSS INTERIOR LOWER FLOOR: 840.9 SQ. FT.
GROSS INTERIOR LOFT: 155.2 SQ. FT.
TOTAL AREA: 996.1 SQ. FT.
PATIO/BALCONY: 63.3 SQ. FT.
STORAGE / WH: 24 SQ. FT.



**PROPOSED PROJECT
SUB 15-0003**

UP

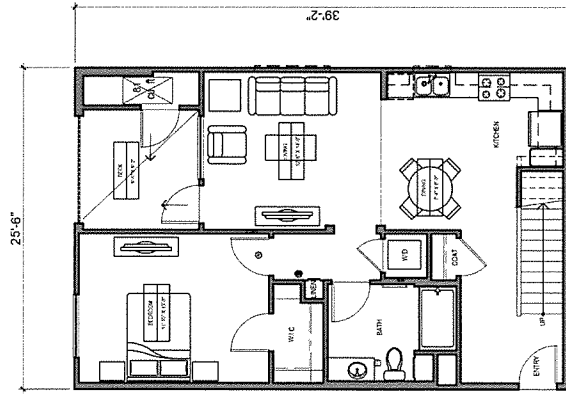
UNIT PLANS



UNIT A2.3

12/03/2014

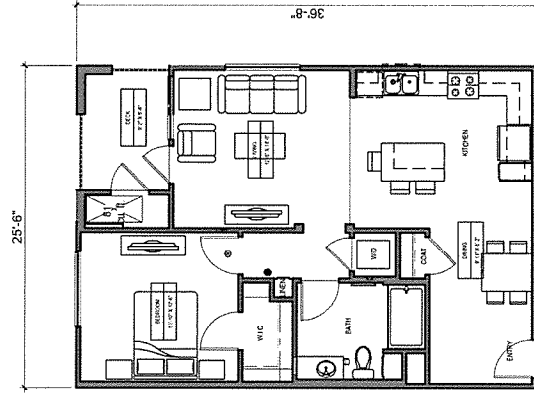
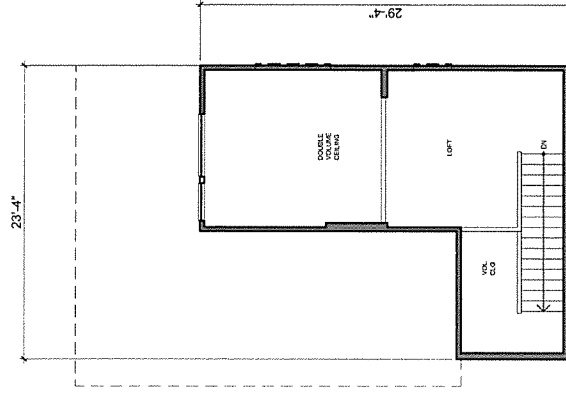
GROSS INTERIOR: 872.6 SQ. FT.
PATIO/BALCONY: 98.7 SQ. FT.
STORAGE / WH: 33 SQ. FT.



UNIT A2.3 - LOFT

12/03/2014

GROSS INTERIOR LOWER FLOOR: 872.6 SQ. FT.
GROSS INTERIOR LOFT: 155.2 SQ. FT.
TOTAL AREA: 1027.8 SQ. FT.
PATIO/BALCONY: 98.2 SQ. FT.
STORAGE / WH: 33 SQ. FT.



UNIT A2.4

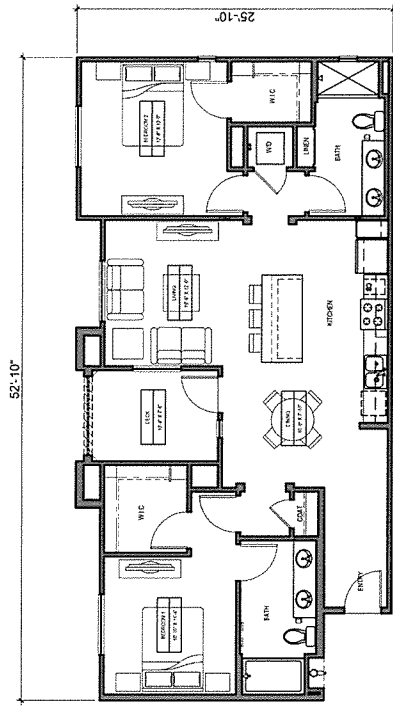
5/28/2015

GROSS INTERIOR: 840.9 SQ. FT.
PATIO/BALCONY: 61.1 SQ. FT.
STORAGE / WH: 22 SQ. FT.

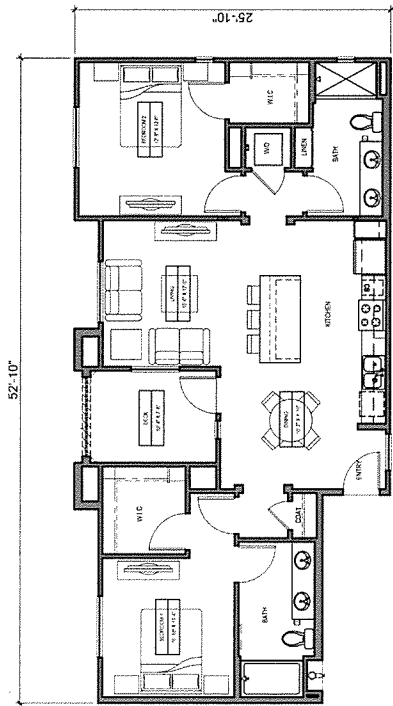
PROPOSED PROJECT SUB 15-0003

UP

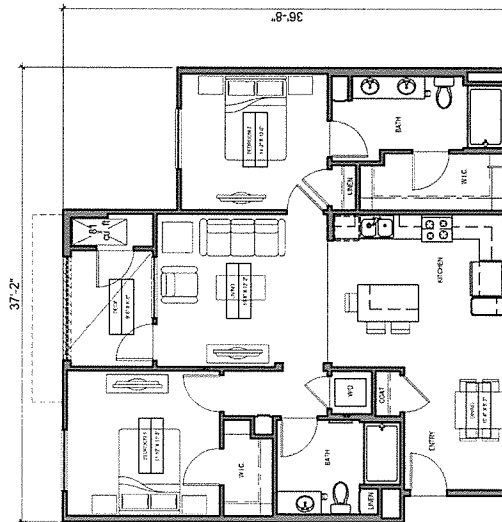
UNIT PLANS



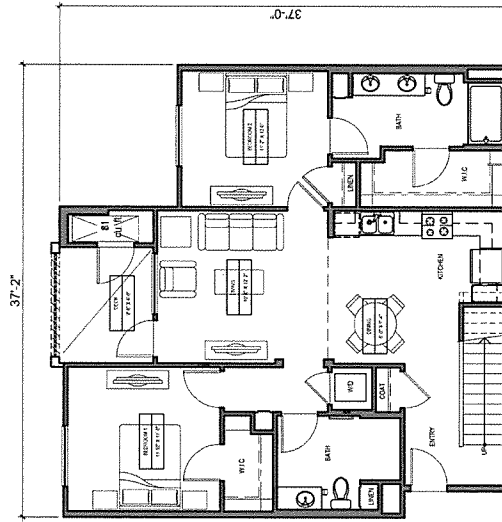
UNIT B1.1
01/08/2015
GROSS INTERIOR: 1173.9 SQ. FT.
PATIO/BALCONY: 77.5 SQ. FT.
WH: #####



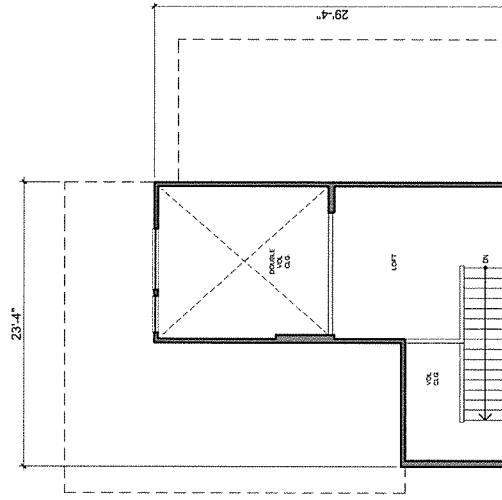
UNIT B1
04/09/2014
GROSS INTERIOR: 1119.9 SQ. FT.
PATIO/BALCONY: 77.5 SQ. FT.
WH: #####



UNIT B2
12/03/2014
GROSS INTERIOR: 1141.0 SQ. FT.
PATIO/BALCONY: 63.3 SQ. FT.
STORAGE/WH: 24 SQ. FT.



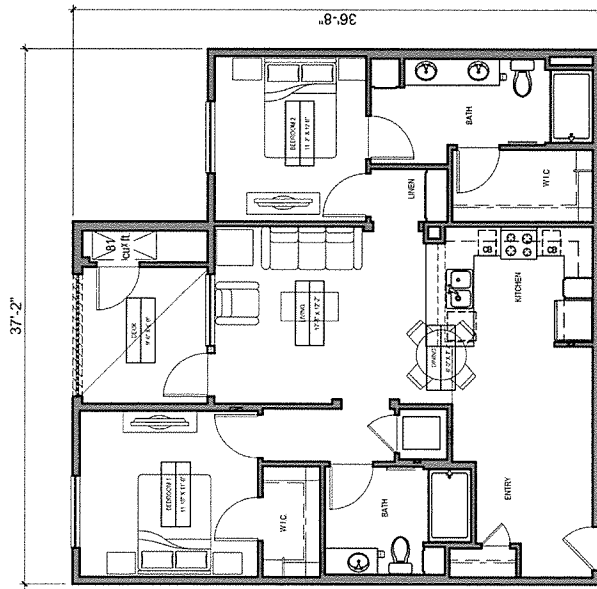
UNIT B2 - LOFT
12/03/2014
GROSS INTERIOR: 1141.0 SQ. FT.
GROSS INTERIOR LOFT: 155.2 SQ. FT.
TOTAL AREA: 1296.2 SQ. FT.
PATIO/BALCONY: 75.0 SQ. FT.
STORAGE/WH: 28 SQ. FT.



PROPOSED PROJECT SUB 15-0003

UP

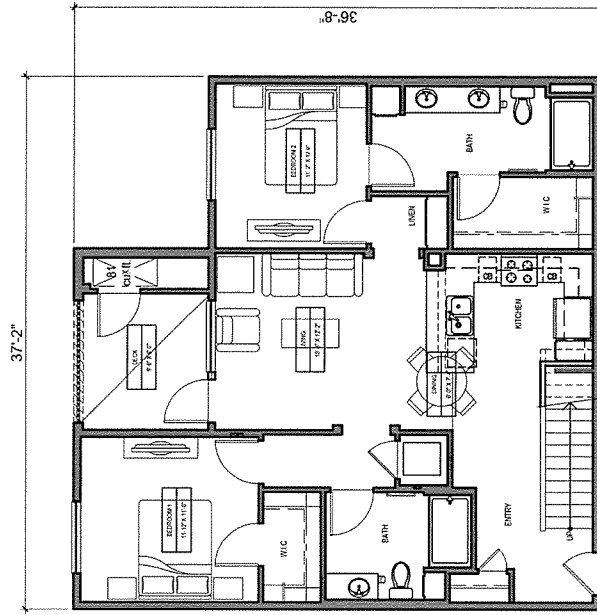
UNIT PLANS



UNIT B2.1

01/09/2015

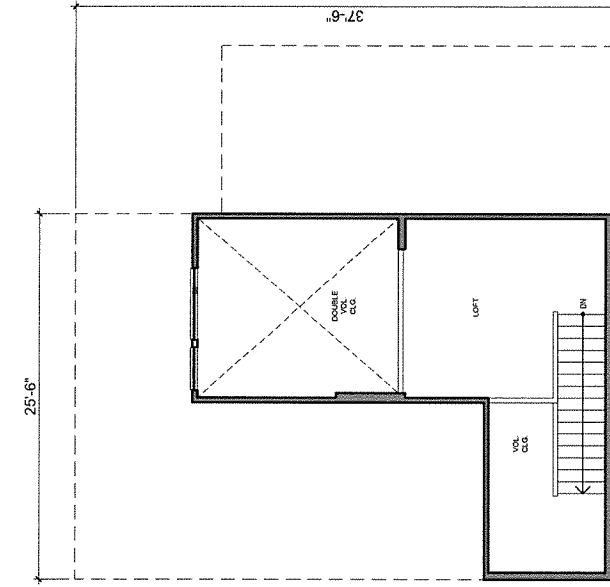
GROSS INTERIOR: 1132.6 SQ. FT.
PATIO/BALCONY: 82.3 SQ. FT.
STORAGE/WH: 30 SQ. FT.



UNIT B2.1 LOFT

12/03/2014

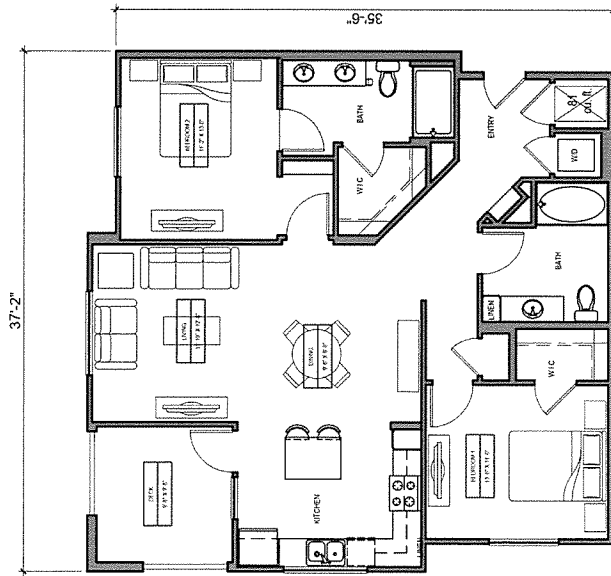
GROSS INTERIOR: 1141.0 SQ. FT.
GROSS INTERIOR LOFT: 155 SQ. FT.
TOTAL AREA: 1,268 SQ. FT.
PATIO/BALCONY: 75.0 SQ. FT.
STORAGE/WH: 28 SQ. FT.



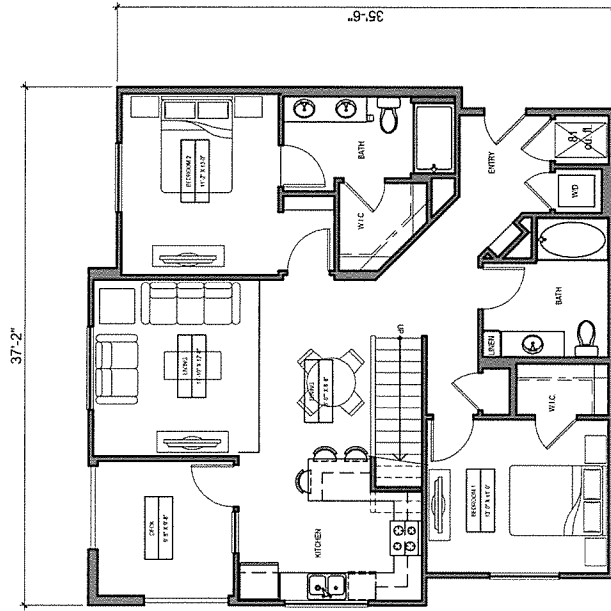
**PROPOSED PROJECT
SUB 15-0003**

UP

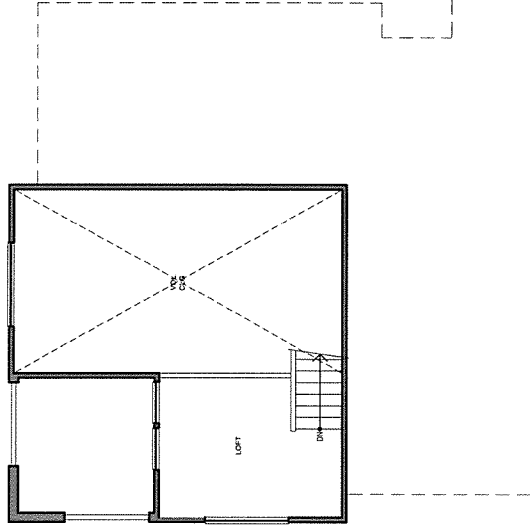
UNIT PLANS

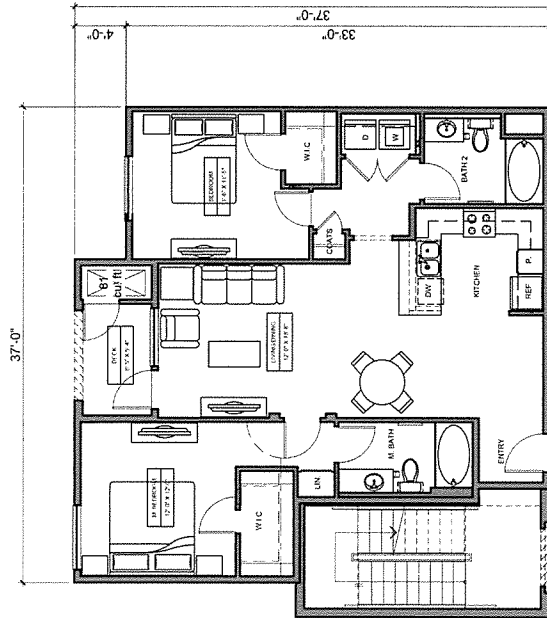


UNIT B3
12/03/2014
GROSS INTERIOR: 1,218 SQ. FT.
PATIO/BALCONY: 95 SQ. FT.
WH: 14 SQ. FT.



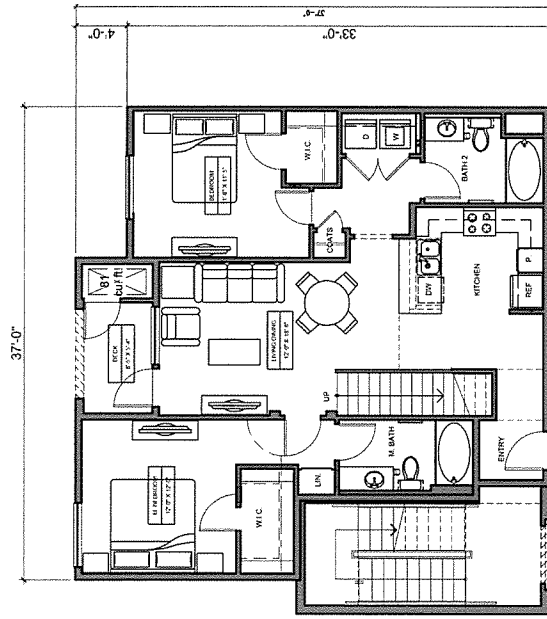
UNIT B3 - LOFT
12/03/2014
GROSS INTERIOR LOWER FLOOR: 1218 SQ. FT.
GROSS INTERIOR LOFT: 118 SQ. FT.
TOTAL AREA: 1,336 SQ. FT.
PATIO/BALCONY: 95 SQ. FT..
WH: 14 SQ. FT.





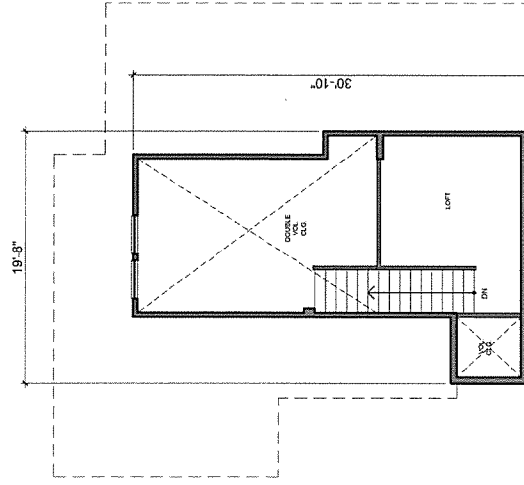
UNIT B4
2 BR/2BA

GROSS INTERIOR: 1123 SQ. FT.
LOFT AREA: 125 SQ. FT.
PATIO/BALCONY: 46 SQ. FT.
STORAGE :15 SQ. FT.



UNIT B4 LOFT
2 BR/2BA

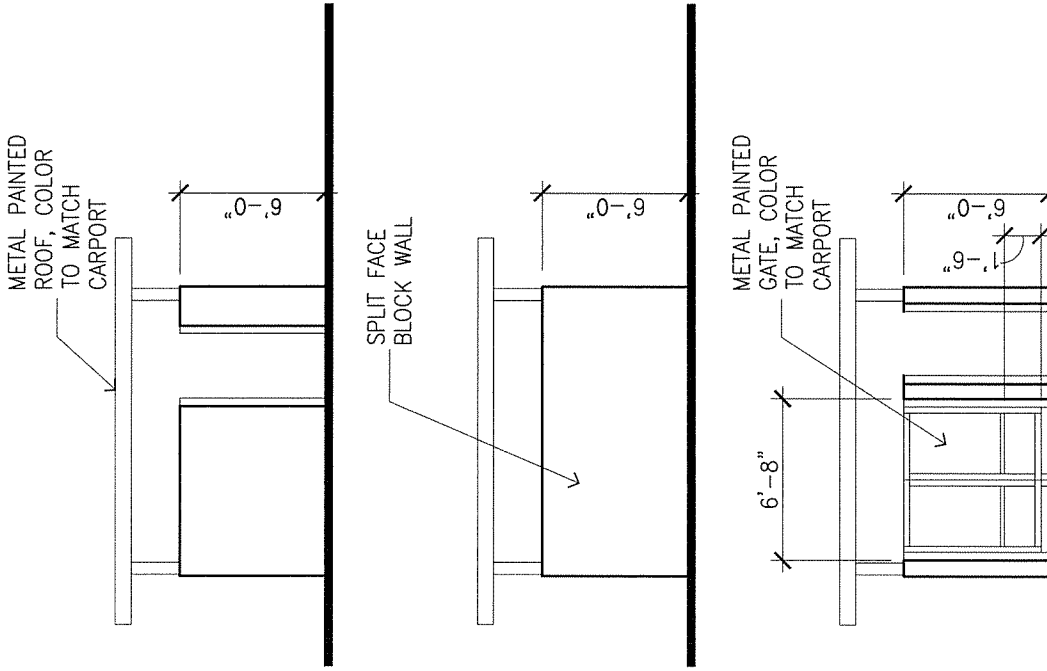
GROSS INTERIOR: 1123 SQ. FT.
LOFT AREA: 125 SQ. FT.
PATIO/BALCONY: 46 SQ. FT.
STORAGE :15 SQ. FT.



PROPOSED PROJECT
SUB 15-0003

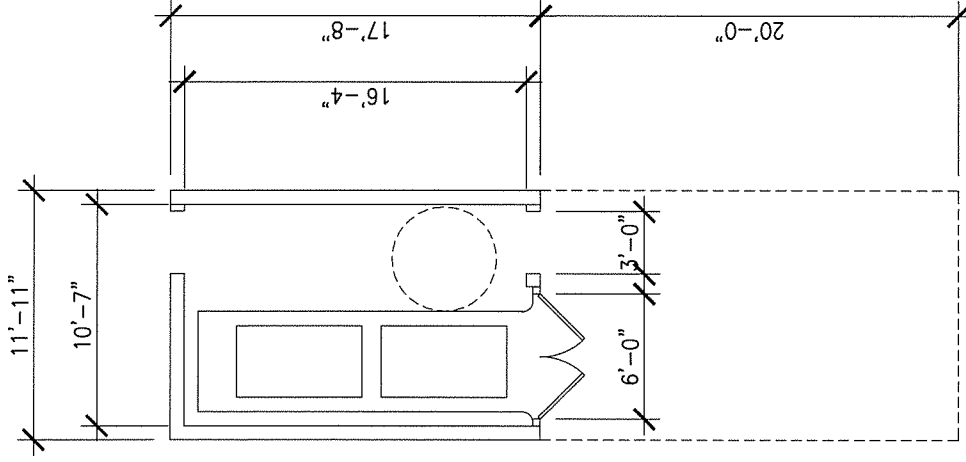
UP

UNIT PLANS



TRASH ENCLOSURE ELEVATIONS

6



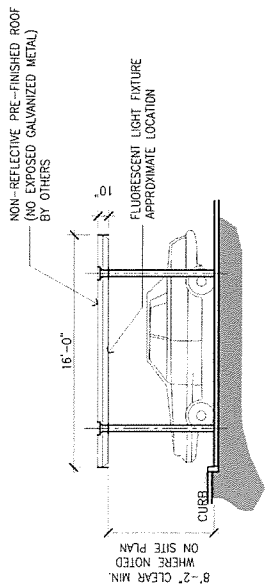
TRASH ENCLOSURE LAYOUT

5

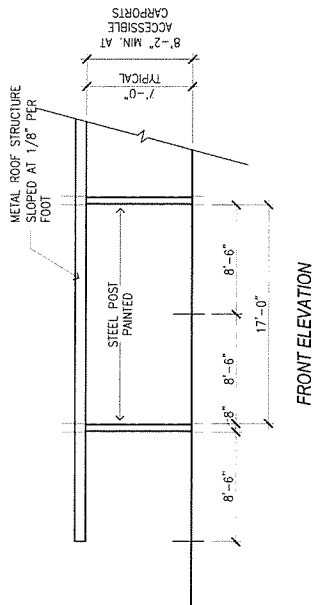
PROPOSED PROJECT
SUB 15-0003

TE

TRASH ENCLOSURES

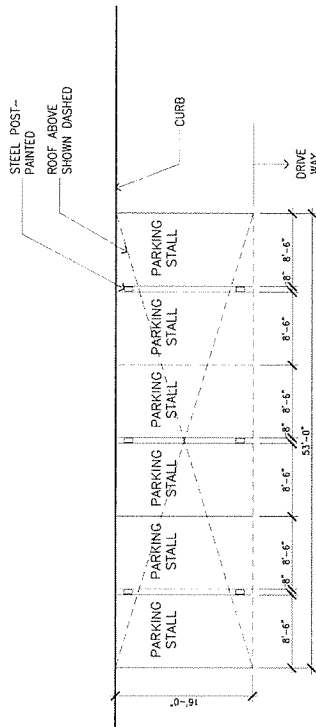
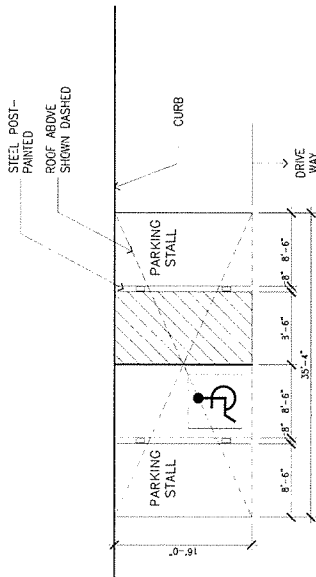


SIDE ELEVATION

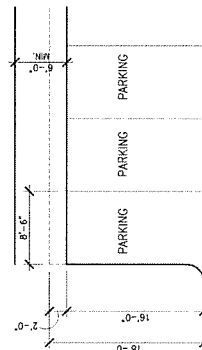
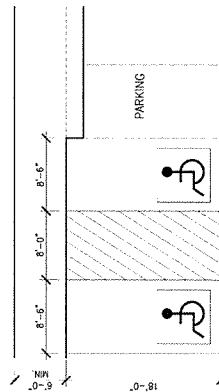


FRONT ELEVATION

CARPORT ELEVATIONS 1



STANDARD/HANDICAP CARPORT LAYOUT 2

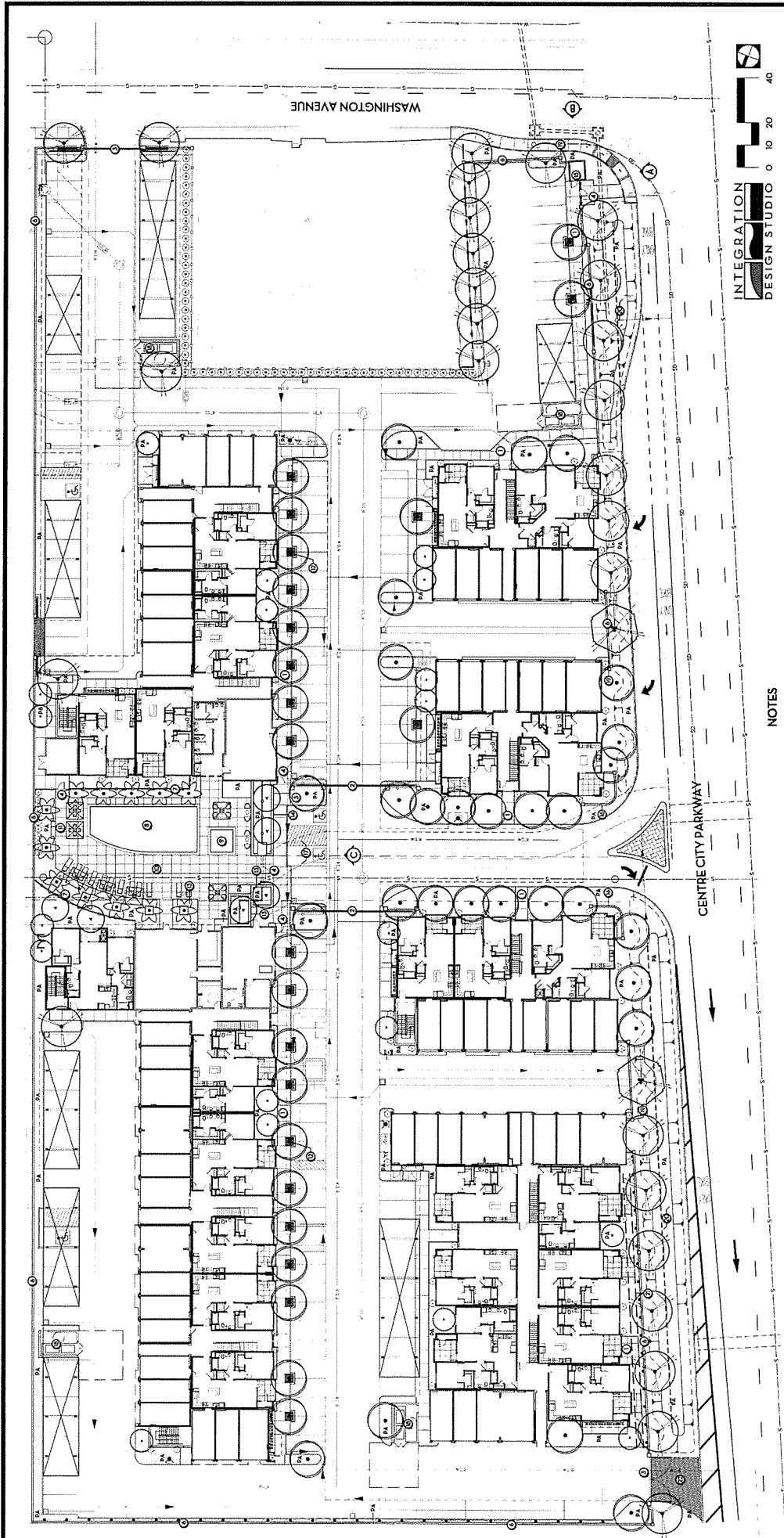


STANDARD/HANDICAP PARKING LAYOUT 3

PROPOSED PROJECT
SUB 15-0003

CL

CARPORT LAYOUT



INTEGRATION
DESIGN STUDIO 0 10 20 40

NOTES

SYMBOL DESCRIPTION

- ① CONCRETE SIDEWALK (TYPICAL)
- ② VEHICULAR GATE
- ③ EMERGENCY EXIT GATE
- ④ PEDESTRIAN GATE
- ⑤ GATE CALLBOX LOCATION
- ⑥ PERIMETER WALL (5'-6" HIGH)
- ⑦ POOL FENCE
- ⑧ POOL
- ⑨ SPA
- ⑩ CONCRETE POOL DECK (TYPICAL)
- ⑪ BARBECUE W/ COUNTER
- ⑫ TREE GRATE (TYPICAL)
- ⑬ POT
- ⑭ RAISED PLANTER
- ⑮ CORNER ENTRY MONUMENT - SEE ELEVATIONS/ SHEET 2
- ⑯ PROJECT ENTRY WALL
- ⑰ ENTRY DRIVE AT POOL - SEE ELEVATION/ SHEET 2
- ⑱ TRASH ENCLOSURE
- ⑲ PILASTER LOCATION (6' HIGH)
- ⑳ BIO-RETENTION AREA (PER CIVIL PLANS)
- ㉑ EMERGENCY ACCESS PATH (8' WIDE)
- ㉒ EMERGENCY VEHICLE ACCESS (SEE CIVIL PLANS)
- PA PLANTING AREA (TYPICAL)
- ㉓ SEE ELEVATIONS - SHEETS 2 AND 3

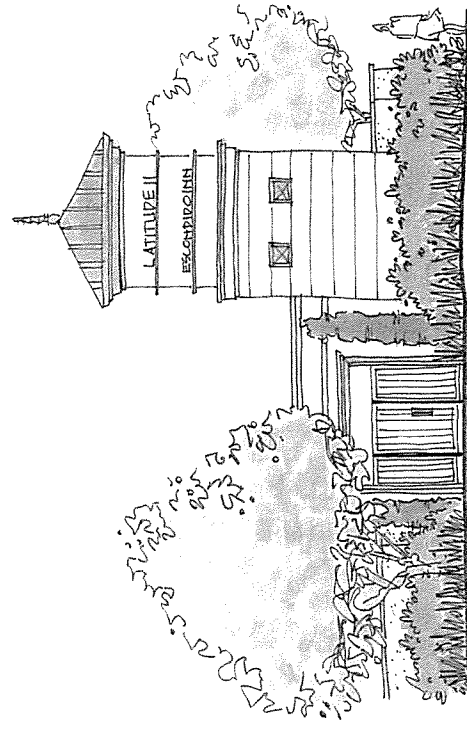
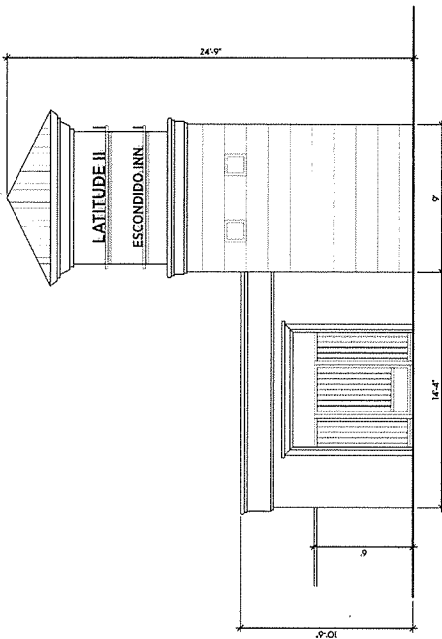
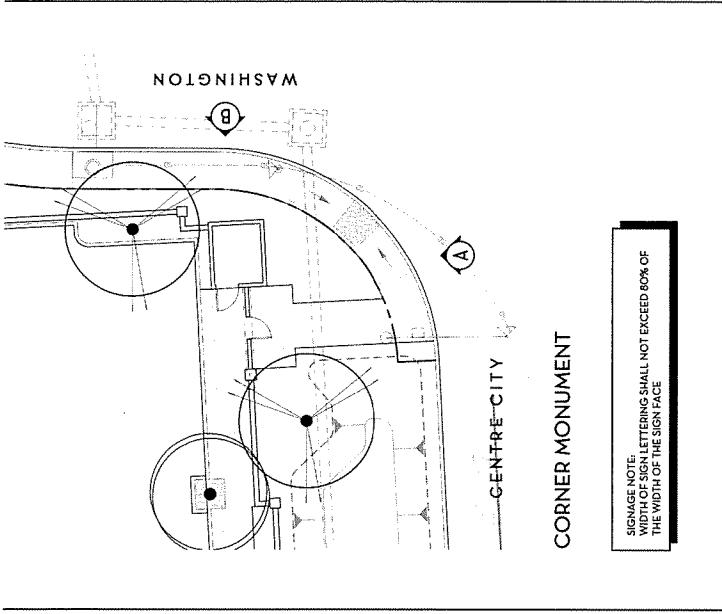
PROPOSED PROJECT
SUB 15-0003

