



Council Meeting Agenda

APRIL 27, 2016

CITY COUNCIL CHAMBERS

3:30 P.M. Closed Session; 4:30 P.M. Regular Session

201 N. Broadway, Escondido, CA 92025

MAYOR

Sam Abed

DEPUTY MAYOR

Michael Morasco

COUNCIL MEMBERS

Olga Diaz

Ed Gallo

John Masson

CITY MANAGER

Graham Mitchell

CITY CLERK

Diane Halverson

CITY ATTORNEY

Jeffrey Epp

INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

Bill Martin

DIRECTOR OF PUBLIC WORKS

Ed Domingue

ELECTRONIC MEDIA:

Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council 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 Council during the meeting are part of the public record and may be retained by the Clerk.

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.



Council Meeting Agenda

**April 27, 2016
3:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Non-Sworn Police Bargaining Unit
 - b. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association: Supervisory Bargaining Unit
 - c. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** A parcel on the north side of West Valley Parkway between City Hall and the CCAE, APN 229-372-20
City Negotiator: Graham Mitchell
Negotiating Parties: The City of Escondido and Craig Clark
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT



Council Meeting Agenda

**April 27, 2016
4:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

MOMENT OF REFLECTION:

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**
4. **STATE FARM GOOD NEIGHBOR CITIZENSHIP COMPANY GRANT AND BUDGET ADJUSTMENT -**

Request City Council approve accepting a State Farm Good Neighbor Citizenship Company Grant in the amount of \$5,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds.

Staff Recommendation: **Approval (Police Department: Craig Carter)**

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

5. **PUBLIC HEARING FOR THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT ZONES 1 THROUGH 38 -**

Request City Council receive public input from property owners in Zones 1 through 38 of the City of Escondido Landscape Maintenance District (LMD) on the proposed budget and assessments for Fiscal Year 2016/2017. No City Council action is required.

Staff Recommendation: **Receive Input (Public Works Department/Engineering: Ed Domingue)**

6. **TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR A 65-UNIT CONDOMINIUM DEVELOPMENT (SUB 14-0018, AZ 14-0006) -**

Request City Council approve a proposed residential planned development for 65 condominium units on 2.29 acres in conjunction with a zone change and an amendment to the South Escondido Boulevard Area Plan.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-50 B) ORDINANCE 2016-04 (Introduction and First Reading)

WORKSHOP

7. [FISCAL YEAR 2016/17 BUDGET BRIEFING -](#)
Request City Council provide direction regarding the Fiscal Year 2016/17 General Fund Operating Budget.

Staff Recommendation: **Provide Direction (Finance Department: Sheryl Bennett)**

FUTURE AGENDA

8. [FUTURE AGENDA -](#)
The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- [CITY MANAGER'S UPDATE -](#)

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
May 4	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
May 11	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
May 18	Wednesday	4:30 p.m.	Town Hall Meeting	Council Chambers
May 25	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers

TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING: Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

Please turn off all cellular phones and pagers while the meeting is in session.

**The City Council is scheduled to meet the first four Wednesdays
of the month at 3:30 in Closed Session and 4:30 in Open Session.
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers
Financing Authority and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION
Monday-Friday 8:00 a.m. to 5:00 p.m.**



If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Listening devices are available for the hearing impaired – please see the City Clerk.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 4
Date: April 27, 2016

TO: Honorable Mayor and Members of the City Council
FROM: Craig Carter, Chief of Police
SUBJECT: State Farm Good Neighbor Citizenship® Company Grant

RECOMMENDATION:

It is requested that the City Council accept a State Farm Good Neighbor Citizenship® Company Grant in the amount of \$5,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds.

FISCAL ANALYSIS:

This action will have no impact on the General Fund Budget. Grant funds will be used for a one-time purchase of training and education supplies.

PREVIOUS ACTION:

None.

BACKGROUND:

The Escondido Police Department has been allocated a State Farm Good Neighbor Citizenship® Company grant in the amount of \$5,000. Grant funds will be used to purchase training and education supplies. Escondido Police officers will use these educational items to teach teenage drivers about the dangers of distracted, drunk, drugged, and drowsy driving. This initiative complements current Escondido Police Department and Office of Traffic Safety education efforts to reduce injury and fatal collisions.

Respectfully submitted,



Eric Skaja
Police Captain

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 5

Date: April 27, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Gabrielle Restivo, Management Analyst

SUBJECT: Public Hearing for City of Escondido Landscape Maintenance District Zones 1 Through 38

RECOMMENDATION:

It is requested that the City Council receive input from property owners in Zones 1 through 38 of the City of Escondido Landscape Maintenance District (LMD) (map attached) on the proposed budget and assessments for Fiscal Year 2016/2017. No Council action is required.

FISCAL ANALYSIS:

The LMD, through special-benefit property assessments, reimburses the City of Escondido for costs associated with maintaining all landscaped areas in the LMD zones. The City is also an assessed property owner in Zone 12 for property purchased adjacent to Reidy Creek. Additionally, the City contributes to Zone 13 for the maintenance of median landscaping in Centre City Parkway south of Felicita Avenue, north of Montview Drive.

PREVIOUS ACTION:

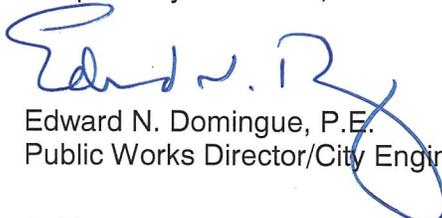
On April 6, 2016, the City Council approved the preliminary Assessment Engineer's Report for Fiscal Year 2016/2017 and set a public hearing date of April 27, 2016, for Zones 1 through 38.

BACKGROUND:

Each year the City Council reviews and approves the LMD budget and assessment for each zone. As part of the approval process, a public hearing is held to give property owners within the LMD an opportunity to comment on the proposed budget and assessment. This is the purpose of the public hearing today. The LMD budget and assessments addressed in this public hearing are for LMD Zones 1 through 38. No City Council action is required.

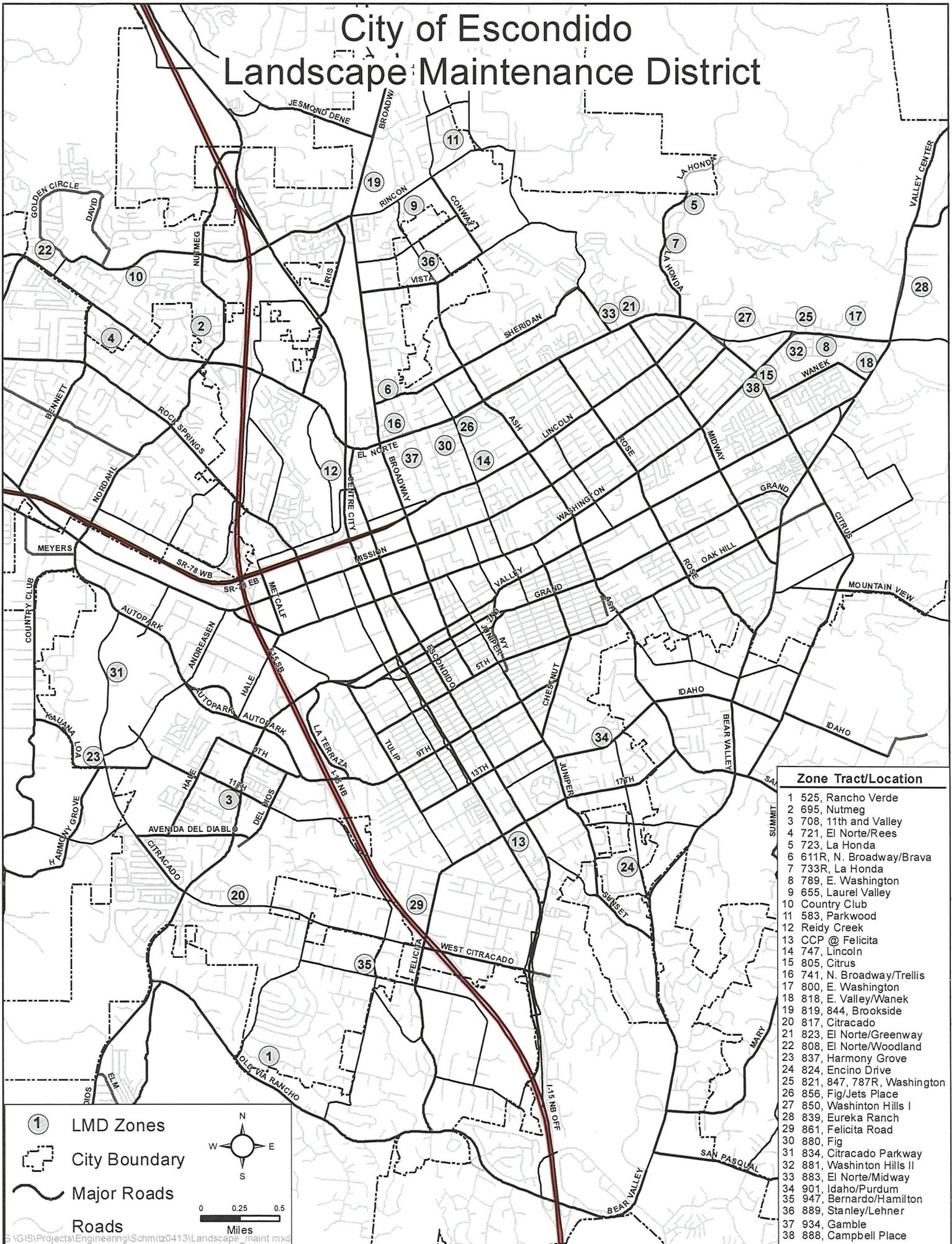
Staff will request approval of the final Assessment Engineer's Report, setting assessments for Fiscal Year 2016/2017, on May 25, 2016, at the City Council meeting.

Respectfully submitted,


Edward N. Domingue, P.E.
Public Works Director/City Engineer


Gabrielle Restivo
Management Analyst

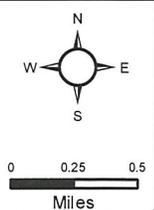
City of Escondido Landscape Maintenance District



Zone Tract/Location

- | | |
|----|----------------------------|
| 1 | 525, Rancho Verde |
| 2 | 695, Nutmeg |
| 3 | 708, 11th and Valley |
| 4 | 721, El Norte/Rees |
| 5 | 723, La Honda |
| 6 | 611R, N. Broadway/Brava |
| 7 | 733R, La Honda |
| 8 | 789, E. Washington |
| 9 | 655, Laurel Valley |
| 10 | Country Club |
| 11 | 583, Parkwood |
| 12 | Reidy Creek |
| 13 | CCP @ Felicity |
| 14 | 747, Lincoln |
| 15 | 805, Citrus |
| 16 | 741, N. Broadway/Trellis |
| 17 | 800, E. Washington |
| 18 | 818, E. Valley/Wanek |
| 19 | 819, 844, Brookside |
| 20 | 817, Citracado |
| 21 | 823, El Norte/Greenway |
| 22 | 808, El Norte/Woodland |
| 23 | 837, Harmony Grove |
| 24 | 824, Encino Drive |
| 25 | 821, 847, 787R, Washington |
| 26 | 856, Fig/Jets Place |
| 27 | 850, Washinton Hills I |
| 28 | 839, Eureka Ranch |
| 29 | 861, Felicity Road |
| 30 | 880, Fig |
| 31 | 834, Citracado Parkway |
| 32 | 881, Washinton Hills II |
| 33 | 883, El Norte/Midway |
| 34 | 901, Idaho/Purdum |
| 35 | 947, Bernardo/Hamilton |
| 36 | 889, Stanley/Lehner |
| 37 | 934, Gamble |
| 38 | 888, Campbell Place |

- ① LMD Zones
- City Boundary
- Major Roads
- Roads



CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 6

Date: April 27, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Interim Director of Community Development

SUBJECT: Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan for a 65-Unit Condominium Development (SUB 14-0018, AZ 14-0006)

STAFF RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2016-50 and introduce Ordinance No. 2016-04 approving a proposed residential planned development for 65 condominium units on 2.29 acres in conjunction with a zone change and an amendment to the South Escondido Boulevard Area Plan.

PLANNING COMMISSION RECOMMENDATION:

On March 22, 2016, the Planning Commission voted 2-4 (Commissioners Weber, McQuead, Johns and Spann opposed) on a motion to approve the Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan. The failure of the motion to approve the project effectively resulted in a Planning Commission recommendation for denial of the proposed development.

PROJECT DESCRIPTION:

A request for a Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre), in conjunction with a Master and Precise Development Plan and a one-lot Tentative Subdivision Map to construct 65 attached, three-story condominium units. The residential units would be grouped in 11 residential buildings with five to seven units each. Each approximately 1,600 SF townhome unit would include a two-car garage and up to three bedrooms. Three recreational open space areas for residents are proposed on the site. An amendment to the South Escondido Boulevard Neighborhood Plan also is proposed to allow residential development without a mixed-use commercial component within the South Escondido Boulevard commercial corridor.

LOCATION:

The approximately 2.29-acre project site is located within the South Escondido Boulevard Neighborhood Plan on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard.

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

The General Plan land use designation on the site is General Commercial with a Mixed-Use Overlay. The General Commercial designation accommodates a wide variety of retail and service activities intended to serve a broad customer base. The Mixed-Use Overlay allows a combination of commercial or office activities that include a residential component within a self-contained comprehensively planned development in specified locations. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. The proposed amendment contemplated as part of this project would allow an exclusively residential project as proposed advance prior to completion of the new neighborhood plan (to be renamed the South Centre City Area Plan).

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration (SUB 14-0018) was issued on February 16, 2016, and the public review period closed on March 8, 2016. Mitigation measures were developed to reduce potential impacts to biological resources, cultural resources, noise and paleontological resources to a less than significant level. One letter from the San Luis Rey Band of Luiseno Indians was received during public review indicating satisfaction with the proposed mitigation measures for cultural resources. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, proposed mitigation measures and the recommended conditions of approval.

The Mitigated Negative Declaration may be viewed at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/stellapark/fmnd.pdf>

BACKGROUND:

The applicant acquired the property in May of 2004 when it was developed with the Hidden Vale Motel and trailer park containing 11 motel units in four buildings and a 19-space trailer park that had been constructed in the 1940's and 1950's. Both uses were closed in early 2005 and demolition of the motel and trailer park was completed by mid-2006. The property has remained vacant since.

A previous attempt to develop a mixed-use, condominium townhome project on the site was turned down by the Planning Commission in late-2005 and then withdrawn by the applicant in 2006 prior to consideration by the City Council. The property owner/applicant has put together a new development team and has been diligently pursuing the current proposal for residential condominium townhomes on the site. The mixed-use commercial component in the previous project has been eliminated with staff's consent given the site location and the difficulty the applicant had leasing the adjacent commercial space developed within his Urbana/Citracado Village project to the north.

The General Plan now allows both mixed-use and exclusively residential projects within the Centre City Parkway/Brotherton Road Target Area. Mixed-use projects require a minimum density of 30 dwelling units per acre as opposed to the previous requirement that only allowed a maximum density of 24 dwelling units per acre. Density standards for exclusively residential projects will be specified when the South Escondido Boulevard Neighborhood Plan is updated to correspond with the new General Plan vision for the corridor. That update is currently underway, but in the interim, the residential nature of the proposed development will require approval of an amendment to the South Escondido Boulevard Neighborhood Plan to allow residential development on the site without a commercial component.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On March 22, 2016, the Planning Commission voted 2-4 (Commissioners Weber, McQuead, Johns and Spann opposed) on a motion to approve the Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan. The failure of the motion to approve the project effectively resulted in a Planning Commission recommendation for denial of the proposed development.

During the course of the Planning Commission hearing, various commissioners expressed concerns with the project as proposed with much of the discussion focusing on traffic, parking and setbacks. Several commissioners noted they were familiar with traffic congestion in the area particularly at the Citracado intersections with South Escondido Boulevard and Cranston Drive, as well as the CalTrans metered on-ramp to southbound I-15. Existing levels of street parking around the adjacent Urbana project were also noted as a concern particularly because the proposed project also relies on the availability of street parking on Cranston Drive. Commissioners Weber, McQuead and Spann felt the project was too dense and were concerned with the proposed setbacks next to adjacent development. Commissioner Hale sympathized with the developer working with staff to present a project that staff could support based upon the best use for the subject property and what the city's regulations permitted. The majority of the commission voted against the project with Commissioners Hale and Romo voting to support the project as proposed.

PUBLIC INPUT:

Staff did not receive any letters or written comments from the public prior to the Planning Commission hearing on this item and there has been no correspondence received since that hearing. One neighbor spoke during the Planning Commission hearing. The neighbor indicated that he lived in the adjacent Urbana/Citracado Village project to the north and that the proposed project would block his view. He expressed his concern with the intersection of Cranston Drive and Escondido Boulevard already being

heavily congested and mentioned that there was no parking on Escondido Boulevard or Cranston Drive in the subject area.

ANALYSIS:

Traffic –

Although much of the Planning Commission discussion focused on peak hour congestion observed by some of the commissioners, A Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015 indicated all intersections in the study area would continue to operate at an acceptable level of service with the addition of the project and no mitigation is necessary. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets. It is understood that there is some AM peak hour congestion in the area caused by CalTrans metering access to southbound I-15, but a solution to this regional issue is beyond the scope of the proposed development.

Setbacks –

The site currently is zoned General Commercial which has no minimum setback requirements for new construction. The proposed zone change would change the zoning to Planned Development-Residential which similarly has no minimum standard for setbacks. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community.

Eight of the 11 proposed buildings on the site have been designed to be perpendicular to northern property line. Proposed setbacks from the northern property line range from 0 feet to 10 feet. An existing seven to eight-foot high retaining wall is located along the entire length of the northern property line. The wall was constructed as part of the mixed-use development to the north and three-story townhomes on that site are located approximately eight to 10 feet from the top of the wall. Only four of the eight proposed buildings in this area would have a 0-foot setback placing those buildings adjacent to the retaining wall. However, the proposed buildings would be located seven to eight feet lower than the adjacent residential development and only side elevations would adjoin the property line. This would allow view corridors from the adjacent development to remain between the rows of proposed buildings.

The project would construct a five to seven-foot high retaining wall along the entire southern property line adjacent to the Hacienda de Vega restaurant and the Escondido Lodge motel. A four-foot wide concrete walkway at the top of the retaining wall would provide front door access to 16 proposed townhome units located approximately 7.5 feet to 10 feet from the property line. Hacienda de Vega has both parking lot and outdoor bar area seating adjacent to this property line while the Escondido Lodge has parking in this area. Some overlooking from the proposed units into the restaurant seating area is likely to occur but will be minimized by existing landscaping on the restaurant property and a proposed condition requiring the applicant to install vertical plantings in this area of the project site.

Parking –

Each proposed townhome unit would have an attached two-car garage on the ground floor with direct access from the garage into the residence. The Escondido Zoning Code requires two parking spaces for a three-bedroom unit so the proposed garages would meet the city standard for resident parking. The code requires additional parking for guests at a ratio of one guest parking space per four units. That standard would require 16 guest parking spaces for the proposed 65-unit project.

The applicant is proposing to provide nine guest parking spaces on the project site and utilize the project's street frontage on Cranston Drive for an additional six parallel parking spaces. Section 33-765 of the Zoning Code allows guest parking to be provided on non-Circulation Element streets which limits the opportunity for guest parking to Cranston Drive and not Escondido Boulevard. The applicant's proposal would provide a total of 15 guest parking spaces where 16 guest spaces are typically required. Although the project would technically be one parking space short, the proposed planned development allows flexibility for all development standards including parking. In this case, multiple street parking spaces on Cranston Drive are located just south of the project site along the adjacent Escondido Lodge street frontage. The lodge has about 250 feet of frontage on Cranston Drive adjacent to their parking lot which appears to leave much of that street parking available for use. Staff has determined that adequate guest parking will be available for the proposed development.

Amendment to the South Escondido Boulevard Neighborhood Plan –

The City Council approved an update to the General Plan in 2012 to allow for both mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Because the South Escondido Boulevard Neighborhood Plan has not yet been updated to correspond to the new General Plan language for the corridor, the project includes a proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project on the subject site in conformance with the 2012 General Plan. This type of amendment has been approved twice before as noted in Paragraph 6(c and d) (page 6) of the South Escondido Boulevard Neighborhood Plan, that allowed for exclusively residential developments in the commercial zone. The proposed project includes the following amendment to the neighborhood plan to include paragraph 6(e) for the project site as follows:

Section 6. Uses and Structures. (e)

Residential development without a commercial component may be permitted on the 2.29-acre property located on the eastern side South Escondido Boulevard and the western side of Cranston Drive between Citracado Parkway and Verda Avenue (APN 238-152-20), and shall be processed in accordance with the planned development process specified in Article 19 of the Escondido Zoning Code. The density of any project on APN 238-152-20 shall be a minimum of 28 dwelling units per acre and the maximum height shall be three stories.

The proposed 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. Revitalization and redevelopment are overall objectives for the City of Escondido within the South Escondido Boulevard area.

Respectfully Submitted,



Bill Martin

Interim Director of Community Development

CITY OF ESCONDIDO

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

March 22, 2016

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

Commissioners present: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; James Spann, Commissioner; Don Romo, Commissioner; and Gregory Johns, Commissioner. (One position vacant).

Commissioners absent: None.

Staff present: Jay Petrek, Director of Community Development; Adam Phillips, Deputy City Attorney; Owen Tunnell, Principal Engineer; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Hale, seconded by Commissioner Romo, to approve the minutes of the February 9, 2016 meeting. Motion carried unanimously. (6-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. **TENTATIVE MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE, AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD AREA PLAN – SUB 14-0018; AZ 14-0006:**

REQUEST: A request for a Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre), in conjunction with a Master and Precise Development Plan and a one-lot Tentative Subdivision Map to construct 65 attached, three-story condominium units. The residential units would be grouped in 11 residential buildings with five to seven

units each. Each approximately 1,600 SF townhome unit would include a two-car garage and up to three bedrooms. Three recreational open space areas for residents are proposed on the site. An amendment to the South Escondido Boulevard Area Plan also is proposed to allow residential development without a mixed-use commercial component within the South Escondido Boulevard commercial corridor. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The approximately 2.29-acre project site is located within the South Escondido Boulevard Area Plan on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard.

Jay Petrek, Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the project design elements and whether adequate setbacks, parking and open space had been provided for the proposed development; 2) the appropriateness of the proposed amendment to the South Escondido Boulevard Neighborhood Plan to eliminate the commercial requirement on the site; and whether a residential use without a commercial component would be appropriate for the project site. Staff recommended approval based on the following: 1) The overall mass, scale and design of the proposed residential buildings were comparable to the residential development existing on the adjacent property to the north. The project had been designed to function almost as a second phase to that adjacent residential project by incorporating a similar building style with the buildings located in a manner that allows view corridors to remain through the site. Staff believed the development provided an appropriate amount of parking to suit the needs of residents and guests, and that a quality living environment will be ensured by the level of amenities provided in the recreation areas and the even distribution of outdoor recreation areas throughout the development; and 2) Staff felt the proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial uses to the north and south, and residential uses to the north and east. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area called for locating non-residential uses at major intersections and specific nodes that were more conducive to commercial development. Staff felt that an exclusively residential development on this site could provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

Discussion ensued regarding a clarification of the proposed street improvements on Escondido Boulevard, a clarification of the location for the power poles on

Cranston Drive and Escondido Boulevard in relation to the project, and a clarification of waste collection operations for the subject project.

Vice-chairman McQuead referenced the setbacks for the project's northern units and questioned whether adequate space would be provided for vehicles to back out of the parking spaces. Mr. Petrek replied in the affirmative.

Vice-chairman McQuead referenced the projected trip generations, feeling that the peak hour morning traffic would be more than projected. Mr. Tunnell noted that the preliminary traffic projections were calculated using SANDAG guidelines, which showed no significant impacts as well as the subject intersections operating at a Level B.

Commissioner Romo asked if the traffic study took into consideration the adjacent apartment complex. Mr. Petrek replied in the affirmative.

Commissioner Johns asked if the project warranted a full traffic study. Mr. Petrek replied in the negative. Commissioner Johns noted that the intersection of Citracado and Escondido Boulevard was heavily congested in the mornings, questioning whether the subject project would add to this issue. Mr. Petrek replied that the congestion was a regional issue and that the project would incrementally add to the existing traffic in the area.

Commissioner Spann and staff discussed the proposed location for the project's vertical landscaping. Commissioner Spann noted he had issues with the project's floor plans.

Commissioner Romo did not feel the project's vehicle trips would create significant impacts.

Commissioner Hale and staff discussed the project's traffic impact fees.

Vice-chairman McQuead asked what the plan was if the units could not be sold.

Edward Kaen, ETP, LLC, noted that they planned on selling the units as townhomes. He also indicated that the City was recommending four- and five-story units with higher density.

Vice-chairman McQuead asked what would happen if the units did not sell and whether there was a prohibition against renting. Mr. Kaen noted that the CC&Rs had not been developed yet.

Vice-chairman McQuead asked Mr. Kaen if they had communications with EDI for the trash collection. Mr. Kaen replied in the affirmative. Vice-chairman McQuead did not feel the proposed trash collection was the best method for collecting trash. Mr. Kaen noted the adjacent property was using the same trash collection system.

Commissioner Spann asked Mr. Kaen if the project could be constructed reducing it by 8 units on the north side in order to accommodate more parking and reducing the density of the project. Mr. Kaen noted that they had already reduced the project from 68 units to 65 units.

Ron Verrier, Escondido, noted that he lived in Urbana, noting that the project would block his view. He expressed his concern with the intersection of Cranston and Escondido Boulevard already being heavily congested and the subject project adding to the congestion. He stated that there was no parking on Escondido Boulevard or Cranston in the subject area. He also elaborated that he had witnessed many accidents in the subject area due to the traffic congestion.

Vice-chairman McQuead asked Mr. Verrier if he felt his complex needed additional guest parking. Mr. Verrier replied in the affirmative.

Vice-chairman McQuead asked Mr. Verrier if he had any issues with the current trash collection, which was similar to what was being proposed for the subject project. Mr. Verrier replied in the negative.

Vice-chairman McQuead felt the project would create traffic issues as well as being too dense.

Commissioner Johns expressed his concern with the project creating issues with traffic, not having adequate parking, and the potential for the project becoming a rental project.

Commissioner Spann felt the project would add traffic to an area that was already congested during peak hours. He felt the project needed additional parking and was too dense. He was also concerned with the setbacks and floor plan.

Commissioner Hale expressed his concern with the project becoming a rental project. He was concerned with the City wanting the project to be more dense, noting he was opposed to urbanization. He did not feel the project would create traffic issues or trash collection issues. He felt there was a conflict with what was the best use for the subject property and what the applicant was told, noting the applicant followed what the City approved.

Chairman Weber expressed his concern with the subject area being a gateway to the City, feeling a moratorium should be established for this type of project. He felt the project would not be compatible with the Spanish architecture existing in the area. He felt the project was too dense, would not provide adequate parking as well as there being no off-street parking in the area.

Commissioner Hale felt the Commission should base its decision on the Findings of Fact in the staff report before taking action.

Commissioner Romo and Mr. Oliver discussed the ratio of units that would be allowed for a mixed-use project.

Commissioner Hale and staff discussed the project's parking plan. Commissioner Hale noted that according to staff the project did not meet the needed parking.

MOTION:

Moved by Commissioner Hale, seconded by Chairman Weber, to continue Item 1 and encourage the applicant to review the Findings of Fact, specifically Page 30, Item 3.

Commissioner Spann noted that there was no guarantee that the project would pencil out even though it met the land use criteria.

Commissioner Hale sympathized with the developer working with the City to present a project that staff could support.

Commissioner Romo suggested the applicant figure out the parking and come back to the Commission versus moving forward with a mixed-use project.

Mr. Kaen noted that the project provided the needed parking. Mr. Petrek re-examined the site plan and the staff report and noted that staff report was incorrect and the project provided adequate parking.

Commissioner Hale withdrew his motion, noting that the applicant had met the letter of the law. Chairman Weber withdrew his motion.

ACTION:

Moved by Commissioner Hale, seconded by Commissioner Johns, to approve staff's recommendation. Motion did not carry. Ayes: Hale and Romo. Noes: Spann, Johns, McQuead, and Weber. (2-4)

PLANNING COMMISSION

Agenda Item No.: G.1
Date: **March 22, 2016**

CASE NUMBERS: SUB 14-0018, AZ 14-0006

APPLICANT: Edward Kaen for ETP, LLC

LOCATION: The approximately 2.29-acre project site is located within the South Escondido Boulevard Neighborhood Plan on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard

TYPE OF PROJECT: Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan

PROJECT DESCRIPTION: A request for a Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre), in conjunction with a Master and Precise Development Plan and a one-lot Tentative Subdivision Map to construct 65 attached, three-story condominium units. The residential units would be grouped in 11 residential buildings with five to seven units each. Each approximately 1,600 SF townhome unit would include a two-car garage and up to three bedrooms. Three recreational open space areas for residents are proposed on the site. An amendment to the South Escondido Boulevard Neighborhood Plan also is proposed to allow residential development without a mixed-use commercial component within the South Escondido Boulevard commercial corridor.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: General Commercial (Centre City Parkway/Brotherton Road Target Area)

ZONING: Existing: CG (General Commercial)
Proposed: PD-R 28.4 (Planned Development – Residential, 28.4 dwelling units per acre)

BACKGROUND/SUMMARY OF ISSUES: The applicant acquired the property in May of 2004 when it was developed with the Hidden Vale Motel and trailer park containing 11 motel units in four buildings and a 19-space trailer park that had been constructed in the 1940's and 1950's. Both uses were closed in early 2005 and demolition of the motel and trailer park was completed by mid-2006. The property has remained vacant since.

In March of 2005, Centex Homes filed a zone change and mixed-use planned development application (Tract 918) to construct 53 three-story, attached condominium townhomes and an 8,900 SF two-story commercial building on the site. Centex had previously partnered with the project applicant to construct the residential portion of the Urbana mixed-use project on the adjacent property to the north. The proposal included a request to reduce the commercial parking by 25% coupled with a request to provide 21 street parking spaces for the commercial building. On November 8, 2005, the Planning Commission voted unanimously to recommend denial of the proposed development. The City Council was scheduled to conduct a hearing on the proposal on November 16, 2005. Prior to the City Council hearing, the item was pulled from the agenda and continued indefinitely at the request of Centex Homes. On May 8, 2006, Centex Homes notified the Planning Division they were no longer pursuing the application. The property owner (Mr. Kaen) notified Planning staff that he would be revising the plans and continuing with the application. A revised application was later submitted, but remained incomplete and later became inactive as economic conditions deteriorated. The project files for Tract 918 were closed in April of 2009.

The property owner/applicant has put together a new development team and has been diligently pursuing the current proposal for residential condominium townhomes on the site. The mixed-use commercial component in the previous project has been eliminated with staff's consent given the site location and the difficulty the applicant had leasing the adjacent commercial space to the north. The General Plan now allows both mixed-use and exclusively residential projects within the Centre City Parkway/Brotherton Road Target Area. Mixed-use projects require a minimum density of 30 dwelling units per

acre as opposed to the previous requirement that only allowed a maximum density of 24 dwelling units per acre. Density standards for exclusively residential projects will be specified when the South Escondido Boulevard Neighborhood Plan is updated to correspond with the new General Plan vision for the corridor. That update is currently underway, but in the interim, the residential nature of the proposed development will require approval of an amendment to the South Escondido Boulevard Neighborhood Plan to allow residential development on the site without a commercial component.

Staff feels that the issues are as follow:

1. Appropriateness of the project design elements and whether adequate setbacks, parking and open space have been provided for the proposed development.
2. Appropriateness of the proposed amendment to the South Escondido Boulevard Neighborhood Plan to eliminate the commercial requirement on the site.
3. Whether a residential use without a commercial component is appropriate for the project site.

