



CITY OF ESCONDIDO
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
 (760) 839-4671
 Fax: (760) 839-4313

FOR INTERNAL USE ONLY	
Case No.:	_____
Date Filed:	_____
Fee:	_____
Receipt No.:	_____
Rec'd by:	_____
Related Cases:	_____

INITIAL STUDY FORM – PART I
 (To Be Completed by Applicant)

APPLICANT/CONTACT PERSON

Name (Print): Marcatects / Joseph Marca
 Address: 240 N. Market Place
 City, State, Zip: Escondido, CA 92029
 Phone: 760-743-4109 ext. 214
 Fax: 760-743-4106
 E-mail: joe@marcatects.com
 Signature: *Joseph Marca*

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Marcus McArthur
 Address: 1725 Bear Valley Parkway
 City, State, Zip: Escondido, CA 92027
 Phone: 760-480-8474
 Fax: 760-480-0252
 E-mail: mmcarthur@wscal.edu
 Signature: *Marcus McArthur*
 (authorizing applicant to submit application)

SITE INFORMATION

Unassigned, part of campus at
 Property Address: 1725 Bear Valley Parkway
 Assessor's Parcel No.(s): 234-030-14-00
 General Plan Designation: Estate II (E2)

Tier/Neighborhood: --
 Zoning: Residential
 Overlay Zone: _____

List other agencies which have, or must, approve the project:
Escondido Fire Department, State Permit for Water Quality (Storm)

Describe the proposed project (attach statement if necessary):
See Attachment 'A'

Describe the type of application (Conditional Use Permit, Variance, etc.):
Conditional Use Permit / Modification to Existing CUP

Size of parcel (acreage): 9.28 acres - new; 8.79 acres - existing

Square footage of each building: See Attachment 'B'

If a subdivision, range of lot sizes: From: N/A Square Feet to N/A Square Feet.

Number of floors: 2 Stories - maximum

Number of parking spaces provided: 102 for graduate housing; 291 total on campus

Is this project to be developed in several phases? YES NO If yes, give dates:

Yes, the CUP application is for 72 units, which includes a future building with 8 three bedroom units. The Seminary does not currently know the timing for when that future building will be built.

Amount of grading proposed in yards: 55,500 cy - cut; 71,400 cy - fill; 15,900 cy - import

Height of maximum cut slope: 31'

Height of maximum fill slope: 20'

Slope inclinations: Varies - 2:1 max.

Is this a portion of any larger project? YES NO If yes, describe on an attached sheet.

If residential, include the number of units, size of units (number of rooms), and/or lots, and type of household size.

72 units, 8 buildings, 1 bedroom unit 813 sf (total of ___ units); 2 bedroom unit 1,065 sf (total of ___ units);

3 bedroom units 1,482 sf (total of ___ units). A Commons Building of 2,207 sf.

If commercial, indicate the type (CG, CT, etc.) square footage of sales area.

N/A

If industrial, indicate type and estimated number of employees.

N/A

If institutional, indicate the major function, estimating number of employees, estimated occupancy.

N/A

If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required (see required findings in Zoning Code).

Westminster Seminary is currently operating under a conditional use permit. Adding the newly purchased property and the graduate student housing requires a new or modified conditional use permit.

Are the following items applicable to the project or its effects: Discuss below all items checked yes. (Attach additional sheets if necessary.)

- Change in existing features of any lakes or hills, or substantial alteration of topography or drainage. (If yes, submit accurate topo and grading plan). Yes No
- Change in scenic views or vistas from existing residential areas or public lands or roads. Yes No
- Change in pattern, scale or character of general area of project. Yes No
- Significant amounts of solid waste or litter. Yes No
Only during construction.
- Result in dust, ash, smoke, fumes or odors being discharged in the vicinity. Yes No
Only during construction
- Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. Yes No
- Substantial change in existing noise or vibration levels in the vicinity. Yes No
- Site on filled land or on slope of 10 percent or more. (If site contains any slope in excess of 10 percent, submit accurate topo). Yes No
- Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. Yes No
- Substantial increase in demand for municipal services (police, fire, water, sewage, etc.). Yes No
- Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). Yes No
- Relationship to a larger project or series of projects. Yes No
Relates only to the Westminster Seminary campus, which is existing

ENVIRONMENTAL SETTING (Enclose several photographs of property keyed to a site map taken from various vantage points, with specific shots taken to display trees, shrubs, topography, and stream course(s), if any.)

Describe the project site as it exists before the project, including information of topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. (Please review the Escondido Historical Survey at the Planning Department.) Describe any existing structures on the site and use of the structures. (Use additional sheets if necessary.)

See Attachment 'B'

Describe the surrounding properties, including information on zoning plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) and intensity of land use (one family, apartment, houses, shops, department stores, etc.).