LCP

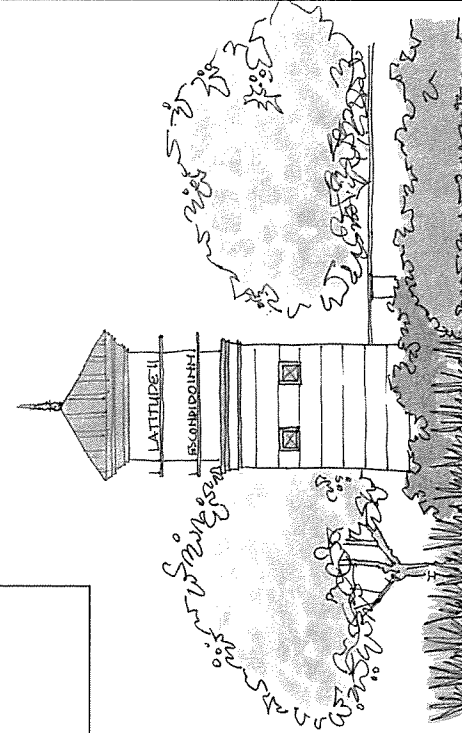
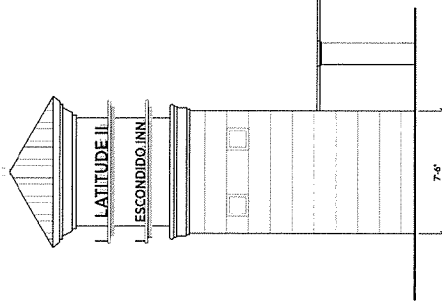
LANDSCAPE CONCEPT PLAN

EL+

PLANT LEGEND		24" Box Minimum		36" Box Minimum		48" Box Minimum		60" Box Minimum		72" Box Minimum		96" Box Minimum		120" Box Minimum		144" Box Minimum		168" Box Minimum		192" Box Minimum		216" Box Minimum		240" Box Minimum		264" Box Minimum		288" Box Minimum		312" Box Minimum		336" Box Minimum		360" Box Minimum		384" Box Minimum		408" Box Minimum		432" Box Minimum		456" Box Minimum		480" Box Minimum		504" Box Minimum		528" Box Minimum		552" Box Minimum		576" Box Minimum		600" Box Minimum		624" Box Minimum		648" Box Minimum		672" Box Minimum		696" Box Minimum		720" Box Minimum		744" Box Minimum		768" Box Minimum		792" Box Minimum		816" Box Minimum		840" Box Minimum		864" Box Minimum		888" Box Minimum		912" Box Minimum		936" Box Minimum		960" Box Minimum		984" Box Minimum		1008" Box Minimum		1032" Box Minimum		1056" Box Minimum		1080" Box Minimum		1104" Box Minimum		1128" Box Minimum		1152" Box Minimum		1176" Box Minimum		1200" Box Minimum		1224" Box Minimum		1248" Box Minimum		1272" Box Minimum		1296" Box Minimum		1320" Box Minimum		1344" Box Minimum		1368" Box Minimum		1392" Box Minimum		1416" Box Minimum		1440" Box Minimum		1464" Box Minimum		1488" Box Minimum		1512" Box Minimum		1536" Box Minimum		1560" Box Minimum		1584" Box Minimum		1608" Box Minimum		1632" Box Minimum		1656" Box Minimum		1680" Box Minimum		1704" Box Minimum		1728" Box Minimum		1752" Box Minimum		1776" Box Minimum		1800" Box Minimum		1824" Box Minimum		1848" Box Minimum		1872" Box Minimum		1896" Box Minimum		1920" Box Minimum		1944" Box Minimum		1968" Box Minimum		1992" Box Minimum		2016" Box Minimum		2040" Box Minimum		2064" Box Minimum		2088" Box Minimum		2112" Box Minimum		2136" Box Minimum		2160" Box Minimum		2184" Box Minimum		2208" Box Minimum		2232" Box Minimum		2256" Box Minimum		2280" Box Minimum		2304" Box Minimum		2328" Box Minimum		2352" Box Minimum		2376" Box Minimum		2400" Box Minimum		2424" Box Minimum		2448" Box Minimum		2472" Box Minimum		2496" Box Minimum		2520" Box Minimum		2544" Box Minimum		2568" Box Minimum		2592" Box Minimum		2616" Box Minimum		2640" Box Minimum		2664" Box Minimum		2688" Box Minimum		2712" Box Minimum		2736" Box Minimum		2760" Box Minimum		2784" Box Minimum		2808" Box Minimum		2832" Box Minimum		2856" Box Minimum		2880" Box Minimum		2904" Box Minimum		2928" Box Minimum		2952" Box Minimum		2976" Box Minimum		3000" Box Minimum		3024" Box Minimum		3048" Box Minimum		3072" Box Minimum		3096" Box Minimum		3120" Box Minimum		3144" Box Minimum		3168" Box Minimum		3192" Box Minimum		3216" Box Minimum	
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A CORNER MONUMENT - CENTRE CITY PARKWAY 1/4"=1'-0"

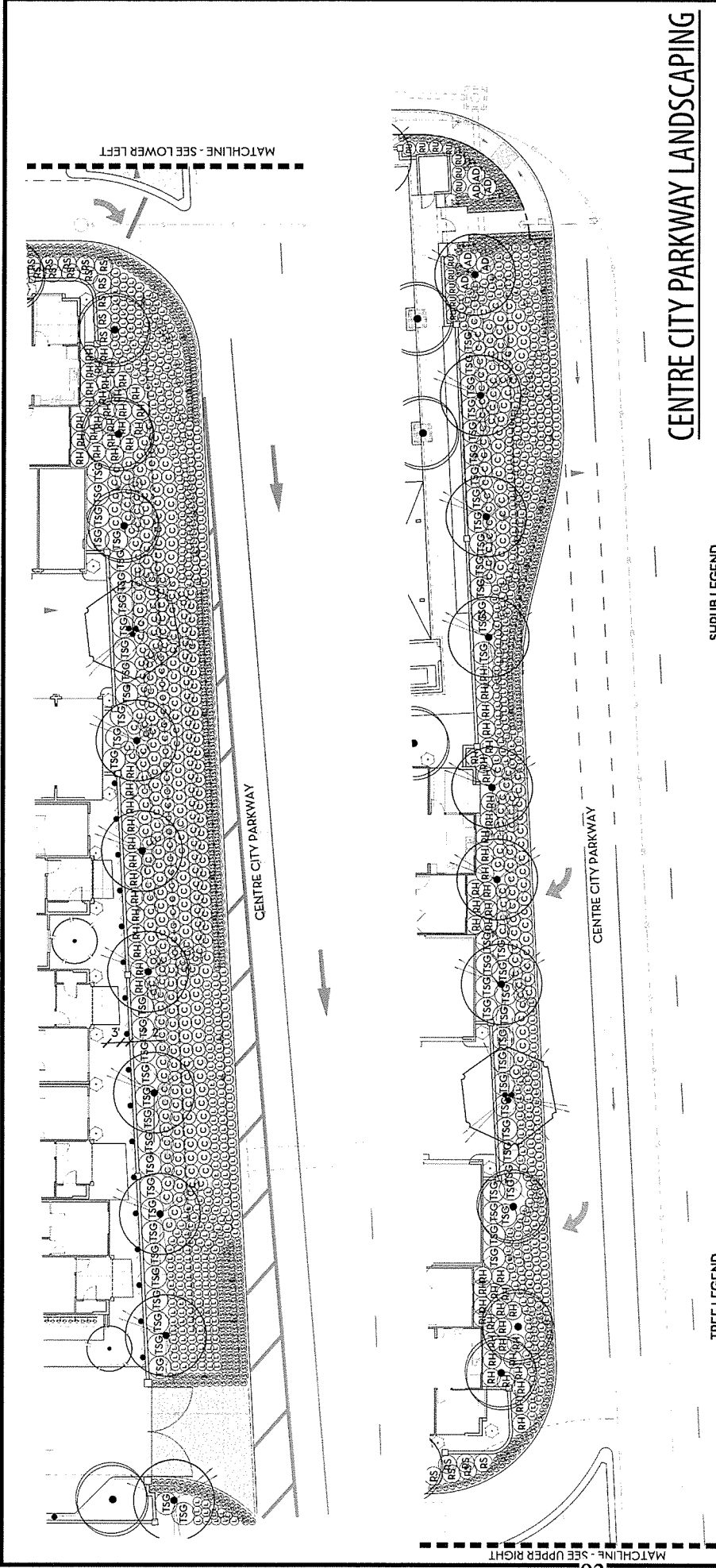


B CORNER MONUMENT - WASHINGTON AVENUE 1/4"=1'-0"

PROPOSED PROJECT
SUB 15-0003

LE

LANDSCAPE ELEVATIONS



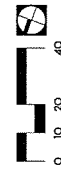
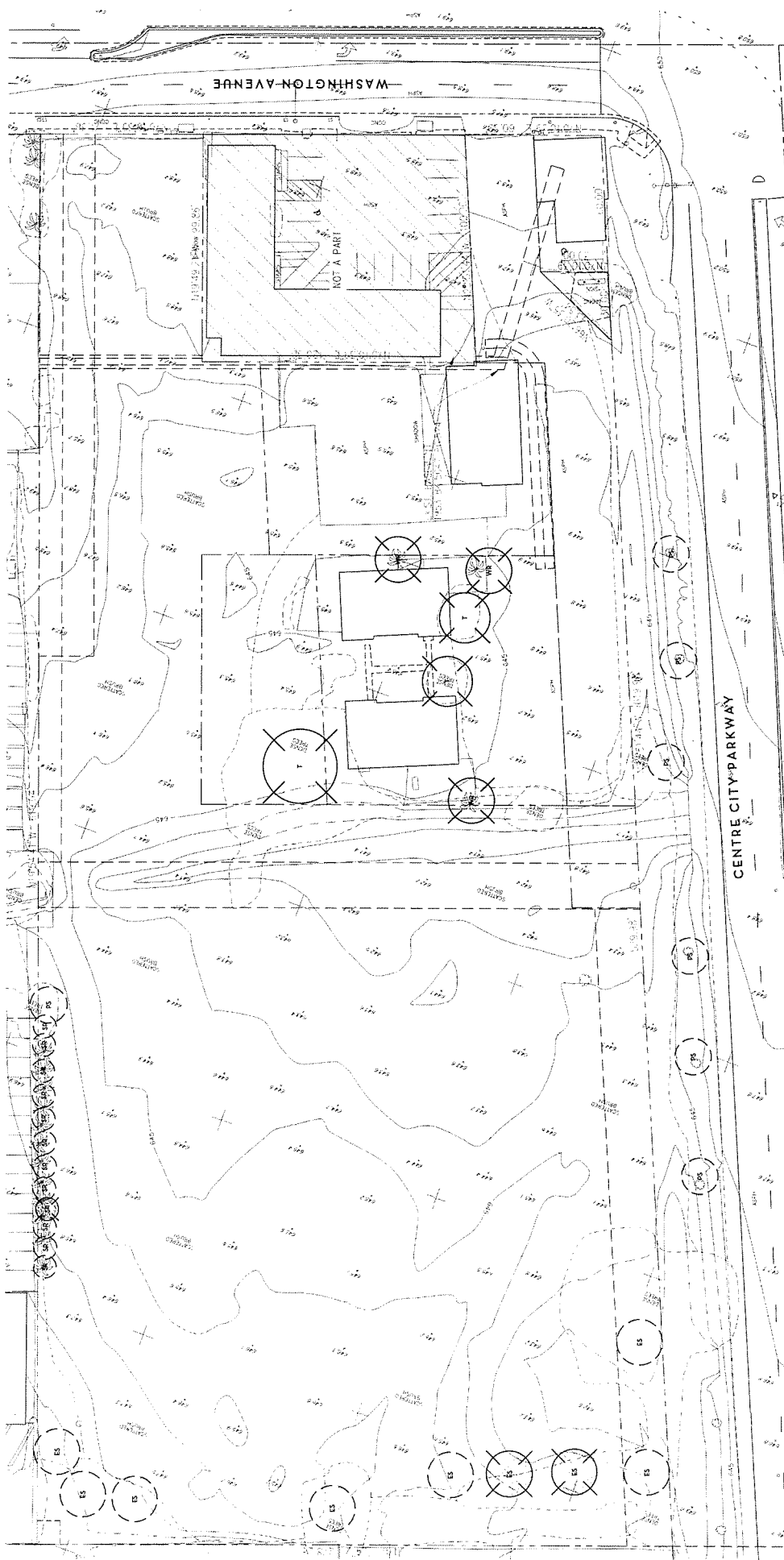
CENTRE CITY PARKWAY LANDSCAPING

TREE LEGEND				SHRUB LEGEND			
SYMBOL	SIZE	QTY.	BOTANICAL NAME	SYMBOL	SIZE	QTY.	BOTANICAL NAME
	24' Box	-	Logastronia indica 'Natchez'	(AD)	5 Gal. @ 48" O.C.	-	Agave desertiana
	24' Box	-	Laurus nobilis	(C)	1 Gal. @ 36" O.C.	-	Chondropetalum tectorum
	36' Box	-	Lophocarpus confertus	(C)	1 Gal. @ 24" O.C.	-	Lamandra 'Breeze'
	36' Box	-	Koeleria bipinnata	(RH)	5 Gal. @ 48" O.C.	-	Russelia hybrid 'SL Elmo's Fire'
	36' Box	-		(RS)	5 Gal. @ 48" O.C.	-	Rhaphiolepis 'Springline'
				(C)	15 Gal. @ 36" O.C.	-	Rhaphiolepis umbellata minor 'Gulf Green'
				(C)	1 Gal. @ 18" O.C.	-	Senecio vitalis
				(TSG)	5 Gal. @ 60" O.C.	-	Tecoma stans 'Gold Star'
COLUMN LEGEND				COMMON NAME			
SYMBOL	SIZE	QTY.	BOTANICAL NAME	SYMBOL	SIZE	QTY.	BOTANICAL NAME
	24' Box	-	Cupressus sempervirens				Variegated Dwarf Agave
							Small Cope Rush
							Dwarf Mol Rush
							Red Firecracker
							Pink Lady
							Dwarf Yedde Hawthorn
							Serpenta Blue Chalk
							Gold Star

VINES + ESPALIERS LEGEND			
SYMBOL	SIZE	QTY.	BOTANICAL NAME
	15 Gal	-	Dalichia 'Rivera'
			Royal Trumpet Vine

PROPOSED PROJECT
SUB 15-0003

LL



EXISTING TREE LEGEND		LEGEND	
SYMBOL	BOTANICAL NAME	COMMON NAME	
ES	<i>Eucalyptus species</i>	Gum Tree	DEAD TREE TO BE REMOVED
PS	<i>Pinus species</i>	Pine Tree	EXISTING TREE
SR	<i>Syngnathus romanzoffianum</i>	Queen Palm	TREE REMOVED DURING BUILDING DEMOLITION
WR	<i>Washingtonia robusta</i>	Mexican Fan Palm	
T	Tree Species		

PROPOSED PROJECT SUB 15-0003

ETP

EXISTING TREE PLAN

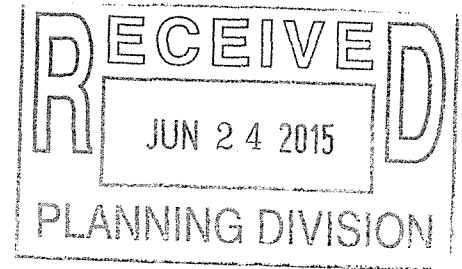
MITIGATED NEGATIVE DECLARATION

For the proposed

MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION MAP FOR
LATITUDE II CONDOMINIUMS PROJECT
(City File No. SUB 15-0003)

Prepared for:

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



June 24, 2015

Prepared by:

Lounsbery Ferguson Altona & Peak, LLP
960 Canterbury Place, Suite 360
Escondido, CA 92025

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MITIGATED NEGATIVE DECLARATION

(Draft)

ENVIRONMENTAL CHECKLIST

Latitude II

(City File No. SUB 15-0003)

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Draft Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed project.

INTRODUCTION

This Mitigated Negative Declaration assesses the environmental effects of the proposed multi-family residential development "Latitude II Condominiums" located on the northeast corner of Centre City Parkway and Washington Avenue, addressed as 382, 426, 429, 430, 444 West Washington Avenue (APNs 229-172-06, -07, -08, -09 and -11).

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Draft Negative Declaration in writing before the end of the 20-day public review period starting on June 29, 2015, and ending on July 20, 2015. Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by 5:00 p.m., July 20, 2015. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798

Contact: Bill Martin, Planner
Telephone: (760) 839-4557
Fax: (760) 839-4313
Email: bmartin@ci.escondido.ca.us

A printed copy of this document, technical studies and plans are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Department, at the address shown above, and also available on the City's website. The City of Escondido General Plan Update (2012); Final Environmental Impact Report (2012); and Climate Action Plan are incorporated by reference. These documents are available for review at, or can be obtained through the City of Escondido Planning Division or on the City of Escondido Web Site.

INITIAL STUDY / ENVIRONMENTAL CHECKLIST

1. PROJECT TITLE: LATITUDE II CONDOMINIUMS

2. LEAD AGENCY:

City of Escondido
201 North Broadway
Escondido, CA 92025

3. PROJECT CONTACT:

Bill Martin
City of Escondido, Planning Division
BMartin@ci.escondido.ca.us
(760) 839-4557

4. PROJECT LOCATION

The Project site includes 5 parcels and is approximately 3.44 acres in the City of Escondido, bordered to the south by West Washington Avenue and to the west by Centre City Parkway, addressed as 382, 426, 429, 430, 444 West Washington Avenue (APNs 229-172-06, -07, -08, -09 and -11). The site is bordered to the north by a hotel and to the east by restaurants and stores. To the south, across West Washington Avenue is the multi-family attached residential, Latitude 33, and to the west across Centre City Parkway is a store and multi-family detached residential.

5. PROJECT PROPONENT

NCA Developments & Lyon Communities

6. GENERAL PLAN

SPA 9

ZONING

Downtown Specific Plan

7. PROJECT DESCRIPTION:

The project involves a Master and Precise Development Plan and a one-lot Tentative Subdivision Map for a multi-family residential project on a 3.44 acre site, consisting of 112 residential units, on-site sales office (934 sf), clubroom (1,214 sf), fitness center (847 sf), pool and parking lots throughout the project area. The residential component includes the construction of 112 apartment units, which would be situated in 6, three-story buildings and include 60 one-bedroom units and 52 two-bedroom units. All of the buildings will also have 4th story lofts, accessible to the unit below: Building 1 has nine lofts; Building 2 has five lofts; Building 3 has one loft; Building 4 has two lofts; and, Building 5 and 6 each have three lofts. The maximum building height will be 49 feet. The one-bedroom units range in size from 788 sf to 1,027 sf; the two-bedroom units range from 1,119 sf to 1,336 sf. The project includes a 5'6" screen wall along all sides of the perimeter made of Concrete Masonry Units. The project will be entitled as condominiums and will not be built in phases.

The project has a total of 33,891 sf of open space, which includes 18,018 sf of common open space, 9,397 sf of private open space and 6,476 sf of contiguous open space. The proposed open space is not consistent with the development standard of 300 square foot of open space per unit but is consistent with an urban, high density downtown living project and provides interactive internal pedestrian experience with the contiguous open space and the resort pool, barbeques and pet wash station. In addition to the common open space, the project will include 83 sf per unit of private open space area, which is greater than the required 25 sf per unit, and includes patios for ground floor units and balconies on the second and third floor units.

Based on the City of Escondido's General Plan, Downtown SPA #9 allows commercial and residential with maximum allowable densities of up to 100 units per acre and requires a Planned Development to facilitate development in accordance with Article 19 (Planned Development Zone) of the Zoning Code. The project density is 32.56 dwelling units per acre. The proposed project would provide 209 parking spaces consisting of 62 garage spaces (10 will have direct access to units), 47 covered car ports and 100 uncovered open spaces reserved for the units. The ratio of covered to uncovered parking does not meet the Downtown Specific Plan requirement of one covered space per unit as the property includes easements along the northern property line, preventing the placement of carport structures. In addition, the length of the proposed carport stalls will have the required 18 foot depth, however, the structure itself will only be 16 feet deep, again due to the location of easements. Primary access to the site would be a 28 foot wide driveway off Center City Parkway, which will be limited to right turns in and out, only. Two emergency exit driveways, each are 24 feet wide, will be located off Washington Avenue, and the other off Centre City Parkway, each are gated and locked with a Knox switch. Implementation of the project will include the widening of approximately 75 feet of Washington Avenue by approximately five feet to create a northbound, right turn lane onto Centre City Parkway, and the widening of approximately 620 feet of Centre City Parkway by 7 to 20 feet to accommodate a third vehicle lane, a bike lane and a deceleration lane at the primary site entry.

The project site is undeveloped and covered mainly with disturbed vegetation and ornamental trees. Proposed site improvements would include underground utilities and landscaping. Construction of the project would involve grading of the site, with an anticipated import of approximately 11,000 cubic yards. Site grading would be completed in compliance with the Geotechnical Engineering Investigation recommendations and the General Earthwork and Pavement Specifications provided in the report (Salem Engineering Group, Inc., January 14, 2015; Appendix D). New landscaping and irrigation would be provided, including an addition of over 100 trees.

City of Escondido water, sewer, and storm drain lines currently are located within and surrounding the project site within the existing right-of-way and/or easements. The project would include an on-site infrastructure system that would connect to these existing off-site City utilities. The proposed on-site sewer system would consist of a 10-inch diameter pipe network that connects to an existing "public" sewer line that bisects the property east to west, with the downstream end crossing Center City Parkway.

Water (fire and domestic supply) would continue to be provided to the site through connections to the 8-inch City water main in Washington Avenue. The project will be required to make a second connection at Mission Avenue via a new 8-inchline to be installed in Center City Parkway from the northwest corner of the property to Mission.

On-site runoff will be treated by the proposed nine cisterns, that are located underneath the driveways and parking lots throughout the project site, and the bio-retention basin area, which is west of the project in the Centre City Parkway right-of-way. The project also includes the construction of two bio-retention areas with a total area of 5300 square feet for treatment of on-site water and 630 square feet for treatment of off-site water. The treated runoff will drain into the proposed 6.5'W x 3'H reinforced concrete box (RCB) that runs through the middle of the project site from east to west. The proposed RCB will connect to the existing Triple 8'W x 4'H RCB that runs across Centre City Parkway.

The project proposes exceptions to the development standards in the Downtown Specific Plan. In addition to the open space area requirements, parking types and carport dimensions, all discussed above, implementation of the project requires a reduction in the front, rear and side setbacks. The project converted the compact spaces fronting Buildings 3 and 4 into standard length parking stalls to ensure that longer vehicles will not spill into the fire access lane. In order to achieve this, Building 3 is closer to the property line on the Centre City Parkway side to accommodate the longer parking stall by 2'-0" thereby encroaching on the 14'-0" setback requirement.

The project will also require a two foot car overhang into the setback, on the eastern side of the project site and an 18-inch encroachment into the setback on the northern boundary. The site will include 24 foot fire lanes per the Fire Master Plan. The project includes a block wall along the perimeter of the site.

8. ENVIRONMENTAL SETTING

The approximately 3.44 acre project site is comprised of five parcels (APNs 229-172-06, -07, -08, -09 and -11). The property is bordered to the south by West Washington Avenue and the Escondido Inn and to the west by Centre City Parkway. The site is bounded to the east by an offsite commercial strip center and to the north by a hotel. The site is located within an urban area of the City within the Downtown Specific Plan and is surrounded by a mix of residential and commercial zoning and land uses including a hotel adjacent to the north and another to the south; an offsite commercial strip center on the east; a three-story mixed-use multi-residential development south across West Washington Avenue; and a mix of retail commercial to the west across Centre City Parkway. The elevations of the project site range from 649 feet to 641 feet from east to west. The north half of the project drains from the northeast corner towards the southwesterly direction. The south half of the project drains from the southeast corner towards the northwesterly direction. The site does not contain any sensitive or special status plants or animal species or habitat areas, wetlands or riparian habitat.

Surrounding land uses and setting:

- North: CG General Commercial. Commercial zoning and uses are located north of the project site. Immediately north of the project site is a hotel, operated as the Palm Tree Lodge.
- South: SP Centre City Urban District. Commercial zoning and uses are located adjacent to the south of the project site, which is improved with a motel operated as the Escondido Inn. Across West Washington Avenue are multi-family attached residential units.
- East: SP Centre City Urban District. The property adjacent to the east side of the property site is improved with a commercial strip center including restaurants, Frazee and an ARCO station. Chain-link fencing is located along the eastern boundary of the project site.
- West: CG General Commercial. Across Center City Parkway are a variety of commercial uses including a Goodwill retail store and restaurants.

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

Responsible agencies, as defined by CEQA, include public agencies other than the lead agency that have discretionary approval over the proposed project. These agencies have regulatory authority over various aspects of the proposed project and will function as responsible agencies for the project. The applicant will coordinate with these appropriate agencies to obtain all applicable permits for the proposed project as required by law, which include the following:

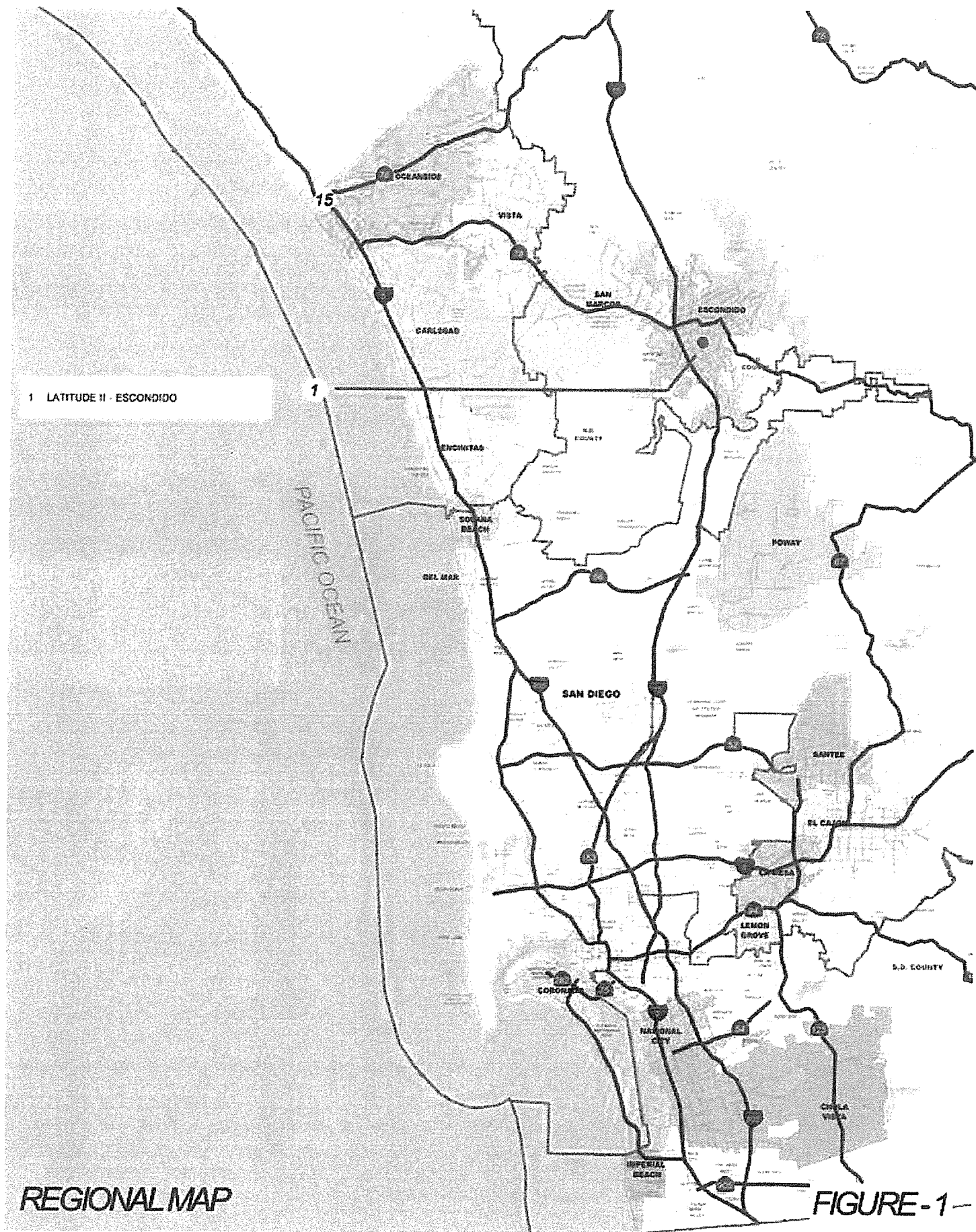
- California Regional Water Quality Control Board (AWQCB) - Section 401 Water Quality Certification

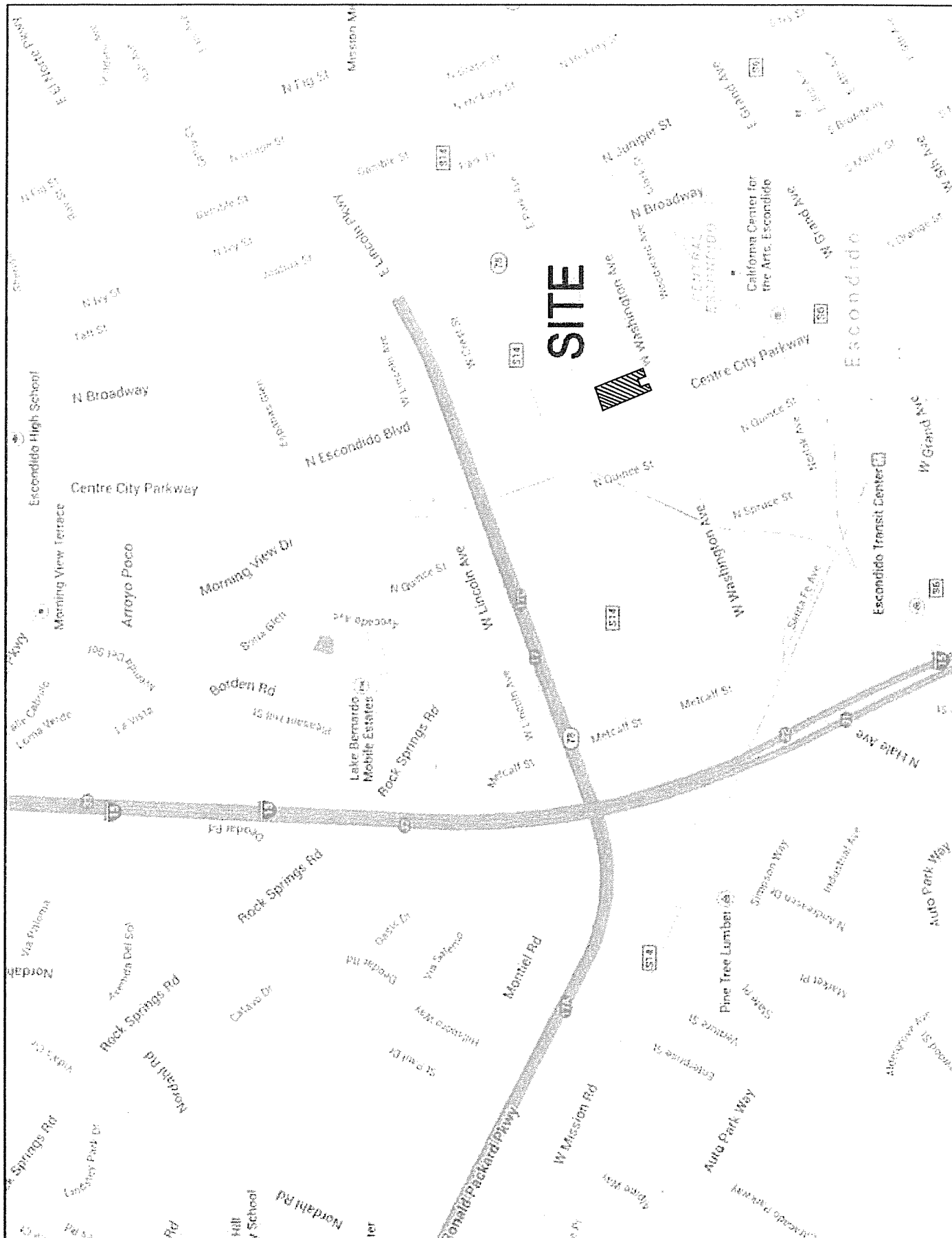
DETERMINATION: (To be completed by the Lead Agency)

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

Signature

Date





SOURCE: GOOGLE MAP

VICINITY MAP

NOT TO SCALE

FIGURE-2



MARCH 17, 2016



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AERIAL SITE

NORTH



0' 30' 60' 120'
SCALE: 1"=60'-0"

ESCONDIDO, CALIFORNIA

LATITUDE II ESCONDIDO

N.C.A. REAL ESTATE
114 CORPORATE PLAZA, SUITE 100, NEWPORT BEACH, CA 92660 (949) 474-0122

ARCHITECTS ORANGE

141 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9880

FIGURE-3

ENVIRONMENTAL/ INITIAL STUDY CHECKLIST:

I. AESTHETICS

Would the project:

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

I. Aesthetics Discussion

a) *Would the project have a substantial adverse effect on a scenic vista?*

No Impact. Scenic resources in the City of Escondido include views to and from hillsides and prominent ridgelines and other prominent natural landforms. More prominent ridgelines/hillside areas generally are located towards the northern and eastern areas of the City. The site is not located on a ridgeline identified in the Resource Conservation Element of the General Plan (Figure VII-5). The topography of the site is relatively flat compared to adjacent properties, intervening buildings and landscaping on and adjacent to the site, which affect views through the site. Therefore, public views that include the site generally are limited and the project would not have an adverse effect on a scenic vista.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. State scenic highways are those highways that are either officially designated as State Scenic Highways by the California Department of Transportation (Caltrans) or are eligible for such designation. There are no state scenic highways located near the project site and the site is not visible from a scenic highway. The majority of the site is an undeveloped field overgrown with vegetation, with a mix of small, medium and mature eucalyptus and palm trees and does not have any rock outcroppings or historic buildings.

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

No Impact. The site is located in the urban area of the City and along a commercial corridor developed with a mix of residential and commercial uses. Residential use in the area includes a mix of multi-level attached and detached residences. The proposed project would not degrade the existing visual character or quality of the site or its surroundings. Although the project includes three-story structures with some four story loft features, which would increase the overall mass and scale of the existing, almost vacant site, the development would be consistent with the visual character of the surrounding area, that includes other nearby three-story mixed-use developments, and multi-story commercial and multi-family residential structures. The project includes the use of the Centre City Parkway right of way as a bioretention area. The right of way is not currently landscaped so the proposed landscaping will not degrade the existing visual character. The project has been designed to reduce its visual impact by including landscaping that includes perimeter and interior trees, shrubs and groundcover. The proposed streetscape will consist of a tall evergreen trees (*Lophostemon confertus*) with accents of a round headed, flowering deciduous tree (*Koelreuteria bipinnata*). The corner of the buildings will be accented with narrow vertical accent trees (*Cupressus sempervirens*). The ground plane includes *Tecoma stans*, a 6-8 feet tall, yellow flowering shrub and *Russelia* hybrids, a 4-5 foot red flowering shrub as background planting against the perimeter wall. The mid-ground area consists of a "rush like" plant in *Chondropetalum tectorum* which gets 3-4 feet tall and *Lomandra 'Breeze'*, a grass, which gets approximately 30-inches tall. The foreground is planted with *Senecio vitalis*, a succulent plant, that gets 12-18- inches tall and is a blue-green color. . While the increase in residential units would result in an increased urban feel, this change would be less than significant considering the existing urbanized character and project design features employed to lessen potential visual impacts. Overall, the visual character and quality impacts of the project would not be significant.

d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact. Existing lighting sources on the site and surrounding area generally consist of street lights, security lights, parking lot lights, and vehicle headlights. The proposed lighting for the project generally would consist of new parking lot lighting, new area lighting around the buildings and walkways, and building security lighting, which would be compatible with existing lighting throughout the project vicinity. All new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance (Zone Code Article 35). Compliance with the City's Outdoor Lighting Ordinance (Escondido Zoning Code Article 35) would ensure that potential impacts associated with glare or light, resulting from development of the site, are less than significant.

II. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant to environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding state's inventory of forest land, including the Forest and Range Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

II. Agricultural and Forest Resources Discussion

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

No Impact. The project site does not include any active agricultural uses or agricultural resources, is not zoned for agricultural uses, and is not adjacent to areas zoned for, or in, agricultural use. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. No agricultural land would be converted to non-agricultural uses as a result of project implementation. The project site is identified as "Urban and Built-up Land" and is surrounded by the same; it is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the Farmland Mapping and Monitoring Program ("FMMP", General Plan Update EIR, Figure 4.2-1). The FMMP defines Urban and Built-up land as land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel.