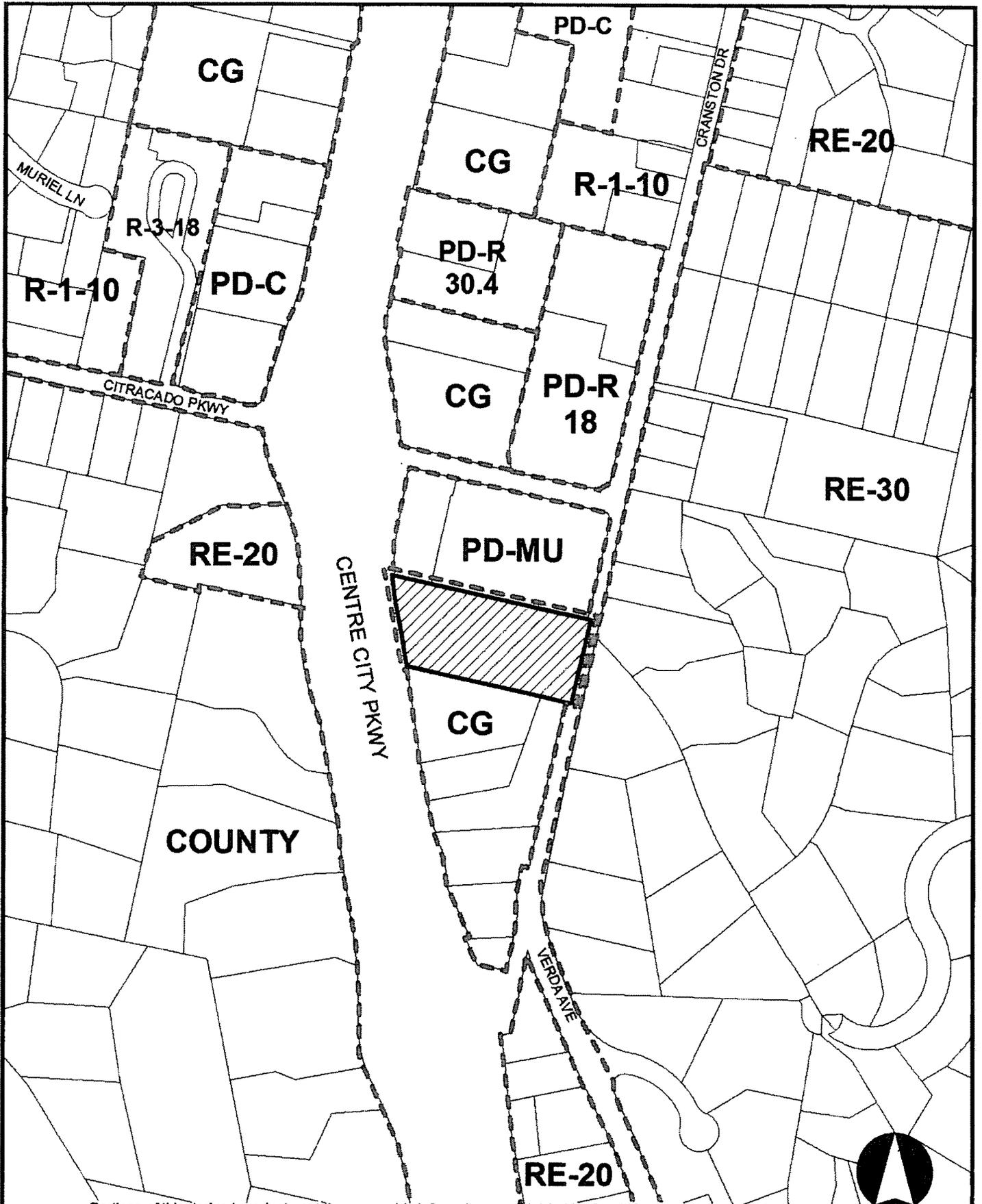
REASONS FOR STAFF RECOMMENDATION:

1. The overall mass, scale and design of the proposed residential buildings are comparable to the residential development existing on the adjacent property to the north. The project has been designed to function almost as a second phase to that adjacent residential project by incorporating a similar building style with the buildings located in a manner that allows view corridors to remain through the site. Staff believes the development provides an appropriate amount of parking to suit the needs of residents and guests, and that a quality living environment will be ensured by the level of amenities provided in the recreation areas and the even distribution of outdoor recreation areas throughout the development.
2. Staff feels the proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial uses to the north and south, and residential uses to the north and east. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. Staff feels that an exclusively residential development on this site could provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

Respectfully Submitted,



Bill Martin
Assistant Planning Director

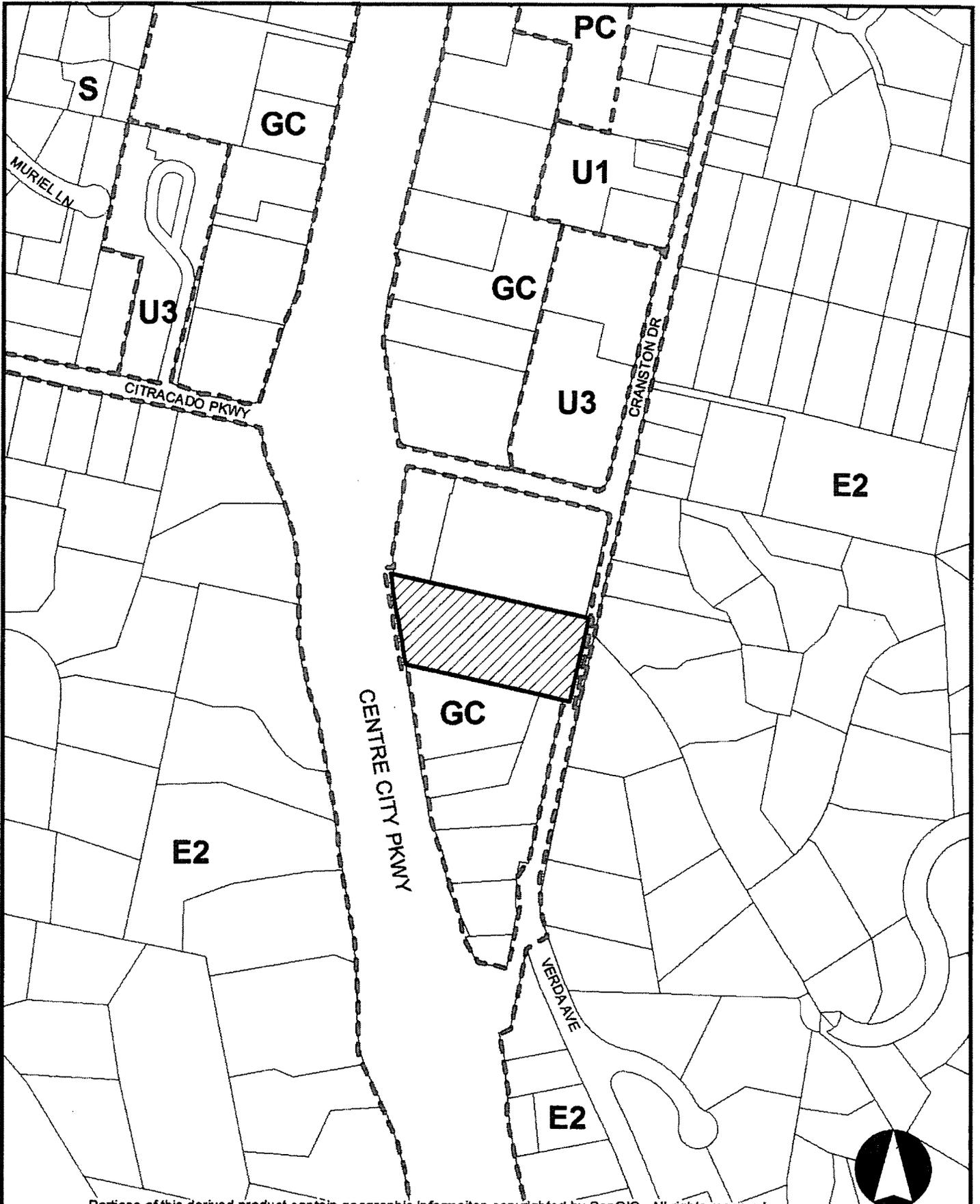


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LOCATION/ZONING

PROPOSED PROJECT
SUB 14-0018

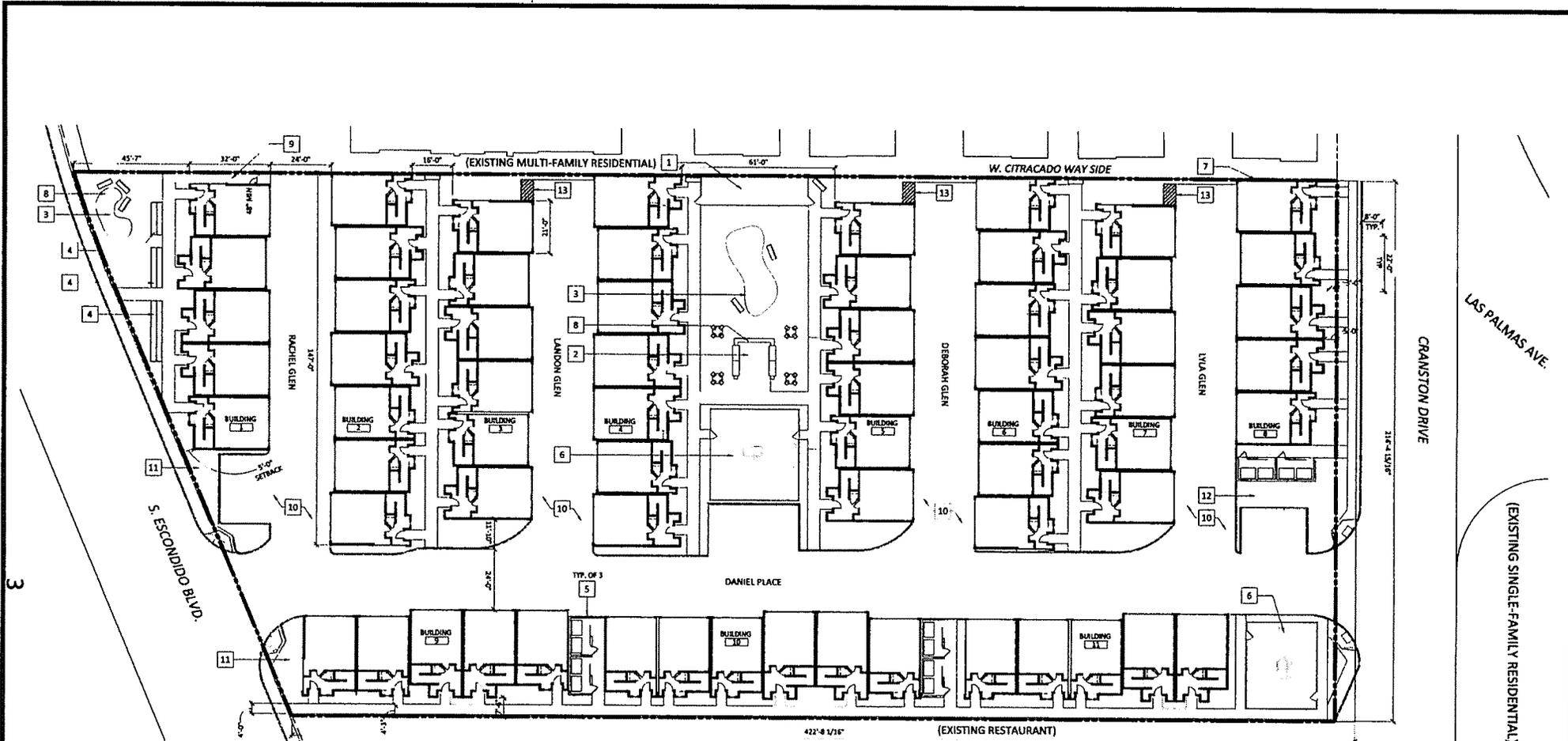


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**PROPOSED PROJECT
SUB 14-0018**



GENERAL PLAN



KEY NOTES

- 1 PRIVATE DOG RUN WITH 4' HIGH METAL FENCING
- 2 PRIVATE BBQ & DINING AREA
- 3 TURF LANDSCAPING W/BENCHES AROUND
- 4 PRIVATE ABOVE-GROUND GARDEN BEDS, RESERVEABLE BY TENANTS
- 5 TRASH & RECYCLING ENCLOSURE
- 6 PRIVATE TOT LOT PLAYGROUND
- 7 ZERO SETBACK AT NORTH PROPERTY LINE

- 8 FIRE PIT
- 9 48" EGRESS WALKWAY
- 10 IMPERVIOUS PAVERS
- 11 COMMUNITY GARDEN
- 12 PET LAWN
- 13 STRIPED BACKUP DRIVEWAY

SITE SUMMARY

SITE AREA: 2.29 ACRES
 1 LOT
 TOTAL DWELLING UNITS: 65 UNITS
 DENSITY: 28 D.U./ACRE

BUILDING SUMMARY

CARRIAGE UNITS (2 STORIES LIVING ABOVE GARAGE): 65 UNITS
 - SEE FLOOR PLANS FOR UNIT LAYOUTS 3 BEDROOMS, 3 BATH

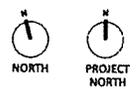
PARKING SUMMARY

PARKING PROVIDED
 PRIVATE GARAGES: 65 (2 CARS/UNIT)
 OFF STREET OPEN: 9 SPACES
 ON STREET: 7 SPACES

OPEN SPACE SUMMARY

DESCRIPTION	SF	PERCENTAGE
COMMON OPEN SPACE	25,961	26.2%
PRIVATE OPEN SPACE (BALCONIES)	1,755	1.7%
BUILDING COVERAGE	43,298	43.6%
DRIVE/PARKING COVERAGE	28,027	28.3%
TOTAL	99,141	100 %

PRELIMINARY SITE PLAN

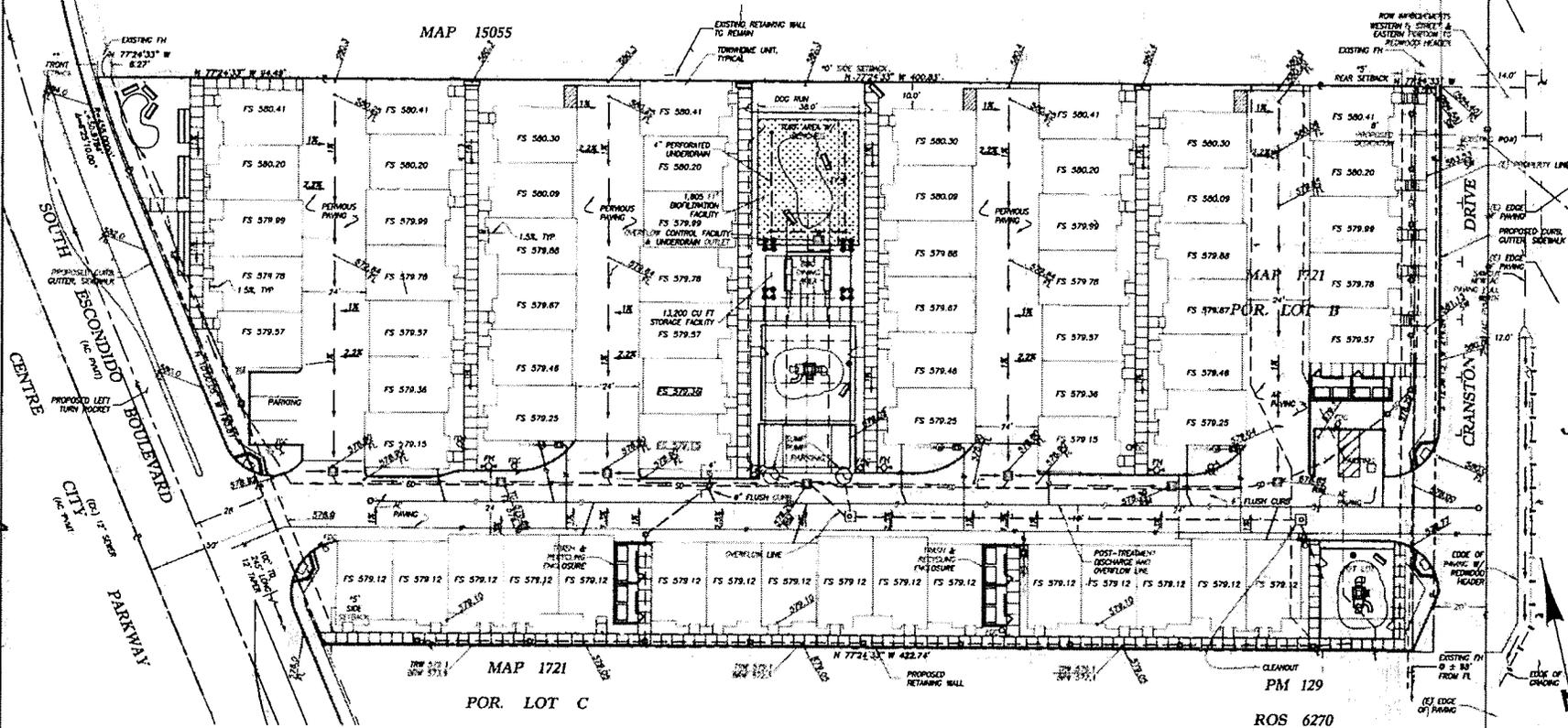


**PROPOSED PROJECT
SUB 14-0018**

SP
SITE PLAN

CITY OF ESCONDIDO TENTATIVE MAP NO.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES.
THE MAXIMUM NUMBER OF DWELLING UNITS IS 65.



VICINITY MAP
INDIANAS BROTHERS MAP 1130, A7
NO SCALE

OWNER:
EDWARD KAHN
CPI LLC
861 837 AVENUE, #310
SAN DIEGO, CA 92109
PHONE: 619-814-3713

PROJECT DATA
SITE ADDRESS: 2516 S ESCONDIDO BLVD.
ESCONDIDO, CA 92025
APN: 226-152-2000
EXISTING BUILDING: N/A
CONSTRUCTION DATE: N/A
CALIFORNIA LICENSED COORDINATES: 342-1768
NAD83 COORDINATES: 1882-4330

SITE DATA
SITE AREA: 100,000 SF (2.30 ACRES)

DEVELOPMENT DATA:
LOT NUMBER: PARCEL 1
LOT AREA: 215'
STREET FRONTAGE: 235'
LOT DEPTH: 158'
SECTIONAL REQUIREMENTS:
(PLANNED DEVELOPMENT PERMIT PROPOSED)

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PROJECT IS THE
SOUTHERLY LINE OF LOT 2 OF ESCONDIDO TRACT NO.
8738 OVERBRACCA, ACCORDING TO MAP THEREOF NO.
10053 FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY JULY 13, 2005.
E: N172°33'11"W

LEGAL DESCRIPTION:
PORTION OF LOT B, MAP 1721

BENCHMARK:
CITY OF ESCONDIDO BENCHMARK 142-A
CHISELED BRONZ ON TOP OF CURB ON
WEST SIDE OF CRANSTON DR, NORTH SIDE
OF DORNEYWAY OPENING, 18 FT SOUTH OF
P.P. 10612300
ELEV: 592.92 MSL

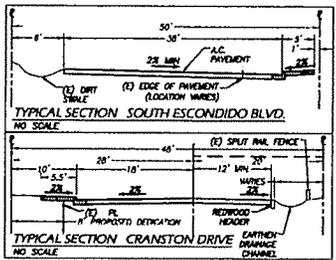
ZONING:
EXISTING DESIGNATION: C-6
PROPOSED USE: 215'
PLANNED DEVELOPMENT, RESIDENTIAL
SPECIAL DISTRICTS:
-CONDOMINIUM REDEVELOPMENT AREA
-401 CARSON/TEN
-S ESCONDIDO BLVD MEDIAN/ROAD AREA 1'
T.M. ACREAGE: 2.30 ACRES
NUMBER OF PROPOSED LOTS: 1 (WITH CONDO'S)
T.M. ACREAGE: 2.30 ACRES

CONDOMINIUM STATEMENT:
GARAGE UNITS (2 STORES LIVING ABOVE
GARAGE): 63 UNITS; STANDARD LAYOUT: 3
BEDROOMS/2 BATH

SEWER NOTE:
ALL LOTS ARE ON A SANITARY SEWER SYSTEM

FIRE NOTE:
ALL DWELLINGS SHALL SUPPORT A MEDIUM LOAD
OF 75,000 LBS.

- ABBREVIATIONS:**
- AC ASPHALTIC CONCRETE
 - BA BORDENTATION AREA
 - BNW CONCRETE AT BOTTOM OF
 - BNW RETAINING WALL
 - CL CENTER LINE
 - CB CATCH BASIN
 - CLW CLEAVLIT
 - CONK CONCRETE
 - FL FLOW LINE
 - FDC FIRE DEPARTMENT CONNECTION
 - FF FINISH FLOOR
 - FH FIRE HYDRANT
 - FM FORCE MAIN
 - FS FINISH SURFACE
 - FP FINISH POINT
 - FC FINISH CONTROL VALVE
 - FE INVERT ELEVATION
 - PCC PORTLAND CEMENT CONCRETE
 - PLR RELIEF/PAVING AREA
 - PP POWER POLE
 - PRINT PAVEMENT
 - SEWER SEWER
 - SD STORM DRAIN
 - SP SAND PAVEMENT
 - TOP OF CURB (CHANG AT) TOP OF
 - RETAINING WALL
 - W WATER
 - WATER WATER



CIVIL ENGINEER:
JOHN S. COFFEY
COFFEY ENGINEERING, INC.
10550 SCOTT'S RUNWAY BLVD., SUITE 210
SAN DIEGO, CA 92131
(650) 433-0111
FAX: (650) 431-0179

JOHN S. COFFEY
ICE 062718

8/24/2015 DATE

OWNER'S CERTIFICATE:
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY CONTROLLED OWNERSHIP IN WHOLE I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT ANY PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY.

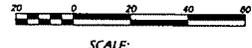
EDWARD KAHN
8/24/2015 DATE

LEGEND

DESCRIPTION	SYMBOL
PROPERTY LINE	— 1/4" x 1/4" S.W.
STREET CENTERLINE	— 1/4" x 1/4" S.W.
PROPERTY LINE - OFFSITE	— 1/4" x 1/4" S.W.
(P) EXIST. ELEVATION	— 1/4" x 1/4" S.W.
EDGE OF PAVING	— 1/4" x 1/4" S.W.
PIECE, CURB	— 1/4" x 1/4" S.W.
EXISTING RETAINING WALL	— 1/4" x 1/4" S.W.
EXISTING CONTOUR	— 1/4" x 1/4" S.W.
EXISTING FENCE	— 1/4" x 1/4" S.W.
EXISTING BRIDGELINE / TREE CHOPPY	— 1/4" x 1/4" S.W.
EXISTING POWER POLE	— 1/4" x 1/4" S.W.
EXISTING BRICK WALL	— 1/4" x 1/4" S.W.
EXISTING STREET SIGN	— 1/4" x 1/4" S.W.
EXISTING OVERHEAD UTILITIES	— 1/4" x 1/4" S.W.
EXISTING STREET LIGHT	— 1/4" x 1/4" S.W.

LEGEND

DESCRIPTION	SYMBOL
EXISTING WATER MAIN	— 1/4" x 1/4" S.W.
EXISTING SEWER MAIN	— 1/4" x 1/4" S.W.
EXISTING STORM DRAIN	— 1/4" x 1/4" S.W.
EXISTING WATER METER	— 1/4" x 1/4" S.W.
EXISTING TREE: PALM	— 1/4" x 1/4" S.W.
(P) WATER MAIN	— 1/4" x 1/4" S.W.
(P) SEWER MAIN	— 1/4" x 1/4" S.W.
(P) STORM DRAIN LINE	— 1/4" x 1/4" S.W.
(P) DIRECTION OF FLOW	— 1/4" x 1/4" S.W.
(P) SURFACE/ OVERFLOW CATCH BASIN	— 1/4" x 1/4" S.W.
(P) FIRE HYDRANT	— 1/4" x 1/4" S.W.
(P) FIRE DEPT. CONNECTION	— 1/4" x 1/4" S.W.
(P) SAND PIPE 2 TO 2-1/2" DIAMETER CONDUIT	— 1/4" x 1/4" S.W.
(P) WATER SERVICE WITH BACKFLOW PREVENTER	— 1/4" x 1/4" S.W.



***SETBACK NOTE:**
FROM/NEAR (EAST AND WEST) 5' MINIMUM
(MAXIMUM 30% OF STREET FRONTAGE, REMAINDER
OF FRONTAGE IS MINIMUM 15')

SIDE (NORTH AND SOUTH): ZERO (MAXIMUM 5%
OF PROPERTY LINE, REMAINDER IS MINIMUM 5')

TENTATIVE MAP NO.
CITY OF ESCONDIDO, CALIFORNIA

CITRICADO SOUTH
2516 S ESCONDIDO BLVD
ESCONDIDO, CA 92025

TENTATIVE PARCEL MAP C-1

ORIG. DATE: 05/07/15

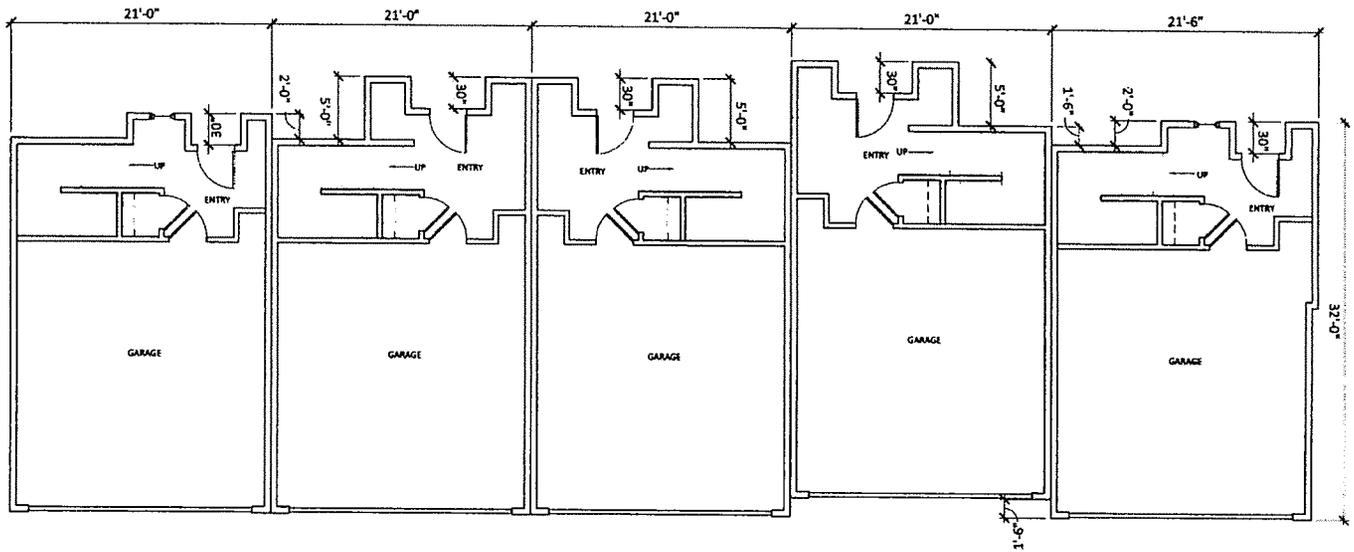
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SHEET 1 OF

**PROPOSED PROJECT
SUB 14-0018**

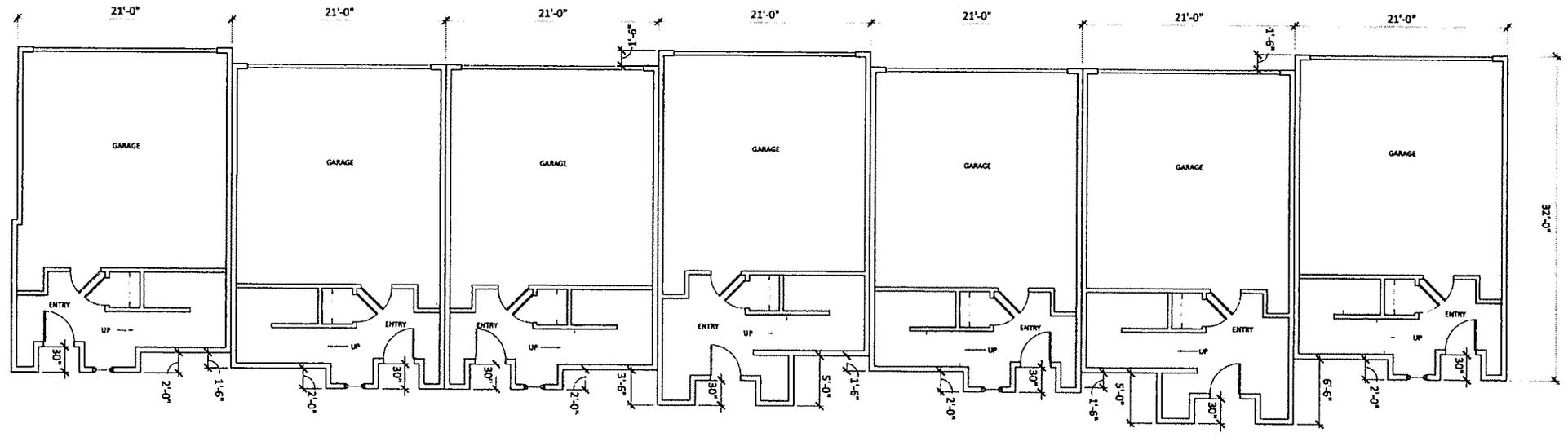


CE COFFEY ENGINEERING, INC.
15465 SCHUPPS HANCO BLVD, SUITE 102, SAN DIEGO, CA 92131 PH: (619) 885-1111 FAX: (619) 885-1179



NOTE: THE FIRST FLOOR ENTRY AND GARAGE ARE NOT OCCUPIABLE SPACES.

BUILDING 1 - FIRST FLOOR

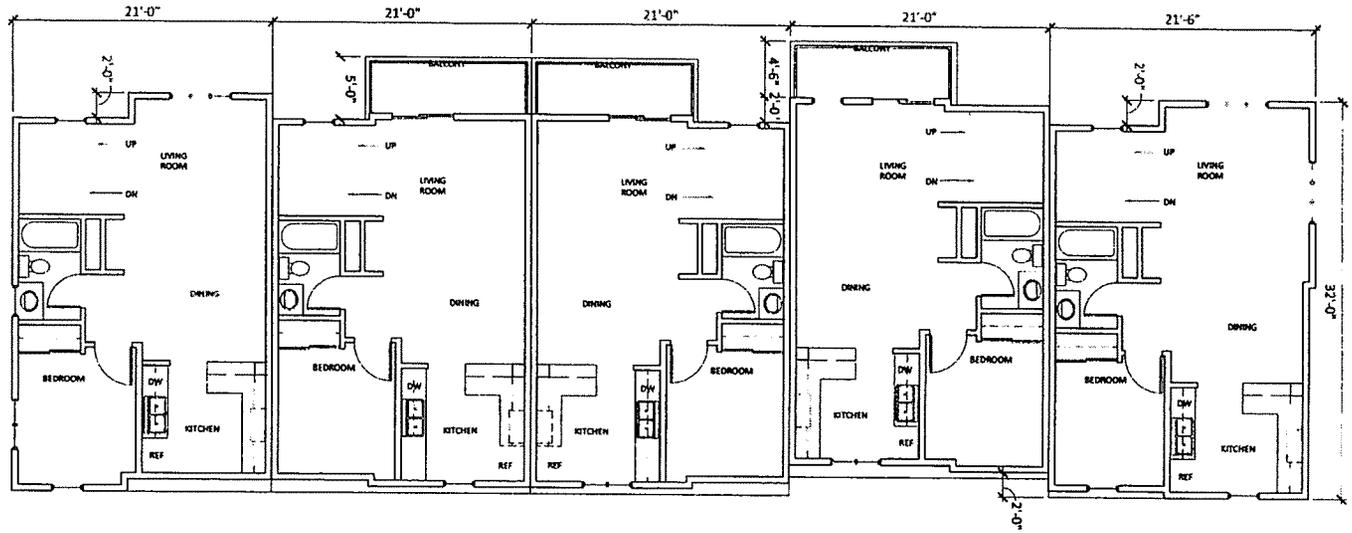
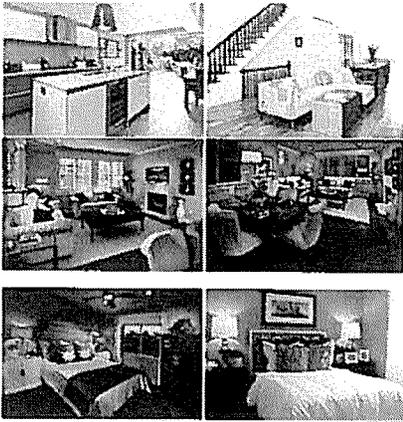


