

# **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](mailto: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**

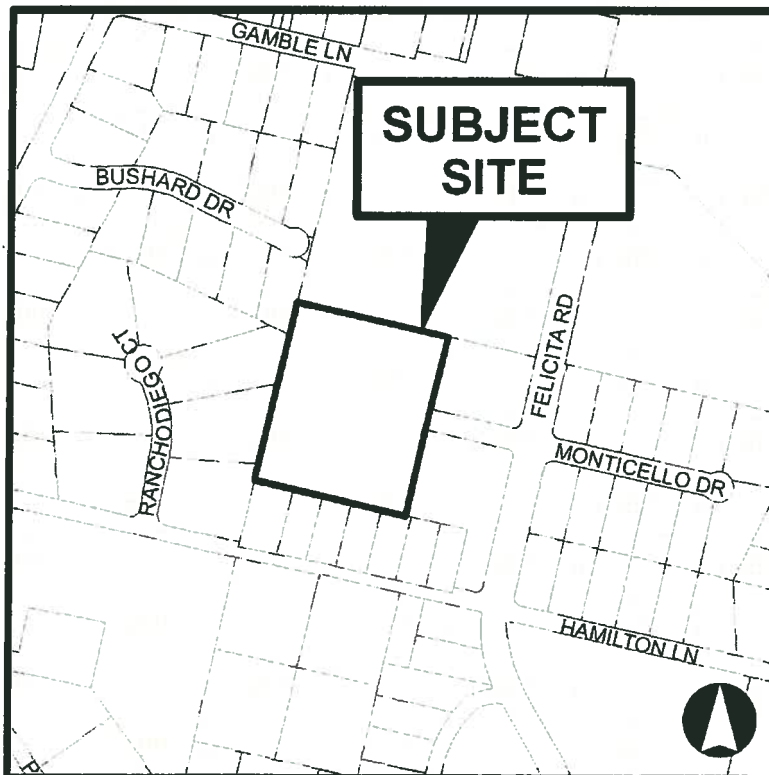
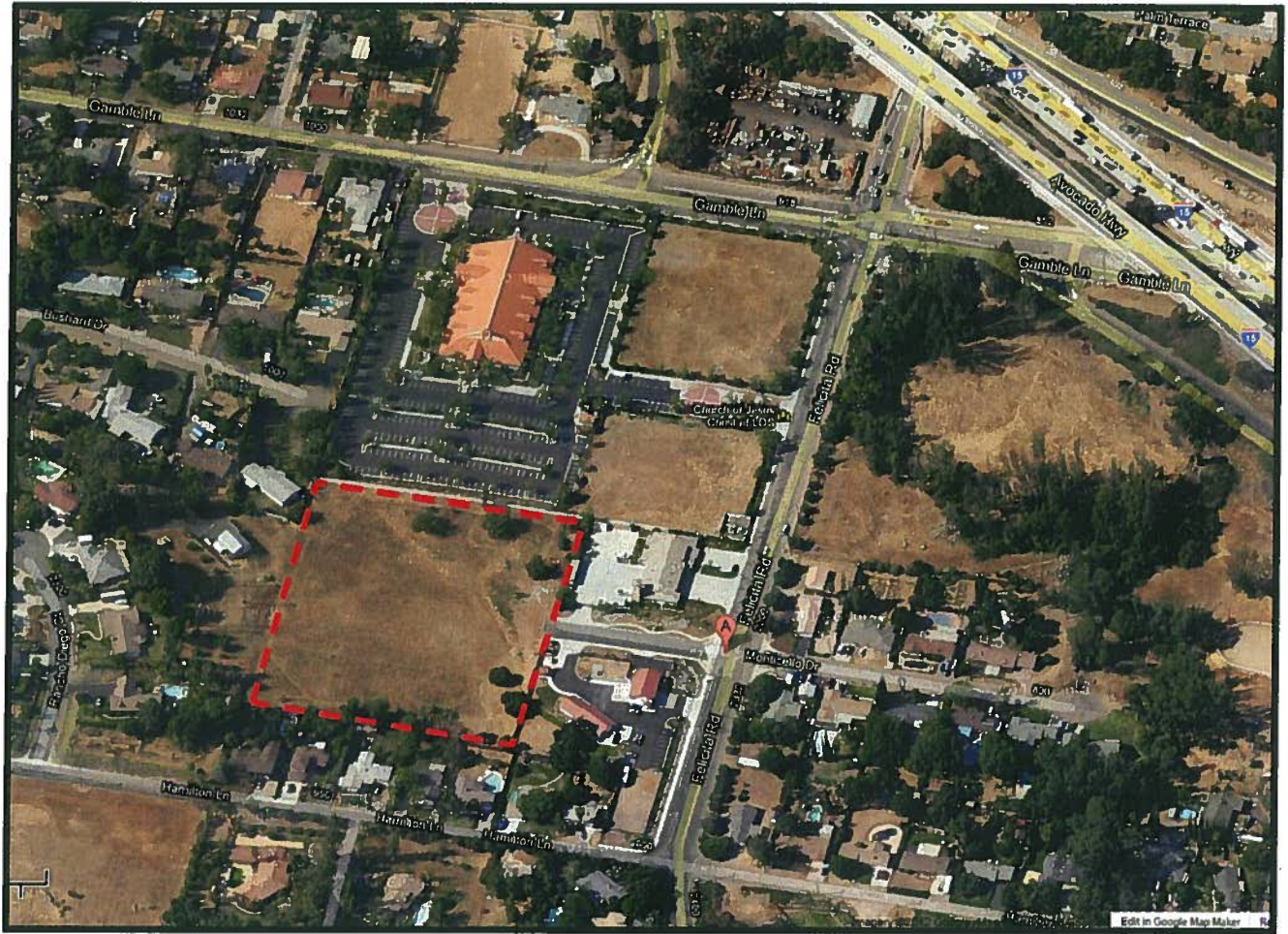
The approximately 4.31-acre project site is located west of Felicita Road, south of Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38). Access to the property is provided by Monticello Drive which intersects Felicita Avenue on the east. Monticello Drive is a public 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/disc'd 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.

