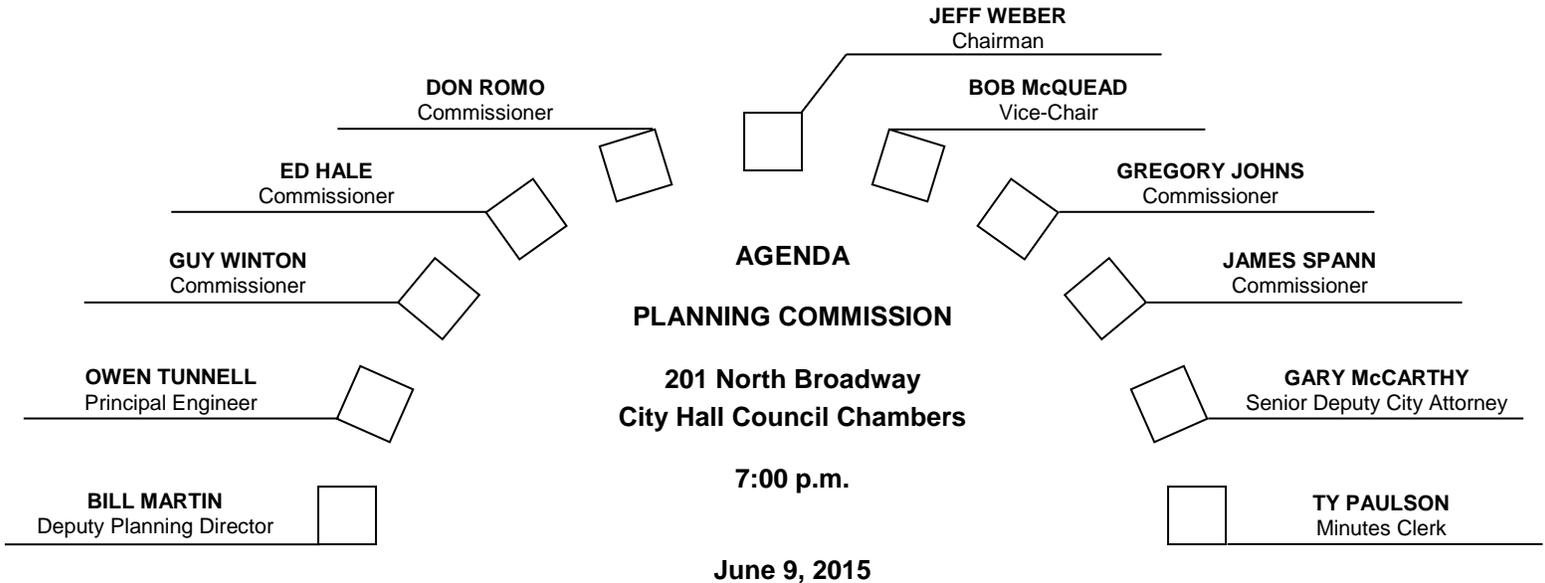


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES: 05/26/15**

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

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

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0030:

REQUEST: A proposed Modification to a Conditional Use Permit to redevelop the Emmanuel Faith Community Church campus. The multi-phased project would take approximately 25 years to complete. Phase 1 (estimated to be completed within five years of project approval) would demolish seven existing children's buildings and replace them with a 45,000 SF Nursery/Children's Building, to house a new weekday preschool/daycare center and existing weekend religious programs. Phases 2 through 4 would include demolition of existing junior high meeting rooms, construction of a new 24,000-SF Training Center/Youth Complex, renovation of existing Junior High and High School/College Assembly buildings (plus lobby expansion for the latter), demolition of two existing nursery buildings, renovation of the existing Education Center into offices and meeting rooms (plus lobby expansion), demolition of existing café and maintenance buildings and construction of new ones attached to the existing Family Center, expansion of the existing 1,600-seat Worship Center to 2,000 seats, and reconfiguration of on-site parking lots and outdoor gathering spaces. A portion of an existing 6' chain link fence, adjacent to the existing turf play area and within the front setback area, would be retained as a "play field fence" as defined in the City of Escondido Zoning Code. Total square footage of buildings on the site would increase from 132,665 to 191,813, and on-site parking would be reduced from 712 to 679 spaces. An existing 732-space off-site parking lot at the southwestern corner of 17th Avenue and Felicita Drive would not be modified as a result of this project, and would continue to be available for church activities. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The property is 17.56 acres and is located at the southeastern corner of East 17th Avenue and Encino Drive, addressed as 639 East 17th Avenue.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued for a 20-day public review period starting on April 28, 2015, and ending on May 18, 2015. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological resources, hazards and hazardous materials, and transportation and traffic.

APPLICANT: Emmanuel Faith Community Church

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 15-0001:

REQUEST: A modification to the previously approved Conditional Use Permit (CUP) for Calvin Christian High/Middle School to construct a new, approximately 15,515 SF, auditorium building with fixed/telescopic type seating to accommodate up to 600 people (400 on lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of a canopy structure over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up 35 feet in height to a pitched roof element over the exterior elevator structure. A cross feature up to approximately 9-foot-high is proposed to be installed on top of this roof structure. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 13.17-acre school site is located on the northeastern corner of N. Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 2000 North Broadway (APNs 224-120-54 and -55).

ENVIRONMENTAL STATUS: A Negative Declaration (City File No. ENV 15-0002) was issued to assess the project related impacts as required by the California Environmental Quality Act (CEQA). The findings of this review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant. The Initial Study and Negative Declaration are on file in the City of Escondido Planning Division can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>.

APPLICANT: Calvin Christian High/Middle School

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

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

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

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

May 26, 2015

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; Gregory Johns, Commissioner; Don Romo, Commissioner; James Spann, Commissioner; and Guy Winton III, Commissioner.

Commissioners absent: None.

Staff present: Bill Martin, Deputy Planning Director; Jay Paul, Associate Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Winton, seconded by Vice-chairman McQuead, to approve the minutes of the March 24, 2015, meeting. Motion carried unanimously. (7-0)

ELECTION OF CHAIR & VICE-CHAIR:

Commissioner Hale nominated Commissioner Weber for Chair. With no other nominations Commissioner Weber was elected to Chair by a vote of 6-0-1 (Weber abstained).

Commissioner Spann nominated Commissioner McQuead to Vice-chair. With no other nominations Commissioner McQuead was elected to Vice-chair by a vote of 6-0-1 (McQuead abstained).

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE – PHG 14-0020 and ENV 15-0004:

REQUEST: A Master and Precise Development Plan for a proposed mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; 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. The residential component includes the construction of 48 new apartment units and preservation of six existing adobe apartment units. The 48 new units would be situated in two, three-story buildings and include 11 one-bedroom units, 32 two-bedroom units and 5 three-bedroom units. The commercial component includes a small retail ground floor space (approx. 1,500 SF). A Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project. The project would provide 84 parking spaces consisting of tuck under garage spaces (two-car tandem spaces) and uncovered open spaces. The project is requesting to use the reduced parking ratios and reduce the number of covered spaces as allowed for affordable projects in conformance with the City's Density Bonus and Residential Incentives Ordinance (Article 67, Escondido Zoning Code).

The project site is developed with historic adobe commercial and multi-family residential structures and some of these structures will be retained and incorporated into the project. Project implementation would include demolition of the four-unit apartment building and arched uncovered porch entry feature; carport; workshop/storage building; and portions of the adobe walls including the 8-foot-high wall along S. Escondido Boulevard. The pool and other landscape features also would be removed.

PROPERTY LOCATION: The approximately 1.8-acre project site is comprised of four parcels, addressed as 1556 S. Escondido Boulevard (APNs 236-460-04, -05, -09 and -59).

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the design of the proposed project would be consistent with the General Plan Goals for the South Escondido Boulevard/Felicita Target Area and South Escondido Boulevard Objectives and Design Guidelines for mixed-use residential development, and the appropriateness of the demolition of historic adobe structures. Staff recommended the Commission approve the proposed Master and Precise Development Plan and Zone Change, provide design input and any design recommendations on the architecture and colors of the new three-story buildings, especially the rear elevation of buildings 1 and 2, and

perimeter wall materials, and adopt the Final Mitigated Negative Declaration based on the following: 1) The proposed planned residential development would be in conformance with the General Plan which allowed for mixed-use residential development within the target area of the South Escondido Boulevard Area Plan known as the "South Escondido Boulevard/Felicita Area" (page II-70). The project included a minimum density of 30 du/ac as required in the Target Area, and also would provide a commercial component that also would serve the residents as part of the services offered by VVSD. The project would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types, and to revitalize and renew the commercial area. The project would provide additional affordable housing and support services to veterans and their families; 2) The new, three-story apartment buildings would utilize an architectural design that would be compatible with the existing adobe structures and incorporates similar features to provide an appropriate transition between buildings. Adequate on-site parking and circulation would be provided to support the various components/features of the project, and appropriate open space amenities and services would be provided to serve the residents. The project would include a variety of amenities such as common open space and gathering areas; individual patios for selected units and common balconies; enhanced walkways and paving and landscape features; and support services for the residents. A mix of architectural elements had been incorporated into the buildings to be compatible with single-story ranch style adobe structures. Although the buildings would be larger and taller than adjacent one- and two-story commercial and residential structures, the overall mass and height of the three-story units had been addressed through varied wall planes and roof lines; a variety of material and color elements; appropriate setbacks perimeter walls and landscaping, and balcony features to provide a more pedestrian scale along the street; and 3) Staff believed the proposed demolition of the adobe structures would be appropriate because the more historically and architecturally significant Weir Bros. adobe structures (offices and circular apartment units) would be preserved on site and incorporated into the project design and facility operation. The proposed demolition/preservation plan and historic mitigation measures also were recommended for approval by the Historic Preservation Commission.

Vice-chairman McQuead and staff discussed the proposed materials and color for the perimeter wall for the project.

Commissioner Hale felt the color of the new facilities should be consistent with other buildings in the area.

Commissioner Winton and staff discussed the proposed modifications with regard to the 15th Avenue fencing. Staff noted that the overhead utilities and

fencing would be removed along with enhancing the landscaping along 15th Avenue.

Commissioner Romo asked if the facility would incorporate elevators. Mr. Paul replied in the negative.

Chairman Weber asked if the project had a secondary access point. Mr. Paul replied in the negative.

Commissioner Winton suggested using faux adobe or adobe design elements in order to create a more consistent look with the historic adobe structures. He also suggested expanding the color pallet of the new structures and utilizing slump block for the perimeter wall.

Vice-chairman McQuead stated he did not object to the use of a white color but concurred with expanding the color pallet for the new construction. He suggested creating some type of protection for the entry doors from weather and sun on the southern side of the facility. He also suggested using slump block for the perimeter wall with a mortar wash finish in order to create consistency with the adobe structures.

Chairman Weber felt the color palate should be consistent with the existing buildings and Weir adobe structures. He suggested creating some type of protection for the entry doors from weather and sun on the southern side of the facility as well as incorporating architectural treatments on the east facing buildings so neighbors would not be subjected to a bland wall. He suggested incorporating design elements into the perimeter wall consistent with the Weir Brother adobe structures. He also expressed concern with blank walls lending themselves to graffiti.

Kent Trimble, representing Veteran's Village, provided an overview of the project and noted that the project incorporated staff's recommendations. He stated that the new facility would serve both active and non-active veterans by providing permanent housing. He then provided an overview of the amenities for the project.

Chairman Weber questioned why elevators were not proposed for the project. Mr. Trimble noted that elevators were not required. He stated that all of their apartments were furnished, thus reducing the need for elevators. He also stated that their other complexes did not have elevators.

Commissioner Romo expressed his concern with the facility not having an elevator. Mr. Trimble noted that they could accommodate anyone with physical disabilities on the first floor.

Greg Le Flore, Architect, stated that they were open to incorporating other colors, noting that their theory behind the white color was to create a contrast and not try to compete with the existing historic adobe structures. He stated that they would take the Commission's input and incorporate it into the project.

Commissioner Johns asked Mr. Trimble if their funding was defined for Veterans only. Mr. Trimble replied in the affirmative and then provided an overview of the limitations on the property given the previous use of VA funding to purchase the site.

Commissioner Johns and Mr. Trimble discussed what constituted a family with regard to occupancy.

Commissioner Romo, Commissioner Spann, and Mr. Trimble discussed the proposed funding for the project.

ACTION:

Moved by Commissioner Hale, seconded by Vice-chairman McQuead, to approve staff's recommendation. Motion carried unanimously. (7-0)

2. AMENDMENT TO THE ZONING CODE – AZ 15-0001:

REQUEST: A proposed amendment to Article 49 of the Escondido Zoning Code regarding Air Space Condominium and Community Apartment Projects, to provide an exception from the condominium permit requirement for new commercial and industrial condominium projects that otherwise comply with Subdivision Map Act and City public noticing requirements. The amendment will also increase the minimum contingency fee requirement for condominium conversion projects and eliminate the fee requirement for new construction, allow for administrative approval of minor changes to proposed condo projects on a case-by-case basis, and include other minor text revisions for clarity purposes. The proposal includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Bill Martin, Deputy Planning Director, referenced the staff report and noted staff's main issue was whether the proposed changes were appropriate. Staff recommended approval based on the following: 1) The elimination of the condominium permit requirement for new industrial and commercial condominium projects would streamline the approval process, which would help to promote the establishment of businesses in Escondido. The requirement to

obtain parcel map approval would remain in place, as mandated by the Subdivision Map Act; 2) Allowing for administrative approval of minor changes to proposed condominium projects would also help to streamline the permit process, since it would eliminate the need for a hearing in some cases. The decision to approve a change administratively would be made on a case-by-case basis, which would give staff the discretion to seek planning commission approval when warranted; 3) The increase in the minimum contingency fund requirement from \$500 to \$1000 per unit would ensure that a condominium conversion project had sufficient reserves to pay for any emergencies or repairs that may arise within common areas of the development. This would enable Escondido to retain a supply of high-quality, well-maintained condominium projects. Staff had concluded the fee was not warranted for new condominium construction where there is no deferred maintenance and the establishment of a reserve fund was already mandated by the California Bureau of Real Estate.

Commissioner Hale asked if an applicant could take advantage of the State's exemption criteria for commercial condo conversion projects as well as new commercial condo construction. Mr. Martin stated that the Subdivision Map Act did not discern between new construction and conversions when determining whether commercial condominium projects were except from the Tentative Map requirement.

Commissioner Winton questioned whether small postage stamp, commercial parcel map projects would be prohibited. Mr. Martin replied in the negative.

Commissioner Johns and staff discussed what constituted a major change to a condominium development that would still require Council approval.

Commissioner Hale suggested modifying the language to add commercial and industrial condo conversions to the condominium permit exception, noting his view that conversions should not be excluded. Mr. Martin noted that the Planning Commission could make that recommendation.

ACTION:

Moved by Commissioner Winton, seconded by Commissioner Johns, to approve staff's recommendation. The motion included adding commercial and industrial condominium conversions to the projects that would be exempt from the Condominium Permit requirement. Motion carried unanimously. (7-0)

CURRENT BUSINESS:

1. Discussion regarding the unauthorized changes occurring at the Escondido Sports and Fitness facility (Case No. PHG 15-0002); located at 130 E. Lincoln Avenue.

Bill Martin, Deputy Planning Director, provided the staff report and noted that the purpose of this item was to initiate a conversation with the Planning Commission regarding options for resolving the current situation where the property appears to be in the process of being converted to an unauthorized use as a banquet hall/ballroom facility. Planning staff could continue processing the applicant's incomplete CUP application by requesting expensive traffic and noise studies and design modifications for a use that may not be supportable. Another option could involve revoking the current CUP for a fitness facility given that 24 off-site parking spaces previously authorized at the adjacent Domino's property are no longer available and current on-site parking did not meet the requirements for a fitness facility. The applicant could also reestablish the fitness club use in effect at the time he acquired the property and potentially bring the facility back into compliance by building new parking spaces where the pool was located. The property is located in the CG (General Commercial) zone, which allowed the greatest range of commercial uses so potential opportunities for the site appear to exist.

Commissioner Winton asked if neighbors were concerned with lights and noise. Mr. Martin noted that the neighbors expressed concern several years ago when there was a proposal to convert one of the tennis courts to an outdoor basketball court.

Vice-chairman McQuead asked if the applicant had been given deadlines. Mr. Martin noted that several stop-work orders had been issued and staff had given a deadline to file the appropriate land use permits, noting that the applicant had filed an incomplete application for a CUP modification. He noted that staff was looking to the Commission as to whether the proposed use could be supported in the subject location.

Vice-chairman McQuead asked if the applicant had provided any parking plans to staff. Mr. Martin replied in the affirmative, noting that they were looking at creating additional parking in the tennis court and demolished pool areas.

Vice-chairman McQuead questioned whether staff could provide direction to the applicant regarding what the best use of the property would be given the limited parking. Mr. Martin replied in the affirmative. He also stated that the property owner had already expended significant funds on their proposed use and had advertised the facility as being available to the public.

Commissioner Johns asked if the YMCA had provided any input or comments regarding the current use being a good neighbor. Mr. Martin replied in the negative.

Commissioner Hale asked if the subject property was sold in the last year. Mr. Martin replied in the affirmative.

Commissioner Hale expressed his concern with the new owner not adhering to the City's codes and permit process. He did not feel the property could provide adequate parking to meet the proposed use.

Commissioner Spann stated that it appeared there was a blatant disregard to complying with the City's codes. He suggested giving a deadline to meet the conditions of the CUP, and if they could not be met that the CUP be revoked.

Discussion ensued regarding a clarification of the City's occupancy limits.

Commissioner Romo did not feel adequate parking could be provided to meet the proposed use.

Commissioner Johns asked if religious activities were occurring at the subject site. Mr. Martin stated staff was unaware of whether religious activities were occurring on the site.

Chairman Weber expressed his view that the current parking was not adequate to meet the approved fitness use let alone the proposed use.

Commissioner Winton felt staff needed to indicate a willingness to work with the applicant on the highest and best use for the property and at the same time let the owner know the ramifications of not adhering to the City's codes.

The discussion concluded and no action was taken by the Commission on this item.

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS:

Chairman Weber noted that he attended the SANDAG-sponsored meeting that was held in the Mitchell Room to discuss the new San Diego Forward Regional Plan.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:49 p.m. The next meeting was scheduled for June 9, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Bill Martin, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: June 9, 2015

CASE NUMBER: PHG 14-0030

APPLICANT: Emmanuel Faith Community Church

LOCATION: On the southeastern corner of East 17th Avenue and Encino Drive, addressed as 639 East 17th Avenue (APN 237-030-58)

TYPE OF PROJECT: Modification to a Conditional Use Permit

PROJECT DESCRIPTION: A modification to a Conditional Use Permit for the Emmanuel Faith Community Church for a phased, multi-year construction and renovation plan, to include the following:

Phase 1 (estimated to be completed within five years of project approval)

- Demolish seven existing children's (elementary school) meeting rooms
- Construct new Nursery & Children's Building, for Wednesday evening and Saturday/Sunday religious classes for children through Grade 6 (an existing use of the site), as well as for a Monday-Friday preschool and daycare center for up to 200 infants, toddlers, and preschool age children (a new use).
- Reconfigure parking lot at northwest corner of site (Lot A)

Phase 2A (estimated to be completed within ten years of completion of Phase 1)

- Demolish two existing nursery buildings
- Demolish existing junior high meeting rooms, office, and restrooms (all part of the existing Youth Center)
- Renovate existing Junior High Assembly (also part of the existing Youth Center)
- Construct new two-story Training Center/Youth Complex, to be attached to Junior High Assembly
- Construct new Memorial Garden (outdoor)
- Reconfigure parking lot at southwest corner of site (Lot C)

Phase 2B (estimated to be completed within ten years of completion of Phase 1)

- Renovate existing Senior High/College Building (once part of the existing Youth Center, but separated during Phase 2A) and add lobby

Phase 3A (estimated to be completed within ten years of completion of Phase 2)

- Renovate existing two-story Education Center into Office and Meeting Room Building and add lobby

Phase 3B (estimated to be completed within ten years of completion of Phase 2)

- Demolish existing café
- Construct new café, attached to existing Family Center
- Demolish existing maintenance building
- Construct new Maintenance Building, attached to existing Family Center, with adjacent outdoor service enclosure
- Construct new Central Gathering Plaza with baptismal water feature (outdoor)

Phase 4 (estimated to be completed within ten years of completion of Phase 3)

- Reconstruct and expand existing two-story Worship Center from 1,600 to 2,000 seats, including new 80-foot cross tower at center of building (to replace existing tower at east end of building)
- Reconfigure parking lots along Encino Drive (Lots B and E)

Total building area: 132,665 SF existing; 191,813 SF proposed

Total parking: 1,444 spaces existing (712 on-site and 732 off-site); 1,411 spaces proposed (679 on-site and 732 off-site)

Additionally, the applicant is requesting permission to retain a six-foot chain link fence within the front setback area as a "play field fence", as defined in Section 33-1080 of the City of Escondido Zoning Code.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Estate II (up to one dwelling unit per 0.5 acre)

ZONING: RE-20 (Residential Estates, 20,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES: Emmanuel Faith Community Church was originally established under a Special Use Permit issued by County of San Diego in June of 1971. Early development on the site included a worship center, nursery buildings, and some education buildings, all completed by 1972. The County approved a revised Master Plan in 1976 to authorize additional development on the property and to add 3.06 acres to the site, expanding it from 14.5 acres to 17.56 acres (all located at the southeast corner of East 17th Avenue and Encino Drive). Some portions of the Master Plan were completed while the site remained under County jurisdiction, including construction of a family center and youth center, but other portions remained unbuilt at the time the property was annexed to the City of Escondido in 1981. In 1987, the City approved Conditional Use Permit 86-126-CUP to allow the church to complete the remaining Master Plan expansion. Since City parking standards required more spaces for this use than the County had previously required, the church purchased the 9.36-acre lot at the southwest corner of East 17th Avenue and Encino Drive and included it in the CUP as an off-site parking lot to supplement the existing on-site lots. Development covered under 86-126-CUP included the construction of an education center (proposed by this project to be converted into the Office and Meeting Room Building) and the chapel, as well as various building additions (a foyer, a waiting room, and a second-story intertie between the education center and worship center).

The purpose of the current request is to redevelop the church campus, in order to improve and modernize operations and to improve the viability of outdoor spaces and pedestrian circulation. The project is estimated to take at least 25 years to complete, and would be divided into four phases, two of which would be split into sub-phases. During the course of the project, some structures would be renovated and/or enlarged, others would be demolished, and new structures would be constructed to replace demolished buildings and/or to add new functions to the site. One key element of the project would be the construction of a new Nursery & Children's Building (45,000 SF), which would house not only the weekend and evening children's religious programs that are currently conducted in various buildings throughout the campus, but also a new weekday preschool and daycare center for up to 200 children. A new Youth Complex (24,000 SF) would also be constructed to replace some of the existing junior high buildings, and as part of the last phase of the project, the Worship Center would be expanded from 1,600 seats to 2,000 seats. A full list of renovations, demolitions, and new construction by phase is provided in the Project Description above, and a breakdown of square footages for existing and proposed construction can be found in the Supplemental Details of Request, later in this staff report.

The project would also include reconfiguration of the parking lots on the site, as well as the addition or improvement of certain outdoor features, including a central gathering plaza with a baptismal water feature, a memorial garden, and outdoor children's play spaces. All activities would occur on the main property on the southeast corner of East 17th Avenue and Encino Drive. No modifications are proposed to the off-site parking lot under this permit, and the off-site lot would continue to be available for church activities during and after project implementation.

As part of the current proposal, the applicant is requesting to retain a six-foot chain link fence within the front setback area as a "play field fence", as defined in Section 33-1080 of the City of Escondido Zoning Code. The fence provides a barrier that protects children using the church's outdoor turf field from traffic on East 17th Avenue. The Zoning Code generally limits fence heights in front setback areas to 3.5 feet (42 inches) when fence materials are at least 50% open; however, play field fences may be up to 15' in height with approval of a Conditional Use Permit, with no stipulations as to where they may be located.

Staff has identified the following issues:

1. Whether all of the components of the phased Master Development Plan are appropriate for the site, and whether the project would have any adverse visual, noise and compatibility impacts to surrounding residential uses.
2. Whether sufficient parking is provided to accommodate the range of anticipated uses.
3. Whether the project provides safe access to the church campus from the off-site parking lot.

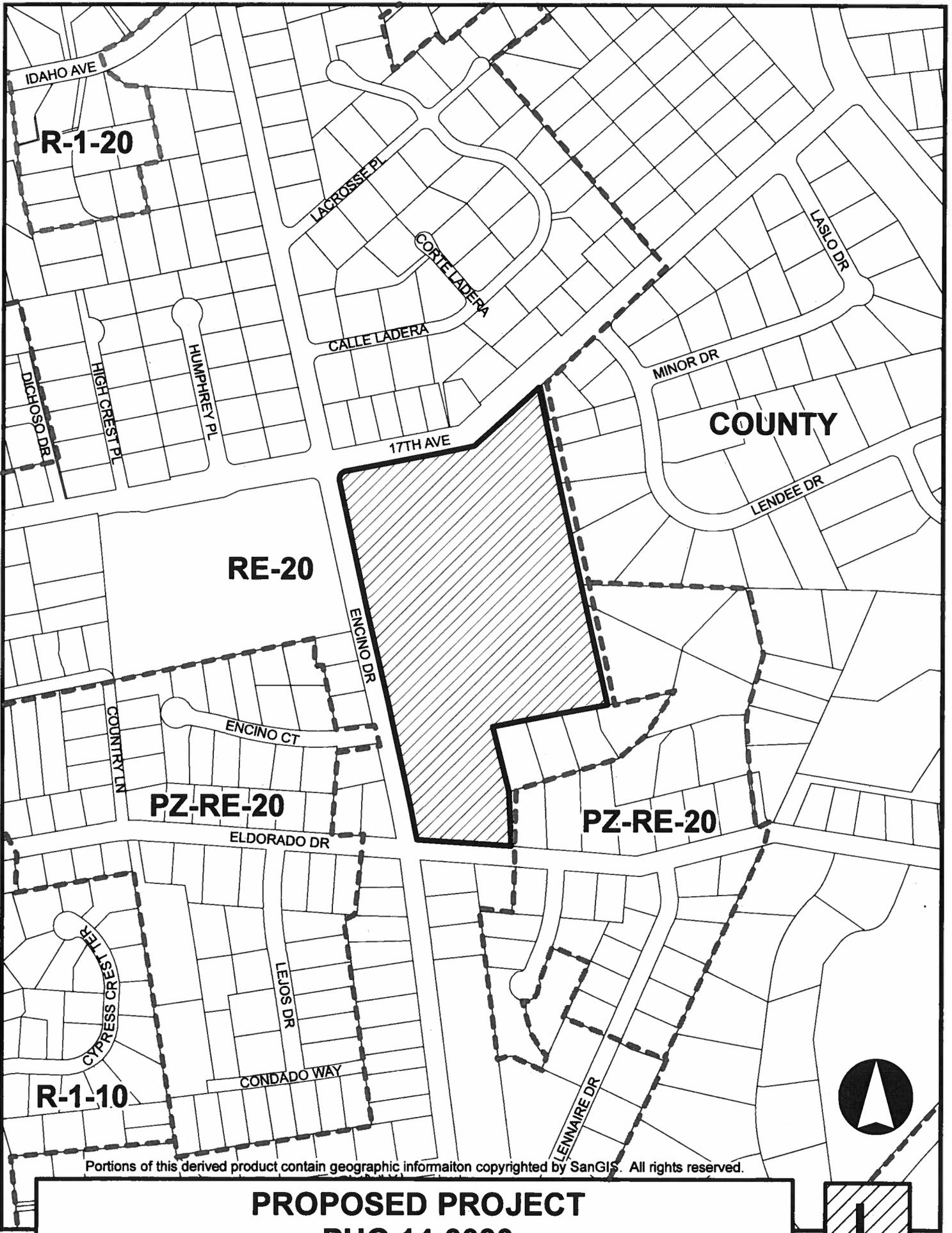
REASON FOR STAFF RECOMMENDATION:

1. The 17.56-acre church property has sufficient area to accommodate all of the proposed phases, including parking, drop-off areas, and setbacks from residential uses. The site has a history of church-related use that spans over 40 years. New and renovated structures have been designed to be visually compatible with existing structures, and located to address any potential visual, noise, or compatibility impacts to surrounding uses. The service area enclosure adjacent to the new Maintenance Building will not be a significant source of noise for neighbors to the east, since the enclosure will be screened by a solid wall and gate and will be used only for truck parking and loading/unloading (all shop activities will take place inside the building itself). Noise levels from the outdoor play areas associated with the new Nursery & Children's Building are not expected to exceed City limits, per analysis in the Mitigated Negative Declaration (MND) prepared for this project. No changes are proposed for the off-site parking lot, which will minimize noise and other impacts for the residential neighborhoods to the west of the church. Construction noise is expected to occur during project implementation, but will be limited to certain hours as described in Section 17-234 of the Municipal Code. The MND states that the project is expected to cause impacts to traffic in the area, due to the expansion of the Worship Center to accommodate 400 additional seats, as well as the addition of the Nursery & Children's Building, which will house a new weekday daycare and preschool for up to 200 children (in addition to existing weekend and evening programs). The MND proposes mitigation measures to reduce these traffic impacts to a less than significant level, including restriping portions of East 17th Avenue to create new left-hand and right-hand turn lanes and to extend existing turn lanes, installing a new traffic signal at the intersection of East 17th Avenue and Encino Drive, and contributing a fair share payment toward a new traffic signal at Encino Drive and Bear Valley Parkway.
2. Currently, the church has 1,444 parking spaces, including 712 on the church site and 732 in the off-site parking lot on the west side of Encino Drive. Upon completion of the project, the church will have 1,411 spaces (679 on-site and 732 off-site), for a loss of 33 spaces. The applicant has provided calculations to demonstrate that while the number of church parking spaces will decrease as the total square footage of church buildings increases, the minimum required parking for the completed project should only be 1,120 spaces, assuming all uses occurring on the church site are added together with no overlap. This would leave the church with a surplus of 291 spaces at project build-out. Additionally, since not all church functions will take place on the same day or at the same time, the actual parking need could be less than 1,120 spaces, resulting in an even larger surplus.
3. Since the project will increase development on the church site by nearly 60,000 square feet, but will decrease the capacity of on-site parking by 33 spaces, one anticipated effect is that on-site parking will become more difficult to obtain, especially during peak times. More visitors will park in the off-site parking lot and cross Encino Drive to access the church campus, which could be a safety hazard if not properly managed. The church submitted a traffic management plan for their original City CUP, and has been using crossing guards and golf cart shuttles to help people safely travel between the off-site lot and the main campus. As part of the application package for PHG 14-0030, the applicant has prepared an updated plan that would be deployed during Sunday morning services, special events of 500 people or more, and whenever the off-site parking lot is open. This plan calls for the continued use of crossing guards and describes standards for their training. The applicant is also willing to consider eliminating on-street parking along Encino Drive in the area between the northernmost driveway and the intersection with 17th Avenue, to reduce vehicle circulation in this area and to give vehicles more room when turning right onto 17th Avenue from northbound Encino Drive.