BUILDING 2 - FIRST FLOOR

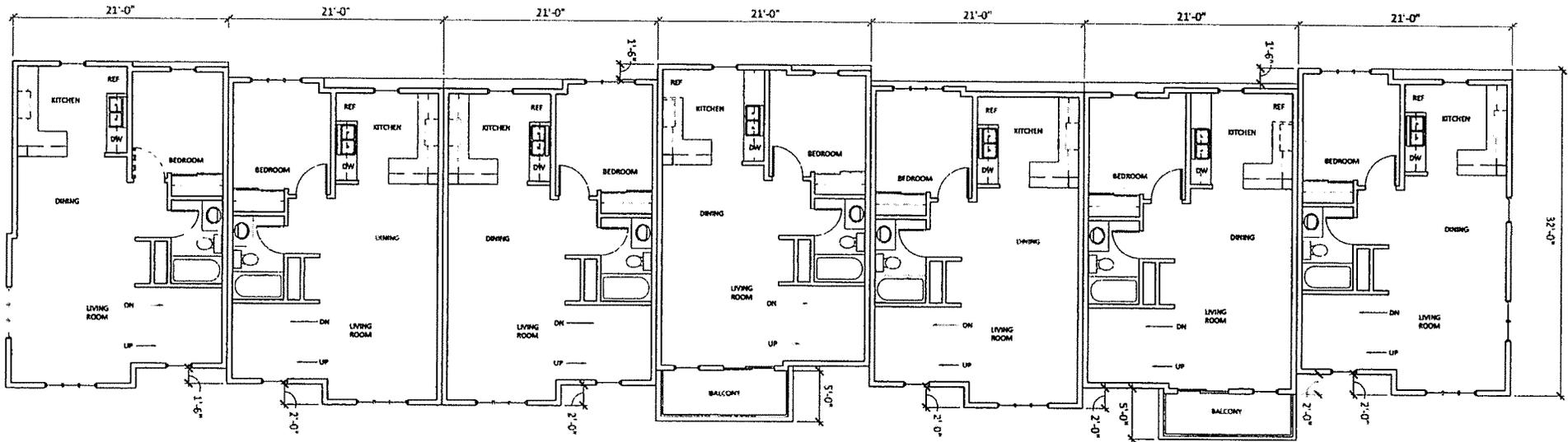


**PROPOSED PROJECT
SUB 14-0018**

F
FLOOR PLAN



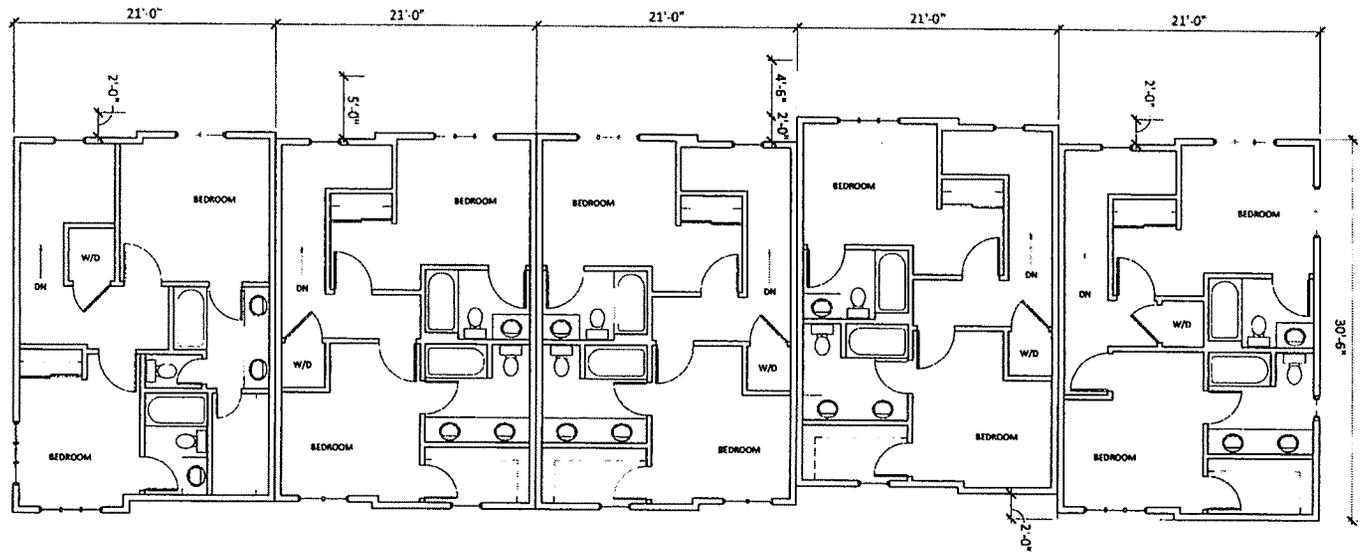
BUILDING 1 - SECOND FLOOR



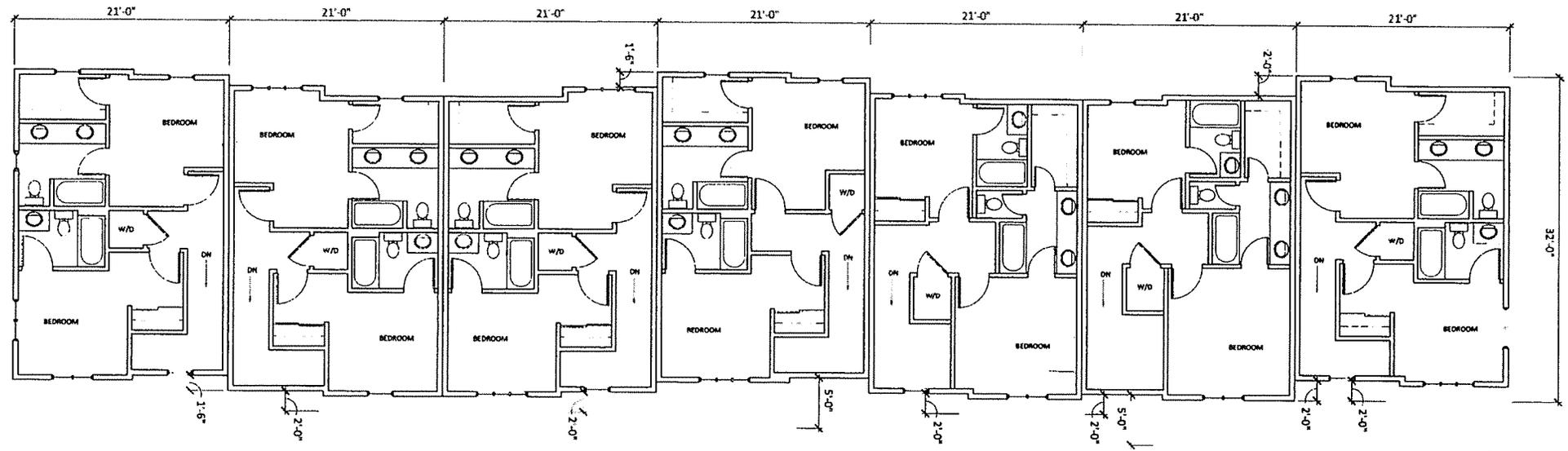
BUILDING 2 - SECOND FLOOR

**PROPOSED PROJECT
SUB 14-0018**

F
FLOOR PLAN



BUILDING 1 - THIRD FLOOR



BUILDING 2 - THIRD FLOOR

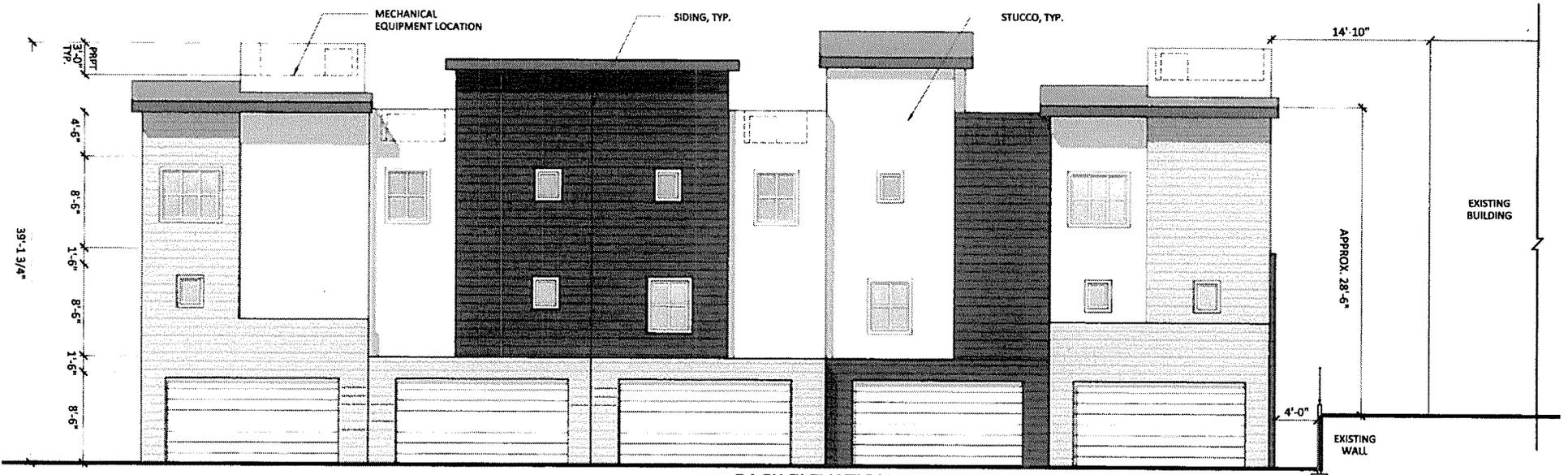


**PROPOSED PROJECT
SUB 14-0018**

F
FLOOR PLAN



FRONT ELEVATION



BACK ELEVATION

PRELIMINARY ELEVATIONS BUILDING 1

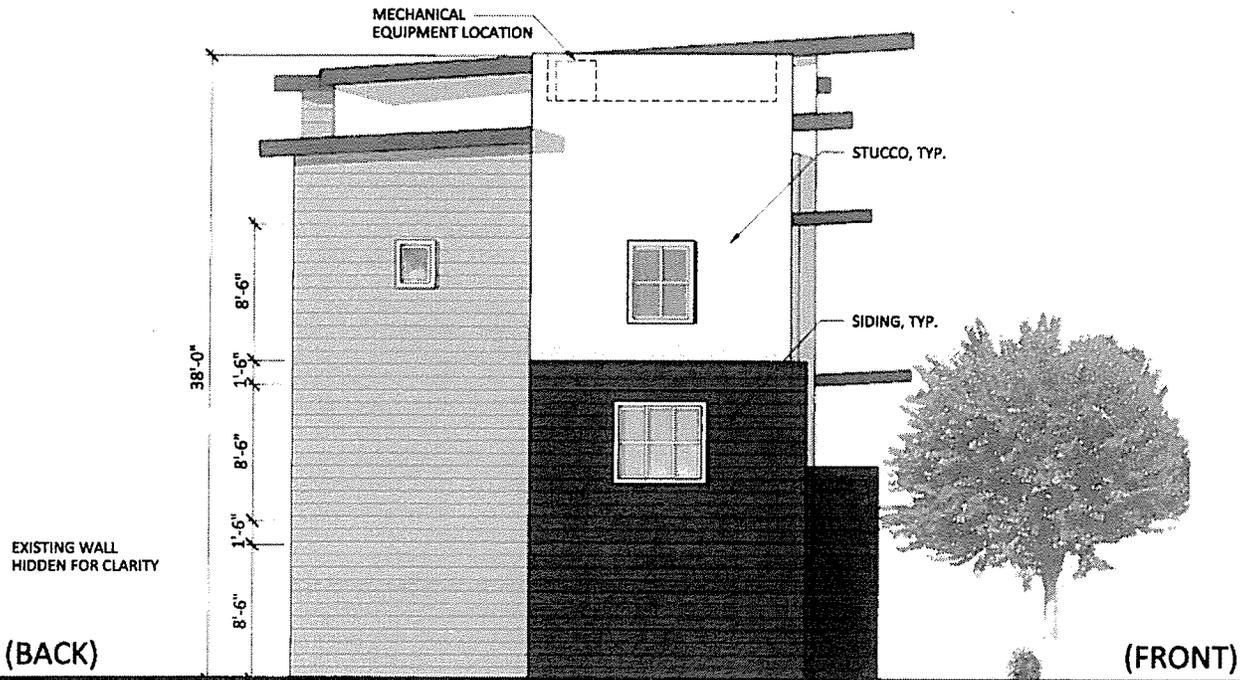
**PROPOSED PROJECT
SUB 14-0018**

E
ELEVATIONS

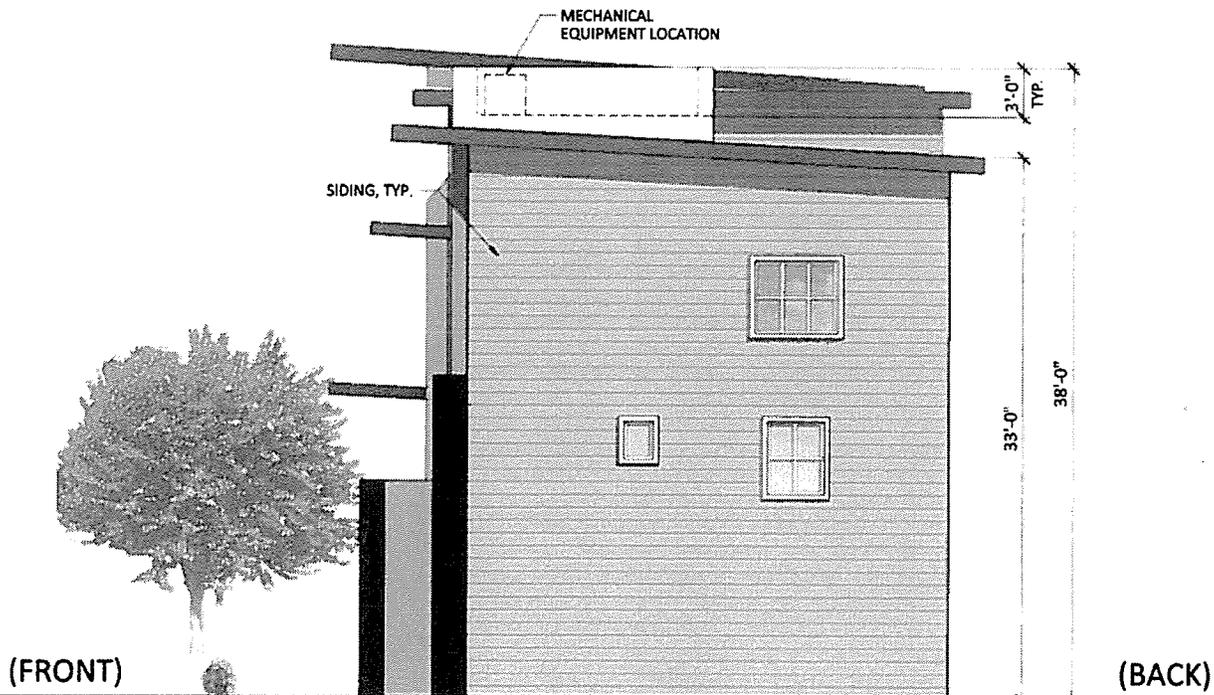
E

ELEVATIONS

**PROPOSED PROJECT
SUB 14-0018**



SIDE ELEVATION

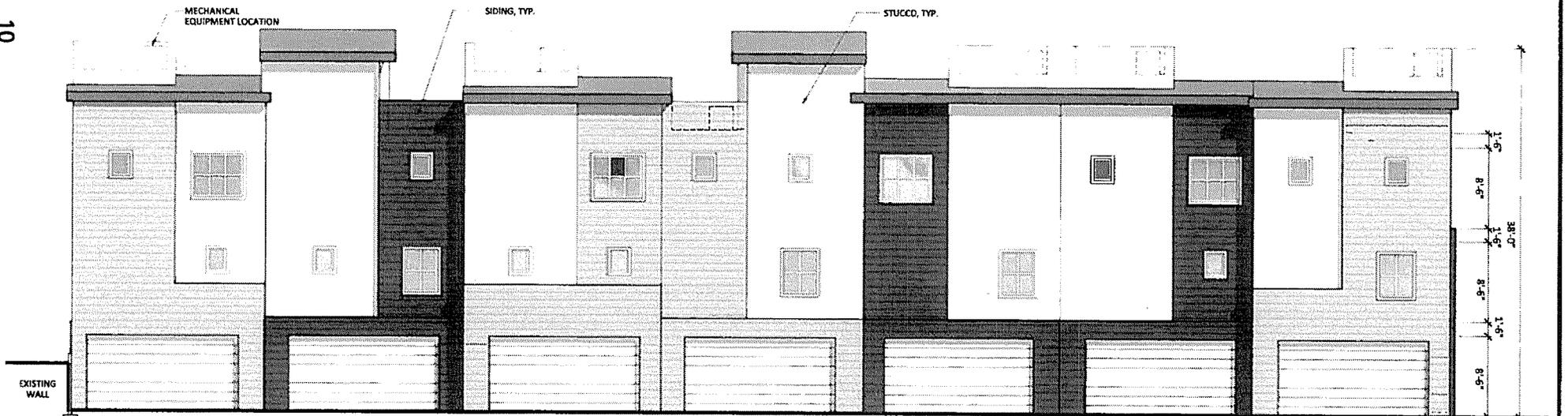


SIDE ELEVATION

ELEVATIONS BUILDING 1



FRONT ELEVATION



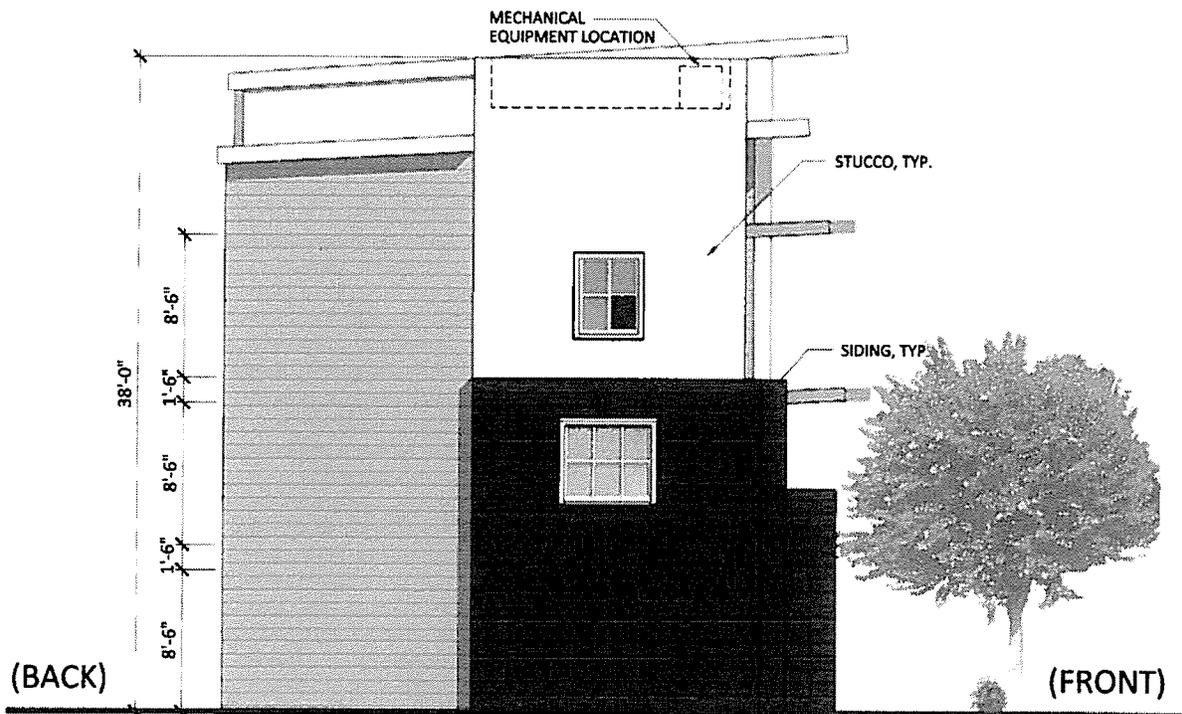
BACK ELEVATION

ELEVATIONS BUILDING 2

**PROPOSED PROJECT
SUB 14-0018**

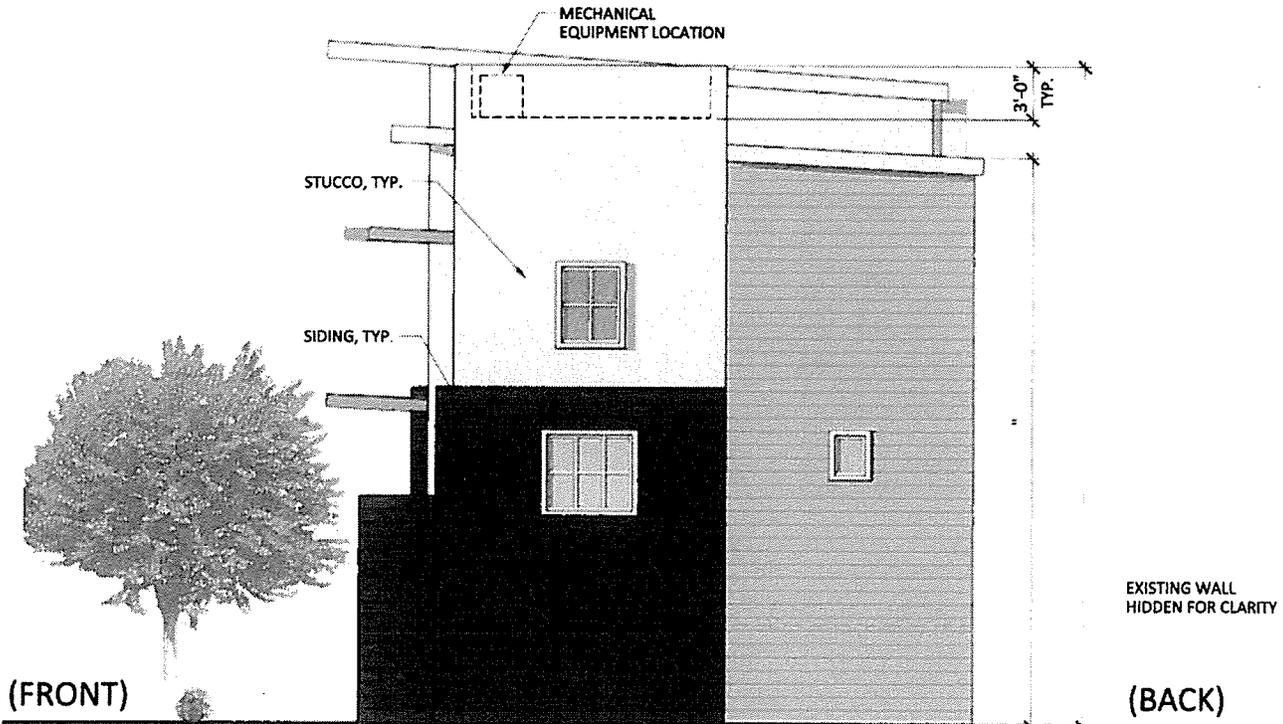
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ELEVATIONS

E
ELEVATIONS

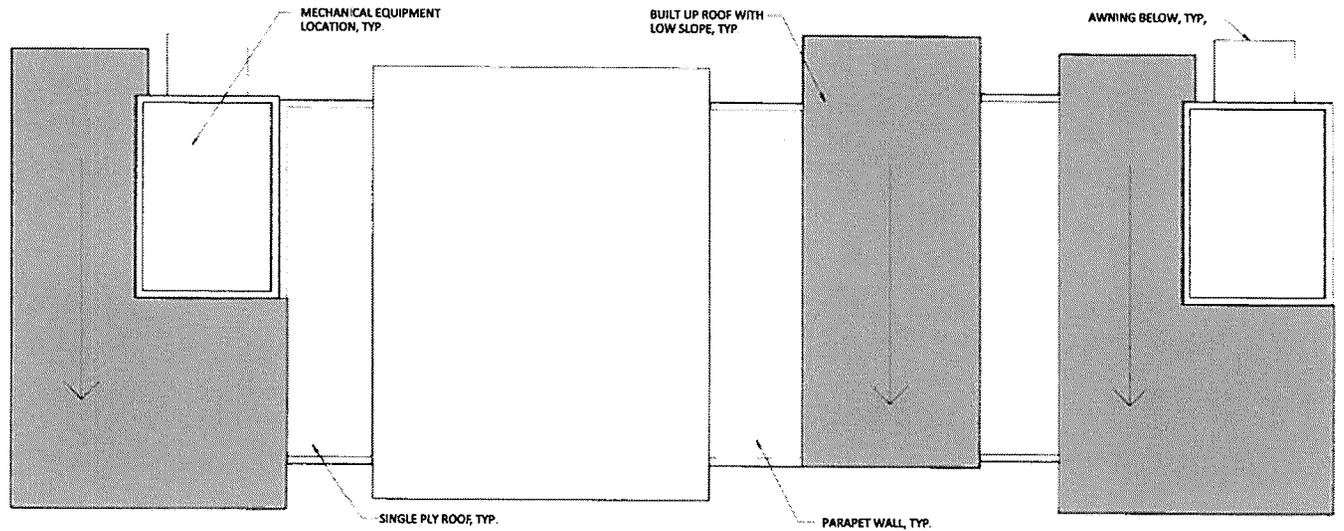


SIDE ELEVATION

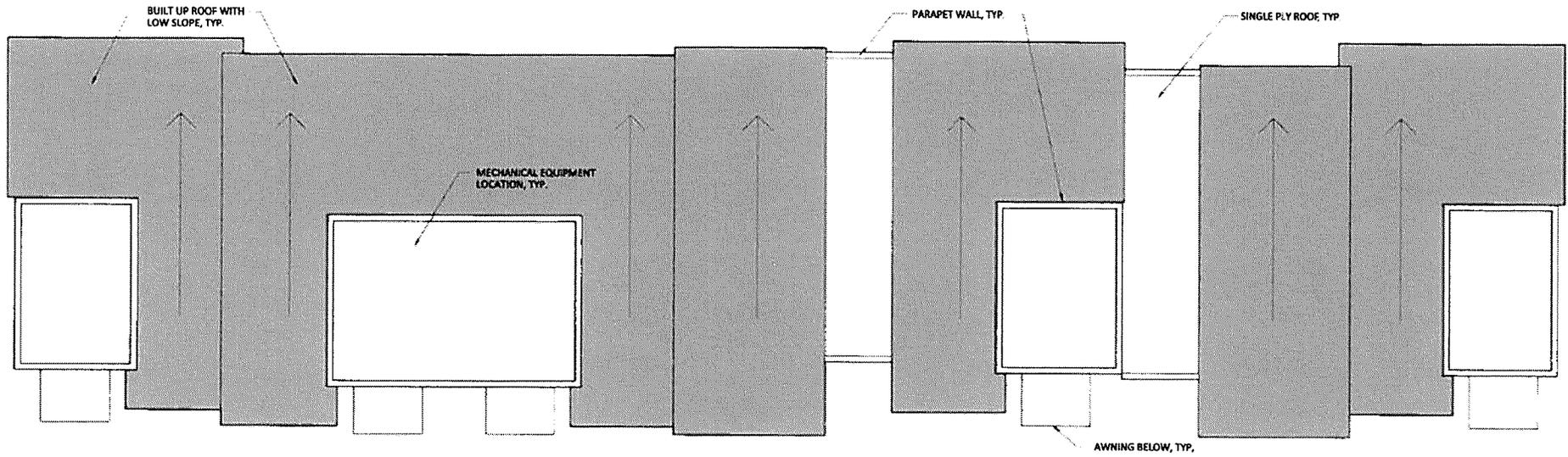
PROPOSED PROJECT
SUB 14-0018



SIDE ELEVATION
ELEVATIONS BUILDING 2



BUILDING 1 - ROOF PLAN



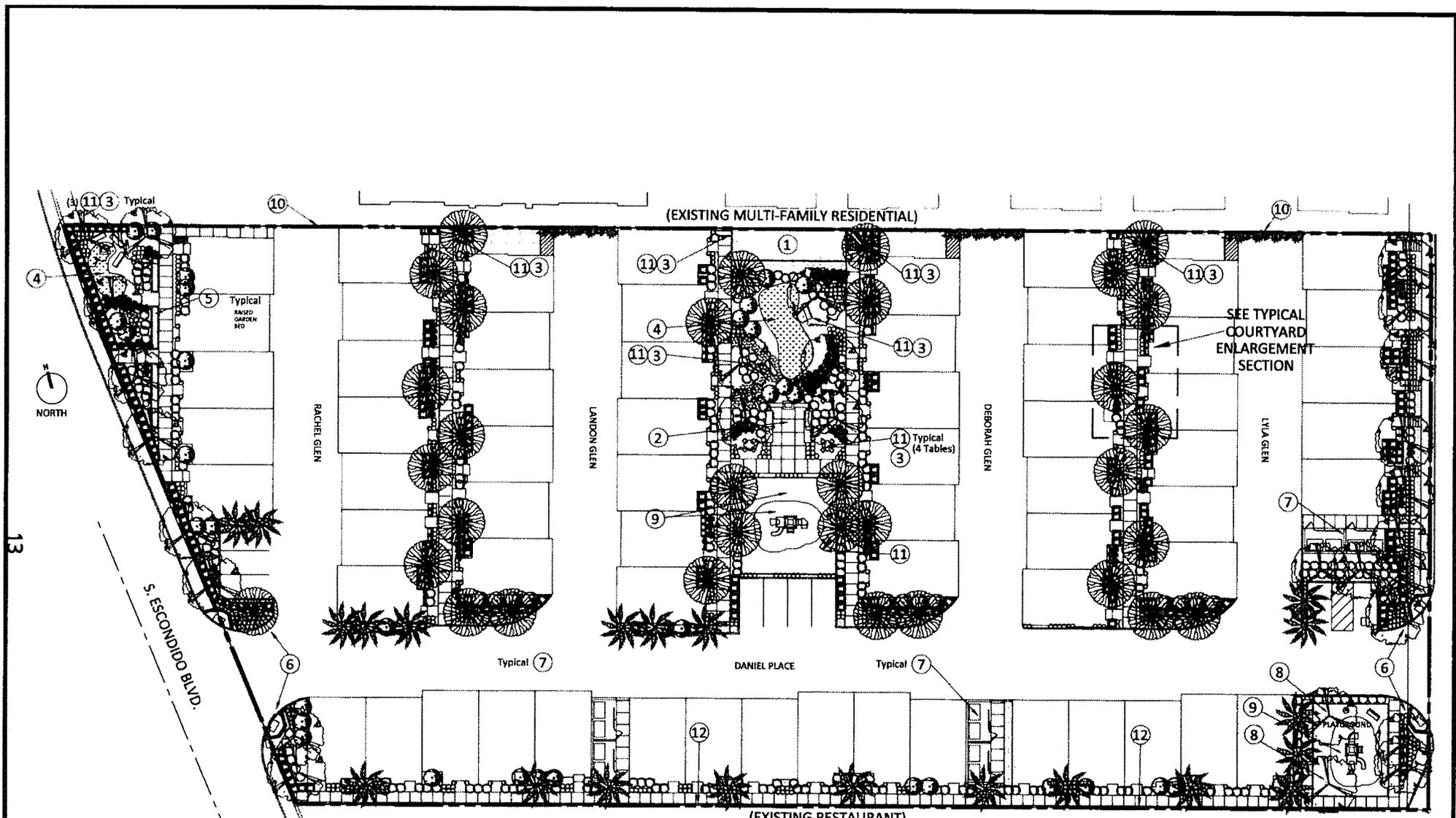
BUILDING 2 - ROOF PLAN



**PROPOSED PROJECT
SUB 14-0018**

RP
ROOF PLAN

12



CONCEPTUAL LANDSCAPE PLAN

PROPOSED PROJECT
SUB 14-0018



LANDSCAPE PLAN

PLANT MATERIAL LEGEND -
FULL & PART SHADE TOLERANT PLANTS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WULCO VALUE
	MEDIUM SIZED CANOPY TREES:			
	ARBUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	*MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PITTIOSPORUM UNDULATUM	VICTORIAN BOX	24" BOX	MEDIUM
	FORMAL SHEERED HEDGES:			
	BERBERIS 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE OREGON GRAPE	5 GAL MED	5 GAL MED
	ILEX CRENATA 'HELLER'	DWARF JAPANESE HOLLY	5 GAL	MEDIUM
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	MEDIUM
	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORN	5 GAL	MEDIUM
	TALL & MEDIUM HIGH SHRUB MASSING:			
	AZONIUM 'WOODOO' GIANT	RED AZONIUM	5 GAL	LOW
	AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE FOX TAIL AGAVE	5 GAL	LOW
	ALOE ARBORESCENS	TORCH ALOE	5 GAL	LOW
	BERBERIS 'GOLDEN ABUNDANCE'	GOLD. ABUND. OREGON GRAPE	5 GAL	LOW
	CORREA 'IVORY BELLS' OR 'PINK FLAMINGO'	AUSTRALIAN FUCHSIA	5 GAL	LOW
	PHORMIUM 'AMAZING RED'	NEW ZEALAND FLAX	5 GAL	MEDIUM
	PITTIOSPORUM T. 'VARIEGATA'	MOCK ORANGE	5 GAL	MEDIUM
	RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORN	5 GAL	MEDIUM
	LOW SHRUB MASSING:			
	AZONIUM ARBOREUM 'ELECTRA'	PURPLE PINWHEEL AZONIUM	1 GAL	LOW
	'AEONIUM 'CYCLOPS'	GIANT RED AEONIUM	1 GAL	LOW
	COTYLEDON ORBICULATA VAR. OBLONGA 'FLAVIDA' FINGER ALOE			
	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL	LOW
	COPROSMA REPENS 'VARIEGATA'	VARIEGATED MIRROR PLANT	5 GAL	MEDIUM
	PITTIOSPORUM T. 'WHEELERS DWARF'	WHEELERS DWARF MOCK ORANGE	5 GAL	MEDIUM
	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GAL	MEDIUM
	WESTRINGIA WYNYABBIE HIGHLIGHT' - VAR. AUSTRALIAN ROSEMARY		5 GAL	LOW
	LOW STRAP LEAF ACCENT SHRUB CLUSTERS:			
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GAL	MEDIUM
	ASPARAGUS MEYERII	MEYERS ASPARAGUS	1 GAL	MEDIUM
	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	LOW
	TULBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL	LOW
	SANSEVIERIA TRIFASCIATA 'MOONSHINE' - SILVER SNAKEPLANT		1 GAL	LOW
	LOW ORNAMENTAL GRASSES: NOTE: NONE OF THE ORNAMENTAL GRASSES ARE INVASIVE			
	DIANELLA CAERULEA KING ALFRED	BLUE FLAX LILY	1 GAL	LOW
	LOMANDRA FILIFORMIS SAVANNAH BLUE	BLUE WATTLE MAT RUSH	1 GAL	LOW
	GROUNDCOVER:			
	DELOSPERMA COOPERI	PURPLE ICE PLANT	FLATS @ 9" O.C.	LOW
	ECHEVERIA AGAVOIDES 'PROLIFERA'	CARPET ECHEVERIA SUCCULENT	4" POT @ 12" LOW	
	GREVILLEA LANIGERA 'PROSTRATE'	PROSTRATE WOOLLY GREVILLEA	1 GAL @ 3'	LOW
	GERANIUM INCANUM	CARPET GERANIUM	1 GAL @ 1' O.C.C	LOW