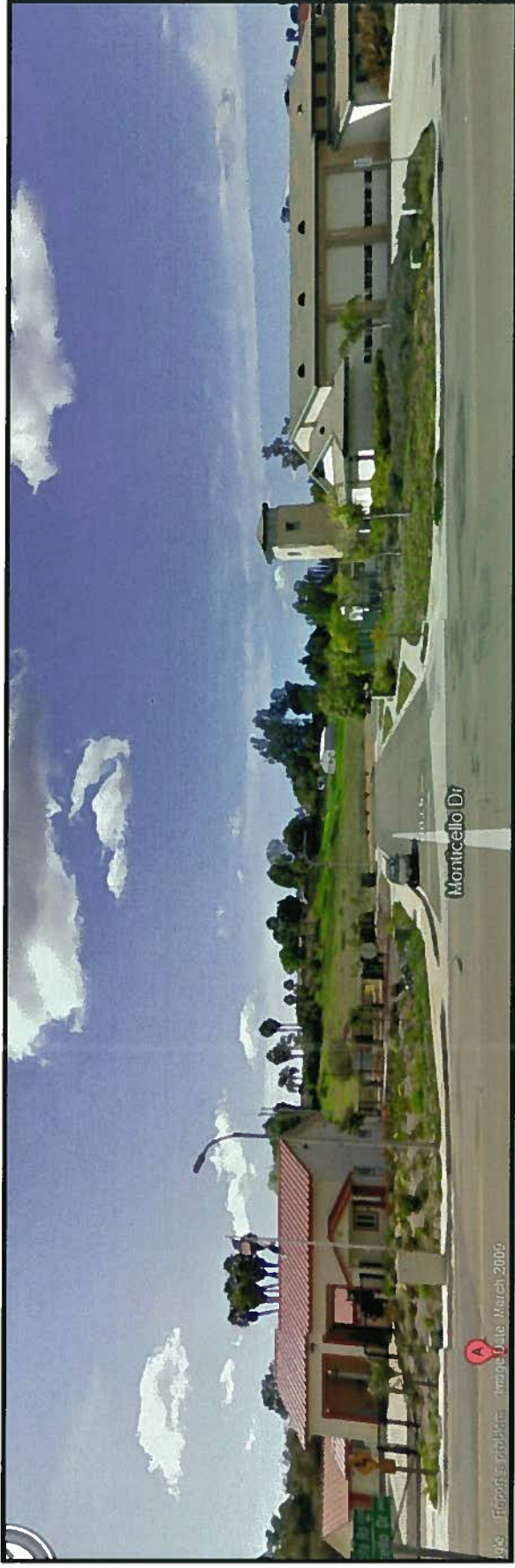
Vegetation on the site generally consists of open field with a few mature trees and a mixture of native and non-native species such as bermuda grass, perennial mustard, ragweed (*ambrosia seilostachya*) and telegraph weed. A few Coastal Live Oak trees as well a California Black Walnut trees also are 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 disc'd 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 Felicity Avenue



