NEGATIVE DECLARATION

(Draft)
for Monticello Assisted Living
CONDITIONAL USE PERMIT
(City File No. PHG 11-0033)

ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this 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 Negative Declaration assesses the environmental effects of the proposed Conditional Use Permit to construct a residential care facility on approximately 4.31-acres of land generally located west of Felicita Road, south of Citracado Parkway, north of Brotherton Road, addressed as 2323 Felicita Road, APN 238-101-38.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Mitigated Negative Declaration** in writing before the end of the **30-day** public review period starting on **May 12, 2012**, and ending on **June 11, 2012**. Written comments on the Mitigated Negative Declaration should be submitted to the following address by **5:30 p.m., June 11, 2012**. 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: Jay Paul, Planner Telephone: (760) 839-4537

Fax: (760) 839-4313

Email: jpaul@ci.escondido.ca.us

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above.

PROJECT DESCRIPTION

The proposed project consists of a Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned for single-family residential development. The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119 -125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Fifty on-site parking spaces would be provided. Non-residential facilities such as schools, churches and care facilities are allowed within residential zones subject to the approval of a Conditional Use Permit, which is a discretionary action that must be approved by the Escondido Planning Commission at a public hearing.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The approximately 4.31-acre project site is located west of Felicita Road, south of Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38). Access to the property is provided by Monticello Drive which intersects Felicita Avenue on the east. Monticello Drive is a public street and on-street parking generally is not restricted along. Monticello Drive also provides access to the City's Fire Station No. 5 and the Cal Fire Station 77 (Del Dios). Interstate 15 is located approximately 700 feet northeast of the property. The property is within the Estate II General Plan land-use designation and zoned RE-20 (Residential Estate, 20,000 SF minimum lot size). The area is characterized by low-density single-family residential development within the City of Escondido and County of San Diego. There are no structures located on the site. A concrete pad is present at the northeastern portion of the property, which was the location of a former water well. The property was first developed for residential use in the 1920s. The residential structure and associated improvements were demolished in 2000.

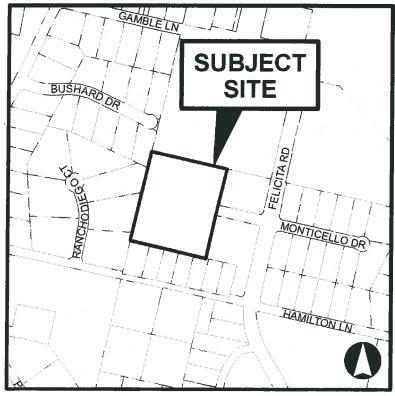
The property is located on relatively level terrain within the eastern and northern areas of the site, with an east-facing hillslope towards the west and southwestern portions of the site. Elevations on the site range from approximately 625 feet towards southeastern corner of the site, 665 feet towards the southwestern corner, 635 feet towards the northwestern corner and 630 feet towards the northeastern corner. The site generally drains from west to the southwest. The property appears to be mowed/disced for brush management purposes. The parcel is crossed from north to south by a relatively shallow drainage course of an intermittent surface drainage. The drainage course flows only occur during times of heavy rainfall as runoff from the residential properties to the northwest. This drainage is not identified on the USGS Maps as blue line. The project site will be engineered to accept the upstream flows within open landscape features (bioswales and basins) in accordance with current local and regional storm water quality requirements. No outcrops of bedrock occur within the project area.

Vegetation on the site generally consists of open field with a few mature trees and a mixture of native and non-native species such as bermuda grass, perennial mustard, ragweed (ambrosia seilostachya) and telegraph weed. A few Coastal Live Oak trees as well a California Black Walnut trees also are present on the site. The walnut trees occur within the northern area of the site and the oak trees occur on the southern portions of the property. The site does not contain any wetlands or riparian habitat. The property appears to be mowed or disced periodically for vegetation and fire department maintenance.

Surrounding zoning and land uses are as follows:

North: RE-40 zoning (Residential Estate, 40,000 SF minimum lot size) / A 43,000 SF church facility, paved parking and ornamental landscaping associated with the church development is located on a 8.85 acre parcel of land to the north of the site. A masonry block wall separates the two properties. The church site is located at a similar elevation to the subject site.