Respectfully Submitted,



Ann Dolmage
Associate Planner



COUNTY

RE-20

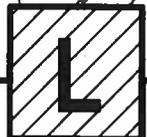
PZ-RE-20

PZ-RE-20

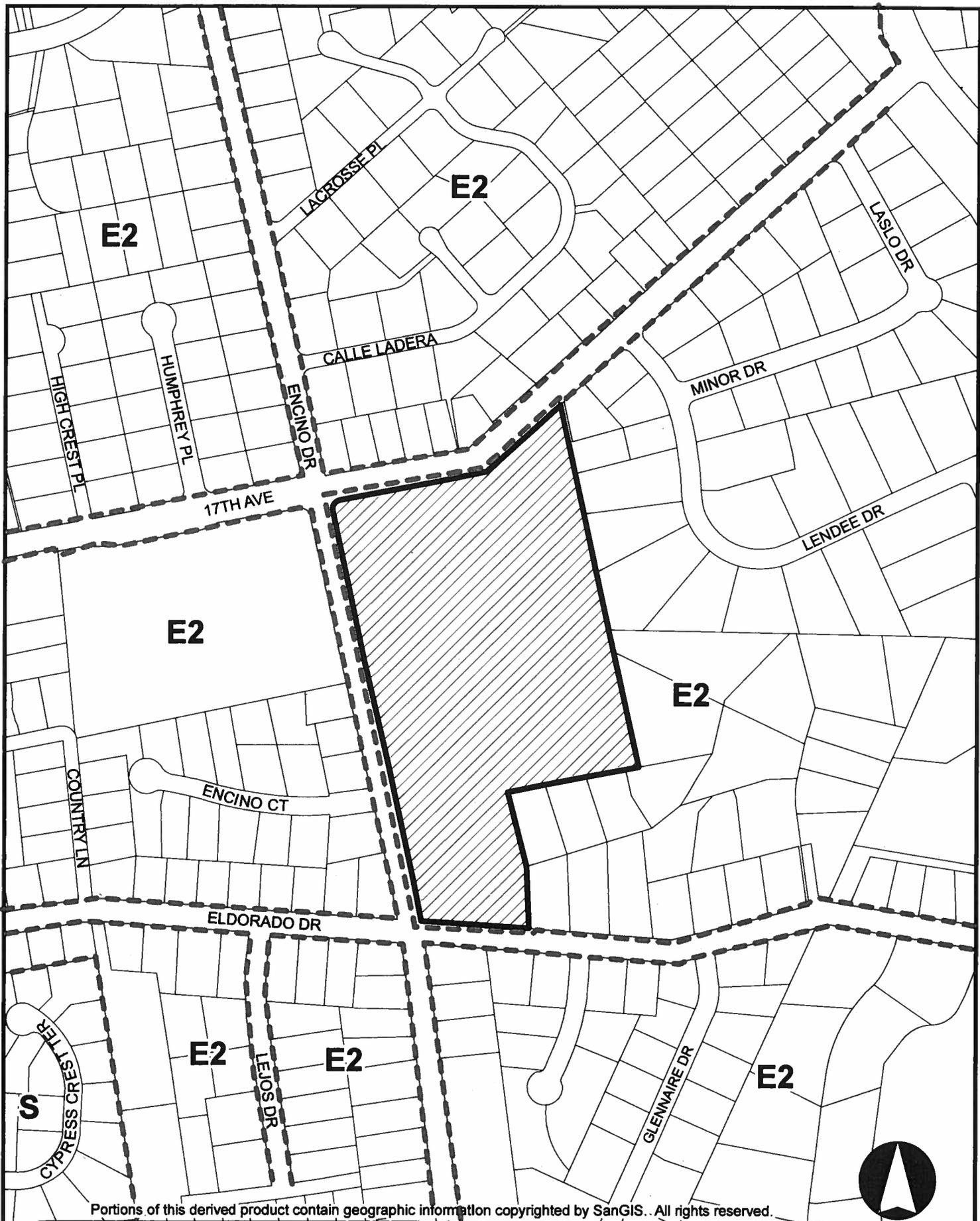
R-1-10

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**PROPOSED PROJECT
PHG 14-0030**



LOCATION/ZONING

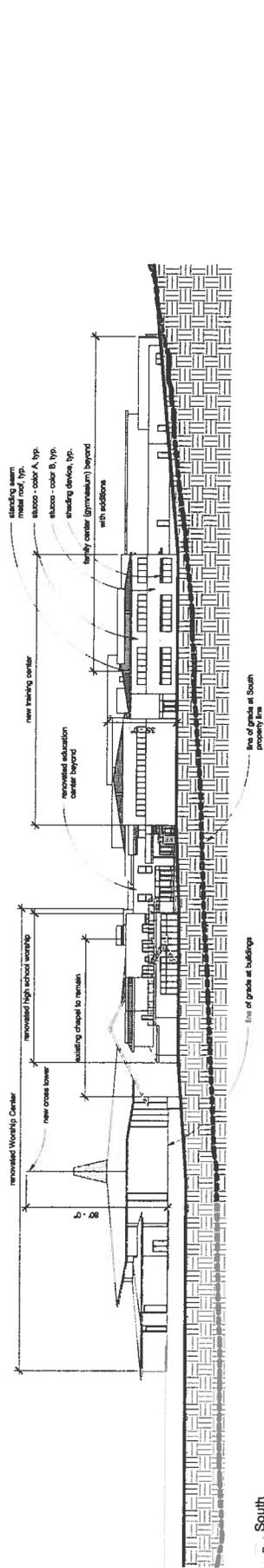


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**PROPOSED PROJECT
PHG 14-0030**



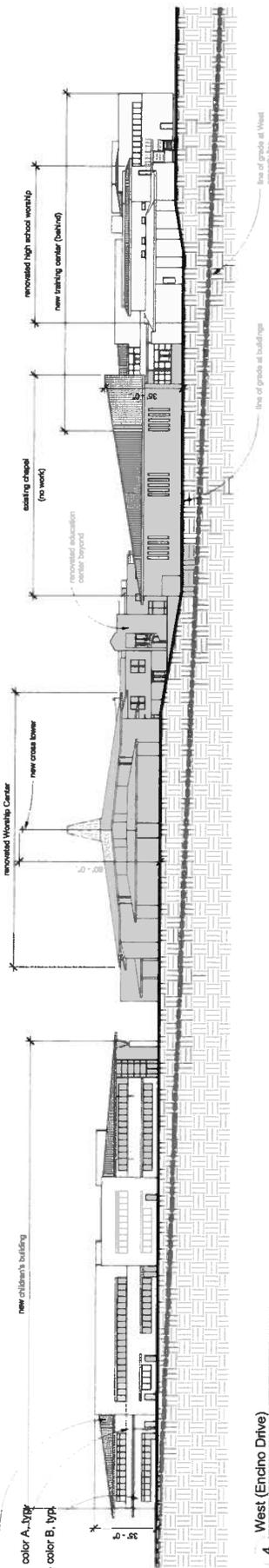
GENERAL PLAN



3 South

standing seam
metal roof, typ.

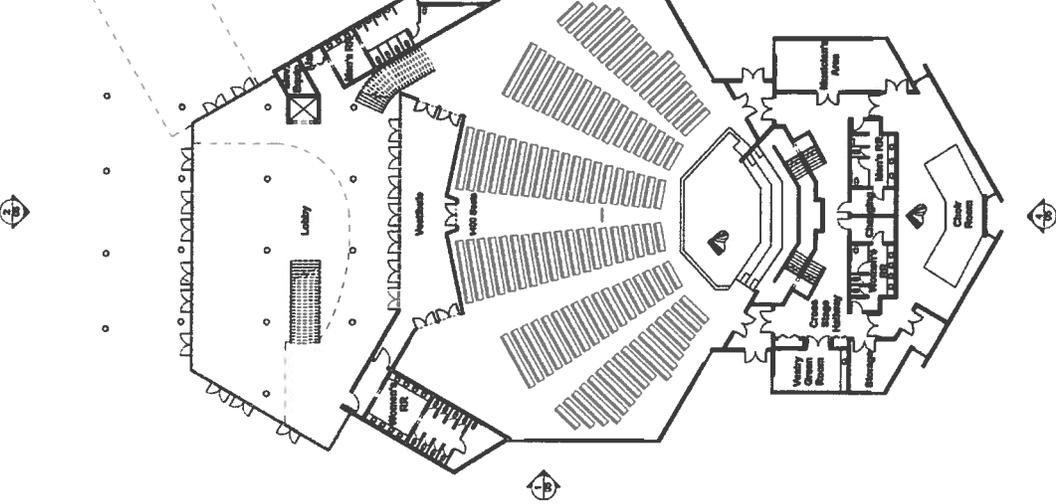
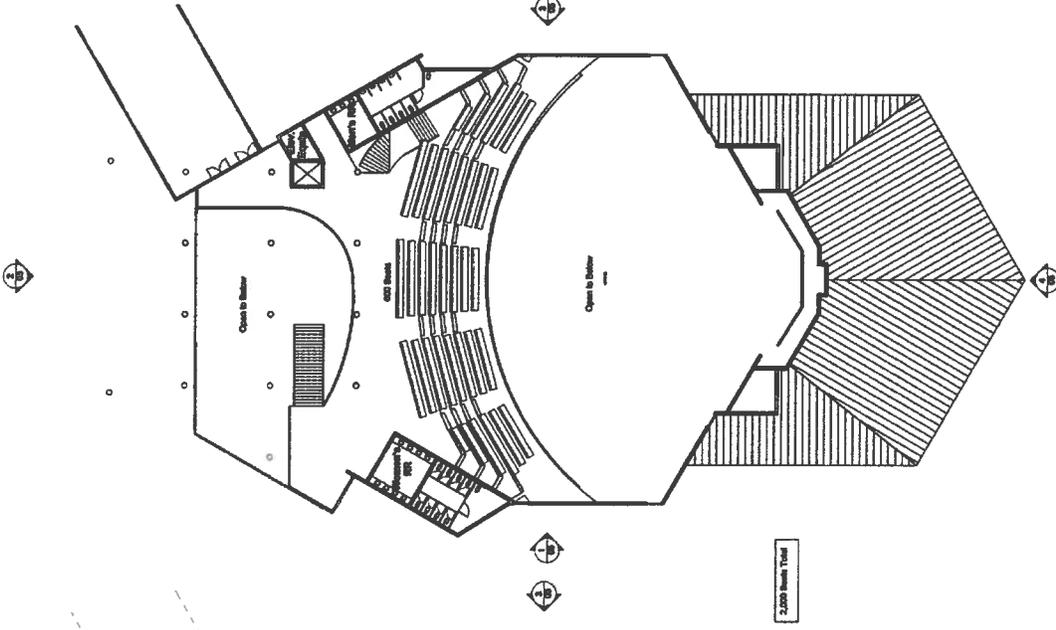
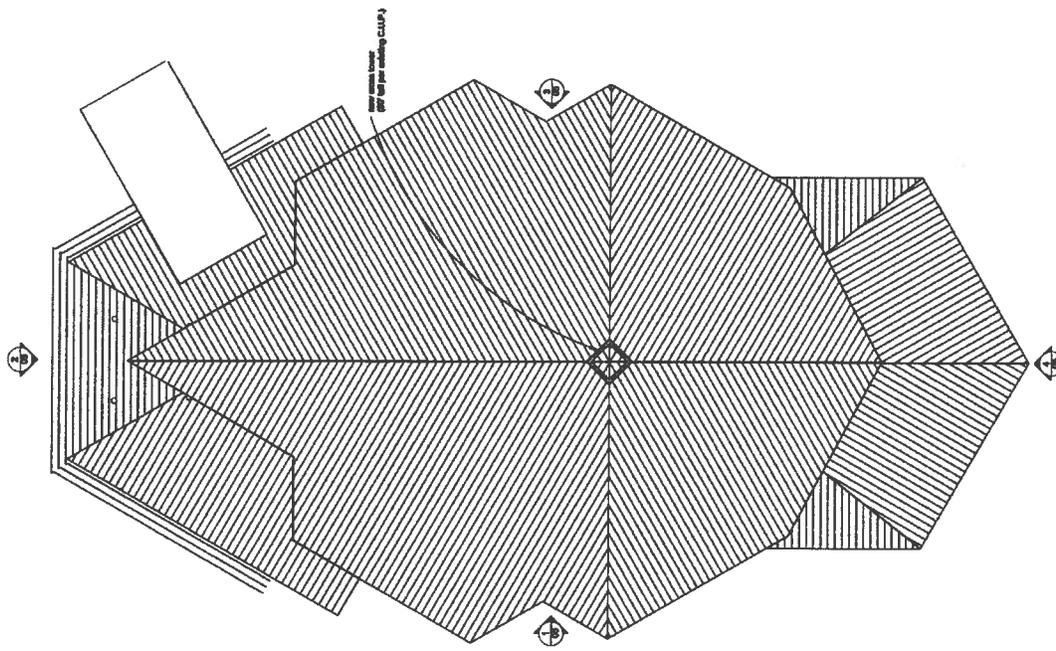
stucco - color A, typ.
stucco - color B, typ.



4 West (Encho Drive)

**PROPOSED PROJECT
PHG 14-0030**





3 Worship Center Roof Plan

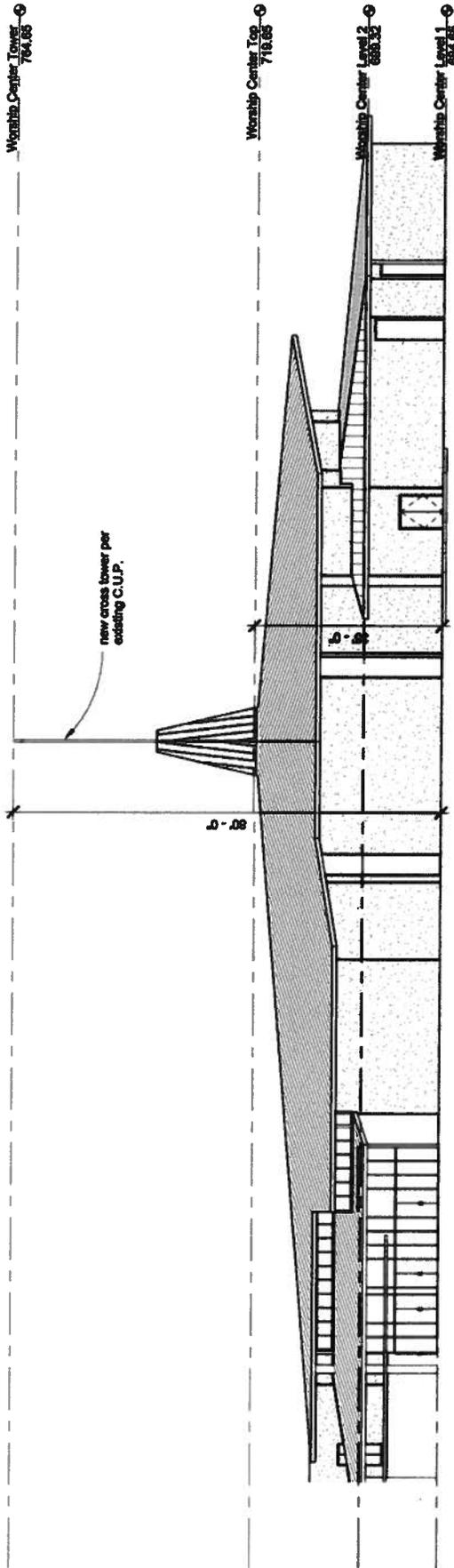
2 Worship Center Second Floor Plan

1 Worship Center First Floor Plan

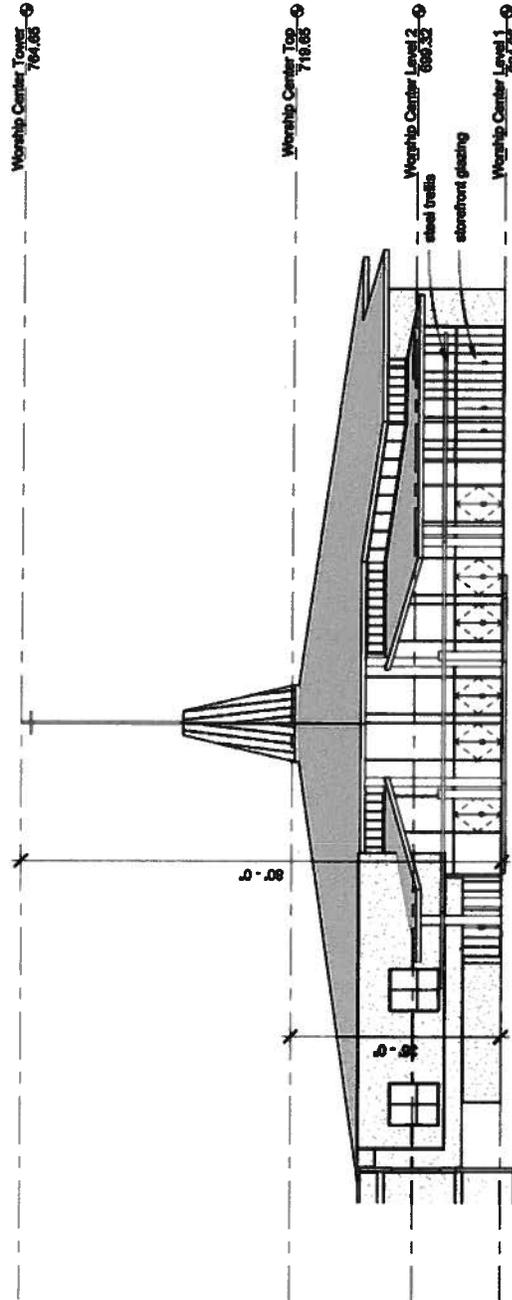
**PROPOSED PROJECT
PHG 14-0030**

F

FLOOR PLAN



1 Worship North

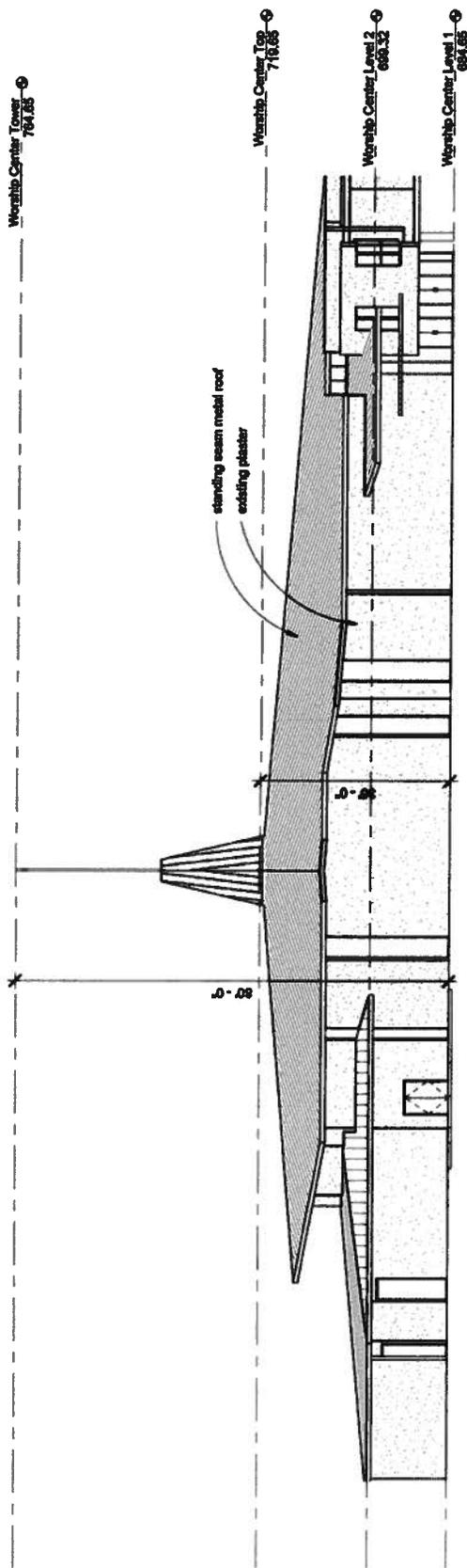


2 Worship East

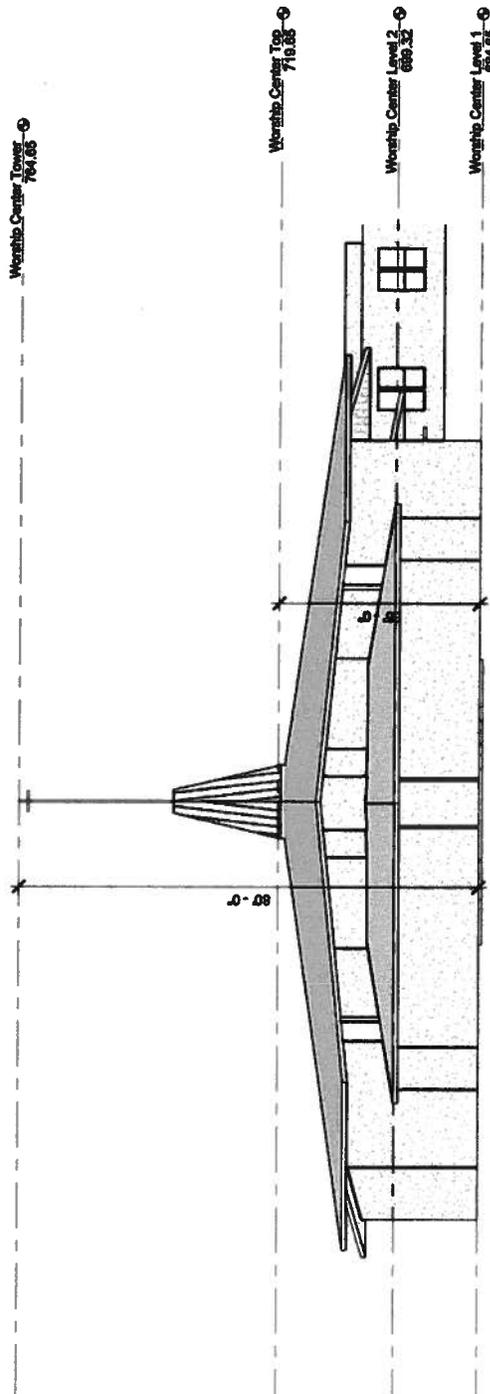
PROPOSED PROJECT
PHG 14-0030



ELEVATIONS



3 Worship South

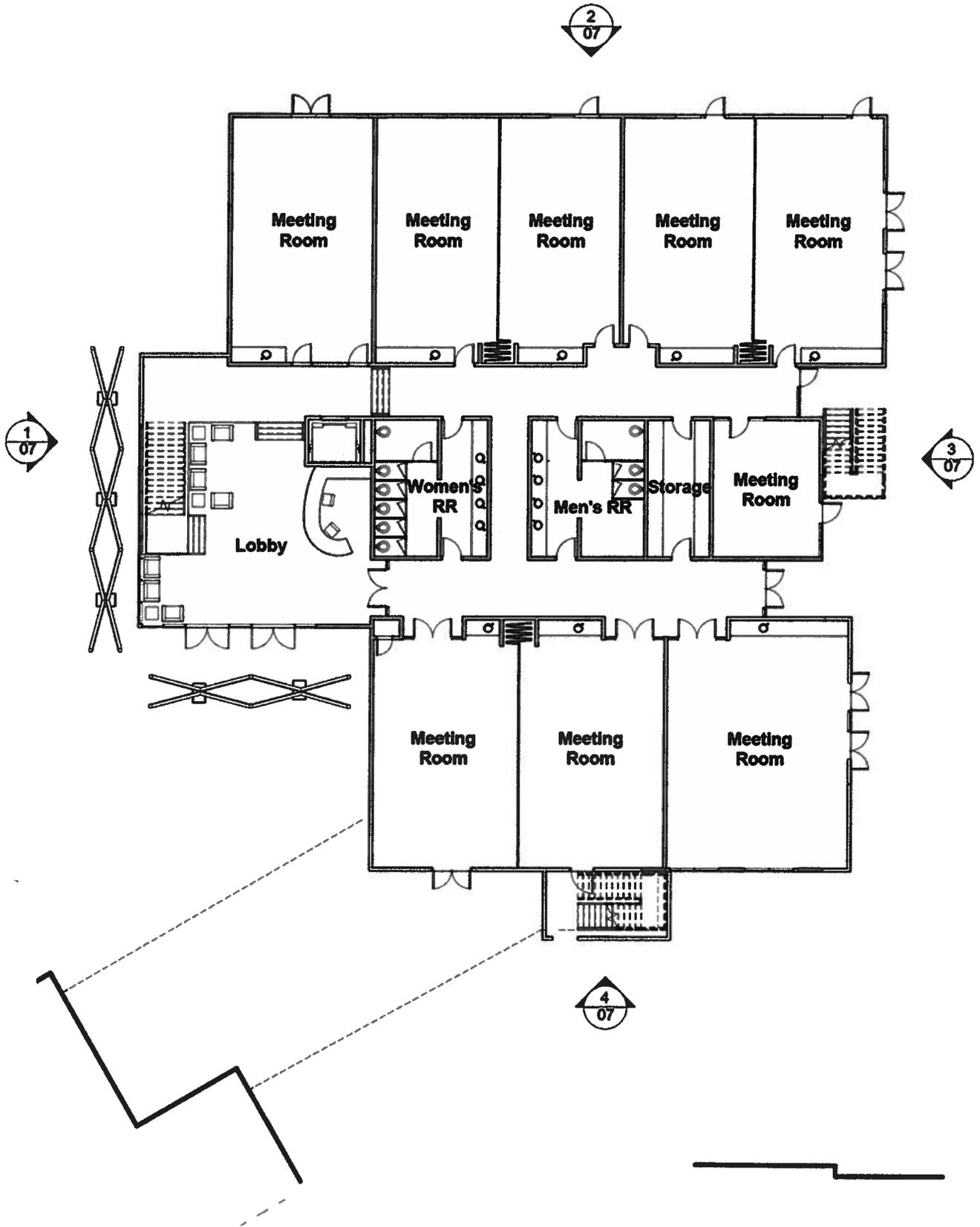


4 Worship West

PROPOSED PROJECT
PHG 14-0030



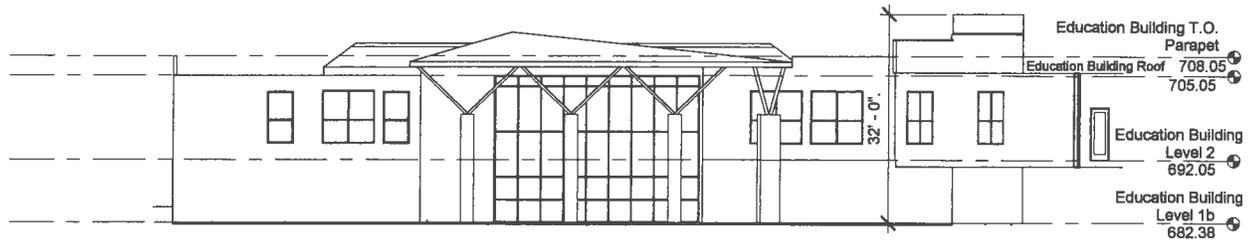
ELEVATIONS



1 Education Building First Floor Plan

PROPOSED PROJECT
PHG 14-0030

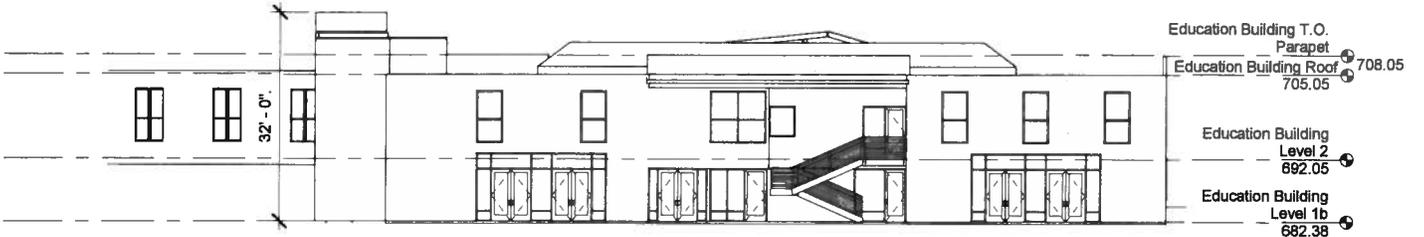
F



1 Education Building North



2 Education Building East



3 Education Building South



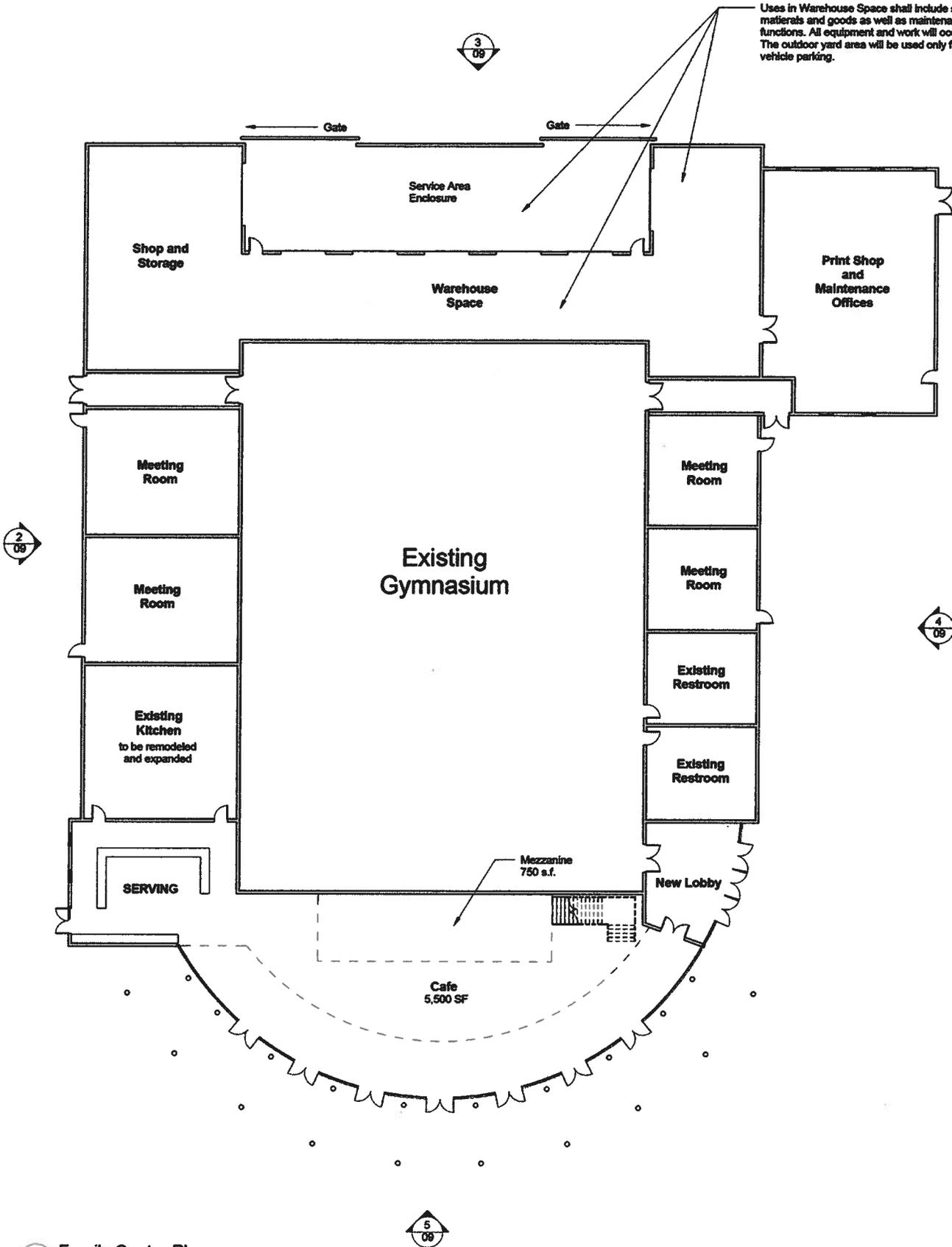
4 Education Building West

**PROPOSED PROJECT
PHG 14-0030**



ELEVATIONS

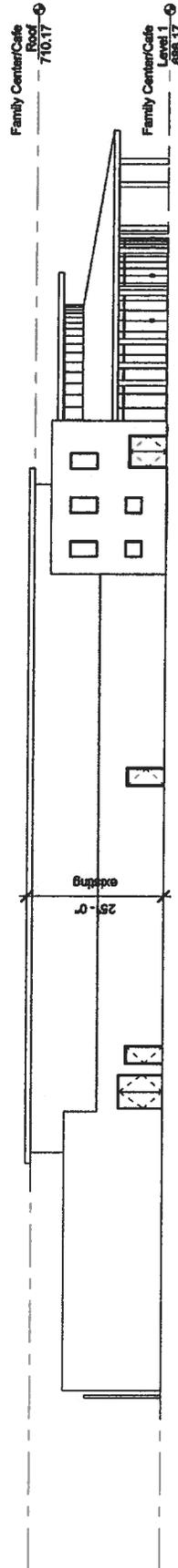
Uses in Warehouse Space shall include storage of materials and goods as well as maintenance and shop functions. All equipment and work will occur within building. The outdoor yard area will be used only for loading and vehicle parking.