View of site looking south from Interstate 15





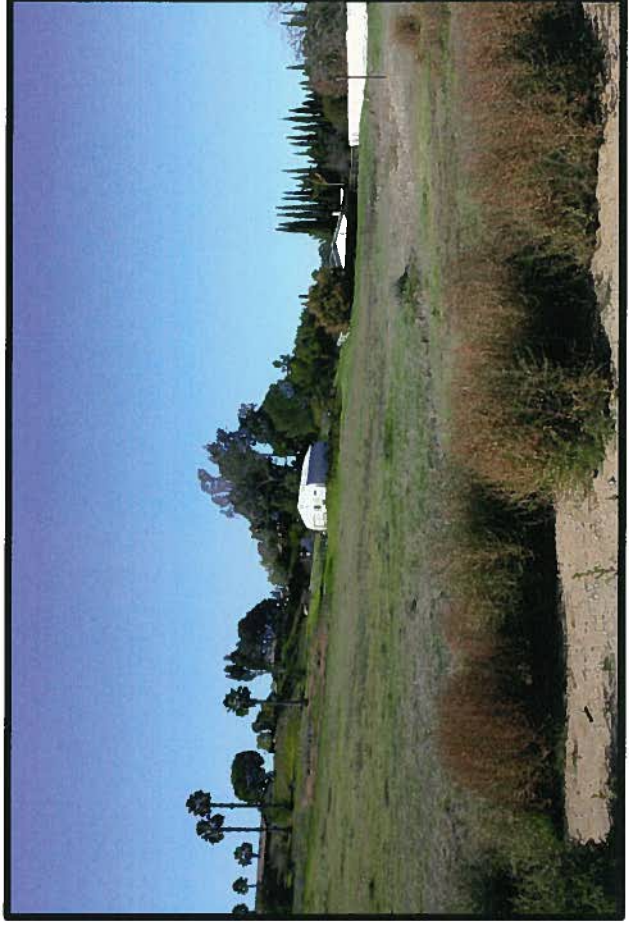
Looking southwest across site



Looking west across site



Looking north across site from south P/L



Looking northwest across site

MONTICELLO ASSISTED LIVING  
TORREY PINES DEVELOPMENT

SHEET INDEX

T	Title
C-1	Civil Conceptual Grading Plan
A1	Site Plan
A2	Overall Floor Plans
A2.1	First Floor Area A
A2.2	First Floor Plan Area B
A3.1	Second Floor Plan Area A
A3.2	Second Floor Plan Area B
A4	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A6.1	Site Sections
A6.2	Sections
L-1	Landscape Master Plan
L-2	Landscape Master Plan - Courtyards and Entry Monument