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WULCO VALUE
	BROAD HEADED ACCENT TREES:			
	*TABEBUIA (HANDROANTHUS) IMPETIGINOSUS	TRUMPET TREE	24" BOX	MEDIUM
	*ROBINIA PSEDOACACIA	'PURPLE ROBE' LOCUST'	24" BOX	LOW
	MEDIUM SIZED CANOPY TREES:			
	ARBUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	*ERIOBOTRYA DEFLIXA	BRONZE LOQUAT	24" BOX	MEDIUM
	*LAGERSTROMIA INDICA 'XX'	CRAPE MYRTLE	24" BOX	MEDIUM
	*MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PALMS :			
	*ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	8 FT BTH	MEDIUM
	*PHOENIX CANARIENSIS	DATE PALM	8 FT BTH	LOW
	SYAGRUS (ARCESTRUM) ROMANOFZIANUM	QUEEN PALM	8 FT BTH	MEDIUM
	VERTICAL ACCENT SHRUBS:			
	BAMBUSA OLDHAMII	CLUMPING GIANT BAMBOO	15 GAL	MEDIUM
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	LOW
	FORMAL SHEERED HEDGES:			
	LEUCOPHYLLUM LAEVIGATUM	TEXAS RANGER	5 GAL	LOW
	LIGUSTRUM J TAXANUM	PRIVET	5 GAL	MEDIUM
	BERBERIS THUNB ATROPURPUREA	'CHERRY BOMB' BARBERRY	5 GALLON	MEDIUM
	TALL & MEDIUM HIGH SHRUB MASSING:			
	ALOE ARBORESCENS	TREE ALOE	15 GAL	LOW
	CALLIANDRA TWEDDII	TRINIDAD FLAME BUSH	5 GAL	LOW
	PHOMIUM T. 'RUBRUM & 'BRONZE BABY'	NEW ZEALAND FLAX	5 GAL	LOW
	PITTIOSPORUM T. 'VARIEGATA'	MOCK ORANGE	5 GAL	MEDIUM
	RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORN	5 GAL	MEDIUM
	KOSA 'ICEBURG'	WHITE BUSH ROSE	3 GAL	MEDIUM
	LOW SHRUB MASSING:			
	BOUGAINVILLEA 'RASPBERRY ICE'	BOUGAINVILLEA	5 GAL	LOW
	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL	LOW
	CISTUS PURPUREUS	ORCHID ROCK ROSE	5 GAL	LOW
	COPROSMA REPENS 'VARIEGATA'	VARIEGATED MIRROR PLANT	5 GAL	MEDIUM
	LANTANA MONTEVEDENSIS	TRAILING LANTANA	5 GAL	LOW
	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	VERY LOW
	SALVIA LEUCANTHUSALVIALEUCANTHA	MEXICAN SAGE	5 GAL	LOW
	LOW STRAP LEAF ACCENT SHRUB CLUSTERS:			
	AGAPANTHUS AFRICANUS 'ELAIN'	LILY-OF-THE-NILE	1 GAL	MEDIUM
	ANIGOZANTHOS RUFUS	RED KANGAROO PAW	1 GAL	LOW
	ASPARAGUS MEYERII	MEYERS ASPARAGUS	1 GAL	MEDIUM
	HEMEROCALLIS HYBRIDIS	DAYLILY	1 GAL	MEDIUM
	TULBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL	LOW
	LOW ORNAMENTAL GRASSES: NOTE: NONE OF THE ORNAMENTAL GRASSES ARE INVASIVE			
	PENNISETUM ORIENTAL	CHINESE FOUNTAIN GRASS	1 GAL	LOW
	ARISTIDA PURPUREA 'PURPUREA'	PURPLE THREEAWN	1 GAL	LOW
	HAKONCHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL	MEDIUM
	VINES:			
	BOUGAINVILLEA 'LA JOLLA RED'	BOUGAINVILLEA	5 GAL (STAKED)	LOW
	MACFADYENA UNGUIS-CATI (B. TWEDDIANA)	CAT'S CLAW	5 GAL (STAKED)	LOW
	GROUNDCOVER:			
	APTEHIA CORDIFOLIA	RED APPLE ICE PLANT	FLATS @ 9" O.C.	LOW
	MYOPORIUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL @ 18" O.C	LOW
	PELARGONIUM PELTATUM	BALTICAN PINK' IVY GERANIUM	4" POTS @ 12" O.C.	MEDIUM
	TURF (AREAS 2 TOTAL): 420 SF			
	BERMUDA 'TIPWAY II'	LAWN	500	(ASSUMED) HIGH
	(W/ PERENNIAL RYE & BLUEGRASS OVER-SEEDING WHEN DORMANT)			

SITE ITEM CALL OUTS:

ITEM NUMBERS:

- ① DOG RUN WITH FENCING AND SHADE FROM TREES & SHELTER (475 S.F.)
- ② PAVED B.B.Q. RECREATION AREA (312 S.F.)
- ③ D.G. PATHWAYS
- ④ BERMUDA TURF & OVER-SEEDING. THERE ARE ONLY (2) PROPOSED TURF AREAS ON THE SITE (603 S.F.)
- ⑤ RAISED GARDEN BEDS
- ⑥ 15 FT MINIMUM SIGHT DISTANCE FROM DRIVE TO TREE TRUNK OFF STREET
- ⑦ TRASH ENCLOSURES (TYPICAL) TO BE SCREENED WITH SHRUB AND VINE PLANTING
- ⑧ SHADE TREE AND TREE WELL WITH 'PLAY SAFE' POROUS GRATE OR D.G. IN PLAY GROUND
- ⑨ PLAYGROUND TO BE FENCED AND INCLUDE PLAY STRUCTURE(S), BENCHES ON SAFE PLAY SURFACING.
- ⑩ EXISTING RETAINING WALL & FENCING AT PROPERTY LINE
- ⑪ BENCHES # / or BENCHES W/ TABLES
- ⑫ NEW FENCING AT PROPERTY LINE

GENERAL NOTES

- A) THE SELECTION OF PLANTS ARE ALL MODERATE OR LOW WATER USE THE WULCO PLANT FACTOR VALUES. THE EXCEPTION IS THE 420 S.F. C AT THE MODEST SIZED PUTTING GREEN. THE PLANTS ARE ARRANGED IN APPROPRIATE HYDROZONES. THE IRRIGATION SYSTEM WILL BE HIGH EFF UTILIZE BUBBLERS, ROTARS (HIGH EFFICIENT ROTOR HEADS) AND LOW HEADS. THE PLANTING AND IRRIGATION PLANS WILL MEET THE CITY OF I MUNICIPAL CODE REQUIREMENTS, CHAPTER 33 (ZONING) & THE "ESCON CODE WATER EFFICIENT LANDSCAPE REQUIREMENTS".
- B) THE STREET TREES ARE SELECTED FROM THE CITY OF ESCONDIDO A TREE LIST (TREE DENOTED BY **), THEY EXCEED THE SPACING OF 30 FE GROUPED. THEY EXCEED THE REQUIRED (1) TREE PER 30 LINEAR FEET
- C) ALL TREES WITHIN 5 FT FROM PAVING OR STRUCTURES (EXCEPT PAL "DEEP ROOT CONTROL" ROOT BARRIERS 2X THE DIAMETER OF THE RO 24" DEEP
- D) ALL EFFECTED SHRUB AND TREE PLANTED AREAS TO RECEIVE BARK I DEEP. THERE ARE NO EXISTING PLANTS OF NOTE TO BE REMOVED, RELI SAVED.
- E) ALL OF THE SITE THAT IS NOT PAVED OR BUILT UPON SHALL BE PLANT WITH INORGANIC MULCHES FOR THE ENTIRE LANDSCAPED AREAS.

INORGANIC MULCH:

- ARIZONA OR MIXED BEACH COBBLE STONES, 3" TO 6" ROUND & C FLUSH HEIGHT TO ADJACENT PAVING
- ARIZONA DECOMPOSED GRANITE 4" DEEP WITH ALUMINUM EDGIN

CONCEPTUAL LANDSCAPE PLAN

PROPOSED PROJECT
SUB 14-0018

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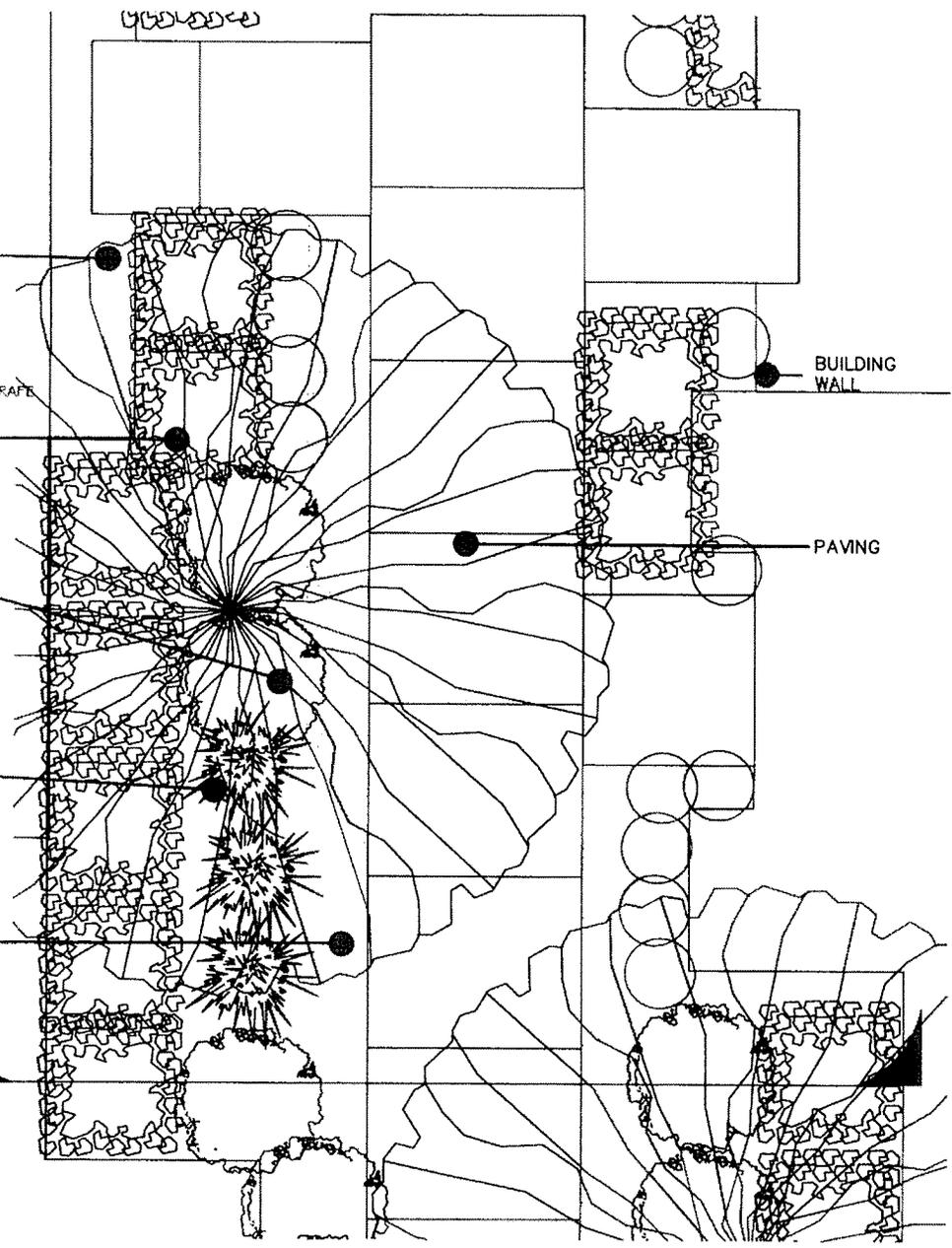
LANDSCAPE LEGEND

- MEDIUM SIZED CANOPY TREES:
- ARBUS UNEDO
 - "MAGNOLIA G. 'LITTLE GEM'
 - PITTOSPORUM UNDULATUM
- FORMAL SHEERED HEDGES:
- BERBERIS 'GOLDEN ABUNDANCE'
 - ILEX CRENATA 'HELLER'
 - PITTOSPORUM TOBIRA 'VARIEGATA'
 - RHAPHIOLEPIS INDICA 'PINK LADY'
- LOW SHRUB MASSING:
- AEONIUM ARBOREUM 'ELECTRA'
 - 'AEONIUM 'CYCLOPS'
 - COTYLEDON ORBICULATA VAR. OBLONGA 'FLAVIDA' FINGER ALOE
 - CEANOTHUS GRISEUS HORIZONTALIS
 - COPROSMA REPENS 'VARIEGATA'
 - PITTOSPORUM T. 'WHEELERS DWARF'
 - RHAPHIOLEPIS INDICA 'BALLERINA'
 - WESTRINGIA 'WYNYABBIE HIGHLIGHT' - VAR. AUSTRALIAN ROSEMARY
- LOW ORNAMENTAL GRASSES:
- DIANELLA CAERULEA KING ALFRED
 - LOMANDRA FILIFORMIS SAVANNAH BLUE

- STRAWBERRY TREE
- SOUTHERN MAGNOLIA
- VICTORIAN BOX
- GOLDEN ABUNDANCE OREGON GRAPE
- DWARF JAPANESE HOLLY
- VARIEGATED MOCK ORANGE
- INDIAN HAWTHORN
- PURPLE PINWHEEL AEONIUM
- GIANT RED AEONIUM
- CARMEL CREEPER
- VARIEGATED MIRROR PLANT
- WHEELERS DWARF MOCK ORANGE
- INDIAN HAWTHORN
- BLUE FLAX LILY
- BLUE WATTLE MAT RUSH

INORGANIC MULCH:
COBBLE STONES,
3" TO 6" ROUND & 6" DEEP

SECTION



TYPICAL COURTYARD ENLARGEMENT

PROPOSED PROJECT
SUB 14-0018

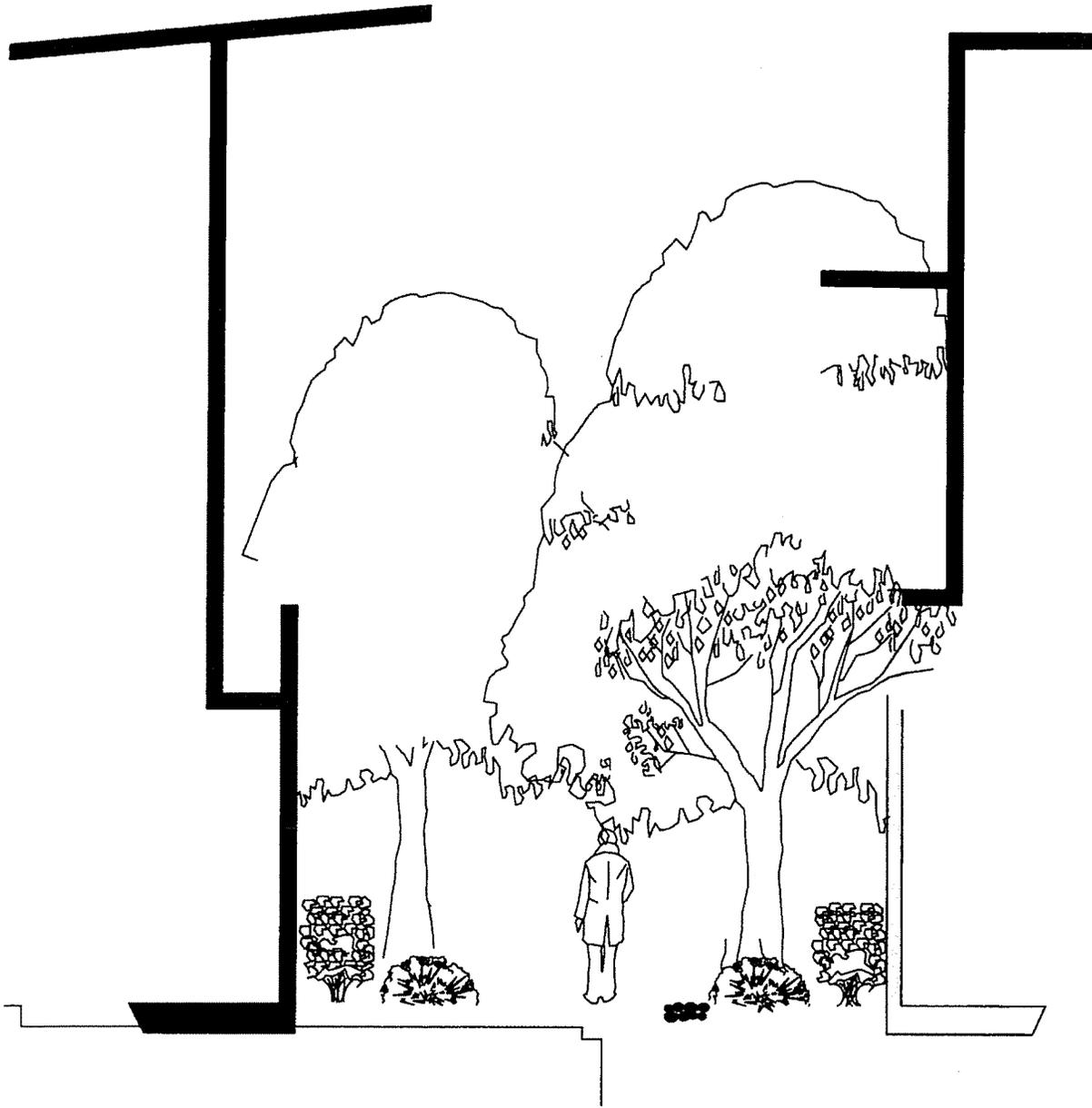
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LANDSCAPE DETAIL

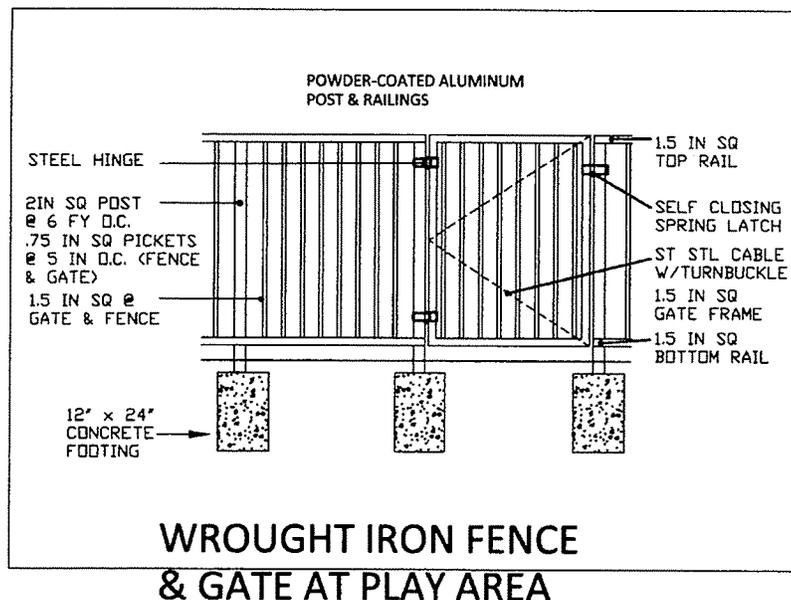
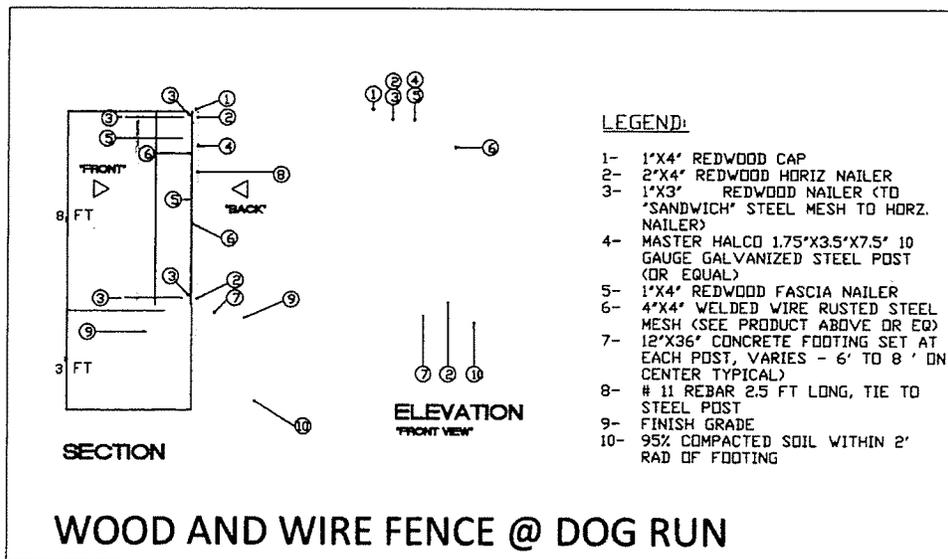
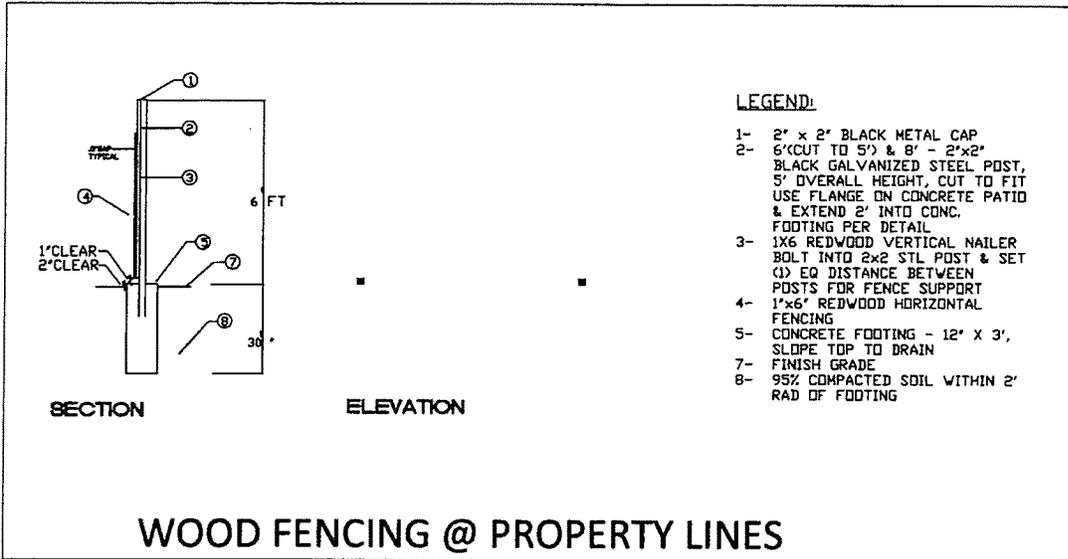
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LANDSCAPE DETAIL

PROPOSED PROJECT
SUB 14-0018



TYPICAL COURTYARD ENLARGEMENT SECTION



D

DETAIL - FENCE

PROPOSED PROJECT
SUB 14-0018



18

PROPOSED - AERIAL VIEW

**PROPOSED PROJECT
SUB 14-0018**



AERIAL (PROPOSED)



S. ESCONDIDO BLVD - SOUTH CORNER



S. ESCONDIDO BLVD - FRONT

**PROPOSED PROJECT
SUB 14-0018**



RENDERINGS



CRANSTON DR - PLAYGROUND



CRANSTON DR - NORTH CORNER

**PROPOSED PROJECT
SUB 14-0018**



RENDERINGS



21

EXISTING CONDITIONS

**PROPOSED PROJECT
SUB 14-0018**

EC

EXISTING CONDITIONS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD/MU (Planned Development/Mixed-Use) zoning/ The Urbana/Citracado Village mixed-use 3-story townhome condominium development (developed by the project applicant) is located on top of a retaining wall that extends the entire length of the northern property line. Townhomes within the Urbana project are located approximately eight feet from the property line. The proposed townhome units would extend perpendicularly from the retaining wall and would be located 0 feet to 10 feet from the property line.

SOUTH - CG (General Commercial) zoning/ The project would construct a five to seven-foot high retaining wall along the entire southern property line adjacent to the Hacienda de Vega restaurant and the Escondido Lodge motel. A concrete walkway at the top of the retaining wall would provide front door access to 16 proposed townhome units located 7.5 feet or more from the property line.

EAST - RE-30 (Residential Estates – 30,000 SF min. lot size) zoning/ Low-density single-family residential development on lots approximately one acre in size are located across Cranston Drive from the project site.

WEST - RE-20 (Residential Estates – 20,000 SF min. lot size) and County zoning/ Three roadways are located west of the site. A low-density single-family residential neighborhood with some grove agriculture is located across South Escondido Boulevard, the divided Centre City Parkway, and the frontage road of South Centre Parkway.

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. 5 (2319 Felicita Road), 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. Comments received from the Escondido Fire Department indicate that fire sprinklers will be required for all buildings; and Post Indicator Valves will need to be provided adjacent to all Fire Detector Checks to isolate the buildings. 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 project takes access from South Escondido Boulevard and Cranston Drive. South Escondido Boulevard is designated as a Local Collector in the Circulation Element of the Escondido General Plan and nearby intersections operate at a Level of Service “B” or better under existing improvement conditions. Cranston Drive is an unclassified residential street. Based on SANDAG’s traffic generation rates for the San Diego region, the project would generate approximately 8 trips per condominium unit, or approximately 520 ADT, which is well within the capacity of the surrounding streets. A Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015 indicated all intersections in the study area would continue to operate at an acceptable level of service with the addition of the project and no mitigation is necessary. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project will be conditioned to relocate an existing sewer lateral in the southeastern corner of the site that serves an off-site commercial property. The project does not materially degrade the levels of service of the public sewer and water system.
5. Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. The project is conditioned to provide a drainage study, which will determine the extent of drainage facilities necessary to control runoff. According to the Water Quality Technical Report prepared for the project, runoff from the site will be collected in an underground storage facility and then pumped

to a 1,800 SF bio-filtration area near the center of the site. Underdrains in this area will help transport treated drainage water to the storm drain system allowing it to exit the site. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration was issued on February 16, 2016 and the public review period closed on March 8, 2016. Mitigation measures were developed to reduce potential impacts to biological resources, cultural resources, noise and paleontological resources to a less than significant level. One letter from the San Luis Rey Band of Luiseno Indians was received during public review indicating satisfaction with the proposed mitigation measures for cultural resources.

The Mitigated Negative Declaration may be viewed at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/stellapark/dmnd.pdf>

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 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 General Commercial with a Mixed-Use Overlay. The General Commercial designation accommodates a wide variety of retail and service activities intended to serve a broad customer base. The Mixed-Use Overlay allows a combination of commercial or office activities that include a residential component within a self-contained comprehensively planned development in specified locations. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. The proposed amendment contemplated as part of this project would allow an exclusively residential project as proposed advance prior to completion of the new neighborhood plan (to be renamed the South Centre City Area Plan).

Appropriateness of the Project Design Elements and Whether Adequate Parking and Open Space has been provided for the Proposed Development

The proposed development includes three building types for the 11 residential buildings. All buildings have been designed in a contemporary manner to be three-stories with assorted parapet and shed roof elements. Access to the units is provided by recessed doorways in landscaped courtyards between the buildings with driveway alley access for garages. The overall mass, scale and design of the proposed residential buildings are comparable to the residential development existing on the property to the north. The building design utilizes a variety of building materials and exterior colors; varied wall planes and roof lines with some units having second story balconies that extend into the courtyard areas to enhance the living environment and visual appearance.

Setbacks -

The site currently is zoned General Commercial which has no minimum setback requirements for new construction. The proposed zone change would change the zoning to Planned Development-Residential which similarly has no minimum standard for setbacks. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community.

The proposed development proposes a variety of setbacks on all four sides of the property. The property is essentially double-fronted on the eastern and western sides with the northern and southern sides being specified as side yards for setback purposes. Proposed front setbacks on Escondido Boulevard vary from five feet to 45 feet based on building placement and the wall plane variations in the front elevations of buildings. Front setbacks on Cranston Drive vary from five feet to ten feet with a minimum landscape width of 9.5 feet to the public sidewalk when landscaped right-of-way is included. Both fronts allow for a suitable amount of landscaping between the buildings and the back of the public sidewalk.

Eight of the 11 proposed buildings on the site have been designed to be perpendicular to northern property line. Proposed setbacks from the northern property line range from 0 feet to 10 feet. An existing seven to eight-foot high retaining wall is located along the entire length of the northern property line. The wall was constructed as part of the mixed-use development to the north and three-story townhomes on that site are located approximately eight to 10 feet from the top of the wall. Only four of the eight proposed buildings in this area would have a 0-foot setback placing those buildings adjacent to the retaining wall. However, the proposed buildings would be located seven-eight feet lower than the adjacent residential development and only side elevations would adjoin the property line. This would allow view corridors from the adjacent development to remain between the rows of proposed buildings.

The project would construct a five to seven-foot high retaining wall along the entire southern property line adjacent to the Hacienda de Vega restaurant and the Escondido Lodge motel. A four-foot wide concrete walkway at the top of the retaining wall would provide front door access to 16 proposed townhome units located approximately 7.5 feet to 10 feet from the property line. Hacienda de Vega has both parking lot and outdoor bar area seating adjacent to this property line while the Escondido Lodge has parking in this area. Some overlooking from the proposed units into the restaurant seating area is likely to occur but will be minimized by existing landscaping on the restaurant property and a proposed condition requiring the applicant to install vertical plantings in this area of the project site.

Parking -

Each proposed townhome unit would have an attached two-car garage on the ground floor with direct access from the garage into the residence. The Escondido Zoning Code requires two parking spaces for a three-bedroom unit so the proposed garages would meet the city standard for resident parking. The code requires additional parking for guests at a ratio of one guest parking space per four units. That standard would require 16 guest parking spaces for the proposed 65-unit project.

The applicant is proposing to provide nine guest parking spaces on the project site and utilize the project's street frontage on Cranston Drive for an additional six parallel parking spaces. Section 33-765 of the Zoning Code allows guest parking to be provided on non-Circulation Element streets which limits the opportunity for guest parking to Cranston Drive and not Escondido Boulevard. The applicant's proposal would provide a total of 15 guest parking spaces where 16 guest spaces are typically required. Although the project would technically be one parking space short, the proposed planned development allows flexibility for all development standards including parking. In this case, multiple street parking spaces on Cranston Drive are located just south of the project site along the adjacent Escondido Lodge street frontage. The lodge has about 250 feet of frontage on Cranston Drive adjacent to their parking lot which appears to leave much of that street parking available for use. Staff has determined that adequate guest parking will be available for the proposed development.

Open Space -

Three separate open space and recreation areas have been provided where adult residents can gather and children can play. The largest recreation area is approximately 8,000 SF and located in the center of the development where a fenced dog run, paved barbecue area with benches and tables adjoin a children's playground area. Two other smaller recreation areas are proposed adjacent to South Escondido Boulevard and Cranston Drive, which allows recreational areas to be evenly spaced throughout the community. The western recreation area along Escondido Boulevard is approximately 2,600 SF and intended for passive use where residents can converse on benches in a landscaped setting. Several raised garden beds are provided for residents in this area as well. The eastern recreation area is a fenced, approximately 1,000 SF active playground/tot lot for children.

As with other development standards, the planned development process allows flexibility regarding the amount of open space that must be provided for residents. Open space includes all the recreation areas as well as walkways, landscaped areas and private balconies. The existing commercial zoning on the site has no requirement for any open space because open space is generally associated with residential use. In situations like this where no underlying standard exists, Planning staff generally compares the proposed development to the most comparable residential zone, which in this case would be the R-4 zone (Multi-family, up to 24 units per acre). The R-4 zone open space standard is based on the number of bedrooms per unit and would require 600 SF per unit for three bedroom units. This would equate to a total of 39,000 SF of open space for the 65 proposed units. The proposed development provides 27,716 SF of open space which is less than the R-4 standard. However, the project is not subject to the R-4 standard and it is only used in this case for comparison purposes. The R-4 standard also does not have a requirement for any amenities or distribution of open space throughout a development. Staff believes the level of amenities provided in the recreation areas and the even distribution of outdoor recreation areas throughout the development compensate for the lesser total area of open space when comparing the project to another non-binding residential standard.

Appropriateness of the Proposed Amendment to the South Escondido Boulevard Neighborhood Plan to Eliminate the Commercial Requirement on the Site

The City Council approved an update to the General Plan in 2012 to allow for both mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Because the South Escondido Boulevard Neighborhood Plan has not yet been updated to correspond to the new General Plan language for the corridor, the project includes a proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project on the subject site in conformance with the 2012 General Plan. This type of amendment has been approved twice before as noted in Paragraph 6(c and d) (page 6) of the South Escondido Boulevard Neighborhood Plan, that allowed for exclusively residential developments in the commercial zone. The proposed project includes the following amendment to the neighborhood plan to include paragraph 6(e) for the project site as follows:

Section 6. Uses and Structures. (e)

Residential development without a commercial component may be permitted on the 2.29-acre property located on the eastern side South Escondido Boulevard and the western side of Cranston Drive between Citracado Parkway and Verda Avenue (APN 238-152-20), and shall be processed in accordance with the planned development process specified in Article 19 of the Escondido Zoning Code. The density of any project on APN 238-152-20 shall be a minimum of 28 dwelling units per acre and the maximum height shall be three stories.

The proposed 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. Revitalization and redevelopment are overall objectives for the City of Escondido within the South Escondido Boulevard area.

Whether an Exclusively Residential Project is Appropriate for the Project Site

Staff feels the proposal to develop an exclusively residential project at this 'mid-block' location is appropriate because the General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. It should be noted that at least two exclusively residential projects have been previously approved and within this Target Area, including 22 affordable units at the former Penny Lodge site and the 76-unit, three-story condo project Lyon is currently constructing next to the Elk's Lodge. Those projects were approved through the Planned Development process that also included an amendment to the South Escondido Boulevard Neighborhood Plan. Based on previous challenges encountered by mixed-use projects along the Corridor in attracting and/or retaining commercial-service-office type uses, staff feels that an exclusively residential

SUB 14-0018
March 22, 2016

development on this site would provide a helpful catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site is currently a vacant lot that was formerly developed with a small mobile home park containing 19 spaces and an 11-unit motel that were demolished approximately 10 years ago. Some foundational concrete pads remain on the site. The site has been completely disturbed by the previous uses and there are no areas of native vegetation remaining on the property. Vegetation within the project site includes various invasive grasses and ornamental trees such as the Washington palm, tree of heaven, Peruvian pepper, jacaranda, and oleander. These are present along the southern fence line and scattered throughout the site. The site is relatively flat and would require minimal grading. A retaining wall ranging in height from approximately five feet to seven feet would be constructed along the entire southern property line. In addition, there is an existing seven to eight foot high retaining wall constructed along the northern property boundary of the site that would remain and is included in the project site plans.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 2.29 acres
2. Number of Lots: One
3. Number of Residential Units: 65
4. Proposed Residential Density: 28.4 dwelling units per acre
5. Lot Coverage:

Building:	43.8%	(43,398 SF)
Streets/Parking:	28.3%	(28,027 SF)
Open Space:	<u>27.9%</u>	<u>(27,716 SF)</u>
	100%	
6. Number of Residential Buildings: 11 residential buildings with five to seven units each. All buildings are designed as attached three-story townhomes with a 2-car garage on the ground floor of each unit.
7. Unit Type/Size:

<u>Plan</u>	<u># Units</u>	<u>Total SF</u>	<u>Condo Ord. Req.</u>
3 bedroom	65 (100%)	Approx. 1,600 SF	1,000 SF min.
8. Building Colors/Materials: Stucco exterior walls (off-white) with sand finish. Fiber cement lap siding with cedar mill finish provided in light gray and dark blue colors where noted. Parapets and angled built-up roofs provided. Built up roof fascia, entry doors and projecting horizontal shade/accent features painted in taupe color.
9. Landscaping: New ornamental, low-water landscaping to be provided in common areas, along building frontages and the northern side of the main driveway. All proposed trees provided at 24"-box size with palms at minimum 8' brown trunk height. Extensive shrub palette provided in one and five gallon sizes. Turf area limited to two small sitting areas and less than 500 SF throughout the project.