View along Monticello Drive taken from Felicita Avenue



View of site looking south from Interstate 15

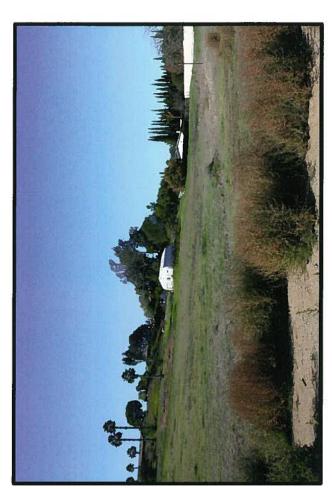


Looking west across site

Looking southwest across site



Looking north across site from south P/L



Looking northwest across site

MONTICELLO ASSISTED LIVING TORREY PINES DEVELOPMENT MONTICELLO DR 166.05' N.77' 58'29"W Site Plan GAMBLE LANE **VICINITY MAP PROJECT SITE** MONTECÉLLO DRIVE **PROJECT SITE** AERIAL MAP - NOT TO SCALE Douglas Pancake A R C H T E C T S M70 JAMBORE PROJ. SECURITOR SERVIC CALUFFING REPORT T: 040 J 720 J 3550 6 P. 040 J 720 J 343 9 N C WINT J J AND J MONTICELLO ASSISTED LIVING

SHEET INDEX

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (Si
A-OA	ASSISTED LIVING - STUDIO	1	8	310	2,56
A-1A	ASSISTED LIVING - 1 BED	1	13	468	6,08
A-1B	ASSISTED LIVING - 1 BED	1	1	553	57
A-1C	ASSISTED LIVING - 1 BED	1	14	496	6,93
À-1D	ASSISTED LIVING - 1 BED	1	2	524	1,04
A-1E	ASSISTED LIVING - 1 BED	1	1	524	54
A-2A	ASSISTED LIVING - 2 BED	2	4	740	2,95
A-2B	ASSISTED LIVING - 2 BED	2	8	784	4,58
MC-1A	ALZHEIMER - 1 BED	1	4	329	1,31
MC-1B	ALZHEIMER - 1 BED	1	8	349	2,79
MC-2A	ALZHEIMER - 2 BED	2	10	363	3,63
MC-2B	ALZHEIMER - 2 BEO	2	2	388	77
MC-2C	ALZHEIMER - 2 BED	2	12	385	4,62
		440			

PROJECT DATA

PROJECT TEAM

Owner: Torrey Pines Development Owner: Matthew Parks

Architect:
DOUGLAS PANCAKE ARCHITECTS Douglas Pancake CA License # C-27254 1470 Jamboree Road Newport Beach, CA 92660

Civil Engineer: Dan Tobar, P.E., R.L.S. Tobar Engineering 15910 Cumberland Dr Poway, CA 92064 (858) 254-6985

PROJECT DATA

LEGAL DESCRIPTION REFER TO CIVIL ENGINEERING PLANS FOR INFORMATION.
SAN DIEGO COUNTY ASSESSORS PARCEL NUMBER: 238-101-36 EXISTING EARTHQUAKE HAZARD DESIGNATION :
GROSS PARCEL AREA: APPROX. 187,921 SF

PROPOSED DEVELOPMENT:

ASSISTED LIVING FACILITY:

NUMBER OF STORIES: TWO STORY (ALF) & (ALZ - FIRST FLOOR ONLY)

NUMBER OF UNITS / BEDS-

ALF UNITS STUDIO: ONE-BEDROOM: 8 UNITS / 8 BEDS 31 UNITS / 31 BEDS TWO-BEDROOM: ALZ UNITS 12 UNITS / 12 BEDS 24 UNITS / 48 BEDS 36 UNITS / 60 BEDS SEMI-PRIVATE

85 UNITS / 119 BEDS (UP TO 125 BEDS)

GROSS FLOOR AREA: FIRST FLOOR:

40,970 SF 34,943 SF 75,913 SF SECOND FLOOR:

FLOOR AREA RATIO: FOOTPRINT GROSS SF INCLUDING COVERED PATIOS AND PORTE COCHERE = 41,741 SF / 187,921 SF = 23%

REQUIRED PARKING:

34 SPACES (HOUSING FOR SENIOR CITIZENS - 1 SPACE PER 3 DWELLING UNITS)

PARKING PROVIDED: 44 SPACES (INCL. ACCESSIBLE SPACES)
ACCESSIBLE PARKING REQUIRED PER CBC TABLE 11B-6: 2 SPACES ACCESSIBLE PARKING PROVIDED: LOADING SPACES PROVIDED:

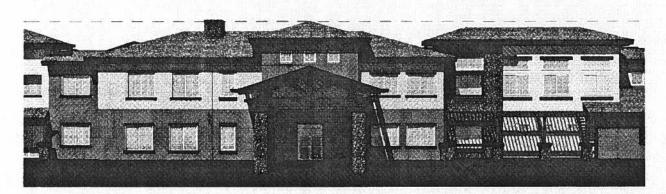


PROJECT NO: 11008.00
PLOT DATE: 3/8/2012

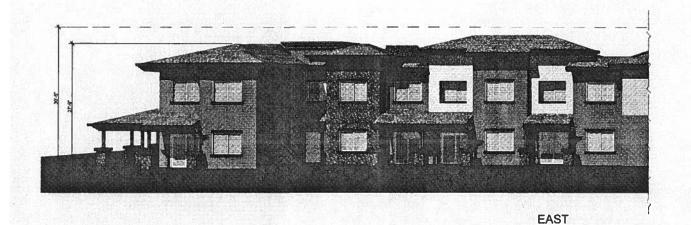
TORREY PINES DEVELOPMENT
TORREY PINES DEVELOPMENT
FELICITA ROAD AND MONTICELLO DRIVE ESCONDIDO, CA 92029