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
A-0A	ASSISTED LIVING - STUDIO	1	8	310	2,580
A-1A	ASSISTED LIVING - 1 BED	1	13	468	6,084
A-1B	ASSISTED LIVING - 1 BED	1	1	553	578
A-1C	ASSISTED LIVING - 1 BED	1	14	498	6,937
A-1D	ASSISTED LIVING - 1 BED	1	2	524	1,049
A-1E	ASSISTED LIVING - 1 BED	1	1	524	547
A-2A	ASSISTED LIVING - 2 BED	2	4	740	2,962
A-2B	ASSISTED LIVING - 2 BED	2	6	784	4,582
MC-1A	ALZHEIMER - 1 BED	1	4	329	1,315
MC-1B	ALZHEIMER - 1 BED	1	8	349	2,794
MC-2A	ALZHEIMER - 2 BED	2	10	363	3,631
MC-2B	ALZHEIMER - 2 BED	2	2	388	778
MC-2C	ALZHEIMER - 2 BED	2	12	385	4,622
		118	85		38,433 sq ft

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 ZONING: RE-20  
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:	8 UNITS / 8 BEDS
ONE-BEDROOM:	31 UNITS / 31 BEDS
TWO-BEDROOM:	10 UNITS / 20 BEDS
TOTAL ALF:	49 UNITS / 59 BEDS
ALZ UNITS	
PRIVATE:	12 UNITS / 12 BEDS
SEMI-PRIVATE:	24 UNITS / 48 BEDS
TOTAL ALZ:	36 UNITS / 60 BEDS

TOTAL UNITS: 85 UNITS / 119 BEDS ( UP TO 125 BEDS )

GROSS FLOOR AREA:	
FIRST FLOOR:	40,970 SF
SECOND FLOOR:	34,943 SF
TOTAL:	75,913 SF

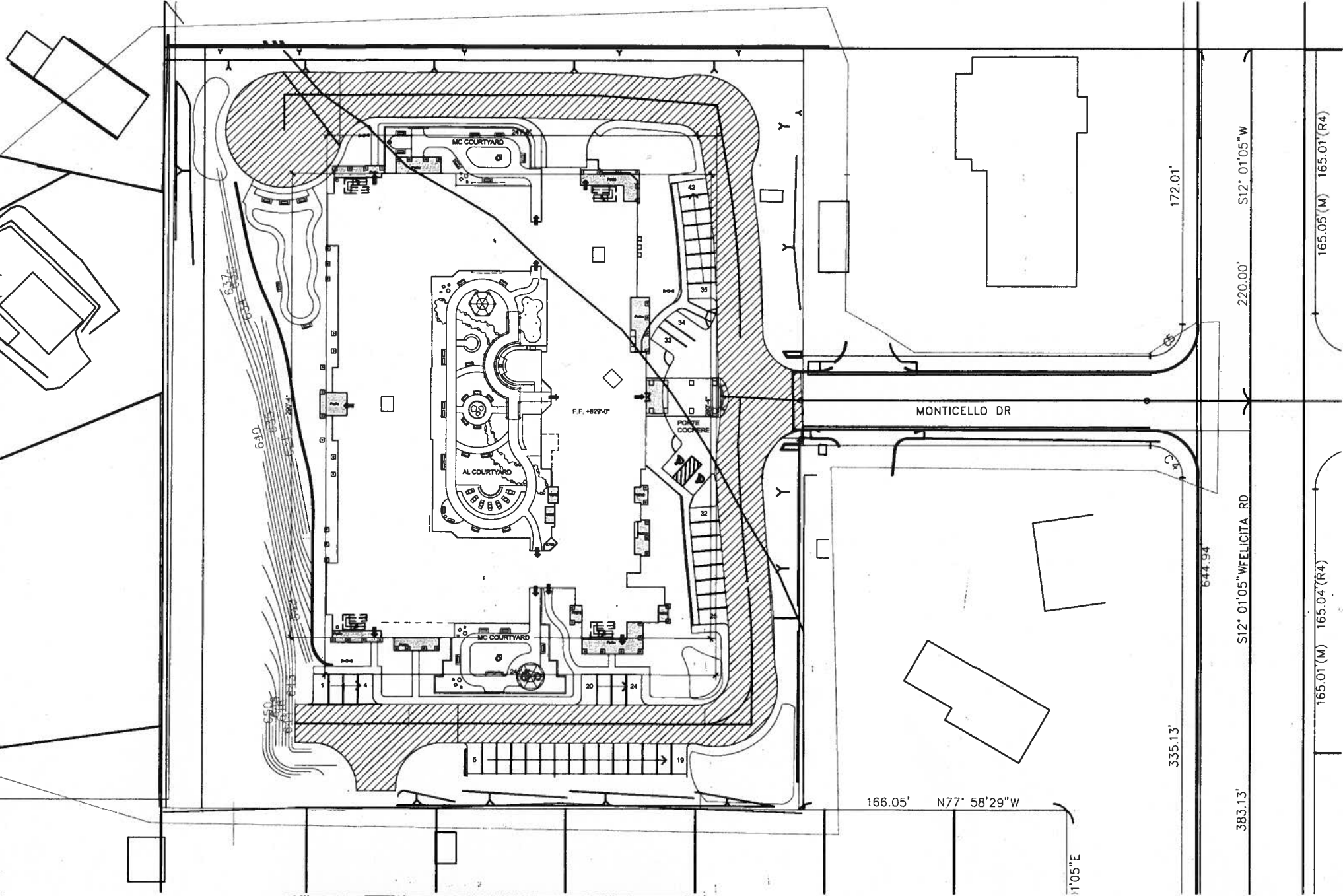
FLOOR AREA RATIO : FOOTPRINT GROSS SF INCLUDING COVERED PATIOS AND PORTE COCHERE  
= 41,741 SF / 187,921 SF = 23%