C. CODE COMPLIANCE ANALYSIS

Note: Planned Development zoning establishes its own zoning standards including setbacks, building height, parking and open space.

1. Setbacks:	<u>Proposed</u>	<u>Current CG Zone</u>
Front (West/ S. Esc. Blvd.):	5 feet to building (min.) 2 feet to parking (min.)	0 feet
Front (East/ Cranston):	5 feet to building (min.) 11 feet to parking (min.)	0 feet
Side (North):	0 feet	0 feet
Side (South):	7.5 feet	0 feet
 2. Parking:		<u>(Zoning Code Standard)</u>
65 3-bedroom units @ 2 spaces/unit	130 spaces	130 spaces
Guest Spaces @0.25/unit	<u>15 spaces</u> (on-site and street)	<u>16 spaces</u> (on-site or street)
TOTAL PARKING:	145 provided	146 required
Covered Parking:	130 garage spaces (2 per unit)	65 covered spaces (one per unit)
 3. Building Height:		<u>(SEB Standard)</u>
	3-story; 39'-2" max.	3-story
 4. Open Space:		<u>(Comparable R-4 Standard)</u>
Common:	25,961 SF	600 SF per unit for 65 units
Private (patios/balconies):	<u>1,755 SF</u>	
TOTAL	27,716 SF provided 426 SF per unit provided 11,284 SF deficit (28%)	39,000 SF
 5. Signage:	No signage proposed. All signs shall be consistent With Sign Ord. Sec.33-1395.9	EZC Section 33-1395.9 (Sign Standards-Residential Uses)

**FINDINGS OF FACT/FACTORS TO BE CONSIDERED
SUB 14-0018, AZ 14-0006
EXHIBIT "A"**

Tentative Subdivision Map

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan which is an overlay zone established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a maximum density of 24 dwelling units per acre. The City updated its General Plan in 2012 to allow for both mixed-use and residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Mixed-Use development within the Target Area is required to provide a minimum density of 30 dwelling units per acre. While a density standard has not been adopted in the General Plan for exclusively residential development, it is expected the forthcoming update to the South Escondido Boulevard Neighborhood Plan now underway will establish a lower density for exclusively residential development. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area because the overall density of the project would be approximately 28.4 du/ac (65 residential units/2.29 net acres). The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the South Escondido Boulevard Neighborhood Plan since the proposed residential land use is permitted in Centre City Parkway/Brotherton Road Target Area and the development is consistent with the development standards established for the South Escondido Boulevard Neighborhood Plan, except where noted and analyzed in this staff report.
3. The site is suitable for this residential type of development because the project site already is zoned for a multi-story high density residential development. The project would be compatible with the surrounding uses because the subject site is adjacent to a variety of commercial and residential developments of similar densities. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor block any significant views, as discussed in the land-use compatibility and analysis sections of the staff report and environmental analysis. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
4. The site is physically suitable for the proposed development because the site is relatively flat and extensive grading is not proposed. The design of the project would be compatible with the variety of residential and commercial zoning and development surrounding the site. The proposed project also would not result in a significant impact to biological resources and all vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
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 14-0018.
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 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 February 16, 2016, for the proposed Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan. Mitigation measures were developed to reduce potential impacts related to biological resources, cultural resources, noise and paleontological resources 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 the General Commercial designation when located within a Mixed-Use Overlay. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. 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; as well as perimeter landscaping.
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 February 16, 2016 (City File No. SUB 14-0018), the Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015, and the Engineering Division.
4. The overall design of the proposed planned development would produce a quality and attractive residential development with ownership opportunities in the South Escondido Boulevard area. The project would be consistent with the Vision and Goals of the Neighborhood Plan and Target Area by creating new a compact urban project that is safe, healthy, attractive and sustainable that is located in close proximity to other amenities such as public transit and shopping.
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 convenient access for residents to nearby commercial services. The residential project also would not be out of character for the area which contains other multi-story residential developments. 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. The uses proposed have a beneficial effect not obtainable under existing zoning regulations since an exclusively residential development within the South Escondido Boulevard Neighborhood Plan must be processed through the Planned Development process in accordance with the South Escondido Boulevard Neighborhood Plan (Ord. 92-01). 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.

Amendment to South Escondido Boulevard Neighborhood Plan and Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from CG (General Commercial) to PD-R (Planned Development-Residential) because the General Plan allows for mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). While mixed-Use residential development within the Target Area is required to provide a minimum density of 30 dwelling units per acre, the project provides a density of 28.4 dwelling units per acre and there is no minimum density requirement for exclusively residential development. The proposed project would provide an appropriate transition to similar residential development to the north and low intensity commercial development to the south. Adequate public services and access can be provided to the site. The project would not result in any significant impacts to the environment, as demonstrated in adopted Final Mitigated Negative Declaration (MND).
2. The property involved is suitable for the uses permitted by the proposed PD-R zone because the site currently is zoned for mixed-use/residential development and multi-story residential development already is permitted on the subject site. The General Plan allows for exclusively residential development within the South Escondido Boulevard corridor subject to the Planned Development Zone. The project has been designed to be compatible with the mix of surrounding commercial and residential development through the use of appropriate building design and orientation, fencing and perimeter landscaping.
3. The uses permitted by the proposed PD-R zone would not be detrimental to surrounding properties since a mix of commercial and residential uses surround the project site and the proposed the PD-R zone and amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project would be in conformance with the Escondido General Plan. Commercial development is located to the north and south, and single- and multi-family type residential development is located to the north, east and west. The scale of the project would be in substantial conformance with the general pattern of commercial and residential development within the area. The proposed change of zone would not result in a significant impact to the environment, nor impact existing services or degrade levels of-service to adjacent streets.
4. The proposed zone change would not conflict with any specific plans for the area since the project would be in conformance with and Escondido General Plan which allows for exclusively residential development. The proposed amendment to the South Escondido Boulevard Neighborhood Plan is necessary to implement to provisions of the Escondido General Plan, as indicated in the staff report and above. The Planned Residential Development zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements. The proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial and residential uses. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. An exclusively residential development on this site would provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

**CONDITIONS OF APPROVAL
SUB 14-0018
EXHIBIT "B"**

Project Mitigation Measures

1. **BIO-1** - To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the Project Boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.
2. **CR-1** - The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
3. **CR-2** - Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
4. **CR-3** - The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
5. **CR-4** - During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
6. **CR-5** - In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and

clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

7. **CR- 6** - If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
8. **CR-7** - The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
9. **CR-8** - As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
10. **CR-9** - If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
11. **CR-10** - Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.
12. **N-1** - Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as

possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas.

13. **N-2** - The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 45 feet of existing nearby residential structures to the north during construction of the proposed project. Instead, small bulldozers not exceeding 310 horsepower shall be used within this area during grading and excavation operations.
14. **N-3** - The project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.
15. **N-4** - Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.
16. **N-5** - The Applicant shall locate stationary construction noise sources away from adjacent receptors to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
17. **N-6** - The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall be posted at the project site that include permitted construction days and hours.
18. **N-7** - Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM from Monday through Friday, and between the hours of 9:00 AM and 5:00 PM on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).
19. **N-8** - Prior to the issuance of a certificate of occupancy, the Applicant shall ensure that all exterior windows associated with the proposed residential uses at the project site shall be constructed to provide a sufficient amount of sound insulation to ensure that interior noise levels would be below an Ldn or CNEL of 45 dB in any room.
20. **PR-1** - If paleontological resources are encountered during construction or land modification, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the Community Development Department immediately and arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils. If such fossils are determined to be significant, appropriate actions to mitigate impacts to the fossils shall be identified in consultation with a qualified paleontologist. Depending upon the nature of the find, actions could involve avoidance, documentation, or other appropriate actions, to be determined by the qualified paleontologist.

Planning Division Conditions

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
7. As proposed, 130 garage spaces and nine striped guest parking spaces shall be provided on-site in conjunction with this development. Frontage improvements on Cranston Drive shall accommodate another six parallel guest parking spaces north of the project driveway. On-site outdoor parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards
8. 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. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. 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 (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) 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.
10. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
11. 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 for SUB 14-0018, 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.
12. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code), and more specifically Section 33-1395.9 (Sign Standards-Residential Uses).
13. All new utilities shall be underground.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. 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.
15. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the

amount of \$2,260.25 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

16. A Final Map shall be recorded prior to the issuance of building permits for the site.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. Three copies of a revised Tentative Map, reflecting all modifications 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.
19. The project has not been designed to allow for the installation of vehicular access gates for residential use. Any future proposal to install vehicular access gates will require sufficient site modifications to provide on-site stacking and turnaround capabilities to the satisfaction of the Planning and Engineering Divisions and the Fire Department.
20. No street names are part of this approval. A separate request shall be submitted prior to final map if new street names are proposed.
21. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.
22. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, recreation areas, walls, common drainage facilities, etc. to the satisfaction of the Planning and Engineering Divisions. A review fee established in the current fee schedule shall be collected at the time of submittal.
23. 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. 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.
24. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
25. 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.
26. The proposed garages for each unit shall provide clear interior dimensions of at least 19.5-feet wide by 20-feet deep. Storage shall not impede the ability to park two vehicles within each garage and the CC&Rs shall contain a provision indicating the garages shall be maintained to accommodate two vehicles.
27. A minimum of 80 cubic feet of private storage shall be provided in each residential unit or garage. Said storage shall be in addition to typical cabinets and closets and shall be clearly depicted on the building plans.

28. This Tentative Subdivision Map 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. All other entitlements granted in conjunction with the Tentative Map shall have expiration dates consistent with that of the Tentative Map.

Landscaping Conditions

1. Prior to occupancy, all perimeter, common area and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Seven 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. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
4. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.
6. Landscaping along the southern property line shall incorporate vertical planting materials capable of quick growth (such as bamboo) to assist in providing screening of overlooking from the second and third floor of the units in Buildings 9-11 into the outdoor seating and events area of the adjacent restaurant to the south.

Fire Department Conditions

The following conditions shall be completed to the satisfaction of the Fire Department.

1. Identify all fencing and gates on the landscape plans.
2. Firefighter/emergency egress shall be provided from the end of each alley driveway as shown on the Master Plan.
3. Show all rescue windows on the landscape plans. Rescue windows shall not be obstructed by landscaping.
4. Identify walkways on the landscape plans.
5. Landscaping shall not obstruct fire access roadway clearances to include 24ft horizontal clearance and 13'6" vertical clearance.
6. Landscaping shall not obstruct fire protection equipment at maturity. Provide clearance to the roadway and a three-foot circumference around all fire protection equipment. Show this on the landscape plan.
7. Impervious pavers and fire access roadway shall be rated to 75,000lbs. Provide a note on the grading plans.
8. Provide Post Indicator Valves adjacent to all FDC to isolate the buildings.
9. Provide sprinkler systems for all buildings in accordance with NFPA13 or 13R.

10. All fencing within five feet of buildings shall be constructed of non-flammable materials.
11. Several FDC's shown on the plans need to be relocated to meet operation requirements of the Fire Department. A redline plan for FDC and PIV placement has been provided to the applicant.

**ENGINEERING CONDITIONS OF APPROVAL
SUB 14-0018**

GENERAL

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee and warrantee bonds for all public improvements and a Grading bond for all grading, landscaping and private improvements (Not including the buildings) prior to approval of the Grading/Private Improvement plan, Final Map, and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.
2. As surety for the construction of required off-site and 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.
3. No construction permits will be issued prior to recordation of Final Map, unless Final Map review has been completed, Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
4. 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.
5. 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.
6. The project owner shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be certified 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, together with a final Storm Water Quality Management Plan (SWQMP) 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 and shall be shown on the Grading/Private Improvement Plans.
2. The project owner shall construct public and private street improvements for the following streets:

STREET

CLASSIFICATION

Escondido Boulevard
Cranston Drive

Local Collector
Residential

3. The project owner shall be responsible for construction of frontage improvements along Escondido Blvd to provide for frontage improvements to Local Collector Street standards with minimum 38 feet of paved roadway (Half width plus accommodate for one lane of traffic in each direction and a left-turn pocket for the project entrance). A curb shall be installed along the westerly edge of the roadway. Pavement and striping transition along centerline and east side of the roadway shall be designed to City standards. The project owner is required to stabilize all disturbed areas along westerly side of Escondido Boulevard to the requirements of City Engineer.
4. The project owner shall be responsible to construct frontage improvements along Cranston Drive to provide for frontage improvements to Residential Street Standards with 30 feet of roadway (Half width plus 12'). A.C. berm or redwood header shall be installed along the easterly edge of pavement. The required improvements along the east side of Cranston is planned to be constructed within the existing right-of-way, with potential impact to existing front yard landscaping of APN 236-160-20. The project owner is required to coordinate improvements with the easterly property owner and replace landscaping to Planning requirements and stabilize all disturbed areas to the requirements of City Engineer.
5. City standard Street Lights shall be installed at project entrances on Escondido Boulevard and Cranston Drive.
6. The project owner's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for Escondido Boulevard. 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.
7. 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.
8. The project owner shall be required to design an onsite signing and striping plan that includes signage and striping at the project accesses on Escondido Boulevard and Cranston Drive.
9. The project owner 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 project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Prior to approval of final plans, the project owner 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. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment 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.
2. All proposed onsite drainage system, storm water treatment and hydro-modification facilities and their drains shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.
3. All frontages landscaping along Escondido Boulevard and Cranston shall be maintained by home owners association. Provisions stating this shall be included in the CC&Rs.
4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

WATER SUPPLY

1. The project owner is required to design and construct an eight (8) inch public water main within project's main access drive between Escondido Boulevard and Cranston Drive. The proposed 8 inch water line shall be connected to the existing main water lines with a tees, gate valves, blow off valves and air release valves to the requirements of Utilities Engineer. The final location of onsite proposed water main location will be determined by the Utilities Engineer based on the maintaining adequate separation between water main and buildings foundations.
2. 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 project owner 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. An onsite sewer shall be designed with sewer manholes at Cranston Drive and at the end of the onsite sewer main.
2. The project owner shall be required to protect in place and secure access to existing active public sewer line along southerly property line that currently serves a property to the south. Prior to approval of the final plans or final map, the developer shall obtain Utilities Engineer's approval for relocation of the sewer line with new easement or protection in

place by granting adequate easement width. All surface improvements over the sewer line and future easement shall accommodate for future access for maintenance to the requirements of Utilities Engineer.

3. All sewer laterals within the project are private and shall be maintained by the home owners association.

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 project owner 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 of frontage landscaping, irrigation, fencing, retaining walls along project frontages on Escondido Boulevard and Cranston Drive by the home owners' association.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan 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 Home 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 project owner 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

Escondido Boulevard

Local Collector

Cranston Drive

Residential

All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

2. The project owner is required to dedicate 6 feet of combination of right-of-way or public utilities easement along Escondido Boulevard and dedicate 8 feet of right-of-way or combination of right-of-way and public utilities easement along Cranston Drive. Additional right-of-way shall be provided at the project entrance to include the curb ramps along Escondido Boulevard and Cranston Drive.
3. Necessary public utilities easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. 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.

5. The project owner 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.
6. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner 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 shall pay the existing South Escondido Sewer Repayment per Resolution 85-28 (File no. 113) in the amount of \$3,302.93 prior to Final Map recordation.
3. 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 project owner will be required to pay In Lieu fee if chooses not to underground the overhead utilities along Cranston Drive. The developer shall underground the existing overhead lines within the project site and along frontage on Escondido Boulevard.
2. All new dry utilities to serve the project shall be constructed underground.
3. The project owner 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.

RESOLUTION NO. 2016-50

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A ONE-LOT TENTATIVE
SUBDIVISION MAP WITH 65 RESIDENTIAL
CONDOMINIUM UNITS

Case No. SUB 14-0018

WHEREAS, on March 22, 2016, the Planning Commission considered and recommended denial of the application for a proposed one-lot Tentative Subdivision Map for the development of 65 residential air-space condominium units on approximately 2.29-acres of land generally located on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard (APN 238-152-20), more particularly described in Exhibit "C" and incorporated by this reference; and

WHEREAS, the City Council has reviewed the request for the Tentative Subdivision Map, and has reviewed and considered the Mitigated Negative Declaration (Case No. SUB 14-0018) prepared for the project, and has determined the project would not have any significant impacts to the environment since all project related impacts have been mitigated; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the

findings made in the Council report; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to overturn the decision of the Planning Commission and approve said Tentative Subdivision Map as reflected in the staff report(s), and on plans and documents on file in the offices of the City Clerk and Planning Division;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Mitigated Negative Declaration, the staff reports, and has heard and considered testimony given at the public hearing, and certifies the project would not result in any significant impacts to the environment because all previously identified impacts have been mitigated to less than a significant level.
3. That the Findings of Fact, attached as Exhibit "A" and incorporated by this reference, are hereby made by this City Council, and represent the City Council's careful consideration of the record, different findings made by the Planning Commission and evidence received since the time of the Planning Commission hearing. The findings of this City Council on Exhibit A shall be the final and determinative Findings of Fact on this matter.
4. That upon consideration of the Findings, all material in the staff report (a copy of which is on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council reverses the decision of the Planning Commission and approves the Tentative

Subdivision Map (Case No. SUB14-0018) as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to Conditions of Approval and Mitigation Monitoring Report set forth as Exhibit "B" and incorporated by this reference.

5. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed within 36 months of the effective date of the companion Ordinance 2015-17 approval, or unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development Department and Public Works Department. The project is also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED

SUB 14-0018, AZ 14-0006

Tentative Subdivision Map

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan which is an overlay zone established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a maximum density of 24 dwelling units per acre. The City updated its General Plan in 2012 to allow for both mixed-use and residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Mixed-Use development within the Target Area is required to provide a minimum density of 30 dwelling units per acre. While a density standard has not been adopted in the General Plan for exclusively residential development, it is expected the forthcoming update to the South Escondido Boulevard Neighborhood Plan now underway will establish a lower density for exclusively residential development. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area because the overall density of the project would be approximately 28.4 du/ac (65 residential units/2.29 net acres). The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the South Escondido Boulevard Neighborhood Plan since the proposed residential land use is permitted in Centre City Parkway/Brotherton Road Target Area and the development is consistent with the development standards established for the South Escondido Boulevard Neighborhood Plan, except where noted and analyzed in this staff report.
3. The site is suitable for this residential type of development because the project site already is zoned for a multi-story high density residential development. The project would be compatible with the surrounding uses because the subject site is adjacent to a variety of commercial and residential developments of similar densities. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor block any significant views, as discussed in the land-use compatibility and analysis sections of the staff report and environmental analysis. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
4. The site is physically suitable for the proposed development because the site is relatively flat and extensive grading is not proposed. The design of the project would be compatible with the variety of residential and commercial zoning and development surrounding the site. The proposed project also would not result in a significant impact to biological resources and all vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
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 14-0018.

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 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 February 16, 2016, for the proposed Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan. Mitigation measures were developed to reduce potential impacts related to biological resources, cultural resources, noise and paleontological resources 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 the General Commercial designation when located within a Mixed-Use Overlay. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. 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; as well as perimeter landscaping.
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 February 16, 2016 (City File No. SUB 14-0018), the Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015, and the Engineering Division.
4. The overall design of the proposed planned development would produce a quality and attractive residential development with ownership opportunities in the South Escondido Boulevard area. The project would be consistent with the Vision and Goals of the Neighborhood Plan and Target Area by

creating new a compact urban project that is safe, healthy, attractive and sustainable that is located in close proximity to other amenities such as public transit and shopping.

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 convenient access for residents to nearby commercial services. The residential project also would not be out of character for the area which contains other multi-story residential developments. 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. The uses proposed have a beneficial effect not obtainable under existing zoning regulations since an exclusively residential development within the South Escondido Boulevard Neighborhood Plan must be processed through the Planned Development process in accordance with the South Escondido Boulevard Neighborhood Plan (Ord. 92-01). 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.

Amendment to South Escondido Boulevard Neighborhood Plan and Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from CG (General Commercial) to PD-R (Planned Development-Residential) because the General Plan allows for mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). While mixed-Use residential development within the Target Area is required to provide a minimum density of 30 dwelling units per acre, the project provides a density of 28.4 dwelling units per acre and there is no minimum density requirement for exclusively residential development. The proposed project would provide an appropriate transition to similar residential development to the north and low intensity commercial development to the south. Adequate public services and access can be provided to the site. The project would not result in any significant impacts to the environment, as demonstrated in adopted Final Mitigated Negative Declaration (MND).
2. The property involved is suitable for the uses permitted by the proposed PD-R zone because the site currently is zoned for mixed-use/residential development and multi-story residential development already is permitted on the subject site. The General Plan allows for exclusively residential development within the South Escondido Boulevard corridor subject to the Planned Development Zone. The project has been designed to be compatible with the mix of surrounding commercial and residential development through the use of appropriate building design and orientation, fencing and perimeter landscaping.
3. The uses permitted by the proposed PD-R zone would not be detrimental to surrounding properties since a mix of commercial and residential uses surround the project site and the proposed the PD-R zone and amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project would be in conformance with the Escondido General Plan. Commercial development is located to the north and south, and single- and multi-family type residential development is located to the north, east and west. The scale of the project would be in substantial conformance with the general pattern of commercial and residential development within the area. The proposed change of zone would not result in a significant impact to the environment, nor impact existing services or degrade levels of-service to adjacent streets.
4. The proposed zone change would not conflict with any specific plans for the area since the project would be in conformance with and Escondido General Plan which allows for exclusively residential development. The proposed amendment to the South Escondido Boulevard Neighborhood Plan is

necessary to implement to provisions of the Escondido General Plan, as indicated in the staff report and above. The Planned Residential Development zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements. The proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial and residential uses. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. An exclusively residential development on this site would provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

EXHIBIT "B"
CONDITIONS OF APPROVAL
SUB 14-0018

Project Mitigation Measures

1. **BIO-1** - To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the Project Boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.
2. **CR-1** - The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
3. **CR-2** - Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
4. **CR-3** - The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
5. **CR-4** - During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no

longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

6. **CR-5** - In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
7. **CR-6** - If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
8. **CR-7** - The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
9. **CR-8** - As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
10. **CR-9** - If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

11. **CR-10** - Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.
12. **N-1** - Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas.
13. **N-2** - The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 45 feet of existing nearby residential structures to the north during construction of the proposed project. Instead, small bulldozers not exceeding 310 horsepower shall be used within this area during grading and excavation operations.
14. **N-3** - The project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.
15. **N-4** - Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.
16. **N-5** - The Applicant shall locate stationary construction noise sources away from adjacent receptors to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
17. **N-6** - The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall be posted at the project site that include permitted construction days and hours.
18. **N-7** - Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM from Monday through Friday, and between the hours of 9:00 AM and 5:00 PM on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).
19. **N-8** - Prior to the issuance of a certificate of occupancy, the Applicant shall ensure that all exterior windows associated with the proposed residential uses at the project site shall be constructed to provide a sufficient amount of sound insulation to ensure that interior noise levels would be below an Ldn or CNEL of 45 dB in any room.
20. **PR-1** - If paleontological resources are encountered during construction or land modification, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the Community Development Department immediately and arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils. If such fossils are determined to be significant, appropriate actions to mitigate impacts to the fossils shall be identified in consultation with a qualified paleontologist. Depending upon the nature of the find, actions could involve avoidance, documentation, or other appropriate actions, to be determined by the qualified paleontologist.

Planning Division Conditions

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
7. As proposed, 130 garage spaces and nine striped guest parking spaces shall be provided on-site in conjunction with this development. Frontage improvements on Cranston Drive shall accommodate another six parallel guest parking spaces north of the project driveway. On-site outdoor parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards
8. 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. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. 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 (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) 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.
10. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
11. 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 for SUB 14-0018, 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.

12. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code), and more specifically Section 33-1395.9 (Sign Standards-Residential Uses).
13. All new utilities shall be underground.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. 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.
15. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,260.25 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).
16. A Final Map shall be recorded prior to the issuance of building permits for the site.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. Three copies of a revised Tentative Map, reflecting all modifications 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.
19. The project has not been designed to allow for the installation of vehicular access gates for residential use. Any future proposal to install vehicular access gates will require sufficient site modifications to provide on-site stacking and turnaround capabilities to the satisfaction of the Planning and Engineering Divisions and the Fire Department.
20. No street names are part of this approval. A separate request shall be submitted prior to final map if new street names are proposed.
21. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.

22. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, recreation areas, walls, common drainage facilities, etc. to the satisfaction of the Planning and Engineering Divisions. A review fee established in the current fee schedule shall be collected at the time of submittal.
23. 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. 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.
24. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
25. 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.
26. The proposed garages for each unit shall provide clear interior dimensions of at least 19.5-feet wide by 20-feet deep. Storage shall not impede the ability to park two vehicles within each garage and the CC&Rs shall contain a provision indicating the garages shall be maintained to accommodate two vehicles.
27. A minimum of 80 cubic feet of private storage shall be provided in each residential unit or garage. Said storage shall be in addition to typical cabinets and closets and shall be clearly depicted on the building plans.
28. This Tentative Subdivision Map 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. All other entitlements granted in conjunction with the Tentative Map shall have expiration dates consistent with that of the Tentative Map.

Landscaping Conditions

1. Prior to occupancy, all perimeter, common area and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Seven 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. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

4. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.
6. Landscaping along the southern property line shall incorporate vertical planting materials capable of quick growth (such as bamboo) to assist in providing screening of overlooking from the second and third floor of the units in Buildings 9-11 into the outdoor seating and events area of the adjacent restaurant to the south.

Fire Department Conditions

The following conditions shall be completed to the satisfaction of the Fire Department.

1. Identify all fencing and gates on the landscape plans.
2. Firefighter/emergency egress shall be provided from the end of each alley driveway as shown on the Master Plan.
3. Show all rescue windows on the landscape plans. Rescue windows shall not be obstructed by landscaping.
4. Identify walkways on the landscape plans.
5. Landscaping shall not obstruct fire access roadway clearances to include 24ft horizontal clearance and 13'6" vertical clearance.
6. Landscaping shall not obstruct fire protection equipment at maturity. Provide clearance to the roadway and a three-foot circumference around all fire protection equipment. Show this on the landscape plan.
7. Impervious pavers and fire access roadway shall be rated to 75,000lbs. Provide a note on the grading plans.
8. Provide Post Indicator Valves adjacent to all FDC to isolate the buildings.
9. Provide sprinkler systems for all buildings in accordance with NFPA13 or 13R.
10. All fencing within five feet of buildings shall be constructed of non-flammable materials.
11. Several FDC's shown on the plans need to be relocated to meet operation requirements of the Fire Department. A redline plan for FDC and PIV placement has been provided to the applicant.

Engineering Conditions

General

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee

and warrantee bonds for all public improvements and a Grading bond for all grading, landscaping and private improvements (Not including the buildings) prior to approval of the Grading/Private Improvement plan, Final Map, and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.

2. As surety for the construction of required off-site and 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.
3. No construction permits will be issued prior to recordation of Final Map, unless Final Map review has been completed, Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
4. 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.
5. 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.
6. The project owner shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be certified 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, together with a final Storm Water Quality Management Plan (SWQMP) 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 and shall be shown on the Grading/Private Improvement Plans.
2. The project owner shall construct public and private street improvements for the following streets:

<u>STREET</u>	<u>CLASSIFICATION</u>
Escondido Boulevard	Local Collector
Cranston Drive	Residential

3. The project owner shall be responsible for construction of frontage improvements along Escondido Blvd to provide for frontage improvements to Local Collector Street standards with minimum 38 feet of paved roadway (Half width plus accommodate for one lane of traffic in each direction and a left-turn pocket for the project entrance). A curb shall be installed along the westerly edge of the roadway. Pavement and striping transition along centerline and east side of the roadway shall be designed to City standards. The project owner is required to stabilize all disturbed areas along westerly side of Escondido Boulevard to the requirements of City Engineer.
4. The project owner shall be responsible to construct frontage improvements along Cranston Drive to provide for frontage improvements to Residential Street Standards with 30 feet of roadway (Half width plus 12'). A.C. berm or redwood header shall be installed along the easterly edge of pavement. The required improvements along the east side of Cranston is planned to be constructed within the existing right-of-way, with potential impact to existing front yard landscaping of APN 236-160-20. The project

owner is required to coordinate improvements with the easterly property owner and replace landscaping to Planning requirements and stabilize all disturbed areas to the requirements of City Engineer.

5. City standard Street Lights shall be installed at project entrances on Escondido Boulevard and Cranston Drive.
6. The project owner's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for Escondido Boulevard. 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.
7. All onsite streets are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. Homeowners association will be responsible for the maintenance of all onsite streets.
8. The project owner shall be required to design an onsite signing and striping plan that includes signage and striping at the project accesses on Escondido Boulevard and Cranston Drive.
9. The project owner 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 project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Prior to approval of final plans, the project owner 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. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment 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.
2. All proposed onsite drainage system, storm water treatment and hydro-modification facilities and their drains shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.
3. All frontages landscaping along Escondido Boulevard and Cranston shall be maintained by homeowners association. Provisions stating this shall be included in the CC&Rs.
4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

Water Supply

1. The project owner is required to design and construct an eight (8) inch public water main within project's main access drive between Escondido Boulevard and Cranston Drive. The proposed 8-inch water line shall be connected to the existing main water lines with a tees, gate valves, blow off valves and air release valves to the requirements of Utilities Engineer. The final location of onsite proposed water main location will be determined by the Utilities Engineer based on the maintaining adequate separation between water main and buildings foundations.
2. 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 project owner 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. An onsite sewer shall be designed with sewer manholes at Cranston Drive and at the end of the onsite sewer main.
2. The project owner shall be required to protect in place and secure access to existing active public sewer line along southerly property line that currently serves a property to the south. Prior to approval of the final plans or final map, the developer shall obtain Utilities Engineer's approval for relocation of the sewer line with new easement or protection in place by granting adequate easement width. All surface improvements over the sewer line and future easement shall accommodate for future access for maintenance to the requirements of Utilities Engineer.
3. All sewer laterals within the project are private and shall be maintained by the homeowners association.

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 project owner 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 of frontage landscaping, irrigation, fencing, retaining walls along project frontages on Escondido Boulevard and Cranston Drive by the home owners' association.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
5. The CC&R's must state that the homeowners association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
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 project owner 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.

<u>STREET</u>	<u>CLASSIFICATION</u>
Escondido Boulevard	Local Collector
Cranston Drive	Residential

All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

2. The project owner is required to dedicate 6 feet of combination of right-of-way or public utilities easement along Escondido Boulevard and dedicate 8 feet of right-of-way or combination of right-of-way and public utilities easement along Cranston Drive. Additional right-of-way shall be provided at the project entrance to include the curb ramps along Escondido Boulevard and Cranston Drive.
3. Necessary public utilities easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. 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.
5. The project owner 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.
6. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

Repayments, Fees and Cash Securities

1. The project owner 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 shall pay the existing South Escondido Sewer Repayment per Resolution 85-28 (File No. 113) in the amount of \$3,302.93 prior to Final Map recordation.
3. 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 project owner will be required to pay In Lieu fee if chooses not to underground the overhead utilities along Cranston Drive. The developer shall underground the existing overhead lines within the project site and along frontage on Escondido Boulevard.
2. All new dry utilities to serve the project shall be constructed underground.
3. The project owner 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

Citracado South Project

Final
Mitigation and
Monitoring Report

March 2016

Mitigation Monitoring and Reporting Program

Citracado South Project

Prepared by:

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March 2016

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Citracado South Project, proposed in the City of Escondido. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Initial Study - Mitigated Negative Declaration (IS-MND) are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the IS-MND for the proposed project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
BIOLOGICAL RESOURCES							
BIO-1 To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the Project Boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.	Verification that a qualified biologist has performed a nesting bird survey with results submitted to the City and CDFW if initial ground disturbing activities occur during the breeding bird nesting season. If active bird nests are located during the pre-construction survey and could be impacted, field verification of buffer zones.	Survey prior to issuance of grading permits; Field verification prior to grading.	Survey once prior to issuance of grading permits; Field verification periodically during construction.	Project Applicant, City of Escondido Community Development Department, and CDFW.			
CULTURAL RESOURCES							
CR-1 The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location	Verification that a qualified archaeologist and Native American Tribal monitor has prepared a Cultural	Verification prior to issuance of grading permit; Monitoring during ground disturbing	Verification prior to issuance of grading permit; Monitoring	City of Escondido Community Development Department,			



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.</p>	<p>Resources Treatment and Monitoring and Reporting Program for implementation.</p>	<p>activities.</p>	<p>throughout construction period when ground disturbing activities occur.</p>	<p>qualified archaeologist, Native American monitor, and project applicant.</p>			
<p>CR-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	<p>Verification that a qualified archaeologist and Native American monitor has been retained.</p>	<p>Verification prior to issuance of grading permit; Monitoring during ground disturbing activities.</p>	<p>Verification prior to issuance of grading permit; Monitoring throughout construction period when ground disturbing activities occur.</p>	<p>City of Escondido Community Development Department, qualified archaeologist, Native American monitor, and project applicant.</p>			
<p>CR-3 The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.</p>	<p>Verification that a qualified archaeologist and Native American monitor has been retained and attended the pre-grading meeting with the grading contractors.</p>	<p>Prior to ground disturbing activities.</p>	<p>Once prior to ground disturbing activities.</p>	<p>City of Escondido Community Development Department, project applicant, qualified archaeologist, Native American monitor, and the NAHC (if necessary).</p>			
<p>CR-4 During the initial grubbing, site grading, excavation or</p>	<p>Verification that on-site</p>	<p>During the initial</p>	<p>Throughout</p>	<p>City of</p>			



Resolution No. 2016-50
 Exhibit B
 Page 17 of 23

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	monitors are present during specified activities.	grubbing, site grading, excavation or disturbance of the ground surface.	initial grubbing, site grading, excavation or disturbance of the ground surface.	Escondido Community Development Department, qualified archaeologist, Native American monitor, and project applicant.			
CR-5 In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	Halt work in the immediate area if any archaeological or cultural resources are encountered during ground disturbing activities and archaeologist and/or Native American monitor to evaluate the find.	As necessary during ground disturbing activities.	As necessary throughout construction period when ground disturbing activities occur.	City of Escondido Community Development Department, project applicant, San Diego County Coroner, qualified archaeologist, Native American monitor, and the NAHC (if necessary).			
CR-6 If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.	Halt work in the immediate area if any archaeological or cultural resources are encountered during ground disturbing activities, determine the significance of the discovered resource, and make a recommendation for the tribal cultural resource's treatment and disposition.	As necessary during ground disturbing activities.	As necessary throughout ground disturbing activities.	City of Escondido Community Development Department, project applicant, San Diego County Coroner, qualified archaeologist, Native American			

Resolution No. 2016-50
 Exhibit B
 Page 18 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
				monitor, and the NAHC (if necessary).			
CR-7 The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.	Halt work in the immediate area and avoid and/or preserve any significant tribal cultural resources and/or unique archaeological resource as feasible. Where avoidance and/or preservation is deemed infeasible by the City, a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist	As necessary during ground disturbing activities.	As necessary throughout ground disturbing activities	City of Escondido Community Development Department, qualified archaeologist, Native American monitor, project applicant, Native American community, and the San Diego Archaeological Institute of America (if necessary).			
CR-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and	Halt work in the immediate area if any human remains are encountered during ground disturbing activities and the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office by telephone. No further excavation or disturbance of the site or any nearby area reasonably	As necessary during ground disturbing activities.	As necessary throughout ground disturbing activities.	City of Escondido Community Development Department, project applicant, San Diego County Coroner, qualified archaeologist, Native American monitor, and the NAHC (if necessary).			