See Attachment 'C'

Archaeological Setting:

- | | | |
|--|------------------------------|--|
| 1. Is the property within 1/4 mile of a stream course? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Are there any granitic outcrops on the project site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Are there any isolated areas of dark soil development on the project site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Are there any surface concentrations of stone flakes, bone, or pottery fragments on the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Are there any prehistoric assemblages of rock or rock art on the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

For projects consisting of residential units (adult or family), request in writing a letter from the:

1. Escondido Union School District
2. Escondido Union High School District

describing the project's impact on enrollment and submit the school letters **WITH THE FORM**.

In all cases in which a mature tree is being removed from a right-of-way, include a justification and picture of the tree.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented is true and correct to the best of my knowledge and belief.

I further understand that additional information or requirements may be necessary.

6-26-2015

DATE



SIGNATURE

**WESTMINSTER SEMINARY GRADUATE STUDENT
HOUSING PROJECT DESCRIPTION**

ATTACHMENT 'A'

A Conditional Use Permit request to construct 72 units of graduate housing on the Westminster Seminary campus. This includes nine (9) buildings with 16 one-bedroom units, 24 two-bedroom units and 24 three-bedroom units. There is one (1) 12,631.30 sq. ft future building with 8 three-bedroom units.

Including the future building total units equal 72.

A small 2,200SF commons building is included as part of the 9.28 acres to be added to the campus.

In addition, a new 11,147SF education building is proposed for the original campus (8.79 acre campus).

There is a one (1) story future campus office of 4,125 sq. ft.

Total proposed campus area equals 18.49 acres.



November 14, 2014

WESTMINSTER SEMINARY

ATTACHMENT "B"

The existing site is currently undeveloped. The topography over the 9.28 acres is varied, with grades from less than 5% to 20%. The site had previously been approved by the City of Escondido for a 17 lot sub-division, which has been abandoned.

The soils have been tested and are suitable for the proposed grading and construction.

The existing vegetation is primarily grass, with very few trees and shrubs. Much of the site has no significant coverage at all.

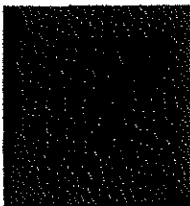
No survey of the animal inhabitants has been conducted at this time. It is anticipated that the existing population would be primarily rodents and reptiles.

A check of the Escondido historical survey and the environment reports included in the 2005 sub-division approval process indicates that no significant historical or cultural aspects are known at this site.

The site has no significant scenic aspects

There are no existing structures on site.

240 N. MARKET PLACE
ESCONDIDO, CA 92029
Phone: (760) 748-4109
marco@marcitects.com





November 14, 2014

WESTMINSTER SEMINARY

ATTACHMENT "C"

The properties surrounding the graduate student housing are single-family residences, some on relatively large parcels. A substantial portion of the adjacent sites are in the County of San Diego.

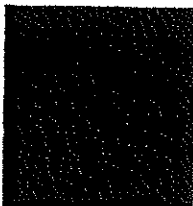
Most of the neighboring properties have limited landscaping, with few native plants.

Although no field survey was conducted at this time, the majority of observable animals are domestic, rodents and reptiles.

There are no records in the Escondido historical survey indicating significant historical or cultural aspects on the adjacent properties.

The adjacent properties do not exhibit significant scenic aspects.

240 N. MARKET PLACE
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marca@marcitects.com





September 16, 2014

Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92083

BOARD OF EDUCATION
Paulette Donnellon
Jose Fragozo
Joan Gardner
Marty Hranek
Linda Woods

SUPERINTENDENT
Luis A. Rankins-Ibarra, Ed.D

Subject: School Availability
REF: Approx. 1725 Bear Valley Pkwy, Escondido, CA
APN No.: 234-030-31

To Whom It May Concern:

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union School District continues to experience enrollment growth from new developments such as referenced above. This growth has created an increased demand for new school facilities within the District. The District does not receive sufficient funds within the current state school funding mechanisms to cover the combined costs involved in improving education, rehabilitating current facilities, and constructing new classrooms for our expanding community.

The District is committed to providing educational services to students generated by the above-described development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development.

Please note that each school within the district has specific boundaries that determine the eligibility for priority attendance of all students. There is no guarantee, however, that a child will attend that school or that the boundaries will not be adjusted to meet school housing needs. The current schools' attendance boundaries relevant to this project are *LR Green Elementary and Bear Valley Middle* schools and are referenced as *10 and 21* on the attached district map.

Please note that the district does not provide student transportation except for those qualified special education students.

Thank you for your interest in our school system. Please do not hesitate to contact us if we can be of further service.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Kroon".

