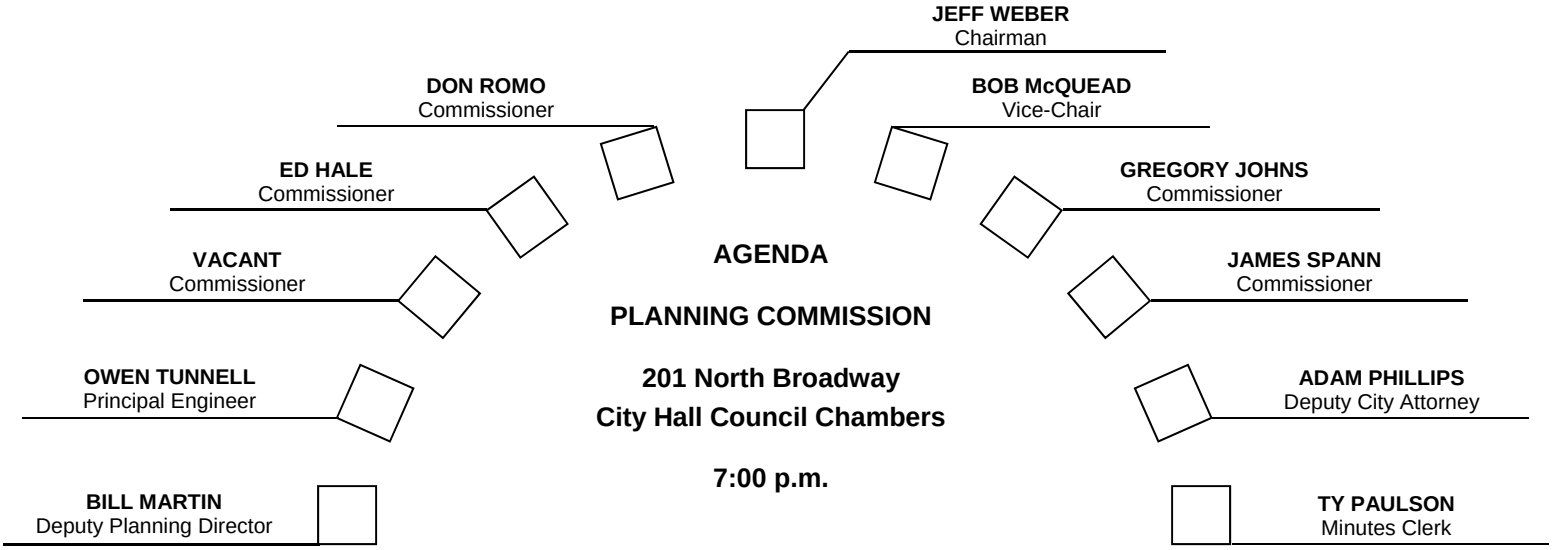
CITY OF ESCONDIDO

Planning Commission and Staff Seating



AGENDA

PLANNING COMMISSION

201 North Broadway
City Hall Council Chambers

7:00 p.m.

November 10, 2015

A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 10/27/15

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. PLOT PLAN AND ENVIRONMENTAL IMPACT REPORT – ADM 13-0127 and ENV 13-0009:

REQUEST: A Plot Plan to redevelop a 3.7-acre site into a new shopping center, to include a 43,500-SF grocery store, a 3,200-SF quick-service restaurant with drive-through, and associated parking (199 spaces), landscaping, lighting, and utilities. Access to the project site would be via three driveways on West Lincoln Avenue; no access would be provided from North Broadway or State Route 78. The project would also include a master sign program for all building signage, a 20' pylon sign in the southeastern portion of the property, a 6' monument sign at the southwest corner of West Lincoln Avenue and North Broadway, and another 6' monument sign at the middle driveway on West Lincoln Avenue. The project site was formerly the location of Toyota of Escondido until the dealership moved in 2007. All remaining dealership structures would be demolished and the site graded prior to development of the shopping center. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: On the west side of North Broadway, between West Lincoln Avenue and State Route 78, addressed as 925 North Broadway.

ENVIRONMENTAL STATUS: An Environmental Impact Report (EIR) was circulated for a 45-day public review period from August 14 to September 28, 2015, under ENV 13-0009. The EIR identified significant impacts related to noise and traffic and transportation, some of which are unmitigable. Should the Planning Commission decide to approve the project, a Statement of Overriding Considerations shall be adopted to certify that the economic, social, and aesthetic benefits of the project will outweigh the unavoidable adverse impacts to noise and traffic.