Resolution No. 1015-56
 Exhibit B
 Page 19 of 23

Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.	suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition.						
CR-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.	Verification that any potentially significant tribal cultural resources uncovered are treated appropriately in consultation with tribal representatives.	At completion of ground disturbing activities.	Prior to the release of the grading bond.	City of Escondido Community Development Department, qualified archaeologist, Native American monitor, and project applicant.			
CR-10 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered	Verification that a Final archaeological monitoring program and any data recovery program on the project site is submitted by the qualified archaeologist to the City Planning Division.	At completion of ground disturbing activities.	Prior to the release of the grading bond.	City of Escondido Community Development Department, qualified archaeologist, Native American monitor, and project			

Resolution No. 2016-50
 Exhibit B
 Page 20 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
resources.				applicant.			
Noise							
N-1 Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas	Field verification that activities generating high levels of noise and vibration are as far as possible from noise-sensitive areas.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-2 The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited between the hours of 6:00 PM and 7:00 AM Monday through Friday, 5:00 PM and 9:00 AM on Saturday, and all day on Sunday.	Field verification that operation of construction equipment that generates high levels of vibration is prohibited between the hours of 6:00 PM and 7:00 AM Monday through Friday, 5:00 PM and 9:00 AM on Saturday, and all day on Sunday.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-3 The project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.	Field verification that all equipment has properly operating mufflers.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-4 Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.	Field verification of compliance.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-5 The Applicant shall locate stationary construction noise sources away from adjacent receptors to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.	Field verification that stationary construction noise sources are located away from adjacent receptors to the extent	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of			

Resolution No. 2016-50
 Exhibit B
 Page 21 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	feasible, and that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.			Public Works			
N-6 The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall be posted at the project site that include permitted construction days and hours.	Verification that a construction relations officer has been designated to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration	Verification that a relations officer has been designated prior to grading permit issuance; field verification that required signs are posted during construction	Once prior to issuance of grading permit; periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-7 Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM from Monday through Friday, and between the hours of 9:00 AM and 5:00 PM on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).	Field verification of compliance with applicable construction hours.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-8 Prior to the issuance of a certificate of occupancy, the Applicant shall ensure that all exterior windows associated with the proposed residential uses at the project site shall be constructed to provide a sufficient amount of sound insulation to ensure that interior noise levels would be below an Ldn or CNEL of 45 dB in any room.	Verification that interior noise levels meet the 45 dB standard.	Prior to the issuance of a certificate of occupancy	Once prior to issuance of certificate of occupancy	Project Applicant and City of Escondido Department of Public Works and City of Escondido Department of City Planning			



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
PALEONTOLOGICAL RESOURCES							
PR-1 If paleontological resources are encountered during construction or land modification, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the Community Development Department immediately and arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils. If such fossils are determined to be significant, appropriate actions to mitigate impacts to the fossils shall be identified in consultation with a qualified paleontologist. Depending upon the nature of the find, actions could involve avoidance, documentation, or other appropriate actions, to be determined by the qualified paleontologist.	Halt work in the immediate area if any paleontological resources are encountered during ground disturbing activities and the construction manager shall notify the Community Development Department immediately to arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils.	As necessary during ground disturbing activities.	As necessary throughout ground disturbing activities.	Project Applicant City of Escondido Department of Public Works			

Resolution No. 2016-50
 Exhibit B
 Page 13 of 13



LEGAL DESCRIPTION
SUB 14-0014
AZ 14-0006

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF LOT "B" IN THE RE-SUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 6, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOME LAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT "B", FROM WHICH THE SOUTHEAST CORNER THEROF BEARS NORTH 77 DEG. 48' EAST 200.5 FEET; THENCE NORTH 77 DEG. 48' WEST ALONG SAID SOUTH LINE 285.45 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT "B"; THENCE NORTH 10 DEG. 52' WEST ALONG THE WESTERLY LINE OF SAID LOT 233.68 FEET; THENCE SOUTH 77 DEG. 48' EAST 377.19 FEET; THENCE SOUTH 12 DEG. 12' WEST 215.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTH 215 FEET OF LOT "B" IN THE RE-SUBDIVISION OF BLOCK 30 OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID DIEGO COUNTY, ON JULY 18, 1921, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT "B" DISTANT THEREON NORTH 77 DEG. 55' 00" WEST, 422.65 FEET FROM A 5/8 INCH IRON PIPE SET FOR THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 10 DEG. 28' 58" WEST 180.63 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 10 DEG. 59' 35" WEST ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 455 FEET THROUGH AN ANGLE OF 20 DEG. 57' 35" A DISTANCE OF 166.45 FEET; THENCE NORTH 9 DEG. 58' 00" EAST 105.99 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 545 FEET THROUGH AN ANGLE OF 4 DEG. 49' 57" A DISTANCE OF 45.97 FEET; THENCE NORTH 74 DEG. 05' 38" EAST 42.14 FEE TO A POINT ON THE NORTHERLY LINE OF SAID LOT "B"; THENCE NORTH 77 DEG. 53' 02" WEST, 498.67 FEET FROM A 2 INCH CONCRETE MONUMENT SET FOR THE NORTHEAST CORNER OF SAID LOT "B".

PARCEL 2:

ALL THAT PORTION OF LOT "B" IN THE RE-SUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 6, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOME LAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT "B" FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 77 DEG. 48' EAST 200.5 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO CHARLES O. MORRIS, ET AL, BY DEED DATED AUGUST 20, 1946 AND RECORDED IN BOOK 2237, PAGE 228 OF OFFICIAL RECORDS; THENCE SOUTH 77 DEG. 48' EAST ALONG SAID SOUTH LINE 135 FEET; THENCE

NORTHERLY IN A STRAIGHT LINE TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID MORRIS LAND, SAID POINT OF INTERSECTION BEING DISTANT THEREON SOUTH 77 DEG. 48 EAST 105 FEET FROM THE NORTHEAST CORNER OF SAID MORRIS LAND; THENCE NORTH 77 DEG. 48' WEST ALONG SAID EASTERLY PROLONGATION 105 FEET TO THE NORTHEAST CORNER OF SAID LAND; THENCE SOUTH 12 DEG. 12' WEST ALONG THE EASTERLY LINE OF MORRIS LAND 215 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT "B" OF THE RE-SUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 8, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 77 DEG. 48' WEST ALONG THE SOUTH LINE OF SAID LOT 65.5 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO CHARLES O. MORRIS, ET AL, BY DEED RECORDED OCTOBER 11, 1948, IN BOOK 2977, PAGE 63 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID MORRIS LAND, NORTHERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID MORRIS LAND; THENCE SOUTH 77 DEG. 48' EAST TO THE EAST LINE OF SAID LOT; THENCE ALONG SAID EAST LINE SOUTH 12 DEG. 12' WEST TO THE POINT OF BEGINNING.

APN: 238-152-20-00

ORDINANCE NO. 2016-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE FROM CG TO PD-R 28.4 AND AN AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR APPROXIMATELY 2.29 ACRES OF LAND LOCATED ON THE EASTERN SIDE OF SOUTH ESCONDIDO BOULEVARD AND THE WESTERN SIDE OF CRANSTON DRIVE, ADDRESSED AS 2516 SOUTH ESCONDIDO BOULEVARD

Planning Case No. SUB 14-0018, AZ 14-0018

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and a public hearing has been held before the City Council on this issue.

SECTION 2. That on March 22, 2016, the Planning Commission recommended denial of the proposed Master and Precise Development Plan to develop 65 residential condominium units, Zone Change from CG (General Commercial) to PD-R 28.4 (Planned Development–Residential, up to 28.4 dwelling units per acre), and an Amendment to the South Escondido Boulevard Neighborhood Plan to allow a residential development without a mixed-use component on the 2.29-acre subject site.

SECTION 3. As the final decision making body on this matter, the City Council has made findings in Resolution No. 2016-50 and determined to reverse the decision of the Planning Commission.

SECTION 4. That the City Council has reviewed and considered the Mitigated Negative Declaration (City File No. SUB 14-0018) and Mitigation Monitoring Report and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving the project.

SECTION 5. That upon consideration of the Findings/Factors to be Considered, attached as Exhibit "A" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, and notwithstanding the Planning Commission determination, this City Council finds this Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 6. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property legally described on Exhibit "C" from PD/MU to PD-R 28.4.

SECTION 7. That Section 6. Uses and Structures, of the South Escondido Boulevard Neighborhood Plan is hereby amended to include the following language:

- (e) *Residential development without a commercial component may be permitted on the 2.29-acre property located on the eastern side South Escondido Boulevard and the western side of Cranston Drive between Citracado Parkway and Verda Avenue (APN 238-152-20), and shall be processed in accordance with the planned development process specified in Article 19 of the Escondido Zoning Code. The*

density of any project on APN 238-152-20 shall be a minimum of 28 dwelling units per acre and the maximum height shall be three stories.

SECTION 8. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Master and Precise Development Plan to develop 65 residential condominium units subject to the Conditions of Approval and Mitigation Monitoring Report attached as Exhibit "B," on approximately 2.29 acres of land located on the eastern side of South Escondido Boulevard and the western side of Cranston Drive, south of Citracado Parkway, addressed as 2516 S. Escondido Boulevard, more particularly described in the attached Exhibit "C," both of which are attached to this Ordinance and are incorporated by this reference.

SECTION 9. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED

SUB 14-0018, AZ 14-0006

Tentative Subdivision Map

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan which is an overlay zone established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a maximum density of 24 dwelling units per acre. The City updated its General Plan in 2012 to allow for both mixed-use and residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Mixed-Use development within the Target Area is required to provide a minimum density of 30 dwelling units per acre. While a density standard has not been adopted in the General Plan for exclusively residential development, it is expected the forthcoming update to the South Escondido Boulevard Neighborhood Plan now underway will establish a lower density for exclusively residential development. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area because the overall density of the project would be approximately 28.4 du/ac (65 residential units/2.29 net acres). The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
2. The design and improvement of the proposed subdivision is consistent with the General Plan and the South Escondido Boulevard Neighborhood Plan since the proposed residential land use is permitted in Centre City Parkway/Brotherton Road Target Area and the development is consistent with the development standards established for the South Escondido Boulevard Neighborhood Plan, except where noted and analyzed in this staff report.
3. The site is suitable for this residential type of development because the project site already is zoned for a multi-story high density residential development. The project would be compatible with the surrounding uses because the subject site is adjacent to a variety of commercial and residential developments of similar densities. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor block any significant views, as discussed in the land-use compatibility and analysis sections of the staff report and environmental analysis. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
4. The site is physically suitable for the proposed development because the site is relatively flat and extensive grading is not proposed. The design of the project would be compatible with the variety of residential and commercial zoning and development surrounding the site. The proposed project also would not result in a significant impact to biological resources and all vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
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 14-0018.

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 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 February 16, 2016, for the proposed Tentative Subdivision Map, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan. Mitigation measures were developed to reduce potential impacts related to biological resources, cultural resources, noise and paleontological resources 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 the General Commercial designation when located within a Mixed-Use Overlay. The site is also located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. 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; as well as perimeter landscaping.
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 February 16, 2016 (City File No. SUB 14-0018), the Traffic Impact Analysis prepared by Kunzman Associates, Inc., in October of 2015, and the Engineering Division.
4. The overall design of the proposed planned development would produce a quality and attractive residential development with ownership opportunities in the South Escondido Boulevard area. The project would be consistent with the Vision and Goals of the Neighborhood Plan and Target Area by

creating new a compact urban project that is safe, healthy, attractive and sustainable that is located in close proximity to other amenities such as public transit and shopping.

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 convenient access for residents to nearby commercial services. The residential project also would not be out of character for the area which contains other multi-story residential developments. 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. The uses proposed have a beneficial effect not obtainable under existing zoning regulations since an exclusively residential development within the South Escondido Boulevard Neighborhood Plan must be processed through the Planned Development process in accordance with the South Escondido Boulevard Neighborhood Plan (Ord. 92-01). 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.

Amendment to South Escondido Boulevard Neighborhood Plan and Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from CG (General Commercial) to PD-R (Planned Development-Residential) because the General Plan allows for mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). While mixed-Use residential development within the Target Area is required to provide a minimum density of 30 dwelling units per acre, the project provides a density of 28.4 dwelling units per acre and there is no minimum density requirement for exclusively residential development. The proposed project would provide an appropriate transition to similar residential development to the north and low intensity commercial development to the south. Adequate public services and access can be provided to the site. The project would not result in any significant impacts to the environment, as demonstrated in adopted Final Mitigated Negative Declaration (MND).
2. The property involved is suitable for the uses permitted by the proposed PD-R zone because the site currently is zoned for mixed-use/residential development and multi-story residential development already is permitted on the subject site. The General Plan allows for exclusively residential development within the South Escondido Boulevard corridor subject to the Planned Development Zone. The project has been designed to be compatible with the mix of surrounding commercial and residential development through the use of appropriate building design and orientation, fencing and perimeter landscaping.
3. The uses permitted by the proposed PD-R zone would not be detrimental to surrounding properties since a mix of commercial and residential uses surround the project site and the proposed the PD-R zone and amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project would be in conformance with the Escondido General Plan. Commercial development is located to the north and south, and single- and multi-family type residential development is located to the north, east and west. The scale of the project would be in substantial conformance with the general pattern of commercial and residential development within the area. The proposed change of zone would not result in a significant impact to the environment, nor impact existing services or degrade levels of-service to adjacent streets.
4. The proposed zone change would not conflict with any specific plans for the area since the project would be in conformance with and Escondido General Plan which allows for exclusively residential development. The proposed amendment to the South Escondido Boulevard Neighborhood Plan is

necessary to implement to provisions of the Escondido General Plan, as indicated in the staff report and above. The Planned Residential Development zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements. The proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project at this 'mid-block' location would be appropriate because this type of development would serve as an appropriate transition between the mix of commercial and residential uses. The General Plan vision for the Centre City Parkway/Brotherton Road Target Area calls for locating non-residential uses at major intersections and specific nodes that are more conducive to commercial development. An exclusively residential development on this site would provide the catalyst for future residential development in the corridor and strengthen the customer base for mixed-use development at key intersections and node areas.

EXHIBIT "B"
CONDITIONS OF APPROVAL
SUB 14-0018

Project Mitigation Measures

1. **BIO-1** - To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the Project Boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.
2. **CR-1** - The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
3. **CR-2** - Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
4. **CR-3** - The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
5. **CR-4** - During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no

longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

6. **CR-5** - In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
7. **CR-6** - If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
8. **CR-7** - The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
9. **CR-8** - As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
10. **CR-9** - If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

11. **CR-10** - Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.
12. **N-1** - Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas.
13. **N-2** - The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 45 feet of existing nearby residential structures to the north during construction of the proposed project. Instead, small bulldozers not exceeding 310 horsepower shall be used within this area during grading and excavation operations.
14. **N-3** - The project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.
15. **N-4** - Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.
16. **N-5** - The Applicant shall locate stationary construction noise sources away from adjacent receptors to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
17. **N-6** - The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall be posted at the project site that include permitted construction days and hours.
18. **N-7** - Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM from Monday through Friday, and between the hours of 9:00 AM and 5:00 PM on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).
19. **N-8** - Prior to the issuance of a certificate of occupancy, the Applicant shall ensure that all exterior windows associated with the proposed residential uses at the project site shall be constructed to provide a sufficient amount of sound insulation to ensure that interior noise levels would be below an Ldn or CNEL of 45 dB in any room.
20. **PR-1** - If paleontological resources are encountered during construction or land modification, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the Community Development Department immediately and arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils. If such fossils are determined to be significant, appropriate actions to mitigate impacts to the fossils shall be identified in consultation with a qualified paleontologist. Depending upon the nature of the find, actions could involve avoidance, documentation, or other appropriate actions, to be determined by the qualified paleontologist.

Planning Division Conditions

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
7. As proposed, 130 garage spaces and nine striped guest parking spaces shall be provided on-site in conjunction with this development. Frontage improvements on Cranston Drive shall accommodate another six parallel guest parking spaces north of the project driveway. On-site outdoor parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards
8. 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. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. 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 (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) 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.
10. Trash enclosures must be designed and built per City standards, and permanently maintained. All trash enclosures shall meet current engineering requirements for storm water quality, which includes the installation of a decorative roof structure. Solid metal doors shall be incorporated into the trash enclosure. A decorative exterior finish shall be used. All trash enclosures shall be of sufficient size to allow for the appropriate number of trash and recyclable receptacles as determined by the Planning Division and Escondido Disposal, Inc.
11. 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 for SUB 14-0018, 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.

12. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code), and more specifically Section 33-1395.9 (Sign Standards-Residential Uses).
13. All new utilities shall be underground.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building. 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.
15. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,260.25 for a project with a Mitigated Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).
16. A Final Map shall be recorded prior to the issuance of building permits for the site.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. Three copies of a revised Tentative Map, reflecting all modifications 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.
19. The project has not been designed to allow for the installation of vehicular access gates for residential use. Any future proposal to install vehicular access gates will require sufficient site modifications to provide on-site stacking and turnaround capabilities to the satisfaction of the Planning and Engineering Divisions and the Fire Department.
20. No street names are part of this approval. A separate request shall be submitted prior to final map if new street names are proposed.
21. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform with the conceptual grading as shown on the Tentative Map.

22. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, open space, recreation areas, walls, common drainage facilities, etc. to the satisfaction of the Planning and Engineering Divisions. A review fee established in the current fee schedule shall be collected at the time of submittal.
23. 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. 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.
24. Permitted animals/pets shall be allowed in conformance with the R-4 standards, unless CC&Rs are more restrictive.
25. 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.
26. The proposed garages for each unit shall provide clear interior dimensions of at least 19.5-feet wide by 20-feet deep. Storage shall not impede the ability to park two vehicles within each garage and the CC&Rs shall contain a provision indicating the garages shall be maintained to accommodate two vehicles.
27. A minimum of 80 cubic feet of private storage shall be provided in each residential unit or garage. Said storage shall be in addition to typical cabinets and closets and shall be clearly depicted on the building plans.
28. This Tentative Subdivision Map 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. All other entitlements granted in conjunction with the Tentative Map shall have expiration dates consistent with that of the Tentative Map.

Landscaping Conditions

1. Prior to occupancy, all perimeter, common area and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Seven 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. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

4. Street trees shall be provided along each of the site's street frontages, in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.
5. Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.
6. Landscaping along the southern property line shall incorporate vertical planting materials capable of quick growth (such as bamboo) to assist in providing screening of overlooking from the second and third floor of the units in Buildings 9-11 into the outdoor seating and events area of the adjacent restaurant to the south.

Fire Department Conditions

The following conditions shall be completed to the satisfaction of the Fire Department.

1. Identify all fencing and gates on the landscape plans.
2. Firefighter/emergency egress shall be provided from the end of each alley driveway as shown on the Master Plan.
3. Show all rescue windows on the landscape plans. Rescue windows shall not be obstructed by landscaping.
4. Identify walkways on the landscape plans.
5. Landscaping shall not obstruct fire access roadway clearances to include 24ft horizontal clearance and 13'6" vertical clearance.
6. Landscaping shall not obstruct fire protection equipment at maturity. Provide clearance to the roadway and a three-foot circumference around all fire protection equipment. Show this on the landscape plan.
7. Impervious pavers and fire access roadway shall be rated to 75,000lbs. Provide a note on the grading plans.
8. Provide Post Indicator Valves adjacent to all FDC to isolate the buildings.
9. Provide sprinkler systems for all buildings in accordance with NFPA13 or 13R.
10. All fencing within five feet of buildings shall be constructed of non-flammable materials.
11. Several FDC's shown on the plans need to be relocated to meet operation requirements of the Fire Department. A redline plan for FDC and PIV placement has been provided to the applicant.

Engineering Conditions

General

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee

and warrantee bonds for all public improvements and a Grading bond for all grading, landscaping and private improvements (Not including the buildings) prior to approval of the Grading/Private Improvement plan, Final Map, and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.

2. As surety for the construction of required off-site and 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.
3. No construction permits will be issued prior to recordation of Final Map, unless Final Map review has been completed, Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
4. 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.
5. 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.
6. The project owner shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be certified 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, together with a final Storm Water Quality Management Plan (SWQMP) 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 and shall be shown on the Grading/Private Improvement Plans.
2. The project owner shall construct public and private street improvements for the following streets:

<u>STREET</u>	<u>CLASSIFICATION</u>
Escondido Boulevard	Local Collector
Cranston Drive	Residential

3. The project owner shall be responsible for construction of frontage improvements along Escondido Blvd to provide for frontage improvements to Local Collector Street standards with minimum 38 feet of paved roadway (Half width plus accommodate for one lane of traffic in each direction and a left-turn pocket for the project entrance). A curb shall be installed along the westerly edge of the roadway. Pavement and striping transition along centerline and east side of the roadway shall be designed to City standards. The project owner is required to stabilize all disturbed areas along westerly side of Escondido Boulevard to the requirements of City Engineer.
4. The project owner shall be responsible to construct frontage improvements along Cranston Drive to provide for frontage improvements to Residential Street Standards with 30 feet of roadway (Half width plus 12'). A.C. berm or redwood header shall be installed along the easterly edge of pavement. The required improvements along the east side of Cranston is planned to be constructed within the existing right-of-way, with potential impact to existing front yard landscaping of APN 236-160-20. The project

owner is required to coordinate improvements with the easterly property owner and replace landscaping to Planning requirements and stabilize all disturbed areas to the requirements of City Engineer.

5. City standard Street Lights shall be installed at project entrances on Escondido Boulevard and Cranston Drive.
6. The project owner's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for Escondido Boulevard. 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.
7. All onsite streets are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. Homeowners association will be responsible for the maintenance of all onsite streets.
8. The project owner shall be required to design an onsite signing and striping plan that includes signage and striping at the project accesses on Escondido Boulevard and Cranston Drive.
9. The project owner 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 project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Prior to approval of final plans, the project owner 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. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment 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.
2. All proposed onsite drainage system, storm water treatment and hydro-modification facilities and their drains shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.
3. All frontages landscaping along Escondido Boulevard and Cranston shall be maintained by homeowners association. Provisions stating this shall be included in the CC&Rs.
4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

Water Supply

1. The project owner is required to design and construct an eight (8) inch public water main within project's main access drive between Escondido Boulevard and Cranston Drive. The proposed 8-inch water line shall be connected to the existing main water lines with a tees, gate valves, blow off valves and air release valves to the requirements of Utilities Engineer. The final location of onsite proposed water main location will be determined by the Utilities Engineer based on the maintaining adequate separation between water main and buildings foundations.
2. 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 project owner 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. An onsite sewer shall be designed with sewer manholes at Cranston Drive and at the end of the onsite sewer main.
2. The project owner shall be required to protect in place and secure access to existing active public sewer line along southerly property line that currently serves a property to the south. Prior to approval of the final plans or final map, the developer shall obtain Utilities Engineer's approval for relocation of the sewer line with new easement or protection in place by granting adequate easement width. All surface improvements over the sewer line and future easement shall accommodate for future access for maintenance to the requirements of Utilities Engineer.
3. All sewer laterals within the project are private and shall be maintained by the homeowners association.

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 project owner 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 of frontage landscaping, irrigation, fencing, retaining walls along project frontages on Escondido Boulevard and Cranston Drive by the home owners' association.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
5. The CC&R's must state that the homeowners association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
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 project owner 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.

<u>STREET</u>	<u>CLASSIFICATION</u>
Escondido Boulevard	Local Collector
Cranston Drive	Residential

- All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
2. The project owner is required to dedicate 6 feet of combination of right-of-way or public utilities easement along Escondido Boulevard and dedicate 8 feet of right-of-way or combination of right-of-way and public utilities easement along Cranston Drive. Additional right-of-way shall be provided at the project entrance to include the curb ramps along Escondido Boulevard and Cranston Drive.
 3. Necessary public utilities easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
 4. 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.
 5. The project owner 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.
 6. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

Repayments, Fees and Cash Securities

1. The project owner 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 shall pay the existing South Escondido Sewer Repayment per Resolution 85-28 (File No. 113) in the amount of \$3,302.93 prior to Final Map recordation.
3. 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 project owner will be required to pay In Lieu fee if chooses not to underground the overhead utilities along Cranston Drive. The developer shall underground the existing overhead lines within the project site and along frontage on Escondido Boulevard.
2. All new dry utilities to serve the project shall be constructed underground.
3. The project owner 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

Citracado South Project

Final
Mitigation and
Monitoring Report

March 2016

Mitigation Monitoring and Reporting Program

Citracado South Project

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March 2016

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Citracado South Project, proposed in the City of Escondido. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Initial Study - Mitigated Negative Declaration (IS-MND) are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the IS-MND for the proposed project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
BIOLOGICAL RESOURCES							
<p>BIO-1 To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted within the Project Boundary, including a 300-foot buffer (500-foot for raptors), on foot, and within inaccessible areas (i.e., private lands) afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.</p>	<p>Verification that a qualified biologist has performed a nesting bird survey with results submitted to the City and CDFW if initial ground disturbing activities occur during the breeding bird nesting season. If active bird nests are located during the pre-construction survey and could be impacted, field verification of buffer zones.</p>	<p>Survey prior to issuance of grading permits; Field verification prior to grading.</p>	<p>Survey once prior to issuance of grading permits; Field verification periodically during construction.</p>	<p>Project Applicant, City of Escondido Community Development Department, and CDFW.</p>			
CULTURAL RESOURCES							
<p>CR-1 The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location</p>	<p>Verification that a qualified archaeologist and Native American Tribal monitor has prepared a Cultural</p>	<p>Verification prior to issuance of grading permit; Monitoring during ground disturbing</p>	<p>Verification prior to issuance of grading permit; Monitoring</p>	<p>City of Escondido Community Development Department,</p>			

Ordinance No. 2016-69
 Exhibit B
 Page 16 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.</p>	<p>Resources Treatment and Monitoring and Reporting Program for implementation.</p>	<p>activities.</p>	<p>throughout construction period when ground disturbing activities occur.</p>	<p>qualified archaeologist, Native American monitor, and project applicant.</p>			
<p>CR-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	<p>Verification that a qualified archaeologist and Native American monitor has been retained.</p>	<p>Verification prior to issuance of grading permit; Monitoring during ground disturbing activities.</p>	<p>Verification prior to issuance of grading permit; Monitoring throughout construction period when ground disturbing activities occur.</p>	<p>City of Escondido Community Development Department, qualified archaeologist, Native American monitor, and project applicant.</p>			
<p>CR-3 The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.</p>	<p>Verification that a qualified archaeologist and Native American monitor has been retained and attended the pre-grading meeting with the grading contractors.</p>	<p>Prior to ground disturbing activities.</p>	<p>Once prior to ground disturbing activities.</p>	<p>City of Escondido Community Development Department, project applicant, qualified archaeologist, Native American monitor, and the NAHC (if necessary).</p>			
<p>CR-4 During the initial grubbing, site grading, excavation or</p>	<p>Verification that on-site</p>	<p>During the initial</p>	<p>Throughout</p>	<p>City of</p>			



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	monitors are present during specified activities.	grubbing, site grading, excavation or disturbance of the ground surface.	initial grubbing, site grading, excavation or disturbance of the ground surface.	Escondido Community Development Department, qualified archaeologist, Native American monitor, and project applicant.			
CR-5 In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	Halt work in the immediate area if any archaeological or cultural resources are encountered during ground disturbing activities and archaeologist and/or Native American monitor to evaluate the find.	As necessary during ground disturbing activities.	As necessary throughout construction period when ground disturbing activities occur.	City of Escondido Community Development Department, project applicant, San Diego County Coroner, qualified archaeologist, Native American monitor, and the NAHC (if necessary).			
CR-6 If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.	Halt work in the immediate area if any archaeological or cultural resources are encountered during ground disturbing activities, determine the significance of the discovered resource, and make a recommendation for the tribal cultural resource's treatment and disposition.	As necessary during ground disturbing activities.	As necessary throughout ground disturbing activities.	City of Escondido Community Development Department, project applicant, San Diego County Coroner, qualified archaeologist, Native American			

Ordinance No. 2016-07
 Exhibit B
 Page 18 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
				monitor, and the NAHC (if necessary).			
<p>CR-7 The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p>	<p>Halt work in the immediate area and avoid and/or preserve any significant tribal cultural resources and/or unique archaeological resource as feasible. Where avoidance and/or preservation is deemed infeasible by the City, a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist</p>	<p>As necessary during ground disturbing activities.</p>	<p>As necessary throughout ground disturbing activities</p>	<p>City of Escondido Community Development Department, qualified archaeologist, Native American monitor, project applicant, Native American community, and the San Diego Archaeological Institute of America (if necessary).</p>			
<p>CR-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and</p>	<p>Halt work in the immediate area if any human remains are encountered during ground disturbing activities and the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office by telephone. No further excavation or disturbance of the site or any nearby area reasonably</p>	<p>As necessary during ground disturbing activities.</p>	<p>As necessary throughout ground disturbing activities.</p>	<p>City of Escondido Community Development Department, project applicant, San Diego County Coroner, qualified archaeologist, Native American monitor, and the NAHC (if necessary).</p>			

Ordinance No. 2016-07
 Exhibit B
 Page 19 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.	suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition.						
CR-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.	Verification that any potentially significant tribal cultural resources uncovered are treated appropriately in consultation with tribal representatives.	At completion of ground disturbing activities.	Prior to the release of the grading bond.	City of Escondido Community Development Department, qualified archaeologist, Native American monitor, and project applicant.			
CR-10 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered	Verification that a Final archaeological monitoring program and any data recovery program on the project site is submitted by the qualified archaeologist to the City Planning Division.	At completion of ground disturbing activities.	Prior to the release of the grading bond.	City of Escondido Community Development Department, qualified archaeologist, Native American monitor, and project			

Ordinance No. 20K-04
 Exhibit B
 Page 20 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
resources.				applicant.			
Noise							
N-1 Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas	Field verification that activities generating high levels of noise and vibration are as far as possible from noise-sensitive areas.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-2 The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited between the hours of 6:00 PM and 7:00 AM Monday through Friday, 5:00 PM and 9:00 AM on Saturday, and all day on Sunday.	Field verification that operation of construction equipment that generates high levels of vibration is prohibited between the hours of 6:00 PM and 7:00 AM Monday through Friday, 5:00 PM and 9:00 AM on Saturday, and all day on Sunday.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-3 The project Applicant and/or contractor shall ensure that all construction equipment has properly operating mufflers.	Field verification that all equipment has properly operating mufflers.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-4 Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered when feasible to minimize noise associated with compressed air exhaust from pneumatically powered tools.	Field verification of compliance.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-5 The Applicant shall locate stationary construction noise sources away from adjacent receptors to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.	Field verification that stationary construction noise sources are located away from adjacent receptors to the extent	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of			



Exhibit B
 Page 21 of 23
 W10-09

Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	feasible, and that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.			Public Works			
N-6 The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall be posted at the project site that include permitted construction days and hours.	Verification that a construction relations officer has been designated to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration	Verification that a relations officer has been designated prior to grading permit issuance; field verification that required signs are posted during construction	Once prior to issuance of grading permit; periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-7 Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM from Monday through Friday, and between the hours of 9:00 AM and 5:00 PM on Saturdays. Further, no construction activity shall be undertaken on Sundays and recognized City holidays (Section 17-234 of the City's Municipal Code).	Field verification of compliance with applicable construction hours.	During grading and construction	Periodically throughout grading and construction.	Project Applicant and City of Escondido Department of Public Works			
N-8 Prior to the issuance of a certificate of occupancy, the Applicant shall ensure that all exterior windows associated with the proposed residential uses at the project site shall be constructed to provide a sufficient amount of sound insulation to ensure that interior noise levels would be below an Ldn or CNEL of 45 dB in any room.	Verification that interior noise levels meet the 45 dB standard.	Prior to the issuance of a certificate of occupancy	Once prior to issuance of certificate of occupancy	Project Applicant and City of Escondido Department of Public Works and City of Escondido Department of City Planning			

Ordinance No. 2016-04
 Exhibit B
 Page 22 of 23



Citracado South Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
PALEONTOLOGICAL RESOURCES							
PR-1 If paleontological resources are encountered during construction or land modification, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the Community Development Department immediately and arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils. If such fossils are determined to be significant, appropriate actions to mitigate impacts to the fossils shall be identified in consultation with a qualified paleontologist. Depending upon the nature of the find, actions could involve avoidance, documentation, or other appropriate actions, to be determined by the qualified paleontologist.	Halt work in the immediate area if any paleontological resources are encountered during ground disturbing activities and the construction manager shall notify the Community Development Department immediately to arrange for a qualified paleontologist to assess the nature, extent, and potential significance of any fossils.	As necessary during ground disturbing activities.	As necessary throughout ground disturbing activities.	Project Applicant City of Escondido Department of Public Works			

Ordinance No. 2016-04
 Exhibit B
 Page 23 of 23



LEGAL DESCRIPTION
SUB 14-0014
AZ 14-0006

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF LOT "B" IN THE RE-SUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 6, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOME LAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT "B", FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS NORTH 77 DEG. 48' EAST 200.5 FEET; THENCE NORTH 77 DEG. 48' WEST ALONG SAID SOUTH LINE 285.45 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT "B"; THENCE NORTH 10 DEG. 52' WEST ALONG THE WESTERLY LINE OF SAID LOT 233.68 FEET; THENCE SOUTH 77 DEG. 48' EAST 377.19 FEET; THENCE SOUTH 12 DEG. 12' WEST 215.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTH 215 FEET OF LOT "B" IN THE RE-SUBDIVISION OF BLOCK 30 OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID DIEGO COUNTY, ON JULY 18, 1921, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT "B" DISTANT THEREON NORTH 77 DEG. 55' 00" WEST, 422.65 FEET FROM A 5/8 INCH IRON PIPE SET FOR THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 10 DEG. 28' 58" WEST 180.63 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 10 DEG. 59' 35" WEST ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 455 FEET THROUGH AN ANGLE OF 20 DEG. 57' 35" A DISTANCE OF 166.45 FEET; THENCE NORTH 9 DEG. 58' 00" EAST 105.99 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 545 FEET THROUGH AN ANGLE OF 4 DEG. 49' 57" A DISTANCE OF 45.97 FEET; THENCE NORTH 74 DEG. 05' 38" EAST 42.14 FEE TO A POINT ON THE NORTHERLY LINE OF SAID LOT "B"; THENCE NORTH 77 DEG. 53' 02" WEST, 498.67 FEET FROM A 2 INCH CONCRETE MONUMENT SET FOR THE NORTHEAST CORNER OF SAID LOT "B".