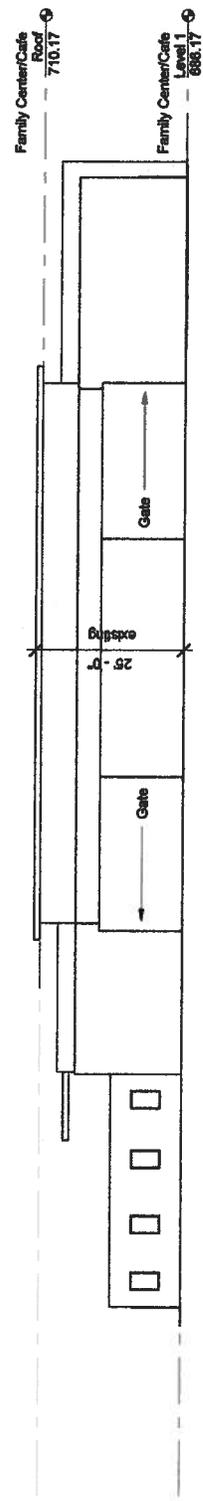
1 Family Center Plan
1/16" = 1'-0"

**PROPOSED PROJECT
PHG 14-0030**

F



2 Family Center North

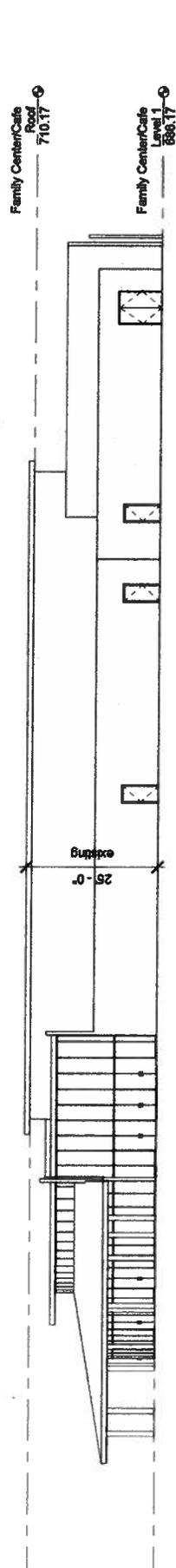


3 Family Center East

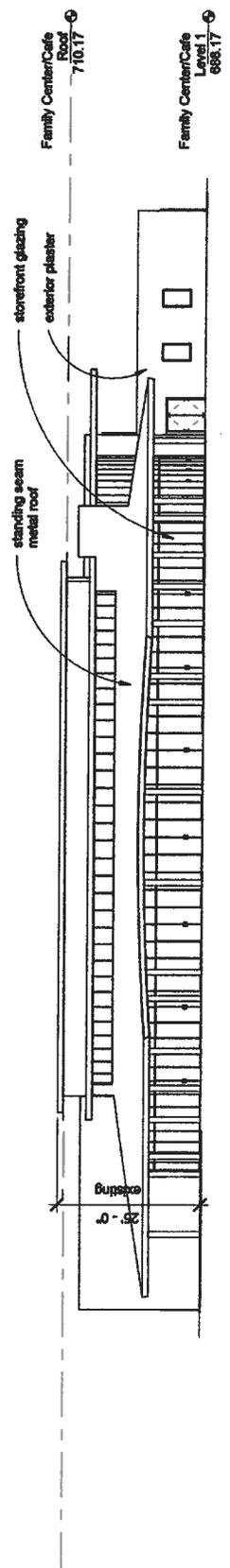
**PROPOSED PROJECT
PHG 14-0030**

E

ELEVATIONS



4 Family Center South



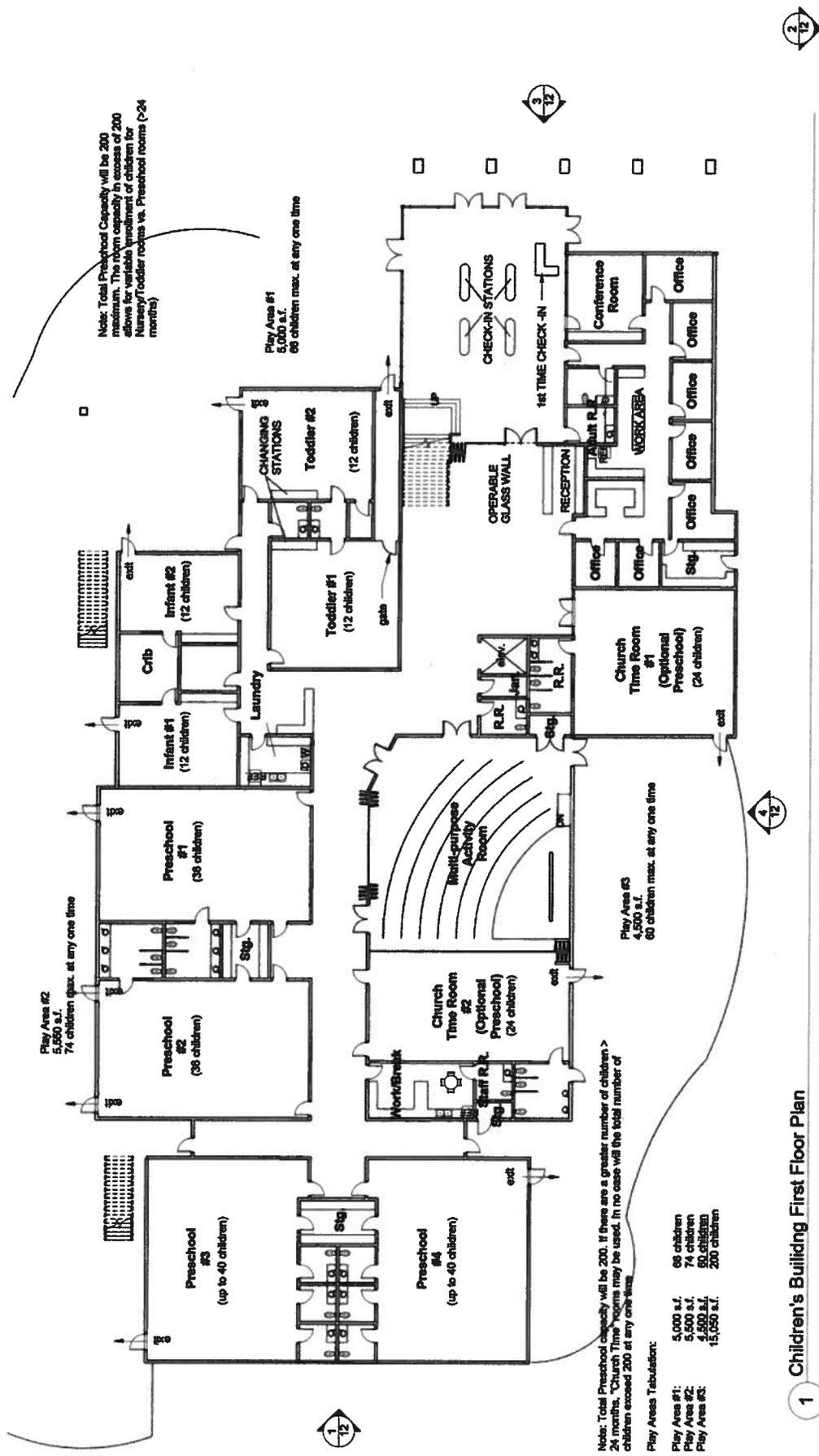
5 Family Center West

PROPOSED PROJECT
PHG 14-0030

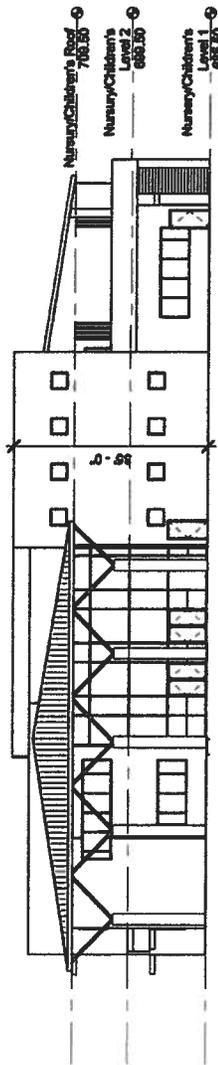
E

ELEVATIONS

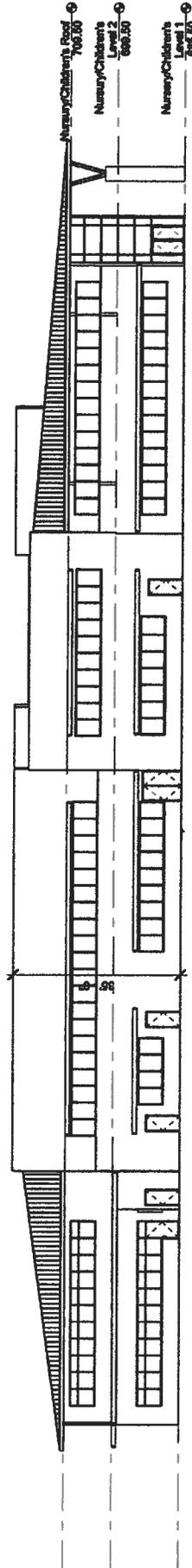
**PROPOSED PROJECT
PHG 14-0030**



1 Children's Building First Floor Plan



3 Children's South

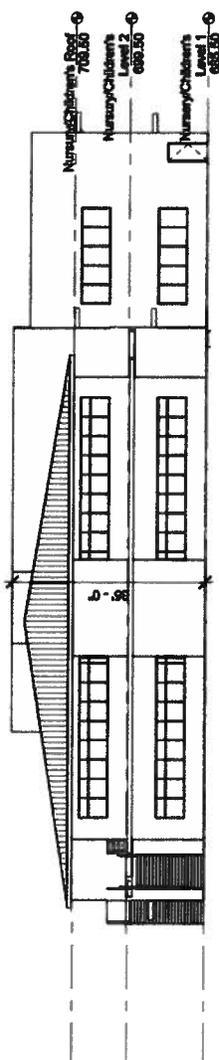


4 Children's West

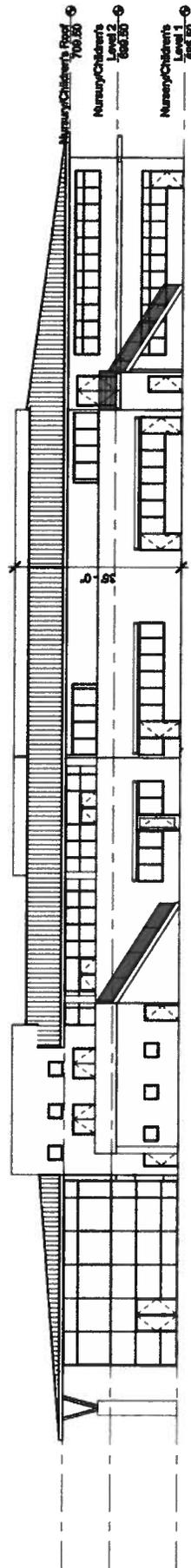
PROPOSED PROJECT
PHG 14-0030

F

FLOOR PLAN



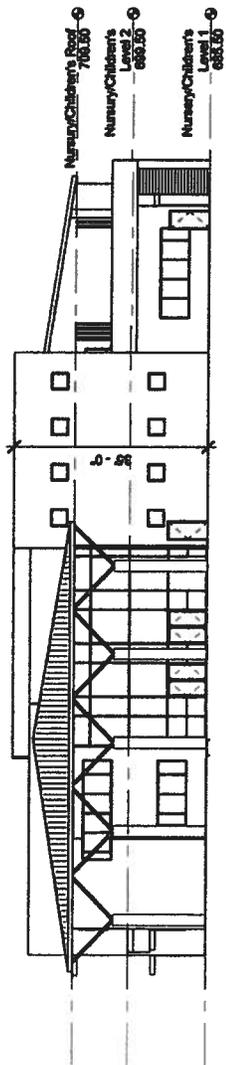
1 Children's North



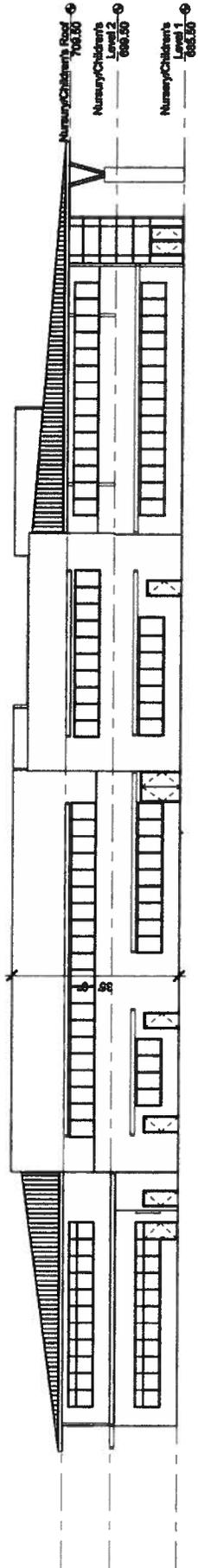
2 Children's East

PROPOSED PROJECT
PHG 14-0030





3 Children's South

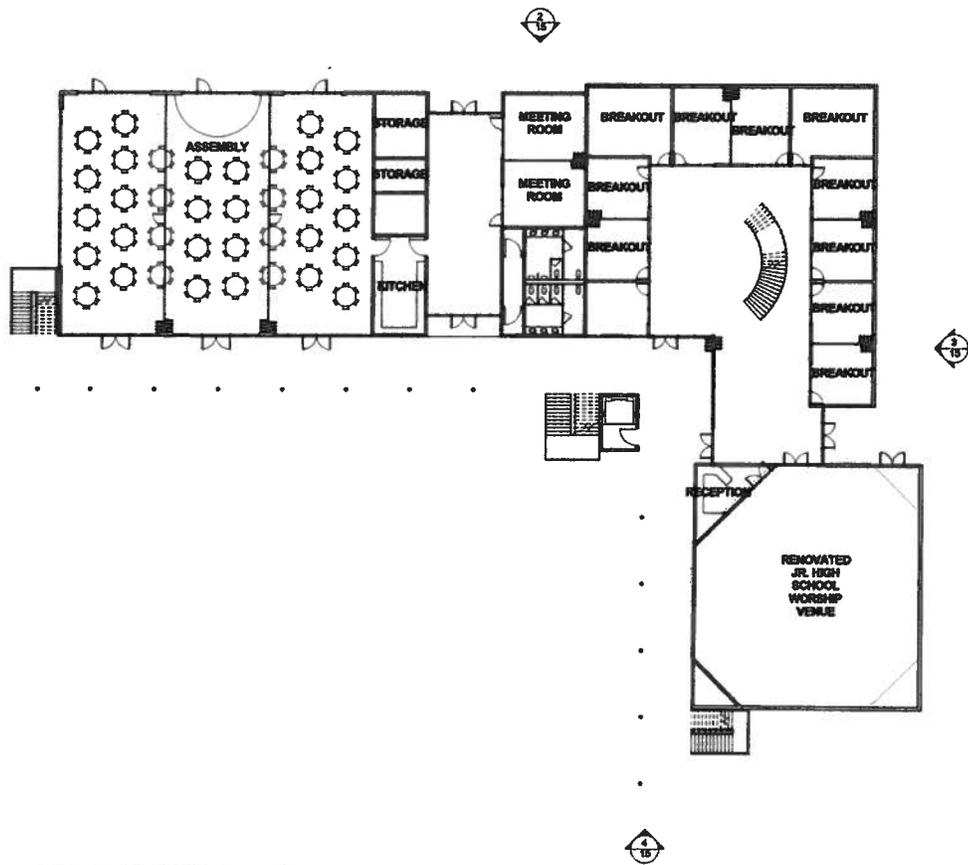


4 Children's West

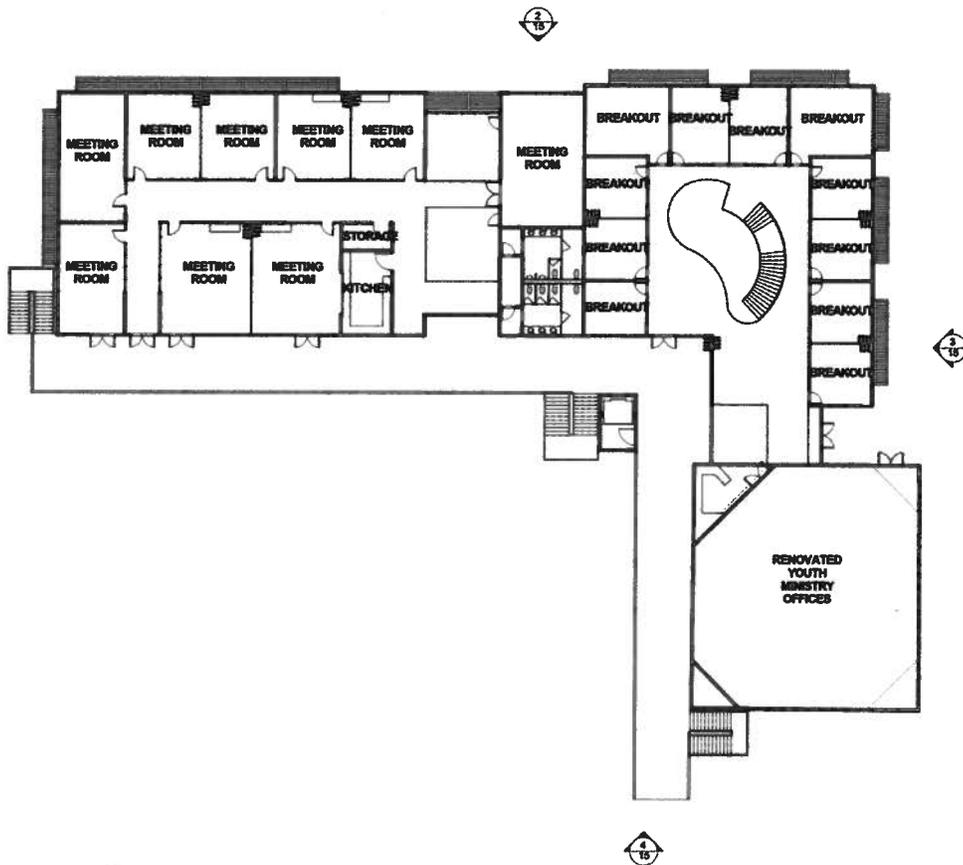
PROPOSED PROJECT
PHG 14-0030

E

ELEVATIONS



1 Youth Building First Floor Plan

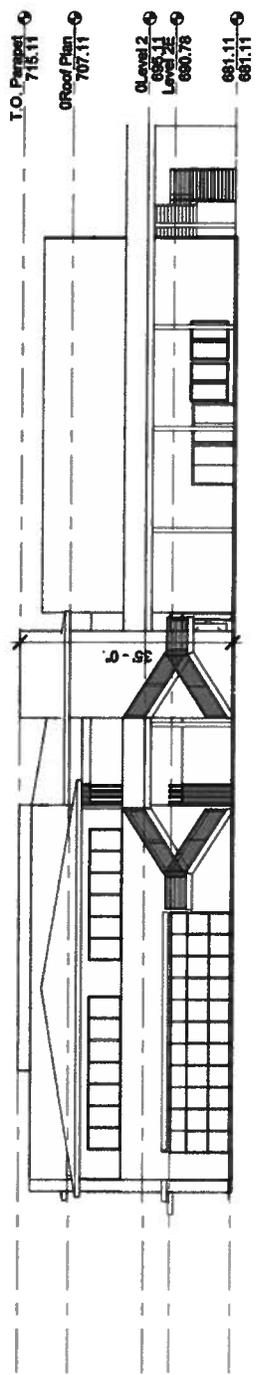


2 Youth Building Second Floor Plan

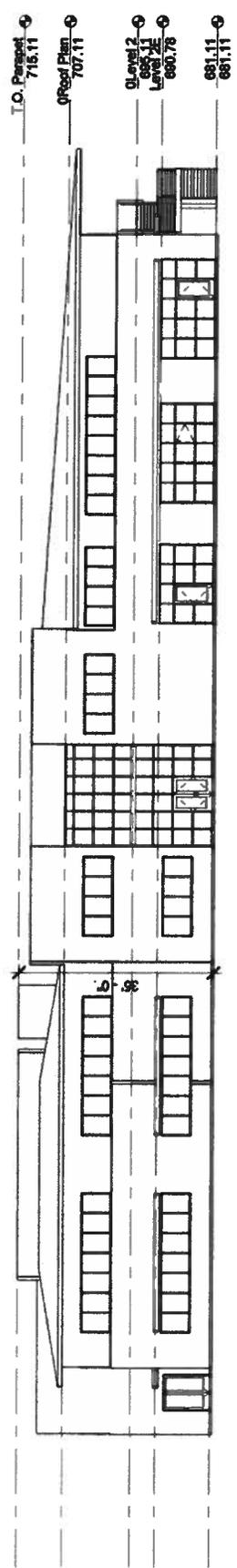
**PROPOSED PROJECT
PHG 14-0030**

F

FLOOR PLAN



1 Youth Building North

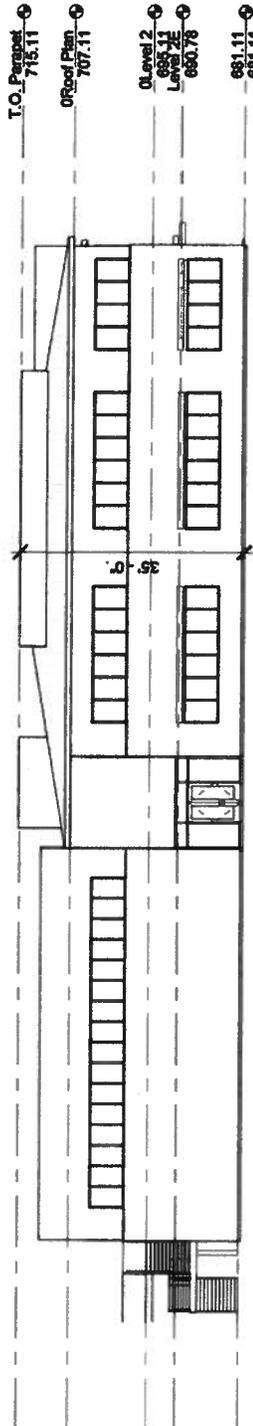


2 Youth Building East

**PROPOSED PROJECT
PHG 14-0030**



ELEVATIONS



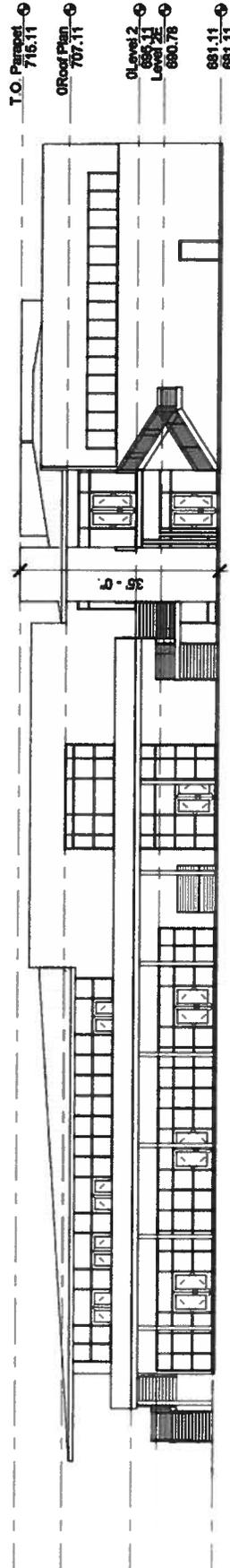
T.O. Parapet
715.11

O/Roof Plan
707.11

O Level 2
689.11
Level 2E
680.78

681.11
681.11

3 Youth Building South



T.O. Parapet
715.11

O/Roof Plan
707.11

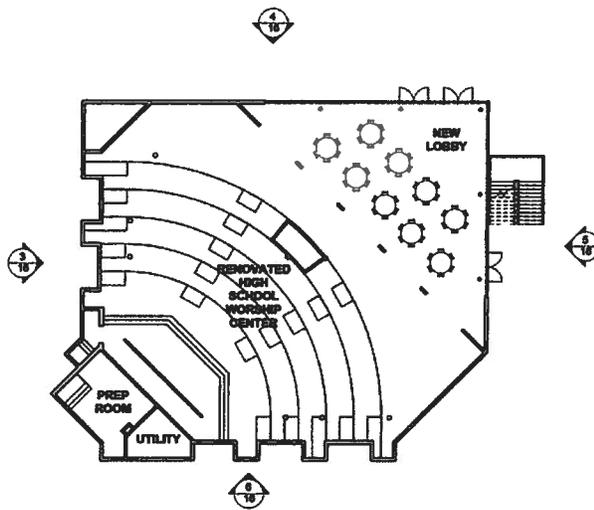
O Level 2
689.11
Level 2E
680.78

681.11
681.11

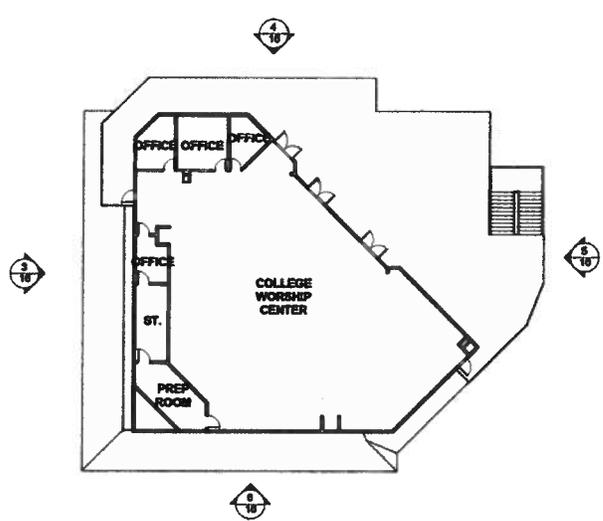
4 Youth Building West

**PROPOSED PROJECT
PHG 14-0030**

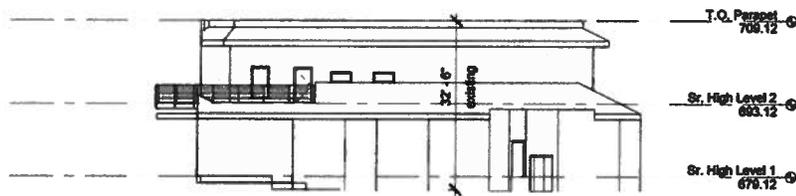




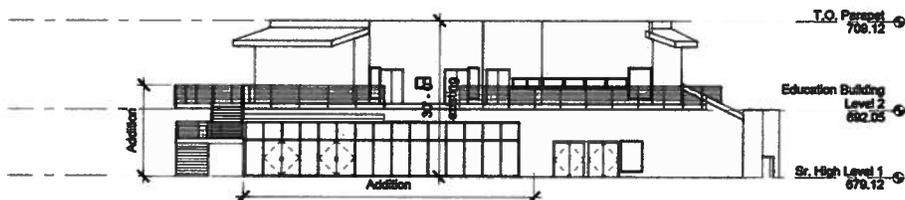
1 Sr. High/College Building First Floor Plan