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:	2 SPACES
LOADING SPACES PROVIDED:	1 SPACE



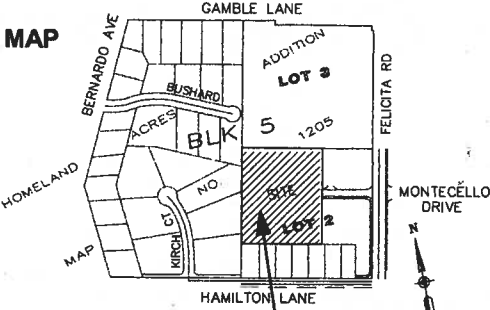
Title  
T  
PHG 11-0033

PROJECT NO: 11008.00  
PLOT DATE: 3/6/2012



Site Plan  
SCALE: 1" = 30'

VICINITY MAP



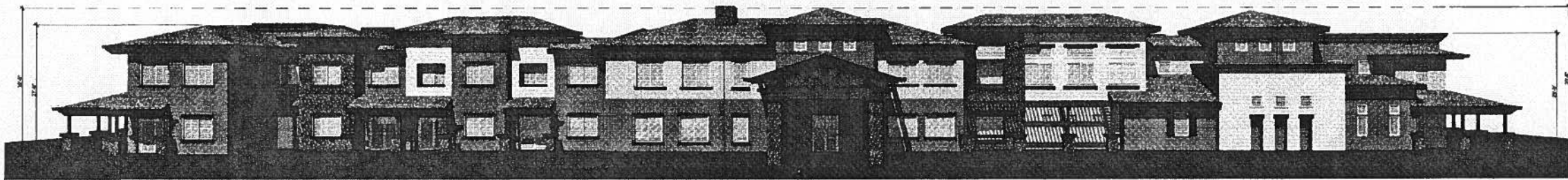
PROJECT SITE



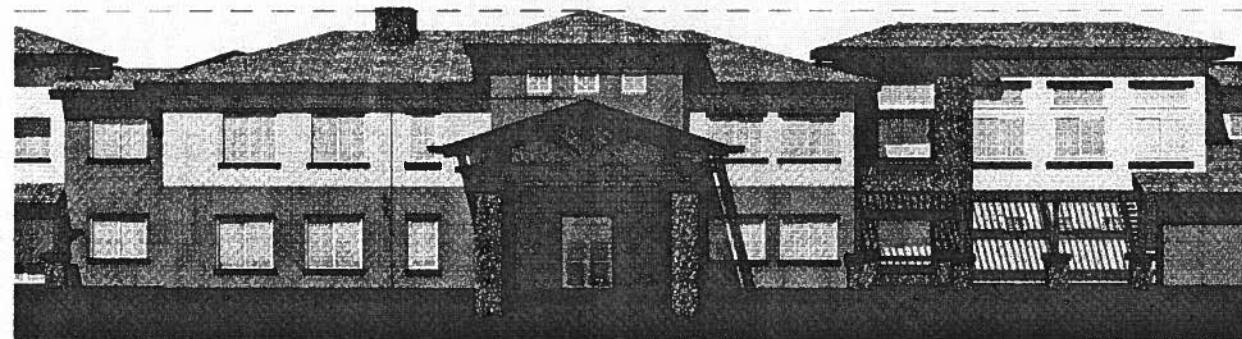
AERIAL MAP - NOT TO SCALE

PROJECT SITE