PARCEL 2:

ALL THAT PORTION OF LOT "B" IN THE RE-SUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 6, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOME LAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT "B" FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 77 DEG. 48' EAST 200.5 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO CHARLES O. MORRIS, ET AL, BY DEED DATED AUGUST 20, 1946 AND RECORDED IN BOOK 2237, PAGE 228 OF OFFICIAL RECORDS; THENCE SOUTH 77 DEG. 48' EAST ALONG SAID SOUTH LINE 135 FEET; THENCE

NORTHERLY IN A STRAIGHT LINE TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID MORRIS LAND, SAID POINT OF INTERSECTION BEING DISTANT THEREON SOUTH 77 DEG. 48 EAST 105 FEET FROM THE NORTHEAST CORNER OF SAID MORRIS LAND; THENCE NORTH 77 DEG. 48' WEST ALONG SAID EASTERLY PROLONGATION 105 FEET TO THE NORTHEAST CORNER OF SAID LAND; THENCE SOUTH 12 DEG. 12' WEST ALONG THE EASTERLY LINE OF MORRIS LAND 215 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT "B" OF THE RE-SUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 8, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 77 DEG. 48' WEST ALONG THE SOUTH LINE OF SAID LOT 65.5 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO CHARLES O. MORRIS, ET AL, BY DEED RECORDED OCTOBER 11, 1948, IN BOOK 2977, PAGE 63 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID MORRIS LAND, NORTHERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID MORRIS LAND; THENCE SOUTH 77 DEG. 48' EAST TO THE EAST LINE OF SAID LOT; THENCE ALONG SAID EAST LINE SOUTH 12 DEG. 12' WEST TO THE POINT OF BEGINNING.

APN: 238-152-20-00

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 7

Date: April 27, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Sheryl Bennett, Director of Administrative Services
Joan Ryan, Assistant Director of Finance

SUBJECT: Fiscal Year 2016/17 Operating Budget Briefing

RECOMMENDATION:

It is requested that the City Council provide direction regarding the Fiscal Year 2016/17 General Fund Operating Budget.

FISCAL ANALYSIS:

Projected revenues and expenses for Fiscal Year 2016/17 will be presented at the City Council meeting.

The following proposed 2016/17 General Fund sources and uses of funds is balanced without the use of reserves:

Sources of Funds:

Estimated Revenue	\$91,416,000
Transfer from Gas Tax	2,055,000
Transfer from Hegyi Trust	1,000
Transfer from Wastewater	25,000
Deposit – PEG Fees	11,000
TOTAL, Sources	\$93,508,000

Uses of Funds:

General Fund Operating Budget	\$92,644,125
Transfer to Recreation	223,100
Transfer to Reidy Creek Golf Course Debt Service	365,550
Transfer to Vehicle Parking District	95,225
Transfer to Successor Agency-Housing	25,000
Advance Payback to Public Facilities Fund-Principal	155,000
TOTAL, Uses	\$93,508,000

BACKGROUND:

The proposed Fiscal Year 2016/17 General Fund revenue estimate is \$91.4 million. This represents an increase of \$3.9 million or 4 percent over the Fiscal Year 2015/16 amended revenue projection, excluding one-time revenue of \$2.1 million. The following are the assumptions used for revenue projections in Fiscal Year 2016/17:

<u>Revenue</u>	<u>2015/16 Revised</u>	<u>2016/17 Projected</u>	<u>Change</u>	<u>% Change</u>
Sales Tax	\$35,649,000	\$37,218,000	\$1,569,000	4%
Property Tax	11,502,000	11,991,000	489,000	4
Property Tax in Lieu of VLF	11,748,000	12,329,000	581,000	5
Other Taxes	11,719,000	12,168,000	449,000	4
Permits and Licenses	846,435	1,087,000	240,565	28
Fines and Forfeitures	1,335,000	1,402,000	67,000	5
Intergovernmental	2,958,338	2,802,000	(156,338)	-5
Charges for Services	8,116,285	8,715,000	598,715	7
Investment and Rental Income	3,380,000	3,400,000	20,000	1
Other Revenue	293,220	304,000	10,780	4
One-time Revenue	2,100,915	-	(2,100,915)	-100
Total with One-time Revenue	\$89,648,193	\$91,416,000	\$1,767,807	2%
Total excluding One-time Revenue	\$87,547,278	\$91,416,000	\$3,868,722	4%

- The City's largest revenue source is sales tax, which represents 41 percent of total General Fund revenue. Sales tax in Fiscal Year 2016/17 is projected to grow by \$1.54 million or 4 percent. The City has experienced a steady increase in sales tax growth in Fiscal Year 2015/16 of about 6 percent mainly from increases in new auto sales, building materials wholesale and restaurants, which make up 40 percent of total sales tax revenue. In addition, the UCLA Anderson April 2016 Forecast projects growth in taxable sales in California to average about 4.3 percent in calendar year 2017 and 4.2 percent in calendar year 2018. These growth rates are statewide and do not directly correspond to Escondido, but they do provide support for positive growth in consumer spending that is anticipated to occur within the City.
- Property tax revenue is projected to increase by 4 percent, to reach projected revenue of approximately \$12 million. The major factors influencing property tax revenue are the California Consumer Price Index (CCPI), home sales, home prices and foreclosures. The CCPI drives assessed valuation under Proposition 13. Proposition 13 specifies that a property's value may increase at the rate of the CCPI, but cannot exceed 2 percent per year

unless the property is improved or sold to establish a new assessment. The San Diego County Assessor's office inflation factor for Fiscal Year 2016/17 is 1.525 percent; therefore, the assessed valuation of properties not improved or sold will increase by approximately 1.525 percent in Fiscal Year 2016/17. The City has also experienced positive growth in home prices, with an annual increase of 10.6% in the median home price in Escondido to \$440,000. Home sales are also up 8.8% over the same time period. Both these factors will have a positive effect on property tax revenue.

- Property tax in lieu of Vehicle License Fees (VLF) is estimated to increase by 5 percent to reach projected revenue of \$12.3 million. Growth in this revenue is based on the change in assessed value of taxable property in the City from the prior year. Prior year assessed value was up 5 percent.
- Other taxes, which include franchise fees, transient occupancy tax, business license fees, property transfer tax and the Redevelopment Property Tax Trust Fund (RPTTF) residual payment is projected to increase by 4 percent to reach projected revenue of \$12.2 million. This increase in revenue is mainly due to projected increases in the franchise fee collected from SDG&E due to increases in electrical costs and a required change in the method used to calculate the franchise fee payment. In addition, the transient occupancy tax is also projected to increase by about 4 percent.
- Permits and licenses that are collected for building, plumbing, electrical, mechanical, fire code and mobile-home permits are projected to increase by \$241,000 to reach revenue of \$1.1 million. The majority of this increase is from building permits.
- Fines and forfeitures are projected to increase by 5 percent to reach projected revenue of \$1.4 million. The majority of this increase is from library fines due to the implementation of the Library's new computer system, which should increase the collection of fines.
- Intergovernmental revenue includes the Rincon Fire Services Agreement, state mandated cost claims, and various grants. This is projected to decrease by 5 percent, with a projected revenue of \$2.8 million. Most of this decrease is the result of the Police Department no longer participating in the County Regional Auto Theft Task Force.
- Charges for services are projected to increase by 7 percent, to reach projected revenue of \$8.7 million. The majority of this increase is the result of the approved fee increase for emergency medical service transportation that the City Council approved on April 20, 2016.
- Income from interest and property includes rent received from leased City property and interest income on City investments. This revenue is projected to increase by about \$20,000 compared to the prior year to reach projected revenue of \$3.4 million. This increase resulted when the Successor Agency received notification from the California Department of Finance that the Spruce Street property needs to be transferred to the City per the Agency's Long Range Property Management Plan. The net rental income from this property will be shared

with the Other Taxing Entities including the City based on Compensation Agreements between the City and the Other Taxing Entities. The General Fund's share of this net rental income is about \$20,000.

- Other revenue is projected to increase by 4 percent or \$11,000. This was the result of moving the Daley Ranch house rental income along with the corresponding expenditures to the General Fund.
- One-time revenue of \$2.1 million that was budgeted in Fiscal Year 2015/16 will not be included in the revenue projection for Fiscal Year 2016/17. The majority of this revenue was the result of the end of the State "Triple-Flip", which resulted in a one-time increase to sales tax revenue of \$1.8 million.

The proposed 2016/17 General Fund Operating Budget is \$92,644,125. This is an increase of approximately \$2.2 million compared to the Fiscal Year 2015/16 Operating Budget adopted on June 10, 2015. The following items contributed to this increase:

- Salaries - \$900,000
- PERS - \$900,000
- Medical Insurance - \$190,000
- Workers' Compensation Insurance - \$370,000
- Utilities - \$414,000
- Other Maintenance & Operations - \$200,000
- General Liability Insurance - \$100,000
- Building Maintenance Internal Service Charges - \$270,000
- Other Internal Service Charges - \$140,000

The \$3.5 million increase in expenditures above is offset by a \$1.3 million increase in the total amount allocated out to other funds.

Five General Fund full-time positions have been added: Customer Service Representative, Associate Planner, Building Inspector, Emergency Medical Services (EMS) Program Coordinator and Emergency Preparedness Manager.

The Library proposes to modify the management of the EVCC Tech Center, including the elimination of two temporary part-time positions.

Major budget impacts for several other funds are summarized below:

Vehicle Parking District:

Parking permit revenue was eliminated as a source of revenue for this fund in prior years. Any increase in costs for items, such as supplies, electricity and water, results in an increase in the amount transferred in from the General Fund. The amount of this transfer has increased by \$5,000.

Community Services:

Currently, Community Services is comprised of three departments: Administration, Recreation and ASES. Beginning in Fiscal Year 2016/17, Community Services is proposing to combine the Administration Department with the Recreation Department in order to accurately develop and monitor these budgets.

This fund has eliminated 2 full-time positions and has decreased their operating budget by \$187,000. The transfer from the General Fund remains at \$223,100, despite a \$168,000 reduction in cellular antenna site rental revenue.

Reidy Creek Golf Course:

The Reidy Creek Golf Course is operating at a projected deficit. The golf industry as a whole has been under pressure over the past decade due to changing consumer interests and increased competition for golf customers. JC Resorts, the management company for Reidy Creek, has been working with City staff on ways to increase revenue and reduce costs. Most recently, a FootGolf course has been added to the front nine holes. This has been one of several plans to expand the uses of the course and bring in a new customer base.

CDBG:

In Fiscal Year 2015/2016 the City received \$1,503,249 in CDBG grant funds, which was supplemented with \$20,000 from the unallocated fund for an overall budget of \$1,523,249. The CDBG grant award amount is projected to increase by \$12,000. Total operating costs have increased by approximately \$2,000. Other uses of funds include amounts allocated for CDBG related capital projects and public services, which will be determined at the May 8, 2016 public hearing.

Landscape Maintenance District:

The proposed bottom line of this operating budget has increased by \$95,000, which is primarily due to an increase in professional service contracts. Water savings from the prior year are proposed to be used during 2016/17 to remove or replace high-water use landscape with more drought tolerant species.

Successor Agency-Housing:

The CalHOME grant will continue to be used for the rehabilitation programs. This fund anticipates a \$13,000 decrease in funds obligated for the apartment/mobilehome rental subsidy as residents transition from the City's program to HUD Section 8 or move to new locations.

HOME Program:

The amount of the HOME grant award is projected to increase by \$30,000 for Fiscal Year 2016/17, resulting in a \$17,000 increase in the amount allocated for HOME programs.

Redevelopment Obligation Retirement Fund/Successor Agency-Redevelopment:

This fund proposes an approximately \$422,000 decrease in its operating budget primarily due to the following items: \$322,000 in bond interest, \$25,000 in general liability costs, \$12,000 in utilities and a \$58,000 decrease in allocations in from other departments.

Other uses of funds have increased by approximately \$1 million: \$315,000 increase in the amount due for bond principal and \$732,000 increase in the amount due on the CalHFA loan.

The Successor Agency will no longer receive rental income or pay property expenses associated with the Spruce Street property beginning in Fiscal Year 2016/17. This is because the Successor Agency received notification from the California Department of Finance that the Spruce Street property needs to be transferred to the City per the Agency's Long Range Property Management Plan (LRPMP). The net rental income from this property will be shared with the Other Taxing Entities including the City based on Compensation Agreements between the City and the Other Taxing Entities.

The net effect of these projections results in a \$643,000 increase in the amount transferred in from the Redevelopment Obligation Retirement fund/requested from the County in order to pay all enforceable obligations in a timely manner.

General Obligation Bond Debt Service:

The General Obligation (GO) debt service payments in Fiscal Year 2016/17 went down by about \$1.1 million due to the GO bond refunding in May 2015. The City is to realize net present value savings from this refunding of \$7.4 million or 10.29% over the life of the bonds.

Water:

Water sales revenue projections have decreased by \$9.3 million and water service charge revenue is projected to be approximately \$400,000 more than Fiscal Year 2015/16. Vista Irrigation District (filtration charge) is projected to decrease by \$300,000, as well as various other types of revenue by \$800,000.

This total operating budget has decreased by approximately \$1.9 million, primarily due to a \$3.4 million decrease in purchased water and \$500,000 decrease in water treatment chemicals, offset by a \$400,000 increase in operating supplies. Negotiated salary and benefit costs have also increased and this fund is requesting to add one new position, Sr. Plant Systems Technician, and to transfer a Plant Systems Technician over from the Wastewater fund, resulting in a \$1 million increase to employee services. This new position is a lead maintenance position that will be assigned to the Water Treatment Plant. As critical equipment at the two treatment plants ages, maintenance work has increased. This new position will allow Water Treatment Plant staff to appropriately maintain the facility and reduce the cost and lost time of contracting the maintenance work. The employee in this position will also perform maintenance at water distribution facilities (primarily pump stations) and will provide emergency support to wastewater facilities. In addition, allocations in from other departments have increased by approximately \$600,000.

The amount transferred out of the Water operating budget into the capital projects budget for water related projects has increased by \$4.8 million.

This budget is balanced with the use of \$12.9 million in capital project reserves.

Wastewater:

Sale of Recycled Water revenue is projected to be \$500,000 more than Fiscal Year 2015/16. This fund also projects a \$46 million increase in SRF loans/City of San Diego Reimbursements and a \$2 million increase in other revenue.

The total operating budget of this fund has increased by \$1.4 million. This increase is primarily due to the increase in negotiated salaries and benefits and increases to amounts allocated in from other departments. Other uses of funds have also increased for the following items: \$43.9 million increase in the transfer to wastewater capital projects and \$1.5 million increase for payments of wastewater connection rights. The amount due for the payment of bond principal has decreased by \$300,000.

This fund proposes to transfer one Plant Systems Technician to the Water fund.

This budget is balanced using over \$5 million in capital project reserves.

Building Maintenance:

The total of this operating budget is projected to increase by approximately \$439,000, with \$281,000 of this increase due to increases in salary and benefit costs and the addition of a Management Analyst position that is proposed to be moved to this department from the Recycling and Waste Reduction Department. In addition, the cost of utilities is projected to increase by approximately \$80,000, as well as professional service contracts by \$71,000.

This fund does not have available fund balance to balance its budget and, therefore, an increase in charges to other departments of \$451,000 is being proposed. Of this amount, \$268,000 represents an increase in building maintenance charges to the General Fund.

Warehouse:

This fund projects a 19 percent decrease in its bottom line, which is primarily due to a decrease in the projected cost of capital outlay. No capital outlay purchases are being requested during 2016/17.

This budget is balanced with the use of \$38,000 in available fund balance.

Fleet:

This fund is proposing a \$271,000 increase to its operating budget primarily due to a \$287,000 increase for vehicle replacements.

This fund is also proposing an \$89,000 increase in charges to departments, with \$22,000 of this increase affecting General Fund departments.

In order to balance this budget and not significantly increase charges to the General Fund, an \$800,000 use of available fund balance is being proposed.

Central Services (Duplicating/Telecommunications/Mail):

The total bottom line of the departments within this fund is proposed to increase by approximately \$50,000. This increase is primarily due to an increase in allocations in from the General Fund-

Information Services department for Director and Assistant time spent in these internal service fund departments.

This budget is balanced using \$66,000 in available fund balance.

Workers' Compensation:

This fund is proposing a \$500,000 increase in charges to departments. Of this amount, \$367,000 represents an increase to the General Fund.

A \$539,000 use of available reserves is requested to be used to balance this budget.

The Workers' Compensation fund has budgeted for a significant use of available reserves to balance their operating budget the past several years. As a result, it will need to continue to increase charges to departments in future years. In addition, continued use of this fund's available fund balance has reduced the confidence level down to less than 50 percent, which is well below the minimum actuarial recommended funding level of 70 percent.

General Liability:

This fund proposes a \$99,000 increase in charges to the General Fund. Its proposed budget is balanced without the use of reserves.

Benefits Administration:

The total budget for this fund has increased by \$70,000. This is due to an increase in salaries and benefits and a \$33,000 increase in health insurance premiums. It is anticipated that 2017 Kaiser Health insurance premiums will increase by about 9 percent.

This operating budget is balanced with a \$110,000 use of available fund balance.

Dental Insurance:

Dental insurance premiums are anticipated to increase by over 6 percent for 2017. A \$58,000 use of available fund balance is being proposed to balance this budget.

Unemployment Insurance:

A \$40,000 decrease in claims payments is projected during 2016/17. Charges to departments have decreased by \$80,000 and this department proposes to use \$70,000 of available fund balance to balance this budget.

Respectfully submitted,



Sheryl Bennett
Director of Administrative Services



Joan Ryan
Assistant Director of Finance



FUTURE CITY COUNCIL AGENDA ITEMS
April 21, 2016

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

<p>May 4, 2016 4:30 p.m.</p>
<p>PROCLAMATIONS</p>
<p>Water Awareness Month and Drinking Water Week</p>
<p>PRESENTATIONS</p>
<p>Be Water Smart Poster Contest Award Presentation</p>
<p>CONSENT CALENDAR</p>
<p>Financial Report for Quarter Ended March 31, 2016 and Budget Adjustment (S. Bennett)</p> <p><i>Quarterly financial reports present written financial updates to Council concerning certain funds of the City based on the most recent financial information available. These quarterly financial reports include budgetary information for each fund, along with the actual resources received to date. Funds included in this report are the General Fund, Reidy Creek Golf Course Fund, Recreation Fund, Water and Wastewater Funds.</i></p>
<p>PUBLIC HEARINGS</p>
<p>Short-Form Rent Review Board Hearing for Westwinds Mobile Home Park (B. Martin)</p> <p><i>The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 12-month period of consideration from December 31, 2014 through December 31, 2015. Seventy-five percent of the change in the Consumer Price Index for the 12-month period is 1.836%. The average space rent for the 11 spaces subject to the rent increase is \$450.35. The average requested increase per space is approximately \$8.27.</i></p>
<p>Short-Form Rent Review Board Hearing for Ponderosa Mobile Home Park (B. Martin)</p> <p><i>Ponderosa Mobile Home Park has 104 spaces with 65 spaces subject to rent control. The owner is requesting a rent increase for 65 spaces. The application meets all the eligibility criteria for submittal for a short-form rent increase application. The amount requested covers a 24-month period of consideration from December 31, 2013 through December 31, 2015. Seventy-five percent of the change in the Consumer Price Index for the 24-month period is 2.822%. The average space rent for the 65 spaces subject to the rent increase is \$684.18. The average requested increase per space is approximately \$19.31.</i></p>

May 4, 2016
Continued

PUBLIC HEARINGS Continued
<p>One-Year Action Plan for Fiscal Year 2016-2017 HOME Investment Partnerships Funds for Affordable Housing Activities and Community Development Block Grant Funds for Community Development Programs and Projects (E. Domingue/B. Martin)</p> <p><i>This is a required hearing for the Annual Action Plan for allocating federal CDBG and HOME funds for projects and programs. City Council is being asked to adopt the 2016-2017 One-Year Action Plan.</i></p>
CURRENT BUSINESS
WORKSHOP
<p>Preliminary Five-Year Capital Improvement Program and Project Budgets for Fiscal Year 2016/17 (S. Bennett)</p> <p><i>Per the Council's direction, a preliminary meeting to discuss staff recommended capital project requests for the 2016/17 Capital Improvement Program and Budget.</i></p>
Future Agenda Items (D. Halverson)

May 11, 2016
4:30 p.m.

PROCLAMATIONS
Public Works Week, May 15-21
Historic Preservation Month
PRESENTATIONS
Historic Preservation Awards
CONSENT CALENDAR
PUBLIC HEARINGS
<p>Short-Form Rent Review Board Hearing for Green Tree Mobile Home Estates <i>Continued from April 13, 2016</i> (B. Martin)</p> <p><i>The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 24-month period of consideration from December 31, 2013 to December 31, 2015. Seventy-five percent (75%) of the change in the Consumer Price Index for the period is 2.822%. The average space rent for the 84 spaces subject to rent control is \$545.26. The average requested increase per space is approximately \$15.39.</i></p>
<p>Short-Form Rent Review Board Hearing for Mobile Park West (B. Martin)</p> <p><i>Mobile Park West has 314 spaces with 208 spaces subject to rent control. The owner is requesting an increase for 208 spaces. The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 24-month period of consideration from December 31, 2013 to December 31, 2015. Seventy-five percent of the change in the Consumer Price Index for the 24-month period is 2.822%. The average space rent for the 208 spaces subject to rent control is \$481.09. The average increase per space is approximately \$13.57.</i></p>

May 11, 2016
Continued

PUBLIC HEARINGS Continued

Short-Form Rent Review Board Hearing for Eastwood Meadows Mobile Home Park
(B. Martin)

Eastwood Meadows has 129 spaces with 80 spaces subject to rent control. The owner is requesting an increase for 80 spaces. The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 24-month period of consideration from December 31, 2013 to December 31, 2015. Seventy-five percent of the change in the Consumer Price Index for the 24-month period is 2.822%. The average space rent for the 80 spaces subject to rent control is \$481.10. The average increase per space is approximately \$13.57.

Del Prado Master and Precise Development Plan, Tentative Subdivision Maps, Zone Change, and Amendment to the South Escondido Boulevard Neighborhood Plan (SUB 15-0022, SUB 15-0023, SUB 15-0031, AZ 15-0002, ENV 15-0011)
(B. Martin)

The project consists of a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.9 acres of land divided into a 3.47-acre northern and 1.4-acre southern component. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An amendment to the South Escondido Boulevard Area Plan is necessary to allow an exclusively residential project on the site in conformance with the General Plan and "Centre City Parkway/Brotherton Road Target Area." A Zone Change from General Commercial zoning to Planned Development-Residential zoning also is necessary. The project will be considered by the Planning Commission on 4-12-16.

CURRENT BUSINESS

Innovate 78 Update and Approval of Agreements with 78 Corridor Cities and San Diego Economic Development Corporation for Continuation of Innovate 78 Branding and Economic Development Activities
(J. Masterson)

On June 18, 2014, the Escondido City Council approved executing an MOU between the five cities of the 78 Corridor to fund a regional branding effort through a contract between the City of Carlsbad and the San Diego Regional Economic Development Corporation. That contract expires in June 2016; however, the five cities wish to continue the Innovate 78 regional branding effort through a contract between the City of Escondido and the SD Regional EDC.

Future Agenda Items (D. Halverson)

City Manager's WEEKLY UPDATE to City Council

April 20, 2016

ECONOMIC DEVELOPMENT

- This week, North County, and specifically Escondido, were recognized in a Huffington Post travel piece titled "10 U.S. Suburbs that are Surprisingly, Genuinely Cool." http://www.huffingtonpost.com/gogobot/-ten-us-suburbs-that-are-s_b_9660366.html The piece reached over 16,000 people and received 1,600 post clicks via the City's Facebook page, making it one of the most popular City of Escondido social media posts of all time.

North County, CA



Suburb of: [San Diego](#)

Why it's Cool: It's been "up and coming" for years now, filled with local colleges and a university, and thus a young, hip crowd. While craft breweries ([Belching Beaver](#), anyone?) are as common as coffee shops in North County towns like [Vista](#), those who prefer a glass of red (or white) should head out to the many wineries in the eastern outskirts like [Escondido](#) and San Pasqual Valley. Each city's "downtown" offers everything from art galleries to craft coffee and tea shops to daily farmers markets, and new eateries seem to crop up every week, offering inventive cuisines as noteworthy as the world-class restaurants in the big city downtown.

- 'Innovate 78', the collaborative economic development initiative of the five cities of the 78 corridor, is pleased to once again be a sponsor of the San Diego Regional Economic Development Corporation's annual dinner. Guests will walk through the branded "Innovate 78 Corridor" as they enter the event, held on April 21 at Sea World. The EDC's event brings together more than 900 business and community leaders from industry sectors throughout the San Diego region.



City Manager's **WEEKLY UPDATE** to City Council

SPECIAL EVENTS

- Celebrate Jesus Escondido (2nd week) presented by Dream Center San Diego
Friday, April 22nd at 7pm
Grape Day Park
A worship concert for all of Escondido
<http://celebratejesusd.com/>
- Cal South Soccer will be holding a State Cup soccer tournament in Ryan Park on April 23rd and 24th. Teams will be traveling in from all over Southern California. We will see teams in the Boys under 19 and Girls under 19 divisions for bracket play. They will be using all eight soccer fields at Ryan Park. We can expect around 500 families in the area shopping, dining and lodging in Escondido.

Schedule:

- Saturday April 23rd – 8:00am to 7:00pm
- Sunday April 24th – 8:00am to 5:30pm

COMMUNITY DEVELOPMENT

Planning

Major Projects Update

Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) – *No change from the following update reported last week.* This is a 72,000 square foot medical office building proposed on the east side of Citracado Parkway across from Palomar Medical Center located at 2130 Citracado Parkway. A grading permit has been issued by the Engineering Division. Building plans have been submitted for plan check. The Planning Division has approved a second set of corrected grading plans. On November 4, 2015 the City Council approved a 10-year extension to the previously adopted Development Agreement for ERTC that involves 20 lots in ERTC owned by JRMC.
2. Escondido Research and Technology Center – West (ERTC) – This is a 144,000 sq. ft. development involving two medical office buildings proposed on the west side of Citracado Parkway across from Palomar Medical Center located at 2097 – 2175 Citracado Parkway. A grading permit has been issued by the Engineering Division. The Planning Division has approved the building plans submitted for plan check.
3. Centerpointe 78 Commercial – *No change from the following update reported last week:* This project is a 45,650 sq. ft. supermarket and restaurant located at 925 N. Broadway. The

City Manager's WEEKLY UPDATE to City Council

project was approved by the Planning Commission on November 10, 2015. The project was approved by the City Council on December 9, 2015. Staff is waiting for submittal of a revised storm water plan that incorporates recent changes in regulations and is working with the property owner regarding obtaining permits to demolish the existing structure.

4. Westfield Theater – *No change from the following update reported last week:* This project is a 10-auditorium movie theater totaling 57,600 sq. ft. located on the north side of the Westfield Mall. The project was approved by the City Council on November 4, 2015.
5. Felicita Development, LLC – *No change from the following update reported last week:* This project is a 140-unit hotel, and a gas station or office/residential care facility at the southeast corner of Felicita Rd. and Gamble Lane. The applicant and staff met with the architect to discuss building elevations, 5-story height limitations and site design issues given the existing wetland constraints on the property. Additional technical analysis and coordination is needed to address traffic, biology, water and sewer service, geotechnical and storm water concerns, along with a market study for the proposed uses. The applicant met with the wild life agencies and is responding to technical studies needed to complete the application. Tribal consultations are underway.
6. Springhill Suites – *No change from the following update reported last week:* This project is a 105-suite hotel totaling 73,300 sq. ft. located at 300 La Terraza Drive involving 4 stories, a small conference room and an enlarged lobby for serving continental breakfast. A revised set of grading plans have been approved and grading has commenced for the parking lot on the adjacent office property which shares a driveway access. Landscaping plans were submitted for review, and department comments are being finalized. Building plans have gone through at least one review.
7. BMW Dealership – *No change from the following update reported last week:* A Precise Plan application to expand the existing dealership showroom an additional approximately 4,000 square feet and enhance the building façade at 1557 Auto Park Way was approved by the Planning Commission on October 13, 2015. A demolition permit to remove portions of the existing structure has been issues. The project is under construction.
8. Escondido Auto Park Association – *No change from the following update reported last week:* The association is proposing to upgrade the existing electronic message sign along I-15. On September 23, 2015, the Economic Development Subcommittee considered a request by the association to enter into an agreement with the City for reimbursement of a portion of the cost of the upgraded sign and expressed support for a five-year agreement based on anticipated public benefit of additional sales tax revenue. Staff has received information for processing.
9. Ford-Hyundai Dealership Expansion – *No change from the following update reported last week:* An expansion involving approximately 13,000 sq. ft. of showroom buildings and 6,700 sq. ft. wash/detail building at 1717-1919 Auto Park Way was approved by the Planning

City Manager's WEEKLY UPDATE to City Council

Commission on June 23, 2015. Grading has commenced, the sign plans have been approved, and the Planning Division has signed off on the building plans.

Industrial

1. Escondido Disposal Inc. – *No change from the following update reported last week:* The CUP modification to expand the existing facility was approved by the Planning Commission on August 25, 2015. The project has completed its post-approval plan check process; staff has approved the grading and landscape plans. The County has notified the City that the applicant has made its application to the State permitting agency. Storm drain issues improvements that extend through the site are under construction. A revised site plan with updated parking and circulation has been submitted for staff review. Staff is determining the adequacy of the storm water basins. Building plans were received for Phases I and III.
2. StorQuest – This proposed project at 220 W. Mission Avenue involves a 102,500 sq. ft. development with 4-stories, 3 in-line shops and a small office in conjunction with a public storage facility. Correspondence has been mailed to the applicant regarding initial comments and the need for additional information to complete the application. The applicant has been working with staff to modify the vehicle circulation pattern and parking at the front of the building and has indicated that revised plans could be resubmitted as early as this week.
3. Victory Industrial Development – This project involves two industrial buildings totaling 91,000 sq. ft. (one building 55,500 sq. ft., second building 35,500 sq. ft.) located at 2005 Harmony Grove Road and a zone change from residential to Planned Industrial consistent with the updated General Plan. Revised maps and technical studies have been submitted for review. Design review has been completed and the project is progressing through the environmental review phase including coordinating revisions to the traffic study.
4. Micro-Filtration Reverse Osmosis – *No change from the following update reported last week:* The proposed project involves a Conditional Use Permit (CUP) for the development of a new city facility at 2512 E. Washington Avenue to provide advanced treatment for Title 22 quality recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would be sized for a total production capacity of 2.0 million gallons per day (mgd) and consists of two separate buildings (one building 14,440 sq. ft., second building 21,775 sq. ft.) that would contain a variety of equipment, pumps, electrical, control and storage rooms. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) are also included. Public environmental review commenced concluded on April 6, 2016. A Planning Commission hearing for the Conditional Use Permit is tentatively scheduled for April 26, 2016.
5. Wastewater Collections Yard Expansion – *No change from the following update reported last week:* The project involves development of 1.8 acres of a larger, approximately 15.4-acre site for the construction of a new wastewater collections yard and maintenance facility for

City Manager's WEEKLY UPDATE to City Council

the City's Hale Avenue Resource Recovery Facility (HARRF) at 1521 S. Hale Avenue. The proposed facilities will consist of three separate pre-fabricated metal buildings 3,735 sq. ft. - 5,670 sq. ft. for collections; work bays and workshops for regular maintenance of vehicles and equipment. The project would require the processing of a Conditional Use Permit (CUP) and rezone. Public environmental review commenced on March 22, 2016 and will conclude on April 20, 2016. Public hearings are anticipated in summer 2016.