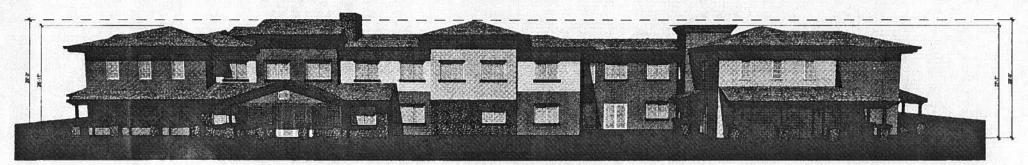
Overall East (Front) Elevation



EAST

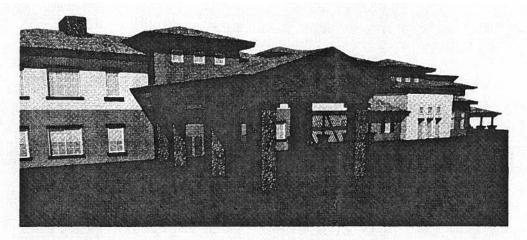


EAST

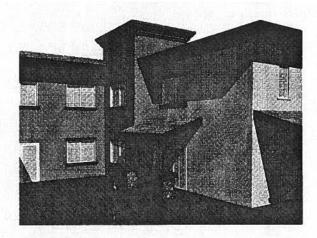


NORTH

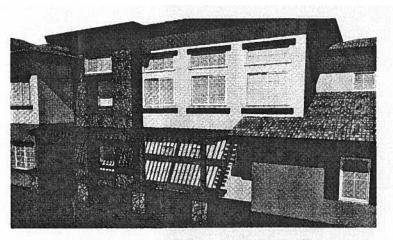




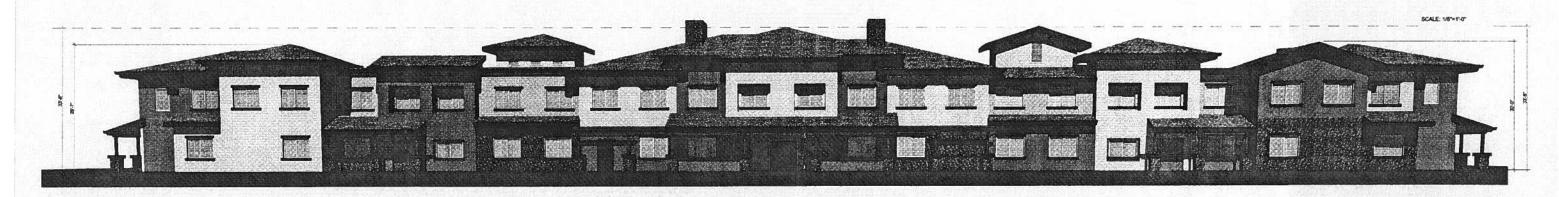
FRONT ENTRY DETAIL ELEVATION VIEW



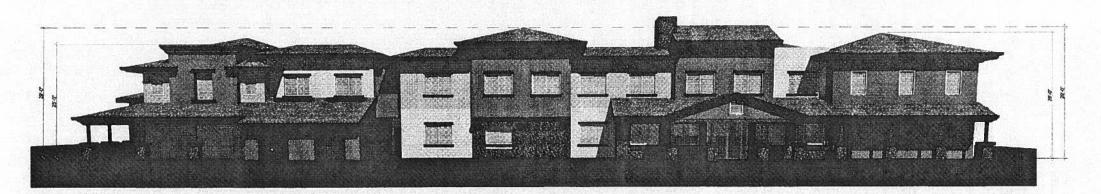
UNIT PATIO DETAIL ELEVATION VIEW



TRELLIS DETAIL ELEVATION VIEW



WEST SCALE: 1:101.05



SOUTH SCALE: 1/8" = 1'-0"



DIRECTORY:

CLIENT: Torrey Pines Development, LLC Contact: Matthew Parks 12396 World Trade Drive, Suite 101 San Diego, CA 92128 Ph. 858-592-4771

LANDSCAPE ARCHITECT:

Fx. 858-335-1817

David Neault Associates, Inc. Contact: Shane Preston 41877 Enterprise Circle North, Temecula, CA 92590 Ph. 951-296-3430 Fx. 951-296-3431

CIVIL ENGINEER: Tobar Engineering Contact: Dan Tobar 15910 Cumberland Dr Poway, CA 92064 Ph. 858-254-6985

ARCHITECT:

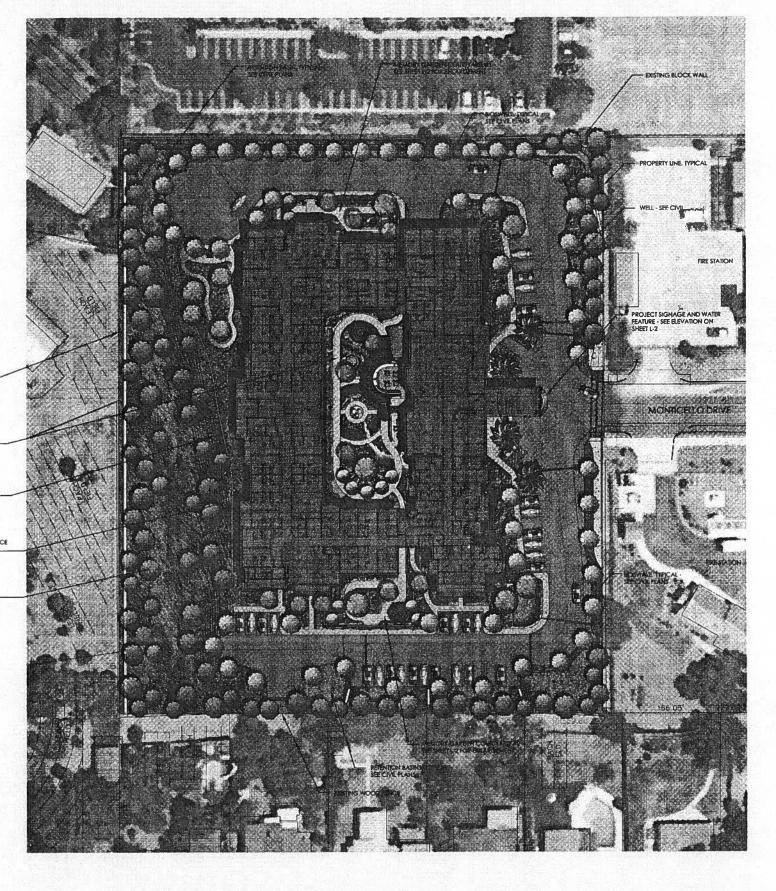
Douglas Pancake Architects Contact: Marshall Smith 1470 Jamboree Road, 2nd Floor Newport Beach, CA 92660 Fx. 949-720-3843