- b) ***Would the project conflict with existing agriculture zoning for agricultural use, or a Williamson Act contract?***

No Impact. The property is not involved in a Williamson Act Contract or other agricultural land contract. The City of Escondido General Plan currently designates the zoning for the project area as residential and commercial use. Therefore, the project would not conflict with existing agricultural zoning or a Williamson Act contract.

- c) ***Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?***

No Impact. The project site is not zoned as forest land and contains neither timberland resources nor an association with timberland resources or timberland production.

- d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

No Impact. The project site contains neither forest land nor would it result in the conversion of forest land within the proposed development.

- e) ***Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. There is no evidence of current agricultural use of the site. Figure VII-6 of the General Plan does not identify the site as an Agricultural Area. The site is currently zoned for residential and commercial uses and is consistent with the City of Escondido's General Plan. The project site contains neither forest land nor would it result in the conversion of forest land within the proposed development.

III. AIR QUALITY

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | ☐ | ☐ | ☒ | ☐ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| e) Create objectionable odors affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

III. Air Quality Discussion

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less than Significant Impact. The proposed project is in the San Diego Air Basin (SDAB). The primary agencies responsible for regulations to improve air quality in the SDAB are the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). The California State Implementation Plan (SIP) is the document that sets forth the State's strategies for attaining the National Ambient Air Quality Standards (NAAQS). The SDAPCD is the agency responsible for preparing and implementing the portion of the California SIP applicable to the SDAB. Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California State Ambient Air Quality Standards (AAQS) for ozone, the SDAPCD's Regional Air Quality Strategy (RAQS) outlines the plans and control measures designed to attain the AAQS for ozone. The California SIP and the SDAPCD's RAQS were developed in conjunction with each other to reduce regional ozone emissions. The SDAPCD relies on information from CARB and SANDAG, including projected growth, mobile, area and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source emissions through regulatory controls. The CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP.

The General Plan designates the project site as SPA #9. The Downtown Specific Plan area allows residential projects up to a maximum density of 100 dwelling units per acre (du/ac) and the project is proposing of density of approximately 30 du/ac. Therefore, the proposed project would be consistent with the General Plan growth assumptions and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant, based on the Air Quality Assessment for the project prepared by Mestre Greve Associates (June 4, 2015, Appendix B), because project emissions would be less than the significance levels, the project is consistent with the City's General Plan, and the project would not conflict with or obstruct the implementation of the San Diego RAQS or applicable portions of the SIP.

Temporary, short-term impacts can result from project construction activities or grading operations. Emissions during the phases of construction were calculated using the California Emissions Estimator Model (CalEEMod). CalEEMod is a computer program developed by the South Coast Air Quality Management District (SCAQMD) in conjunction with the CARB. The model calculates emissions for construction and operation of various projects. For on-road vehicular emissions, the

CalEEMod utilizes the EMFAC emission rates that have also been developed by CARB. CalEEMod considers the following phases in its calculation of construction emissions: demolition, site preparation, grading, building construction, paving, and painting. The appropriate number of acres, duration of each construction phase, and other key elements of the project were input into the CalEEMod to generate the estimate of emissions.

In 1998, the CARB identified particulate matter from diesel fueled engines (Diesel Particulate Matter or DPM) as a Toxic Air Contaminant (TAC). It is assumed that the majority of the heavy construction equipment utilized during construction would be diesel fueled and emit DPM. Impacts from toxic substances are related to cumulative exposure and are assessed over a 70-year period. Grading for the project, when the peak diesel exhaust emissions would occur, is expected to take less than 1 month with all construction expected to be completed over a 13 to 15 month period. Because of the relatively short duration of construction compared to a 70-year lifespan, diesel emissions resulting from the construction of the project, including truck traffic associated with the project, are not expected to result in a significant impact.

Table 1 includes the calculations for the construction activities and presents the highest construction emissions as a worst-case scenario.

TABLE 1: PEAK CONSTRUCTION EMISSIONS

Activity	Pollutant Emissions (Pounds Per Day)					
	ROG	NOx	CO	SOx	PM10	PM2.5
Demolition	4.6	48.4	36.8	0.04	2.6	2.3
Site Preparation	5.3	57.0	43.5	0.04	21.3	12.8
Grading	3.9	40.5	27.4	0.03	9.0	5.5
Building Construction	4.4	33.4	27.6	0.05	3.3	2.3
Paving	2.1	18.4	13.5	0.02	1.3	1.1
Architectural Coating	59.8	2.5	2.9	0.01	0.4	0.2
<i>Escondido Thresholds</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>
<i>Exceed Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Long-term impacts are associated with the built out condition of the proposed project. Air pollutant emissions due to the project were calculated using the CalEEMod program. The program was set to calculate emissions for the proposed project. Primary sources of emissions generated by the proposed project will be from the motor vehicles. Natural gas combustion and re-current painting of the facilities will also contribute to the emissions. The traffic data indicates that there will be 1,390 trips in and out of the facility per day. CalEEMod calculates maximum daily emissions for the summertime and wintertime periods.

Table 2 presents the results of the CalEEMod showing the maximum daily air pollutant emissions projected for build out year. The specific data utilized in calculating the emissions are provided in Appendix B.

TABLE 2: PROJECT EMISSIONS (POUNDS PER DAY)

	ROG	NOx	CO	SOx	PM10	PM2.5
Total Project Emissions	8.4	7.0	39.4	0.1	5.0	1.5
<i>Escondido Thresholds</i>	<i>55</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>
<i>Exceed Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

The project's construction and operational emissions would not exceed the City's established CEQA significance criteria for air quality in its Environmental Quality Regulations (EQR) as established in the Escondido Municipal Code Chapter 33 Article 47. This determination is based on the use of paint with a low VOC rating of 75 g/l or less during construction, which is a project design feature, and the project will be conditioned accordingly. Consequently, the project would conform to the City's quality of life standards. Furthermore, the project would be required to comply with all applicable rules and regulations established by the SDAPCD during construction activities at the Project site.

AQ-1 To ensure the projected construction emissions are all below the significance thresholds established by the City for painting emissions, the project will be conditioned to use paint with a low VOC rating of 75 g/l or less during construction.

- b) ***Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

Less than Significant Impact. The project's construction and operational emissions would not exceed the City's established CEQA significance criteria for air quality in its EQR (Escondido Municipal Code Chapter 33 Article 47) by using paint with a low VOC rating of 75 g/l or less during construction. No impacts are projected as the reactive organic gases (ROG) emissions during painting will be reduced to below the significance threshold.

- c) ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

Less than Significant Impact. As described above in III(a), mobile source emissions associated with the project would be minimal. Project construction would result in emissions, as described above; however, all construction-related emissions would be less than established significance thresholds for each criteria pollutant by using paint with a low VOC rating of 75 g/l or less during construction. Emissions would be less than significant, and therefore, the project would not result in a cumulatively considerable increase in any criteria pollutant for which the region is non-attainment.

- d) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

No Impact. A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples include residences, schools, playgrounds, child care centers, churches, athletic facilities, retirement homes, and long-term health care facilities. As described above in III(a), mobile source emissions associated with the project would be minimal. Project construction would result in some construction-related emissions; however, no impacts are projected as the short-term, temporary emissions will not exceed established thresholds for criteria pollutants with the use of paint with a low VOC rating of 75 g/l or less.

e) **Would the project create objectionable odors affecting a substantial number of people?**

Less than Significant Impact. The proposed residential development does not include any uses that have been identified as being associated with odors such as dairy operations or chemical plants. Thus, the proposed project is not expected to result in objectionable odors for future residents or for the neighboring uses.

During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a minor, temporary source of nuisance to adjacent uses, and would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, and would likely appreciably disperse on site, the odors would have a less than significant impact.

IV. BIOLOGICAL RESOURCES

Would the project:

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

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☒ | ☐ |

IV. Biological Resources Discussion

- a) ***Would the project have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate sensitive or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?***

Less than Significant impact with Mitigation. According to the Latitude II Project Biological Survey and Wetland Determination Results (Glenn Lukos Associates, February 2, 2015; Appendix C), no sensitive species or special status plant or animal species were detected or are expected to occur on the property as the site lacks any habitat to support them. The project site is undeveloped and covered mainly by non-native grasses and medium size trees, including eucalyptus species (7); pine trees (7); and, queen palms (11).

Indirect impacts to raptors could result from the loss of forage and nesting habitat. The non-native grass (NNG) provides habitat for raptor prey but there are no longer any mature Mexican fan palm trees to provide for nesting or roosting opportunities. There was no evidence of use of the trees as nesting or resting sites for raptors during the field investigation; however, trees within the eucalyptus woodland could support nesting birds, including raptors, protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG Code). Disturbance of birds protected under the MBTA would result in a potentially significant impact, requiring mitigation.

According to the Results of Vegetation Mapping, the project will result in the loss of approximately 0.39 acres of NNG habitat (Glenn Lukos Associates, June 23, 2015, Appendix C). The City uses the Escondido Draft Subarea Plan to implement the approved MHCP within City limits. The City's draft Subarea Plan requires impacts to NNG to 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. Therefore, the applicant will purchase 0.2 credits from the Daley Ranch Bank or other approved mitigation bank to reduce this potentially significant impact to below significance.

BIO-1 To ensure compliance with the MBTA, clearing of potential nesting habitat shall, to the maximum extent feasible, occur outside of the breeding season for birds and raptors, which is defined as January 15 to September 15. If activities must occur during the general breeding season, clearing could occur if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present within three days prior to clearing. A

pre-grading survey shall be conducted by a qualified biologist prior to any clearing or grading to determine if breeding or nesting avian species occur within areas that would be directly affected by grading or indirectly affected by construction noise. If any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) the nest is abandoned or the young have fledged or (2) after September 15.

BIO 2 To compensate for the loss of 0.39 acres of NNG, the applicant shall purchase 0.2 mitigation credits from the Daley Ranch Bank or other approved mitigation bank.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?*

No Impact. The property shows no evidence of surface water or surface flows that would be associated with riparian habitat or be considered jurisdictional riparian habitat by any plan, policy, regulation or regulatory agency. No critical habitat or other sensitive natural community was identified on site. Therefore, the modification of existing on-site disturbed habitat would be less than significant.

c) *Would the project have a substantial adverse effect on biological resources involved within a jurisdictional water feature as defined by federal, state or local regulations (e.g., Section 404 of the Clean Water Act, Section 401. of the Clean Water Act, Section 1.602 of California Fish and Game Code, Porter-Cologne Water Quality Control Act, etc.) through direct removal, filing, hydrological interruption, or other means?*

No Impact. According to the Biological Survey and Wetland Determination Results performed for the project, the property does not include wetlands or riparian habitat, hydroponic vegetation or any jurisdictional drainages, jurisdictional wetlands, waters of the U.S. or streambeds; and therefore, the project would not affect biological resources associated with a jurisdictional water. The preliminary findings of the U.S. Army Corps of Engineers (Corps) and California Department of Fish and Wildlife (CDFW) for the project site are summarized in the Jurisdictional Determination for Latitude II (Glenn Lukos Associates, June 30, 2014; Appendix C). The project contains no blue-line drainages (as depicted on the U.S. Geological Survey (USGS) topographic map Valley Center, California [dated 1968 and photo revised in 1975]). On June 23, 2014, regulatory specialists of Glenn Lukos Associates, Inc. (GLA) examined the project site to determine the limits of (1) Corps jurisdiction pursuant to Section 404 of the Clean Water Act, and (2) CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code (Appendix C).

The project site contains a single swale that enters the site at the eastern boundary and extends in a westerly direction to a concrete inlet where it exits the site. The swale contains no indicators for an ordinary high water mark (OHWM) and contains no wetlands.

The swale supports a predominance of upland species. Dominant species include, Johnson grass (*Sorghum halepense*, FACU), castor-bean (*Ricinus communis*, FACU), Bermuda grass (*Cynodon dactylon*, FACU), and Italian Rye grass (*Festuca perennis*, FAC). Other species include, bristly ox-tongue (*Helminthotheca echioides*, FACU) yard knotweed (*Polygonum aviculare*, FACW), field bindweed (*Convolvulus arvensis*, UPL), wild oats (*Avena fatua*, UPL), giant reed (*Arundo donax*, FACW), and curly dock (*Rumex crispus*, FAC). The plants were examined at three data collection points, with each one failing the basic dominance test. The prevalence index score from point 1 is 3.89, with soil point 2 scoring 3.59, and point 3 scoring 3.87. The scale is from 1 to 5 with scores less than 3.0 indicating wetland vegetation; scores greater than 3.0 indicate uplands. That is why the Corps found no Section 404 jurisdiction. Given that all three points failed both the basic dominance test and the prevalence index, the site does not support hydrophytic vegetation and the Corps concluded there was no section 404 jurisdiction.

In addition, as to Hydrology, the swale exhibited one secondary indicator, drainage patterns (B10), but because no other secondary or primary indicators were present, the site does not meet the threshold for wetland hydrology.

Soils exhibited a chroma of 10/YR 2/1 and no redoximorphic features. No other hydric soil indicators were present. Therefore the site does not exhibit hydric soils.

Therefore, the swale fails to meet each of the three criteria for a positive wetland determination. As noted above, the swale does not exhibit the characteristics of a stream, therefore the swale is not a streambed pursuant to section 1602.

- d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. The project site may be considered as disturbed habitat that contains no waters capable of supporting migratory fish. The site is surrounded by suburban development and is not a part of a migratory wildlife corridor. The property includes with a mix of small, medium and mature eucalyptus and palm trees. The property is essentially an isolated island of disturbed vegetation with little to no wildlife habitat value or connection to other large blocks of undisturbed native habitat occurring in the area. This property is considered an in-fill parcel.

- e) **Would the project conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?**

Less than Significant Impact. The loss of 31 mature trees on the site would be replaced by the over 100 trees proposed as part of the project design, which is greater than the 1:1 ratio in conformance with the City's Grading Ordinance, and the project will be conditioned accordingly. There are no protected trees (Oak Trees) located on the site. Because the project is located within an urban area and along a commercial corridor, development of the site would not conflict with the provisions of an adopted habitat conservation plan, National Community Conservation Plan (NCCP), other approved local, regional, or state habitat conservation plan such as the County of San Diego Multiple Species Conservation Program (MSCP).

BIO-3 The project will result in the loss of 31 mature trees. The project design includes the placement of over 100, which is greater than the 1:1 ratio required in the City's Grading Ordinance.

- f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less than Significant Impact. The site is not located in any other natural community or habitat conservation plan. Therefore, the project impacts would not be in conflict with adopted provisions of an applicable plan.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

V. Cultural Resources Discussion

a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

No Impact. The EIR for the 2012 General Plan Update included two comprehensive historic preservation surveys to identify significant resources found in the City. The project site does not include historic buildings and is not listed as a significant historical site (Figure 4.5-1).

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

Less than Significant Impact. The EIR for the 2012 General Plan Update did not identify any known archaeological resource on the project site. The City's Archeological Inventory does not identify any known prehistoric resources in the vicinity of the project site.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. The EIR for the 2012 General Plan Update concluded the rock formations in the project area have no paleontological resource potential or as unique geologic features and there are no rock outcroppings on the project site.

d) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Less than Significant Impact. No human remains are known to exist on-site and therefore no impacts are expected to occur. All requirements and protocols would be followed should human remains be discovered during ground disturbance. Specifically, to comply with State Health and Safety Code Section 7050.5, if human remains are encountered, the County Coroner must be notified of the find immediately. No further disturbance would occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD), and must contact the City to facilitate coordination with the MLD on the respectful treatment and disposition of remains.

VI. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☐ | ☒ |

VI. Geology and Soils Discussion

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. The project area is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone and will not require a special site investigation by an Engineering Geologist. The closest faults to the project site are associated with the Elsinore Fault system, located approximately 15.5 miles from the project site. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. The proposed structures are determined to be in Seismic Design Category D (Geotechnical Engineering Investigation, Salem Engineering Group, Inc., January 14, 2015, Appendix D). Thus, the project would have no impact related to the rupture of a fault.

- ii) Strong seismic ground shaking?**

Less than Significant Impact. The geotechnical report indicates that the project is neither located in an Earthquake Fault Zone nor does the site contain soils or other geological conditions that would result in strong seismic ground shaking.

- iii) Seismic-related ground failure, including liquefaction?**

Less than Significant Impact. The General Plan Figure VI-9 indicates that the site is located in a liquefaction Hazard Area. The soils on the project site consist predominately of clayey silt/clay, clayey silt, sandy silt with varying amounts of clay, sandy silt/silty sand with varying amounts of clay, silty sand with trace clay, and silty sand/sand. A seismic hazard, which could cause damage to the proposed development during seismic shaking, is the post-liquefaction settlement of the liquefied sands. The liquefaction analysis indicated that the site soils had a moderate potential for liquefaction under seismic conditions and the total liquefaction-induced settlement was calculated to be 1.33 inches and the differential settlement is estimated to be 0.7 inches over 20 linear feet which should be within the tolerable limits of the footings and is not significant. The project will be consistent with the geotechnical investigation recommendations (Appendix D).

iv) Landslides?

No Impact. There are no known landslides at the site, nor is the site in the path of any known or potential landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The project would include demolition, grading, and construction activities as well as landscaping. The project would implement best management practices during construction and operation in compliance with regulations. Project impacts related to soil erosion would be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in, on or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. The site is not located in an area of known ground subsidence due to the withdrawal of subsurface fluids. The potential for subsidence occurring at the site due to the withdrawal of oil, gas, or water is considered remote. There are no known landslides on or near the project site, and the site is not located in the path of any known landslides. The potential damage to the proposed project due to landslides or slope instability is considered very low. In addition, the on-site materials are not known to be prone to slope instability in properly engineered slopes. Due to the relatively flat site topography, the potential for lateral spreading causing a catastrophic collapse of the proposed structures is considered low (Appendix D). Impacts related to geology and soils would be less than significant.

d) Would the project be located on expansive soil, as defined in Table 1.8-1.-B 01 the Uniform Building Code (1.994), creating substantial risks of life or property?

Less than Significant Impact. The onsite soil is slightly expansive and the project would include excavation and re-compaction of soils consistent with the geotechnical investigation recommendations (Appendix D). Thus, the project would have a less than significant impact related to expansive soils.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The proposed project would have access to existing City wastewater infrastructure and would not require the use of septic tanks or alternative wastewater disposal systems.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VII. Greenhouse Gas Emissions Discussion

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

Less than Significant Impact. The City of Escondido Greenhouse Gas Emissions adopted CEQA Thresholds and Screening Tables, which determined that projects that generate less than 2,500 metric tons (MT) of carbon dioxide equivalent (CO₂EQ) per year would not be considered significant. The proposed project would generate Greenhouse Gas (GHG) emissions directly through the burning of carbon-based fuels such as gasoline and natural gas as well as indirectly through the use of electricity and water and from the anaerobic bacterial breakdown of organic solid waste disposed into landfills. GHG emissions would be generated during construction of the project. Once fully operational, the proposed project will emit approximately 1,250 MT of CO₂EQ per year which would not exceed the City's established 2,500 MT screening threshold (Greenhouse Gas Assessment, Mestre Greve Associates, February 13, 2015; Appendix E). Therefore, no mitigation measures or further analysis is required.

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

Less than Significant Impact. As discussed above, the GHG emissions generated by the proposed project would not exceed the City's 2,500 MT of CO₂e per year screening threshold. As the 2,500 MT of CO₂e per year threshold has been developed as part of Escondido's Climate Action Plan (E-CAP) development review process, the project would not interfere with implementation of the E-CAP. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve the AB 32 goal of achieving 1990 levels of GHG emissions by 2020.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

- h) Expose people or structures to significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ ☐ ☒

VIII. Hazards and Hazardous Materials Discussion

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less than Significant Impact with Mitigation. The proposed project would include the development of 112 multi-family residential units and includes neither industrial elements nor association with the storage, handling, or transportation of hazardous materials. With the exception of occasional refueling in a designated, protected area of the project construction area, no hazardous materials will be on site.

The results of the Phase I Environmental Site Assessment (Advanced Environmental Concepts, Inc., April 2014, Appendix G) identified one onsite recognized environmental condition (REC), no controlled recognized environmental conditions, no onsite historical recognized environmental conditions, and four offsite historical recognized environmental conditions. A review of the City of Escondido Building Department files indicates a possibility that a nearby automotive fuel station and/or possible prior onsite auto repair, tire repair shop, leaking transformer pad and/or potential pesticide application may have contaminated portions of the subject property. Subsequent soil tests indicated minor concentrations of extractable petroleum hydrocarbons below "actionable" concentrations for residential properties, however, groundwater sampling indicated methyl tertiary butyl ether (MTBE) concentrations above the EPA Maximum Contaminant Level (MCL) for drinking water. Based on the depth to groundwater (approximately 15- feet bgs), it is likely that no contact would be made with the contaminated groundwater, therefore, the onsite MTBE contamination will not cause a human health risk to future site construction and/or occupation. The City of Escondido provided a Negative Declaration for the Lumina Townhomes Project (ER 2005-43) for the project site on May 30, 2006, indicating that the Lumina project would have a less than significant impact to the environment and or public associated with hazards and hazardous materials.

The 2014 environmental site assessment concluded that the most likely source of the onsite MTBE is from a prior leaking UST identified at the upgradient ARCO station approximately 300-feet east of the target property and that the onsite contamination does not pose a risk to onsite human health via an "indoor air" exposure pathway (Phase I Environmental Site Assessment, Advanced Environmental Concepts, Inc., April 2014, Appendix G). Furthermore, MTBE is not a chemical of concern for vapor migration risk. Also, benzene was not identified in soil and/or groundwater at the subject property, therefore, there is no identified source for onsite vapor encroachment. However, because of the identified presence of MTBE, institutional controls should be implemented during construction to limit contact with the underlying MTBE contaminated groundwater and excavations should be limited to the vadose zone and be monitored and if groundwater is encountered during construction, be mitigated in coordination with the Department of Toxic Substances Control (DTSC) and the San Diego Regional Water Quality Control Board (RWQCB). Implementing mitigation measures Haz-1 and Haz-2 will reduce risks associated with the detected concentrations of MTBE to less than a significant level.

HAZ-1 The applicant shall record a deed restriction on the title for the project site that prohibits the use of groundwater at the project site for any purpose including, without limitation, any extraction of groundwater.

HAZ-2 In the event groundwater is encountered during construction, all construction activities in that area will halt until groundwater has been sampled by a qualified professional to determine the presence or absence of MTBE. If MTBE is present in excess of established thresholds, the professional shall coordinate preparation of dewatering or disposal plan with DTSC and the RQWCB.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Less than Significant Impact. The proposed project would include the development of 112 multi-family residential units and upon project completion no significant hazards or releases of hazardous materials would be expected of this land use. The project would have the potential of accidental fuel and/or chemical spills during the grading and construction phases. The contractor would be required to implement best management practices (BMPs) to reduce impacts of a potential spill, such as implementing a Spill Prevention, Control, and Countermeasures (SPCC) Plan and maintaining at the job site the applicable equipment and material designated in the SPCC Plan. With these BMPs, potential impacts would be less than significant.

- c) *Would the proposed project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

Less than Significant Impact. The project is within 0.8 miles of an existing school. See answer VIII.a, above.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing on working in the project area?***

No Impact. The project site is not located within an airport land use plan is located outside the sphere of influence for the McClellan-Palomar Airport, which is the nearest public airport.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?***

No Impact. The project is not located within the vicinity of a private airstrip. The nearest private airstrip is located approximately 7.4 miles to the northeast at Lake Wohlford Resort.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

No Impact. The project is accessible over, and would neither alter nor impede, existing evacuation routes shown in the General Plan Figure VI-1. Implementation of the emergency response plan includes such precautions as avoiding construction in high-risk areas, proper landscaping in fire prone areas, and designing development to withstand earthquakes and flooding.

- h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or areas where residences are intermixed with wildlands?***

No Impact. Figure VI-6 in the City's General Plan rates the project site as moderate for wild fire risk. There are no significant impacts given the existing regulations, policies, plans and guidelines in the City's General Plan.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned Stormwater drainage systems or provide substantial additional sources of polluted run-off?	☐	☐	☒	☐

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | ☐ | ☐ | ☐ | ☒ |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | ☐ | ☐ | ☐ | ☒ |
| h) Place with a 100-year flood hazard area structures which would impede or direct flood flows? | ☐ | ☐ | ☐ | ☒ |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or a dam? | ☐ | ☐ | ☒ | ☐ |
| j) Inundation by seiche, tsunami, or mudflow? | ☐ | ☐ | ☐ | ☒ |

IX. Hydrology and Water Quality Discussion

a) ***Would the project violate or conflict with any adopted water quality standards or waste discharge requirements?***

Less than Significant Impact. A Water Quality Technical Report (WQTR) was prepared by Roger Chung, P.E. for the project (January 27, 2015, revised June 15, 2015, Appendix F). The project site is undeveloped and covered mainly with a mix of small, medium and mature eucalyptus and palm trees. The north half of the project drains from the northeast corner towards the southwesterly direction. The south half of the project drains from the southeast corner towards the northwesterly direction. Runoff off from this project site is conveyed by the reinforced concrete box (RCB) in Centre City Parkway. In the post-project condition, the multi-family residential development will consist of 6 buildings, a leasing office, fitness center, pool area and parking lots. Most of the site will be impervious due to the buildings and parking lots with some pervious areas such as landscaping. The elevations of the project site ranges from 649.1 feet (ft) to 646.7 ft from west to east. Project construction would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01, NPDES), the project- specific Storm Water Pollution Prevention Plan (SWPPP), and with the City of Escondido erosion control ordinances and policies. All bioretention will occur offsite in the public right of way. The proposed bioretention plus cistern facilities design complies with the current storm water quality standards that are required by the San Diego Regional Water Quality Control Board and the City of Escondido. The bioretention plus cistern sizing calculations are included in the WQTR.

b) ***Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drip to a level which would not support existing land uses or planned uses for which permits have been granted)?***

No Impact. The project would not involve groundwater wells or pumping. The project would increase the impervious surface area; however, the project is not anticipated to affect groundwater recharge because the existing site condition does not have a large sump area that collects and stores surface water for groundwater recharge.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a watercourse or wetland, in a manner which would result in substantial erosion or siltation on or off-site?**

Less than Significant. No watercourse or wetland is present on the project site and no watercourse or wetland is located off-site near the project. The existing general drainage pattern would remain post-development, based on analysis provided in the project-specific WQTR (Appendix F). The project does not propose the redirection of the flow. Most of the site will be impervious due to the buildings and parking lots, with some pervious areas such as landscaping. On-site runoff will be treated by the proposed nine cisterns that are located underneath the street and parking lots throughout the project site, and the bioretention basin area, which is west of the project in the Centre City Parkway right-of-way. The treated runoff will drain into the proposed 6.5'W x 3'H RCB that runs through the middle of the project site from east to west. The proposed RCB will connect to the existing Triple 8'W x 4'H RCB that runs across Centre City Parkway. Construction BMPs will be in place during the grading.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?**

Less than Significant Impact. See response to IX c.

- e) Create or contribute to runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Less than Significant Impact. See response to IX a.

- f) Otherwise substantially degrade water quality?**

No Impact. See answer IX a.

- g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact. According to Figure VI-7, 100 Year Flood Hazard Zones of the General Plan, the project site is not located within a FEMA 100 Year Floodway or a 100 Year Floodplain.

- h) Would the project place structures or fill within 100-year flood hazard area, which would impede or redirect flood flows?**

No Impact. According to Figure VI-7, 100 Year Flood Hazard Zones of the General Plan, the project site is not located within a FEMA 100 Year Floodway or a 100 Year Floodplain. No flows would be impeded or redirected.

- i) Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Less than significant Impact. The project site is located in an inundation zone according to Figure VI-8 Dam Failure Inundation Area in the General Plan. A catastrophic dam failure at either of these facilities would likely result in extensive downstream flooding of Escondido Creek. Regular county, state, and federal inspections of the dams are conducted to minimize failure and flooding risks would reduce any potential impacts to a level below significant.

j) Inundation by seiche, tsunami, or mudflow.

No Impact. The project site is located over 14 miles away from the Pacific Ocean and out of range for risk of tsunami. No bodies of water or waterflows are located near the site that would create exposure to risk of seiche or mudflow.

X. LAND USE PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

X. Land Use Planning Discussion

a) Would the project physically divide an established community?

No Impact. Existing surrounding development includes commercial and multi-family attached and detached housing. Therefore development of the multi-family condominiums will not divide the established community or conflict with any applicable plan. The project's construction would not include any new land use barriers, preclude the development of surrounding parcels or otherwise divide or disrupt the physical arrangement of the surrounding community since the project is considered infill development. Adequate public facilities are available and water and sewer service can be provided to the project with nominal extensions of nearby existing facilities. Therefore, no impact would occur.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The site is designated as part of the Centre City Urban District of the Downtown Specific Plan. A Planned Development (PD) is required to implement the proposed residential development as indicated in Figure II-3 of the Downtown Specific Plan. Per the General Plan (2012), the PD zone is intended to:

encourage the planned development of parcels sufficiently large to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido General Plan and the Escondido Zoning Code may be accommodated; to encourage

creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities, etc.

The project is consistent with the Downtown Specific Plan policies and standards by providing housing options in the downtown area, with building architecture that relates to the surroundings. The project is proposing exceptions to the development standards through the PD process; however, none of the exceptions will result in significant impacts.

The proposed open space is not consistent with the development standard of 300 square foot of open space per unit but any impacts will be less than significant as the project will provide interactive internal pedestrian experience with the contiguous open space and the resort pool, barbeques and pet wash station. In addition to the common open space, the project will include 83 sf/ unit of private open space area, which is greater than the required 25 sf/ unit and includes patios for ground floor units and balconies on the second and third floor units.

The proposed project would provide 209 parking spaces consisting of 62 garage spaces (10 will have direct access to units), 47 covered car ports and 100 uncovered open spaces reserved for the units. The ratio of covered to uncovered parking does not meet the Downtown Specific Plan requirement of one covered space per unit as the property includes easement along the northern property line, preventing the placement of carport structures. In addition, the length of the proposed carport stalls will have the required 18 foot depth, however, the structure itself will only be 16 feet deep, again due to the placement of easements. Any impacts will be less than significant because the number of overall parking spaces and actual depth of the revised carport stalls are consistent with the standards.

The front, rear and side setbacks are also reduced from those required in the Downtown Specific Plan. In order to ensure that longer vehicles will not spill into the fire access lane, the project converted the compact spaces fronting Buildings 3 and 4 into standard length parking stalls. In order to achieve this, Building 3 is closer to the property line on the Centre City Parkway side to accommodate the longer parking stall by 2'-0" thereby encroaching on the 14'-0" setback requirement.

The project will also require a 2 foot car overhang into the setback, on the eastern boundary project site, and an 18-inch encroachment into the setback on the northern boundary. The project includes 24 foot clear fire lanes on-site per the Fire Master Plan. The project includes a block wall around the perimeter.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

Less than Significant Impact. The site is not located within an area designated for conservation and does not include any native habitat covered by a natural community conservation plan or the draft subarea plan for the City of Escondido. Thus, the project would have no impact related to habitat conservation plan.

XI. MINERAL RESOURCES

Would the project:

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

XI. Mineral Resources Discussion

- a) ***Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

No Impact. No known mineral deposits or mining sites, existing or past, are located on the project site or in the vicinity of the project site (Figure 4.11-1 of the General Plan Update Environmental Impact Report).

- b) ***Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

No Impact. See answer XI.a above.

XII. NOISE

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise in levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

XII. Noise Discussion

- a) ***Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Less than Significant Impact. The existing General Plan Community Protection Element establishes noise and land use compatibility standards and outlines goals and policies to achieve these standards. New projects in the City are required to meet the Noise Compatibility Guidelines. An interior and exterior noise evaluation was completed by Landrum & Brown (June 23, 2015, Appendix H) and is summarized below.

Construction Noise

Construction of the project would generate noise. Noise associated with grading and construction could potentially result in short-term noise impacts to adjacent residential properties. The City's General Plan EIR considered construction short-term noise impacts and concluded that compliance with the City's Noise Ordinance and the proposed General Plan policies would reduce the proposed project's impacts related to construction noise to less than significant level. The noise evaluation considered the noise levels associated with the operation of the construction equipment expected to be used on site range from about 75 decibels to 84 decibels at 50 feet from the source; however, the nearest noise sensitive land use is located about 120 feet from the project site which reduces the estimated noise values by approximately 8 dBA (Appendix H).

Assuming a worst case piece of construction equipment at 79 dBA, construction noise would have the potential to exceed 71 dBA at the nearest noise sensitive land use. Therefore, construction under the proposed project would not have the potential to exceed the 75 dBA hourly average noise level limit. Grading and paving activities are expected to be conducted all over the project site, therefore the equipment will spend a small percentage of the time being nearest to the residential receivers. As a result, the average noise level at the nearest noise sensitive receiver will be less than the 75 dBA hourly average standard.

The project will be conditioned to comply with the Noise Ordinance, which establishes limits on construction noise generation to 75 average equivalent A-weighted decibels (dB(A) L_{eq}), between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 5:00

p.m. on Saturdays. Grading activities on Saturday will occur between 10:00 a.m. and 5:00 p.m. The project would comply with the Noise Ordinance and construction noise impacts would be less than significant.

Exterior Noise

The predominant noise affecting the site is due to vehicular traffic on Centre City Parkway and Washington Avenue. The City's 60 dBA Community Noise Equivalent Level (CNEL) exterior noise goal for multi-family project only applies to recreation areas. The nearest recreation area to the centerline of Centre City Parkway is the pool area, which is approximately 235 feet away. Accounting for the limited angle of sight from Center City Parkway to the pool area, and the distance from the centerline of the roadway to the pool area, the unmitigated traffic noise level would be about 55.5 CNEL. The results of the Federal Highway Administration ("FHWA") Highway Traffic Noise Prediction Model, analyzing representative cross-sections of the project determined noise barriers will not be required (Appendix H). With the location and orientation of the buildings themselves as shown on the current site plan, current and future exterior noise levels would meet the City's Land Use Compatibility Guidelines and noise impacts are less than significant.

Interior Noise

CEQA is intended to protect the existing environment from impacts that would result from the proposed project. CEQA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for siting of new development. The project must comply with the City of Escondido indoor noise standard of 45 CNEL. To meet the interior noise standard, the buildings must provide sufficient outdoor to indoor building attenuation to reduce the noise to acceptable levels. The outdoor to indoor noise reduction characteristics of a building are determined by combining the transmission loss of each of the building elements that make up the building. Each unique building element has a characteristic transmission loss. For residential units, the critical building elements are the roof, walls, windows, doors, attic configuration and insulation. The total noise reduction achieved is dependent upon the transmission loss of each element, and the surface area of that element in relation to the total surface area of the room. Room absorption is the final factor used in determining the total noise reduction.

Building surfaces in the project will be exposed to a maximum noise level of 69.1 CNEL, and therefore, the rooms will require at least 24.1 dB noise reduction in order to meet the 45 CNEL interior noise standard. Detailed engineering calculations are needed for building attenuation requirements greater than 20 dB. Construction details presented below were taken from the architectural drawings prepared for the project.

Roofs (Plan 3 Units) – At some areas, where there are lofts (Plan B3), the roofs are vented attic space construction and incorporate concrete tiles on the exterior and minimum 1/2" gypsum drywall on the interior surface of the living area. Attic spaces are insulated with fiberglass insulation, and roofs are sloped. This roof/ceiling assembly was estimated to achieve an exterior wall noise rating (EWNr) of at least 36.

Roofs (all other plans, including remaining lofts) – At most areas, the roofs are insulated, flat, built up over plywood, with a minimum 1/2" gypsum drywall on the interior surface of the living area. Parapets are used along the roof perimeter. This roof/ceiling assembly was estimated to achieve a noise reduction rating of at least EWNr=42.

Walls - Exterior walls are wood stud construction with stucco exteriors and minimum 1/2" gypsum drywall on the interior. All exterior walls include fiberglass insulation in the stud cavities. The walls were estimated to achieve a noise reduction rating of at least EWNr=40.

Windows - The operable windows were estimated to achieve a noise reduction rating of at least EWN_R=24. (This is roughly equivalent to a noise reduction rating of STC=26). The fixed windows were estimated to achieve a noise reduction rating of at least EWN_R=28. (This is roughly equivalent to a noise reduction rating of STC=31).

Based upon the construction details and the EWN_R values, the exterior to interior noise reduction was calculated for a number of rooms in the project. The data indicates that the worst case room in the project (kitchen at Unit B3, Building 5) will be exposed to an exterior noise level of 67.6 dB. The room will achieve an outdoor to indoor noise reduction of about 22.7 dB (Calculation Spreadsheets attached to Appendix H). Therefore, the resulting interior noise level will be 44.9 CNEL. This meets the City's required interior noise level of 45 CNEL or less. Therefore, all rooms within the project are expected to meet the 45 CNEL interior noise standard without building upgrades (Appendix H).