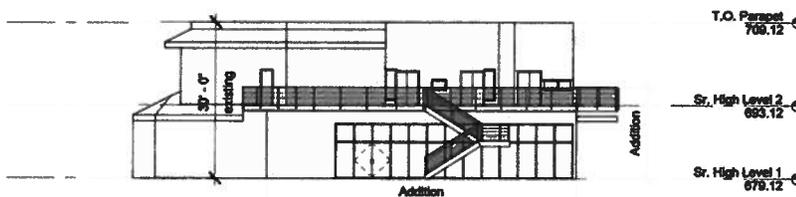
2 Sr. High/College Building Second Floor Plan



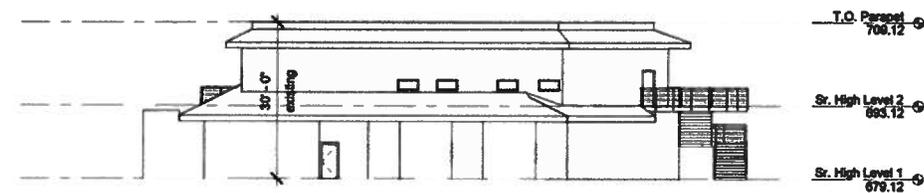
3 Sr. High/College North



4 Sr. High/College Building East



5 Sr. High/College South



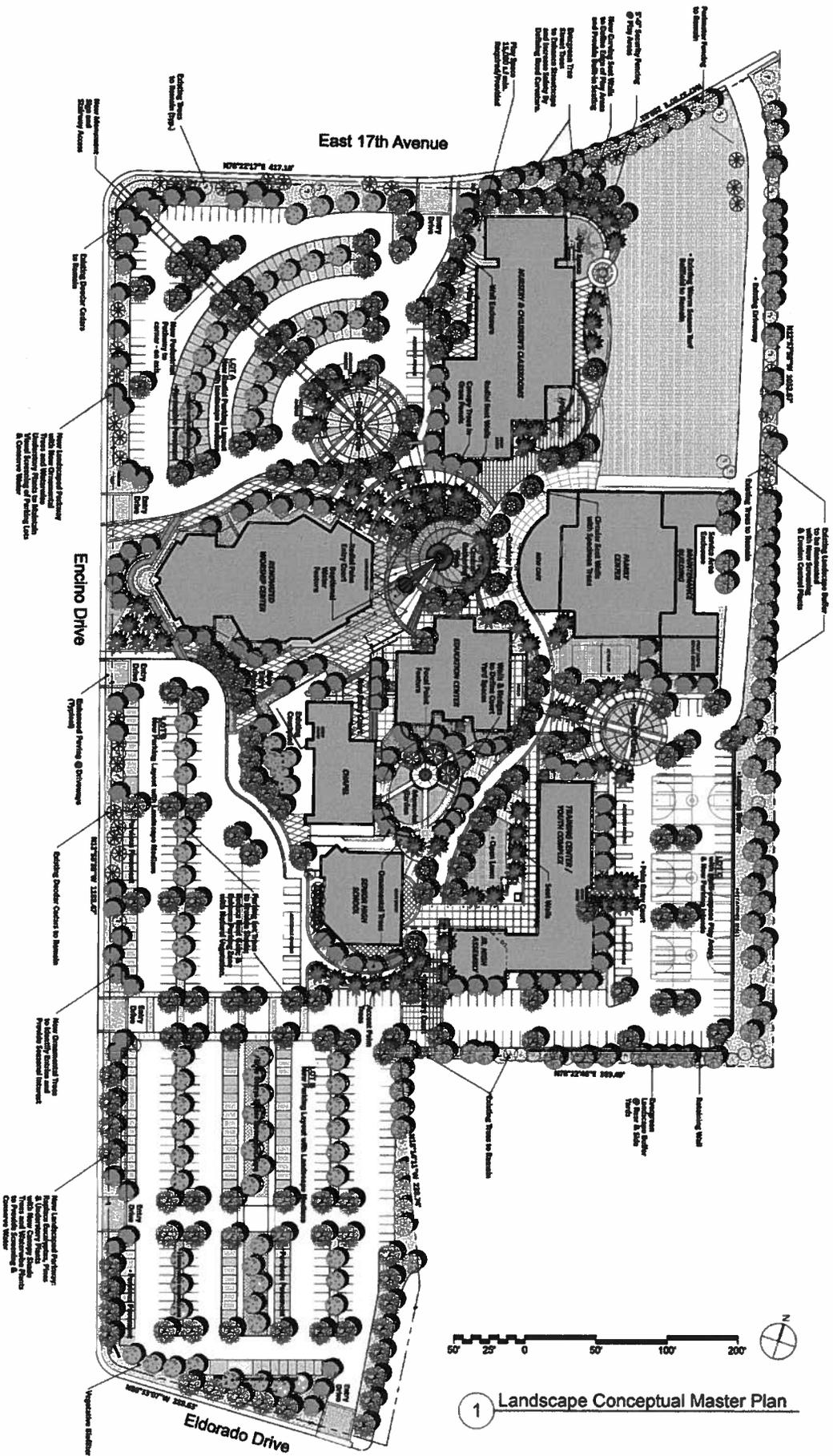
6 Sr. High/College West

Sr. High/ College Plans and Elevations

**PROPOSED PROJECT
PHG 14-0030**

F

FLOOR PLAN



1 Landscape Conceptual Master Plan

**PROPOSED PROJECT
PHG 14-0030**



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH – RE-20 zoning (Residential Estates, 20,000 SF minimum lot size) – a residential neighborhood is located to the north, on the opposite side of East 17th Avenue. These lots are occupied by single-family homes.

SOUTH – RE-20, RS (Single Family Residential), and RR (Rural Residential) zoning – residential neighborhoods under City jurisdiction are zoned RE-20 and are located along Encino Drive, the southern half of Glenaire Drive, and at the southeastern corner of the project site. Residential properties under County jurisdiction are also located to the south and southeast of the project site, and are zoned RS and RR.

EAST - RS zoning – properties to the east of the project site fall under County jurisdiction and occupied by single-family residences.

WEST - RE-20 and RS zoning –The properties fronting the west side of Encino Drive are within City jurisdiction and are zoned RE-20. These properties are occupied by single-family residences, except for the one occupied by Emmanuel Faith's off-site parking lot. Just beyond the residential lots on Encino Drive is an area under County jurisdiction and zoned RS (Single Family Residential).

B. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration was issued for a 20-day public review beginning April 28, 2015, in accordance with the California Environmental Quality Act (CEQA). The MND identified potential impacts to the environment as a result of the project in the areas of biological resources (nesting birds), hazards & hazardous materials (asbestos and lead-based paint), and transportation/traffic. Mitigation measures have been proposed to reduce these impacts to less than significant levels, and these mitigation measures have been incorporated into the project's conditions of approval. No comments were received during the public review period. The MND is available on the City of Escondido website at <http://www.escondido.org/emmanuel-faith-community-church.aspx>.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service – The Fire Department did not express any concerns regarding their ability to serve the site.
3. Traffic – Access to the project site would be provided from East 17th Avenue, Encino Drive, and Eldorado Drive. Currently, the site has two driveways on East 17th Avenue, four driveways on Encino Drive, and one driveway on Eldorado Drive. The project would maintain these access points, though the westernmost driveway on East 17th Avenue would be reconfigured as part of Phase 1. Certain components of the project, including the addition of a preschool/daycare center to the site and the expansion of the Worship Center, are expected to cause significant impacts to traffic in the area. The Mitigated Negative Declaration for this project proposes mitigation measures to reduce these traffic impacts to a less than significant level, including the re-striping of East 17th Avenue to create or extend turning lanes and to define the boundaries of the roadway, the installation of a traffic signal at the intersection of East 17th Avenue and Encino Drive, and payment of a fair share contribution toward a future traffic signal at the intersection of Encino Drive and Bear Valley Parkway.
4. Utilities – Water service to the site is provided by the City of Escondido. City sewer service with sufficient capacity to serve the project is available in the adjoining streets or easement. The Engineering Department concluded the project would not materially degrade the level of service of the public sewer and water system.
5. Drainage – A preliminary drainage study was prepared by Burkett & Wong Engineers that concluded that the peak flow rate for a 50-year storm event would be reduced as a result of this project, due to a decrease in impervious area and an increase in time of concentration from the existing conditions. The project will slightly modify existing drainage patterns on the site, but runoff will continue to discharge into the existing storm drain system in Encino and Eldorado Drives. Offsite run-on will no longer spill onto the site from an existing drainage ditch, and will instead be captured by

new curb inlets and piped directly to the existing drainage system. The project is required to conform to existing NPDES, City storm water standards and storm water design requirements (SUSMP).

D. CONFORMANCE WITH CITY POLICY

General Plan - The proposed Conditional Use Permit modification is consistent with the goals and policies of the General Plan since churches, schools, and related religious activities are conditionally permitted within residential zones and previous Conditional Use Permits have been approved for the development of the site as a religious facility. The Mitigated Negative Declaration identifies significant impacts to traffic and transportation, hazardous materials, and biological resources as a result of this project, and proposes mitigation measures to bring them to a less than significant level. The proposal includes sufficient parking and drop-off areas to accommodate all development on the site. Therefore, the project would not diminish the Quality of Life Standards of the General Plan, since it will not materially degrade the levels of service on adjacent streets or public facilities.

Project Design and Neighborhood Compatibility – Many of the existing buildings on the church campus were constructed in the 1970s or early 1980s, and incorporated neutral colors, slump block or stucco walls, and asphalt shingle roofs. The chapel was built in 2007 and coordinates with the general appearance of the older buildings but includes some modern touches, such as decorative masonry accents and a metal roof. Construction proposed for this project will include a new Nursery & Children's Building and new Training/Youth Complex, as well as the reconstruction of the Worship Center, an addition to the Education Building (to be re-purposed as an office building), an addition to the Senior High/College Building, and an addition of a Café and Maintenance Building to the Family Building. Design for this construction will reflect some elements of the chapel design, with two-toned beige paint colors (the lighter of which will match the chapel color), olive green standing seam metal roofs (to match the color of the chapel roof), and storefront glazing with bronze metal trim. Original construction that is not slated to be removed or reconstructed under this project will maintain its current appearance.

The project also includes reconfiguration of parking lots and outdoor gathering/circulation spaces, and would therefore involve changes to existing landscaping. Many mature pine and eucalyptus trees on the site are affected by disease and/or brittle limbs, and would be removed for safety reasons, but several pines and most cedars would be retained. A few coast live oaks would also be removed in order to construct a retaining wall at the southern end of the east parking lot, and these oaks would be replaced at a two-to-one ratio per the City's Tree Preservation Ordinance (Ord. 93-11). Existing landscape buffers on the Encino Drive and 17th Avenue property frontages would be enhanced with new ornamental trees and water-wise understory vegetation to supplement existing trees, to screen the parking lots from view and to conserve water.

Staff believes the project design would not create any adverse compatibility impacts to adjacent uses. The new Nursery & Children's Building (constructed during the first phase of the project) will be used not only for evening and weekend religious programs for children through Grade 6, but will also house a new weekday preschool and daycare center for up to 200 children. This new weekday function will help fulfill the child care needs of the community, while supporting the church's mission to provide religion-based services for all ages. The Nursery & Children's Building will be set back 25 feet from the front property line (East 17th Avenue), which is the minimum front setback for the RE-20 zoning district. All other new or renovated construction on the site will far exceed minimum front, rear, and side setbacks for the district. The new central gathering plaza and memorial garden will be oriented close to the center of the project site (between buildings) and will not be readily visible from surrounding streets. Drop-off areas will be incorporated into Lots A and C, near the Nursery & Children's Building and between the Family Center and Training Center/Youth Complex, which will provide safe areas for parents to drop off or pick up children attending programs in these buildings. Traffic impacts created by the weekday preschool and the expansion of the Worship Center will be mitigated through the restriping of 17th Avenue (to define road boundaries and extend/add turning lanes), the addition of a traffic signal to the Encino Drive/17th Avenue intersection, and a fair-share contribution toward a signal at the Encino Drive/Bear Valley Parkway intersection.

Staff also believes that the project design would not create adverse noise impacts. New sources of operational noise will include the outdoor play areas associated with the new Nursery & Children's Building (as required by California Department of Social Services regulations) and the service enclosure attached to the new Maintenance Building. The outdoor play areas will be located at the northeast corner, the southeast corner, and the west side of the Nursery & Children's Building. The play area at the northeast corner will be closest to neighboring residences, but will be 125 feet from the residences to the north and 200 feet from the residences to the east, as measured from the center of the play area. The Mitigated Negative Declaration for this project cites data that indicates that playground noise should attenuate to levels below City noise standards given these distances. The outdoor service enclosure attached to the new

Maintenance Building will be used only for truck parking and loading/unloading, and will be screened with a solid wall and gate, limiting noise and visual impacts from that area for the neighborhood to the east. All shop activities will occur within the Maintenance Building itself.

Parking – Currently, Emmanuel Faith Community Church has 1,444 parking spaces. The campus itself has 712 spaces, and the remaining 732 spaces are located in an off-site lot at the southwest corner of East 17th Avenue and Encino Drive (across the street from the main campus). The project will reduce the number of on-site spaces to 679 and maintain 732 spaces in the off-site lot, leaving the church with a total of 1,411 spaces. The applicant has demonstrated that this will be more than sufficient, since the campus will require only 1,120 spaces if requirements for individual buildings are added together with no overlap, and may require even fewer spaces when accounting for the reality that various church functions will occur on different dates and at different times.

Fencing – The site plan for this project indicates that East 17th Avenue will be the front property line and Encino Drive will be the side property line, with all buildings and parking lots designed to meet the appropriate corresponding setbacks. Per Section 33-1080(a)(1) of the City of Escondido Zoning Code, fencing within a front setback area is limited to a height of 3.5 feet when fencing materials are at least 50% open. Currently, six-foot-tall chain-link fencing extends along the entire interior side property line, all the way to the northeast corner of the property. The fence then runs westward along the front property line (East 17th Avenue) until it reaches the driveway into Lot A, at which point it connects to the tan-colored metal fencing that separates the existing Children's Buildings from the parking lot. The portion of this fencing that occupies the proposed front setback area exceeds the height requirement described in 33-1080(a)(1). As an alternative to lowering the height of the fence or removing it from the front setback entirely, the applicant has requested to retain it as a "play field fence", as defined in Section 33-1080(a)(3), since the fence serves as a barrier protecting children in the outdoor turf area from traffic on East 17th Avenue. Play field fences may be up to 15 feet in height with approval of a Conditional Use Permit, with no stipulations as to where they may be located. The applicant has proposed to reconfigure the fence within the front setback area so that it will stop at the northeast corner of the Nursery & Children's Building, instead of extending all the way to the driveway. The reconfigured fence will still be long enough to protect the outdoor turf area, but the reconfiguration will reduce its overall visual impact. The Engineering Department has reviewed the proposal and has determined that a chain-link fence within the front setback area would not be a visual impairment to drivers using East 17th Avenue or the project site driveways.

An additional chain-link fence currently runs along the west side of the outdoor turf area (in a north-south orientation) and connects to the fence that runs along the front property line. A portion of this fence also occupies the proposed front setback area, but this fence would be removed to make way for the Nursery and Children's Building and associated play areas.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 17.56-acre property is developed as a religious facility comprised of multiple buildings, including a 1,600-seat worship center, a family center and gymnasium, a chapel, education and office buildings, and a café. The property has frontages on East 17th Avenue, Encino Drive, and Eldorado Drive, with vehicular access from all three streets. In the General Plan's Mobility and Infrastructure Element, East 17th Avenue is classified as a Collector Road between Juniper Street and San Pasqual Valley Road. Encino Drive and Eldorado Drive are both classified as Local Collector Roads.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:
 - 17.56 acres for the church site (southeast corner of 17th & Encino)
 - 9.08 acres for the off-site parking lot (southwest corner of 17th & Encino)

2. Existing Church Buildings (square footages are approximate):

Worship Center (1,600 seats)	30,610 SF
Children's Meeting Rooms (elementary)	16,300 SF
Café	3,800 SF
Family Center/Gymnasium	16,200 SF
Maintenance Facilities	2,224 SF
Education Center	19,480 SF
Nursery Buildings	7,800 SF
Youth Center	
Junior High School Assembly Area & Office	6,086 SF
Junior High Meeting Rooms	6,918 SF
High School/College Assembly Area	11,174 SF
<u>Chapel (400 seats)</u>	<u>12,073 SF</u>
Total	132,665 SF

3. Proposed Church Buildings (square footages are approximate):

Worship Center (2,000 seats)	36,824 SF
Nursery/Children's Building	45,000 SF (plus outdoor play areas)
Café	5,500 SF (plus 3,000-SF outdoor dining area)
Family Center/Gymnasium	16,200 SF
Maintenance Building	8,000 SF (plus service area enclosure)
Office/Meeting Room Building (formerly Education Center)	25,256 SF
Training Center/Youth Complex	24,000 SF
Junior High Assembly (attached to Youth Complex)	6,086 SF
Senior High/College Building (separate from Youth Complex)	12,874 SF
<u>Chapel (400 seats)</u>	<u>12,073 SF</u>
Total	191,813 SF

4. Net Floor Area Increase:

	59,148 SF
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5. Other Features:
 - Central gathering plaza & baptismal water feature (proposed)
 - Memorial garden (proposed)
 - Multipurpose play areas (basketball courts) in Parking Lot C (proposed)
 - Turf play field (existing, to remain)
 - Play field fence in front setback area, to separate turf play field from East 17th Avenue (existing, but requires CUP approval due to height)

Active play area adjacent to Family Center (existing, to remain)
 New signage, subject to the City's sign ordinance and approval of sign permits

6. Colors/Materials:

Two shades of beige paint (Universal Khaki and Realist Beige). The reconfigured Worship Center and the expanded Senior High/College Building will utilize the lighter shade, while other construction (the new Nursery & Children's Building and the new Training Center/Youth Complex) will incorporate both for a two-toned look. The Nursery & Children's Building, Worship Center, Café, Training Center/Youth Complex, and new addition to the Education Center (to be re-purposed as an Office and Meeting Room Building) will have standing seam metal roofs in an olive green shade that matches the existing roof on the Chapel. The entrances to the Nursery & Children's Building, the Worship Center, the Senior High/College Building, the Training Center/Youth Complex, and the Café will incorporate storefront glazing with bronze metal accents. Architectural columns at the Nursery & Children's Building and Worship Center will use gray CMU material at their base, as will some patio seat walls and planter walls in the outdoor areas. Overall, the project will incorporate neutral colors and materials in its new construction, to coordinate with existing buildings for a unified appearance.

7. Church Hours of Operation:

Main Office: Monday through Friday: 8:30 a.m. – 5:00 p.m.
 Café: Saturday: 6:30 p.m. – 8:00 p.m.
 Sunday: 8:30 a.m. – 12:30 p.m.
 Wednesday (September – May): 5:00 p.m. – 7:30 p.m.
 Wednesday Services: Children's Clubs (age 3 through grade 6, September – May) – 7:00 p.m.
 Outreach (junior high) – 7:00 p.m.
 Collide (high school) – 7:00 p.m.
 The Gathering (post-college) – 7:00 p.m.
 Saturday Services: Contemporary Worship – 5:30 p.m.
 Children's Services (age 0 through grade 6) – 5:30 p.m.
 Sunday Services: Classic Worship (Worship Center) – 8:00 and 9:30 a.m.
 Resonate (Chapel) – 9:30 and 11:00 a.m.
 Spanish Services (Amphitheater) – 9:30 a.m.
 Nursery (ages 0-2) – 8:00, 9:30, and 11:00 a.m.
 Sunday School (age 2 through grade 6) – 8:00, 9:30, and 11:00 a.m.
 Church Time (age 3 through grade 4) – 9:30 a.m.
 Study Sunday (junior high) – 9:30 a.m.
 Collide (high school) – 9:30 a.m.
 theWELL (college) – 7:00 p.m.
 Other Services: Ministries, choir groups, small groups, bible study, etc. – days and times vary

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>RE Zone Requirements</u>
1. Setbacks		
Front (East 17 th Avenue)	25' to new Nursery/Children's Building	25' min
Street Side (Encino Drive)	45' to renovated Worship Center	10' min
Interior Side	60' to new Maintenance Building	10' min
Rear (Eldorado Drive)	515' to renovated Sr. High/College Building	20' min
2. Building Height		
Children's Building	35'	35' max
Training Center/Youth Complex	35'	35' max
Worship Center	33', plus new 80' cross tower	35' max (church steeples may exceed limit if not used as habitable space)
3. Lot Coverage	15.6%	30% max
4. Floor Area Ratio (FAR)	0.25	0.4 max

5. Parking			
On-Site	679 (includes 30 ADA spaces)		
Off-Site	<u>732</u>		
Total	1,411	<u>1,120 min</u>	(individual uses added together)

D. HISTORY/RELATED CASES:

- P71-235 Special Use Permit for church master plan, approved by County of San Diego
- P75-79 Revised master plan for addition of 3.06 acres to site (14.5 acres to 17.56 acres)
- AN-80-04 Annexation of church property to City of Escondido (Encino Drive/Ducca Annexation)
- 86-126-CUP/
87-419-PPL CUP and Plot Plan approval for completion of master plan, including construction of Education Center (formerly known as Adult/Children Building), chapel, and additions to various buildings; also added off-site parking lot to church property to comply with City's parking standards
- 2003-113-PPL Plot plan approval for chapel approved under original master plan (minor change in design)

EXHIBIT "A"

FINDINGS OF FACT PHG14-0030

Conditional Use Permit

1. Granting this Conditional Use Permit for the proposed church expansion and renovation is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located. The project would be located on a site that has been used for church purposes since the 1970s. All proposed development conforms to site development standards for the RE-20 zoning district, including setbacks, building heights, lot coverage, and floor area ratio, and has been designed to coordinate aesthetically with existing development. The project underwent staff design review on March 26, 2015, and most recommendations have been incorporated into the project design, with the exception of one, which is included as a condition of approval (inclusion of a guard rail on the plans for the proposed retaining wall at the southeast corner of the site). Sufficient parking will be provided in on-site and off-site parking lots, with drop-off areas provided in close proximity to youth-oriented buildings. The Mitigated Negative Declaration prepared for this project identified potentially significant impacts to traffic on surrounding roads and intersections. The applicant has proposed measures to reduce these impacts to a less than significant level. The Mitigated Negative Declaration analyzed potential noise impacts related to construction and operations and determined that they would be less than significant since they would not violate the City's Noise Ordinance.
2. The proposed CUP is consistent with the goals and policies of the General Plan since churches, schools and related religious activities are conditionally permitted within residential zones and previous Conditional Use Permits have been approved for the development of the site as a religious facility. The Mitigated Negative Declaration issued for this project analyzed potentially significant impacts to transportation and traffic, related to the new Nursery & Children's Building and the expansion of the Worship Center. These impacts can be reduced to a less than significant level with the mitigation measures proposed in the Mitigated Negative Declaration. The applicant has shown that adequate parking will be provided for the project, and has provided an updated Traffic Management Plan describing proposed safety measures for church visitors using the off-site parking lot.
3. A Mitigated Negative Declaration was issued for the proposed project on April 28, 2015 and underwent a 20-day public review period, in accordance with the California Environmental Quality Act (CEQA). The environmental review found potentially significant impacts related to traffic and transportation, hazards and hazardous materials, and biological resources. Mitigation measures were incorporated into the Mitigated Negative Declaration to reduce these impacts to a less than significant level. Staff did not receive any comments from the public or other agencies during the public review period.
5. This proposal is in response to services required by the community. The size of the Worship Center will expand from 1,600 to 2,000 seats to accommodate a growing congregation attending religious services. The proposed Nursery & Children's Building will house a new weekday preschool and daycare center, providing education and child care for families in need of these services. Activities already in place throughout the church campus (weekend and evening child/youth classes, small group meetings, café services, etc.) will continue during and after project implementation, and will be enhanced by the proposed improvements, renovations, and expansions.

EXHIBIT "B"

CONDITIONS OF APPROVAL Emmanuel Faith Community Church PHG14-0030

Mitigation Measures

1. A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer. (Mitigation Measure BIO-1)
2. If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds are observed and concurrence is received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species. (Mitigation Measure BIO-2)
3. Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos-containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. Should regulated asbestos-containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145- Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that regulated asbestos is either present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard. (Mitigation Measure HAZ-1)
4. Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services certified lead inspector/risk assessor to determine the presence or absence of lead based paint located in all buildings to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice requirements (Title 17 CCR Division 1, Chapter 8). (Mitigation Measure HAZ-2)

5. Prior to the issuance of permits for either the operations of the preschool or the addition of 400 seats to the worship center, the applicant shall install a traffic signal at the E. 17th Avenue/Encino Drive intersection. (Mitigation Measure TRF-1)
6. Prior to the issuance of permits for the operation of the preschool, the applicant shall provide a fair-share contribution towards the signalization of the Bear Valley Parkway/Encino Drive intersection. (Mitigation Measure TRF-2)
7. Prior to the issuance of permits for the operation of the preschool, the applicant shall provide for the following striping enhancements to 17th Avenue (Juniper Street to Encino Drive):
 - Provide a white edge-line ("fog line") in both directions,
 - Restripe the eastbound (EB) edge-line west of the off-site parking lot to better define the transition due to the two-way left-turn lane beginning east of High Crest Place,
 - Extend the existing EB right-turn pocket into the west parking lot, and
 - Stripe a dedicated EB right-turn lane to Encino Drive. (Mitigation Measure TRF-3)
8. Prior to the issuance of permits for the operation of the preschool, the applicant shall provide for the following striping and enhancements to E. 17th Avenue (Encino Drive to San Pasqual Valley Road):
 - Restripe the segment to provide an EB right-turn pocket for turns into the project driveway east of Encino Drive and
 - Extend the two-way left-turn lane eastward to the City/County boundary to allow for westbound (WB) left turns into the site's easternmost driveway. (Mitigation Measure TRF-4)

General

1. The proposed church/school shall be subject to all relevant Conditions of Approval required as part of previous Conditional Use Permits for the site, unless specially authorized or superseded by this use permit.
2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and the recommendations of the staff design review meeting of March 25, 2015, to the satisfaction of the Planning Division.
4. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
5. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
6. Each project phase shall be subject to the stormwater regulations and policies in effect at the time of implementation.
7. 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.
8. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 2014-20). Any outdoor lighting adjacent to residential uses shall provide appropriate shields to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building and site plans for the parking plot/buildings.

9. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
10. All new utilities shall be placed underground.
11. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
12. Any new walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the building, grading and landscape plans. Walls shall incorporate a decorative cap (rolled mortar caps are not allowed). The retaining wall at the southeast portion of the project site shall include a guard rail, which shall be shown in the retaining wall sections on the plans.
13. Aside from the approved play field fence within the front setback area, all fences and walls in setback areas must conform to the height standards outlined in Section 13-1080 of the City of Escondido Zoning Code.
14. The project will include 679 parking spaces in the on-site lots and 732 spaces in the off-site lot at the southwest corner of East 17th Avenue and Encino Drive, for a total of 1,411 parking spaces. Parking spaces shall be 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 stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
15. As specified in the application package, the multipurpose play areas in Lot C shall be used no more than four to six times per year for special occasions, and shall not be used at peak occupancy times. Vehicular traffic paths shall be defined and diverted around these play areas when they are in use.
16. The CUP shall remain valid as long as the first phase commences construction within five years of the Planning Commission approval date.
17. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. A plan check fee will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Escondido Zoning Code Article 62 (Water Efficient Landscape Standards) and include a drought tolerant design. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. Prior to occupancy of future buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

**ENGINEERING CONDITIONS OF APPROVAL
Emmanuel Faith Community Church
PHG-14-0030**

STREET IMPROVEMENTS AND TRAFFIC

1. The proposed project consists of multiple phases that include replacement of existing buildings, expansion of worship center and construction of a new preschool. Traffic improvement requirements for the project have been developed to mitigate the traffic impact for each phase of the project.
2. Prior to issuance of permit for occupancy of first phase of the project, the project owner shall prepare a traffic management plan for pedestrian crossing on Encino Drive, during the church and school activities, Traffic management plan is subject to review and approval by the City Engineer. The project owner shall implement the traffic management plan when the parking lot on west side of Encino Drive is utilized for the activities. Implementation of Traffic management plan will be subject to monitoring by the City engineering staff and subject to modification by the project owner, as required by the City Engineer.
3. Prior to issuance of permit for occupancy of first phase of the project the project owner shall submit a School Zone signing and striping plan to meet current standards for review and approval by the City Engineer. All signing and striping per approved plan shall be installed prior to issuance of permit for occupancy.
4. Prior to the issuance of permits for either the operations of the preschool or occupancy of the worship center, the project owner shall install a multi-phase traffic signal at the E. 17th Avenue/Encino Drive intersection to the satisfaction of the City Engineer. The project owner shall prepare and submit a traffic signal and signing and striping plan for review and approval by the City Engineer. The project owner shall be required to construct improvements to the intersection, within the existing right-of-way to
5. Prior to the issuance of permits for the operation of the preschool, the project owner shall provide a fair-share contribution in the amount of \$10,000 towards the signalization of the Bear Valley Parkway/Encino Drive intersection.
6. The project owner shall prepare and submit for approval by the City Engineer a signing and striping plan for enhancements to 17th Avenue as required by the traffic study for the project.

a) Juniper Street to Encino Drive:

Provide a white edge-line in both directions, restripe the eastbound (EB) edge-line west of the off-site parking lot to better define the transition due to the two-way left-turn lane beginning east of High Crest Place. Extend the existing EB right-turn pocket into the west parking lot, and Stripe a dedicated EB right-turn lane to Encino Drive.

b) Encino Drive to San Pasqual Valley Road:

Restripe the segment to provide an EB right-turn pocket for turns into the project driveway east of Encino Drive and Extend the two-way left-turn lane eastward to the City/County boundary to allow for westbound (WB) left turns into the site's easternmost driveway.