APPLICANT: Pacific Development Partners, LLC

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A CONDITIONAL USE PERMIT – PHG 14-0035 and ENV 15-0014:

REQUEST: A modification to the Conditional Use Permit for Westminster Theological Seminary to add 9.17 acres to the existing 8.58 acre Westminster Theological Seminary Campus. The project includes construction of 72 units of graduate student housing on the New South Campus site, which includes nine two-story buildings with 16 one-bedroom units, 24 two-bedroom units and 32 three-bedroom units (72 total units). The proposed project also includes a one-story 2,200 square foot commons building on the New South Campus site and a two-story 11,147 square foot education building on the original campus site. Grading Exemptions are requested for the overall grading design that includes a combination of cut and fill slopes, with cut slopes up to approximately 31 feet in height towards the northern portion of the site, and fill slope up to 26 feet in height towards the southwestern portion of the site and fill slopes ranging from approximately 12 feet to 20 feet in height along the southern boundary of the site. Combination cut and fill slopes up to 32 feet in height also are requested within the western area of the site to accommodate the proposed storm water features/detention and treatment basins and new access driveway. Primary access to the project would be provided from the existing driveway access from Boyle Avenue. Secondary gated emergency access would be proved from Via Alegre on the eastern side of the site. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: On the eastern side of Bear Valley Parkway, south of Boyle Avenue, north of Birch Avenue. Westminster Theological Seminary includes the existing 8.58 acre campus ("Existing Campus") addressed as 1725 Bear Valley Parkway (APN 234-030-34) and the proposed addition of the 9.17 acre vacant parcel adjacent on the southern side of the Existing Campus (APN 234-030-14) referred to as the "New South Campus."

ENVIRONMENTAL STATUS: A Draft Mitigated Negative Declaration was issued for the proposed project in conformance with the California Environmental Quality Act (CEQA). The findings of the environmental review identified effects related to biological and tribal cultural resources that might be potentially significant. However, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.

APPLICANT: Westminster Theological Seminary

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

. 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

Agenda Item No.: D

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION

October 27, 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; Gregory Johns, Commissioner; Don Romo, Commissioner and James Spann, Commissioner. (One position vacant).

Commissioners absent: Ed Hale, Commissioner

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

MINUTES:

Moved by Vice-chairman McQuead, seconded by Commissioner Romo, to approve the minutes of the October 13, 2015 meeting. Motion carried. Ayes: Spann, Romo, and McQuead. Noes: None. Abstained: Weber and Johns. (3-0-2)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT – PHG 15-0029:

REQUEST: A Conditional Use Permit to allow the operation of a hazardous/medical waste transfer-distribution facility on a 1.55-acre parcel within the Light Industrial (M-1) zone. The existing building would be used for

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offices and storage of empty packing containers and other supplies. The transfer of packaged materials is truck-to-truck only. Ingenium currently operates a similar facility at 2255 Barham Drive in accordance with an approved Conditional Use Permit. Ingenium would retain this site and move the transfer operations to the Mission Avenue site. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 955 W. Mission Avenue (APNs 228-250-04; -11; -32 and -36)

Jay Paul, Associate Planner, referenced the staff report and noted staff's main issue was whether the site is appropriate for a hazardous and medical waste transfer/distribution facility. Staff recommended approval based on the following: 1) The facility is located within a light industrial zone and is surrounded by a variety of industrial uses. The existing industrial buildings on the site would be suitable for this type of warehousing/distribution use and appropriate safety and operational protocols would be in place to ensure public health and safety. The request does not have the potential for causing a significant effect on the environment because all materials are sealed in DOT approved containers and the materials are not directly handled, processed or treated at the facility. The probability of upset or spill of materials and release of noxious odors or vapors is minimal because all materials are sealed in their prepackaged containers throughout the entire process, and no waste material is directly handled by Ingenium. The on-site storage time, handling and monitoring/tracking of the materials is strictly regulated by the California Department of Health Services and Department of Toxic Substance Control. Ingenium currently has been in operation in Escondido for many years without incident.

Discussion ensued regarding a clarification of the Transfer operations.

James Chagala, Escondido, representing the applicant, thanked staff for a job well done and noted that he was available for questions.

Chairman Weber asked if the site was heavily regulated by the State. He also questioned whether emergency showers were required by the State. Mr. Chagala noted that there were numerous State requirements. He also noted that he was unaware of whether the State required showers.

Chairman Weber asked that staff look into whether the site would be required to have emergency showers.

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ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Romo, to approve staff's recommendation. Motion carried unanimously. (5-0)

2. CONDITIONAL USE PERMIT – PHG 15-0002:

REQUEST: A Conditional Use Permit to change the existing 2.05 acre Escondido Sport & Fitness site into a multi-use facility. The proposed uses would include banquets, events and parties along with a chiropractic office and a variety of sport and athletic activities to continue in smaller rooms on the main floor, upstairs and on an existing rear sport court. The banquet facilities are expected to accommodate a maximum of 350 guests during scheduled events. The remainder of the site's exterior space would be converted to a 139 car parking lot which includes the original pool area and four existing tennis courts. Sport activities would be during the day with banquet activities on Friday, Saturday and Sunday evenings with no overlap of these uses. Alcohol and food will be provided by off-site caterers or private parties with the facility providing a property manager for both daytime and nighttime activities and security guards. No additions to the existing building are being requested. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 130 East Lincoln Avenue (APN 229-050-1200)