A significant land use compatibility impact would occur if the proposed project would expose new residences to noise levels in excess of the noise compatibility standards. According to the noise evaluation, current and future interior noise levels would not exceed 45 dBA (CNEL) in habitable rooms at the new residential buildings with the incorporation of structural noise requirements, including mechanical ventilation for when windows are closed. This meets the city and state criteria of 45 CNEL indoors for habitable rooms with the appropriate construction features to conform to interior noise levels below a CNEL of 45 dB in any room (windows closed condition).

b) *Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Less than Significant Impact. The project does not propose any uses that would generate ground-borne vibration or noise. Noise impacts associated with construction activity would be temporary and short term. Normal construction activities would not generate significant vibration. Ground-borne vibration impacts would be less than significant.

c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant Impact. Proposed residential land use is not a significant noise generator. Impacts would be less than significant.

d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant Impact. A temporary increase in ambient noise levels would occur during the grading and construction project phases. Refer to the analysis under XII(a). Impacts would be less than significant.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site is not located within an airport land use plan and is located outside the sphere of influence for the McClellan-Palomar Airport, which is the nearest public airport. The site is not located within the vicinity of a private airstrip. The nearest private airstrip is located approximately 7.4 to the northeast at Lake Wohlford Resort.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. See answer XII.e above.

XIII. POPULATION AND HOUSING

Would the project:

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

XIII. Population and Housing Discussion:

- a) ***Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Less than Significant Impact. The project would build 112 multifamily condominium units, which would incrementally increase the population in the immediate area by adding additional dwelling units. The projected population increase of the project would be approximately 276 new residents, assuming each unit would have one additional resident per number of bedrooms provided (i.e., 2 residents for each one-bedroom unit, and 3 residents for each two-bedroom unit), which would not be considered substantial. According to the City's General Plan EIR, SANDAG forecasts that the population in the City will increase to over 168,779 people by 2035. The increase associated with the project would represent less than 0.1 percent of the projected growth. The project would not indirectly induce substantial population growth. Access to the site would be provided from a driveway on Centre City Parkway, with two emergency access driveways, one on Centre City Parkway and the other on Washington Avenue. No other infrastructure is proposed aside from utility improvements on the property that would tie into existing offsite municipal infrastructure.

- b) ***Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing infrastructure?***

No Impact. The project site is currently vacant land. Therefore, no existing housing units would be displaced.

- c) ***Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

No Impact. The project site is currently vacant land. Therefore, no existing housing units would be displaced.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the public services:				
Fire Protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒

XIV. Public Services Discussion:

- a) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the following public services?***

i) Fire Protection

Less than Significant Impact. The project site is within the Rincon Del Diablo Fire Protection District with services provided by the Escondido Fire Department. Fire Station #1 is the closest station, approximately 0.5 miles from the site and located at 310 North Quince. The project would incrementally increase the need for service in the area by adding 112 residential units. 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. In addition, the project would be subject to fire building plan fees and review to ensure the development is in compliance with access and safety standards. No physical impacts to fire service facilities would occur as a result of project implementation and impacts will be less than significant.

ii) Police Protection

Less than Significant Impact. The project would incrementally increase the need for additional police service with the development of 112 residential units. Consistent with the Citywide Facilities Plan, this incremental increase would be offset by the payment of Public Facilities Fees paid at the time of building permit issuance. The Escondido Police Department will provide services from the

building located at 1161 North Centre City Parkway. No physical impacts to police service facilities would occur as a result of project implementation. Therefore, impacts to service level are anticipated to be less than significant as a result of the proposed development.

iii) Schools

Less than Significant Impact. The site is within the Escondido Union School District and the Escondido Union High School District. Implementing the project could result in a potential student generation of school-aged children, however impacts would be less than significant. No physical impacts to school facilities would occur as a result of project implementation. Pursuant to Government Code Section 65995 et seq., new development is assessed fees by school districts to offset demands for service, with limits on the assessment set by state law. The assessment is divided by schools where their service areas overlap. The school fees are collected when building permits are issued. In addition, as part of the initial study submittal requirements, the City of Escondido requires letters from the school districts indicating their ability to provide school facilities that can serve the project. These letters are included in Appendix J.

iv) Parks

Less than Significant Impact. The project would incrementally increase the demand on existing park facilities. The project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. This article requires that all new residential or nonresidential development pay a fee for the purpose of assuring that the public facility standards established by the City are met with respect to the additional needs created by such development. Because the park portion of the development impact fee provides for public park and recreation facilities required to support the population of the community at build out and the project includes on-site recreation areas and facilities, the project impacts will be less than significant.

v) Other public facilities

No Impact. Because the project would slightly increase the population in the area, there could be a slight increase in demand for public services; however, the project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. The project would not impact public facilities.

XV. RECREATION

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

XV. Recreation Discussion:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?**

Less than Significant Impact. The project proposes the development of 112 multi-family condominiums that would lead to an incremental increase on the use of public parks and recreational facilities. Although the project proposes a reduction in the required open space per unit in the Downtown Specific Plan, it also includes on-site private open space so impacts to these facilities would not be substantial and potential impacts would be offset by the payment of Park and Facilities Impact Fees paid upon issuance of building permits.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less than Significant Impact. The project would include recreational amenities on-site for the residents, including a fitness center and pool. The project would not increase the demand for recreational facilities off-site that would require the construction or expansion of existing recreational facilities. Thus, the project would result in a less than significant impact to recreational facilities.

XVI. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | ☐ | ☐ | ☐ | ☒ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| e) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | ☐ | ☐ | ☒ | ☐ |

XVI. Transportation and Traffic Discussion:

- a) ***Would the project conflict with an adopted plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?***

Less than Significant Impact. A project-specific Traffic Impact Analysis (TIA) was performed by Pirzadeh Associates, Inc. to analyze the projects potential impacts on existing and future Transportation and Traffic conditions in the project area (June 10, 2015, Appendix I). The TIA added the project trip generation to evaluate the performance level of the following intersections and roadway segments:

Centre City Parkway at Mission Avenue
Centre City Parkway at Washington Avenue

Centre City Parkway
SR 78 EB Off-Ramp to Mission Avenue
Mission Avenue to Washington Avenue
Washington Avenue to Valley Parkway

Mission Avenue
Center City Parkway to Escondido Boulevard
Centre City Parkway to Quince Street

Washington Avenue
Centre City Parkway to Escondido Boulevard
Centre City Parkway to Quince Street

The project-specific approach and methodology is based on the City of Escondido's published significance criteria and includes the following scenarios to determine project traffic impacts at intersections and along roadway segments.

- Existing Condition (based on new traffic counts)
- Existing + Project Traffic Condition

- c. Existing +Cumulative Projects Traffic Condition
- d. Existing +Cumulative Projects + Project Traffic Condition

Level of service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment or intersection under various traffic volume loads. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. The LOS is used to determine whether or not a project will have a significant impact on an existing roadway or intersection based on local and/or regional thresholds called significance criteria.

The following is a summary of the significance criteria that was utilized in the TIA. The table below summarizes the amount of traffic which can be added to a LOS D/E/F location before a significant impact is calculated in the City of Escondido.

TABLE 3: PROPOSED THRESHOLDS TO IDENTIFY SIGNIFICANT TRAFFIC IMPACT
(CITY OF ESCONDIDO)

Level of Service with Project	Allowable Change due to Project Impact		
	Roadway Segments		Intersections Delay (sec)
	V/C	Speed (mph)	
D, E, or F	0.02	1	2

* No Significant Impact occurs at areas in GP Downtown Specific Area that operates on LOS "D" or better.

* Mitigation measures should also be considered for any segment or intersection operating on LOS "F" subject to less than significant impact.

* V: Volume *C: Capacity (use LOS "E")

The Downtown Specific Plan has established the acceptable level of service for roadway segments and intersections at LOS "E" in the downtown area. The EIR Traffic Study for the 2012 General Plan found that the above listed roadway segments and intersections will all operate at acceptable LOS at Horizon Year 2035. This finding was based on an analysis of impacts associated with the assumed land uses and facility improvements as planned by the City.

The proposed project consists of 112 condominium units. This project is expected to generate 78 AM peak hour trips, 99 PM peak hour trips and 980 Average Daily Trips (ADT). The project site will be served by a main access driveway off Centre City Parkway. The operation of this driveway will be limited to right turns in and out only. Two additional driveways, one off Washington Avenue and the other off Centre City Parkway, will allow emergency exit from the site.

As shown in Table 4 Street Segment Operations and Table 5, Intersection Operations, in order to evaluate any potential near term impacts associated with the proposed project, the existing (Year 2011/2012) roadway segment and intersection volumes presented in the Traffic Study were increased by 10 percent to account for a 2.5 percent annual growth for four (4) years to bring the volumes to current (2015/2016) levels. This procedure is consistent with the methodology presented in the EIR Traffic Study. The intersection data for the intersection of Mission Avenue and Centre City Parkway is based on more recent information that was provided by the City of Escondido. The same annual growth rate was applied to this intersection to bring the date to current levels. The project trip generation was then added to these levels to evaluate the performance level of identified roadway segments and intersections (see TIA, Pirzadeh & Associates, June 10, 2015, Appendix I, Figures 2, 2A, 2B and 3, 3A, 3B).

TABLE 4: STREET SEGMENT OPERATIONS

Street Segment	Currently Built As	Existing Capacity (LOS E)		Existing No Project			Existing With Project			2035 Built As		2035 Capacity (LOS E)			2035 No Project			2035 With Project			
		ADT	LOS	V/C	ADT	LOS	V/C	ADT	LOS	V/C	ADT	LOS	V/C	ADT	LOS	V/C	ADT	LOS	V/C		
North/South Roadways																					
Centre City Parkway																					
SR-78-EB Off-Ramp to Mission Ave	4-Ln Major	37,000	38,940	F	1.052	39,160	F	1.058	39,160	F	1.057	50,000	46,400	E	0.930	46,620	E	0.930		0.930	
Mission Ave to Project Access	4-Ln Major	37,000	32,340	D	0.874	32,830	D	0.890	33,035	D	0.890	50,000	41,500	D	0.830	41,990	D	0.840		0.840	
Washington Ave to Project Access	4-Ln Major	37,000	32,340	D	0.874	32,830	D	0.890	33,035	D	0.890	50,000	41,500	D	0.830	41,990	D	0.840		0.840	
Washington Ave to Valley Parkway	4-Ln Major	37,000	32,560	D	0.880	32,903	D	0.890	33,108	D	0.890	50,000	31,700	C	0.630	32,043	C	0.640		0.640	
East/ West Roadways																					
Mission Avenue																					
Centre City Parkway to Escondido Blvd	4-Ln Collector	34,200	27,060	D	0.79	27,207	D	0.80	28,007	D	0.82	50,000	39,800	D	0.80	39,947	D	0.80		0.80	
Centre City Parkway to Quince Street	4-Ln Major	37,000	30,690	D	0.83	30,813	D	0.83	31,203	D	0.84	50,000	44,500	D	0.89	44,623	D	0.89		0.89	
Washington Avenue																					
Centre City Parkway to Escondido Blvd	4-Ln Collector	34,200	22,220	C	0.65	22,318	C	0.65	22,318	C	0.65	34,200	28,800	D	0.84	28,898	D	0.84		0.84	
Centre City Parkway to Quince Street	4-Ln Collector	34,200	19,690	C	0.58	19,739	C	0.58	19,739	C	0.65	34,200	30,000	D	0.88	30,049	D	0.88		0.88	

TABLE 5: INTERSECTION OPERATIONS

Intersection	Control Type	Peak Hour	Existing No Project		Existing With Project		With Project Cumulative		2035 No Project		2035 With Project	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Centre City Parkway/ Mission Avenue	Signal	AM	29.9	C	30.9	C	31.3	C	34.1	C	35.3	D
		PM	34.2	C	35.0	C	35.5	D	41.8	D	42.2	D
Centre City Parkway/ Washington Avenue	Signal	AM	27.9	C	28.1	C	28.1	C	28.6	C	28.8	C
		PM	40.6	D	41.7	D	41.8	D	47.7	D	49.5	D

With the exception of one roadway segment, Centre City Parkway between SR78 and Mission Avenue, all roadway segments and intersections will continue to operate at LOS "E" or better (Table 4 and 5, above). The segment of Centre City Parkway from SR-78 to Mission Avenue is operating at LOS "F" with and without the project. However, the project's added volume to capacity (V/C) ratio to this segment is less than 0.01. As stated in the City of Escondido Traffic Impact Analysis Guidelines, the threshold of significance for a facility with a LOS "F" is a V/C increase of 0.02. Therefore the project's increase to the Centre City Parkway segment between Mission and SR-78 is not significant. Furthermore, the EIR Traffic Study Significance Criteria (Section 4.0, page 13) states

Where LOS E/F street segment operations are calculated, a secondary analysis of the adjacent intersections is conducted to determine the peak hour operations at either end of the segment. The peak hour intersection analysis is a more complicated and robust calculation as compared to the simplistic volume/capacity analysis required for street segments. If the adjacent intersections demonstrate acceptable LOS D or better operations, then it is determined that the street segment impact is in fact not significant, despite the poor V/C calculations, since intersection operations are considered more indicative of actual roadway system operations than street segment analysis.

The intersection of Centre City Parkway and Mission Avenue is projected to operate at LOS C, the other end the segment at SR-78 operates without an intersection, and the northbound portion of this segment of Center City Parkway has a third lane from Mission to SR-78 which provides further capacity for the roadway. Therefore, consistent with the defined Significance Criteria, the impact along this segment of Centre City Parkway is not significant, despite the poor V/C calculation.

The project impacts for Existing with Project Cumulative, which includes traffic generation for a recently approved project, Center Point, are also identified in Tables 4 and 5. Additionally, the long range project impacts were analyzed based on adding the project traffic generation to the Year 2035 conditions at the study intersections and along identified roadway segments. As shown in Tables 4 and 5 the proposed project does not significantly, adversely impact any intersections and roadway segments for these analysis scenarios and horizon years. Mitigation measure T-1 discussed below provides for paying a fair-share contribution to adding a third northbound lane to Centre City Parkway from the intersection of Centre City Parkway and Mission Avenue to SR 78.

The project's added volume to capacity (V/C) ratio to the segment of Centre City Parkway from SR-78 to Mission Avenue, which is operating at LOS "F" with and without the project, is less than 0.01. The following mitigation measure is included to mitigate the potential impacts:

MM T-1 Prior to the issuance of grading permits, the applicant shall pay a fair share contribution to the satisfaction of the City Engineer for the addition of a third northbound lane to Centre City Parkway from the intersection with Mission Avenue to the on-ramp to SR 78

- b) *Would the project conflict with an adopted congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the appropriate congestion management agency for designated roads or highways/***

No Impact. See XVI.a., above.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.***

No Impact. This project does not include any activities associated with air traffic.

- d) **Would the project substantially increase hazards due to a design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less than Significant Impact. The project design is consistent with standards as approved by City staff and this multi-residential development does not result in hazards related to design features.

- e) **Would the project result in inadequate emergency access?**

Less than Significant Impact. The project submitted a Fire Master Plan addressing on-site emergency access and emergency access to or from the development; the project would require approval prior to construction. Implementation of the Fire Master Plan will not prevent emergency access on, to or from the site.

- f) **Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, pedestrian facilities, or other alternate transportation or otherwise decrease the performance of such safety facilities?**

Less than Significant Impact. The project would not adversely affect any public transit, bicycle, or pedestrian facilities. The project would retain the existing sidewalks along the perimeter and would not alter any public transit or Centre City Parkway, which includes a Class II Bike Lane in the City of Escondido Bicycle Facilities Master Plan (2012b). Overall, the project would have no impact to public transit, bicycle, or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☒ | ☐ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☒ | ☐ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

XVII. Utilities and Service Systems Discussions.

a) ***Would the project exceed wastewater treatment requirements of the applicable Regional Water quality Control Board?***

Less than Significant Impact. The project would require adequate sewer and treatment services for the proposed 112 multi-family residential units. These services would be provided by existing City utility lines with approval by the City Engineer and in accordance with applicable Master Plans. The project would have no additional wastewater treatment elements that could exceed Regional Water Quality Control Board requirements.

b) ***Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.***

Less than Significant Impact. The project would require adequate water supply for the proposed 112 multi-family residential units. These services would be provided by existing City water lines with approval by the City Engineer. The proposed realignment of the existing 10" sewer main will not be significant because the new alignment will continue to provide service to three existing active laterals who receive service from the main line and the construction of the new 10-inch sewer main can be completed without service disruption of the existing active sewer laterals.

c) ***Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

Less than Significant Impact. The project would incrementally increase the amount of surface runoff as a result of additional pavement and hardscaped surfaces created by the development and road improvements. The City has indicated that existing capacity is adequate to serve the project's storm water needs. The existing road drainage facilities are adequate to provide conveyance of increased storm water flows due to the minor road improvements. The project will underground existing surface channels with pipes and concrete culverts designed to meet the requirements of the city drainage manual and guidelines. The new storm drain system will be reviewed and accepted for maintenance by the City's Utility Department. Consequently, potential impacts would be less than significant.

d) ***Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

Less than Significant Impact. According to the City of Escondido General Plan Figure III-12, the project is within the City of Escondido Utilities Department Water Service Area. Sufficient water

supplies are available to serve the project from existing entitlements and resources. To ensure adequate supply and service, the project would comply with all applicable design criteria of the City of Escondido 2012 Water Master Plan. Further this project will comply with new emergency regulations recently issued by the State of California regarding long term drought conditions within the state.

- e) ***Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

Less than Significant Impact. The project's wastewater will be treated at the Hale Avenue Resource Recovery Facility (HARRF) treatment plant. The City of Escondido General Plan Quality of Life Standards establishes a service threshold and identifies the Wastewater Master Plan as the guiding document for ensuring the adequacy of facilities to meet the demands of existing and future growth. According to the General Plan, the project is within the Escondido Sewer Service Area boundary (Figure III-14) and is an existing sewer service area in the Escondido Wastewater Master Plan (Figure 2-8). The project would create an incremental increased demand on sewer service systems that would be offset by development impact fees including the Wastewater Connection Fee, therefore impacts, if any, would be less than significant.

- f) ***Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?***

Less than Significant Impact. Escondido Disposal, Inc. would provide the project with solid waste services. Solid waste would be taken to one of several transfer stations in the area and then disposed of at the Sycamore landfill in Santee, California. According to the County of San Diego Countywide Integrated Waste Management Plan, this landfill has sufficient capacity to accommodate the project's solid waste.

- g) ***Would the project comply with federal, state, and local statutes and regulations related to solid waste?***

No Impact. The project would produce solid waste associated with both the construction and occupancy phases of the project. Both phases would implement required solid waste reduction measures to reduce the amount of waste generated, reuse and/or recycle materials to the greatest extent feasible, utilize materials made of post-consumer materials where possible, and dispose of solid waste at an appropriate facility in compliance with all federal, state, and local statutes and regulations.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

XVIII. Mandatory Findings of Significance Discussion:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation. Vegetation removal is scheduled to occur prior to January 1, if however, vegetation removal cannot be avoided between January 1 and September 1, implementation of BIO 1 will prior to project activities a qualified biologist will survey the project site for prior to project activities to reduce the potentially significant impact to raptor or other nesting birds to below significance. The project would have less than a significant impact to biological resources with implementation of BIO 2 to mitigate for the loss of non-native grasses.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. No impacts were identified as potentially cumulative. Incremental increases in impacts to the environment (e.g., traffic, air, land use, public services) are within the

thresholds set by the City's General Plan and supporting planning documents. Implementation of MM T-1 will reduce the cumulative impacts to below significance.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impacts. Potential significant impacts associated with construction emissions and construction noise have been identified, however, implementation of AQ-1, conditioning the project to use paint with a low VOC rating during construction, will reduce impacts associated with painting emissions to below significance and conditioning the project to comply with the City's Noise Ordinance, which will reduce these potential adverse effects on human beings to below significance. Implementation of HAZ-1 and HAZ-2 will reduce potential impacts associated with the MBTE levels found in the groundwater to below significance. In addition, project activities that have a potential to adversely affect human beings (e.g., potential for spill during construction) would implement BMPs to ensure no impact would occur.

**Mitigation Monitoring Program
City of Escondido**

SUB 15-0003 Residential Project

MITIGATION MONITORING PROGRAM

Issue	Potential Impact	Mitigation Measure	Implementing Entity	Implementation Timing	Certified Initial/ Date
III. Air quality	Project emissions during construction.	AQ-1 The project will be conditioned as a project design feature to use paint with a low VOC rating of 75 g/l or less during construction and the project will be conditioned accordingly.	Applicant	During project construction	
IV. Biology	Raptor Nests Nesting Birds	BIO-1 To ensure compliance with the federal Migratory Bird Treaty Act (MBTA), clearing of potential nesting habitat shall, to the maximum extent feasible, occur outside of the breeding season for birds and raptors, which is defined as January 15 to September 15. The tree removal is planned to occur prior to January 1. If activities must occur during the general breeding season, clearing could occur if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present within three days prior to clearing. A pre-grading survey shall be conducted by a qualified biologist prior to any clearing or grading to determine if breeding or nesting avian species occur within areas that would be directly affected by grading or indirectly affected by construction noise. If any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) the nest is abandoned or the young have fledged or (2) after September 15.	Applicant	Prior to commencement of tree removal or grading	
IV. Biology	Loss of non-native grassland	BIO-2 To compensate for the loss of 0.39 acres of non-native grassland, the applicant shall purchase 0.2 mitigation credits from the Daley Ranch Bank or other approved mitigation bank.	Applicant	Prior to issuance of grading permit	

VIII. Hazards and Hazardous Materials	Presence of MTBE in groundwater	HAZ-1 The applicant shall record a deed restriction on the title for the project site that prohibits the use of groundwater at the project site for any purpose including, without limitation, any extraction of groundwater. HAZ-2 In the event groundwater is encountered during construction, all construction activities in that area will halt until groundwater has been sampled by a qualified professional to determine the presence or absence of MTBE. If MTBE is present in excess of established thresholds, the professional shall coordinate preparation of dewatering or disposal plan with DTSC and the RQWCB.	Applicant	Prior to issuance of building permits During construction activities	
XVI. Transportation & Traffic	Cumulative decrease in service to the segment of Centre City Parkway from Mission Avenue to SR 78	MM T-1 Applicant shall pay a fair share contribution to the satisfaction of the City Engineer for the addition of a third northbound lane to Centre City Parkway from the intersection with Mission Avenue to the on-ramp to SR 78.	Applicant	Prior to issuance of grading permit	



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

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

Case No.: SUB 15-0003

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

6/24/15

Date

Peter T. Zak

Applicant's Name (printed)

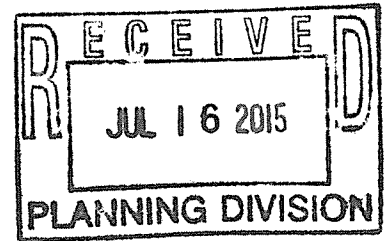
A handwritten signature in black ink, appearing to read "Peter T. Zak", written over a horizontal line.

Applicant's Signature

References

- Advanced Environmental Concepts, Inc. 2014. Updated Phase I Environmental Site Assessment.
- Atkins. 2012. City of Escondido 2012 Wastewater Master Plan. (Available at <http://www.escondido.org/Data/Sites/1/media/PDFs/Utilities/WastewaterMasterPlan.pdf>)
- Atkins. 2012. City of Escondido 2012 Water Master Plan. (Available at <http://www.escondido.org/Data/Sites/1/media/PDFs/Utilities/WaterMasterPlan.pdf>)
- City of Escondido. 2012. City of Escondido General Plan. (Available at <http://www.escondido.org/general-plan.aspx>)
- City of Escondido. 2009. Citywide Facilities Plan. (Available at <http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/CitywideFacilitiesPlan.pdf>)
- City of Escondido. 2013. Adopted Climate Action Plan. (Available at <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/AdoptedClimateActionPlan.pdf>)
- City of Escondido. 2013. Downtown Specific Plan. (Available at <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf>)
- City of Escondido. 2012. Municipal Code. (Available at <http://www.qcode.us/codes/escondido/view.php?&frames=on>)
- County of San Diego. 2012. County of San Diego, Countywide Five-Year Review Report, CountyWide Integrated Waste Management Plan. (Available at <http://www.sdcounty.ca.gov/dpw/recycling/factsfigures.html>)
- Glenn Lukos Associates. June 23, 2015. Results of Vegetation Mapping for Latitude II.
- Glenn Lukos Associates. February 2, 2015. Latitude II Project Biological Survey and Wetland Determination Results.
- Glenn Lukos Associates. June 30, 2014. Jurisdictional Status of Drainage Feature at Latitudes II Project.
- Landrum & Brown. June 23, 2015. Noise Analysis for Latitude II.
- Mestre Greve Associates. June 4, 2015. Air Quality Assessment for the Latitude 2 Condominiums.
- Mestre Greve Associates. February 13, 2015. Greenhouse Gas Assessment.
- Pirzadeh & Associates, Inc. June 10, 2015. Traffic Memorandum.
- Salem Engineering Group, Inc. January 14, 2015. Geotechnical Engineering Investigation.
- VA Consulting, Inc. January 27, 2015, revised June 15, 2015. Water Quality Technical Report (WQTR) for Latitude 2 Condominiums.

Escondido Inn
420 W Washington Ave,
Escondido, CA 92025



July 14, 2015

VIA OVERNIGHT DELIVERY AND EMAIL

bmartin@ci.escondido.ca.us

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798
Attn: Bill Martin, Planner

Re: Latitude II; Mitigated Negative Declaration dated June 24, 2015

Dear Mr. Martin:

As you know, we own the Escondido Inn (the "Inn") and the land on which the Inn is situated, located at 420 West Washington Avenue in Escondido. We are in receipt of the Mitigated Negative Declaration ("MND") for the Latitude II Condominium Project (the "Project") dated June 24, 2015, and the purpose of this letter is to comment on the proposals in the MND.

As you can see from the Aerial Site for the Project set forth on page 8 of the MND, the Inn will become enveloped in the Project, and will be surrounded on 3 sides by the Project. The developer of the Project plans to build "a 5'6" screen wall along all sides of the perimeter [of the Project] made of Concrete Masonry Units" (see page 2, Section 7 (Project Description), first paragraph). This will adversely impact the visibility of the Inn, making it impossible to see it other than by vehicular traffic traveling in a southeasterly direction on Washington Avenue, at the area immediately in front of the Inn.

Furthermore, the MND repeatedly states that the developer will plant over 100 trees in and around the Project (see pages 3, 11 and 20), thereby creating a fortress around the Inn.

Upon completion of the Project, including construction of the perimeter wall, and particularly upon maturation of the trees, the Inn will be a shrouded and encased building with very limited visibility.

Before the trees are planted and during construction of the Project, the noise, dust, pollution and pest infiltration in and around the Inn will be significant and will adversely affect the Inn's business. Upon completion of construction, the Project, with its 112 residential units, clubroom,

Mr. Bill Martin

Re: Latitude II; Mitigated Negative Declaration dated June 24, 2015

July 14, 2015

Page 2

fitness facilities, pool, parking lots, 47 car ports, 100 parking spaces, barbeques, patios and balconies, will essentially be a small city teeming with outdoor activity, traffic and noise, none of which is conducive to a hotel business and the patrons' sanctity, peace or quiet.

In addition, prior to our acquisition of the Inn, AT&T placed a Point of Service (POS) box on the Project property that serves the Inn. This box and the accompanying telephone service are used for faxing reservations and credit card processing and are absolutely critical to Inn operations. At this time, we are uncertain as to whether the box can be relocated. The box is currently in the approximate location shown on the attached site plan. If it is possible to relocate it, we will need protections in place so that there is no interruption of service. If we are unable to relocate it, we will need an easement for access for repair, maintenance and replacement.

Finally, the Inn is being forced to convey a triangular piece of property it owns which is contiguous to other property recently purchased by the developer, in order for the developer to construct and complete the Project as planned. This triangular piece juts into the perimeter of the southwestern boundary of the Project, along Centre City Parkway (see attached map). We are now having to incur significant attorneys' fees to negotiate and prepare an agreement for the transfer of this property to the developer, without any obligation for the developer to compensate us for the expense, time and energy in negotiating and drafting the agreement. If we are unable to reach an agreement as to the transfer and exchange of this triangular piece of property for an equivalent property from the developer, we will need an easement within the Project so that we can access the triangular piece, as this is where the Inn's sign is located; it would be unsafe and most likely prohibited to operate a truck and crane on Centre City Parkway in order to access the sign for regular maintenance and repairs. The only accessible and safe location for the easement is through the developer's property. This easement will need to be recorded and must run with the land.

The approval by the City, and the construction by the developer, of the Project essentially constitute a taking, whereby we will be deprived of our property without any just compensation.

We have repeatedly attempted to propose an exchange of properties with the developer, whereby we would give them our parcel of land on which the Inn is located and the triangular piece of property in exchange for a parcel of property on the northwest corner of Centre City Parkway and Washington Avenue. For the reasons set forth above, we do not believe that an inn is an appropriate use for property which is contiguous to the Project. Therefore, we would like to use this corner property for retail/restaurant use, which is much better suited and compatible with the residential use and related facilities of the Project. Thus far, our proposal has been turned down by the developer on a number of occasions over the past two and a half years, and instead, we have been pressured to give up our triangular piece of property to them, without any sort of compensation whatsoever. We believe that the addition of retail/restaurant use at this visible intersection would not only benefit the Project, but would benefit and improve the appearance of this area.

Mr. Bill Martin

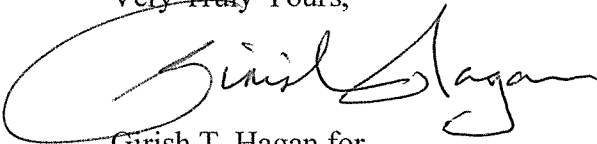
Re: Latitude II; Mitigated Negative Declaration dated June 24, 2015

July 14, 2015

Page 3

We greatly appreciate your time and the Commission's time in giving attention to our concerns addressed in this letter and your anticipated guidance and input in resolving this situation in order to obtain a better result for all parties, including all residents of Escondido.

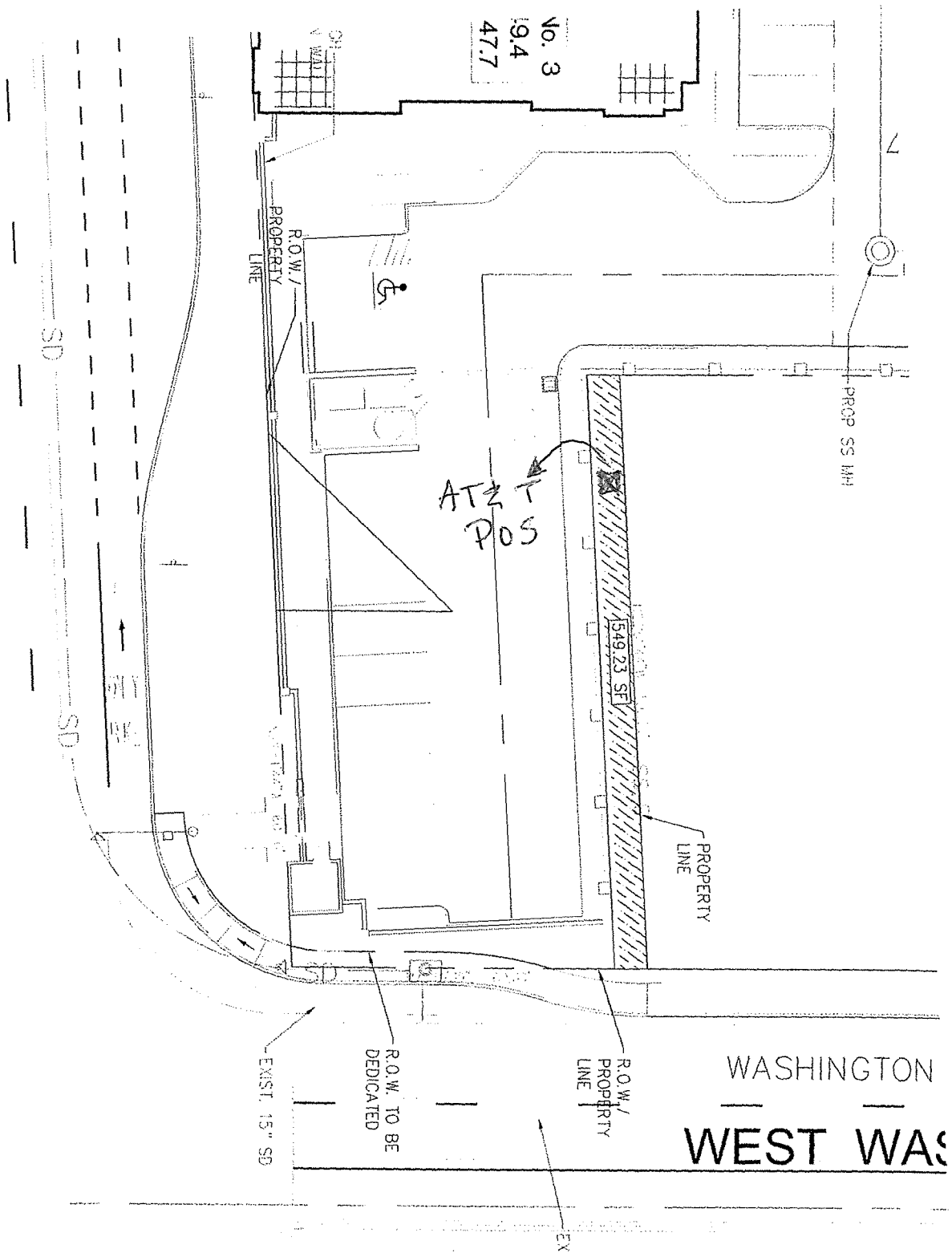
Very Truly Yours,

A handwritten signature in black ink, appearing to read "Girish T. Hagan". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

Girish T. Hagan for
Escondido Inn

GTH:jwj

cc: SEL



PLANNING COMMISSION

Agenda Item No.: G.2
Date: July 28, 2015

CASE NUMBER: SUB 13-0008 & PHG 13-0035

APPLICANT: Ryan Post, ATC Design Group- Applicant; Ken Larson- Property Owner

LOCATION: On the south side of West 15th Avenue, west of South Upas Street and east of Russell Place, addressed as 1055 W. 15th Avenue (APN 235-320-37)

TYPE OF PROJECT: Tentative Parcel Map and Conditional Use Permit

PROJECT DESCRIPTION: A proposed Tentative Parcel Map to subdivide an existing 0.95-acre single-family residential lot in the R-1-7 (Single-Family Residential, 7,000 SF minimum lot size) zone into four (4) lots (7,069 SF, 7,019 SF, 7,019 SF & 11,294 SF), in conjunction with a Conditional Use Permit for a 34-foot wide easement access.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER Urban 1, (up to 5.5 du/ac)

ZONING: R-1-7 zone (Single-Family Residential, 7,000 SF minimum lot size).

BACKGROUND/SUMMARY OF ISSUES: The subject property is 0.95-acres in size with an existing single-family residence and attached two-car garage located in the northeast corner of the site facing 15th Avenue. The single-family residence would remain on site, on parcel 1. Access to the lot is currently provided by an existing driveway located off of 15th Avenue. Three new lots would be created to the south of the existing residence. The existing driveway along the north western boundary would be improved and widened to twenty-four (24) feet in one section and the rest of the access easement would be improved and widened to twenty-eight (28) feet within a thirty-four (34) feet wide access and utility easement. A Conditional Use Permit is required for the project since the new parcels would not abut a public street and require easement access.