EXISTING CHAIN LINK FENCE

RETAINING WALL - SEE CIVIL PLANS

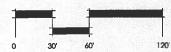
DENSE TREE PLANTING ALONG

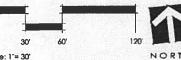
MONTICELLO ASSISTED LIVING





CONCEPTUA	AL PLANT LEGEND				
	BOTANICAL NAME	COMMON NAME	SUZE	SPACING	PLANT FACTOR
PARKING LOT	/ DRIVE WAY TREES				
1	CXFA FURCIPAEA CUPANIOPSI ANACARDOIDES GEJERA PARVIFLORA ULMUS PAIRVIFOLIA TORAXET	OUVETREE CARROTWOOD AUSTRALIAN WILLOW EVERGREEN EUM	MIN. 24 BOX	ASS-OWN	MEDRIMA MEDRIMA MEDRIMA MEDRIMA
ACCENTRALA	AS.				
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ACCENT TREE	1				
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COURTYARD	/ LANDSCAPE TREES				
8	AGDNS FLERIOSA ARBULUS TAGARNAS BETILAN ALBA CIRRUS SPECIOS BROGOSTYN OBTICAN MAGNOTIA SI MARTS MOLAUTOCA LIBICADENDRON PRUS CALLETYANA RISSIANA CONTENIA	PEPPERMINI WELOW MARINA ARRHUS MARIE BROCH C TRUS TREE BRONIE LOQUAT SQUI-REN MAGNO::A PAPERANS TREE ROWERNO PEAR BRISBANE BOX	MIN. 24° BOX	AS SHOWN	MEDIUM MEDIUM MEDIUM MEDIUM MEDIUM MEDIUM MEDIUM MEDIUM MEDIUM MEDIUM
SLOPE	IREES				
	CERCIS OCCIDENTALS HETROMITES ARBUTEQUA PLATAMIS RACEMOSA SCHINKS MOLLE QUERCUS AGREFOLA	WESTERN REDBUD FOYON CALIFORNIA SYCAMORE CALIFORNIA PEPPER COAST LIVE OAK	MIN. 15 CAL.	AS SHOWN	FOM FOM FOM FOM
FOUND	DATION SHRUBS				
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GROL	INDCOVERS		-		
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	TALI FESCUE	TURF	SORDED		HICH
SLOPE	GROUNDCOVERS		LGALION	2COC	
	ACACIA R. 'DESERI CARPET BACCHARS P. PIGEON POINT CEANOTHIS G. H. 'YANKEE POINT' CISTUS SALVIFORIS ROSMARMUS O. "PROSTRATUS	SPREADING ACACIA DWARF COYOTE BRUSH YANKEE POINT CALIF. ULAC SAGELEAF ROCKROSE PROSTRATE ROSEMARY	1 GALLON	2FO.C. 2FO.C. 2FO.C. 2FO.C.	TOM TOM TOM TOM
VINE	BOUGARMALEA SPECES CLYIOSIOMA CALLERINGOPES DOSICIUS BUCCHATORIA CRESMAN SEMPRIMEDS PARRICHOCOSSUS TRICUSPIDATA PROSEGOA VENUSTA ROSA "CECRE BRUNNES!"	BOUGAINMLEA LAVENDER IRINAPET YINE RED IRINAPET VINE CARCINEA JESSAAINE BOSTON IVY FLAME VINE CURASING BOSE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON	18 O.C. 18 O.C. 18 O.C. 18 O.C. 18 O.C. 18 O.C.	MEDILIM AMEDILIM AMEDILIM MEDILIM MEDILIM MEDILIM MEDILIM
BLOSW	VALE PLANTING				
\$ V	CAREX SUBFUSCA LEYMUS TRITICOIDES FESTUCIA MUELLERI	PUSTY SEDGE WILD RYE MUELLER'S FESCUE	GALLON GALLON GALLON	BOC.	LOW LOW







LANDSCAPE MASTER PLAN L-1

TORREY PINES DEVELOPMENT

City Of Escondido —



Panoramic View Towards Entry on Monticello - Before





Panoramic View Towards Entry on Monticello - After

Monticello Assisted Living