Bill Martin, Assistant Planning Director, referenced the staff report and noted staff issues were whether the proposed parking lot design would be adequate for the anticipated uses, whether permitting alcohol use and the proposed methods of control at this location were appropriate, and whether the proposed security plans would be adequate for the anticipated uses and hours of operation. Staff recommended approval based on the following: 1) The proposed parking lot design adds 97 new parking spaces (including 6 disabled spaces) to the 42 existing for a total of 139 spaces. With the proposed day and time limitations for non-assembly uses at the facility, overlapping of business and athletic activities on the site with evening events would be eliminated. Attendance at these events would also be held to a maximum of 350 patrons, further reducing the number of parking spaces needed. Staff believes the parking would be adequate when the limits were enforced; 2) Alcohol served at the facility would be limited to beer and wine, with none served after 10:00 PM. Staff believed the use of alcohol at the facility could be managed appropriately with the conditions that the facility supply ABC trained and certified servers during all events when alcohol was served,

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instead of relying on private parties and caterers to act as servers, combined with requirements for sufficient security personnel on site; and 3) The applicant had provided a security plan which would insure the site has trained personnel who will circulate within and outside the building during all events and assist in assuring the guests leave the building when events end at 11:30 PM. Security staffing levels would be commensurate with the number of attendees and reports by incident and at the end of each evening would be completed. Staff believed the security proposed in the management plan would insure the safety of guests adequately at this location. Mr. Martin then provided recommended modifications and revisions for General Condition Nos. 8, and 10, Planning Condition No. 1, Condition No. 29, and Building Condition No. 8.

Commissioner Spann asked if the security personnel would be trained and licensed. Mr. Martin noted that this was staff's understanding. Commissioner Romo questioned whether this was included in the staff report. Mr. Martin noted that the Commission could include this requirement in the motion.

Commissioner Romo and Mr. Martin discussed the parking requirements and hours of operation in regards to the amount of events allowed per day.

Commissioner Johns asked how the conditions would be enforced. Mr. Martin noted that they would be enforced by Code Enforcement. He also noted that one of the conditions required that access would be permitted for City staff during all events.

Chairman Weber and staff discussed the proposed access for food services.

Jason Simmons, Escondido, thanked staff for a job well done. He stated that the subject property had its challenges. He noted that the owner wanted to make a quality property. He stated that taking out the tennis courts helped provide needed parking for the facility. He then pointed out audience members who were in support of the project.

Vice-chairman McQuead asked Mr. Simmons if they had any objections to the conditions for the project. Mr. Simmons replied in the negative.

Commissioner Spann asked when Mr. Simmons was hired by the applicant. Mr. Simmons noted he was hired approximately a month before the CUP was submitted after the first code violations.

Sharilyn Farrel, Escondido, stated that her property abutted the former pool area. She noted that she was originally opposed to the project but felt the

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new conditions alleviated some of her and her husband's concerns. She indicated that they were still concerned with the proposed hours of operation. She also expressed concern with being currently adversely impacted by construction occurring before 7:00 a.m. as well as noise from the Zumba classes due to the doors being open.

Commissioner Johns expressed his concern with the ability to monitor the facility's activities given the mix of uses being requested. He also stated that he liked the fact that the facility was being rehabilitated.

Commissioner Spann felt the proposed use was appropriate for the property. He expressed his concern with potential noise issues. Mr. Martin and Commissioner Spann discussed the mechanisms used for noise complaints.

Vice-chairman McQuead commended the applicant on the proposed parking plan. He also expressed his concern for potential noise issues but supported the project.

Commissioner Romo and staff discussed the fencing for the proposed project.

Chairman Weber commended the applicant on the proposed parking plan. He also stated that the burden would be on the applicant to operate within the established guidelines and to be a good neighbor.

ACTION:

Moved by Chairman Weber, seconded by Commissioner Spann, to approve staff's recommendation. The motion included adding a condition that the security personnel be licensed and trained. Motion carried unanimously. (5-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: The commissioners and Mr. Martin discussed the meeting schedule for the upcoming holiday season. It was determined the November 24th and December 22nd meetings should be canceled. Mr. Martin also notified the commissioners that the City Council had taken no action to appoint a new member to fill the unscheduled vacancy on the Planning Commission. The Council decided to wait until the scheduled recruitment period that will commence in January.

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ADJOURNMENT:

Chairman Weber adjourned the meeting at 8:07 p.m. The next meeting was scheduled for November 10, 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

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ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.1
Date: November 10, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: ADM 13-0127 / ENV 13-0009 – Plot Plan and Environmental Impact Report for a Grocery Store and Restaurant in a New 3.7-Acre Shopping Center (Centerpointe 78)

APPLICANT: Lars Andersen, Pacific Development Partners

STAFF RECOMMENDATION:

Approval of the proposed project and certification of the Final Environmental Impact Report (EIR).