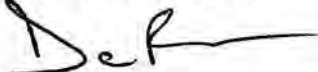
Staff feels that the Issues are as follows:

1. Whether the 34-foot wide private access easement is appropriate.

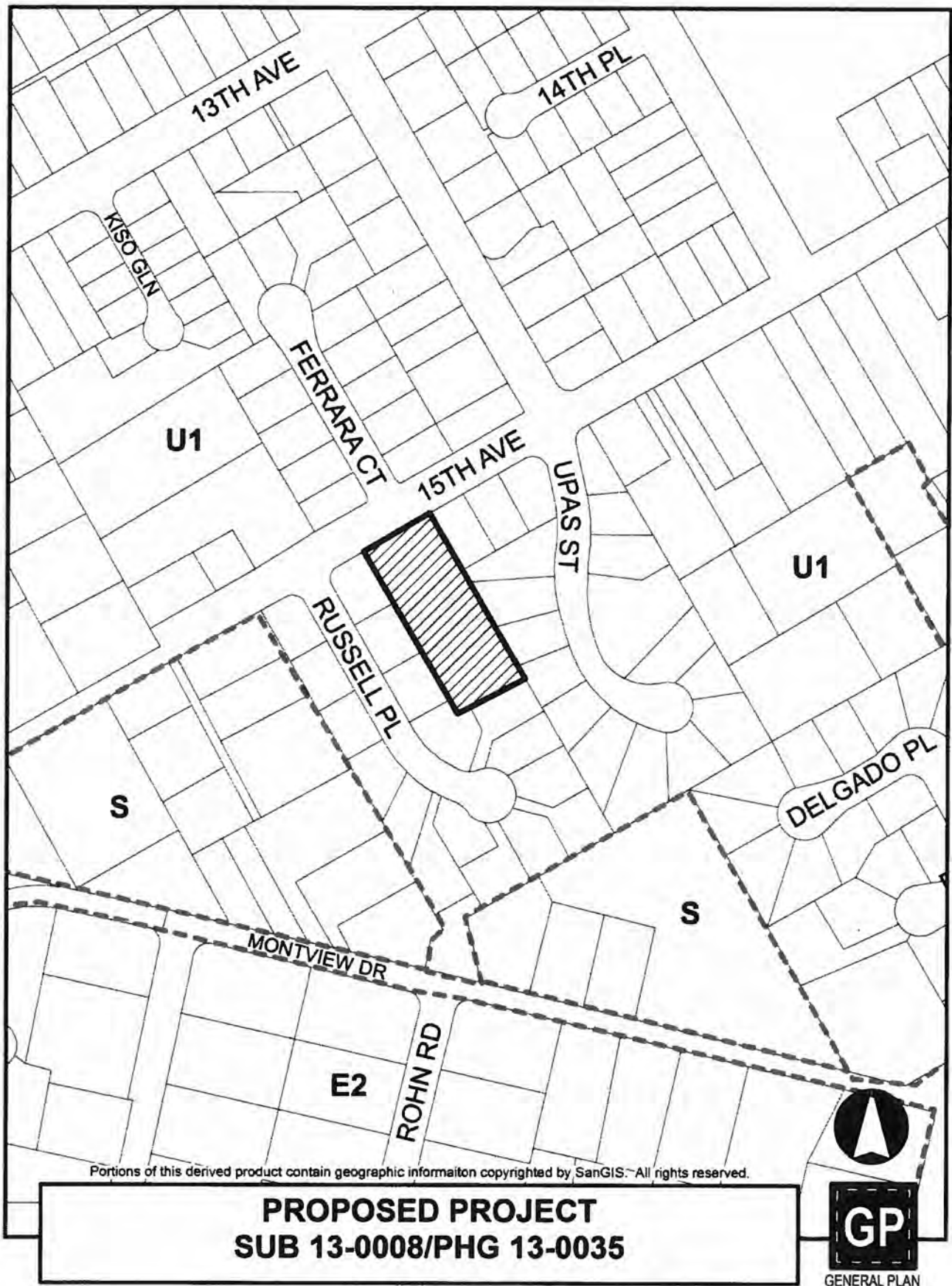
REASONS FOR STAFF RECOMMENDATION:

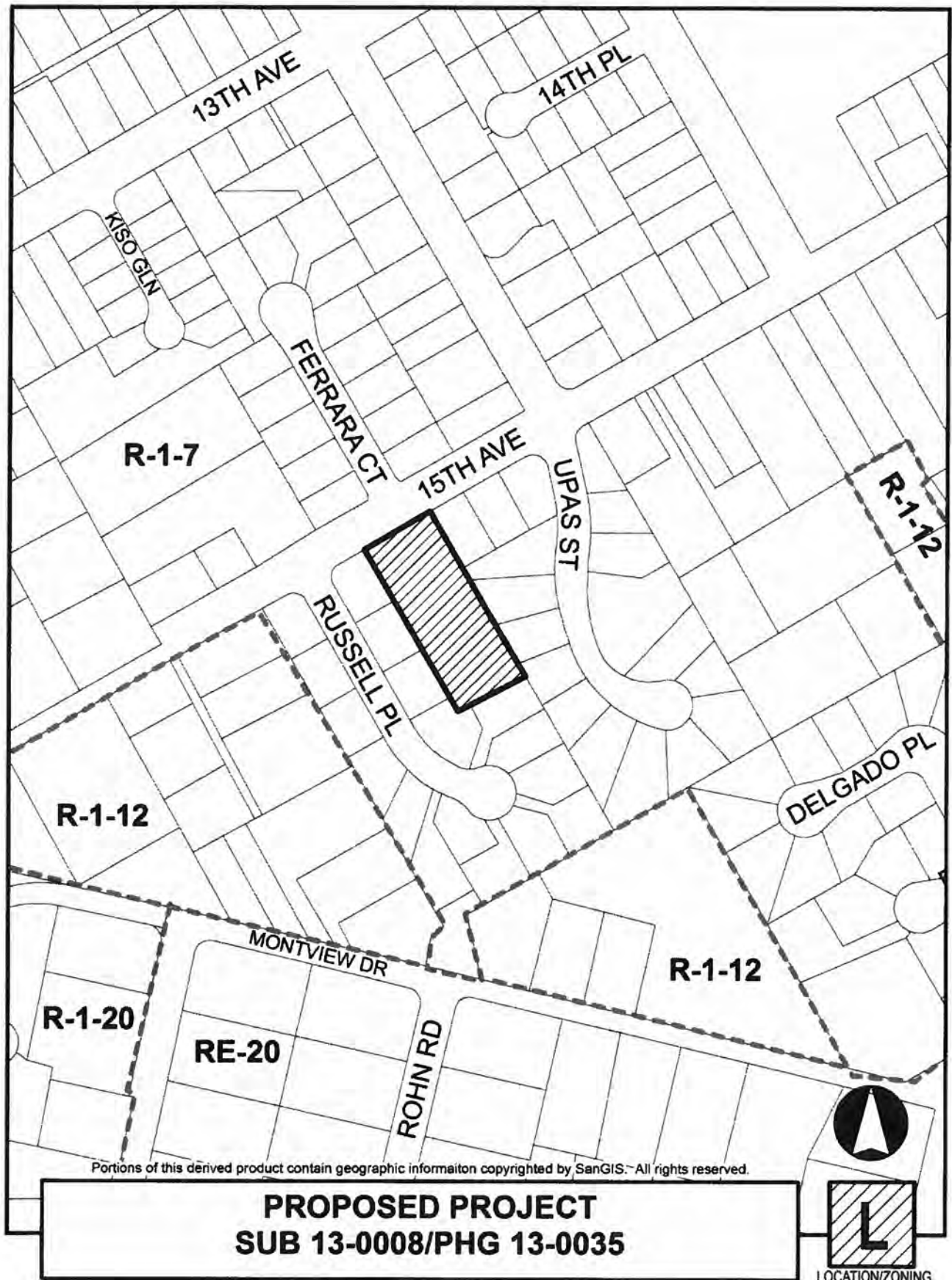
1. We believe the additional three lots with easement access would be consistent with surrounding development patterns, lot sizes, adequate parking can be provided on-site, sufficient fire access can be maintained, and an existing six (6) foot high wooden fence along the western property line would buffer the potential noise and light impacts associated with vehicles utilizing the access easement. The easement will not adversely impact any native vegetation or mature trees.
2. A public road is not needed for the subject site since a private road easement would be adequate to serve all four (4) lots, and emergency vehicle turn-around will be provided, parking will be allowed along one side of the road easement, and a road access and maintenance agreement between the parcel owners will be required.

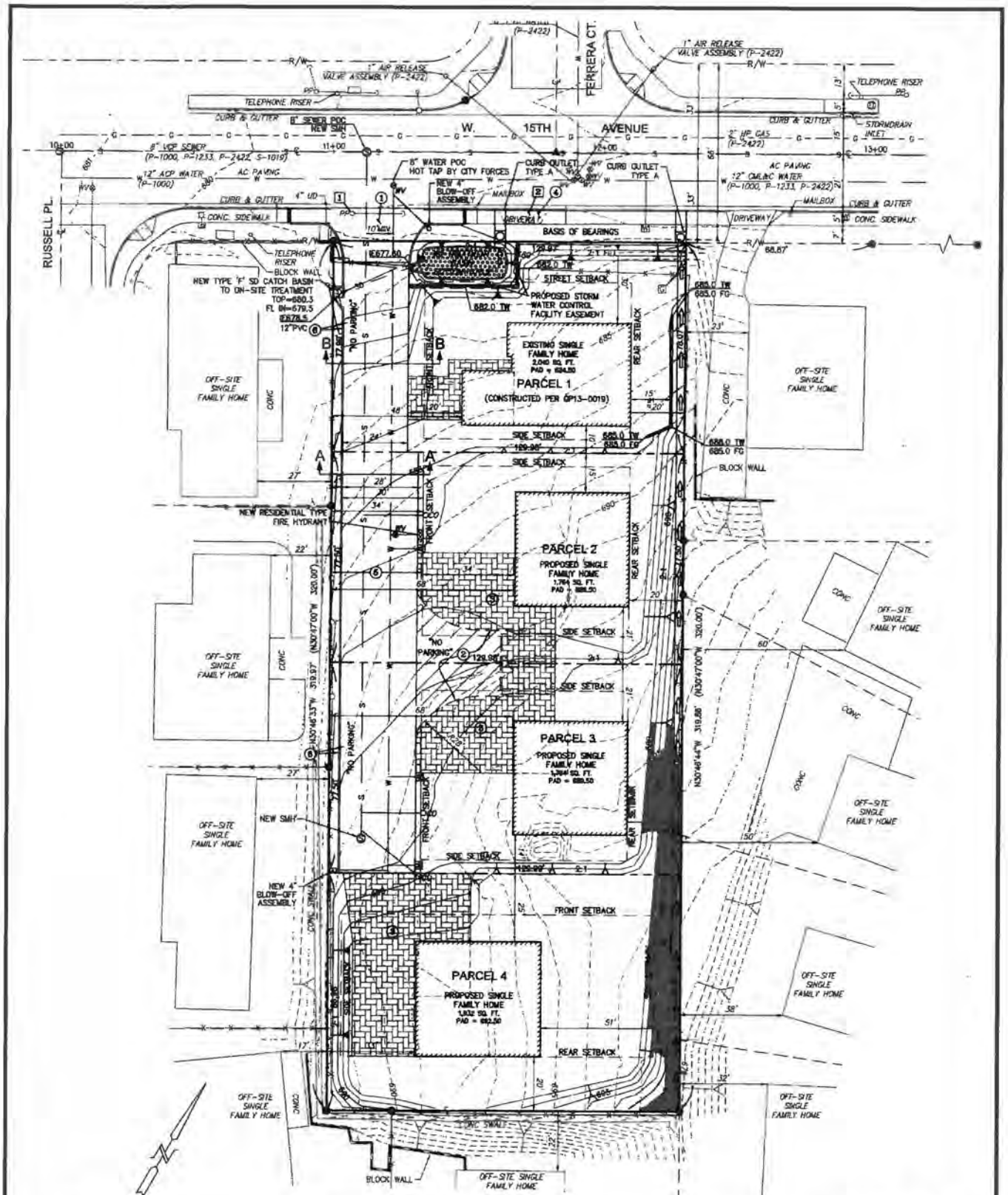
Respectfully submitted



Darren Parker
Assistant Planner II



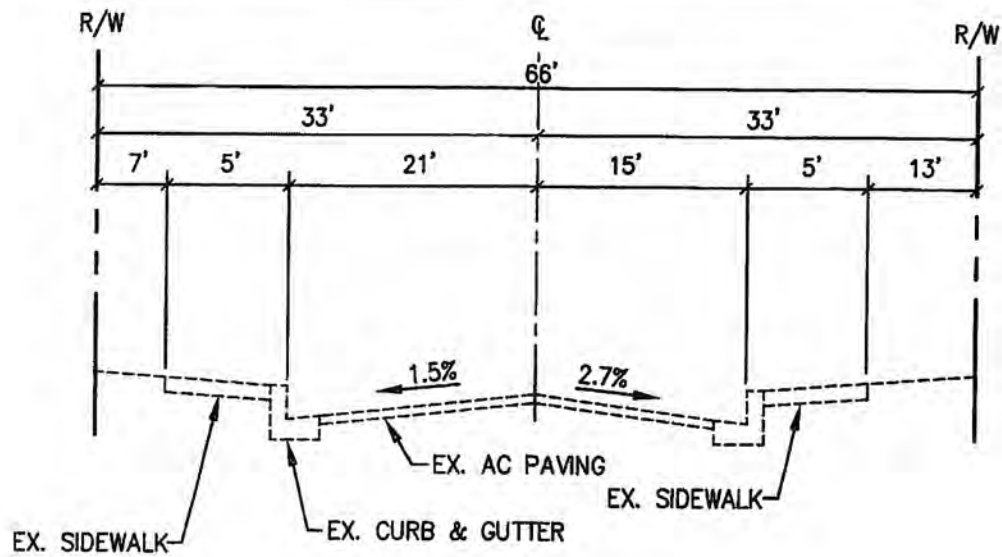




PROPOSED PROJECT
SUB 13-0008 / PHG 13-0035

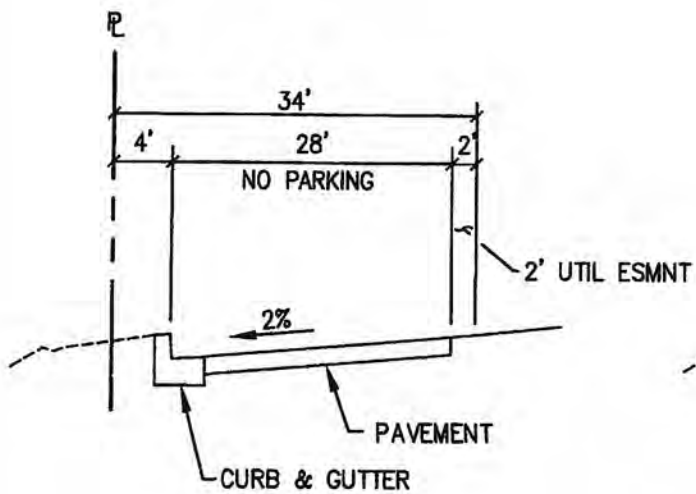
SP

SITE PLAN



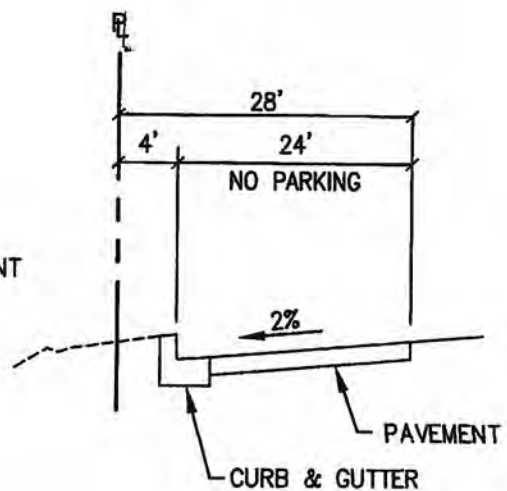
TYPICAL SECTION - W. 15TH AVENUE

NTS
(EXISTING STREET LOOKING WEST)



SECTION A-A

NTS
(LOOKING NORTH)



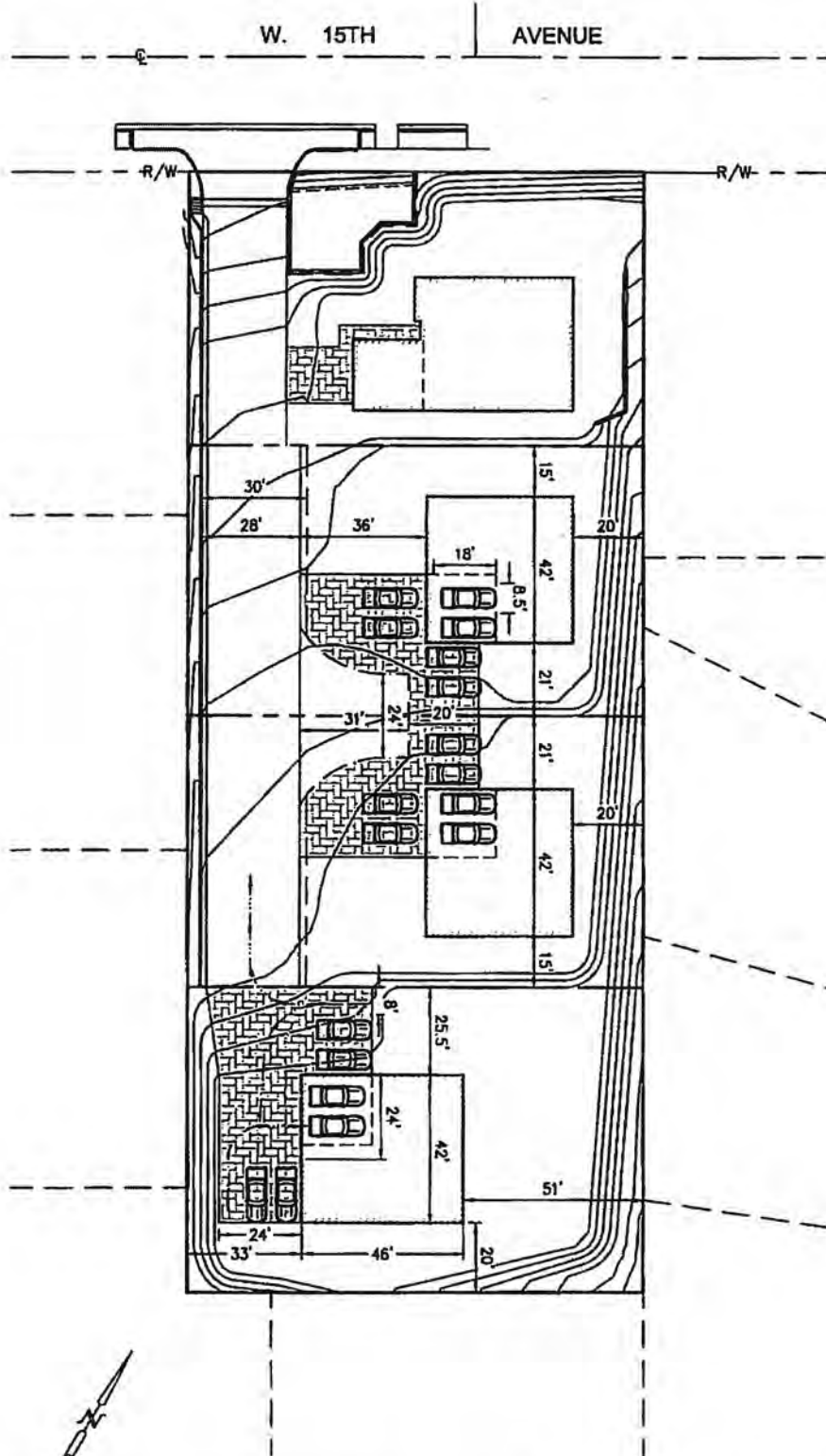
SECTION B-B

NTS
(LOOKING NORTH)

PROPOSED PROJECT
SUB 13-0008 / PHG 13-0035

S

SECTION DRAWINGS



PROPOSED PROJECT
SUB 13-0008 / PHG 13-0035

PE

PARKING EXHIBIT

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) directly to the north of the subject site across 15th Avenue are one and two-story single family residential homes on lots ranging in size from approximately 7,016 SF to 7,650 SF.
- SOUTH** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) directly to the south of the subject site is a two-story single-family residence with an attached two-car garage. A wooden fence six (6) feet high separates the two properties.
- East** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) to the east of the subject site are several one-story, single-family residences, on lots ranging in size from approximately 7,000 SF to 8,700 SF. A six-foot high wooden fence separates the two properties. The subject site is at a slightly lower elevation than the properties to the east
- WEST** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) directly to the west of the subject site are four (4) single-family residences on lots ranging in size from 7,590 SF to 8,000 SF and at a slightly lower elevation than the subject site. A six-foot high wooden fence is located along the western boundary of the site. A variety of mature trees and shrubs are located along the western property boundary.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Polices Service** –The Police Department has expressed no concern since the project will not have an impact on their ability to provide services.
2. **Effect on Fire Service** —the Escondido Fire Department expressed no concern relative to their ability to provide service to the site or relative to the 34-foot width of the road and utility easement proposed. An emergency vehicle turn-around will be provided between parcel 2 and parcel 3. The Fire Department will require one side of the 34-foot road easement to be painted for "No Parking- Fire Lane."
3. **Traffic** – The project site fronts onto West 15th Avenue, which is classified as a non-classified residential street (56' R-O-W). Based on SANDAG trip generation rates for the San Diego Region, the proposed development of three (3) additional residential lots is anticipated to generate 10 trips per dwelling unit, or up to 30 Average Daily trips (ADT). The Engineering Department indicated that an increase of 30 trips would not significantly impact the existing levels of Service on the adjacent streets or intersections since a stable flow of traffic is maintained along the segment, and ability to maneuver within the vicinity of the project and along the street segment is not significantly restricted. The Engineering Department indicated the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels on any of the adjacent roadways or intersections.
4. **Utilities** – Water and sewer service can be provided to the site by the City of Escondido. The Engineering Department indicated that adequate services can be provided to the site through extensions from nearby facilities.
5. **Drainage** – The project site is not located within the 100-year flood zone as designated on current flood insurance rate maps. The Engineering Department indicated that the proposed project is not anticipated to materially degrade the existing drainage system with the installation of the necessary improvements. The project is conditioned to provide a drainage study which is used to determine the final on and off-site storm drain improvements. Drainage would be directed to a bio-retention swale along the northeast boundary of the property and then into an existing storm drain facilities located within or along 15th Avenue.

C. ENVIRONMENTAL STATUS

1. A Statement of Exemption was issued pursuant to CEQA Section 15332, Class 32, "Infill Development Projects."
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have de minimis impact to fish and wildlife resources as no sensitive or protected habitat occurs on the site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY

1. **General plan** – The project site is located within the Urban I (U1) land use designation, which allows up to 5.5 du/ac for parcels with slopes ranging from 0-25 percent and requires a minimum lot size of 6,000 SF. The proposed minimum net lot size of 7,019 SF is consistent with the Urban 1 designation. The subject site is relatively flat with a slight slope to the southeast and the proposed density of 4.16 dwelling units per acre is consistent with the Urban 1 designation.

2. **Proposed Access Easement**

The use of the access easement is generally reserved for situations where a public street is either not feasible, or is not necessary to extend across to other properties. In this case, a public street is not feasible due to the width of the site. The proposed easement access has a minimum width of 34' with a paved width of 24-28 feet. If the project is approved, a total of four residences would use the 34-foot wide easement access. A public road is not needed as there are no larger developable parcels to the south. The future residences would need to incorporate enhanced building construction design features (i.e., upgraded window glazing and exterior wall details) to comply with interior noise level requirements. This requirement is included in the Conditions of Approval.

Since the proposed road would be private, maintenance would be provided by the individual property owners who utilize the road and a private access and maintenance agreement would be established between the proposed parcels. The Fire Department will require one side of the 34-foot wide access road to be painted with a red stripe and white stencil with the words "NO PARKING FIRE-LANE." Limited parking would be allowed along the eastern side of the easement. In addition, the project has been conditioned to provide off-street parking for a minimum of six (6) vehicles on each lot that does not have frontage on a public street (i.e., four (4) driveway spaces and a two-car garage or three driveway spaces and a three car garage). These spaces will compensate for the loss of on-street parking that would normally occur on a public street.

The easement would run immediately along the western property boundary abutting the rear-yards of several single-family residences. There is an existing six foot high solid fence that runs the entire length of the western boundary that would buffer the potential noise and light impacts associated with vehicle utilizing the road easement. Should the existing fence be damaged or removed during construction, the project has been conditioned to build a 6' high good neighbor fence along the western boundary and to include the maintenance of the fence in the easement access and maintenance agreement.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

1. PHYSICAL CHARACTERISTICS:

The subject site is 0.95-acres, relatively flat (0-6% max) and developed with one single-family residence and attached two-car garage that is to remain. Access to the lot is provided by an existing driveway off of a public street, West 15th Avenue. Vegetation on the site consists of ornamental landscaping including mature trees and shrubs. Most of the vegetation on the site is proposed to be removed. There are 6' high wood fences along the western, eastern and southern boundaries of the site.

2. SUPPLEMENT DETAILS OF REQUEST:

- | | |
|-------------------|--------------------------------------|
| 1. Property Size: | 0.95-acre (gross)
0.74-acre (net) |
| 2. No. of lots: | 4 |
| 3. Density: | 4.21 du/ac |

3. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>Required</u>
1. Proposed Setbacks for Existing home on Parcel 1	Front west: 15' North street side: 30' South side: 10' Rear east: 20'	15' (20' for garage) 10' 5' 20'
2. Parking: All lots with no frontage on a public road would be conditioned to provide 4 guest spaces on the lot in addition to the 2 covered spaces required.		Two covered spaces
3. Lot Size:	Parcel 1: Net 7,069 SF Parcel 2: Net 7,019 SF Parcel 3: Net 7,019 SF Parcel 4: Net 11,294 SF	7,000 SF minimum lot size
4. Lot Width:	Ranges from 77' to 86'	65' average lot width
5. Easement Access width	Proposed 34' overall Paved 24-28' wide paved	22' minimum

4. GENERAL PLAN COMPLIANCE

1. General Plan:

a. Land Use Element Designation:

The site is in the Urban 1 designation of the General Plan which permits up to 5.5 du/ac and a minimum lot size of 6,000 SF.

b. Circulation Element:

The project would take access from a proposed 34-foot wide private road access easement with primary access from West 15th Avenue. West 15th Avenue is classified as a non-classified residential street. The proposed project would not significantly impact levels-of-service to the adjacent street or intersections.

c. Noise Element:

The site is located within a 60 db contour area. The proposed use must comply with the City of Escondido Noise Ordinance (Ord. 90-6) which requires interior noise levels not to exceed 45db.

d. Ridgeline:

The site is not located on or near any intermediate or skyline ridgelines.

e. Trails:

There are no trail dedications required at this site.

EXHIBIT "A"
FINDINGS OF FACT
SUB 13-0008; PHG 13-0035

Tentative Parcel Map- SUB13-0008:

1. The proposed 4-lot Tentative Parcel Map with a proposed density of 4.21 dwelling units per acre is consistent with the Urban 1 General Plan designation, which allows up to 5.5 dwelling units per acre.
2. The design and improvement of the proposed 4-lot parcel map with 7,000+ SF lot sizes is consistent with the Urban 1 General Plan designation which requires a minimum lot size of 6,000 SF.
3. The site is relatively flat and suitable for this residential type of development proposed with easement access, the site is zoned for single-family development, and is bordered by residential development of similar zoning and sizes. The site has an average slope of less than 6% and extensive grading will not be required.
4. The flat site is physically suitable for the proposed 4.21 dwelling units per acre since the conceptual designs shows graded slopes and future setbacks consistent with the standards of the Zoning Code.
5. The design of the parcel map and proposed improvements are not likely to cause serious public health problems since all vehicular traffic generated by the project would not materially degrade the level of service on the adjoining streets or intersections. Adequate sewer and water service could be provided to all parcels through the proposed private road and utility easement which would tie into West 15th Avenue.
6. The design of the parcel map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course, sensitive habitat or endangered wildlife exists on the property.
7. The design of the map and the type of improvements would not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map. This was determined based on review of all available maps and a preliminary title report submitted by the applicant. Neither the City nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. The requirements of the California Environmental Quality Act have been met and the project has been determined to be Categorically Exempt from the environmental review in conformance with CEQA Section 15332, Class 32 "Infill Development."
9. The design of the map has provided to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provide opportunities for passive/solar heating. Landscaping would provide passive cooling opportunities via shading each unit.

Conditional Use Permit- PHG 13-0035:

1. Granting the Conditional Use Permit for easement access would be based on sound principles of land use and in response to services required by the community, since the site is physically suitable to accommodate the residential use and the proposed 34-foot wide road and utility easement would not be detrimental to the adjacent properties since the existing six-foot high wooden fence along the western boundary adjacent to the easement access road would remain.
2. Granting the Conditional Use Permit for a 34-foot wide access easement would not cause deterioration of bordering land uses since the single-family residential use is the same, and it would not create special problems for the area since no significant grading will be necessary. The width of the easement has also been approved by the Fire and Engineering Divisions.

3. The proposed Conditional Use Permit for easement access is consistent with the General Plan Urban I designation and the R-1-7 (Single-Family Residential, minimum lot size 7,000 SF) zoning standards. The proposed development would be similar to existing development in the area.

EXHIBIT "B"
CONDITIONS OF APPROVAL
SUB 13-0008; PHG 13-0035

General

1. Three (3) copies of a revised Tentative Map reflecting all modifications and changes required by this approval shall be submitted to the Planning Division for certification prior to approval of the final Map.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Department, and Fire Department.
3. The legal description attached to the application has been provided by the applicant and neither the City Of Escondido nor any of its employees assume responsibility for the accuracy of said legal descriptions.
4. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. Access for use of heavy fire fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
6. All habitable buildings shall be noise-insulated to maintain interior noise levels of 45 dba or less.
7. The side of the access easement located along the western property line shall be identified as a fire lane and shall be painted with a red stripe and a white stencil with the words "NO PARKING FIRE LANE". All signage and striping shall be shown on the revised Tentative Parcel Map and installed prior to final occupancy of any unit.
8. The proposed fire hydrant shall be located between Parcel 2 and Parcel 3 on the west side of the access easement and shown on the revised Tentative Parcel Map to the satisfaction of the Fire Department.
9. 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.
10. All exterior lighting shall conform to the requirements of Article 35. Outdoor Lighting (Ordinance No. 86-75).
11. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
12. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
13. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform to the conceptual grading plan as shown on the Tentative Map.
14. All new utilities shall be underground.

15. The applicant shall submit an access and maintenance agreement that addresses the proposed 34-foot wide private easement road, to the satisfaction of the Planning Division, Engineering Division and City Attorney's Office. The agreement shall specify maintenance intervals and extent of improvements. A note shall be included on the final Parcel Map indicating the individual property owners are responsible for maintenance of the private easement roads. Said agreements shall be submitted prior to recordation of the Final Map to the Planning and Engineering Divisions for review.
16. Good-neighbor fencing six-foot (6) high shall be provided between the side yard of Parcel 1 and the side-yard of Parcel 2 and the side yard of parcel 3 and the side yard of Parcel 4. The fence shall step down to 3' in height within the front-yard setbacks of each lot.
17. If the existing six-foot (6) high wooden fence along the western property line is damaged or removed during grading and project construction, a 6' high solid wood, good neighbor fence shall be constructed along the western boundary. Maintenance of the fence shall be included in the access and maintenance agreement to the satisfaction of the Director of Community Development Director.
18. Since three parcels do not have frontage on a public street, sufficient on-site parking shall be provided for each parcel to accommodate six vehicles.

The grading plan shall be designed with sufficient pad area to accommodate the required off-street parking. Conformance with this condition shall be demonstrated on the grading plan and plotting of the homes in conjunction with the submittal of building permits, to the satisfaction of the Planning Division and Engineering Division.

19. This CUP shall remain valid for the effective life of the associated Tentative Parcel Map.
20. The Tentative Parcel map shall expire after thirty-six months (36) if the final map is not recorded or an extension of time application is not granted.
21. The area of the passenger vehicle turn-around proposed between parcel 2 and parcel 3 shall be included as part of the access easement, and identified on-site as a "No Parking" area, to the satisfaction of the Planning Department, and it shall be identified on the revised tentative parcel map for certification.
22. All Parcels shall maintain a minimum 7,000 SF net lot size exclusive of the access easement and the passenger vehicle turn-around portion of the access easement.
23. A deed restriction or other appropriate document shall be recorded for Parcels 2-3 to notify future owners of the restrictions in the use of the Fire Department turn-around area, to the satisfaction of the Fire Marshall and Planning Director.

Landscaping

1. If the final grading plan includes slopes higher than 3-feet, four copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building permits. A plan check fee will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards of Article 62 Water Efficient Landscape Regulations. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
3. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.

4. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. A minimum of four (4) street trees will be required along W. 15th Avenue, and seven (7) street trees are required along the proposed 34-foot wide private road easement. The minimum tree size shall be 15-gallon in size; six-feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements and they are identified on the landscape plan.
6. Per Article 62 of the Escondido Zoning Code, all manufactured slopes over three (3) feet high shall be planted with an appropriate and attractive mix of trees, shrubs and groundcovers.
7. Landscaping shall be provided within the 4' area along the west property line and shown on the landscaping plans to the satisfaction of the Planning Division.
8. The installation of the landscaping and irrigation shall be in conformance with EZC Article 62.

Engineering Conditions of Approval
SUB 13-0008; PHG 13-0035
1055 W. 15th Avenue

GENERAL

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Parcel Map.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Parcel Map is recorded and either:
 - a) All conditions of the Tentative Parcel Map and Conditional Use Permit have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. 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.

STREET IMPROVEMENTS AND TRAFFIC

1. Any public street and utility improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer.
2. Access to this project off of Fifteenth Avenue shall be improved with a single driveway apron in accordance with City of Escondido Standard Drawing G-5-E with a minimum throat width of 24 feet.
3. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
4. The private drive together with a hammer-head turn-around located on Parcels 2 and 3 shall be designed by the developer's engineer and approved by the City Engineer, Community Development Director, and the Fire Marshal prior to recordation of the Final Parcel Map. This design shall be included in the improvement and grading plans.
5. The developer shall construct the 24' minimum wide private drive including the hammer-head turn-around as a condition of the Parcel Map. Section of the private drive designated for parking on one side shall be 28' wide.

6. The address of each building/dwelling unit shall be 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 the Fire Marshal.
7. The developer will be required to provide a detailed detour and traffic control plan, for all construction within the public right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to issuance of an Encroachment Permit for work in the public right-of-way.
8. Any removal of existing striping and all new signing and striping shall be done by a private contractor at the developer's expense.
9. All damaged paving on Fifteenth Avenue shall be replaced. As directed by the City Field Engineer, a 1 1/2" grind and 2" min. AC overlay may be required in whole lane widths where multiple utility trench patches associated with this project have degraded the surface of the roadway.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Utility, Fire and Engineering Departments prior to issuance of a Grading Permit.
2. The construction of the private drive and all drainage facilities shall be shown and approved of on the grading plans and included in the grading bond quantities.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC. Pavers may be used in areas outside of the Public Utility Easement subject to approval by the Planning, Utility, Fire and Engineering Departments.
4. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
5. The 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 or update letter that he/she has reviewed the site layout and grading design and found it to be in conformance with his/her recommendations.
6. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to prevent sediment and silt from leaving the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
7. 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.
8. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
9. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.

10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks shall be pumped and backfilled, per the San Diego County Health Department Requirements. These well and septic tank abandonments shall be completed prior to Parcel Map recordation.
11. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
12. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be shown on the improvement and grading plans, and shall be analyzed in a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. A Final Water Quality Technical Report together with Hydro-Modification Calculations in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval by the City Engineer together with the grading plans. The Water Quality Technical Report shall include post-construction storm water treatment and HMP measures and maintenance requirements. Please be advised that the new storm water regulations will go into effect on December 24, 2015. While the Regional Board has not made a final determination on how active projects will be affected, we expect that projects that have not started construction will be subject to the new BMP Manual possibly triggering the redesign of storm water facilities for the project.
3. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
4. Landscaping in and around the proposed Bio-retention basins shall be restricted to low shrubs and plants with minimal root systems and able to flourish in the well-draining soils required in the basins. No trees.
5. 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 Declaration of Restrictions.
6. All on-site storm drains and all bio-retention facilities are private. The responsibility for maintenance of these storm drains shall be that of the property owners.

WATER SUPPLY

1. Fire hydrants together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, and designed and constructed to the satisfaction of the Utilities Director.
2. Fire sprinklers are required by the Fire Department therefore a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas. All water services shall be to the satisfaction of the Utilities Engineer.

3. All on-site water lines and backflow prevention devices beyond the City water meter will be considered a private water system. The property owners will be responsible for all maintenance of these water lines and backflow prevention devices.
4. No trees or deep rooted plants shall be planted within 10 feet of any water service.
5. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. All sewer main extensions and the location and sizing of mains shall be to the satisfaction of the Utilities Engineer. Required onsite sewer main improvements include an 8-inch PVC public main connecting to the existing 8-inch sewer in Fifteenth Avenue with a new 5' diameter manhole and extending into the project such that sewer laterals for each building can be constructed per City Standard and Uniform Plumbing Code. A 5' diameter sewer manhole shall be constructed at the end of this new sewer main extension.
2. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the edge of the Public Utility Easement shall be constructed for each Parcel and shown on the Improvement plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and included in public improvement bonding quantities.
3. The existing house on Parcel 1 shall be verified to be connected to City Sewer prior to Parcel Map recordation.
4. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.
5. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the public sewer main in the private drive.