Cindy Kroon
Analyst, Facilities Planning & Construction

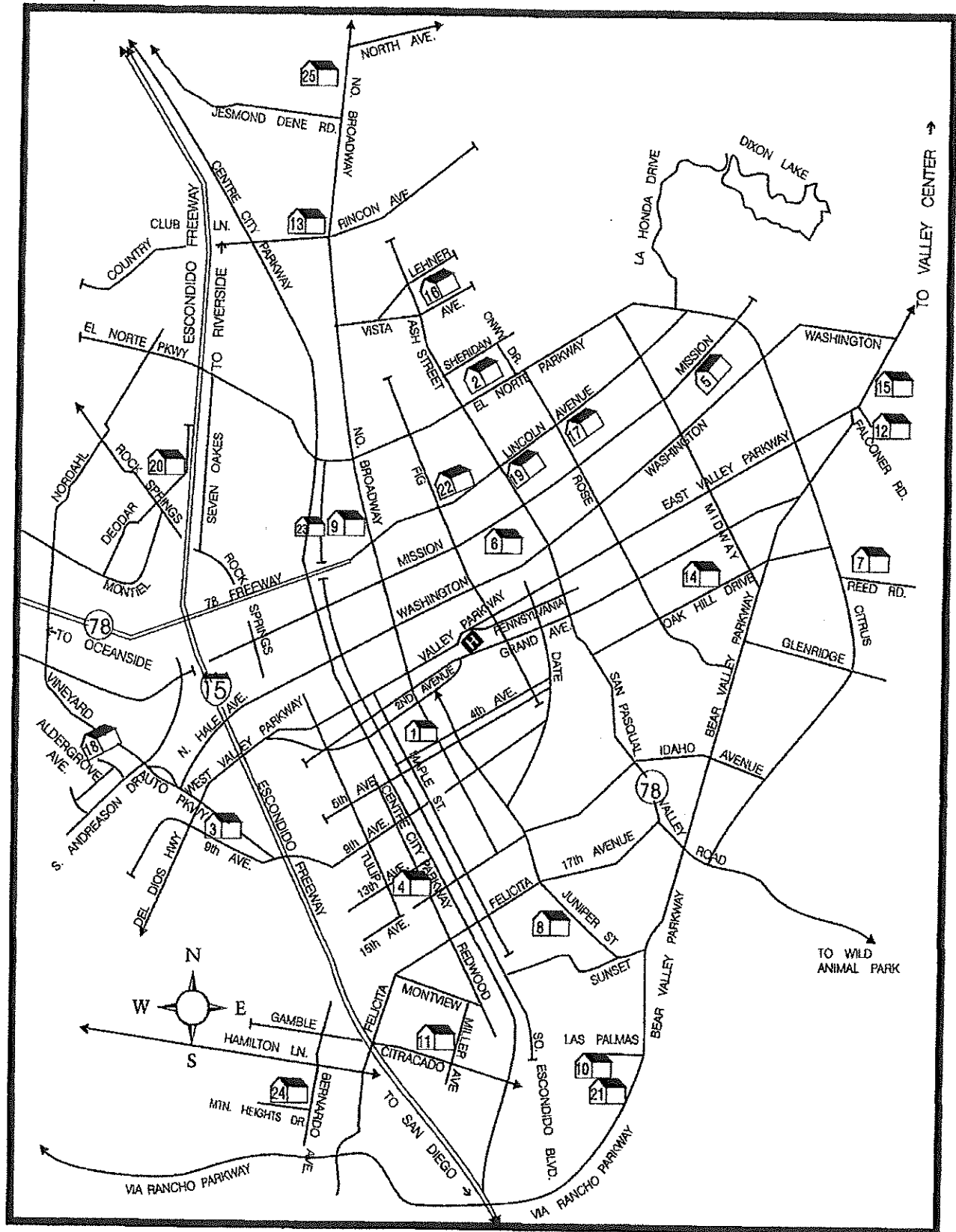
cc: Joe Marca, Marca-Tects
Att. - School Map

CARILYN GILBERT
EDUCATION CENTER

2310 Aldergrove Ave.
Escondido, CA 92029
Tel (760) 432-2400
www.eusd.org



DISTRICT MAP





Escondido Union High School District

District Service Center

302 North Midway Drive • Escondido, CA 92027-2741
Telephone (760) 291-3200 • FAX (760) 480-3163
Steve Boyle, Superintendent

BOARD OF EDUCATION

Randy Garcia
Christl Knight
George McClure
Jon Petersen
Tina Pope

November 20, 2014

Mr. Joseph Marca
Marca Tects
240 N. Market Place
Escondido, CA 92029

RE: Westminster Graduate Student Housing
Adjacent to 1725 Bear Valley Parkway, Escondido, CA

Dear Mr. Marca,

This letter will serve as this project's service availability letter for the City of Escondido. Escondido Union High School District continues to experience rapid enrollment growth from new developments such as yours. This growth has created an increased demand for new school facilities within the District.

The District is committed to providing educational services to students generated by the above-described development. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District.

The area of the proposed project is within the 2014-2015 attendance boundaries of Orange Glen High School, 2200 Glenridge Road, Phone (760) 291-5000, serving grades 9-12. There is no guarantee, however, that the boundaries will not be adjusted to meet school housing needs in the future years. The District provides student transportation for qualified special education students. Routes change from year to year.

If we can provide any additional information, please contact me at (760) 739-7344.

Sincerely,

Angie Lopez
Executive Director
Facilities & Planning