PROJECT DESCRIPTION:

A Plot Plan to redevelop the 3.7-acre former Toyota of Escondido site into a new shopping center, "Centerpointe 78", to include an approximately 43,681-SF grocery store and an approximately 3,200-SF quick-service restaurant with drive-through. The grocery store would be located in the western portion of the site, with the main entrance facing east (toward North Broadway) and a loading dock at the rear. The restaurant would be located in the eastern portion of the site, and the drive-through would wrap around the east side of the building. A proposed building design has been provided for the grocery store, but not for the restaurant at this time.

Access to the center would be via three driveways on West Lincoln Avenue: one at the rear of the grocery store (for loading/unloading of trucks) and two leading into the 199-space parking lot between the market and the restaurant. An existing vehicular access point on Broadway would be removed, and no access to the center would be available from Broadway or State Route (SR) 78.

A master sign program would be established for the center, to include all building signage, a 20' pylon sign in the southeastern portion of the property, a 6' monument sign at the southwestern corner of Lincoln Avenue and Broadway, and another 6' monument sign at the middle driveway on Lincoln Avenue. Lighting, landscaping, grading, and on-site utility improvements would also be

included in the project, as well as a storm drain connection from the northeastern corner of the site to an existing storm drain at the northwest corner of Lincoln Avenue and Broadway. Though the project site is currently unused, it contains buildings, parking lots, landscaping, and utilities left over from the last occupant (a car dealership). These structures would be demolished and the land grubbed and rough-graded prior to fine-grading, construction, paving, and landscaping.

Per Section 33-340 of the City of Escondido Zoning Code, Plot Plan approval is required for permitted uses in the CG (General Commercial) zone when a new use of land or use of an existing structure is proposed that may require additional parking, or when a new, substantially different use is proposed for the site of an existing or vacant automobile dealership. In most cases, Plot Plans are subject to administrative approval and do not require a public hearing. However, this project would have potentially significant environmental impacts in its proposed location, so an EIR was prepared to analyze these impacts and propose mitigations where feasible. Since the project includes a proposal to pay for some traffic mitigations with Traffic Impact Fees, final approval from City Council is necessary. A hearing with Planning Commission is required in advance of the City Council hearing, for a recommendation regarding approval or denial of the project and certification of the Final EIR.

LOCATION:

The 3.7-acre project site is located on the west side of North Broadway, between West Lincoln Avenue and SR 78. The site is addressed as 925 North Broadway and consists of six adjacent legal lots with APNs 229-121-09 through 229-121-14. The majority of the site is zoned CG (General Commercial), with the exception of APN 229-121-09, which is zoned PD-C (Planned Development-Commercial).

ENVIRONMENTAL REVIEW:

A Draft EIR was prepared for this project and circulated for a 45-day public review period starting August 14 and ending September 28, 2015. A Final EIR was provided to Planning staff on October 22, 2015, and included responses to comments on the Draft, as well as revisions summarized on page SC-1. The Final EIR is located on the City's website at https://www.escondido.org/centerpointe-78-commercial-project.aspx.

The Final EIR has identified several potentially significant project-related impacts regarding hazardous materials, noise, and traffic and transportation. The hazardous materials impacts include the potential for asbestos and lead-based paint in existing structures on the site; these impacts can be reduced to a less than significant level by following appropriate dust-suppression and disposal

protocols during demolition activities. The noise impact (a permanent increase in ambient noise along West Lincoln Avenue between North Escondido Boulevard and North Broadway, caused by increased traffic on this road segment) would be unmitigable. The EIR identified 17 potentially significant traffic impacts. Mitigations are infeasible for four of these impacts since they would require the removal of street parking or the acquisition of additional right-of-way to widen roadways, which are options considered undesirable to the community. Further information about project impacts and proposed mitigations is located in the "Discussion" section, later in this staff report. Should the project be approved in spite of unmitigable impacts, findings would need to be made to support a statement of overriding considerations that the economic, social, and aesthetic benefits of the project would outweigh its impacts. A copy of the proposed statement of overriding considerations is attached to this staff report.

BACKGROUND:

The project site was occupied by residential and agricultural (orchard) uses from approximately 1904 until 1963, when a church was located on the western portion of the site. Around 1970, a Toyota dealership and service center was constructed on the site. Additional buildings were added to support these uses in the mid-80s, and this expansion also included the removal of two underground storage tanks.

In the early 90s, Toyota of Escondido purchased the westernmost lot of the project site (APN 229-121-09) and added it to the dealership property for use as a vehicle storage lot. Because this lot had residential zoning at that time, the City Council approved Zone Change 92-35-CZ to change the zoning from R-2-12 (Light Multiple Family, 12 units per acre) to PD-C (Planned Development-Commercial), and General Plan Amendment 92-02-GPA to change the General Plan designation from U-2 (Urban II) to PC (Planned Commercial). Since the remaining five lots in the Toyota property had CG (Commercial General) zoning, and a General Plan designation of GC (General Commercial), the City Manager issued a memo to City Council recommending a text amendment to indicate that development of this westernmost lot would not require a Planned Development permit, but the lot could not be developed individually.

In 2003, Toyota of Escondido moved to the southeast corner of North Broadway and East Lincoln Parkway. Since then, the project site has remained unused, though the old dealership buildings, parking lots, landscaping, and utilities have remained in place. The application for the Centerpointe 78 project, ADM 13-0127, was submitted on August 15, 2013.