FINAL PARCEL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be either delineated on the Final Parcel Map or noted for extinguishment on same.
2. Public Emergency Access Easements as required by the Fire Marshal shall be granted to the City on the Final Parcel Map and shown on the improvement and grading plans.
3. A 25' minimum width Public Utility Easement for sewer and water shall be granted to the City on the Final Parcel Map.
4. The access easement serving all Parcels shall be identified on the Final Parcel Map as "private access easement for the benefit of Parcels 1 thru 4 to be granted upon subsequent transfer of title".
5. Private 10' minimum width drainage easements in locations necessary for cross lot drainage per the grading plan shall be delineated on the Final Parcel Map and labeled "private drainage easement for the benefit of Parcels 2 thru 4 to be granted upon subsequent transfer of title".

CASH SECURITY AND FEES

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

DECLARATION OF RESTRICTIONS

1. Copies of Declaration of Restrictions shall be submitted to the Engineering Department and Planning Department for approval prior to their recording and reference on the Final Parcel Map.
2. The developer shall make provisions in the Declaration of Restrictions for use and maintenance by the Property Owners of private driveways, parking areas, any shared fences, the landscaping along Fifteenth Avenue., private utilities services (including sewer and water), storm water treatment and drainage facilities, private storm drains, and any common uses.
3. The Declarations of Restrictions shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.
4. The Declaration of Restrictions must state that the property owners assume liability for damage and repair to City utilities in the event that damage is caused by the property owners or their contractors when repair or replacement of private utilities is done.
5. The Declaration of Restrictions must state that (if stamped concrete or pavers are used in the private drive) the property owners are responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.



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

Notice of Exemption

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

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

Project Title/Case No.: SUB13-0008/PHG13-0035

Project Location – Specific: Located on the On the south side of West 15th Avenue, west of South Upas Street and east of Russell Place, addressed as 1055 W. 15th Avenue (APN 235-320-37)

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

Description of Project: A request for a Tentative Parcel Map to subdivide an existing 0.95-acre single-family residential lot in the R-1-7 (Single-Family Residential, 7,000 SF minimum lot size) zone into four (4) lots (7,069 SF, 7,019 SF, 7,019 SF & 11,294 SF), in conjunction with a Conditional Use Permit for a 34-foot wide easement access. The General Plan Designation is Urban 1, (up to 5.5 du/ac)

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: ATC Design group, Att: Ryan Post

Telephone (760) 738-8835

Address: 1282 Pacific Oaks Place, Suite G, Escondido, CA 92029

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

Exempt Status:

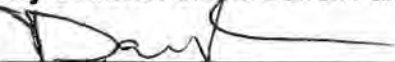
Categorical Exemption. "In-fill Development Projects", Section 15332, Class 32

Reasons why project is exempt:

1. The project is consistent with the General Plan (Urban 1) designation and zoning (R-1-7), and no variances are required.
2. Adequate access and public utilities (including sewer and water) can be provided to the site from existing facilities within the adjacent right-of-way and/or adjacent properties. Police and Fire services currently are provided by the City of Escondido.
3. The site is less than 5-acres and surrounded by existing urban development on all sides.
4. The site has no value as habitat for endangered, rare or threatened species as the site is currently developed with one single-family residence and no habitat exists, expect for ornamental landscaping.
5. Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality. The project would not expose people to any significant noise generators since appropriate noise attenuation features would be incorporated into the project design in conformance with the General Plan polices and the City's Noise Ordinance.

Lead Agency Contact Person: Darren Parker

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

Signature: 

Darren Parker, Assistant Planner II

7/21/15

Date

X Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

PLANNING COMMISSION

Agenda Item No.: G.3
Date: July 28, 2015

CASE NUMBER: PHG 14-0013

APPLICANT: M&M Telecom for Verizon Wireless

LOCATION: Lot G-G-1 of Tract No. 683, addressed as 1901 7/8 Woodland Parkway (APN 187-720-23) and located within the Emerald Heights subdivision (Palos Vista Specific Plan Area)

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit to allow the installation, operation, and maintenance of a new wireless communication facility for Verizon Wireless consisting of up to twelve panel antennas, twelve remote radio units (RRUs), and a four-foot-diameter microwave dish mounted onto a new 40-foot high faux eucalyptus tree. The project also includes a 10 kilowatt (kW) emergency backup generator that would be located within a 408-square-foot concrete block equipment enclosure with a chain-link lid, along with two surge protectors, three GPS antennas, and electrical cabinets. No landscaping is proposed since there is no irrigation available at the site. Site access is via a gated access road from Woodland Parkway.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Specific Plan Area #1: Emerald Heights (Palos Vista)

ZONING: S-P (Specific Plan)

BACKGROUND/SUMMARY OF ISSUES:

Verizon is proposing to construct a wireless communication facility which would place up to twelve panel antennas (three sectors of four panels each), twelve remote radio units (RRUs), and a four-foot-diameter microwave dish on a new, approximately 40-foot-high faux eucalyptus tree. A 10 kW emergency diesel generator and associated equipment cabinets would be secured within a new 408-SF masonry block building with chain-link lid. The project site is located between two water tanks, on a plateau-like hill at the eastern end of an approximately 71.77-acre, HOA-owned open space lot within the Palos Vista Specific Plan Area (developed with the Emerald Heights residential community). Several existing wireless facilities are located on this same plateau, for AT&T, Sprint-Nextel, T-Mobile, and Cricket; designs range from older-style non-stealth poles to faux trees similar to the one now proposed by Verizon. Access to the site is via a paved, gated access road that starts at Woodland Parkway (to the east of the site) and winds up the hill, passing through one of the water tank properties (owned by Vallecitos Water District) before reaching the existing and proposed wireless facilities. No landscaping is proposed for this facility since irrigation is not available, though the applicant has proposed to paint the equipment shelter to match the surrounding hillside for a less obtrusive visual effect.

Staff believes that the issues are as follow:

1. Whether the design and location of the proposed facility is appropriate for the site and consistent with the Wireless Facility Guidelines.
2. Whether the proposal is consistent with the Zoning Code standards for standby generators.
3. Whether the proposal is consistent with Federal Communications Commission (FCC) limits for radiofrequency emissions.

REASONS FOR STAFF RECOMMENDATION:

1. The proposed wireless communications facility would not create any adverse compatibility, visual, noise, or air-quality impacts. The closest residential dwelling in the area is approximately 260 feet to the southeast of the project site, and sits at a lower elevation. The proposed facility would incorporate stealth technology, since it would be designed to resemble a live eucalyptus tree and the antennas would be concealed by branches and camouflaged with "socks". The facility would be located near several existing wireless communication facilities installed by other carriers, and some of the existing towers have also been designed to look like trees. The applicant has provided visual simulations to demonstrate that the new Verizon facility would coordinate with the existing facilities, and would not create a visual disturbance for the surrounding neighborhoods. The backup diesel generator and other equipment would be housed within a concrete block equipment shelter, which would reduce noise and visual impacts, and generator use would be limited to 52 hours per year to limit impacts to air quality. Though landscaping is not included in the proposal due to lack of irrigation, the applicant has offered to paint the equipment shelter to better match the surrounding hillside. This proposal has been included as a condition of approval.
2. Per Section 33-1122 of the City of Escondido Zoning Code, a Conditional Use Permit is required for any electric generating facility with a maximum production capability of five or more kilowatts (kW) of power. The proposed wireless communications facility includes a 10-kW diesel backup generator, so a CUP is required. Regardless, a CUP would still be necessary for this project, since the Palos Vista Specific Plan requires a CUP for any wireless facility at this site, regardless of generator status. The proposed generator would be located within an enclosed equipment shelter, which would screen it from view and reduce noise. Per San Diego Air Pollution Control District regulations and Section 33-1122 of the City of Escondido Zoning Code, non-emergency generator use (testing and maintenance) is limited to 52 hours per year to minimize impacts to air quality. Section 33-1122 further limits generator maintenance and testing to the hours of 7:00 a.m. to 5:00 p.m. to minimize noise impacts to surrounding properties. The project has been conditioned to limit use of the generator to these hours.
3. The proposed facility would not result in a potential health hazards to people in the area because the Radio Frequency (RF) study prepared for the project indicates that the facility would be within maximum permissible exposure (MPE) limits and Federal Communication Commission (FCC) radio frequency emission guidelines.

Respectfully Submitted,



Ann Dolmage
Associate Planner

LOCATION/ZONING

PROPOSED PROJECT PHG 14-0013

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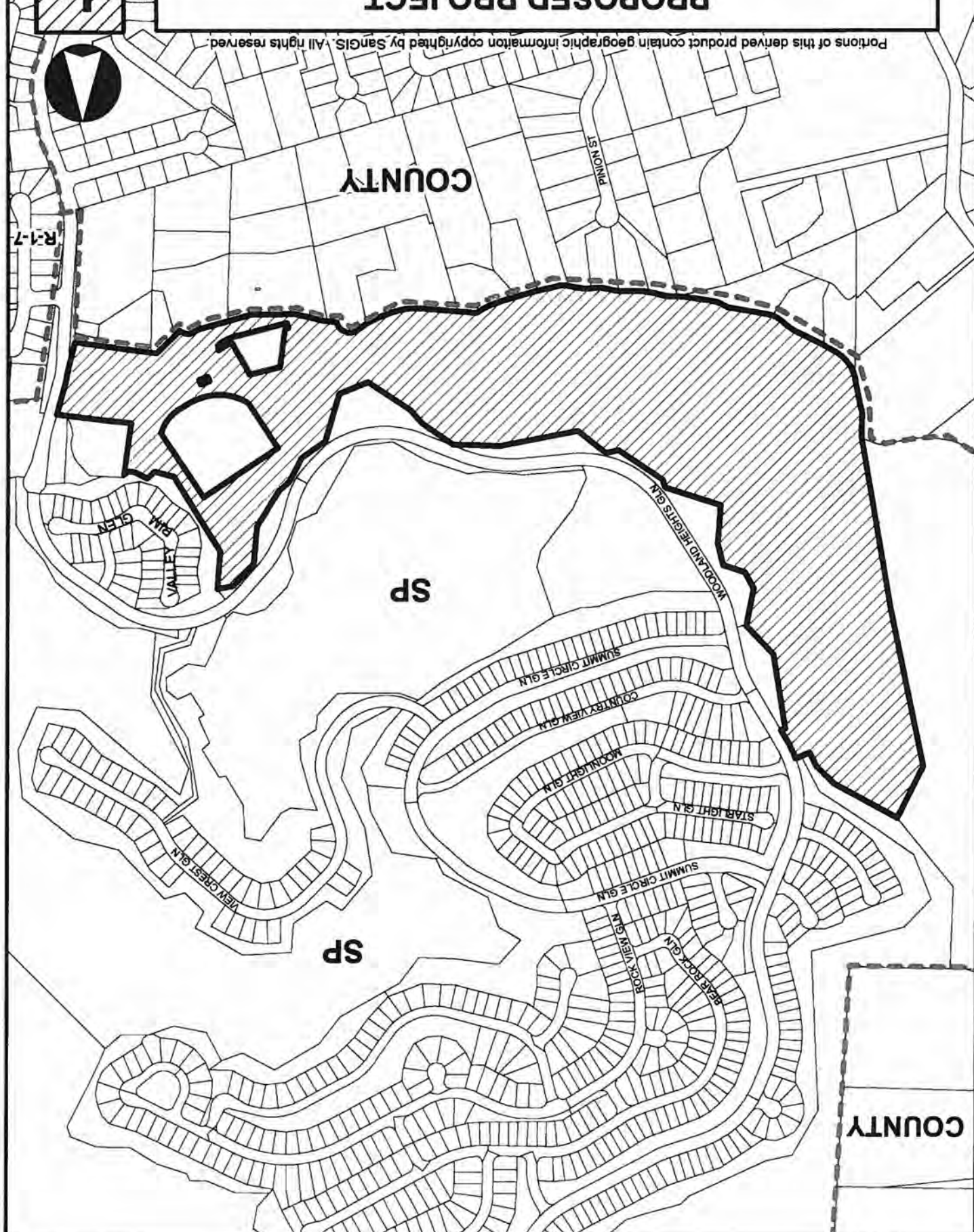


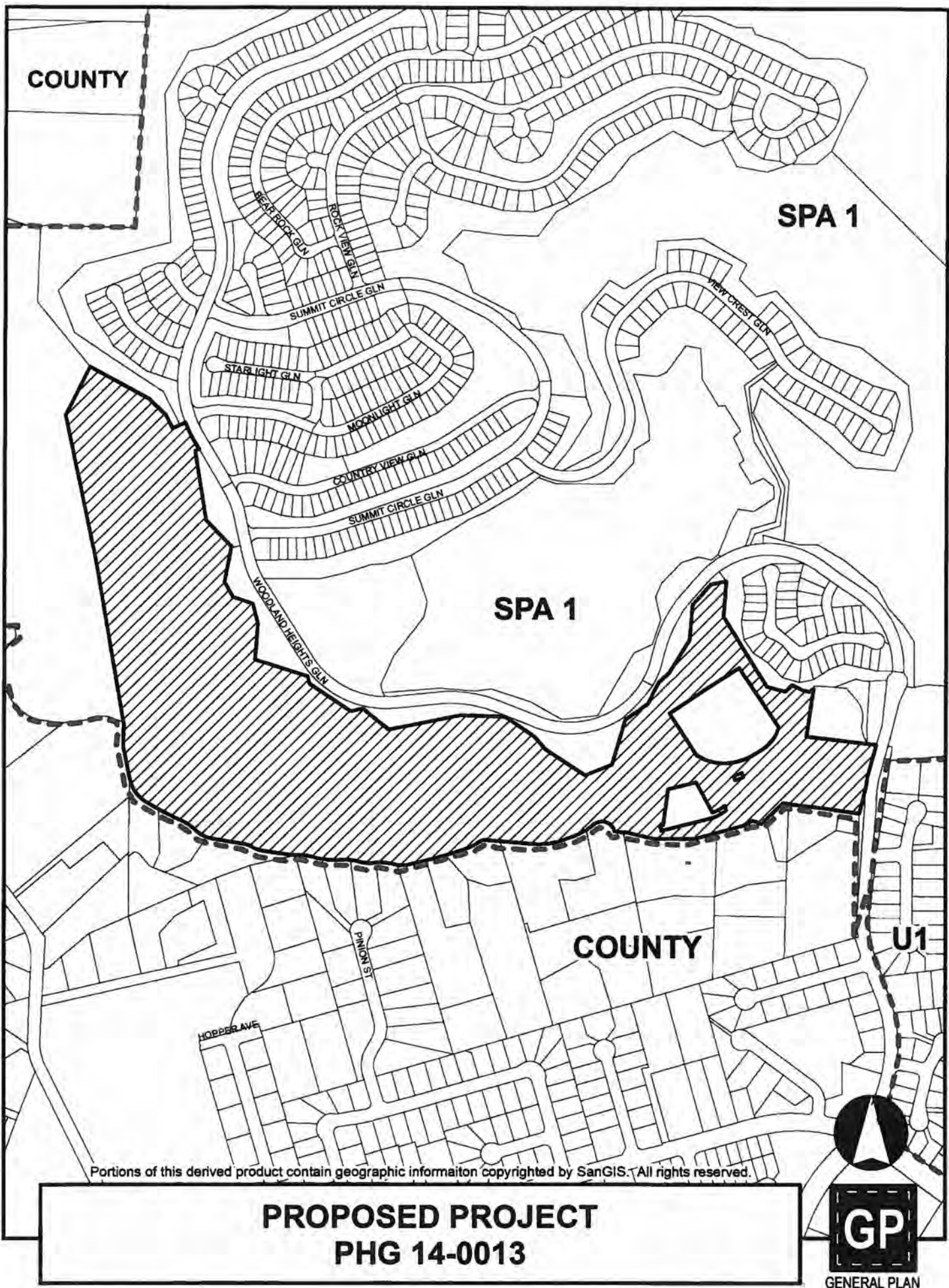
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**PROPOSED PROJECT
PHG 14-0013**



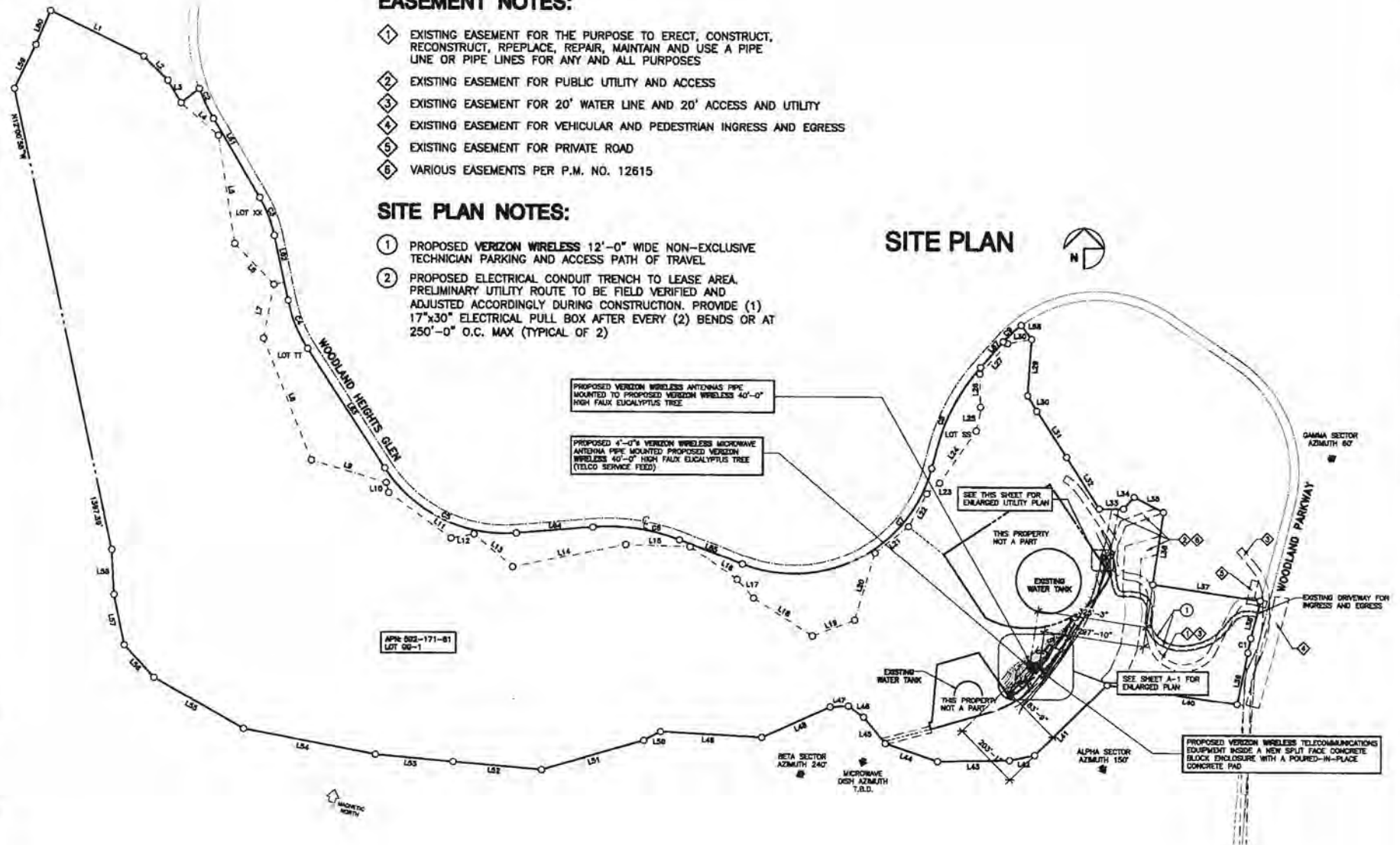
EASEMENT NOTES:

- 1 EXISTING EASEMENT FOR THE PURPOSE TO ERECT, CONSTRUCT, RECONSTRUCT, RPEPLACE, REPAIR, MAINTAIN AND USE A PIPE LINE OR PIPE LINES FOR ANY AND ALL PURPOSES
- 2 EXISTING EASEMENT FOR PUBLIC UTILITY AND ACCESS
- 3 EXISTING EASEMENT FOR 20' WATER LINE AND 20' ACCESS AND UTILITY
- 4 EXISTING EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
- 5 EXISTING EASEMENT FOR PRIVATE ROAD
- 6 VARIOUS EASEMENTS PER P.M. NO. 12615

SITE PLAN NOTES:

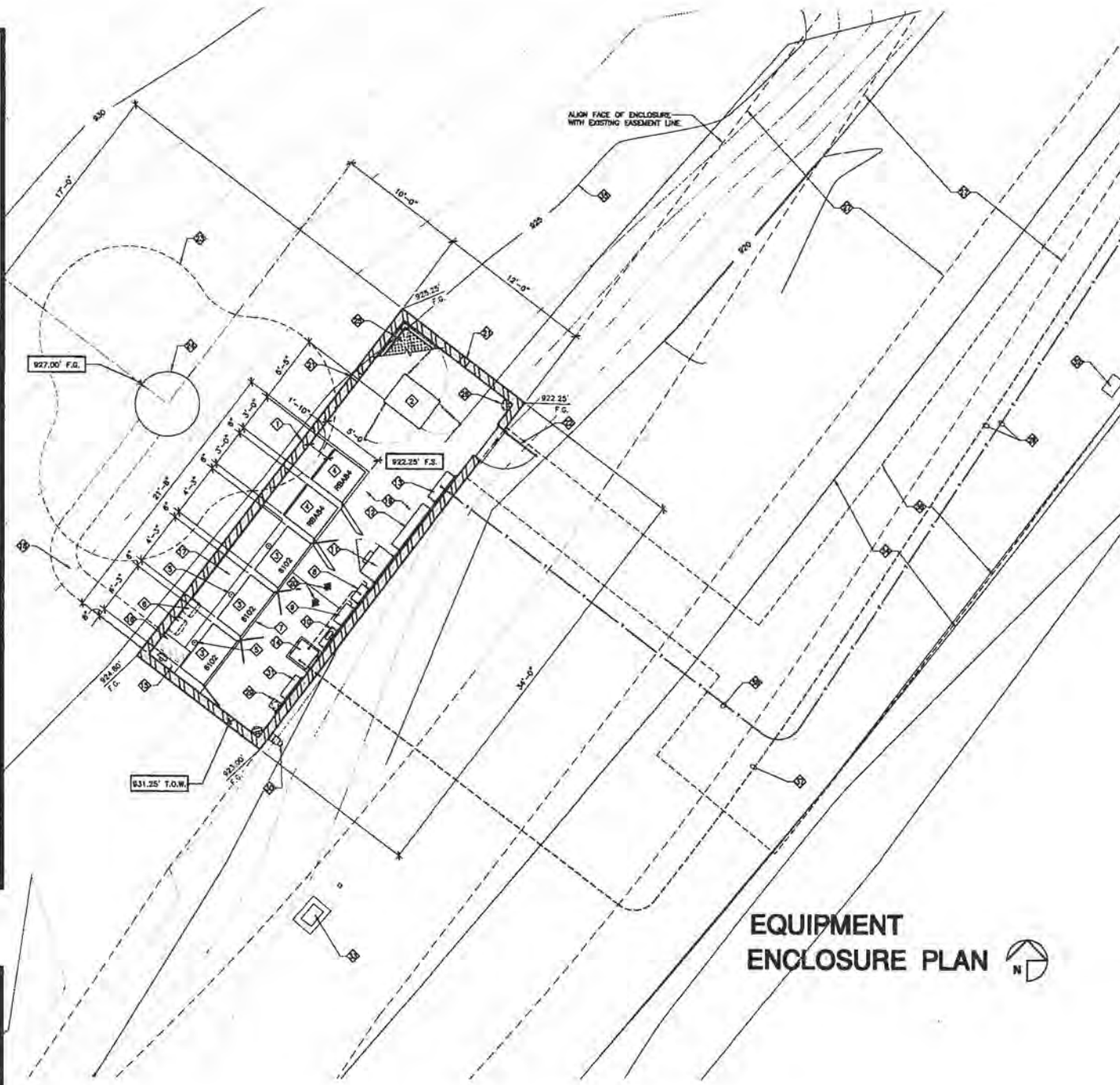
- 1 PROPOSED VERIZON WIRELESS 12'-0" WIDE NON-EXCLUSIVE TECHNICIAN PARKING AND ACCESS PATH OF TRAVEL
- 2 PROPOSED ELECTRICAL CONDUIT TRENCH TO LEASE AREA. PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION. PROVIDE (1) 17"x30" ELECTRICAL PULL BOX AFTER EVERY (2) BENDS OR AT 250'-0" O.C. MAX (TYPICAL OF 2)

SITE PLAN



PROPOSED PROJECT
PHG 14-0013

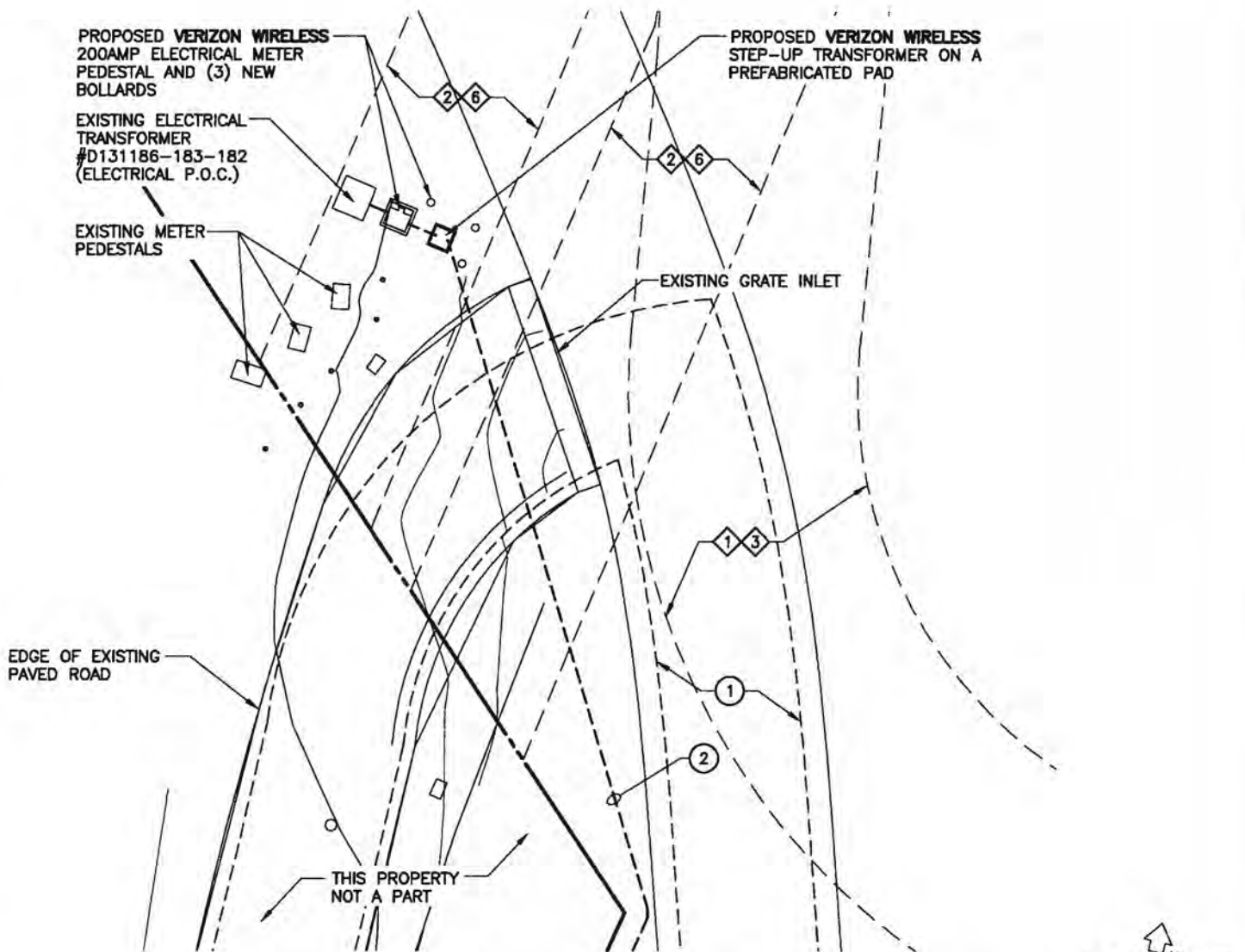
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SITE PLAN



EQUIPMENT ENCLOSURE PLAN

EQUIPMENT ENCLOSURE PLAN NOTES:

- 1. PROPOSED LEASE AREA VERIZON WIRELESS SPLIT FACE CONCRETE BLOCK WALL EQUIPMENT ENCLOSURE (SHOWN SHADDED).
- 2. PROPOSED VERIZON WIRELESS 10KW ENCLOSED EMERGENCY GENERATOR WITH A 55 GALLON DOUBLE WALL SURGEABLE DIESEL FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD, "POLAR" DC GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 83 DBA AT A REFERENCE DISTANCE OF 23 FEET.
- 3. PROPOSED VERIZON WIRELESS 780S-810S ENF OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2) 31" WIDE x 77" HIGH x 30" DEEP, WEIGHT: 1884 LBS.
- 4. PROPOSED VERIZON WIRELESS BATTERY CABINET, "COMSCOPE" (BMT-REMS4) (TYPICAL OF 2), 36.1" WIDE x 64" HIGH x 28.4" DEEP, WEIGHT: 5755 LBS.
- 5. PROPOSED GPS ANTENNA MOUNTED TO EACH "8102 ENF" EQUIPMENT CABINET (TYPICAL OF 3).
- 6. PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2).
- 7. PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 8. PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- 9. PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- 10. PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- 11. PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-10023 UNISTRUT MOUNTED TO WALL.
- 12. PROPOSED SPACE FOR "JAM" & "ODM" TELCO EQUIPMENT UNISTRUT MOUNTED TO WALL.
- 13. PROPOSED "SUN WEST" TELCO CABINET UNISTRUT MOUNTED TO WALL.
- 14. PROPOSED VERIZON WIRELESS STEP-DOWN TRANSFORMER ON A PREFABRICATED PAD.
- 15. PROPOSED (6) 6" COAX CABLE CONDUITS.
- 16. PROPOSED COAX CABLE SHROUD.
- 17. PROPOSED COAX CABLE TRAY, MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
- 18. PROPOSED VERIZON WIRELESS UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED).
- 19. PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 20. CONCRETE SLOPED TO DRAIN, 1% MIN.
- 21. PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 2).
- 22. PROPOSED STEEL GATE AND FRAME WITH LOOKABLE ACCESS & VERIZON WIRELESS SIGNAGE.
- 23. PROPOSED VERIZON WIRELESS FAUX EUCALYPTUS TREE.
- 24. PROPOSED FAUX EUCALYPTUS TREE GASSON FOOTING.
- 25. PROPOSED CHAMBLINK LID.
- 26. PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 4).
- 27. EXISTING EASEMENT FOR PUBLIC UTILITY AND ACCESS, AND VARIOUS EASEMENTS PER P.U.M. NO. 12815.
- 28. PROPOSED JOINT UNDERGROUND UTILITY TRENCH.
- 29. PROPOSED CLASS ABC FIRE EXTINGUISHER IN A WEATHERPROOF CABINET MOUNTED TO WALL.
- 30. PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL.
- 31. PROPOSED SPILL KIT MOUNTED TO WALL.
- 32. EXISTING TELCO PULLBOX.
- 33. EXISTING ELECTRICAL PULLBOX.
- 34. EXISTING ASPHALT PAVED ROAD.
- 35. EXISTING CONTOUR LINES @ 1'-0" INTERVALS.
- 36. PROPOSED 12'-0" WIDE VERIZON WIRELESS NON-EXCLUSIVE TECHNICIAN PARKING AND ACCESS PATH OF TRAVEL.
- 37. PROPOSED UNDERGROUND ELECTRICAL CONDUIT TRENCH.
- 38. PROPOSED UNDERGROUND TELCO CONDUIT TRENCH.



ENLARGED UTILITY PLAN



PROPOSED PROJECT
PHG 14-0013

S

SITE PLAN

24" MINIMUM CLEAR FROM EDGE OF ANTENNA
TO EDGE OF BRANCH FOLIAGE

PROPOSED VERIZON WIRELESS ANTENNAS PIPE
MOUNTED TO 40'-0" HIGH FAUX EUCALYPTUS
TREE. PROVIDE EACH ANTENNA WITH "SOCK
COVER" TO MATCH PROPOSED FAUX
EUCALYPTUS BRANCHES

PROPOSED VERIZON WIRELESS
RRU MOUNTED BEHIND ANTENNA
ON MOUNTING PIPE

BETA SECTOR
AZIMUTH 240°

APPROXIMATE OUTLINE OF
FAUX EUCALYPTUS BRANCHES
AT ANTENNA LEVEL

PROPOSED 4'-0" VERIZON WIRELESS
MICROWAVE ANTENNA PIPE MOUNTED TO
40'-0" HIGH FAUX EUCALYPTUS TREE.

GAMMA SECTOR
AZIMUTH 60°

UPPER TRUNK KEY 

40'-0" HIGH FAUX
EUCALYPTUS

CONCRETE FAUX EUCALYPTUS
FOOTING

RAYCAP DC SURGE PROTECTION
UNIT MOUNTED TO CROSSARM

ALPHA SECTOR
AZIMUTH 150°

MICROWAVE
DISH AZIMUTH
T.B.D.