Institutional

1. John Paul the Great Catholic University – *No change from the following update reported last week:* A Conditional Use Permit to expand the campus and student enrollment at 155 W. Grand Avenue was approved by the Planning Commission on December 8, 2015. The proposal includes improvements to the former H. Johnson Building at 131 S. Broadway for studio and classroom space, and the former bank at 200 W. Grand Avenue for administrative offices and a student resource center. The proposed expansion would also increase the student enrollment from 300 to 1,200 students over the next several years. Staff has confirmed the availability of water and sewer connections. Staff recently met with the University President regarding potential future expansion plans beyond those previously approved.
2. Calvin Christian Middle/High School – The project is an expansion involving a 15,500 SF auditorium, multi-use conference center, classrooms, terraces and walkways located at 2000 N. Broadway. The grading plans have been approved and a building permit was issued on April 11, 2016.
3. Escondido United Reformed Church – *No change from the following update reported last week:* The project is an expansion for a phased, multi-year, master construction/development plan for a new 12,250 SF two-story sanctuary, conversion of existing buildings to a social hall, demolition of an existing social hall/classroom building (approx. 4,620 SF) and construction of approximately 5,250 SF for a nursery, multi-purpose room, classrooms for Sunday school and other associated activities, and bathrooms, and an enclosed 1,835 SF central Atrium/Narthex at 1864 N. Broadway. Building plans have been submitted for review and comment for portions of project, revised architectural designs for the sanctuary have been submitted for review; the grading plans have been approved.

Residential

1. Oak Creek (NUW) – *No change from the following update reported last week:* This project is a 65-unit single family development located at the southeastern corner of Felicita Road and Hamilton Lane. The LAFCO Board unanimously approved the annexation on October 5, 2015. Staff has returned documents to LAFCO memorializing their action that included final paperwork to be completed prior to annexation recordation.

City Manager's **WEEKLY UPDATE** to City Council

2. Amanda Estates (NUW) – *No change from the following update reported last week:* This project is a 22-unit single family development on Amanda Lane. The LAFCO Board approved the reorganization (annexation) at their meeting on August 3, 2015. Staff has returned documents to LAFCO memorializing their action that included final paperwork to be completed prior to annexation recordation.
3. Pradera – This project consists of a 70-unit single family development located at the northeastern corner of Ash Street and Lehner Avenue. Grading and construction are underway. Three, two-story model homes have been completed and the model complex opened to the public on January 30, 2016. An additional two-story model (Plan 5) has been added to the unit mix and will soon be under construction. A single-story unit will be marketed with this development, but no model home for the single-story unit will be constructed. The developer obtained building permits for the first and second phases involving 16 units and those phases are under construction. Plans for a third and fourth phase have been submitted for review, bringing the total number of units built or under construction to 36.
4. Zenner - The project is a 40-unit single family development at the northeastern corner of Lehner Avenue and Vista Avenue. The applicant (KB Homes) has submitted the final map, improvement plans and grading plans for staff review and approval. Staff has approved the home designs and plans for constructing an off-site model complex on three separate parcels near the project are nearing completion for staff approval. The annexation was approved by LAFCO on Sept. 14, 2015, and has been recorded by the County Recorder's Office. Proposed street names have been released by the Planning Division for review and concurrence by other agencies.
5. Stella Park Condominiums – *No change from the following update reported last week:* This project is a 65-unit townhome Planned Development located at 2516 S. Escondido Blvd. The Planning Commission recommended denial of the proposal on March 22, 2016. The City Council is scheduled to consider the project on April 27, 2016.
6. Wohlford – This project is a 55-unit single family development located on Bear Valley Parkway east of Encino Drive. Staff has reviewed submittals and technical reports from the applicant. A Specific Alignment Plan for Bear Valley Parkway detailing the proposed roadway design is under review. The Cultural Resources study has been completed and is being reviewed by staff and the EIR consultant. The consultant has reviewed the applicant's other technical reports and has provided comments for revisions and has commenced by-weekly status meetings as the document preparation gets underway. Preparation of the project EIR is on schedule.
7. Latitude II – *No change from the following update reported last week:* This project is a 112-unit multi-family development, located at the northeastern corner of Centre City Parkway and Washington Avenue, and approved by the City Council on August 19, 2015. A Final Subdivision Map has been submitted for review. The applicant will be submitting a boundary

City Manager's WEEKLY UPDATE to City Council

adjustment for a property exchange with the adjacent motel owner. Grading plans are nearing approval. Comments have been provided regarding the architectural plans that have been submitted for plan check. The CC&Rs and landscaping plans have been submitted for review.

8. Canyon Grove Estates (Tract 932) – *No change from the following update reported last week:* This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. Staff approved the substantial conformance determination for the revised tentative map and continues to coordinate with the applicant on the Precise Plan application for final architectural design and landscaping. The applicant has concluded the purchase of mitigation credits at Daley Ranch, and is pursuing acquisitions needed for offsite improvements. A grading permit has been issued and contractors are clearing the site in areas slated for development.
9. Safari Highlands – *No change from the following update reported last week:* This project is a 550-unit single family development located east of the Rancho San Pasqual community and north of the San Diego Safari Park. The project involves 1,100 acres including annexation and Sphere of Influence update for a master planned community with parks, trails, recreation center, fire station, open space, on-site sewer facility for treating a portion of the on-site wastewater for irrigation purposes. Planning and Engineering extensions of staff have been funded by the applicant and retained to assist the City in processing the project. Staff met with a representative of the Fish and Wildlife Department to discuss the project. Other outreach efforts have included City of San Diego, San Diego Zoo Safari Park representatives, public agencies and surrounding residents. The City Council approved the consultant contract for preparing the EIR on March 23, 2016. More information about this project is on line at: <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>
10. High Pointe (Palos Vista Neighborhood 3) – *No change from the following update reported last week:* This project is a custom-home development with 39 estate lots accessed from Mesa Rock Road. Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.
11. Paseo Escondido – This project is a mixed-use 122-unit multi-family planned development at the southeastern corner of Ash Street and Washington Ave. The proposed project consists of 26 one-bedroom and 96 two-bedroom apartments in three four-story buildings, and two 5,000 SF commercial buildings (10,000 SF total) oriented around an outdoor plaza. Additional submittals are required to complete the application and the applicant has completed coring and sampling as part of soils analysis. The applicant has been advised to meet with and SDGE planner regarding the overhead utility lines.
12. Del Prado (former Woody's site) – This project is a 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. The project includes a recreational facility, pool, and open space areas. Staff worked through various site design and utility issues with the applicant prior to

City Manager's WEEKLY UPDATE to City Council

scheduling the project for a public hearing. The Planning Commission recommended denial of the project on April 12, 2016.

13. Solutions for Change – This project is a Planned Development application for 33 affordable multi-family units. It was approved by the Planning Commission on October 13, 2015, and by the City Council November 18, 2015. Building plans have been submitted for review and approved by Esgil (contracted plan check firm). Staff authorized payment of Housing Division funds for reimbursement of applicant's consultant invoices. Staff has preliminarily accepted minor redesign efforts to meet construction costs and is working with the applicant to ensure state financing remains available for the project. The funding for the property acquisition has been completed
14. 701 San Pasqual Valley Rd – *No change from the following update reported last week:* This project is a 19-unit single family development located at 1201 E. 5th Avenue (formerly Tract 898) on 7.2 acres. The application is under review and a letter detailing additional comments and submittal requirements was forwarded to the applicant.
15. Veterans Village of San Diego – *No change from the following update reported last week:* This project is a mixed-use development involving a 54-unit affordable multi-family residential apartment project for military veterans and their families. It includes on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility at 1556 S. Escondido Boulevard. Building plans have been submitted for review and comment; the grading plans and landscaping plans have been approved.
16. Escondido Gateway – *No change from the following update reported last week:* This project is a mixed-use development involving 126 residential units within three, 4-5 story buildings with indoor and outdoor recreational areas and an opportunity for a small (1,000 sq. ft.) commercial/flex space on 2.6 acres (48 dwelling units/acre) located at 700 W. Grand Avenue (former Police Station) across the street from the North County Transit Station. Plans were submitted for the project involving a Specific Plan Amendment, Tentative Map, Planned Development and Development Agreement. Correspondence has been sent to the applicant regarding initial City department comments and the need for additional information to complete the application. The applicant recently met with staff to discuss proposed revisions in response to staff's comments. Revised plans from the applicant are expected to be submitted to Planning staff soon.

City Manager's **WEEKLY UPDATE** to City Council

Building Division:

1. The Building Department issued 69 permits with a total valuation of \$1,684,391.
2. 32 photovoltaic permits were issued for the week. Building has issued 415 solar permits this year compared to 246 issued for the same time last year.
3. The Building Department staff had another busy week. Inspectors averaged 37 inspections per day with 30 inspections on Friday. 3 inspections were "held over" on Friday. Our building counter staff was also busy, averaging 34 counter sign in's per day and 32 on Friday.
4. The 76 unit condominium complex at 2412 S Escondido Blvd has received final inspection approval and certificate of occupancy for building #3.
5. The Building Division qualified 8 applicants for the Building Inspector II position and interviews are scheduled for April 21st.
6. Permits were issued for a new single family dwelling at 1542 W 11th Ave.
7. Permits were issued for a new auditorium building for Calvin Christian High School at 2000 N Broadway.
8. A notice was posted at the building counter requesting that contractors present any residential solar revisions to the building inspector at the time of inspection in lieu of submitting revisions at the building counter. This change of policy was implemented due to the increase and frequency of solar revisions and as a means to expedite processing by allowing inspectors to review and approve minor plan changes at the job site.

Code Enforcement:

1. As of April 19, 2016, the total number of open code enforcement cases is 437 cases. During the prior week, 97 new cases were opened, and 57 cases were closed, with a backlog of an additional 28 cases not yet opened for assignment and investigation.
2. There were 196 illegal signs confiscated during the weekend.
3. Last week the Business License Division issued 28 new licenses and received 30 new applications, in addition to 67 renewals.

City Manager's **WEEKLY UPDATE** to City Council

Public Art:

Weather permitting, Queen Califia's Magical Circle in Kit Carson Park (3333 Bear Valley Parkway) will be open to the public on Sunday, April 24 and on Saturday, May 14, 2016, from 10 a.m. to 2 p.m. Docents will be on site to answer questions.

CAPITAL IMPROVEMENTS

Kit Carson Hockey Rink Improvements:

No changes from the following update reported last week: The vents that were delivered have been manufactured to the wrong specification. The contractor and manufacturer are working to replace the units by this next week.

Grape Day Park Playground:

The contractor moved in on Tuesday April 19, the first items of work are to establish a construction fence and secure 5 parking spaces along Broadway.

Private Development

Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):

The irrigation systems are being installed this week along Bear Valley Parkway from Idaho Avenue to Lloyd Place to the north. The last section of old Bear Valley Parkway has been removed from Suburban Hills Drive south to San Pasqual Valley Road. The remaining section of roadway between Lloyd Place and Boyle Avenue to the north is staging for the placement of new concrete curb and gutter improvement this week.

2412 South Escondido Boulevard:

This project is nearing completion with the first of three building released for occupancy.

Pradera - Lennar Communities:

Concrete improvements continue along Stanley Avenue with the installation of more sidewalk on Monday April 18.

Plan reviews and approvals continued on this project as follows:

- The Precise Grading plans and Improvement plans for Street "B" were submitted on April 11th and are being reviewed by a consultant.
- The revision to the Model Home Landscape plans is ready for approval.

Lexington Model Homes - KB Homes:

The contractor has resumed construction of the new sewer main along Ash Street after revisions were made to the engineers design.

City Manager's **WEEKLY UPDATE** to City Council

Plan reviews and approvals continued on this project as follows:

- The 2nd submittal of the grading plans for the Model Homes was made on April 18th.

Rincon del Diablo 8" & 12" Water Main Construction:

The contractor has completed the installation of the new pipeline and now is in the water quality portion of the project.

Tract 932 - Canyon Grove Shea Homes Community:

No changes from the following update reported last week: *The mass grading of the site continues with the work force concentrating on the extension of Vista Avenue.*

Plan reviews and approvals continued on this project as follows:

- A Final Bond and Fee Letter will be issued this week.
- Shea Homes signed the onsite street R/W dedication deed and returned it to the City for acceptance and recording last week. This will allow SDG&E and VID to complete their plans and sign agreements with Shea Homes.

Broadway and Washington Avenue ramp improvements:

The State of California (Caltrans) has completed the ramp restoration to the North West corner of the intersections. The work zone is now the South East corner where all concrete improvements have been removed, the work at this corner should be completed in two weeks. The work includes the relocation of traffic signal pole foundations which were replaced prior to demolition which will help expedite the restoration process.

San Diego Gas & Electric gas main replacement:

The project calls for the replacement of 900 feet of gas main and the associated service lateral along Ash Street between Sheridan Avenue and Peach Way. Pot holing of the utility began on Monday April 18 with the construction expected to be completed in 8 weeks.

Private Development –Current Plan Review

Tract SUB14-0002 – Lexington by KB Homes (Zenner):

This project is a 40 lot residential subdivision located primarily along Vista Ave and Lehner Ave and this project will cul-de-sac Lehner Ave. and will also vacate an unnamed and untraveled public R/W when developed. KB Homes has acquired this project and has just begun to process the final engineering. KB Homes has also purchased 3 existing vacant lots that they are developing as their model homes (see above) for this project.

- The 1st submittal of the Rough Grading plans, Improvement plans, Storm Water and Drainage Reports, and the Final Map were made on March 29th and this 1st review should be returned to the engineer by the end of April.

City Manager's **WEEKLY UPDATE** to City Council

Tract SUB15-0003 – Latitude II Condominiums by a Lyon Homes Partnership:

This project is a 112 unit residential condominium subdivision located at the N/E corner of Centre City Pkwy and Washington Ave. The primary access to the project will be via a new entrance off of Centre City Pkwy. Also this project will construct a large box culvert storm drain to route existing storm water flows through the project. There a few private and public easement quitclaims and a property swap that must be completed to build the project as planned.

- The Utility Dept. completed their review of the 2nd submittal of the Grading plans, Improvement plans on April 15th.

Solutions for Change Housing:

This project is a 3 story 34 unit low income/transitional housing project located on S. Escondido Blvd. just south of 15th Ave. This project also has a small commercial office space component that will be subdivided off by “air space” Parcel Map for tax financing reasons.

- The 3rd submittal of the improvement plans was made on April 5th and will be reviewed in the next week.

PUBLIC SAFETY

Fire:

See the Escondido Fire Department's 2015 Annual Report attached.

Police:

Incidents

On 4/10/2016, Officer Bellamy located a stolen vehicle in the 100 block of W. Lincoln Ave. The driver of the stolen vehicle was taken into custody without incident and booked into the Vista Detention Facility for possession of a stolen vehicle.

On 4/12/2016, personnel from the Gang Enforcement Team stopped a vehicle for a vehicle code violation. The officers conducted a search of one of the passengers, who was on parole, and located a handgun. The suspect was booked into the Vista Detention Facility for being a felon in possession of a handgun.

On 4/12/2016, Officer Adame detained a subject who was believed to have been involved in a robbery earlier in the day. At first, the subject gave a false name in order to avoid arrest. Officer Adame continued her investigation and discovered the subject had a felony warrant issued for his arrest. The subject was also identified as the person who committed the robbery earlier in the day. The subject was booked into the Vista Detention Facility for the robbery and the felony warrant.

City Manager's WEEKLY UPDATE to City Council

On 04/14/2016, Officer Fidel located a stolen vehicle in the 2300 block of E. Valley Pkwy. The driver of the vehicle was taken into custody without incident and booked into the Vista Detention Facility for possession of a stolen vehicle. The vehicle was released to the owner.

On 4/14/2016, detectives from the Special Investigations Unit served a search warrant at a residence in the 2700 block of E. Valley Pkwy. Two suspects were arrested for possession of heroin and booked into the Vista Detention Facility.

On 04/16/16, Dispatch received multiple calls regarding two males shooting at people from a vehicle. Officers arrived on scene and located the vehicle in the 800 block of S. Tulip St. Two people were arrested and booked into the Vista Detention Facility. Officers located a loaded handgun inside the vehicle.

Events

National Public Safety Telecommunicator Week is held annually during the second full week of April. The Escondido Police and Fire Department showed their appreciation for the important service they provide during a small ceremony. These dedicated dispatchers answered over 200,000 calls in 2015, most of which a lead to some type of response by Police, Fire or Emergency Medical personnel.



Recently, Neighborhood Services and the Escondido Police Department hosted a clean-up day in the as part of the Neighborhood Transformation Project. About 20 volunteers from Emmanuel Faith Community Church's college ministry (the Well) came out to lend a hand. This was their second time participating in a Neighborhood Clean-Up.

City Manager's WEEKLY UPDATE to City Council



On 4/13/2016, Captain Skaja participated in a ceremony thanking the Department's thirty-two volunteers. Their efforts enhance the Department's ability to effectively serve the public. Much of their efforts go unseen. In 2015, the volunteers saved the department more than \$231,000. Some of those services included 419 vacation house checks, 127 radio calls, 1360 hours worked during special events and call outs.



Captain Loarie was the keynote speaker at the Riverside County District Attorney's Office Victim's Rights Candlelight Vigil. He spoke at two events, in Temecula on 4/13/2016 and Riverside on 4/14/2016.



City Manager's **WEEKLY UPDATE** to City Council

On 4/14/2016, Chief Carter and Captain Skaja attended a meeting with the East Valley Business Association.

On 4/16/2016, eight people participated in the Guns and Hoses event. The event included a tour of the Police Station and hands-on activities. The activities included firing the Taser, baton training, handcuffing techniques and role playing on the training simulator. After their time at the Police Department, the participants moved to the Fire Station 1 for a station tour, lunch and firefighting.



2015 Annual Report

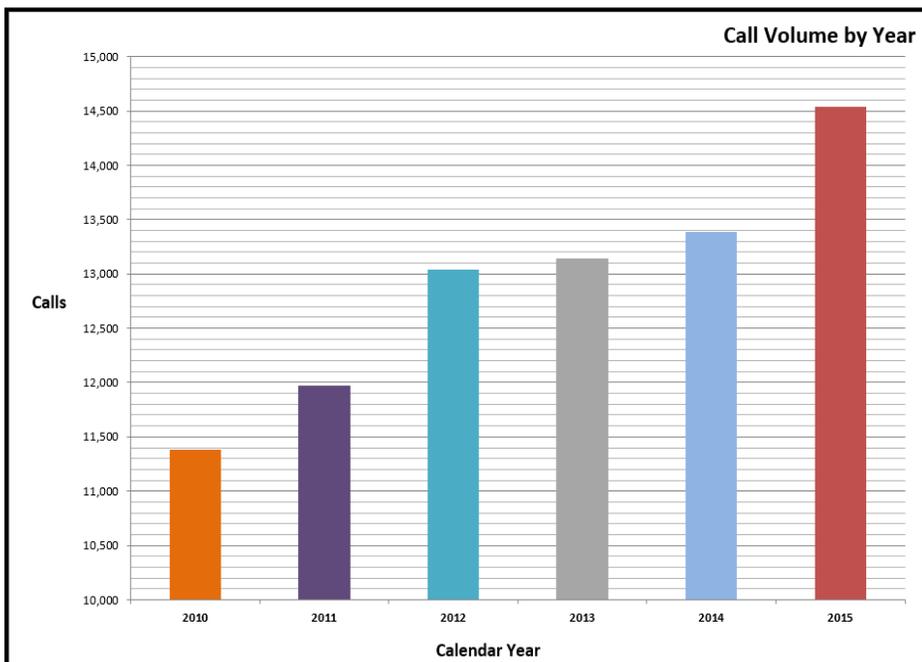
Escondido Fire Department

The Escondido Fire Department has a proud history of serving our community for over 100 years. Of those 100 years, I have had the privilege to serve as the Fire Chief for more than 8 years. As I complete my final full year of service as the Fire Chief, I want to say what an honor and privilege it has been to work alongside the dedicated men and women who have committed themselves to providing the highest level of service to the citizens of Escondido and Rincon del Diablo Fire Protection District. As I reflect back over the tradition of this great department, which once had dedicated volunteers who compassionately gave of themselves to serve their community to now employing over 130 men and women who still commit themselves to providing this same level of service to the public. I am confident that the next Fire Chief will continue to move the Escondido Fire Department forward and into the future with the same dedication.



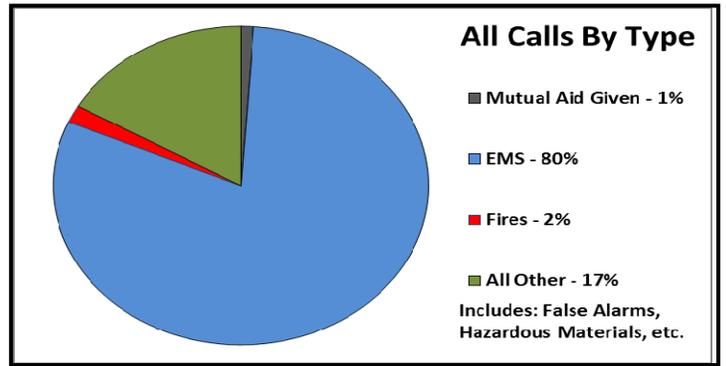
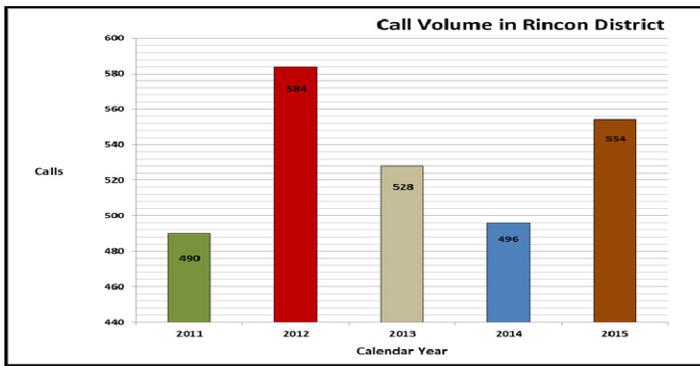
Michael Lowry
Fire Chief
33.9 Years of Service

The Escondido Fire Department's "Mission Statement" and "Core Values" are a reflection of the compassion, professionalism, respect and dignity that we collectively embrace as we strive to make a difference in our community. As I begin my last few months serving as the Escondido Fire Chief, I am privileged to lead this organization, filled with skilled personnel whose commitment is to exceed the public's expectations. With the strong support of the City Council, the board members of the Rincon del Diablo Fire Protection District, and other city departments, the Escondido Fire Department will continue to monitor our service levels for efficiency, effectiveness and overall quality in order to ensure that the service we provide matches the needs of the community.



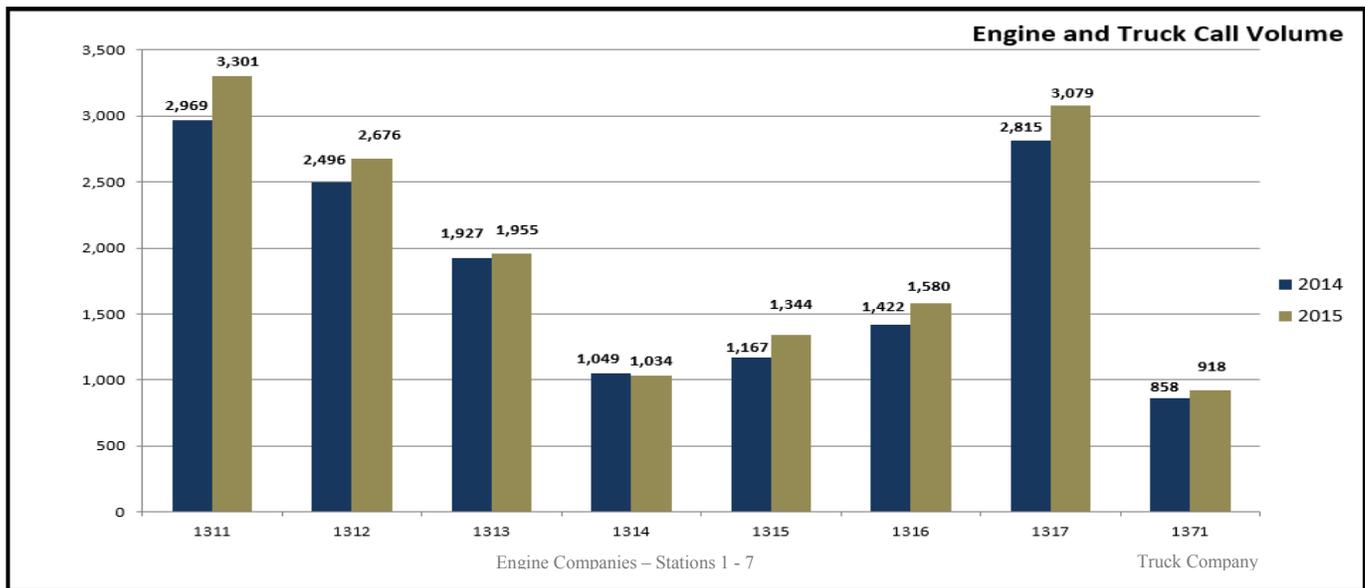
Our 2015 Annual Report is an analytical perspective of how the fire and emergency medical services (EMS) were delivered to our community. The demand for Fire/EMS services continues to climb yearly. In 2015, we responded to 14,536 calls for service, which is our highest year ever recorded.

As with most fire departments, the majority of our calls are EMS related. Our department was able to meet these increased demands due to our current operational platform that allows us flexibility and adaptation to the changing needs of our community.



The Escondido Fire Department serves the citizens in the Rincon del Diablo Fire Protection District and during 2015 responded to 554 calls, which increased by 58 calls from 2014.

The Escondido Fire Department serves the community with seven Fire Stations, which are divided into Service Area Districts. As our call for service increases, there is a correlation to an increase in the call volume for our Engine Companies and Truck Company.

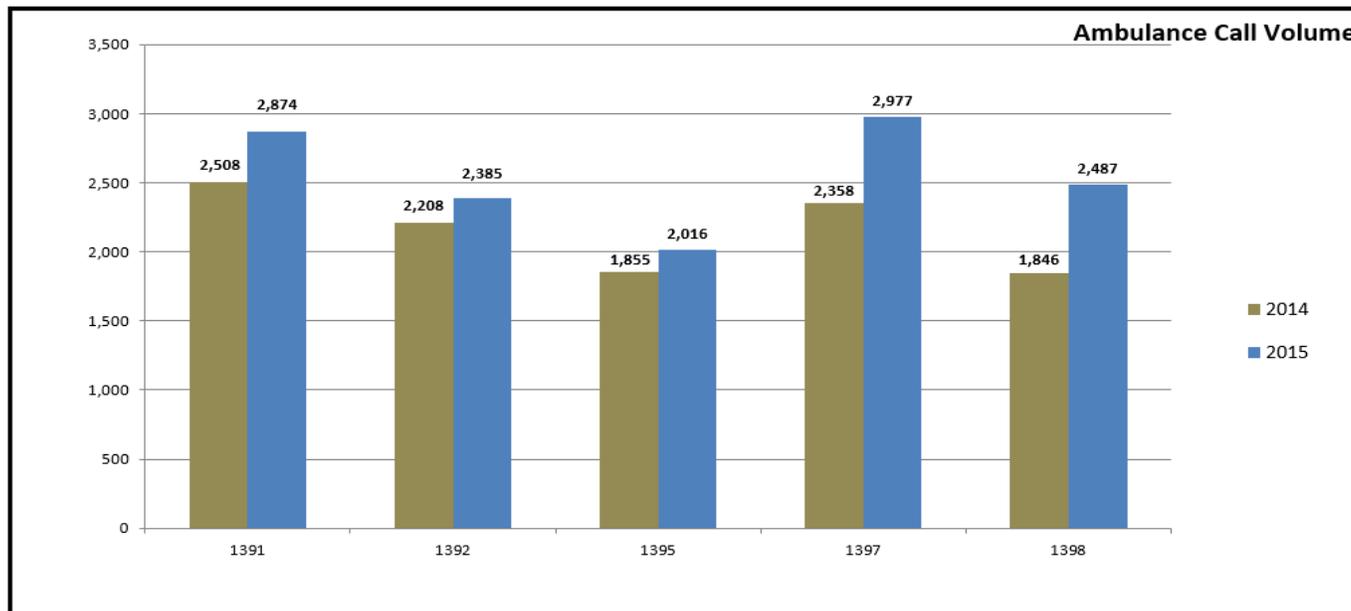


The Emergency Medical Services (EMS) division accomplished several objectives in 2015 that allowed us to continue to enhance medical service delivery to the residents and visitors in Escondido. In addition to ensuring the quality of medical care through case review and field observations, the EMS division facilitated continuing education (CE) classes throughout the year including Pediatric Advanced Life Support (PALS), Pre-Hospital Trauma Life Support (PHTLS) and the Pediatric Education for Pre-Hospital Professional (PEPP) courses.

Trauma injuries account for a large number of our emergency calls. Enhanced education and hands on training improve the quality of care and decreases mortality. The program stresses the treatment of the multi-system trauma as well as cases with specific needs, at times this may require an approach to the trauma patient that varies from traditional treatment modalities. PHTLS promotes critical thinking as the foundation for providing quality care. The PHTLS course is continuously revised in order to keep up with advancement.

Over the last couple of years, the Escondido Fire Department has been modifying our delivery service to match the needs of the community with available resources. Our four (4) Rescue Ambulances are staffed with (1) Firefighter Paramedic and (1) Non-Safety Paramedic, located at Stations, 1, 2, 5, and 7. We have one (1) Medic Ambulance located also at Station 1, which is staffed with (2) Non-Safety Paramedics. With our call volume continuing to increase, we have been meeting with Palomar Hospital, County EMS, and other local fire departments to identify the needs of the community and to develop a plan to mitigate off-load delays.

The graph below shows we have experienced a significant increase in our call volume for our ambulances. In 2014, our ambulance call volume totaled 10,775. In 2015, our ambulance call volume was the highest ever with 12,739; this reflects an increase of 1,964 calls.

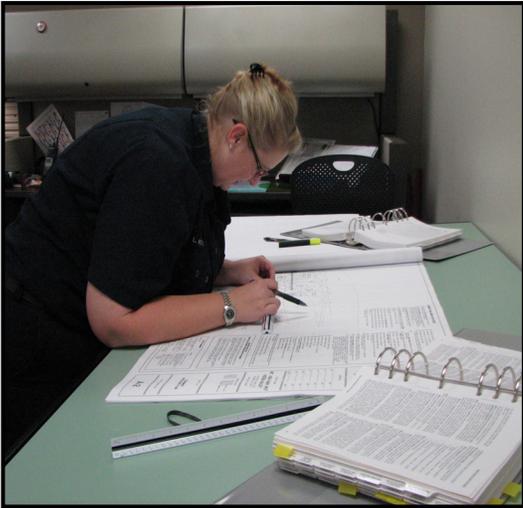


Our Training Division is tasked with developing topics that employ a variety of methods and techniques to achieve our mission. New employees complete an “in-house” academy and participate in a paramedic mentorship program before becoming part of an emergency response crew. Crews perform manipulative training at our modern training facility located at Fire Station 1. Personnel train with other crews refreshing current skills as well as learning new skills.

A significant accomplishment for our Training Division is the implementation of the Blue Card Command Certification Program. Blue Card is a state of the art training and certification program that teaches Company and Command Officers how to standardize local incident operations across the organization.

Escondido Fire Department possesses a rich tradition of dedication to training. This division is also responsible for ensuring the professional competence of all emergency responders. By leveraging technology, combining classroom and realistic live training, this vital division prepares our department for a wide range of emergencies.



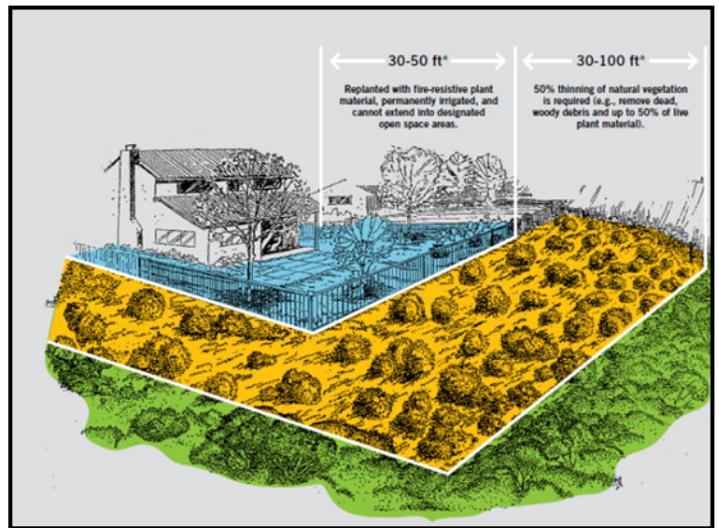


The Escondido Fire Department plays a key role in the community with our Fire Prevention Division. Prevention supports the mission of this department, to serve the public and to safeguard the community from the impact of fire, medical, and environmental emergencies through education, emergency services, and enforcement.

The Prevention Division works alongside our business owners, builders, and others to maximize safety and evacuation elements throughout the design and construction process. The Prevention Division conducted a total of 1,160 plan checks and 1,371 inspections, while our suppression Engine Companies conducted over 900 inspections. These inspections ensure that buildings are safe for the business owners, employees, and the public.

During my time serving this community, Escondido has experienced some significant catastrophic wildfires. In an effort to reach out and educate property owners whose property resides in a dangerous high fire zone area, the Prevention Division mailed over 2,500 letters to homeowners reminding them about maintaining defensible space.

The Prevention Division works closely with other City departments to ensure safe regulation of solar-panel installation on homes and businesses, who directly contribute to a beautiful, desirable and environmentally responsible City where the citizens want to live, work, shop, eat, and enjoy.



This 2015 Annual Report reflects just a small aspect of the time and effort collectively given by this department. If space was unlimited, I could highlight our working relationship with the Burn Institute, the number of hours our volunteers tirelessly give to this organization, the public education program where we go into schools to talk to children about fire safety, etc. but unfortunately, I do not have this kind of space.

In closing, I wish to extend my sincere gratitude to all the personnel of the Escondido Fire Department. It has been a privilege to watch you provide the “Legendary Service” to the citizens and visitors of my hometown, Escondido.

From the Escondido Fire Department, we want to thank everyone who helped make 2015 a safe and successful year.

Michael Lowry
Fire Chief