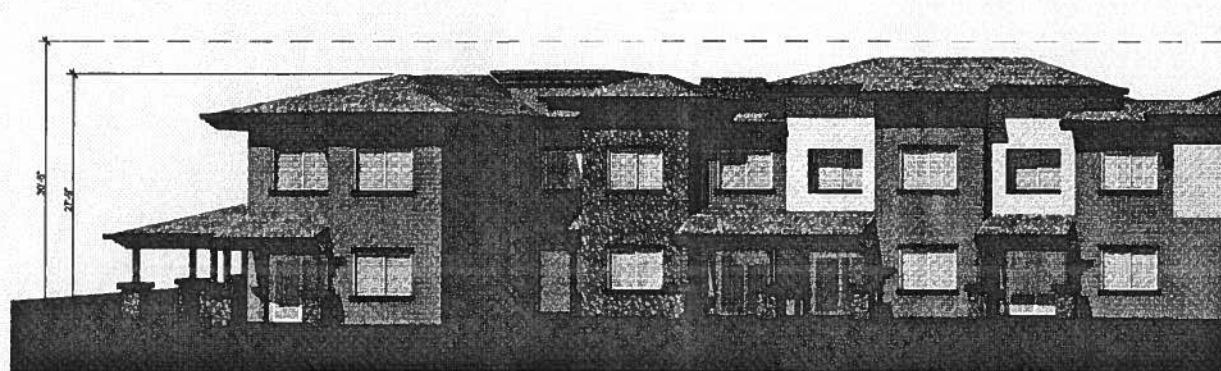




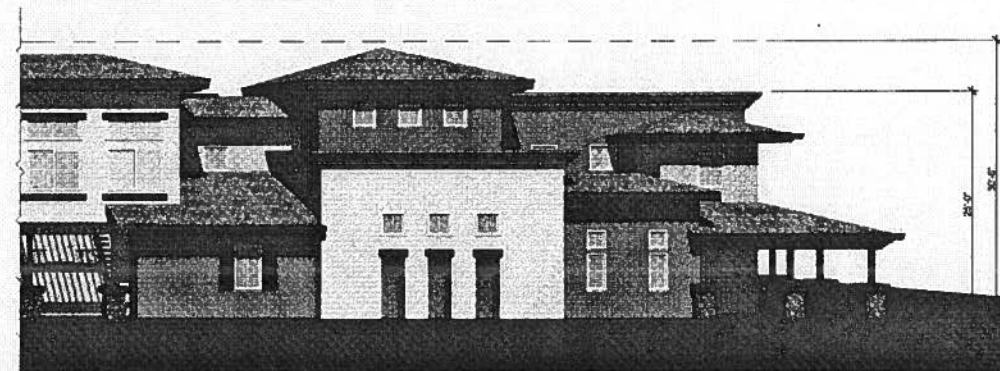
Overall East ( Front) Elevation



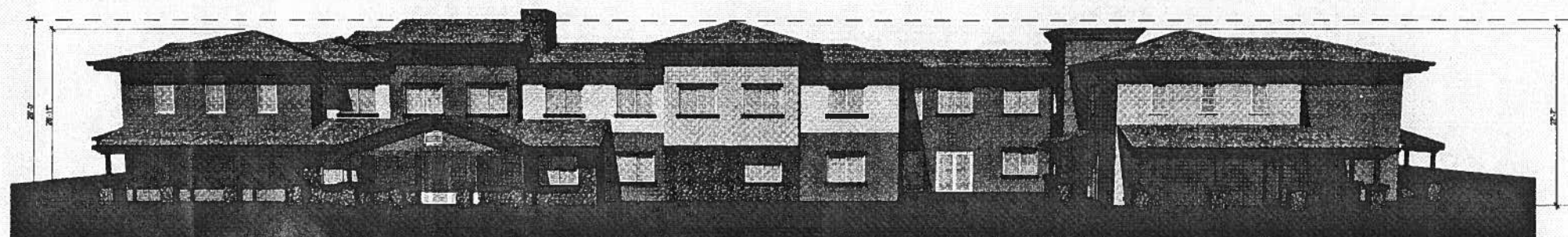
EAST



EAST

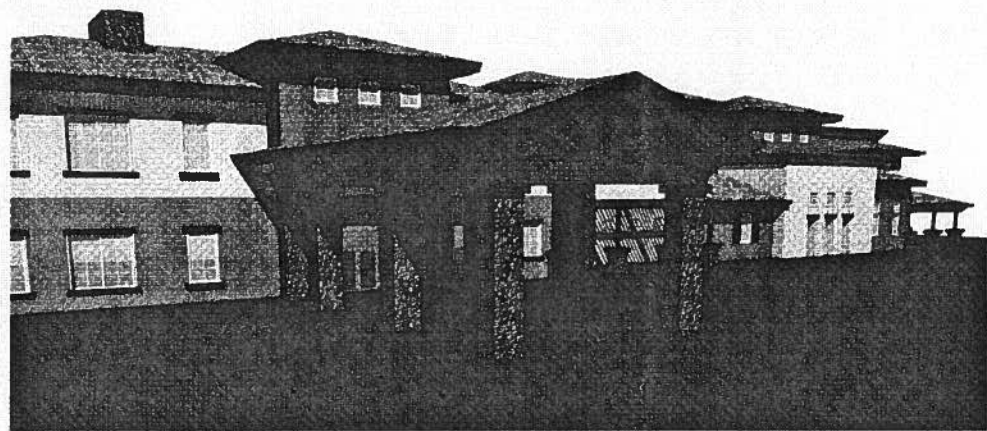


EAST

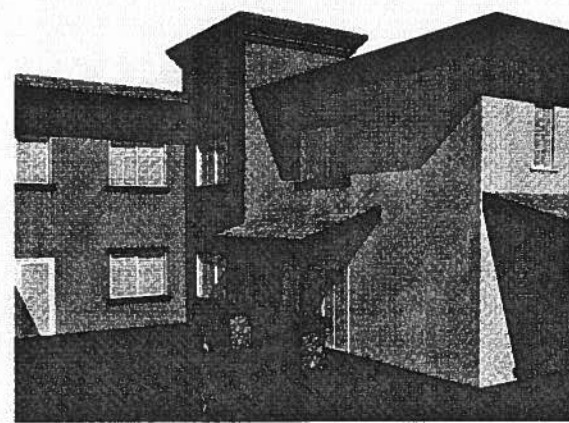


NORTH

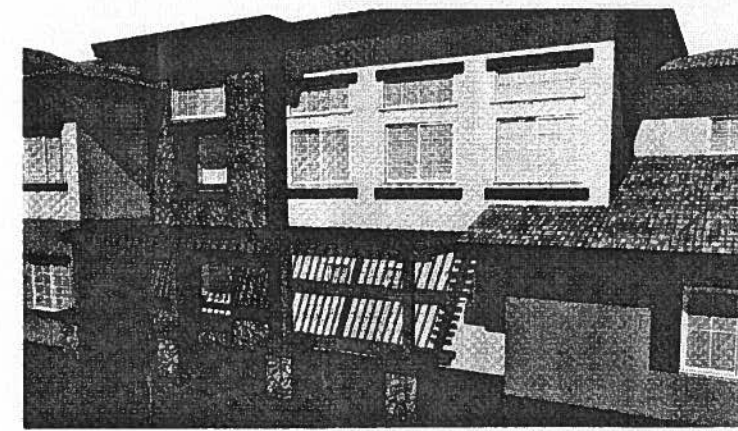




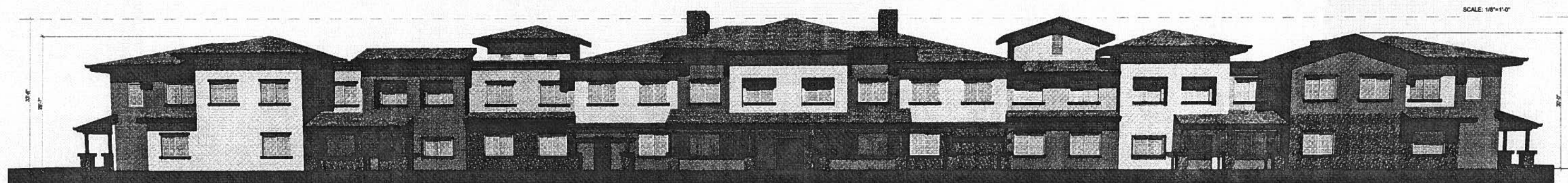
FRONT ENTRY DETAIL ELEVATION VIEW



UNIT PATIO DETAIL ELEVATION VIEW