All signing and striping shall be constructed prior to the issuance of permits for the operation of the preschool.

7. The project owner shall be responsible for roadway widening, removal of existing striping and resealing of the road with type 2 slurry prior to restriping as required by the City Engineer to accomplish the required striping along 17th Avenue.
8. The Project owner shall be responsible for removal and reconstruction of damaged curb, gutter and sidewalk along project frontages on 17th Avenue and Encino Drive prior to completion of last phase of the project.
9. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.

An engineered improvement plan, traffic signal and signing and striping plans are required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any permits. All required improvements shall be constructed prior to project occupancy.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project
2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

4. A General Construction Activity Storm Water 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 or more acres. One copy of the Storm Water Pollution Prevention Plan shall be submitted to the City.

All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans.

DRAINAGE

1. A Final Water Quality Technical Report in compliance with City's latest adopted SUSMP shall be prepared and submitted for approval together with the final improvement and grading plans. The Water Quality Technical Report shall include hydro-modification plan, post construction storm water treatment measures and maintenance requirements. The preliminary Water Quality Technical Report for the project has been prepared in accordance with the 2011 SUSMP. Any phases of the project construction that is planned to commence after December 24 of 2015, will be subject to the latest adopted storm water treatment and hydro-modifications standards in effect, subject to the alternate guidance provided by the Regional Board. Water quality technical report for project phases after December 24, 2015 shall be modified to comply with most current standards.
2. All onsite drainage system, storm water treatment and retention facilities shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner.
3. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City prior to approval final plans.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. If water system upgrade or replacement is required, the project owner shall be responsible for preparation of water plans for review and approval by the Utilities Engineer. All water improvements shall be designed and constructed to the requirements of the Utilities Engineer prior to issuance of occupancy.

WASTEWATER SUPPLY

1. Onsite private wastewater service and shall be designed and constructed in accordance Building Division requirements. Property owner is responsible for the maintenance of the private wastewater system for the project.

SURVEYING AND MONUMENTATION

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

CASH SECURITIES

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

UTILITY UNDERGROUNDING AND RELOCATION

1. All utilities services to new and existing buildings shall be constructed underground.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground

PLANNING COMMISSION

Agenda Item No.: G.2
Date: June 9, 2015

CASE NUMBER: PHG15-0001, ENV15-0002

APPLICANT: Calvin Christian High/Middle School

LOCATION: On the northeastern corner of North Broadway and Vista Avenue, addressed as 2000 N. Broadway (APNs 224-120-54 and -55).

TYPE OF PROJECT: Modification to a Conditional Use Permit

PROJECT DESCRIPTION: A modification to a Conditional Use Permit (80-30-CUP) to construct a new, approximately 15,515 SF, auditorium building with fixed/telescopic type seating to accommodate up to 600 people (400 on the lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of canopy structures over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up to 35 feet in height to a pitched roof element over the exterior elevator structure. An approximately nine-foot-high cross feature is proposed to be installed on top of this roof structure.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Suburban (Single-Family Residential, up to 3.3 dwelling units per acre)

ZONING: R-1-10 (Single-Family Residential, 10,000 SF min. lot size)

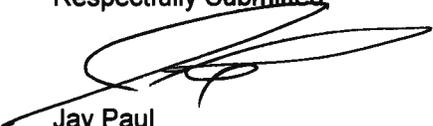
BACKGROUND/SUMMARY OF ISSUES: Calvin Christian High/Middle School has been in operation at the North Broadway campus since the early 1980s with a current enrollment of approximately 220 high school students, 180 junior high students and 27 full-time employees. Student enrollment fluctuates from year to year. The school is associated with the adjacent Calvin Christian Elementary School and Escondido United Reformed Church located to the south, and maintains a joint parking arrangement between the properties. The activities that are proposed to take place within the new auditorium building currently are being conducted within the gymnasium building that has a seating capacity of up to 1,200 persons.

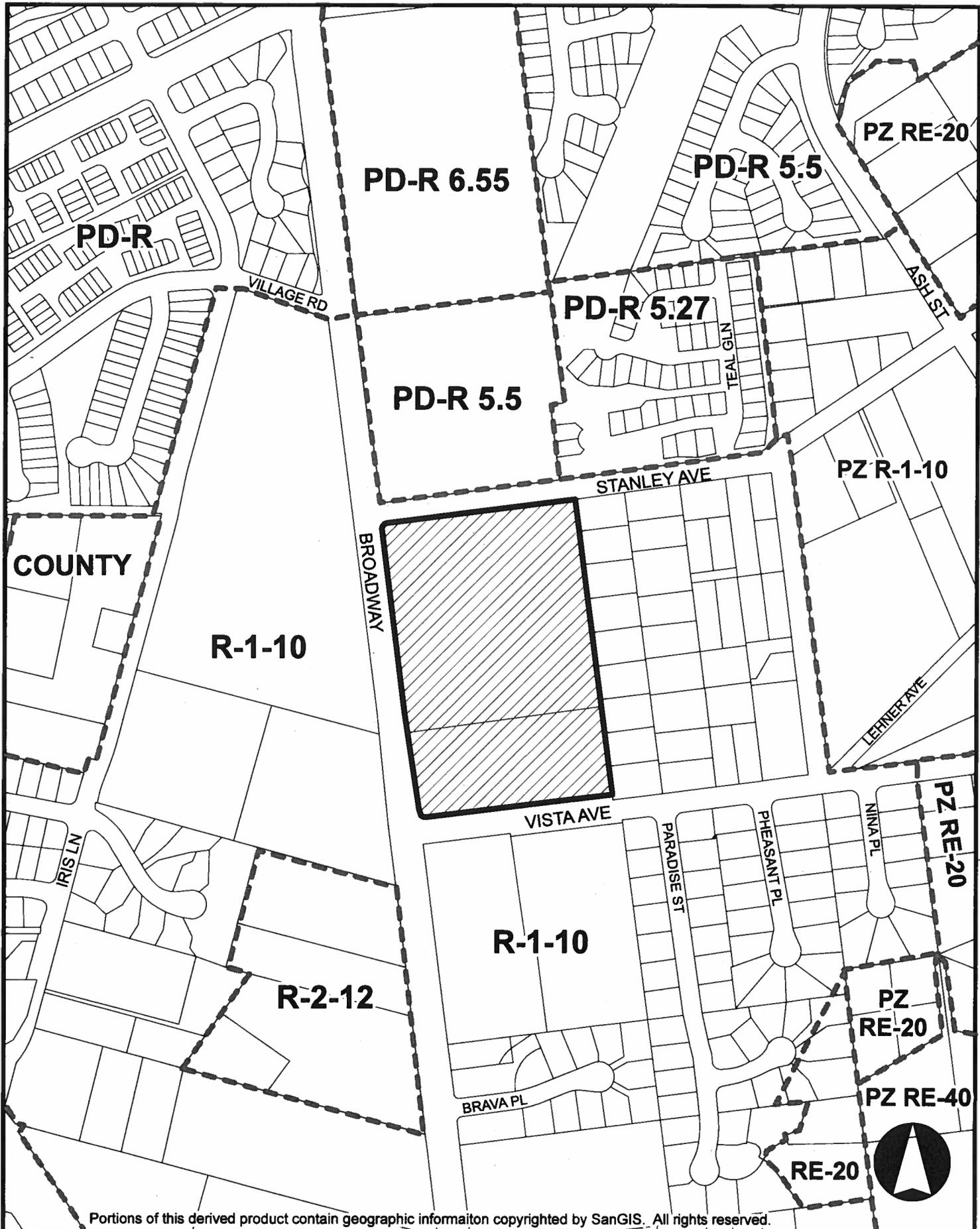
Staff has not identified any issues with the proposed project:

REASON FOR STAFF RECOMMENDATION:

The 13.17-acre school property has sufficient area to accommodate the proposed new building and uses that would be conducted within the building. The project would not generate the need for any additional parking and there is sufficient parking to serve the site. The building has been designed and located to minimize any potential visual, noise or compatibility impacts to surrounding uses.

Respectfully Submitted,


Jay Paul
Associate Planner

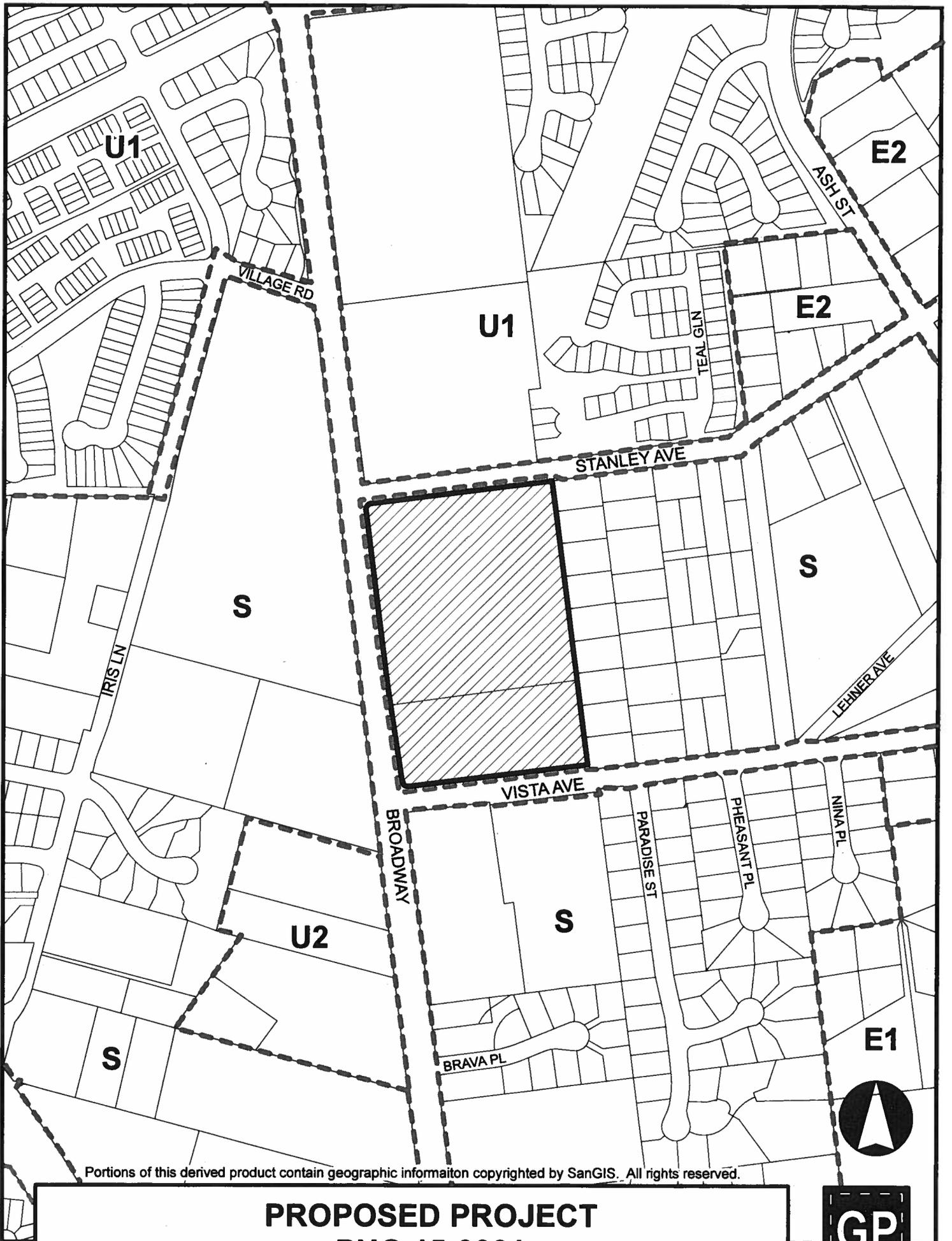


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**PROPOSED PROJECT
PHG 15-0001**

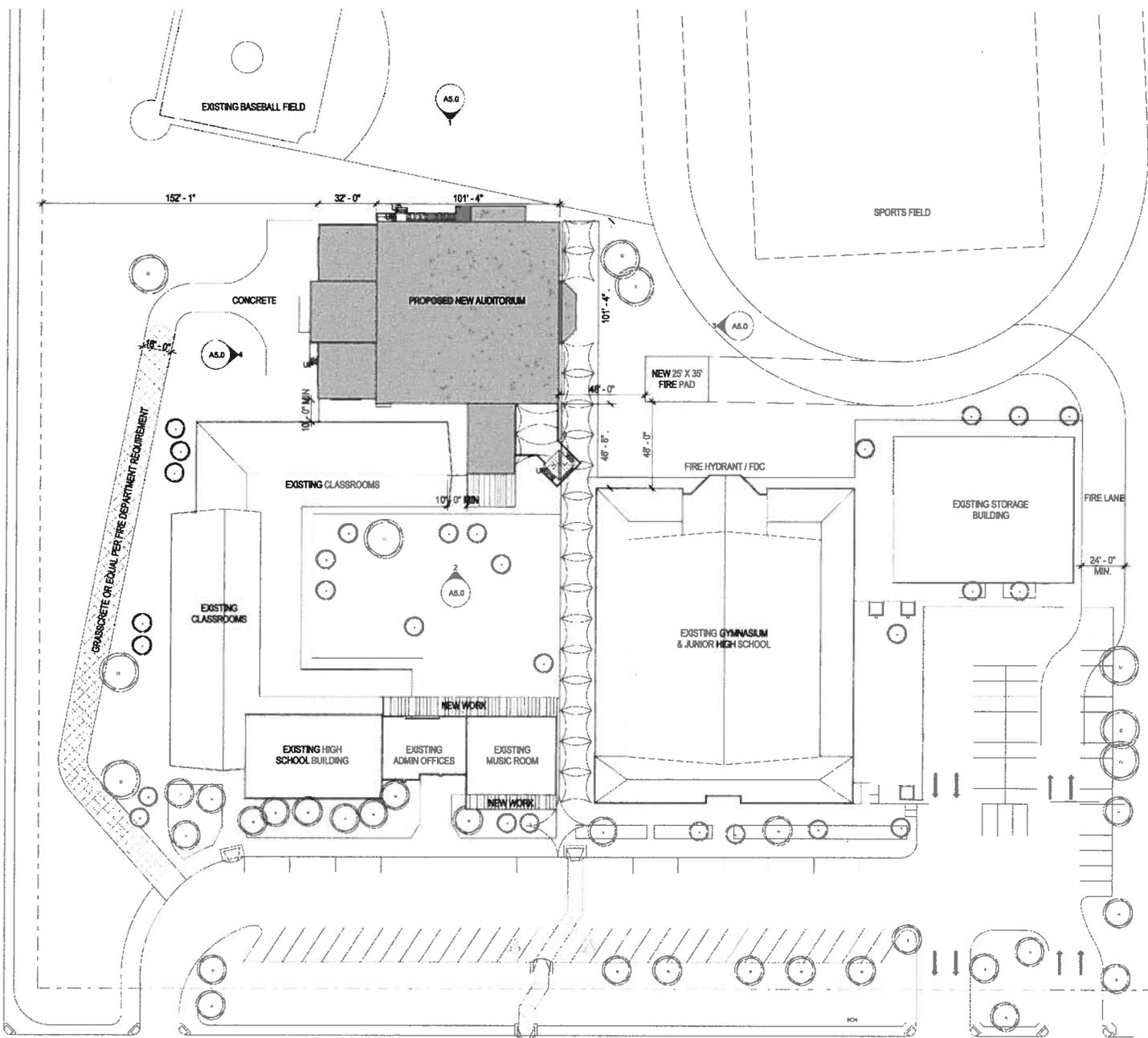


LOCATION/ZONING



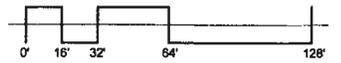
PROPOSED PROJECT
PHG 15-0001





SITE PLAN

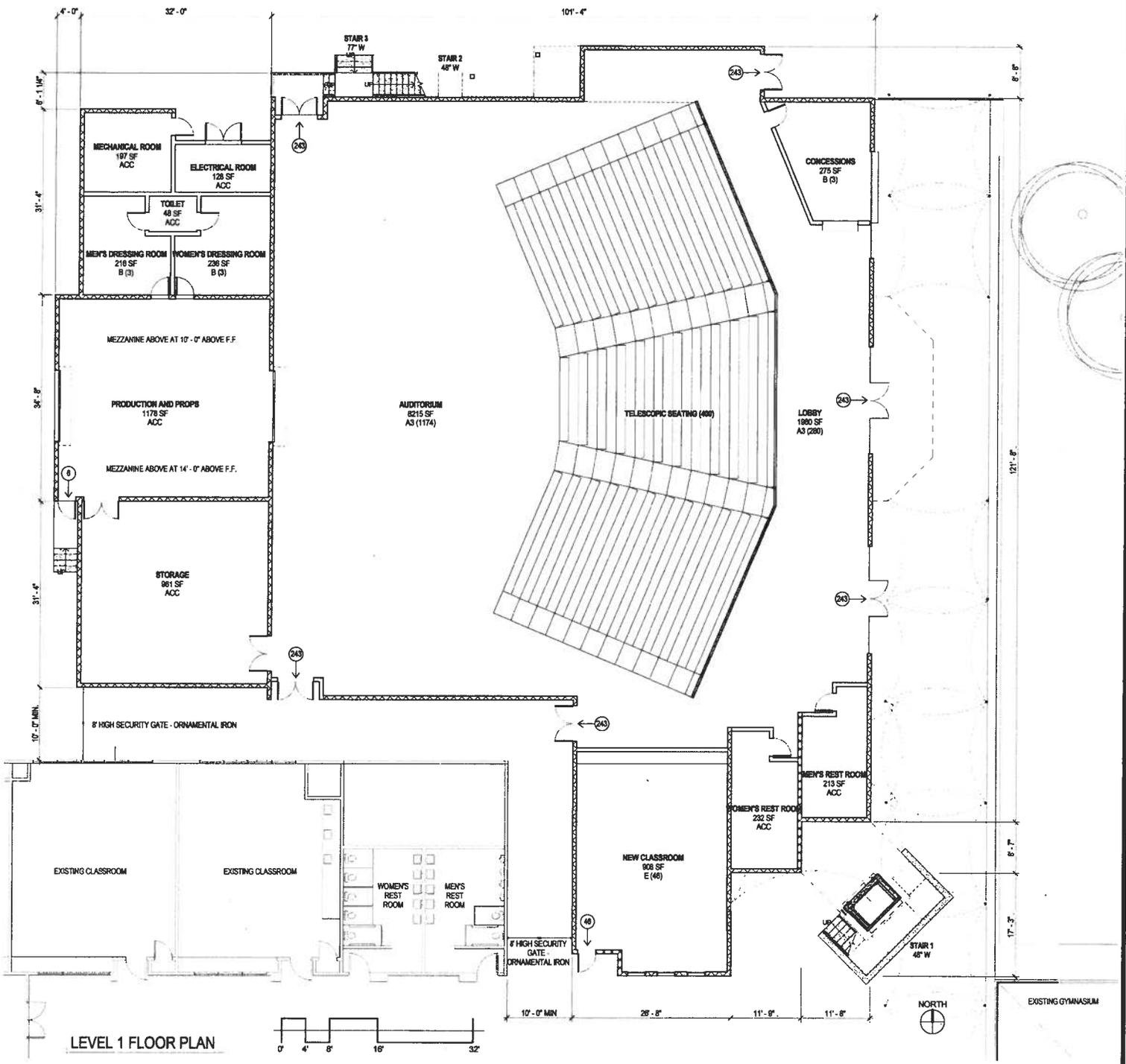
VISTA AVENUE



**PROPOSED PROJECT
PHG 15-0001**

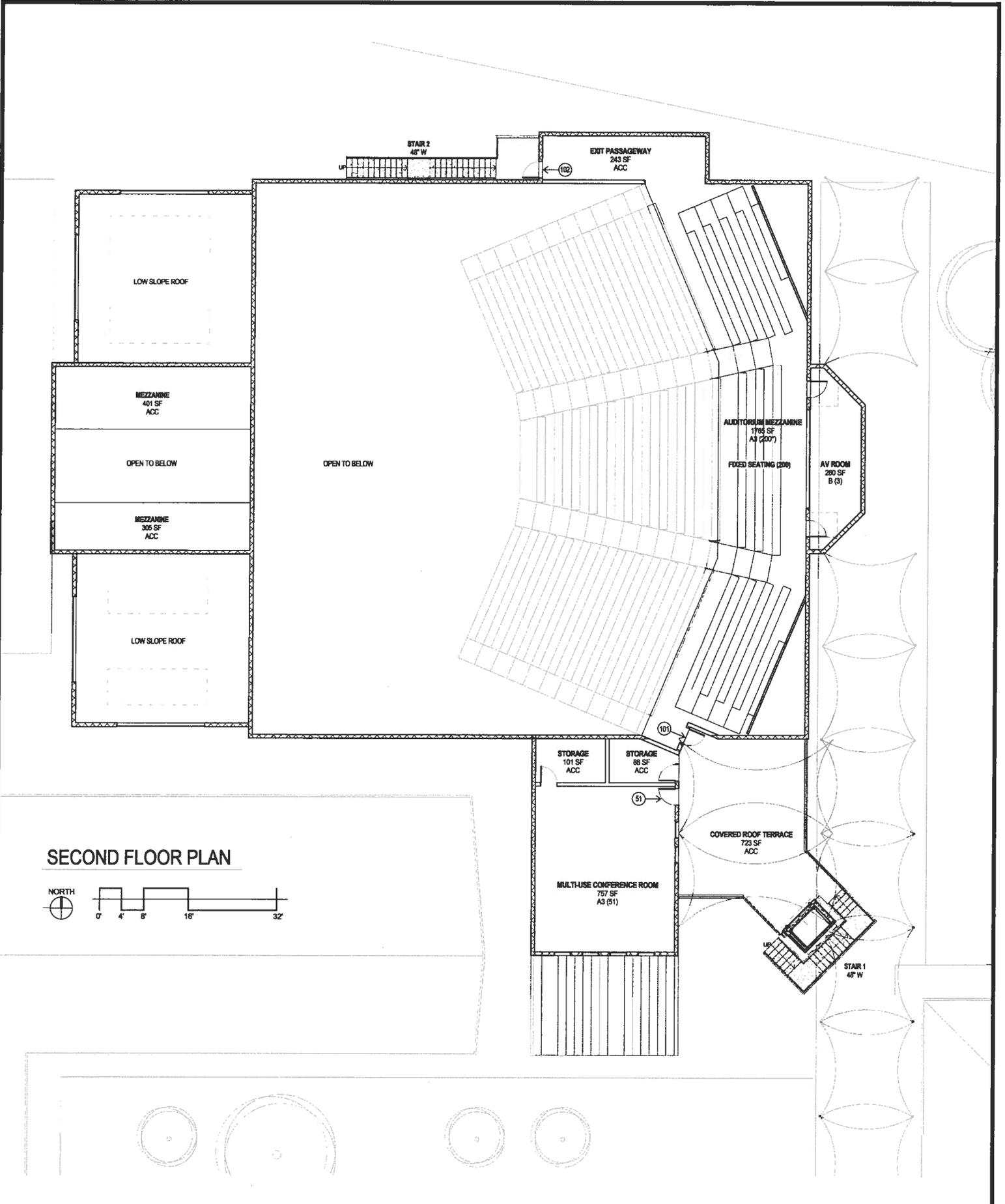


SITE PLAN

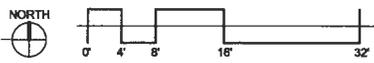


**PROPOSED PROJECT
PHG 15-0001**





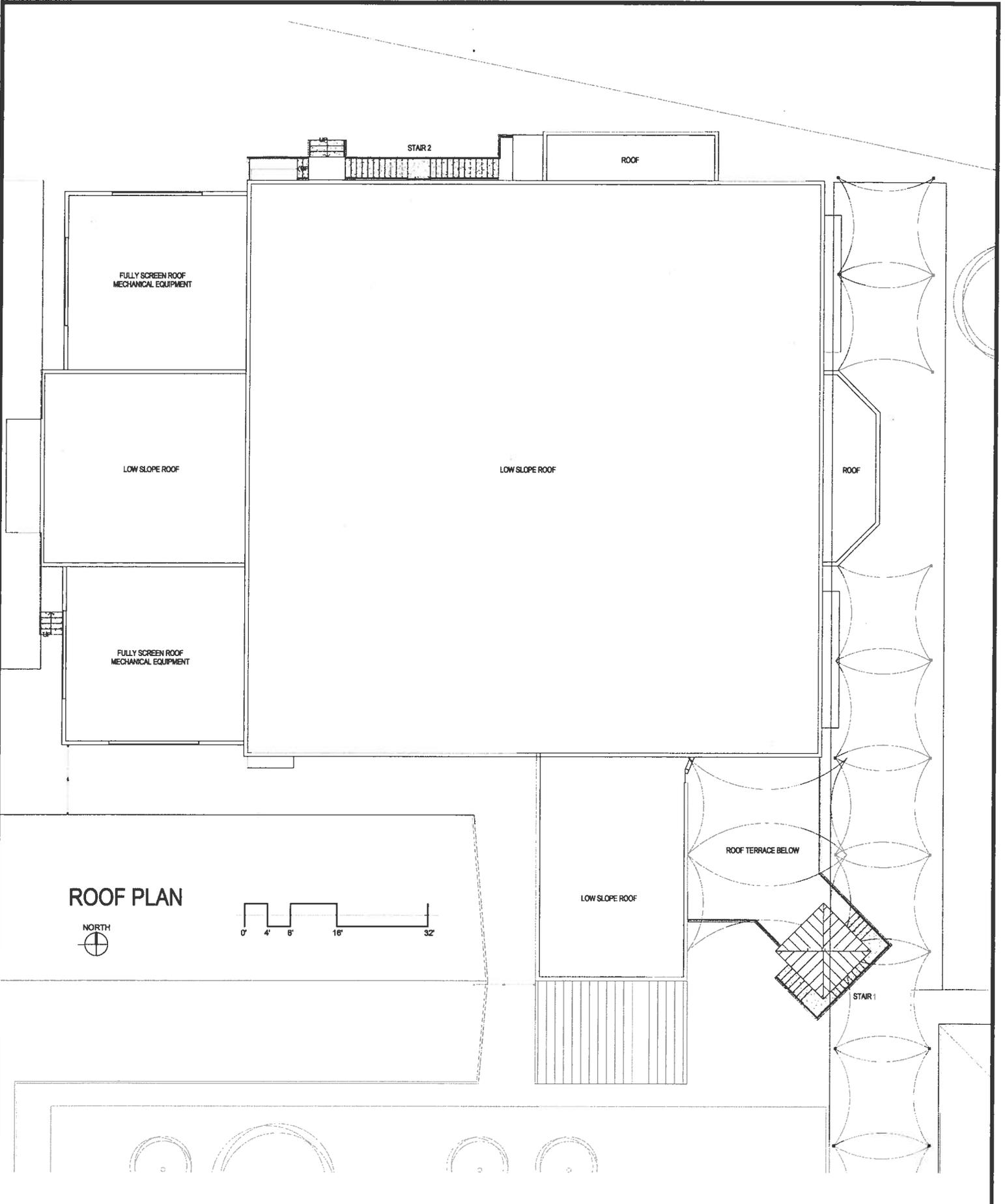
SECOND FLOOR PLAN



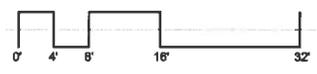
**PROPOSED PROJECT
PHG 15-0001**

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FLOOR PLAN



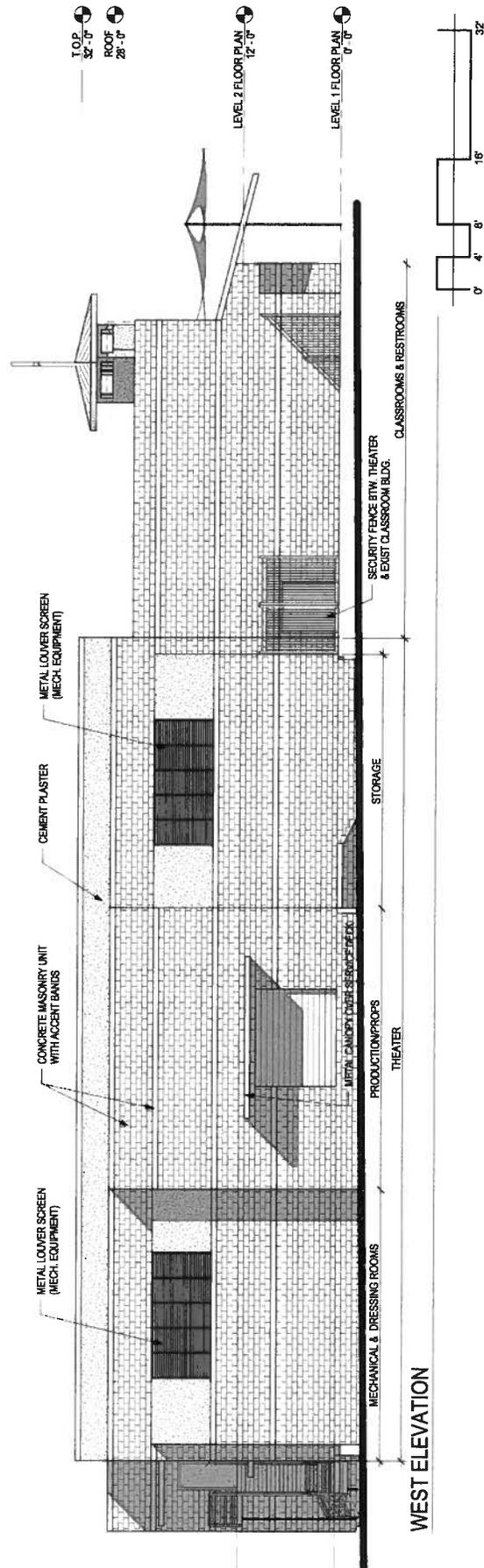
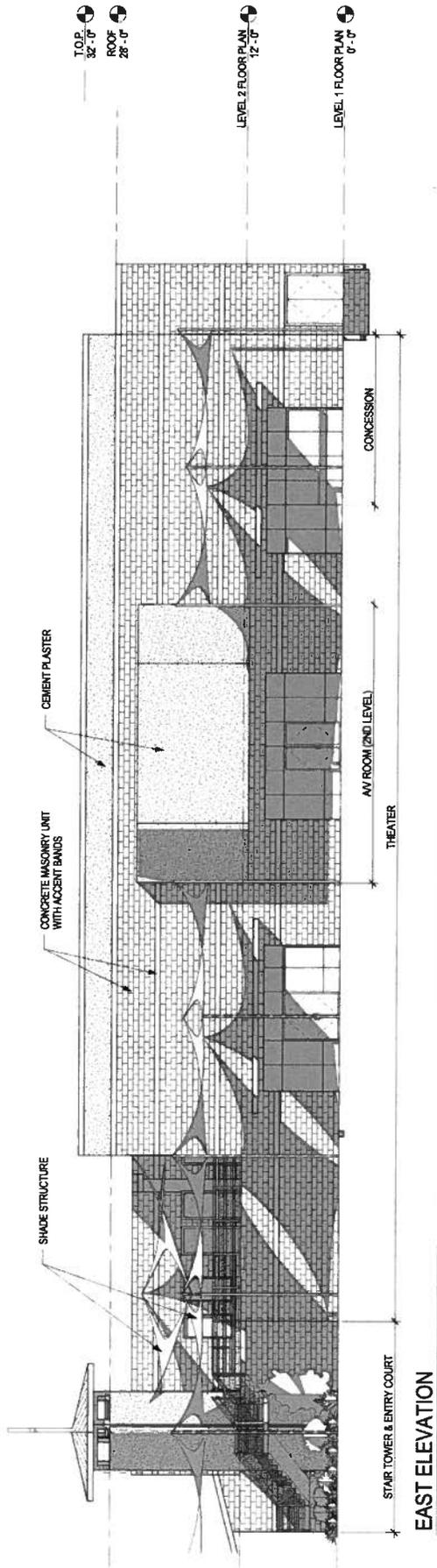
ROOF PLAN