DISCUSSION:

Appropriateness of the Site for the Proposed Project

The proposed project would be consistent with development standards for the CG zoning district. This district has no minimum requirements for lot size, average lot width, or lot frontage width, and no maximums for building height or lot coverage. Proposed setbacks are in conformance with requirements for corner lots in the CG district, as summarized in the Supplement to Staff Report/Details of Request section, later in this staff report. Because the rear property line adjoins a residential zone to the west (R-2-12; Light Multiple Residential, up to 12 units/acre), the project is required to provide a 15-foot rear setback, the same setback that applies to the properties within that residential zone.

The project would include three driveways located on Lincoln Avenue and no driveways on Broadway, consistent with the City's policy to limit private driveway access on major roadways (City Street Network Policy 7.11). Each driveway would be 30 feet wide with one inbound and one outbound lane. This width would exceed the City's minimum 24-foot driveway width requirement and would provide an adequate entrance for emergency access. The westerly project driveway is intended to provide access for large delivery trucks to the proposed loading dock, and includes a turnaround area that would accommodate large trucks or 40-foot fire truck.

A parking requirement of 194 spaces was calculated for the project by combining the individual requirements for a grocery store (174 spaces for a 43,681-SF store at a 1:250 ratio) and a drive-through restaurant (20 spaces for a restaurant under 4,000 SF). Since 199 spaces are proposed, a surplus of five spaces would exist. The Zoning Code does provide a separate parking standard of one space per 200 square feet of gross floor area for shopping centers that contain multiple uses and occupy a lot of three or more acres. If this standard were applied to the project, it would be required to provide 234 spaces, and the 199-space proposal would result in a 35-space shortage. However, Planning staff determined that since this project would involve only two distinct uses, either of which could operate alone successfully without the other, the individual parking requirements could apply. Therefore, staff has determined that the 199-space proposal is appropriate for this project.

Overview of Traffic Impacts

The traffic analysis included in the EIR for this project evaluated 21 road segments and 16 intersections, as well as the three project driveways. Per the traffic study prepared for this project by RK Engineering, the project is anticipated

to generate 8,605 "driveway" average daily trips (ADT). Pass-by trip reductions were applied in the PM peak hour intersection analysis to reflect pass-by trips. Existing Levels of Service (LOS) vary from A to F for the road segments and intersections that were analyzed.

The EIR for this project identified several potentially significant impacts to many of the segments and intersections that were analyzed. For segments, significant impacts involve volume/capacity ratio increases of at least 0.02 or speed reductions of at least one mile per hour. For intersections, significant impacts involve delay increases of at least two seconds. Any segment or intersection operating at LOS F is subject to mitigation consideration even when volume/capacity, speed, or delay impacts do not exceed these thresholds.

Project impacts are listed in the table below, along with their type (direct or cumulative).

Impact	Impact Type		
	Direct	Cumulative	
	Existing Plus Project	Near-term Plus Project	Horizon Year Plus Project
Impact TR-1: Segment #3. Escondido Boulevard, El Norte Parkway to Decatur Way	X	X	X
Impact TR-2: Segment #6. Escondido Boulevard, Mission Avenue to Washington Avenue	X	X	X
Impact TR-3: Segment #9. Fig Street, Lincoln Avenue to Mission Avenue	X	X	X
Impact TR-4: Segment #15. Lincoln Parkway/Lincoln Avenue, Garrick Way to Fig Street	X	X	X
Impact TR-5: Segment #17. Lincoln Parkway/Lincoln Avenue, Ash Street to Harding Street	X	X	X
Impact TR-6: Segment #18. Lincoln Parkway/Lincoln Avenue, Harding Street to Rose Street	X	X	X
Impact TR-7: Intersection #6. Escondido Boulevard at El Norte Parkway	X	X	X
Impact TR-8: Intersection #7. Escondido Boulevard at Lincoln Avenue	X	X	X
Impact TR-9: Intersection #11. North Broadway at Lincoln Avenue	X	X	X
Impact TR-10 Intersection #12. North Broadway at SR- 78/Lincoln Parkway	X	X	X
Impact TR-11: Segment #4. Escondido Boulevard, Decatur Way to Lincoln Avenue		X	X
Impact TR-12: Segment #11. El Norte Parkway, Centre City Parkway to Escondido Boulevard		X	
Impact TR-13: Segment #12: Lincoln Avenue, Escondido Boulevard to North Broadway			X
Impact TR-14: Segment #16: Lincoln Avenue, Fig Street to Ash Street			X
Impact TR-15: Segment #21: Mission Avenue, Centre City Parkway to Escondido Boulevard			X
Impact TR-16: Intersection #15: Fig Street at Lincoln Avenue			X

The EIR proposes mitigations for most of the segment impacts listed above. For example:

- A median on El Norte Parkway would prohibit left turns from northbound Escondido Boulevard onto westbound El Norte Parkway, while a u-turn movement would be added at the two left-turn lanes on westbound El Norte Parkway at Centre City Parkway. Another u-turn pocket would be added on El Norte Parkway between Escondido Boulevard and Broadway.
- Parking (22 spaces) would be removed on the west side of Escondido Boulevard between El Norte Parkway and Decatur Way, and a two-way left-turn lane would be installed.
- Fair-share payments toward road widening would be collected for Lincoln Avenue from Fig Street to Ash Street, and Mission Avenue from Centre City Parkway to Escondido Boulevard.