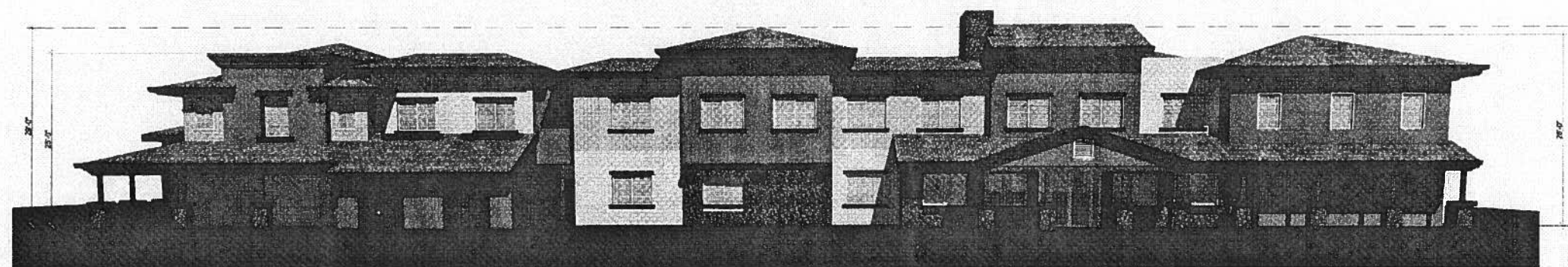


TRELLIS DETAIL ELEVATION VIEW



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

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



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









Panoramic View Towards Entry on Monticello - Before



Panoramic View Towards Entry on Monticello - After  
Monticello Assisted Living





RETENTION BASIN, TYPICAL  
SEE CIVIL PLANS

MEMORY GARDEN COURTYARD #1  
SEE SHEET L-2 FOR ENLARGEMENT

BROADWALK, TYPICAL  
SEE CIVIL PLANS

EXISTING BUILDING  
N

PROPERTY LINE

WELL - SEE C

PROJECT SIGN  
FEATURE - SEE I  
SHEET L-2

MONT

BROADWALK, TYPICAL  
SEE CIVIL PLANS

MEMORY GARDEN COURTYARD #2  
SEE SHEET L-2 FOR ENLARGEMENT

RETENTION BASIN, TYPICAL





Overall East (Front) E



EAST



EAST



EAST



NORTH