**PROPOSED PROJECT
PHG 15-0001**

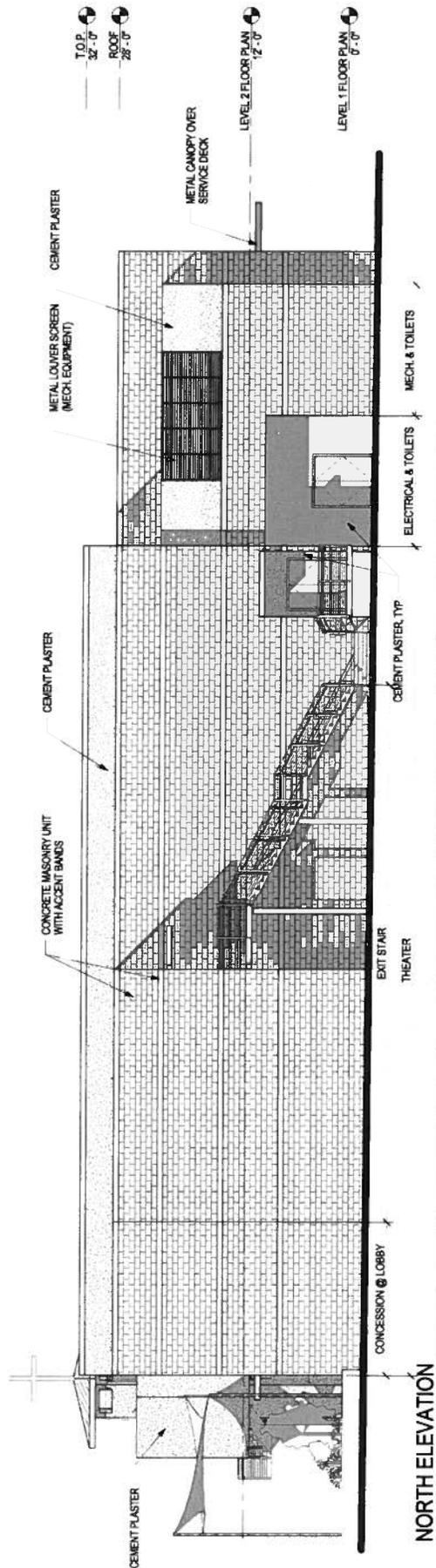
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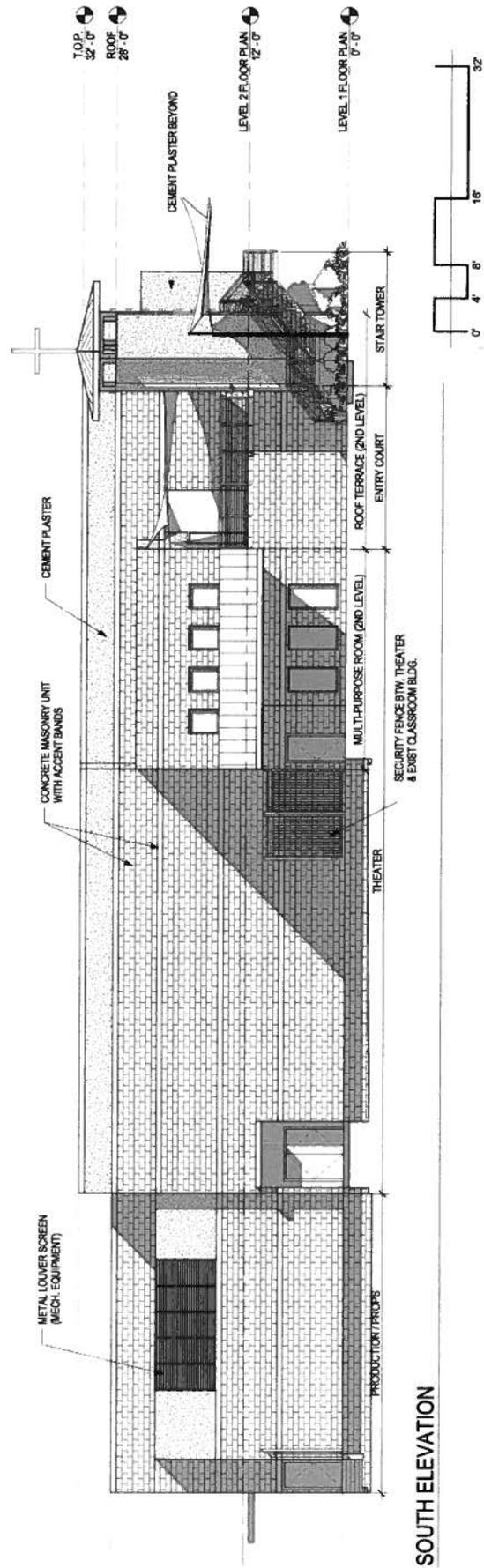


**PROPOSED PROJECT
PHG 15-0001**

E



NORTH ELEVATION



SOUTH ELEVATION

**PROPOSED PROJECT
PHG 15-0001**

E

ELEVATION PLAN

ANALYSIS

LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH:** PD-R 5.5 zoning (Planned Development-Residential) / Stanley Avenue is located along the northern property boundary and is situated at a higher elevation than the subject site. Stanley Avenue is classified as a Local Collector Street (66' R-O-W) and improved with curb, gutter and sidewalk along both sides of the street. Vacant residential zoned property is located on the northern side of Stanley Avenue with a mobile-home park located further to the north. Single-family homes are located to the northeast at a higher elevation and overlook the subject site. A residential care facility is located to the northwest across N. Broadway (Meadowbrook Village).
- SOUTH:** R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size) / The Escondido United Reformed Church and Calvin Elementary School are located south of the project site across Vista Avenue, which is classified as a Collector Street (84' R-O-W). Vista Avenue has been developed as a local collector road with curb, gutter and sidewalk along both frontages. Single-family homes are located southeast of the subject site. Multi-family residential units are located southwest of the site across N. Broadway. A Conditional Use Permit (City File No. PHG14-0021) recently was approved by the Escondido Planning Commission for a phased, multi-year, master construction/development plan to construct a new sanctuary building and two-story multi-purpose/classroom building, and convert the existing sanctuary building to a multi-purpose hall.
- EAST:** R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size) / Single-family homes are located along the eastern property boundary generally at a similar elevation to the school site. The existing lighted football/soccer field and track is located along the eastern boundary of the site and adjacent to residential properties. The rear yards of the adjacent homes orient towards the school. Chain-link fencing and tall hedges (located on the school site) and some eucalyptus trees (located on the residential properties) are located along the property boundary. The homes generally are setback approximately 35 feet to 70 feet from the property boundary. The proposed auditorium building is proposed to be setback approximately 320 feet from the eastern property boundary.
- WEST:** R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size) / A residential-care facility (Meadowbrook Village) is located west of the school property on the western side of North Broadway, which is classified as a Major Road (102' R-O-W). North Broadway has been improved to its ultimate width along the project frontage, including curb, gutter and sidewalk.

ENVIRONMENTAL STATUS

1. A Negative Declaration (City File No. ENV 15-0002) was issued for public review and comments for the proposed project on May 4, 2015, in accordance with the California Environmental Quality Act (CEQA). The findings of this review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant. Mitigation measures are not required. Staff did not receive any comments from the public or other agencies during the public review period.

AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service -- The Fire Department did not express any concerns regarding their ability to serve the site.
3. Traffic -- The new auditorium building is designed to serve the existing students, faculty members and visitors and the new building would not generate additional students/faculty. Any additional traffic generated typically would occur during off-peak hours and the traffic would stay similar to current conditions. Development of the proposed project is not anticipated to result in any changes to existing trips during peak hours to the school campus. North Broadway currently operates at a Level-of-Service (LOS) "A" and Vista Avenue (Broadway to Ash) operates at a LOS "B" within the City and "C" within the County. The intersection of Broadway/Ash, which is signalized, operates at LOS "B" in the a.m. peak hours and "A" during p.m. peak hours. The Engineering Division indicated the proposed project and any

associated potential increase in traffic generated by the project would be minimal and not result in any adverse impacts to the local street segments or intersections. In order to enhance pedestrian safety between the church and high school the project also is conditioned to improve the existing mid-block crossing on Vista Avenue by re-establishing and updating signing, striping and installation of a signal controlled pedestrian crossing or an alternate device subject to approval by the City Engineer and Transportation Commission.

4. **Utilities** – Water service is provided by the Rincon del Diablo Municipal Water District and the District indicated they would continue to provide water service to the site. However, if needed, additional water capacity will be contingent on current drought conditions and restrictions. The project applicant would need to coordinate any improvements to the existing system as may be required by the District, and if additional fire flow is needed for the new building, a hydraulic analysis will be required. City sewer with sufficient capacity to serve the project are available in the adjoining streets or easement. The Engineering Department concluded the project would not materially degrade the level-of-service of the public sewer system.
5. **Drainage** – Runoff from the project would be directed to the adjoining public street or other drainage facility. The Engineering Department concluded the project would not materially degrade level-of-service of the existing or downstream drainage facilities. The project is required to conform to existing NPDES, City storm water standards and storm water design requirements (SUSMP). Appropriate on-site storm water quality and drainage features would be constructed on-site, as may be required.

CONFORMANCE WITH CITY POLICY

General Plan

The proposed CUP is consistent with the goals and policies of the General Plan because schools, churches and related activities are conditionally permitted within residential zones, and previous Conditional Use Permits have been approved for the development of the site as a school facility with various athletic fields and outdoor activities. The proposed addition to the campus would not adversely impact traffic or circulation, or create adverse parking impacts because the Engineering Division indicated the adjacent streets and improvements could adequately accommodate the anticipated traffic increase from the project, and there is adequate parking and drop-off areas to accommodate students and visitors. Therefore, the proposed addition would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities.

Project Design and Neighborhood Compatibility

The proposed new auditorium is designed to accommodate a variety of events at the school that currently are conducted within the existing gymnasium and other buildings. The auditorium building is a purpose built structure specifically designed to accommodate a variety of non-sporting student activities such as plays, speaking events, band concerts and musical performances, with state-of-the-art sound and production facilities. The facility would provide areas for meetings, dinners/banquets and additional classroom space, which would free up the gymnasium for physical education and athletic programs. The building also will serve as the school chapel. A dedicated concession area will be incorporated into the building that can accommodate events at the new auditorium, as well as for certain sporting events at the school.

The architecture of the new two-story auditorium building would reflect the architectural style of the existing buildings utilizing similar exterior split-face block, roof materials and colors. Although the main entrance to the building and courtyard area in front of the entry would orient towards the east, staff believes the project would not create any adverse noise or compatibility impacts to the adjacent residents along the eastern property boundary because the building would be located approximately 320 feet from these properties, which would minimize any potential impacts. The project also is required to keep the entry doors closed during major events that incorporate amplified sound. A covered pedestrian way/arcade would direct access to the new building and outdoor plaza from the parking area and main school entrance along Vista Avenue. The applicant has not made a decision on the final design of the covered walkways, which may include fabric coverings supported by painted metal poles (as indicated on the project plans) or standing seam metal canopies with split-face block supports that currently are located along the eastern side of the school buildings. Staff believes that both designs would be appropriate for the site.

Parking – A total of 78 on-site parking spaces are available at the school, with an additional 219 spaces in the adjacent church parking lot to the south which are available through a joint-use parking agreement. On-street parking also is provided along both sides of Vista Avenue. Therefore, staff feels the continued joint-use parking arrangement between the school and adjacent church/school is appropriate and a sufficient number of parking spaces would be provided to accommodate the variety of anticipated school related functions without impacting the surrounding neighborhood.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

PHYSICAL CHARACTERISTICS

The approximately 13.17-acre site is developed with various classrooms and administration buildings, gymnasium, storage/maintenance building, paved parking, lighted and unlit sports fields, and smaller accessory structures. The site generally slopes and drains from north to south towards North Broadway with elevations ranging from approximately 730' towards the northeastern corner and 703' towards the southwestern corner of the property. Vegetation on the site is limited and generally consists of mature ornamental trees, shrubs and turf grass. A riparian area and storm water feature is located towards the northern and northwestern area of the property along the N. Broadway frontage. The riparian area is secured by chain-link fencing around the perimeter and none of the riparian vegetation would be impacted as part of the project. The project site fronts onto and takes access from Vista Avenue, which is classified as a Collector Road (84' R-O-W) on the City's Circulation Element. Vista Avenue has been improved as a Local Collector Street along the property frontage with curb, gutter and sidewalk. On-street parking along both sides of Vista Avenue is currently allowed. The project also fronts onto North Broadway on the west and Stanley Avenue on the north, but does not take access from these Circulation Element Streets. The intersection of Broadway and Vista Avenue is signalized.

SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 13.17 acres (two parcels)
2. New Auditorium/Chapel Building: 15,515 Total Area (two stories)
 - 1st Floor: 10,175 SF auditorium and lobby; 906 SF new classroom; 2,139 SF various storage, 275 SF concessions, 325 SF mechanical rooms, 945 SF bathrooms
 - 2nd Floor: 1,765 SF mezzanine seating; 757 SF multi-use conference room, 260 SF AV room, 182 SF storage areas, 723 SF covered roof terrace
3. Seating Capacity: 600 Total
 - 1st Floor: 400 lower floor (fixed and telescopic seating)
 - 2nd Floor: 200 upper mezzanine level

Existing Gym Seating: Up to 1,200
4. Bldg. Height: Ranges from 32' top of roof parapet, 35 feet tower roof feature with approx. 9 foot high cross on top.
5. Colors/Materials: The color and materials to match the existing buildings to include light tan split-face concrete blocks with darker brown horizontal accent bands, and smooth cement plaster banding along the roofline and certain wall elements (white tone). Metal canopy painted blue over service entrance along western side of building and other roof awnings. Standing seam metal roof (blue). Covered walkway shade elements with white fabric canopies, and over second story exterior deck.
6. Existing Hours of Operation:

School Hours:	M-F	8:10 a.m. – 2:50 p.m.
Athletic Practice:	M-F	3:00 p.m. – 5:00 p.m. (typ.)
Football:	Friday	7:00 p.m. – 10:00 p.m.
Soccer:	M-F	6:00 p.m. – 8:00 p.m.
Other Events:	Friday	6:30 p.m. – 10:30 p.m.)

(student council, musicals/plays, social events, athletic events, etc.)

Note: School may vary hours and days to accommodate various programs/events.

CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>R-1-10 Zone Requirements</u>
1. Setbacks:		
Front (Vista Ave):	284'	15'
Street Side: (Broadway)	152'	10'
East:	320'+	5'
2. Building Height:		35' (avg. height, towers and cross features may exceed height)
Auditorium Bldg.	32' top of roof parapet	
Elevator Tower	35' top of pitched roof	
Cross	Approx. 9 feet on top of pitched roof	
3. Parking:		
	<u>Existing</u>	<u>Required</u>
	78 on-site spaces	100 spaces (based on current enrollment) (1 per employee plus 1 per 3 students for high school)
	<u>Off-site</u>	
	The high school has a current recorded parking agreement with the adjacent Escondido United Reformed Church which currently maintains 219 spaces. On-street parking also is available along Vista Avenue.	Note: The parking requirement fluctuates each school year as student enrollment changes.
Overflow Parking:	Overflow parking typically has been directed to use the turf athletic field on the adjacent Calvin Elementary School site, which can accommodate up to 150 vehicles.	

RELATED CASES:

80-30-CUP	Calvin Christian High School constructed
87-89-CUP	Calvin Christian Junior High School constructed at High School site
98-02-CUP	Addition of classrooms and teacher's lounge at High School
2000	Reconfiguration of drop-off area and parking lot at High School
2002-68-CUP	A Conditional Use Permit for an 8,000 SF, one-story storage building/weight room addition.
2008	Addition of batting cages adjacent to baseball field
PHG 08-0018	Stadium lighting installed around football/soccer field

EXHIBIT "A"

FINDINGS OF FACT PHG15-0001 (Calvin Christian High School)

Conditional Use Permit

1. Granting this Conditional Use Permit for the new school auditorium is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the project would be located on a site that contains a high/middle school and the 13.17-acre school property has sufficient area to accommodate the new building, including sufficient setbacks from residential areas to address any potential compatibility and noise issues. Appropriate parking is available to serve the school and related activities. The proposed project has been designed to be consistent with and fit into the pattern of development of the existing on-site buildings. The Engineering Department indicated that development of the new building and related activities would not result in a significant impact to the adjacent roadways and intersections because the bulk of the trips associated with the auditorium already are being conducted within the school gymnasium. Anticipated uses generally would occur during non-peak periods, and the adjacent street and intersections currently operate at acceptable levels of service. The project will not diminish the Quality-of-Life Standards of the General Plan as the project, as conditioned, would not degrade the levels of service on adjacent street and intersections, and adequate public facilities and access would be provided (as discussed in the staff report and environmental review prepared for the project).
2. The proposed CUP modification is consistent with the goals and policies of the General Plan because schools and related religious activities are conditionally permitted within residential zones and previous Conditional Use Permits have been approved for the development of the site as a school. The proposed project and various components would not adversely impact traffic or circulation, or create adverse parking impacts because the Engineering Division has indicated the adjacent streets and improvements could adequately accommodate any potential anticipated traffic increase from the project, and sufficient on- and off-site parking would be provided in conformance with the Escondido Zoning Code. Therefore, the proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities as discussed in the sections above, and further detailed in the Planning Commission staff report dated June 9, 2015, and the environmental review prepared for the project (Negative Declaration ENV15-0002).
3. A Negative Declaration (Case No.ENV15-0002) was issued for the proposed project on May 4, 2015, in accordance with the California Environmental Quality Act (CEQA). The findings of this review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant. No mitigation measures are required. Staff did not receive any comments from the public or other agencies during the public review period.
4. This proposal is in response to services required by the community because schools, youth educational and social programs provide services for the community and religious activities to the community. The School also would provide educational alternatives/choice tailored to the goals and needs of the congregation, parents and students.

EXHIBIT "B"

CONDITIONS OF APPROVAL Calvin Christian High School PHG15-0001

General

1. The proposed school shall be subject to all relevant Conditions of Approval required as part of previous Conditional Use Permits for the school/site, unless specially authorized or superseded by this use permit.
2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Planning Division.
4. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
5. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
6. 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.
7. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). Any outdoor lighting adjacent to residential uses shall provide appropriate shields to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building and site plans for the parking plot/buildings.
8. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
9. All new utilities shall be placed underground.
10. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
11. Any new walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the building, grading and landscape plans.
12. A minimum of 78 on-site parking spaces shall be maintained as part of the school operation. If the proposed fire lane within the eastern parking eliminates parking spaces, they shall be replaced within another area of the site. The joint-use parking agreement also shall be maintained throughout the operation of the school. Said parking spaces shall be 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 stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage

13. The school may not rent out the auditorium for non-school related functions/uses for commercial purposes.
14. The main entry doors along the eastern building elevation shall be kept closed during major events and events that utilize amplified sound.
15. The final color/materials shall be submitted with the building permits for the project for approval by the Planning Division.
16. This CUP shall become null and void unless utilized within twenty-four (24) months of the effective date of approval.
17. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. A plan check fee will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Escondido Zoning Code Article 62 (Water Efficient Landscape Standards) and include a drought tolerant design. The plans shall be prepared by, or under the supervision of a licensed landscape architect. The landscape plan shall include the following:
 - a. Specimen-size trees (min. 24" box) shall be planted along the western side of the building to help break up the mass and scale of the building as seen from Broadway. Appropriate tall-growing shrubs also shall be installed along this building elevation.
2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. Prior to occupancy of future buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

Building Division

1. The project shall be subject to Building and Code criteria as indicated in CBC Table 503.

2. The project shall be subject to compliance with ICC-300 for the telescopic seating, and also provide for disabled accessible seating and companion seating.
3. Provide vertical access to the mezzanine seating where seating spaces provide a choice of seating viewing angles equivalent to or better than the choices of seating locations and viewing angles available to all other spectators.
4. Vertical access to the mezzanine conference room shall be provided where a conference room is not provided on the first floor.
5. Provide appropriate disabled path of travel from the public way to the new building and from building to building.

Fire Department

1. Show all fire hydrant locations on the plans and provide fire hydrants in accordance with Section 507.5.1.1-Table Nol. 507.5.1.1A.
2. Fire Department connections shall be located within 50 feet of the nearest hydrant and have signage to identify the structures that FDC serves and not attached to the structure.
3. Plans for fire apparatus access roadways shall be submitted to the Fire Department for review and approval prior to issuance of building/grading permits for the project. A fire access lane/driveway is proposed over a portion of the sports field track. Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus not less than 75,000 lbs. unless authorized by the Fire Department, and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. Appropriate turn around area shall be provided with the new 25' x 35' Fire Pad, to the satisfaction of the Fire Department. The proposed grasscrete access roadway is not allowed and the proposed fire access driveway along the western side of the building shall be designed to meet the minimum width and surfacing requirements, as approved by the Fire Department. The turning radius of a fire apparatus access road shall comply with the City/County public and private road standards. The turning radius for a private residential driveway shall be a minimum of 28 feet.
4. Roadway design features (speed bumps, speed humps, and speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the fire code official.
5. Approved street numbers and/or addresses shall be placed on all new and existing buildings and at appropriate locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach.
6. Fire sprinklers will be required. Approved automatic fire sprinkler systems and fire/life safety systems (such as alarms) are required in all new structures. For the purpose of fire-sprinkler systems, buildings separated by less than ten feet from adjacent buildings shall be considered as one building. Fire barriers, partitions and walls, regardless of rating, shall not be considered as creating separate buildings for purposes of determining fire sprinkler requirements. Mezzanines shall be included in the total square footage calculation.
7. No security gate or security devices shall be installed across a fire access roadway without the fire code official's approval. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Any electric gates must be operable by Fire Department strobe detectors and allow free exiting. A knox box will be required where access to or within a structure or area is restricted (CFC Section 506).

ENGINEERING CONDITIONS OF APPROVAL

STREET IMPROVEMENTS AND TRAFFIC **Calvin Christian Auditorium (PHG15-0001)**

1. The project owner shall rehabilitate the existing roadway surface on Vista Avenue, along the project frontage. Roadway rehabilitation work shall include a four-foot-wide, 2-inches deep header-cut along lip of gutter on both sides of the roadway and overlay with 2 inch A.C. pavement over the entire width. Vista Avenue shall be restriped in accordance with a signing and striping plan prepared by the project owner and approved by the City Engineer.
2. The Project owner shall be responsible for removal and reconstruction of damaged curb, gutter and sidewalk along project frontages on N. Broadway and Vista Avenue.
3. The project owner shall enhance the existing mid-block crossing on Vista Avenue by re-establishing and updating signing, striping and installation of a pedestrian activated rectangular rapid flashing beacon or an equal device subject to approval by the City Engineer and Transportation Commission. The project owner shall be responsible for the design, construction and maintenance of the pedestrian crossing device and shall execute a maintenance agreement with the City for future maintenance of the pedestrian crossing system.
4. The project owner shall provide the City with an engineer designed signing and striping plan for the installation of the pedestrian crossing and re-establishment and enhancement of school zone and street signing and striping along Vista Avenue. The plan will be subject to review and approval by the City Engineer. The project owner shall be responsible for construction of all new signing and striping and removal of the existing signing and striping to the satisfaction of the City Engineer.

An engineered improvement plan is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to project occupancy.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Division prior to issuance of building permits.
2. Onsite access drive shall be designed and constructed to the requirements of Fire Marshal.
3. A General Construction Activity Storm Water 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 or more acres. One copy of the Storm Water Pollution Prevention Plan shall be submitted to the City.

All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans.

DRAINAGE

1. All onsite drainage systems shall be considered private. The responsibility for maintenance drainage facilities shall be that of the property owner.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. This project is located within Rincon Del Diablo Water District. The developer shall coordinate all water related improvements for the project with Rincon staff. Approved water improvement plans for the project shall be submitted to the City Engineer prior to approval of grading or improvement plans by the City.

WASTEWATER SUPPLY

1. Onsite private wastewater service and shall be designed and constructed in accordance Building Division requirements. Property owner is responsible for the maintenance of the private wastewater system for the project.

CASH SECURITIES

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

UTILITY UNDERGROUNDING AND RELOCATION

1. All utilities services to new building shall be constructed underground.



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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

CASE NO.: ENV 15-0002 and PHG15-0001 "Calvin Christian School Auditorium"

DATE ISSUED: May 4, 2015

PUBLIC REVIEW PERIOD: May 5, 2015 – May 26, 2015

LOCATION: The approximately 13.17-acre site is located on the northeastern corner of N. Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 2000 North Broadway (APNs 224-120-54 and -55).

PROJECT DESCRIPTION: The proposed project involves a modification to the previously approved Conditional Use Permit (CUP) for the school to construct a new, approximately 15,515 SF, Auditorium Building with fixed/telescopic type seating to accommodate up to 600 people (400 on lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on the second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of a canopy structure over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up to 35 feet in height to a pitched roof element over the exterior elevator structure. A cross feature is proposed to be installed on top of this roof structure.

APPLICANT: Calvin Christian School of Escondido

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study and Draft Negative Declaration are on file in the City of Escondido Planning Division can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>.

Findings: The findings of this review are that the project will not have a significant impact to the environment because there is no substantial evidence in the record to indicate project related impacts are potentially significant.