The EIR also proposes mitigations for the intersection impacts in the above table. For example:

- New traffic signals would be installed at Escondido Boulevard and Lincoln Avenue, and at Broadway and Lincoln Avenue.
- Northbound Fig Street would be restriped to include two dedicated left-turn lanes at Lincoln Avenue and a shared thru/right-turn lane, with parking removed as required.

Unmitigated Traffic Impacts

The EIR identified four significant traffic impacts with no feasible mitigations, all of which would affect road segments. The affected road impacts and their corresponding segments are as follows:

- Impact TR-11, Segment #4: Escondido Boulevard, Decatur Way to Lincoln Avenue
- Impact TR-13, Segment #12: Lincoln Avenue, Escondido Boulevard to Broadway
- Impact TR-5, Segment #17: Lincoln Parkway/Lincoln Avenue, Ash Street to Harding Street
- Impact TR-6, Segment #18: Lincoln Parkway/Lincoln Avenue, Harding Street to Rose Street

No mitigations are feasible at these segments because road widening would involve either the removal of street parking or the acquisition of new right-of-way, and the community values retention of parking and residential uses in these

areas. The impacts will therefore remain significant and unavoidable. Should the project be approved, a Statement of Overriding Considerations would need to be adopted, finding that the benefits of the project would outweigh these significant and unavoidable impacts. A Statement of Overriding Considerations has been prepared for this project and is attached to this staff report.

Although staff is recommending approval of the project, it should be noted that while the project proposes several mitigations to help reduce most traffic impacts to a less than significant level, the proposed development will still absorb a large portion of the surrounding road network's capacity. This will result in less capacity available to other land uses, which could deter future more employment-oriented businesses from locating in this area of the City.

Noise Impacts

The EIR identified a significant noise impact along West Lincoln Avenue, between Escondido Boulevard and Broadway. Specifically, the project would involve a permanent increase in ambient noise along this segment, both as a direct impact and a cumulative impact, due to increased street traffic. The EIR considered two mitigation measures to reduce this noise impact to a less than significant level, but both measures were found to be infeasible. Project access from a different road would not be possible, since the City does not have jurisdiction over SR 78 and an access point on North Broadway would not conform to minimum distances from intersections. A noise wall along Lincoln Avenue would not be viable, since residential uses along this segment take access from Lincoln, and gaps in the wall (to accommodate driveways) would render the wall ineffective. Therefore, the impact would remain significant and unavoidable.

Hazard Impacts

Due to their age, the existing buildings on the project site could contain asbestos and lead-based paint, which could pose a health and safety risk if not properly managed during demolition activities. Mitigation measures have been proposed to require the applicant to survey these structures prior to demolition or renovation and to handle any identified asbestos or lead per state and local protocols and regulations, including those for dust suppression, hazardous material disposal, etc. With these mitigation measures in place, the impact would be reduced to a less than significant level.

PUBLIC AND AGENCY INPUT:

On June 4, 2014, staff distributed 49 copies of a Notice of Preparation for the Draft EIR to state and local agencies, City staff and officials, the Escondido

library, and the Planning counter. Once the Draft EIR was complete and ready for public review, a Notice of Availability was mailed on August 12, 2015, to 442 recipients (281 residents and 161 property owners) within 500 feet of the project site, as well as to state and local agencies and City staff and officials. Finally, a public hearing notice was mailed to residents and owners within the 500-foot buffer and to other interested parties on October 26, 2015. Large signs have been posted along the site's three street frontages to notify local residents of the applicant's proposal and the hearing date. No letters or emails have been received from any neighbors throughout this process, but consultation with other agencies has been ongoing since the project application was submitted. A summary of this agency input is discussed below.

Consultations with the Escondido Union School District

On June 19, 2013, representatives from the Escondido Union School District met with the applicant team to discuss the project, since Lincoln Elementary School is located directly north of the project site. Several requests/recommendations emerged from that meeting to address issues related to the project's proximity to the school. The school district requested a traffic signal at Lincoln and Broadway, use of the shopping center parking lot by parents during student drop-off and pick-up hours, restriction of food truck deliveries to the hours of 9 PM to 6 AM (i.e., no daytime deliveries), partnership between the shopping center and the school for special events, coordination of construction activities to minimize impacts to school operations (particularly testing periods), and coordination of street improvements to minimize impacts to school arrival and departure times.