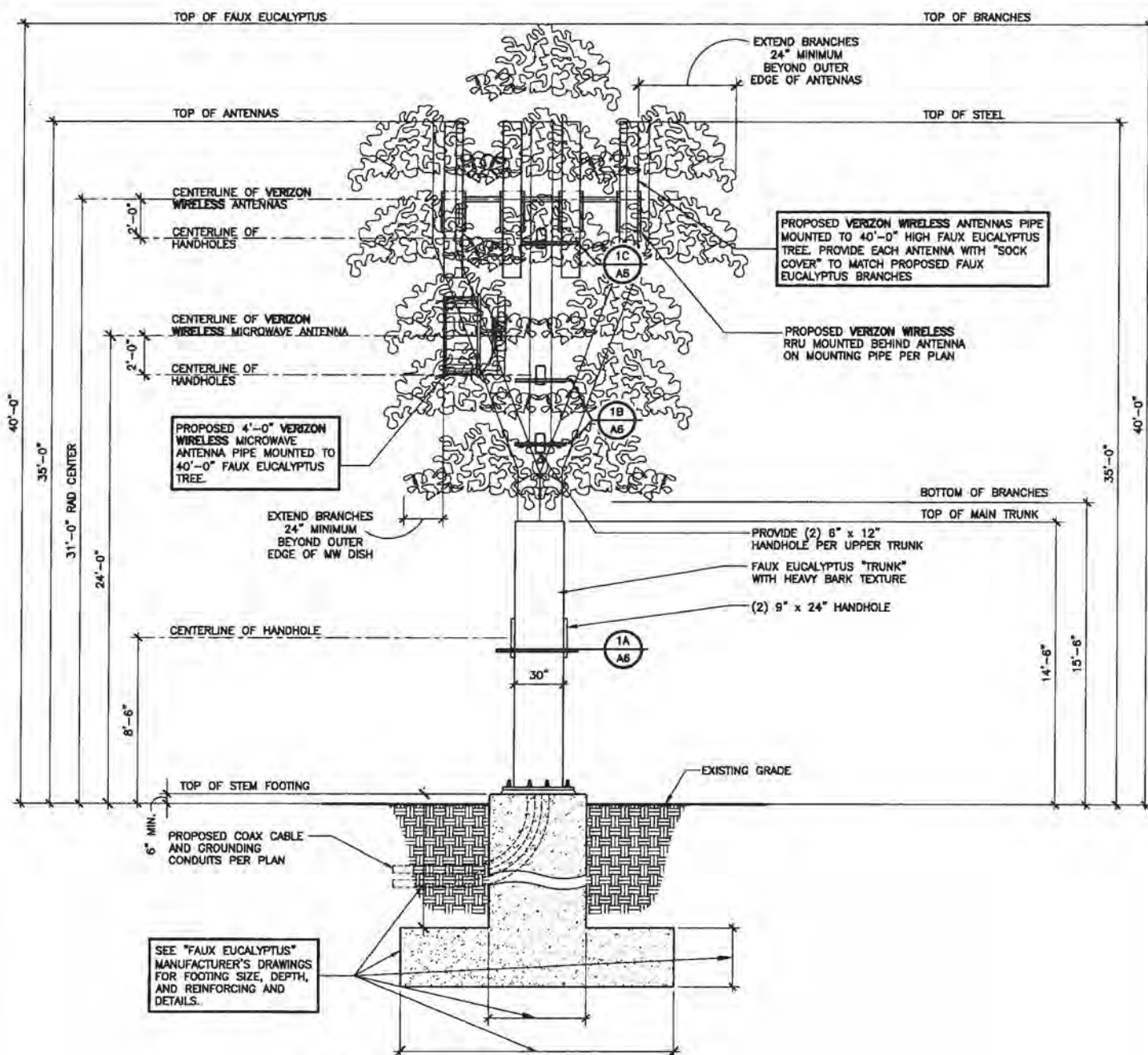
MAGNETIC
NORTH 

ANTENNA PLAN

PROPOSED PROJECT
PHG 14-0013

F

FLOOR PLAN



FAUX EUCALYPTUS ELEVATION

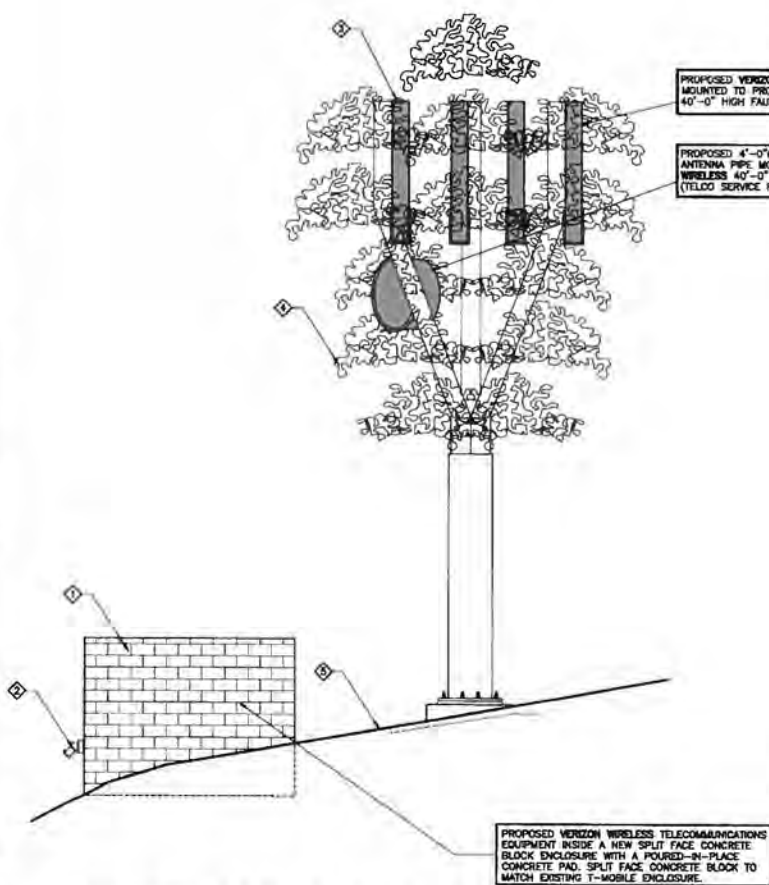
NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

PROPOSED PROJECT
PHG 14-0013

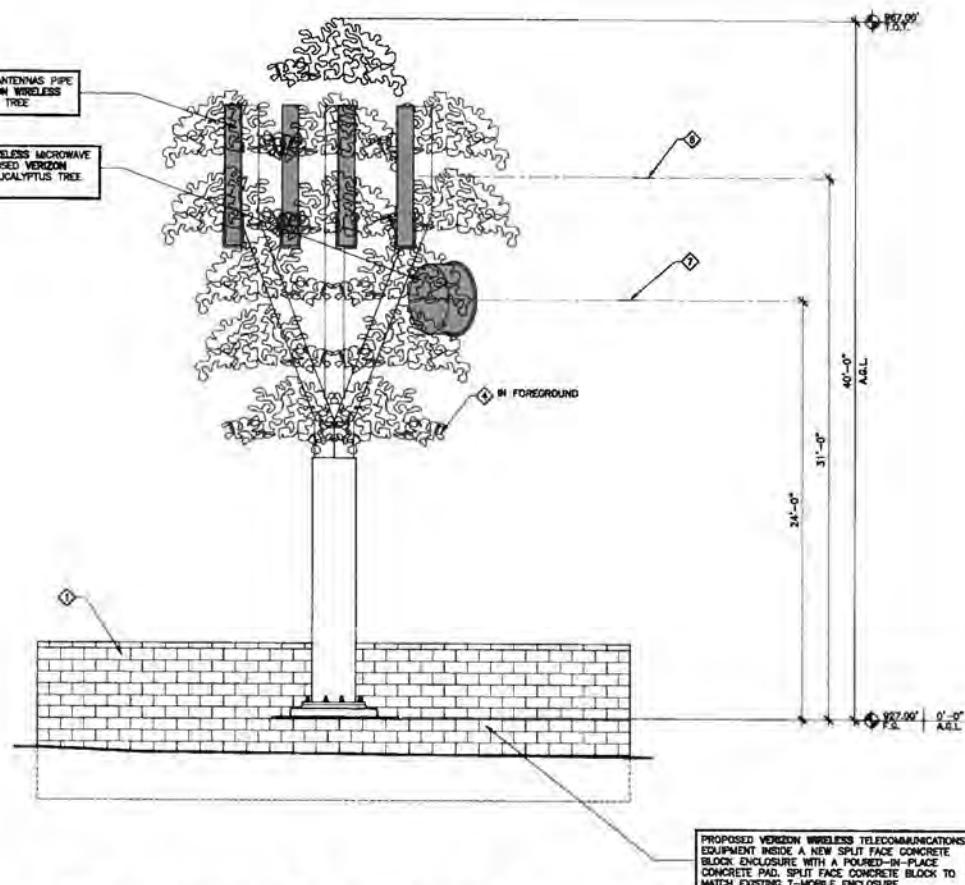
E

ELEVATION PLAN

PROPOSED PROJECT PHG 14-0013



NORTHEAST ELEVATION

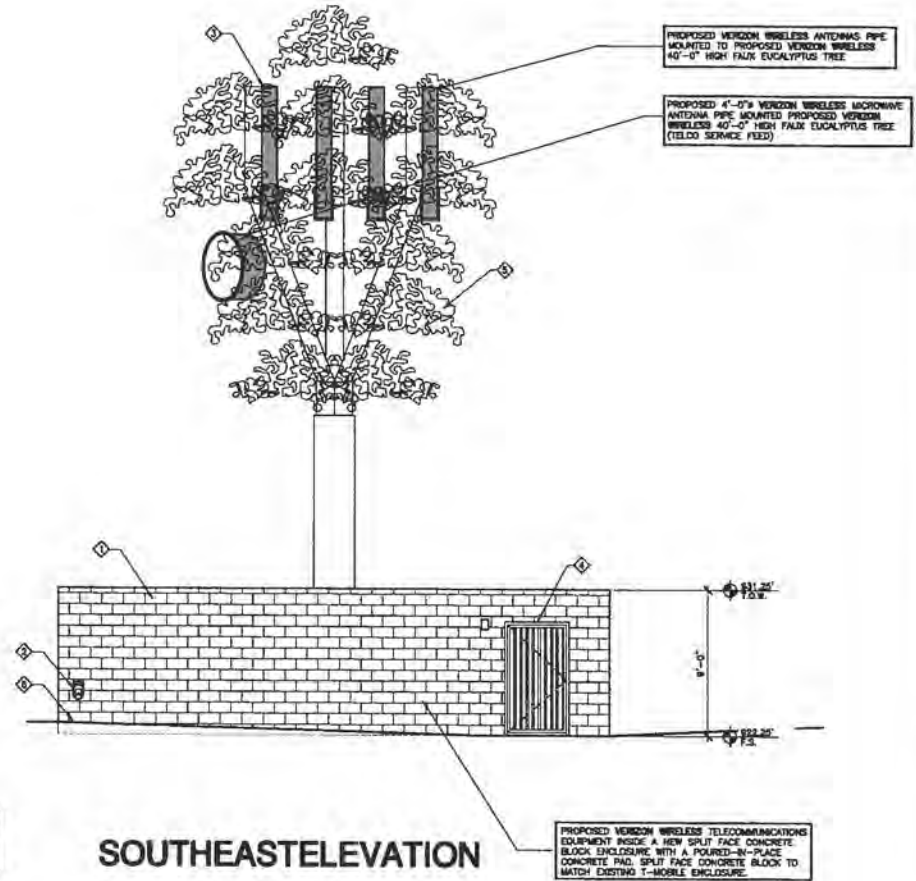
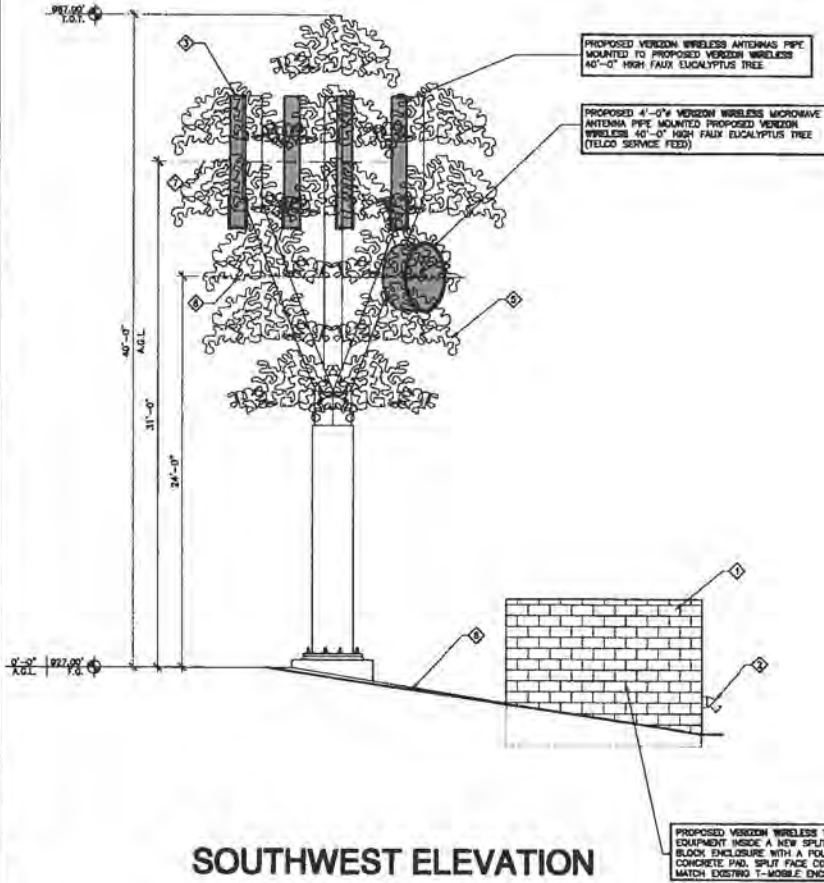


NORTHWEST ELEVATION

PROPOSED PROJECT PHG 14-0013

ELEVATION PLAN

E



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** – S-P (Specific Plan) – The area to the north of the project site is part of the Palos Vista Specific Plan Area, and includes both open space and single-family residential neighborhoods.
- SOUTH** – S-P (Specific Plan) and A70 (Limited Agricultural) zoning – The area directly south of the project site is part of the designated open space of the Palos Vista Specific Plan Area. The boundary of the Specific Plan Area lies roughly 150 feet south of the project site, and beyond that is County land that is zoned A70 (Limited Agricultural) and occupied by single-family homes on lots over an acre in size.
- EAST** – S-P (Specific Plan) and R-1-7 (Single Family Residential, 7,000 SF minimum lot size) – The area directly east of the project site is part of the designated open space of the Palos Vista Specific Plan Area. The Specific Plan Area continues to the east side of Woodland Parkway, with more open space and one lot that was originally a public facilities site but is now developed with a single-family home to R-1 standards. Other lots on the east side of Woodland Parkway have R-1-7 zoning and are developed with single-family homes.
- WEST** – S-P (Specific Plan) – the area west of the project site is part of the designated open space of the Palos Vista Specific Plan Area.

B. AVAILABILITY OF PUBLIC SERVICES

Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.

Effect on Fire Service – The area is currently served by Fire Station #3 at 1808 North Nutmeg Street, about 1.6 miles southeast of the project site. This places the site within the 7.5-minute initial response time for fire service established in the Quality of Life Standards for the Escondido General Plan. The Fire Department has reviewed the proposal and has indicated that they have no concerns.

Traffic – Access to the project site is via a gated access road from Woodland Parkway, roughly 1,700 feet north of the intersection of Woodland Parkway and El Norte Parkway. This section of Woodland Parkway is an unclassified roadway in the General Plan's Mobility and Infrastructure Element, and traffic is mainly limited to the residential uses in the area, since a security gate for Emerald Heights lies about 400 feet north of the access road and prevents through traffic. The wireless facility will not be open to the public, and traffic created by the project is expected to be infrequent/intermittent and limited to construction, maintenance, and repair activities. Therefore, the project should have little to no impact on traffic in the area.

Utilities – The applicant will install a new electrical meter pedestal and step-up transformer near an existing transformer at the site, and extend electrical utilities underground to the new facility. No other utilities, new or extended, have been proposed.

Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. The applicant will prepare an Erosion Control Plan prior to construction activities, incorporating Best Management Practices to prevent the discharge of pollutants to receiving waters.

ENVIRONMENTAL STATUS

In June 2014, LSA Associates conducted a survey to identify the existence or potential existence of special-status plant and animal species in and around the project site. A literature review and database search was conducted, and turned up several potential special-status plant species (San Diego thorn-mint, Parry's tetracoccus, summer holly, and rainbow manzanita), as well as two special-status animal species (orange-throated whiptail and coastal California gnatcatcher).

LSA then conducted an on-site reconnaissance survey to determine if any of these special-status species were present at the project site or in the general area. While no special-status plant or animal species were observed, the reconnaissance survey did report that the project site occupies an area of high-quality coastal sage scrub habitat, the disturbance of which requires mitigation at a 2:1 ratio pursuant to the Draft Escondido Subarea Plan. LSA also recommended a focused, protocol-level survey to further investigate the potential for coastal California gnatcatcher, since coastal sage scrub habitat supports this species. LSA conducted a series of three focused surveys in March 2015, and detected no gnatcatchers, noting that there is limited mature California sagebrush (the plant species typically associated with gnatcatchers) in the area.

An Initial Study and Mitigated Negative Declaration (IS/MND) were prepared and issued for public review from May 29 to June 29, 2015. The IS/MND summarized the findings of the biological surveys, and proposed mitigations to reduce the project's biological impacts to a less than significant level. These mitigations include having a biological monitor familiar with orange-throated whiptail present during all vegetation-clearing activities, conducting pre-construction nesting bird surveys, and purchasing mitigation credits from the Daley Ranch Conservation Bank (or another suitable conservation bank) to compensate for the disturbance of 0.077 acre of coastal sage scrub habitat. The IS/MND also proposed mitigations to reduce potential impacts to cultural resources to a less than significant level, including stopping work within a 25' buffer around any archeological/paleontological resources or human remains found during ground-disturbing activities, until the appropriate authorities are contacted and the resources handled per local, state, or federal policies.

During the review period for the IS/MND, staff received a comment letter from the California Department of Fish and Wildlife, recommending that the document include more details about the surveys used to analyze impacts to rare or threatened plant species, particularly San Diego thorn-mint. Specifically, the letter requested more information about the dates and times of the surveys and the species assessed. The letter also indicated that since the Escondido Subarea Plan is still in draft form, any take of a species protected by the California Endangered Species Act (CESA) is considered significant without mitigation for purposes of CEQA. In response to this letter, LSA revised the IS/MND to better explain their survey methods and timing, and provided a final version to staff. Since the surveys detected no CESA-listed species in the project site or the general vicinity, no take of these species is anticipated. However, the mitigation measures described above for biological resources provide instruction on how to proceed if orange-throated whiptails or nesting birds are encountered during project activities. A copy of the Final IS/MND is available on the City website at <http://www.escondido.org/emerald-heights-communications-tower-project.aspx>.

C. GENERAL PLAN ANALYSIS

The General Plan land-use designation for the project site is Specific Plan Area #1, Emerald Heights (Palos Vista), and the site is covered under the Palos Vista Specific Plan (SP 87-01), which was adopted in 1987 and amended several times since then. The Palos Vista Specific Plan divides the plan area into three neighborhoods, and the project site is located in a designated open space area within Neighborhood One. Per the Specific Plan, wireless communications facilities are allowed in Neighborhood One's open space area with the approval of a Conditional Use Permit, when compatible with the Communication Antennas Ordinance (Article 34 of the Zoning Code) and limited to a height of 35 feet. The Planning Commission has previously allowed at least one other existing facility in this area to have a height of 40 feet (another faux tree, installed by AT&T under PHG 11-0010), though that facility was designed with a 35-foot trunk, with antennas mounted below the 35-foot mark and nothing but branches for the uppermost five feet. This new Verizon facility would use the same dimensions.

General Plan Infrastructure Goal 7: (Section 17 Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan Telecommunication Policies also encourages the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities. The project supports these goals by improving Verizon's coverage in northwest Escondido, and by incorporating stealth technology to minimize the visual impact of the facility. The project would have an impact on natural habitat areas, as described in the Environmental Status section above; however, mitigation measures have been proposed to reduce these impacts to a less than significant level.

D. TELECOMMUNICATIONS ACT – LEGAL REQUIREMENTS:

In 1996, the U.S. Congress added a section to the Communications Act of 1934 to promote the expansion of personal wireless communications service, adding Section 332(c)(7). This section preserves local zoning authority over the "placement, construction, and modification" of wireless facilities, while imposing certain federal requirements. Specifically, Section 332(c)(7) requires that state or local government decisions regarding wireless service facilities must not: 1) unreasonably discriminate between one cellular provider and another; or 2) prohibit or have the effect of prohibiting the provision of personal wireless services; or 3) be founded on "the environmental effects of radio frequency (RF) emissions **to the extent that such facilities comply** with the FCC's regulations" (emphasis added). Once the Commission is satisfied the project's RF emissions are within the federal thresholds, then the review must be based on otherwise applicable local zoning criteria. A denial of a proposed facility must not run afoul of the federal restrictions set forth as 1), 2) and 3) above.

E. PROJECT ANALYSIS

Appropriateness of the Proposed Design and Whether the Proposed Wireless Facility Would Be in Conformance with the Communication Antennas Ordinance

The Palos Vista Specific Plan Area is located in a hilly area in northwest Escondido, and contains residential neighborhoods (Emerald Heights) interspersed with large open space areas. The project site is located on a plateau-like hill at the eastern end of one of these open space areas, between two existing water tanks on small lots owned by Vallecitos Water District. This particular hill's raised elevation, relative security/separation from other uses, and low visibility from surrounding neighborhoods have made it an attractive location for wireless carriers. Several wireless facilities exist here already, ranging from older, non-stealth poles with unconcealed antennas to faux trees similar to the one proposed by Verizon. The closest residential dwelling to the site is approximately 260 feet to the southeast of the project site, off Calle Maria (within County jurisdiction), and is at a lower elevation than the project site. The wireless facilities guidelines in Section 33-703 of the Zoning Code encourage stealth technology, and this project conforms to that guideline since the facility would be designed to resemble a live eucalyptus tree and the antennas would be covered with socks and concealed by artificial branches. The project also conforms to the height limit specified in the Palos Vista Specific Plan. The applicant has provided visual simulations to demonstrate that the new Verizon facility would coordinate with the existing facilities, and would not create a visual disturbance for the surrounding neighborhoods.

Consistency with Zoning Code Standards for Standby Generators

The project includes a 10-kilowatt backup diesel generator to be used only during power interruptions and testing/maintenance activities. Per Section 33-1122 of the City of Escondido Zoning Code, a Conditional Use Permit is required for any electric generating facility with a maximum production capability of five or more kilowatts (kW) of power. Even if a less-powerful generator were proposed, a CUP would still be necessary for this facility, since the Palos Vista Specific Plan requires one for any wireless facility in the open space area of Neighborhood One, regardless of generator status. The generator would be located within an enclosed equipment shelter, which would screen it from view and reduce noise. Per San Diego Air Pollution Control District regulations and Section 33-1122 of the City of Escondido Zoning Code, non-emergency generator use (testing and maintenance) is limited to 52 hours per year to minimize impacts to air quality. Section 33-1122 further limits generator maintenance and testing to the hours of 7:00 a.m. to 5:00 p.m. to minimize noise impacts to surrounding properties. The project has been conditioned to limit use of the generator to these hours.

Conformance with FCC Emission Requirements

Operation of the facility would generate electromagnetic emissions, or radiofrequency (RF) radiation. An RF study was prepared by Sitesafe, Inc., to determine whether the proposed communication facility would comply with the Federal Communications Commission (FCC) Rules and Regulations for RF emissions. The study concluded that RF exposure levels are expected to be well below occupational and general public Maximum Permissible Exposure (MPE) limits, for Verizon facility alone as well as for all existing facilities at this site combined. Appropriate signage is required to be posted at access areas to the antennas and equipment to caution workers of radiation emissions. A copy of the RF study has been attached to this report.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The 979-acre Palos Vista Specific Plan Area is characterized by slopes, with elevations ranging from about 800 feet above sea level (at the southeast corner of the area) to 1,535 feet above sea level (in the northwest corner). The proposed project would be sited on a plateau-like hill at the east end of a 71.77-acre lot that is owned by the Escondido Highlands HOA and designated as open space, within Neighborhood One of the Specific Plan Area. Two smaller lots, owned by the Vallecitos Water District and each occupied by a water tank, are also located on this plateau (and are completely surrounded by the open-space lot). The project site is between these two water tanks.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 71.77 acres
2. Tower Height
Total: 35' from finished grade to top of trunk; 40' from finished grade to top of branches
Panel antennas: 35' to top, 31' to centerline, and 27' to bottom (from finished grade)
Microwave antenna: 26' to top, 24' to centerline, and 22' to bottom (from finished grade)
3. Panel Antenna Dimensions: 96" long x 15" wide x 9.5" deep
4. Radio Units and Surge Protectors: Three RRUs and two surge protectors to be mounted within equipment shelter
5. Power Density: Less than 5% of the FCC General Public Limit for Maximum Permissible Exposure (MPE), on the ground level (for both the Verizon facility alone, and the Verizon facility plus all other facilities at this site)
6. Equipment Shelter: 12' wide x 34' long x 9' tall (408 SF)
Concrete block walls with chain link lid
Will contain emergency generator and electrical cabinets
7. Generator: 10 kilowatt (kW) emergency diesel generator located within new equipment shelter
Fuel tank size: 55 gallons
Run time: Dependent on manufacturer/model selected, but expected to be 50-60 hours at 100% load, per specs from some leading manufacturers
8. Landscaping: No new landscaping proposed (no irrigation source present)

EXHIBIT "A"
FINDINGS OF FACT
PHG 14-0013

1. The General Plan land-use designation on the project site is Specific Plan Area #1: Emerald Heights (Palos Vista). The site is covered under the Palos Vista Specific Plan, and is designated as open space. The Palos Vista Specific Plan allows wireless communications facilities within this open space area with the approval of a Conditional Use Permit, as long as they do not exceed 35 feet in height. General Plan Infrastructure Goal No. 7 (Telecommunications, page III-50) encourages quality communication systems that enhance economic viability, government efficiency, and equitable access for all. The General Plan also contains specific policies (Policies 17.1 – 17.9) that encourage the City to work with service providers to enhance the delivery of public services; require compatible designs that are designed in a manner to minimize visual impacts on surrounding uses; and support innovation in the design and implementation of state-of-the art telecommunication technologies and facilities.

Granting this Conditional Use Permit to allow a wireless communication facility on the subject property would be in conformance with these Goals and Policies, and would be based on sound principles of land use because the use is in response to services required by the community and the facility would enhance communication services in the city without posing a health threat to the surrounding area. While the facility would have a total height of 40 feet, a previous approval for another carrier's facility in this same area (also designed to resemble a tree) allowed for a total height of 40 feet, since that facility's antennas stayed below 35 feet, placing only branches in the area between 35 and 40 feet. The applicant for this project is proposing the same dimensions, and no antennas would be mounted above 35 feet. The facility would incorporate a stealth design that conforms to the Communication Antennas Ordinance, which would minimize potential visual impacts from adjacent views. The emergency generator and other electrical equipment would be located within a concrete block equipment shelter, which would eliminate any potential visual and/or noise impacts to adjacent properties. Since no landscaping is proposed for the project due to lack of irrigation, a condition of approval has been imposed to require the applicant to paint the shelter to blend into the hillside. The proposed facility would not result in a substantial alteration of the present or planned land use since there are multiple existing wireless communications facilities for a variety of carriers in the direct vicinity. The facility also would not result in a potential health hazard to nearby residents since the facility would be within MPE (maximum permissible exposure) limits as indicated in the radio frequency analysis prepared for the project. The proposed facility would be in compliance with the City's Wireless Facility Guidelines, as discussed in the Planning Commission staff report.

2. Granting the Conditional Use Permit for the backup diesel generator would be based upon sound principles of land use since the site is physically suitable to accommodate the project, the generator would be enclosed within a shelter and therefore screened from view from the surrounding streets and properties, and the generator would be used only during power outages or maintenance/testing activities.
3. The proposal would not cause deterioration of bordering land uses or result in any adverse visual impacts since the facility has designed to resemble a live eucalyptus tree and the associated equipment would be appropriately screened within an equipment enclosure. The subject property is open space, but the Palos Vista Specific Plan allows wireless communications facilities on this property with approval of a Conditional Use Permit, and several other facilities already exist in the direct vicinity.
4. The proposed personal wireless communication facility would not be hazardous to the health of nearby residents since the radio frequency (RF) analysis prepared for the project by Sitesafe concluded that the maximum operation levels of radiation for the facility would be within the MPE (Maximum Permissible Exposure) limits established by FCC guidelines.
5. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project as required by the California Environmental Quality Act. The IS/MND identified potentially significant impacts to biological and cultural resources, and proposed mitigation measures to reduce those impacts to a less than significant level. The Draft IS/MND was released for a 30-day public review period and was submitted to the State Clearinghouse for distribution to interested state agencies. During this review period, the California Department of Fish and Wildlife submitted a comment

recommending that the document include more details about study methods used to assess the site's suitability and potential for rare or listed plant species. In response, the document was revised to add more information about the reconnaissance survey conducted in June 2014 to determine the existence (or potential for existence) of special-status plant and animal species. The Final IS/MND is available on the City website at <http://www.escondido.org/emerald-heights-communications-tower-project.aspx>.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 14-0013

Mitigation Measures

1. A qualified biological monitor familiar with orange-throated whiptail shall be present during all vegetation-clearing activities on the Project Site. If orange-throated whiptail is observed on the Project Site during construction activities, they shall be removed from the Project Site by the qualified biologist. The qualified biologist shall prepare and submit a California Natural Diversity Data Base form documenting the occurrence to the California Department of Fish and Wildlife. Following completion of construction activities, the biological monitor shall prepare and submit to the Applicant a Biological Construction Report. Any occurrence(s) of orange-throated whiptail shall be documented in Biological Construction Report.
2. If project construction cannot be avoided during the nesting season (January 1 through September 1), a preconstruction nesting bird survey shall be conducted by a qualified biologist hired by the applicant prior to the initiation of work to identify any active nests that may be impacted by construction activities. Surveys shall 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 shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds are observed and concurrence was received, project activities may begin. If an active bird nest is observed, the nest site shall be fenced a minimum of 200 feet (500 feet for special-status species and raptors) in all directions, and this area shall not be disturbed until after September 1 or until the nest is inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the nesting season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.
3. Project-related impacts to coastal sage scrub/chaparral habitat shall be mitigated through the purchase of mitigation credits for coastal sage scrub/chaparral habitat from the Daley Ranch Conservation Bank or similarly suitable conservation bank pursuant to the mitigation requirements identified in the Draft Escondido Subarea Plan Table 5-2. The Applicant shall be responsible for purchasing and securing mitigation credits for coastal sage scrub/chaparral habitat. The Applicant shall provide the City with documentation of the mitigation credit purchase prior to issuance of a grading or building permit.
4. Should archaeological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet will be redirected by the project contractor until a City-qualified archaeologist is retained by the Applicant to evaluate the find, including mapping and collecting any diagnostic (time-sensitive) artifacts, to the satisfaction of the Community Development Department. The City shall further require that its agents conform to the requirements of the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5(e) and that they contact the Native American Heritage Commission (NAHC) in order to inform it of the discovery and to arrange for potential identification and preservation of the cultural resources pursuant to California Public Resources Code (PRC) Section 5097.98.
5. Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet (ft) shall be redirected by the project contractor and the Applicant shall retain a City-qualified paleontologist to assess the situation and make recommendations for the treatment of the discovery. If the find is determined to be significant, and project activities cannot avoid impacting the resource, the impact to the resource shall be mitigated in accordance with the recommendations of the consulting paleontologist. Mitigation may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations of the investigation shall be prepared and submitted to the Applicant, and, if paleontological materials are recovered, a copy of the report shall be submitted to a paleontological repository, such as the University of California Museum of Paleontology.

6. If human remains are encountered during project construction, work within 25 feet (ft) of the discovery shall be redirected by the project contractor and the Applicant shall notify the County Medical Examiner immediately to assess the situation. Project personnel shall not collect or move any human remains and associated materials. If the human remains are determined to be prehistoric, the Medical Examiner shall notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC shall determine and notify a Most Likely Descendant (MLD). With permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery and shall complete the inspection within 48 hours of being granted access to the site. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Project Design Features

1. Prior to the initiation of construction activities, the Applicant shall prepare an Erosion Control Plan (ECP) that incorporates Best Management Practices (BMPs) to prevent the discharge of pollutants to receiving waters. The ECP shall be reviewed and approved by the City as part of the project review process. The ECP shall be tailored to the proposed project but shall include the following required BMPs:
 - Stabilized construction entrances wherever vehicles enter unpaved areas.
 - Perimeter control BMPs (silt fence, fiber roll, gravel bag berm etc.).
 - Erosion control BMPs (bonded fiber matrix with hydroseed, blankets etc.) to cover areas vulnerable to erosion. Finished slopes should be stabilized within 14 calendar days of last being worked. All slopes need to be covered before rain.
 - Stockpiles need to be covered before forecast rain events and at the end of each working day.
 - Portable toilet facilities need secondary containment.
 - Waste materials should be stored in covered dumpsters.
 - Trash and debris should not be stored on the ground.
 - Solid materials should be stored off the ground and covered.
 - Liquid materials should be stored under cover and in secondary containment.
2. In accordance with the City's Municipal Code, construction shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. If necessary, Saturday construction hours shall be limited to the hours of 9:00 a.m. to 5:00 p.m. No construction activity shall be permitted on Sundays or national holidays.

General

1. In accordance with Zoning Code Section 33-1122, non-emergency use of the backup generator is limited to the hours of 7 a.m. to 5 p.m., and may not exceed 52 hours per year.
2. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
5. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
6. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
7. All new utilities and utility runs shall be underground.
8. The equipment shelter shall be painted to blend with the hillside to the satisfaction of the Planning Division.

9. As proposed, the design, color and materials of the proposed facilities shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. The following recommendations from the Staff Design Review Committee of April 23, 2015, shall be incorporated into the design:
 - Tree branches shall be extended to provide at least 48" clearance from antennas.
 - The microwave antenna shall be colored to match the foliage of the tree.
10. Prior to issuance of any grading or building permits, a road license agreement or alternate agreement shall be executed for the portion of the project site's access road that passes through Vallecitos Water District property (187-720-20), to the satisfaction of the Planning Division.
11. As per Federal Communication Commission (FCC) guidelines and requirements, Verizon or any subsequent operator/lease holder of the wireless facility shall investigate any valid complaints related to interference with electronic equipment in the surrounding area as may be required by the FCC. If it has been determined Verizon is the cause of such interference, and if such interference is determined to be related to the signal emitted from the facilities approved by this use permit, Verizon or any subsequent operator/lease holder shall solve the problem in a timely manner. Additionally, any interference with public safety communications shall be corrected immediately, to the satisfaction of the City of Escondido.
12. If requested by the City of Escondido, Verizon, or any subsequent operator/lease holder of the facilities shall permit co-location of other wireless providers on its facility (subject to City of Escondido approval) if it can be demonstrated that there would be no adverse effect on the existing facilities/operations.
13. In the event Verizon sells or leases its rights to a third party, Verizon shall submit current contact information to the Director of Community Development of such new owner in a timely manner to insure the City has the ability to interact with the new owner/lessee as to any use permit and compliance issues. Co-location of any new facilities not identified by this use permit shall require approval of the City of Escondido.
14. Verizon shall coordinate with the City of Escondido to select a qualified, independent third party consultant to conduct an actual power density measurement of the facility within 90 days after installation and under full operation of the facility. The results of the study shall be submitted to the Director of Community Development so that the theoretical power density study can be compared to the actual output.
15. Verizon or any subsequent operator/lease holder of the wireless facility shall be responsible for all maintenance of the facility, including the antennas and supporting equipment to ensure the condition of the facility does not appear weathered.
16. All communication facilities on the site shall be promptly removed upon non-use of the facilities, to the satisfaction of the Planning Division and Building Department.
17. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities.
18. No additional antennas or expansion of this facility shall be permitted without approval of the Director of Community Development subject to the appropriate review process and any necessary permits.
19. A sign conforming to ANSI C95.2 color, symbol and content, and other markings as appropriate, shall be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antennas to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits. The requirement for the appropriate signage/notice shall be indicated on the building plans.
20. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of approval.
21. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.

22. A copy of these Conditions of Approval shall be submitted with the building plans indicating compliance with all of the Conditions and Details of Request and exhibits contained in the Planning Commission staff report.
23. 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 the "County Clerk," in the amount of \$2,260 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

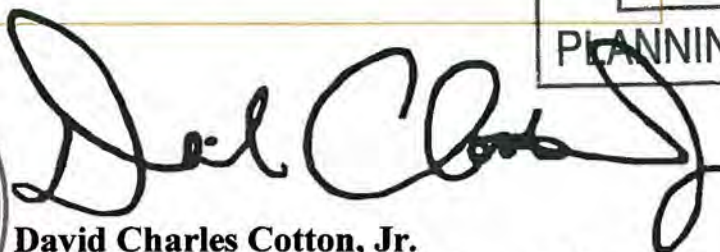
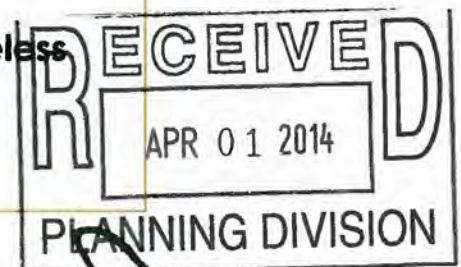
282142 - Emerald Heights Radio Frequency (RF) Site Compliance Report



1901 7/8 Woodland Pkwy, Escondido, CA 92026

**Verizon Wireless Will Be Compliant Based on
FCC Rules and Regulations.
The Site is Not Compliant with Verizon Wireless
Signage and Demarcation Policy.**

© 2014 Sitesafe, Inc. Arlington, VA



**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838
Date: 2014-March-25**

Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Emerald Heights	Categorically Excluded?	No
Street Address	1901 7/8 Woodland Pkwy	5% Contributor To Areas Requiring Mitigation?	Yes
City, State, Zip	Escondido, CA 92026		
Multi-License Facility	Yes	Max % MPE (Predictive)	5.3% Occupational
Structure Type	Monotree	Max % MPE (Measured)	<1% Occupational
Broadcast Equipment	No	Assessment Date	March 21, 2014
# of Access Points	#1	Assessment Purpose	MODIFICATION
Compliance Status		MITIGATION REQUIRED	

☒	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
☐	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
☐	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
☐	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements	     					
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Base of Monotree	☒ [1]	☐ [#]	☒ [1]	☐ [#]	☒ [1]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Additional Compliance Requirements(s):			
N/A			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		



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1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the Emerald Heights cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

The **Verizon Wireless antenna data** was provided by:

Name	Jane Xiaoping Zhao	
Title	RF Engineer	
Date	February 02, 2014 EME Report based on 3-20-14 tab in RFDS	
Region	Southern CA	

This **pre-installation** compliance assessment and report has been **prepared and reviewed** by:

	Preparer	Reviewer
Name	Scott Hoy	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	3/25/2014	3/25/2014

This report utilizes the following **for predictive modeling of the ambient RF environment**:

MPE Modeling Program: SitesafeTC

Required Modeling Assumptions: 100% Duty Cycle and Maximum Total Power Output.