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

Bill Martin,
Deputy Director of Planning



Environmental Checklist Form (Initial Study Part II)

1. Project title and case file number: ENV 15-0002 and PHG 15-0001 (Calvin Christian School Auditorium)
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email: Jay Paul, Associate Planner (760) 839-4537
jpaul@ci.escondido.ca.us
4. Project location: Northeastern corner of N. Broadway and Vista Avenue in the City of Escondido, County of San Diego, addressed as 2000 North Broadway (APNs 224-120-54 and -55).
5. Project applicant's name, address, phone number and email: Calvin Christian School (Brent Cooper) 2000 N. Broadway, Escondido, CA 92026 (619) 921-2849 bcooper@superiorrm.com

General Plan Designation: Suburban (S)
7. Zoning: R-1-10 (Single-Family Residential 10,000 SF min. lot size)
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
The proposed project involves a modification to the previously approved Conditional Use Permit (CUP) for the school to construct a new, approximately 15,515 SF, Auditorium Building with fixed/telescopic type seating to accommodate up to 600 people (400 on lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of a canopy structure over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up 35 feet in height to a pitched roof element over the exterior elevator structure. A cross feature is proposed to be installed on top of this roof structure.
9. Surrounding land uses and setting (briefly describe the project's surroundings):
The approximately 13.17-acre site is developed as a private middle and high school (Calvin Christian School). Vegetation on the site is limited and generally consists of mature ornamental trees, shrubs and turf grass. A fenced riparian area and storm water feature is located towards the northern and northwestern area of the property along the N. Broadway frontage. The project site fronts onto and takes access from Vista Avenue. The project also fronts onto North Broadway on the west and Stanley Avenue on the north, but currently does not take access from these Circulation Element Streets. The intersection of Broadway and Vista Avenue is signalized. Surrounding land uses include single-family residential on the west; single-family residential and vacant land to the north; a church and private elementary school to the south; and natural habitat and residential care facility to the west across N. Broadway. A more detailed description is provided in the Supplemental Comments.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

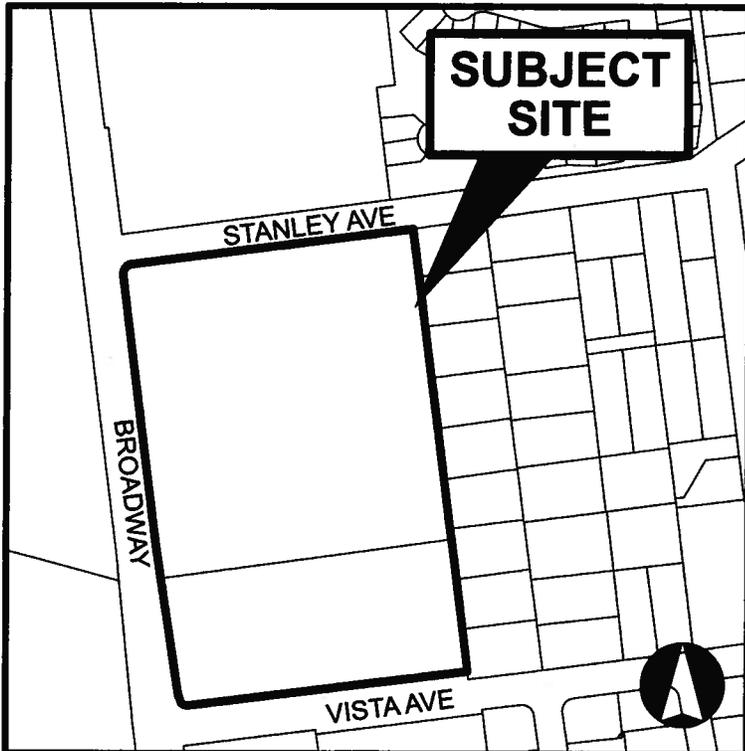
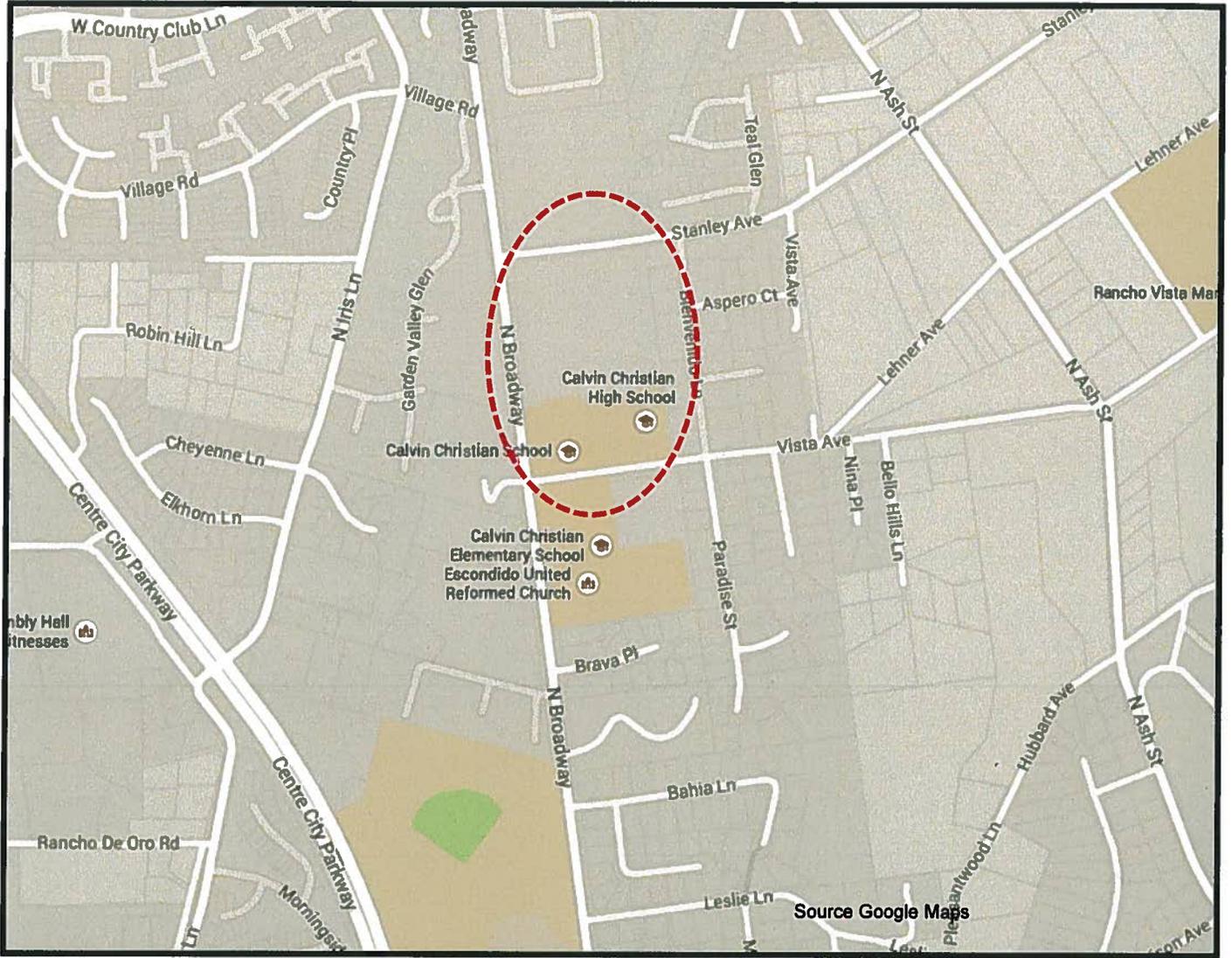
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture & Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation that follows:

<input type="checkbox"/> The proposed project is exempt from CEQA pursuant to the general exemption (CEQA Guidelines, 15061 (b)(3)), a statutory exemption, and/or a categorical exemption, and that if a categorical exemption, none of the exceptions to the exemption apply. A NOTICE OF EXEMPTION will be prepared.	
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental document is required. FINDINGS consistent with this determination will be prepared.	
Jay Paul, Associate Planner  <hr/> Signature	May 4, 2015 <hr/> Date



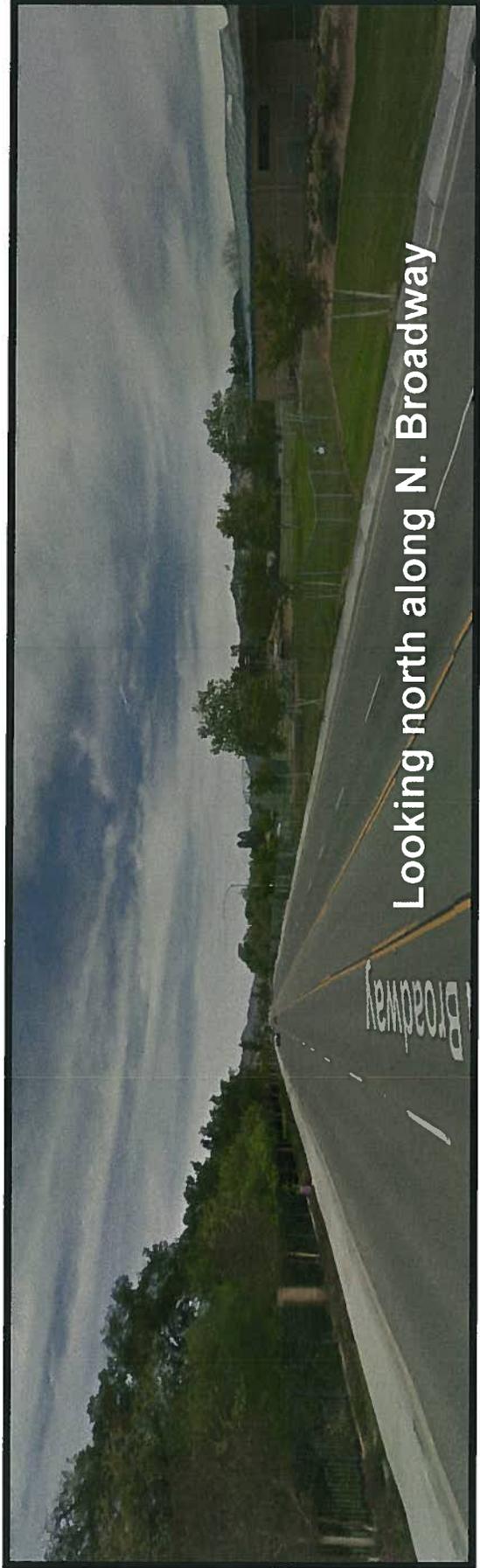
Calvin Christian School



Calvin Christian School



Looking at site from N. Broadway



Looking north along N. Broadway

Calvin Christian School



Looking south across site from Stanley Avenue



Looking south along N. Broadway

Calvin Christian School

EVALUATION OF ENVIRONMENTAL IMPACTS

This section evaluates the potential environmental effects of the proposed project using the environmental checklist from the State CEQA Guidelines as amended. The definitions of the response column headings include the following:

- A. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- B. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
- C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.
- D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

I. Agriculture and Forestry Resources

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farm-land of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. Air Quality

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III. Biological Resources

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. Cultural Resources

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. Geology and Soils

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. Greenhouse Gas Emissions

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. Hazards and Hazardous Materials

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. Hydrology and Water Quality

Issues	Less Than			
	Potentially Significant Impact	Significant With Mitigation Incorporated	Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Cause an increase in impervious surfaces and associated runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Cause potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Create potentially significant environmental impacts on surface water quality to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. Land Use and Planning

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

X. Mineral Resources

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. Noise

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or where such a plan has not been adopted within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. Population and Housing

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. Public Services

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. Recreation

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. Transportation/Traffic

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and/or add more than 200 ADT to a circulation element street with a level of service (LOS) below the mid-range "D" yet above LOS "F"? According to the Escondido General Plan, the minimum acceptable LOS is "C"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service established by the county congestion management agency for designated roads and highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. Utilities and Service Systems

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. Mandatory Findings of Significance

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

NEGATIVE DECLARATION
(FINAL)
FOR THE CALVIN CHRISTIAN SCHOOL
AUDITORIUM BUILDING PROJECT
(City File No. ENV15-0002 and PHG15-0001)

ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL COMMENTS

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

INTRODUCTION

This Negative Declaration assesses the environmental effects of the proposed Calvin Christian School Auditorium Building Project generally located on the northeastern corner of North Broadway and Vista Avenue, addressed as 2000 N. Broadway (APNs 224-120-54 and -55).

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Negative Declaration** in writing before the end of the **20-day** public review period starting on **May 5, 2015**, and ending on **May 26, 2015**. Written comments on the Negative Declaration should be submitted to the following address by **5:00 p.m., May 26, 2015**. Following the close of the public comment review period, the City of Escondido will consider this Negative Declaration and any received comments in determining the approval of this project.

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

Contact: Jay Paul, Associate Planner
Telephone: (760) 839-4671
Fax: (760) 839-4313
Email: jpaul@escondido.org

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above, and also available on the FEIR (2012); and Climate Action Plan are incorporated by reference. These documents are available for review at, or can be obtained through the City of Escondido Planning Division or on the City of Escondido Web Site.

No comments were received from the public regarding the environmental review during the public review period.

PROJECT DESCRIPTION

The proposed project involves a modification to the previously approved Conditional Use Permit (CUP) for the school to construct a new, approximately 15,515 SF, auditorium building with fixed/telescopic type seating to accommodate up to 600 people (400 on the lower floor and 200 on upper mezzanine level). The building also would include space to accommodate a 757 SF multi-use conference center, various storage and mechanical/electrical rooms, bathrooms and dressing rooms, concession area, 906 SF classroom on the first floor, 723 SF covered terrace on second floor (southeastern corner of building) and exterior elevator structure. The project also includes the installation of a canopy structure over the pedestrian walkway between the existing gymnasium and administration/classroom buildings to the new auditorium building. The building would be approximately 32 feet in height to the top of the roof parapet, and up to 35 feet in height to a pitched roof element over the exterior elevator structure. An approximately nine-foot-high cross feature is proposed to be installed on top of this roof structure.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The approximately 13.17-acre site is located at 2000 North Broadway (APNs 224-120-54 and -55) within the City of Escondido and developed as a private middle and high school (Calvin Christian School). The site consists of various classrooms and administration buildings, gymnasium, storage/maintenance building, paved parking, various lighted and unlit sports fields and smaller accessory structures. The site generally slopes and drains from north to south towards North Broadway with elevations ranging from approximately 730' towards the northeastern corner and 703' towards the southwestern corner of the property. Vegetation on the site is limited and generally consists of mature ornamental trees, shrubs and turf grass. A riparian area and storm water feature is located towards the northern and northwestern area of the property along the N. Broadway frontage. The riparian area is secured by chain-link fencing around the perimeter and none of the riparian vegetation would be impacted as part of the project.

The project site fronts onto and takes access from Vista Avenue, which is classified as a Collector Road (84' R-O-W) on the City's Circulation Element. Vista Avenue has been improved as a Local Collector Street along the property frontage with curb, gutter and sidewalk. On-street parking along both sides of Vista Avenue currently is not restricted. The project also fronts onto North Broadway on the west and Stanley Avenue on the north, but currently does not take access from these Circulation Element Streets. The intersection of Broadway and Vista Avenue is signalized.

Calvin Christian High/Middle School has been in operation at the North Broadway campus for more than 30 years with a current enrollment of approximately 220 high school students, 180 junior high students and 27 full-time employees. The school is associated with the adjacent Calvin Christian Elementary School and Escondido United Reformed Church located to the south. The Calvin Christian Middle/High School has a joint parking arrangement with the Escondido United Reformed Church and Calvin Elementary School.

Surrounding zoning and land uses are as follows:

North: PD-R 5.5 zoning (Planned Development-Residential) / Stanley Avenue is located along the northern property boundary and is situated at a higher elevation than the subject site. Stanley Avenue is classified as a Local Collector Street (66' R-O-W) and improved with curb, gutter and sidewalk along both sides of the street. Vacant residential zoned property is located on the northern side of Stanley Avenue with a mobile-home park located further to the north. Single-family homes are located to the northeast at a higher elevation and overlook the subject site. A residential care facility is located to the northwest across N. Broadway (Meadowbrook Village).

South: R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size) / The Escondido United Reformed Church and Calvin Elementary School are located south of the project site across Vista Avenue, which is classified as a Collector Street (84' R-O-W). Vista Avenue has been developed with as a local collector road with curb, gutter and sidewalk along both frontages. Single-family homes are

located southeast of the subject site. Multi-family residential units are located southwest of the site across N. Broadway. A Conditional Use Permit (City File No. PHG14-0021) recently was approved by the Escondido Planning Commission for a phased, multi-year, master construction/development plan to construct a new sanctuary building and two-story multi-purpose/classroom building, and convert the existing Sanctuary Building to a multi-purpose hall.

East: R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size) / Single-family homes are located along the eastern property boundary generally at a similar elevation to the school site. The existing lighted football/soccer field and track is located along the eastern boundary of the site and adjacent to six residential properties that front onto and take access from Bienvenido Lane. The rear of the homes orient towards the school. Chain-link fencing and tall hedges (located on the school site) and some eucalyptus trees (located on the residential properties) are located along the property boundary. The homes generally are setback approximately 35 feet to 70 feet from the property boundary. The proposed auditorium building is proposed to be setback approximately 320 feet from the eastern property boundary.

West: R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size) / A residential-care facility (Meadowbrook Village) is located west of the school property on the western side of North Broadway, which is classified as a Major Road (102' R-O-W). North Broadway has been improved to its ultimate width along the project frontage, including curb, gutter and sidewalk.

The General Plan land-use designation for subject site is Suburban (S) with an underlying zoning designation of R-1-10 (Single-Family Residential, 10,000 SF min. lot size). In general, the surrounding area is characterized as urban/residential with a mix of multi-family and single-family residential development. Several non-residential uses are located within the immediate vicinity including Escondido United Reformed Church and Calvin Elementary School to the south, and First Congregational Church further to the south. Nearby public schools include Escondido High School located to the south along North Broadway, Rincon Middle School located to the east, and North Broadway Elementary School to the north. Vegetation throughout the surrounding area primarily consists of developed land, with an isolated areas of natural habitat to the north associated with an open drainage course, and Reidy Creek located west across North Broadway.

Responsibility Agency Permit Approvals

The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of Land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.

Anticipated Public Hearings

A public hearing for this project has been scheduled and noticed for the June 9, 2015 Planning Commission hearing. Public notice in conformance with the Escondido Municipal Code have be provided.



**Proposed
Auditorium**



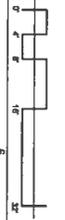
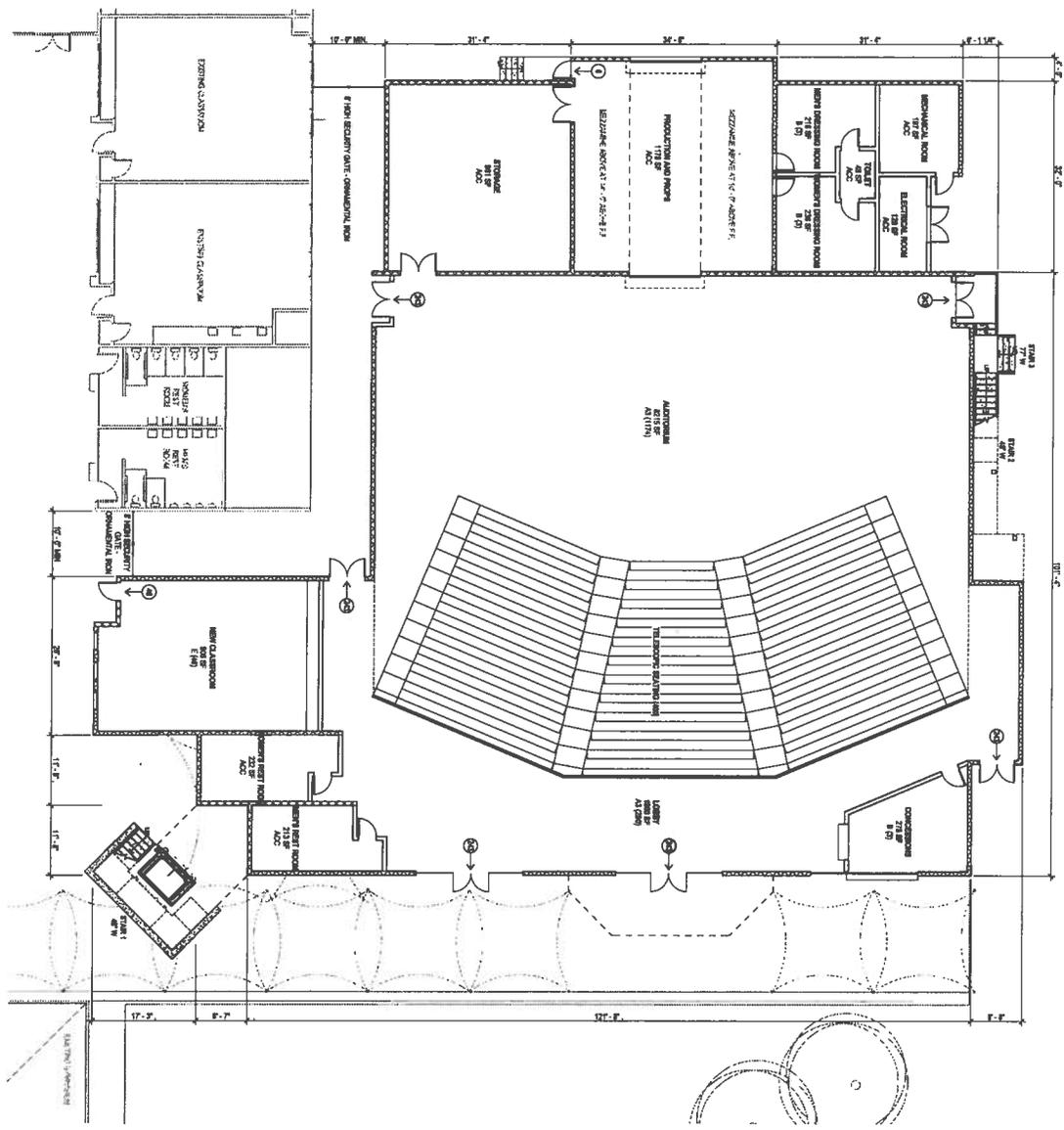
View from track looking west
towards new Auditorium Building



Proposed walkway canopy
view from parking lot

Concept Design Calvin Christian Auditorium

LEVEL 1 FLOOR PLAN



ARCHITECTS
MOSHER
DREW

CALVIN CHRISTIAN SCHOOL
 CHAPEL AND AUDITORIUM

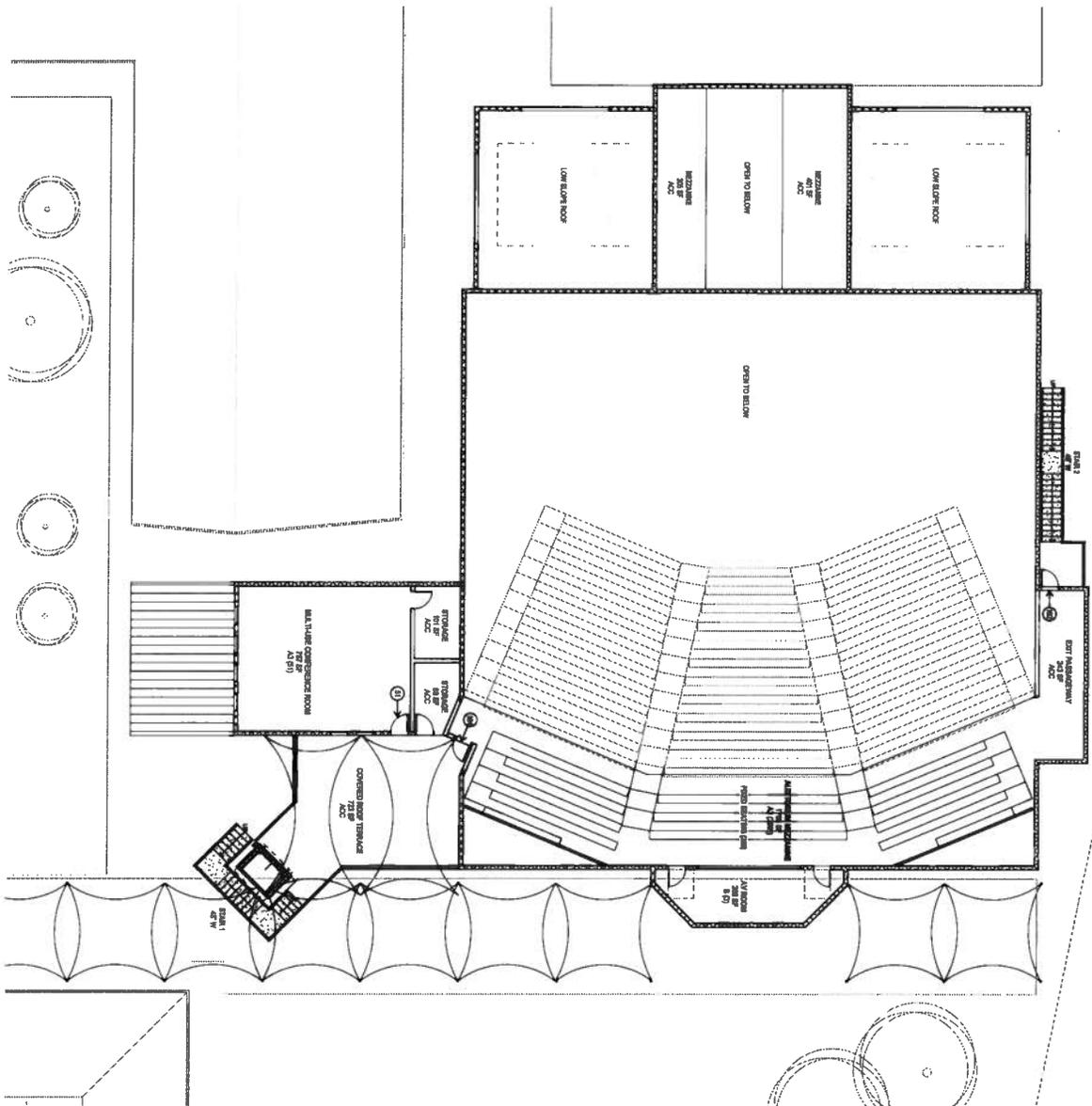
Project Number: 125000-00
 Date: 01/07/2018
 Drawn By: DL
 Checked By: .
 Title: .

LEVEL 1 FLOOR PLAN

A2.0

SHEET 2 OF 5

SECOND FLOOR PLAN



ARCHITECTS
MOSHER
DREW

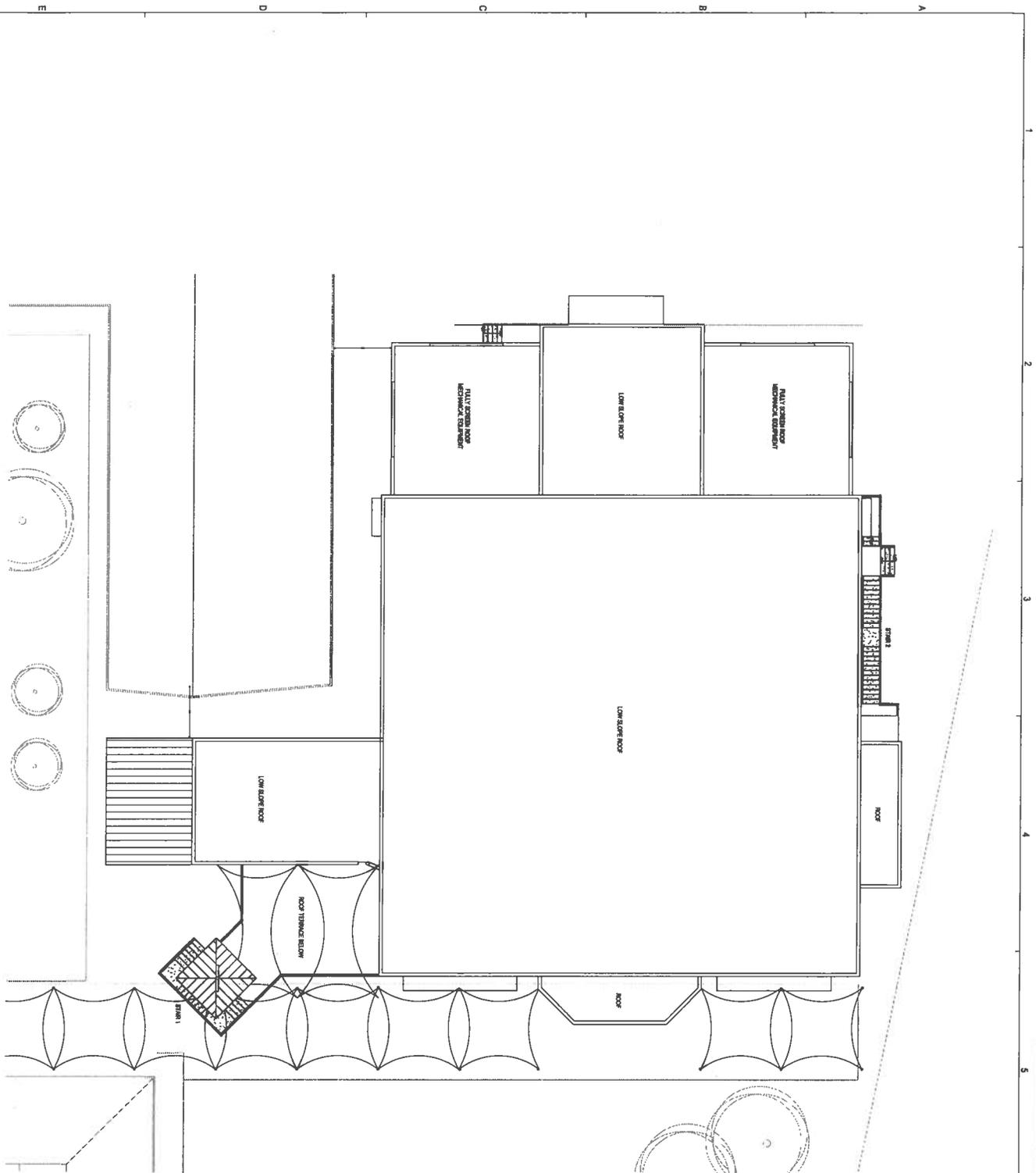
CALVIN CHRISTIAN SCHOOL

CHAPEL AND AUDITORIUM

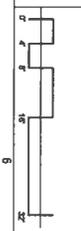
LEVEL 2 FLOOR PLAN

A2.1

SHEET 3 OF 5



ROOF PLAN

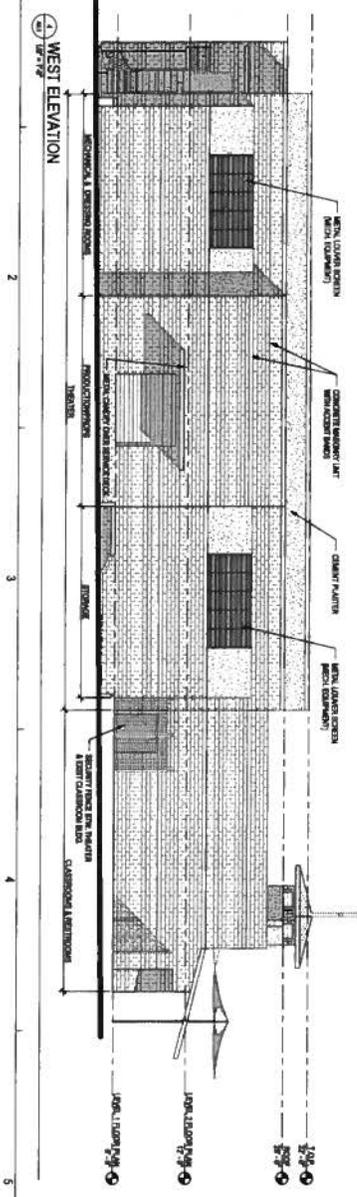
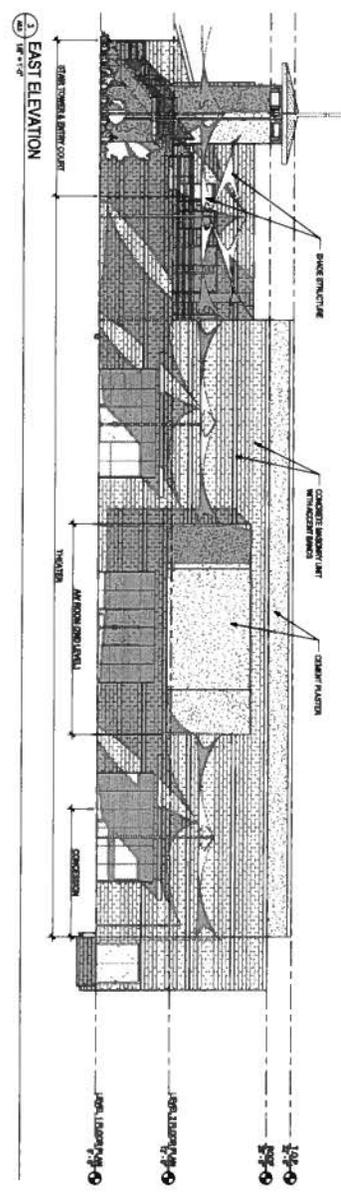
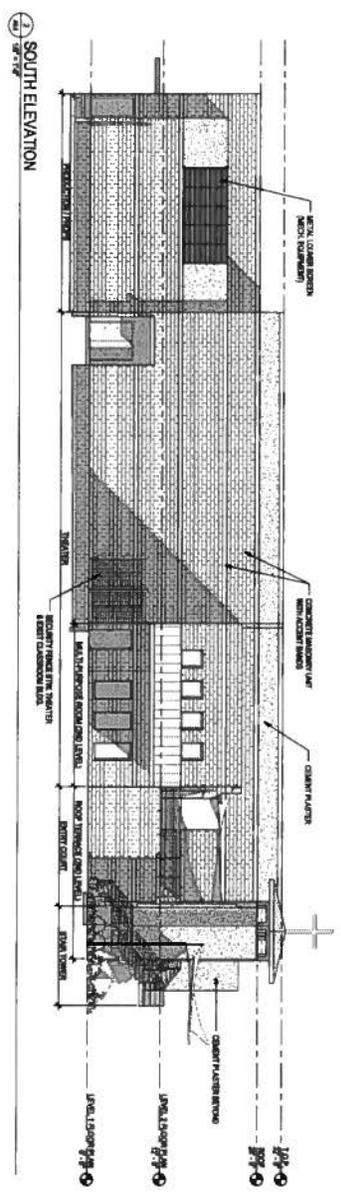
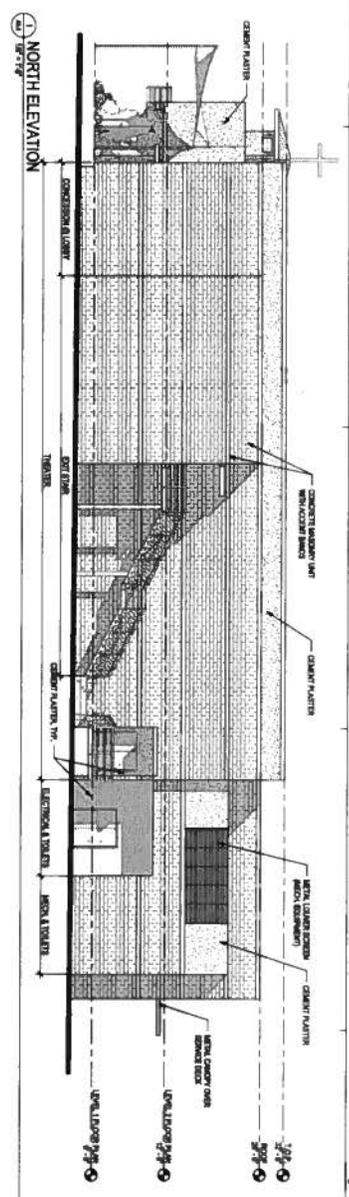


A4.0
SHEET 4 OF 5

ROOF PLAN

CALVIN CHRISTIAN SCHOOL
CHAPEL AND AUDITORIUM

ARCHITECTS
MOSHER
DREW



ARCHITECTS
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CALVIN CHRISTIAN
SCHOOL
 CHAPEL AND AUDITORIUM

Project Number : 10000.00
 Date : 01/27/2010
 Drawn By : SE
 Checked By :
 Title :
 Scale :
 Sheet : 5 of 5

BUILDING
ELEVATIONS
A5.0

I. AGRICULTURE AND FORESTRY RESOURCES

Significance Criteria and Impact Analysis

In determining whether impacts to agricultural resources are a significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. The effects of a project on agricultural resources are considered significant if the proposed project would:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*
- d. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*
- e. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- f. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No Impact - The proposed project site is currently developed as a school and surrounded by urban/suburban development. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. The property is not listed as agricultural or prime farmland by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The project site and surrounding area is not listed as prime Agricultural Lands in the General Plan Final EIR, which was prepared for the most recent General Plan revisions in 2000 (Escondido 2000). Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. Accordingly, no associated impacts to agricultural-related zoning or contract land would result.