A new signal at Broadway and Lincoln has been incorporated into the project design as a mitigation measure to address significant impacts identified in the project's EIR. The signal will be timed to account for morning, mid-day, and afternoon peak traffic flows (which will include school-related traffic), and will coordinate with other signals in the area. Conditions of approval have also been included to prevent daytime food deliveries and to prohibit the shopping center from posting "no parking" signs in the parking lot. Additionally, an enhanced crossing from the southwest corner to the northwest corner of Lincoln Avenue and Broadway will make that crossing safer for families walking between the shopping center parking lot and the school. The remaining school district requests cannot be incorporated into the project's conditions of approval, since the City will be unable to enforce a partnership for special events or a coordination of construction activities with fluctuating school operations.

Notice of Preparation

A Notice of Preparation of an Environmental Impact Report (NOP) was mailed to several state and local agencies on June 4, 2014, to notify them of the

document's upcoming preparation and invite them to provide input on their areas of expertise and statutory responsibility. During the 30-day comment period for the NOP, staff received written comments from Caltrans District 11 and the San Luis Rey Band of Mission Indians. These comments are included in Appendix A of the Draft EIR.

AB52 Consultation

AB52 is a state law that requires local agencies to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. This legislation is applicable to any project subject to CEQA, when a Notice of Preparation for an EIR or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration is published after July 1, 2015. The Notice of Preparation for this project was filed on June 5, 2014, and therefore pre-dated the AB52 requirement. Regardless, staff notified three tribes by email on August 7, 2015, to provide information about the proposed project and the upcoming Draft EIR, and to inquire as to whether any of the tribes were interested in a consultation. One tribe (Rincon Band of Luiseño Indians) responded that they did not require a consultation at that time, and the other two tribes (San Luis Rey Band of Mission Indians and Soboba Band of Luiseño Indians) did not respond.

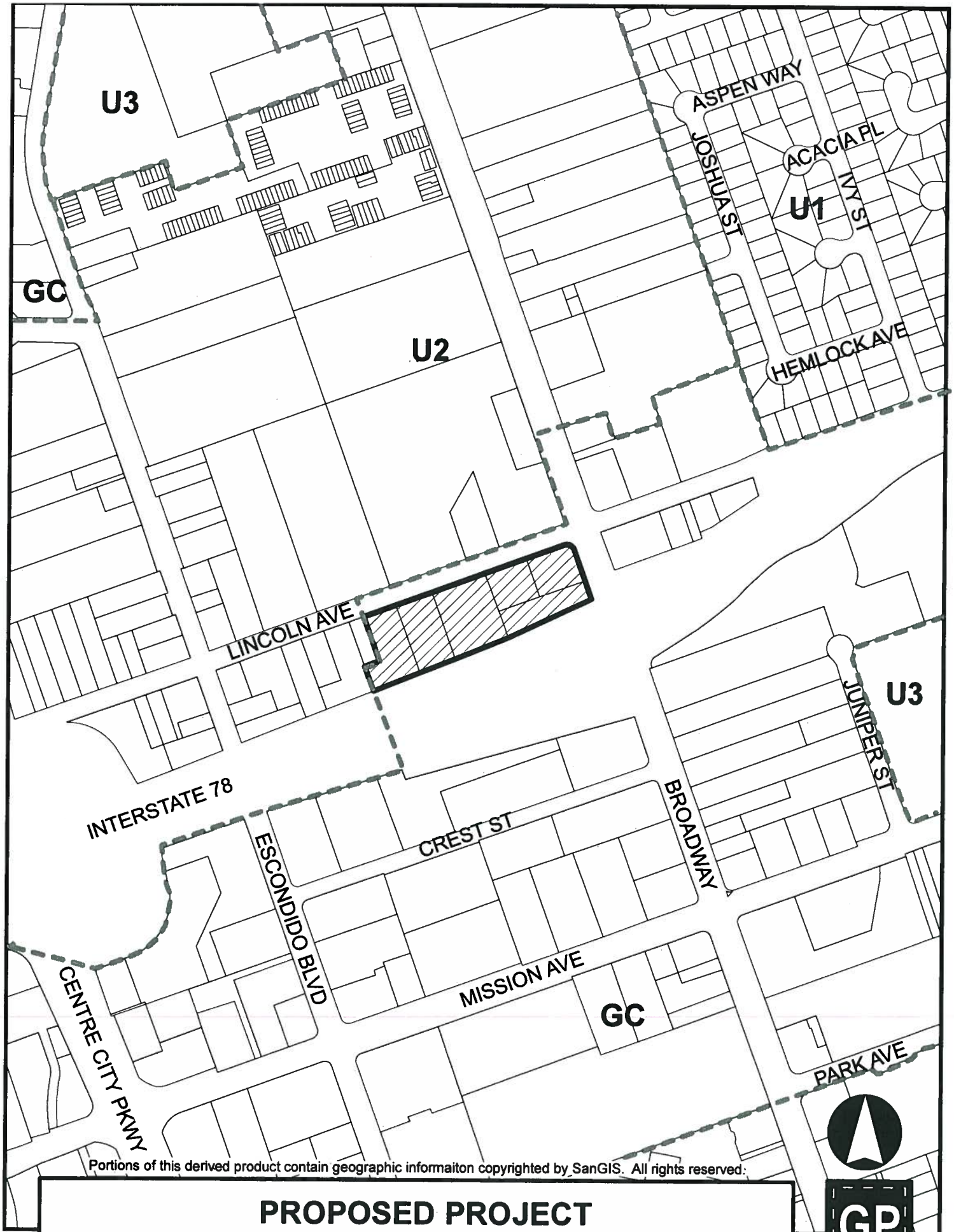
Public Review (Notice of Availability)