Additional Modeling Assumptions:

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a worst-case analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a worst-case prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of “Generic” as an antenna model, or “Unknown” for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer’s published data regarding the antenna’s physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna’s range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

2. Existing Site Characteristics

a. Structure

Physical Description	Monotree
Site Latitude (NAD 83)	N33-9-40.67
Site Longitude (NAD 83)	W117-7-51.72
Site Elevation (AMSL)	886 ft.
Structure Height (AGL)	40 ft.
Overall Structure Height	40 ft.

b. Accessibility

Site access was unlocked/unrestricted at the time of the site visit. There was no RF Advisory signage posted at any site access point.

All access points locked at time of assessment?	No
All access points alarmed at time of assessment?	No

c. Verizon Wireless Signage

<u>Existing Signage</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Base of Monotree	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Existing Signage Adheres to VZW Signage & Demarcation Policy?						No

d. Antenna Inventory

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBi)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766	Panel	751	150	68	8	13.73	2250	867'	960.7'	35'
2	VERIZON WIRELESS (Proposed)	Ericsson AIR 21 B4A B2P	Panel	2100	150	65	4.7	15.37	3282	862.5'	958.2'	35'
3	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766 (PCS LTE)	Panel	1900	150	62	8	16.37	4132	858.4'	955.2'	35'
4	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766	Panel	850	150	65	8	14.55	3261	854.4'	952.9'	35'
5	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766	Panel	751	240	68	8	13.73	2250	849.3'	955.7'	35'
6	VERIZON WIRELESS (Proposed)	Ericsson AIR 21 B4A B2P	Panel	2100	240	65	4.7	15.37	3282	849.3'	961'	35'
7	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766 (PCS LTE)	Panel	1900	240	62	8	16.37	4132	849.3'	966.5'	35'
8	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766	Panel	850	240	65	8	14.55	3261	849.3'	971.3'	35'
9	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766	Panel	751	60	68	8	13.73	2250	854.3'	973.3'	35'
10	VERIZON WIRELESS (Proposed)	Ericsson AIR 21 B4A B2P	Panel	2100	60	65	4.7	15.37	3282	858.2'	970.6'	35'
11	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766 (PCS LTE)	Panel	1900	60	62	8	16.37	4132	862.2'	968.1'	35'
12	VERIZON WIRELESS (Proposed)	Kathrein-Scala 800-10766	Panel	850	60	65	8	14.55	3261	866'	966.2'	35'
13	T-MOBILE	Ericsson AIR 21 B2A B4P	Panel	1900	40	65	4.7	15.37	1377.4	811.8'	880.7'	22'
14	T-MOBILE	Ericsson AIR 21 B2A B4P	Panel	2100	40	65	4.7	15.37	1377.4	816.4'	876.5'	22'
15	T-MOBILE	Ericsson AIR 21 B2A B4P	Panel	1900	130	65	4.7	15.37	1377.4	816.6'	872.6'	22'
16	T-MOBILE	Ericsson AIR 21 B2A B4P	Panel	2100	130	65	4.7	15.37	1377.4	812.1'	867.1'	22'
17	T-MOBILE	Ericsson AIR 21 B2A B4P	Panel	1900	220	65	4.7	15.37	1377.4	807.8'	867.3'	22'
18	T-MOBILE	Ericsson AIR 21 B2A B4P	Panel	2100	220	65	4.7	15.37	1377.4	804.1'	870.9'	22'
19	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	850	70	65	4.6	12.77	1513.9	709.6'	787.8'	20'
19	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	1900	70	65	4.6	15.43	2094.8	709.6'	787.8'	20'
20	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	737	70	65	4.6	12.14	982.1	711.3'	782'	20'
21	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	850	160	65	4.6	12.77	1513.9	709.1'	778'	20'
22	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	737	160	65	4.6	12.14	982.1	705.6'	777'	20'
23	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	1900	160	65	4.6	15.43	2094.8	702.1'	775.8'	20'
24	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	850	250	65	4.6	12.77	1513.9	698.6'	777.8'	20'
24	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	1900	250	65	4.6	15.43	2094.8	698.6'	777.8'	20'
25	AT&T MOBILITY LLC	Generic 4 Ft./65 Deg.	Panel	737	250	65	4.6	12.14	982.1	696.6'	783.6'	20'
26	CRICKET COMMUNICATIONS	Generic 6 Ft./65 Deg.	Panel	1900	70	65	6.3	16.26	2536	678.1'	775.5'	28'
27	CRICKET COMMUNICATIONS	Generic 6 Ft./65 Deg.	Panel	1900	160	65	6.3	16.26	2536	675.1'	770'	28'
28	CRICKET COMMUNICATIONS	Generic 6 Ft./65 Deg.	Panel	1900	250	65	6.3	16.26	2536	669'	772.5'	28'
29	SPRINT-NEXTEL	Generic 4 Ft./65 Deg.	Panel	862	120	65	4.6	12.77	1000	928.5'	1042'	15'
29	SPRINT-NEXTEL	Generic 4 Ft./65 Deg.	Panel	1900	120	65	4.6	12.77	2000	928.5'	1042'	15'
30	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	120	65	4.6	12.77	0	923.6'	1039'	15'

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
31	SPRINT-NEXTEL	Generic 4 Ft./65 Deg.	Panel	862	120	65	4.6	12.77	0	919.3'	1036.6'	15'
32	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	190	65	4.6	12.77	0	898.5'	1003'	15'
33	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	190	65	4.6	12.77	0	892.1'	1003.8'	15'
34	SPRINT NEXTEL	Generic 4 Ft./65 Deg.	Panel	862	190	65	4.6	12.77	1000	886'	1004.3'	15'
34	SPRINT NEXTEL	Generic 4 Ft./65 Deg.	Panel	1900	190	65	4.6	12.77	2000	886'	1004.3'	15'
35	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	140	65	4.6	12.77	0	777.1'	798.3'	9'
36	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	140	65	4.6	12.77	0	774.5'	795.5'	9'
37	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	140	65	4.6	12.77	0	771.3'	792.3'	9'
38	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	200	65	4.6	12.77	0	768.3'	791.8'	9'
39	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	200	65	4.6	12.77	0	764.6'	792.8'	9'
40	SPRINT-NEXTEL (Decommissioned)	Generic 4 Ft./65 Deg.	Panel	862	200	65	4.6	12.77	0	760.8'	793.1'	9'
41	VERIZON WIRELESS (Proposed)	Generic 10 GHz/11 GHz Microwave/4 Ft.	Aperture	11000	180	2	4	37.66	30	853'	952.8'	24'
42	UNKNOWN	Generic 150 MHz/8 Foot Omni	Omni	150	0	360	8	2.61	100	658.6'	810.6'	22'
43	UNKNOWN	Generic Unity Gain/3Ft Omni	Omni	150	0	360	3	0.01	20	658.1'	812.8'	32'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed. For other operators at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to operator, their FCC license and/or antenna information was not available nor could it be secured while on site. Other operator's equipment, antenna models and powers used for modeling are based on obtained information or Sitesafe experience.

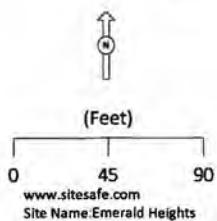
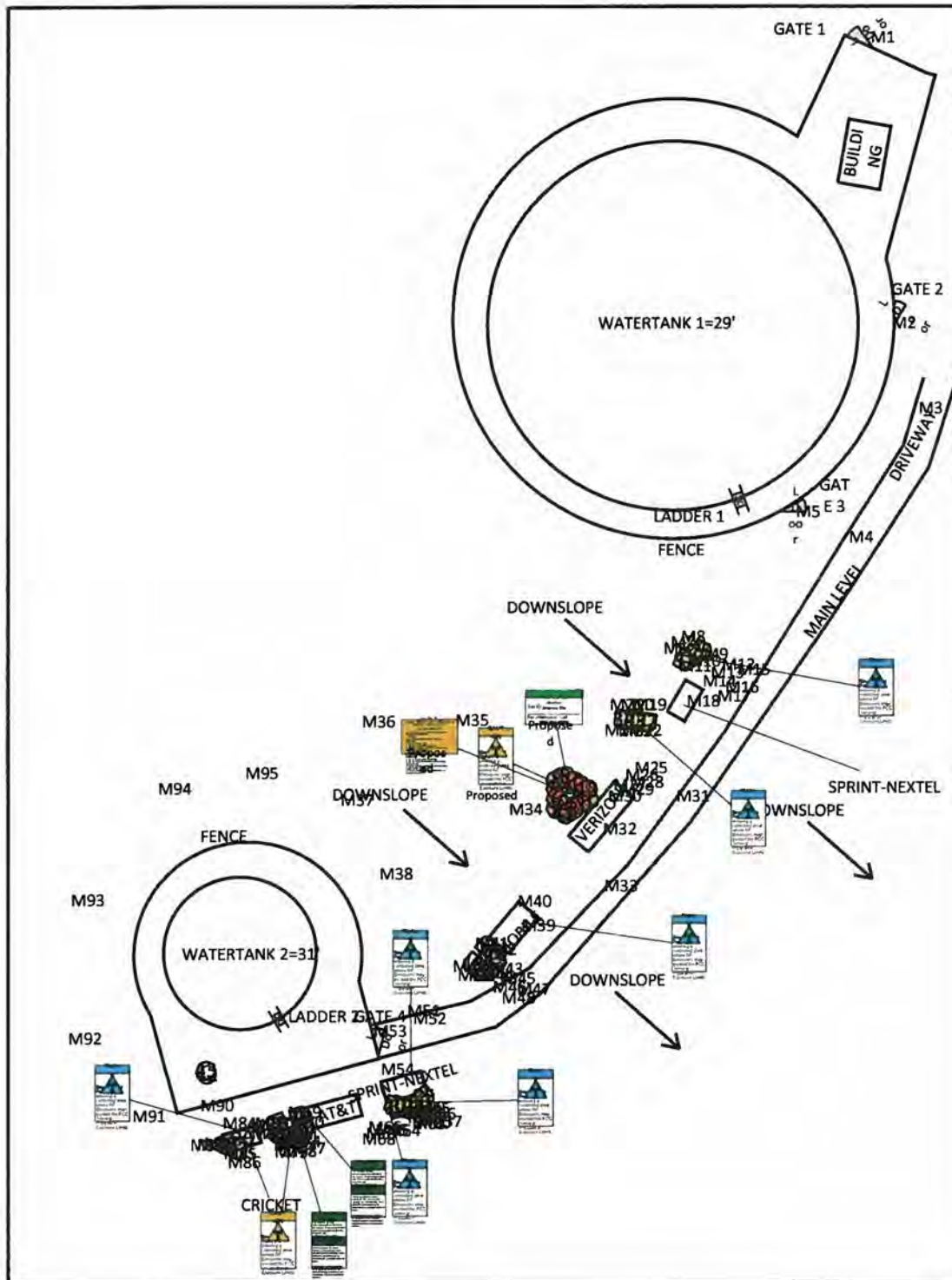
3. Analysis

a. Field Measurements:

Spatial Average and Maximum Occupational Measurements					
Measurements Points	Spatial Average	Maximum	Measurements Points	Spatial Average	Maximum
M1	<1 %	<1 %	M49	1 %	2 %
M2	<1 %	<1 %	M50	1 %	2 %
M3	<1 %	<1 %	M51	1 %	2 %
M4	<1 %	<1 %	M52	1 %	2 %
M5	<1 %	<1 %	M53	1 %	2 %
M6	<1 %	<1 %	M54	1 %	2 %
M7	<1 %	<1 %	M55	1 %	2 %
M8	<1 %	<1 %	M56	1 %	2 %
M9	<1 %	<1 %	M57	2 %	2 %
M10	<1 %	<1 %	M58	1 %	2 %
M11	<1 %	<1 %	M59	1 %	2 %
M12	<1 %	<1 %	M60	2 %	2 %
M13	<1 %	<1 %	M61	2 %	2 %
M14	<1 %	<1 %	M62	2 %	2 %
M15	<1 %	<1 %	M63	2 %	2 %
M16	<1 %	<1 %	M64	2 %	2 %
M17	<1 %	<1 %	M65	2 %	2 %
M18	<1 %	<1 %	M66	2 %	2 %
M19	<1 %	<1 %	M67	2 %	2 %
M20	<1 %	<1 %	M68	2 %	2 %
M21	<1 %	<1 %	M69	2 %	2 %
M22	<1 %	<1 %	M70	2 %	2 %
M23	<1 %	<1 %	M71	1 %	2 %
M24	<1 %	1 %	M72	1 %	2 %
M25	<1 %	1 %	M73	1 %	2 %
M26	<1 %	1 %	M74	1 %	2 %
M27	<1 %	1 %	M75	1 %	2 %
M28	<1 %	1 %	M76	1 %	2 %
M29	1 %	1 %	M77	1 %	2 %
M30	1 %	1 %	M78	1 %	2 %
M31	1 %	1 %	M79	1 %	2 %
M32	1 %	1 %	M80	1 %	2 %
M33	1 %	1 %	M81	1 %	2 %
M34	<1 %	<1 %	M82	1 %	2 %
M35	<1 %	<1 %	M83	1 %	2 %
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M37	<1 %	<1 %	M85	1 %	2 %
M38	<1 %	<1 %	M86	1 %	2 %
M39	2 %	2 %	M87	1 %	2 %
M40	2 %	2 %	M88	1 %	2 %
M41	<1 %	<1 %	M89	1 %	2 %
M42	<1 %	<1 %	M90	<1 %	<1 %
M43	2 %	2 %	M91	<1 %	<1 %
M44	2 %	2 %	M92	<1 %	<1 %
M45	2 %	2 %	M93	<1 %	<1 %
M46	2 %	2 %	M94	<1 %	<1 %
M47	2 %	2 %	M95	<1 %	<1 %
M48	2 %	2 %			

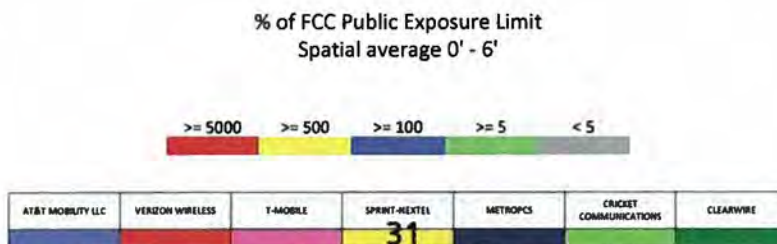
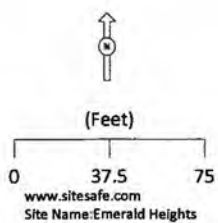
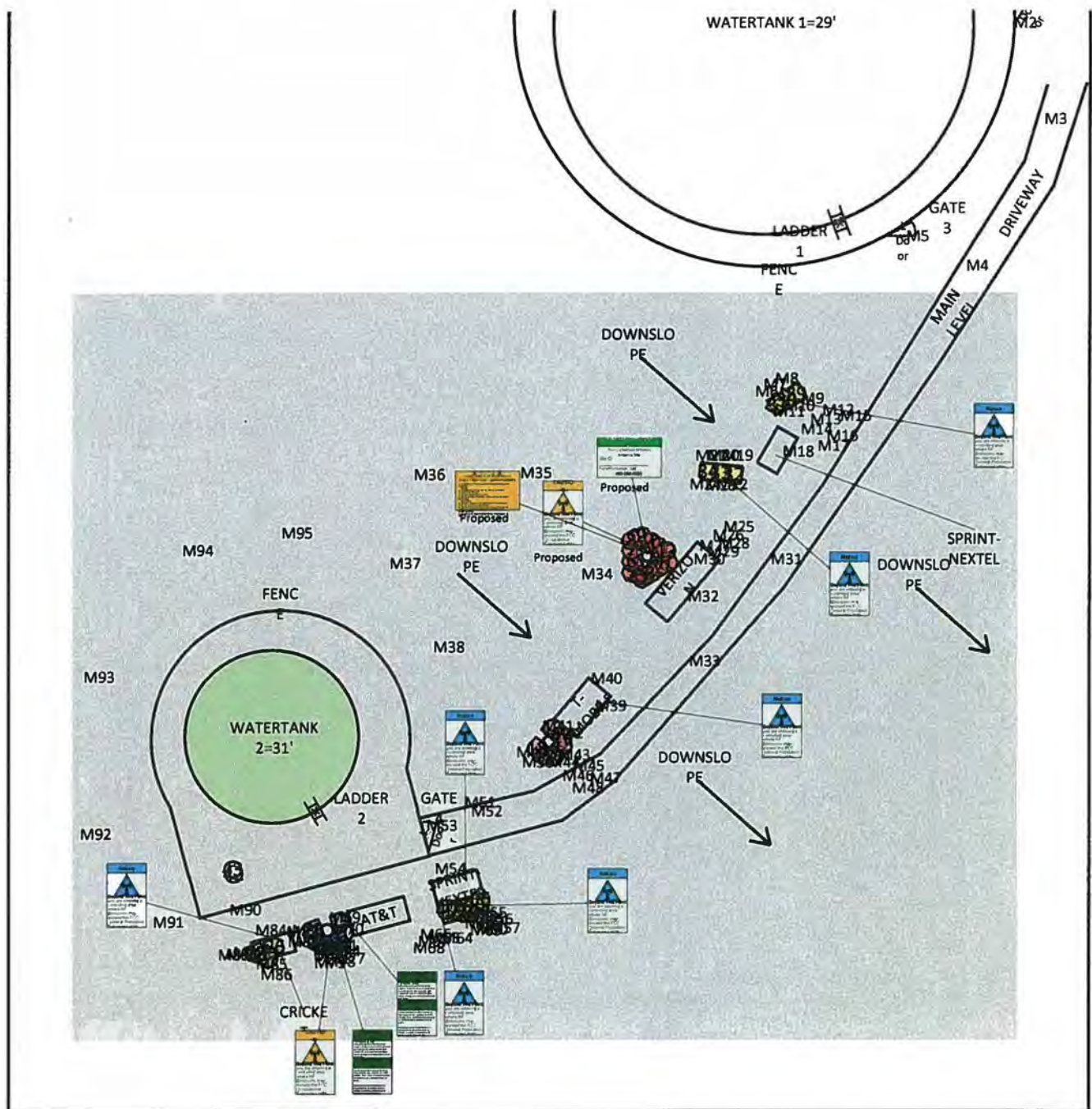
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Site Map with Measurements For: Emerald Heights



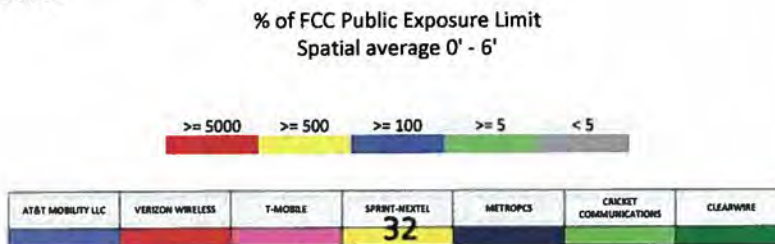
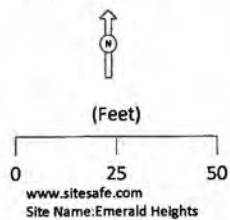
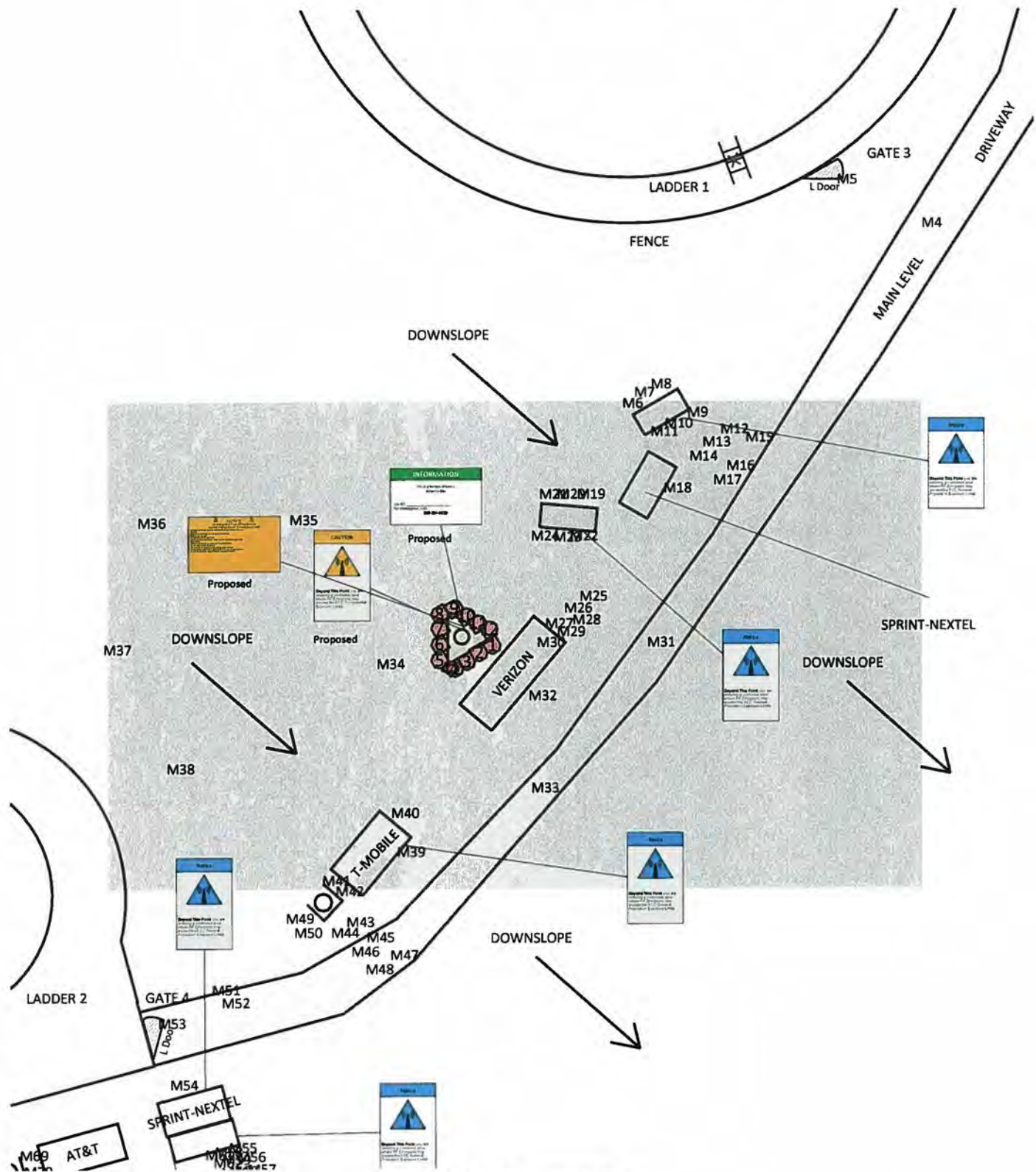
Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
Sitesafe/NTC Version: 1.0.0.0
3/25/2014 10:37:51 AM

RF Emissions Simulation For: Emerald Heights



Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1300
SitesafeTC Version: 1.0.0.0
3/25/2014 10:30:26 AM

RF Emissions Simulation For: Emerald Heights Verizon Wireless Contribution



4. Conclusion

a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

Verizon Wireless will be compliant with FCC Rules and Regulations.

The Max MPE predicted is 5.3% Occupational at Water Tank.

b. Compliance Requirements

<u>Compliance Requirements</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Alpha	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐
Gamma	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐ [#]	☐

Signage/Barrier Installation Detail

Base of Proposed Monotree

- Install a Yellow Caution Sign
- Install a NOC Information Sign
- Install a 10-Step Guideline

Verizon Wireless Alpha Sector

- No action required

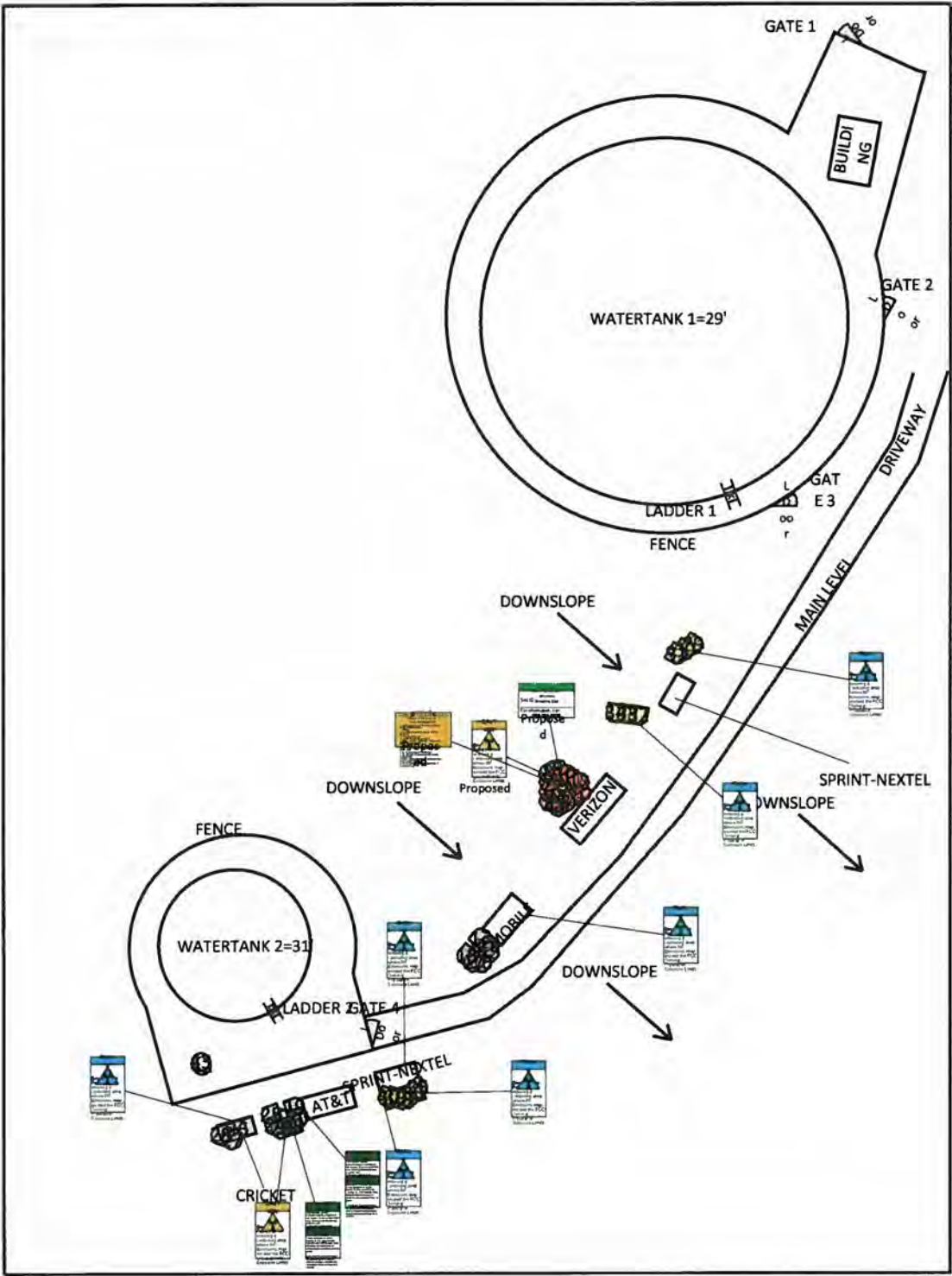
Verizon Wireless Beta Sector

- No action required

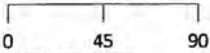
Verizon Wireless Gamma Sector

- No action required

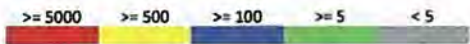
Signage Diagram For: Emerald Heights



(Feet)



www.sitesafe.com
Site Name: Emerald Heights



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
			34			

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
SitesafeTC Version: 1.0.0.0
3/25/2014 10:37:16 AM

5. Appendix A: Site Photos



Figure 1: Proposed Monotree Location



Figure 2: Verizon Wireless Proposed Monotree Alpha, Beta and Gamma Sector Antennas #1 through #12 and #41



Figure 3: T-Mobile Antennas #13 through #18



Figure 4: AT&T Mobility Antennas #19 through #25



Figure 5: Base of AT&T Mobility Monotree



Figure 6: Cricket Communications Antennas #26 through #28



Figure 7: Cricket Communications Equipment



Figure 8: Sprint Antennas #29 through #31



Figure 9: Sprint Antennas #32 through #34



Figure 10: Sprint Antennas #35 through #37



Figure 11: Sprint Antennas #38 through #40

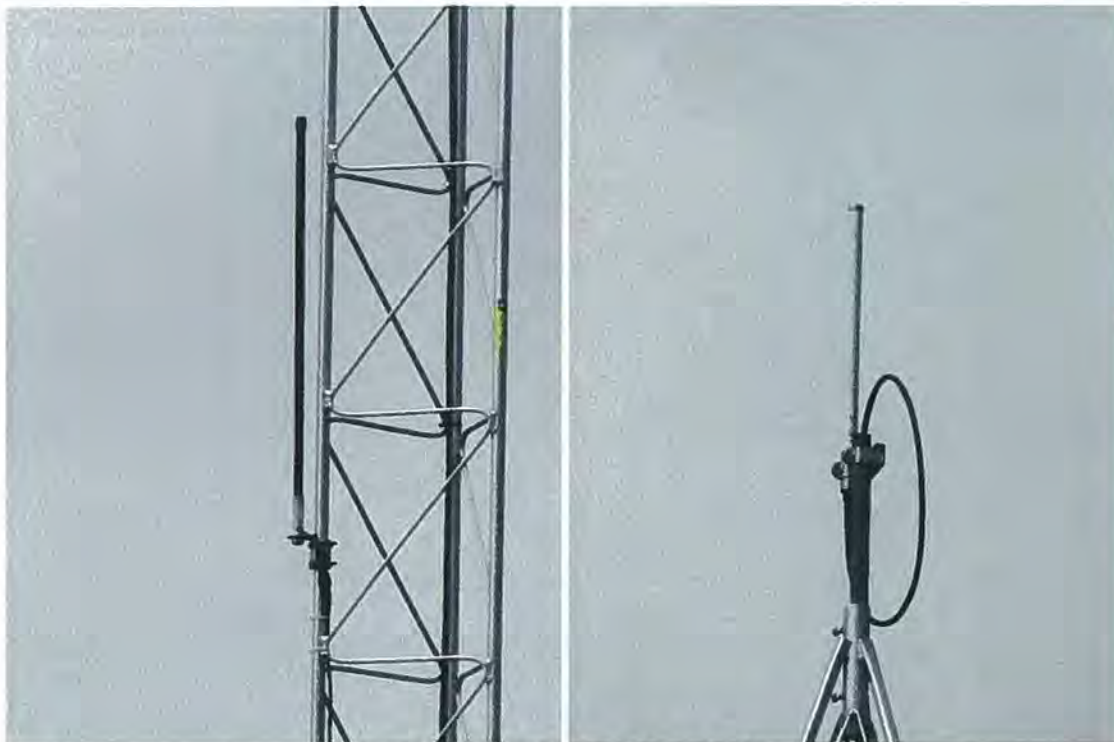


Figure 12: Antennas #42 and #43



6. Appendix B: Survey Methodology

a. Survey Procedures

Sitesafe's field personnel visited 282142 - Emerald Heights on March 21, 2014. This report contains a detailed summary of the RF environment at the site including:

- site compliance determination;
- photographs of the site;
- diagram of the site;
- inventory of the make / model of all transmitting antennas found on the site (where possible);
- record of any Maximum Permissible Exposure ("MPE") measurements taken on the site, as applicable; and
- theoretical MPE based on modeling.

During our field visit, Sitesafe documented the presence and location of signs and barriers. This document specifically addresses compliance of Verizon Wireless' transmitting facilities independently and in relation to all collocated transmitting facilities, which together constitute the RF environment at the site.

site measurement locations for spatial average measurements collected at the time of Sitesafe's visit have been added to the RF emissions diagram. While the theoretical modeling represents worst case MPE levels based on the assumption(s) detailed above, the measurement data is a snapshot of MPE levels at the time of our visit, and dependent on transmitter duty cycle, system implementation and emissions from other RF sources at nearby antenna sites.

Actual measurements locations at which these data points were collected are included in the site layout diagram provided in Section 3 of this report. Two types of measurements were collected at each measurement location: maximum (peak) and spatial average. The spatial average measurement consists of a collection of ten (10) measurements within a ten (10) second time interval taken from zero (0) to six (6) feet in height. The purpose of this measurement technique is to identify the average power density over the dimensions of a typical human body.

b. Survey Equipment Certification

The survey measurements were performed with measurement equipment, model Narda NBM-550 2401-01B field intensity meter (serial number E-1029) and model Narda EA 5091 2402-07B field intensity probe, (serial number 01113) calibrated on 11/25/2013.

7. Appendix C: RF Consultant Certifications

a. Preparer Certification

I, Scott Hoy, the preparer of this report, am familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Scott Hoy

b. Reviewer Certification

The professional engineer whose seal appears on the cover of this document, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

8. Appendix D: Reference Information

a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their *employment*” and are “*fully aware* of the potential for exposure and can *exercise control* over their exposure”.

General Population – Applies to situations in which persons are “exposed as a consequence of their employment *may not be made fully aware* of the potential for exposure or *cannot exercise control* over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.

Environment Classification

Controlled – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

Uncontrolled – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/300$	6
1500-100,000	5	6
<i>Limits for General Population/Uncontrolled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/1500$	30
1500-100,000	1	30
<i>f = frequency in MHz</i>		

Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

b. Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

c. RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
Used anytime hazard signage is employed to achieve FCC compliance. This sign will inform visitors of the basic precautions to follow when working around radiofrequency equipment.	Used to distinguish the boundary between the General Population/Uncontrolled and the Occupational/Controlled areas. The limits associated with this notification must be less than the Occupational/Controlled MPE.	Identifies RF controlled areas where RF exposure can exceed the Occupational/Controlled MPE but below 10 x the Occupational/Controlled MPE.	Denotes the boundary of areas with RF levels substantially above the FCC limits, normally defined as those greater than ten (10) times the Occupational/Controlled MPE.
			

INFORMATION SIGN	INFORMATION
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

d. Barriers

A barrier is any physical demarcation employed as a preventative and/or notification measure that one is entering into an area with RF power density levels greater than the General Population/Uncontrolled limit.





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

NOTICE OF DETERMINATION

DATE: July 29, 2015

TO: San Diego County Recorder's Office
Attn: James Scott
P. O. Box 121750
San Diego, CA 92101-1750

FROM: City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

SUBJECT: Filing of Notice of Determination in compliance with Section 21089, 21108, or 21152 of the Public Resources Code.

Emerald Heights Communication Tower Project, PHG 14-0013

Project Title and Case No.

M&M Telecom for Verizon Wireless (858) 248-2461

Project Applicant's Name and Address Telephone Number

2015051077

State Clearinghouse Number (if submitted to State Clearinghouse)

Ann Dolmage, Associate Planner (760) 839-4548

City Contact Person Telephone Number

1901 7/8 Woodland Parkway, Escondido, CA 92026 – San Diego County

Project Location (include County)

The proposed project consists of installing a total of 12 panel antennas, 12 remote radio units, and surge suppressors on a new 40-foot (ft) tall stealth structure/faux eucalyptus tree. The proposed project also includes installation of a spilt-face concrete block equipment storage enclosure (12 ft by 34 ft) on a concrete pad, and installation of three Verizon Wireless E/911 global positioning system antennas and one microwave dish.

Project Description

This is to advise that on July 28, 2015, the City of Escondido approved the above-described project and has made the following determinations regarding the above-described project:

1. The project ____ will, X will not, have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

 X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures X were, were not, made a condition of the approval of the project.

4. A mitigation reporting or monitoring plan X was, was not, adopted for this project.

5. A Statement of Overriding Considerations was, X was not, adopted for this project.

6. Findings X were, were not, made pursuant to the provisions of CEQA.

A copy of the Negative Declaration or Final Environmental Impact Report and record of project approval is available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671.


Ann Dolmage
Associate Planner

City of Escondido
Lead Agency

Name of Official Filing Notice _____

Date Received for Filing _____

Filing Fee Transmitted to County Clerk _____