II. AIR QUALITY

Significance Criteria and Impact Analysis

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

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

Within the San Diego region, air quality is monitored, evaluated, and controlled by the U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), and the San Diego County Air Pollution Control District (SDAPCD). The project is located within the San Diego Air Basin (Basin) under the jurisdiction of the SDAPCD. The SDAPCD develops and administers local regulations for stationary

air pollutant sources within the Basin, and also develops plans and programs to meet attainment requirements for both federal and State Ambient Air Quality Standards. The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the AAQS in the Basin. The San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, with the most recent update in 2009. The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards. The SDAPCD has also developed the air basin's input to the State Implementation Plan (SIP), which is required under the federal CAA for areas that are out of attainment of air quality standards.

Less Than Significant Impact - The California State Implementation Plan (SIP) is the document that sets forth the State's strategies for attaining the National Ambient Air Quality Standards (NAAQS). The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the San Diego Air Basin (SDAB). Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California State Ambient Air Quality Standards (AAQS) for ozone, the SDAPCD's Regional Air Quality Strategy (RAQS) outlines the plans and control measures designed to attain the AAQS for ozone. The California SIP and the SDAPCD's RAQS were developed in conjunction with each other to reduce regional ozone emissions.

The SDAPCD relies on information from CARB and SANDAG, including projected growth, mobile, area and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source emissions through regulatory controls. The CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP.

The Escondido General Plan Update FEIR assessed whether development consistent with the General Plan would conflict with or obstruct implementation of the RAQS and SIP (Atkins 2012). The FEIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP. As such, development consistent with the Escondido General Plan would be consistent with the RAQS and SIP. The project site is within the Escondido SOI and is designated for residential land uses by the Escondido General Plan Update. However, the site is developed as a school facility and the proposed auditorium is designed to serve the existing student population and programs that currently use the gymnasium and other buildings for uses planned in the new auditorium building. No increase in the intensity of the school operation/number or students is proposed. As such, there would be a negligible increase in traffic on local streets adjacent to the project site, especially during peak hour periods. Therefore, the proposed project would not exceed the General Plan growth assumptions and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

The Environmental Quality Regulations (EQR), as established in the Escondido Municipal Code Chapter 33 Article 47, establish screening thresholds to determine if additional analysis is required to determine whether a project would result in significant impacts. Section 33-924(G) pertains to air quality impacts. A project would require a technical study if it would exceed the City's emission screening level criteria. Projects that would not exceed the screening level criteria are considered not to have a significant impact related to air quality violations. The Escondido General Plan Update FEIR assessed whether construction of the land uses accommodated by the General Plan would have the potential to violate the EQR thresholds or contribute substantially to air quality violations (Atkins 2012). As discussed under the previous issue, the project proposes development consistent with the General Plan growth projections. Based on conservative planning-level assumptions, the General Plan Update FEIR determined that impacts related to construction and operation emissions would be potentially significant. As part of the mitigation program for potential future impacts related to air quality violations, the FEIR included detailed air quality impact analysis trigger criteria. Projects that would exceed the trigger criteria are considered

to potentially contribute to air quality violations and would require further analysis, and projects that are below the criteria are assumed to have less than significant impacts related to construction and operational emissions. The development and operation of the proposed auditorium building would not exceed the trigger criteria and an air quality impact analysis is not required for the proposed project. Based on the analysis in the General Plan Update FEIR, the proposed project would have a less than significant impact related to air quality violations during construction and operation. However, in order to ensure that fugitive dust emissions during construction would not be significant, the General Plan Update FEIR requires future projects to implement construction dust control measures, which are standard requirements of the grading/construction operations and would be incorporated into the project conditions.

Construction Emissions and Odors

Due to the relatively minor amount of on-site earth disturbing activities/trenching associated with the project and based on air-quality studies for similar type projects, anticipated daily construction emissions from heavy equipment, or haul trucks and diesel equipment are projected to be less than the City of Escondido and SDAPCD thresholds for all criteria. Construction of the proposed project could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. Potential receptors would include residents of the homes adjacent to the project site. However, construction would only take place near a particular receptor for short time, and construction all diesel equipment would not be operating simultaneously. Therefore, construction related impacts associated with objectionable odors would not affect a substantial number of people and would be less than significant. As a matter of standard practice, dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SDAPCD rules and regulations. Due to the nature of the project, operation of the facility also is not anticipated to include the generation of objectionable odors affecting a substantial number of people. Therefore, the proposed project would have a less than significant impact on cumulative regional and local air quality.

III. BIOLOGICAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on biological resources are considered to be significant if the proposed project would:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less Than Significant Impact - The project site is located within an urban/suburban built-up area and is surrounded by existing development and/or public streets on all sides. The property is classified as developed/disturbed and contains a variety of buildings, paved parking and ornamental landscaping, including mature trees. No plant life or animal species recognized as threatened or endangered by the

U.S Fish and Wildlife Service or California Department of Fish and Game, or other sensitive species, as identified in local/regional plans/policies or regulations, are known or anticipated to occur within the proposed project/development footprint area. No raptor nests were observed within the proposed development area. Based on the developed nature of the site and surrounding area, project implementation would not result in any impacts to wildlife movements or established wildlife corridors/habitat linkages. The project development area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps and no conflicts with the provisions of the MHCP are expected.

A small triangular-shaped area of riparian habitat associated with an on-site drainage feature is located towards the northwestern corner of the site. This area is fenced around the perimeter to preclude pedestrian and other unwanted encroachment. Because the new building and development area will avoid this fenced riparian area (building setback approximately 100'+) and this area is adjacent to an active recreational ballfield and Major Circulation Element Roadway (N. Broadway) and the ambient roadway noise (approximately 67 CNEL) associated with existing traffic volumes (Atkins 2012b), the project would not result in any significant direct or indirect impacts to any sensitive species or habitat. Although there are mature trees on the site, there are no protected trees (such as oak trees) located on the site. The removal of any mature trees due to the project development would be replaced in accordance with the City's grading and landscape requirements.

IV. CULTURAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on cultural resources are considered to be significant if the proposed project would:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d. *Disturb any human remains, including those interred outside of formal cemeteries?*

No Impact - The project site has been developed with a school facility that was originally constructed in 1980 and expanded over the years. Since no structure or on-site feature is over 50 year old, the buildings would not be listed on any historic survey and the architecture or character of the buildings would not be considered a significant historical resource. The proposed project would not impact the character of the existing building on the site and none of the on-site buildings is proposed to be altered or demolished. No other potential historical resources occur on the project site and the project area does not appear to contain any indicators of significant cultural resources or geologic features due to the disturbed nature of the property and past development. As such, no impact to cultural/historical resources would occur as a result of the proposed project. Because extensive ground moving activities would not be required and the area of ground disturbance would be minimal, the likelihood of encountering cultural resources is unlikely. No human remains are anticipated to be discovered during project construction due to the lack of burial sites recorded on the site and the disturbed nature of the project area. In accordance with Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98, if any human remains are discovered, all work would be halted in the vicinity of the discovery, the appropriate authorities would be notified, and standard procedures for the respectful handling of human remains would be adhered to. Therefore, implementation of the proposed project would not result in a significant impact to these resources and no mitigation measures are required.

V. GEOLOGY AND SOILS

Significance Criteria and Impact Analysis

The effects of a project on geology and soils are considered to be significant if the proposed project would:

- a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
 - ii. *Strong seismic ground shaking?*
 - iii. *Seismic-related ground failure, including liquefaction?*
 - iv. *Landslides?*
- b. *Result in substantial soil erosion or the loss of topsoil?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d. *Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Less than Significant Impact - The subject site, including all areas of Escondido and surrounding San Diego County is located within a Seismic Zone 4 designation. The project site is not located within proximity to any mapped State of California Fault-Rupture hazard Zones (formerly known as Alquist-Priolo Special Studies Zones) or other known fault hazard designations (California Geological Survey [CGS] 2007. No known active or potentially active faults are located in the project site vicinity. Accordingly, fault surface rupture is not likely at this project. All new development would be required to conform to current seismic building code requirements designated for the specific area. Encounters with shallow groundwater is not expected. However, a number of standard methods are available to eliminate potential impacts from groundwater, such as dewatering. Disposal of any extracted groundwater (if necessary) would require coordination with the local RWQCB. Based on existing conditions and geologic/development history of the area, potential liquefaction and expansive soil issues are not anticipated to rise to a level of significance. Appropriate design and construction measures would be required to be incorporated into the development plans as recommended by any subsequent geotechnical/soils reports that may be required at the building/grading permit stage of site development, which include standard industry practices such as the use of appropriate foundation and footing designs, design and construction measures to accommodate projected seismic loading, implementation of properly engineered and non-expansive fill, and appropriate surface/subsurface drainage techniques. These and/or other appropriate measures would be implemented as part of any development permit and conformance with applicable regulatory/industry criteria such as the IBC/CBC, Greenbook and City Standards. Because the subject site and surrounding properties have been developed and situated on relatively level terrain, the project site is not considered to be susceptible to other potential geologic hazards such as landslides, tsunamis, or seiche. Additionally, the proposed development area contains no exposed soils that could be subject to soil erosion or loss of topsoil. Erosion and sedimentation impacts would be addressed through conformance with the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit, State Water Resources Control Board [SWRCB]). Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided.

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact - The project site currently is serviced by an existing wastewater/sewer pipeline system with the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of any future development projects.

VI. GREENHOUSE GAS EMISSIONS

In order to determine the potential effects of a project on greenhouse gas emission (GHG), would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact – *The City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables* document provides guidelines on how to analyze GHG emissions and determine the significance of those emissions during CEQA review of proposed projects within the City. Project that emits less than 2,500 MT CO₂e annually during construction or operation would not result in a potentially significant impact. The proposed development would generate GHGs from a variety of sources. Construction of the project would result in temporary emissions of GHG from the operation of construction equipment and from worker and building supply vendor vehicles. Once fully operational, the development's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed uses include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the project would consist of motor vehicles trips to and from the site. Due to the short-term and phased nature and relatively low intensity of project construction, construction-related GHG emissions generated by this project are anticipated to be well below the screening level threshold of 2,500 MT CO₂e established by the City of Escondido. Based on a review of Appendix B of the City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables document, it is concluded that the GHG emissions generated by the project would not exceed 2,500 MT CO₂e per year. Thus, the GHG emissions attributable to the project would be less than significant.

AB 32 is currently the applicable regulation adopted for the purpose of reducing GHG emissions. The Escondido Climate Action Plan (E-CAP) was adopted in December 2013 and is the applicable plan for reducing GHG emissions. The proposed project would be below the City's threshold for meeting the goals of AB 32 and would not conflict with AB 32 or the E-CAP.

VII. HAZARDS AND HAZARDOUS MATERIALS

Significance Criteria and Impact Analysis

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact - Due to the nature of the proposed development, the project would not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. Use and/or storage of hazardous materials at the project site are expected to be minimal and would not constitute a level that would be subject to regulation. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (the Cortese List). Any development of the project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain. Therefore, the project will not create a significant risk of upset or hazard to human health and safety.

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

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The project also is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, the project would not result in any associated impacts related to safety hazards for people residing or working in the project area.

- g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. The Police and Fire Department indicated the proposed project would not impact service levels.

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

Less than Significant - The proposed project is located in an area designated for high wildlife risk in the Escondido General Plan Community Protection Element (City of Escondido 2012). The project would be consistent with General Plan Fire Protection Policies 2.4 and 2.6, which require compliance with the California Fire Code and payment of fees to maintain fire protection services. The project would also be consistent with Fire Protection Policies 2.14 through 2.17, which specifically pertain to wildland fire. These policies require site design, management practices, removal of overgrown vegetation, and fire resistant landscaping to prevent wildfire. The proposed project would comply with applicable fire and building codes and would include a layered fire protection system designed to current codes and inclusive of site-specific measures that would result in a project that is less susceptible to wildfire than surrounding landscapes and that would facilitate fire fighter and medical aid response. Therefore, impacts would be less than significant. Therefore, the project does not involve the development of structures that would expose people or structures to a significant risk of wildland fires.

VIII. HYDROLOGY AND WATER QUALITY

Significance Criteria and Impact Analysis

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

- a. *Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*
- b. *Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*
- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*
- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?*
- e. *Cause significant alteration of receiving water quality during or following construction?*
- f. *Cause an increase of impervious surfaces and associated runoff?*
- g. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- h. *Cause potentially significant adverse impact on ground water quality?*
- i. *Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*
- j. *Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?*
- k. *Otherwise substantially degrade water quality?*

Less Than Significant Impact - The project site currently is developed with school facility, paved parking, and athletic fields and ornamental landscaping. The project site generally consists of level terrain and generally drains to existing public/private storm drain facilities, and as minor overland flow. A natural drainage features (fenced) is located towards the northwestern corner of the property. No changes to the overall drainage patterns and directions would occur as a result of the proposed project. Construction of the proposed project would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters. Sediment associated with earth-moving activities and exposed soil is the most common pollutant associated with construction sites. However, any potential project related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing City storm water standards and storm water design requirements. The proposed project also would comply with the Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code), which establishes grading and erosion control regulations to assure that development occurs in a manner which protects the natural and topographic character and identity of the environment. The ordinance regulates grading on private and public property and provides standards and design criteria to control storm water and erosion during construction activities (Section 33-1066 and 33-1062). The ordinance sets forth rules and regulations to control excavation, grading, earthwork construction (including fills and embankments), and provides for approval of plans and inspection of grading construction activities necessary for compliance with storm water management requirements (Section 33-1058 through 33-1063). Therefore, with implementation of site-specific BMPs that would be a component of the grading/erosion control permit would result in a less than significant impacts related to water quality, runoff rates/amounts, associated flooding, hydromodification, or the capacity of existing/planned storm drain systems.

Water service to the site currently is provided by the Rincon Del Diablo Municipal Water District, and the project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any

significant impacts to hydrology or water quality; result in a significant increase in runoff from the site; or adversely impacts surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.

- k. *Create or exacerbate already existing environmentally sensitive areas?*
- l. *Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*
- m. *Impact aquatic, wetland or riparian habitat?*

No Impact - As described in Section VII, Biological Resources, the proposed development would not affect any environmentally sensitive areas or aquatic/riparian/wetland habitats. The subject area proposed for development is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

- o. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- p. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- q. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*
- r. *Inundation by seiche, tsunami, or mudflow?*

No Impact - The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the SanGIS database or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows. The project site and surrounding area are not located within a mapped dam inundation area associated with the upstream Lake Wohlford and Dixon Reservoir containment structures/reservoirs (General Plan 2012). Based on the location of the proposed project approximately 12 miles inland, no significant impacts related to tsunamis would result. No significant impacts related to seiches and associated flood hazards are anticipated to occur given the distance from the existing Lake Wohlford and Dixon Reservoirs, and improvement of Reidy Creek within the area. The project site and surrounding properties either are developed and/or landscaped with ornamental or native vegetation, and therefore the site is not subject to any anticipated mudflows.

IX. LAND USE AND PLANNING

The City of Escondido General Plan designates the subject site as Suburban (S) and is zoned R-1-10 (Single-Family Residential, minimum lot size 10,000 SF). The existing school has existed at its current location for many years and has become an established part of the surrounding community. Additionally, the proposed project has been designed to be consistent with and fit into the pattern of development of existing buildings, parking, landscape, access, circulation and connectivity consistent with the General Plan 2012 goals and policies, and in compliance with the requirements of the Zoning Code. Therefore, the project impacts related to the community are less than significant. Therefore, the project will not impact City of Escondido existing or planned land uses.

Significance Criteria and Impact Analysis

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

- a. *Physically divide an established community?*
- b. *Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*
- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact - The proposed project would not disrupt or divide the physical arrangement of the area because the site already is developed as a school. The proposed project would not result in the permanent closure of any streets or sidewalks or the separation of uses and/or disruption of access between land use types. The project would not conflict with any local policies or ordinances protecting biological resources because there are no significant or protected resources located within the proposed development area. Vegetation on the site generally consists of ornamental landscaping consistent with developed school facility. The subject project area is not designated on the City's Draft Multiple Habitat Conservation Plan (MHCP) Focus Planning Area or any other conservation planning area for preservation. The on-site drainage features and natural habitat is fenced and would not be impacted by the proposed project construction. Therefore, no detrimental land-use policy impacts would be result from the proposed project.

- d. *Have a substantial adverse effect on a scenic vista?*
- e. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- f. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact - Scenic resources in the City of Escondido include views to and from hillsides and prominent ridgelines and other prominent natural landforms. No designated scenic resources are located within or in close proximity to the site, as identified in the General Plan Resource Conservation Element. More prominent ridgelines/hillside areas generally are located north and northeast towards the City's northern boundaries. Views through the site towards the distant hillsides would be altered with the development of the new structures. However, due to distance from designated scenic resources and the relatively small scale of the project, the new buildings would not aversely block views of ridgelines or other scenic vistas from public views or through the project site.

The 13.17-acre site is developed as a private school and contains a variety of one- and two-story buildings, paved parking, athletic fields and other supporting infrastructure. The proposed project consists of an infill type development within an urbanized/suburban area completely surrounded by a variety of existing development, including several schools and religious facilities. The project components consist of a new auditorium building, driveways; covered walkways and landscape improvements that have been designed to be compatible in height and scale with the existing on-site buildings and other development throughout the surrounding area. The overall design of the proposed Project would be developed to retain the modern architectural style and materials used throughout the school campus.

The site does not contain any significant on-site resources such as protected trees, rock outcroppings or any other significant topographical features. Several of the on-site ornamental trees would be removed or impacted during construction. These trees would be replaced as required by the City's Grading Ordinance and tree preservation requirements. Therefore the proposed project would not result in any adverse impacts directly, indirectly or cumulatively to the visual character or quality of the Planning Area.

- g. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact - Existing lighting sources on the site and surrounding area generally consist of street lights; security lights, parking lot lights, sport field lights and vehicle headlights. The proposed lighting for the project generally would consist of new or relocated parking lot lighting, new area lighting around the buildings and walkways, and building security lighting, which would be compatible with existing lighting throughout the project vicinity. All new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance, which would ensure potential impacts associated with glare or light will be minimized to below a level of significance.

X. MINERAL RESOURCES

Significance Criteria and Impact Analysis

The effects of a project on mineral resources are considered to be significant if the proposed project would:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

The subject site and adjacent properties have been previously developed. These properties are not known to contain any known mineral deposits of value. No known locally important mineral resource recovery sites delineated on a local general plan, specific plan or other land-use plan are present within the project site or surrounding area.

XI. NOISE

Significance Criteria and Impact Analysis

The effects of a project on noise are considered to be significant if the proposed project would result in:

- a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*
- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant Impact - Existing ambient noise within the area primarily is generated from the traffic along the adjacent roadways (North Broadway and Vista Avenue) and from the various residential and non-residential activities throughout the immediate area. The subject site is developed as a school with active recreational fields. The major sources of noise within the school campus are from school bells, students, teachers, outdoor activities, and various sporting events. School bells would continue to operate, and outdoor activity areas and sporting events would remain at their current locations. Residential uses are considered sensitive to noise and the nearest noise-sensitive receptors in the vicinity of the project site are single-family homes located approximately 320 feet to the east from the project site. These residences would continue to experience sporadic noise from school bells, outdoor activities, sporting events, and after school activities.

Operation of the proposed new auditorium building is not anticipated to increase the ambient noise levels within the school campus nor result in any significant noise impacts to the adjacent residential uses because the use would not introduce any new noise sources to the site, and also due to the distance of the new building in relation to the existing residential developments. Activities planned for the new auditorium building currently are conducted within the existing gymnasium building. The new auditorium building would not increase the capacity of the school nor would it increase the type of activities that would occur at the auditorium building. Planned activities generally would be conducted within the completely enclosed building. A small concession area is proposed within the lower northeastern corner of the building with indoor and outdoor public service windows. Periodic increases in noise above ambient levels could be expected from the new auditorium building which generally would be due to vocalizations associated with use of the building and any people gathering outside on the eastern side of

the building. Due to the location of the proposed building from the eastern property boundary and generally limited programming for large events within the building (musicals and other special events) the anticipated increase in human-generated noise is not anticipated to have a significant impact to adjacent residents.

Construction Noise

Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Noise levels within and adjacent to the specific construction sites would increase during the construction period. The nearest sensitive receptor to the construction area is the single-family residences located along the eastern boundary of the school site, and residential care facility west across North Broadway. The construction area would be separated approximately 300 feet from the adjacent residential properties to the east. Construction would not cause long-term impacts since it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease. No pile driving or explosives blasting is anticipated as a result of the project and, thus, no significant vibrations or groundborne noise would be associated with construction of the proposed project. Due to the limited amount of grading proposed, type of construction and distance from adjacent uses, significant groundborne vibration is not anticipated.

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

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

XII. POPULATION AND HOUSING

Significance Criteria and Impact Analysis

The effects of a project on population and housing are considered to be significant if the proposed project would:

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact – The project does not consist of residential development and therefore would not alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The project also would not result in the removal of any existing housing units. The project would not be considered growth inducing since the area already is developed, and adequate public facilities are available within the area to serve the project.

XIII. PUBLIC SERVICES

Significance Criteria and Impact Analysis

The effects of a project on public services are considered to be significant if the proposed project would:

- a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

No Impact- The project site is developed as a school facility and implementation of the proposed project would result in additional buildings to accommodate the range of uses to support the school. The proposed project would not result in a need to provide additional park or open space amenities since the project would not increase population within the surrounding area. Therefore, no significant impact to recreational resources would occur as a result of project. SDG&E would provide electric facilities to the project. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities. The new buildings would create an incremental increase in demand for electricity over existing levels, but the project increase in not significant on an area-wide level and the project would not require a major expansion existing SDG&E power transmission facilities. Therefore, no significant impacts are anticipated to occur with respect to increased power demand from the proposed project.

IXV. RECREATION

No. Impact – The proposed project does not include any uses that would increase demand on public parks/recreational facilities or require the development of additional facilities.

XV. TRANSPORTATION/TRAFFIC

Significance Criteria and Impact Analysis

The effects of a project on transportation and traffic are considered to be significant if the proposed project would:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- e. *Result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Less Than Significant Impact - The new auditorium building is designed to serve the existing students, faculty members and visitors by providing a modern facility and moving the existing operations from the gymnasium building to the new auditorium. The proposed project would not increase the population or generate additional students. Any additional traffic generated typically would occur during off-peak hours and the traffic would stay similar to current conditions. Development of the proposed project is not anticipated to result in any changes to existing trips during peak hours to the school campus. The proposed project would not require any new roadways or infrastructure to support events associated with the project area. North Broadway currently operates at a Level-of-Service (LOS) "A." and Vista Avenue

(Broadway to Ash) operates at a LOS "B" within the City and "C" within the County. The intersection of Broadway/Ash, which is signalized, operates at LOS "B" in the a.m. peak hours and "A" during p.m. peak hours. The Engineering Division indicated the proposed project and any associated anticipated increase in traffic generated by the project would be minimal and not result in any adverse impacts to the local street segments or intersections. Due to overall conditions staying the same, the proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

Construction Traffic – Short-term increases to traffic would occur during the construction phase of the proposed project. It is expected that construction workers would enter the school campus from Vista Avenue. Staging areas and parking areas for construction would occur on the adjacent athletic fields and within the parking various sections of the parking area located towards the eastern portion of the site. It is anticipated that construction workers would arrive and leave the construction site during off-peak school hours, thus minimizing any traffic increases for students, parents and teachers. The amount of traffic generated by construction workers is deemed insignificant due to the relative small scale size of the project.

Design Features/Hazards/Emergency Access – The project does not include any design features or incompatible uses that would substantially increase hazards. A mid-block crosswalk along Vista Avenue currently provides pedestrian access between the school site and adjacent church to the south. In order to enhance pedestrian safety between the church and high school the project would be conditioned to enhance the existing mid-block crossing on Vista Avenue by re-establishing and updating signing, striping and installation of a signal controlled pedestrian crossing or an alternate device subject to approval by the City Engineer and Transportation Commission. This also is a condition of the previously approved Master Plan for the adjacent United Reformed Church located immediately south of the high school (City File No. PHG14-0021).

Air-Impacts – The project site is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks. The height of the light poles would not interfere with air traffic patterns.

Adopted Plans/Policies – The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Bus service in the vicinity of the site would not be impacted by the proposed project or impact any existing or proposed bicycle facilities in the area as designated on the City's Bicycle Facility Master Plan. The project also would not result in inadequate emergency access as determined by the Fire Department.

Congestion Management – None of the adjacent streets is designated as a Congestion Management Program (CMP) Arterial.

On-Site Parking – Appropriate on-site and overflow parking would be provided on the site and on the adjacent Calvin Elementary School and United Reformed Church property. The High School has a parking agreement with the adjacent Church/Elementary School to use their on-site parking spaces.

XVI. UTILITIES AND SERVICE SYSTEMS

Significance Criteria and Impact Analysis

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

- a. *exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*
- b. *require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*

- c. *require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- d. *have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*
- e. *result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. *be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. *comply with federal, state, and local statutes and regulations related to solid waste.*

No Impact

Solid Waste – Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a class III landfill for disposal. Solid waste pick-up is available for the site and any future development.

Sewer Service – The City's Utilities Division indicated the proposed project would not impact services or capacity at the Hale Avenue Resource Recovery Facility (HARRF).

Water Service – Water service to the site is provided by the Rincon del Diablo Municipal Water District. The District indicated they would continue to provide water service to the site.

Drainage Facilities – See analysis contained within Water Section No. IV.

MANDATORY FINDINGS OF SIGNIFICANCE

The project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities, nor have a significant impact on the City's Quality of Life Standards. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

Materials Use in Preparation of this Analysis

Escondido General Plan Update and Environmental Impact Report (Escondido 2012)

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

Escondido Historic Sites Survey

City of Escondido

Public Works Department

Engineering Division

Traffic Division

Building Division

Fire Department

Police Department

Planning Division

FIRM maps (Flood Insurance Rate Maps)

Draft MHCP maps (Multiple Habitat Conservation Program)

County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

Escondido Drainage Master Plan (1995).

Escondido Water Master Plan (2000)

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