During the 45-day public review period for the Draft EIR, staff received comments from four agencies: Caltrans District 11; Escondido Union School District; County of San Diego, Department of Environmental Health Vector Control Program; and State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. All comments were analyzed and responses were prepared in accordance with CEQA Guidelines Section 15088. Comments and responses are included in the Final EIR on pages RTC-1 through RTC-8. The comments from the Escondido Union School District were similar to the recommendations that came from their September 2013 meeting with the applicant, described above.

Respectfully Submitted,

Ann Dolmage

Ann Dolmage
Associate Planner



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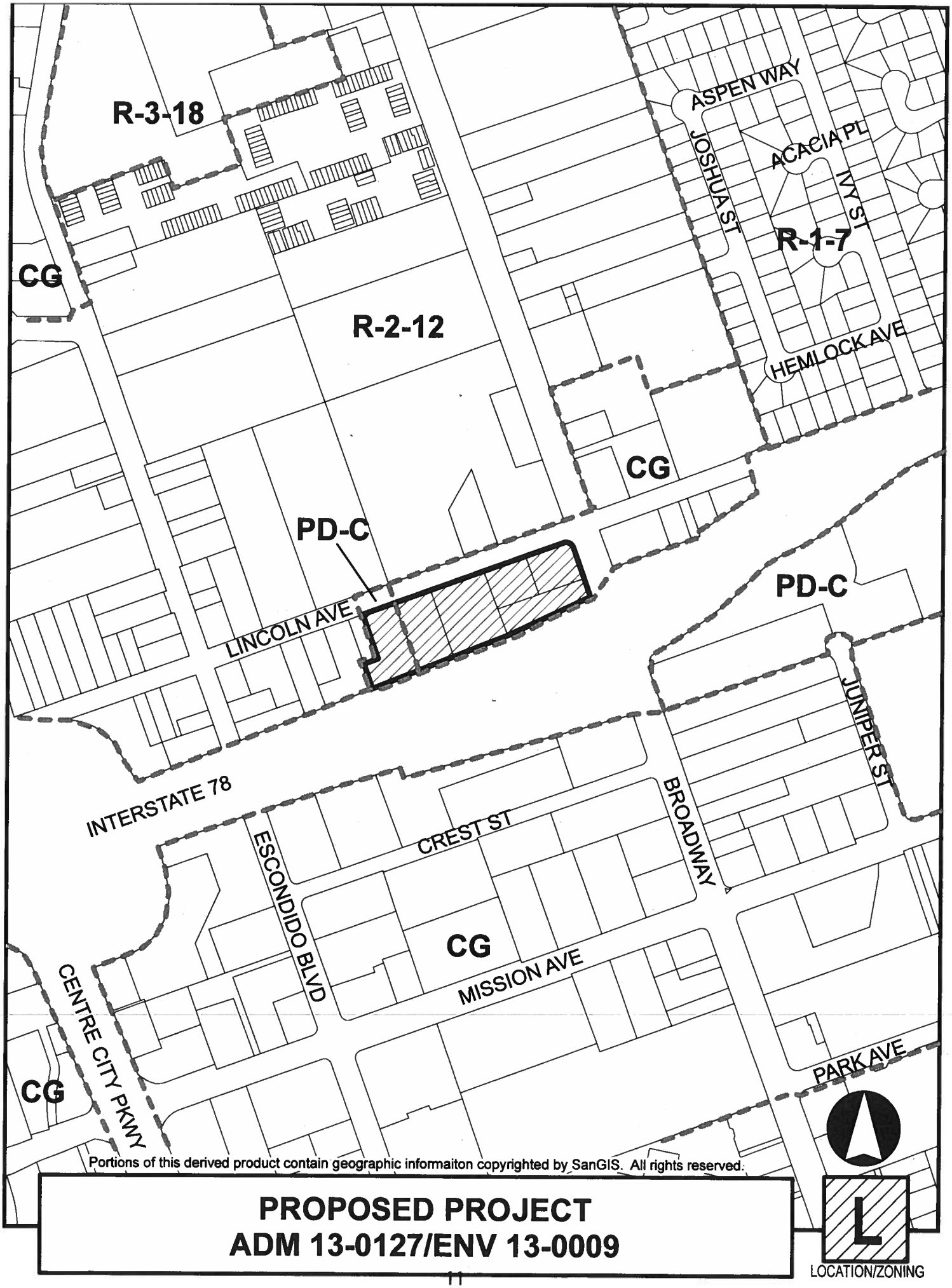
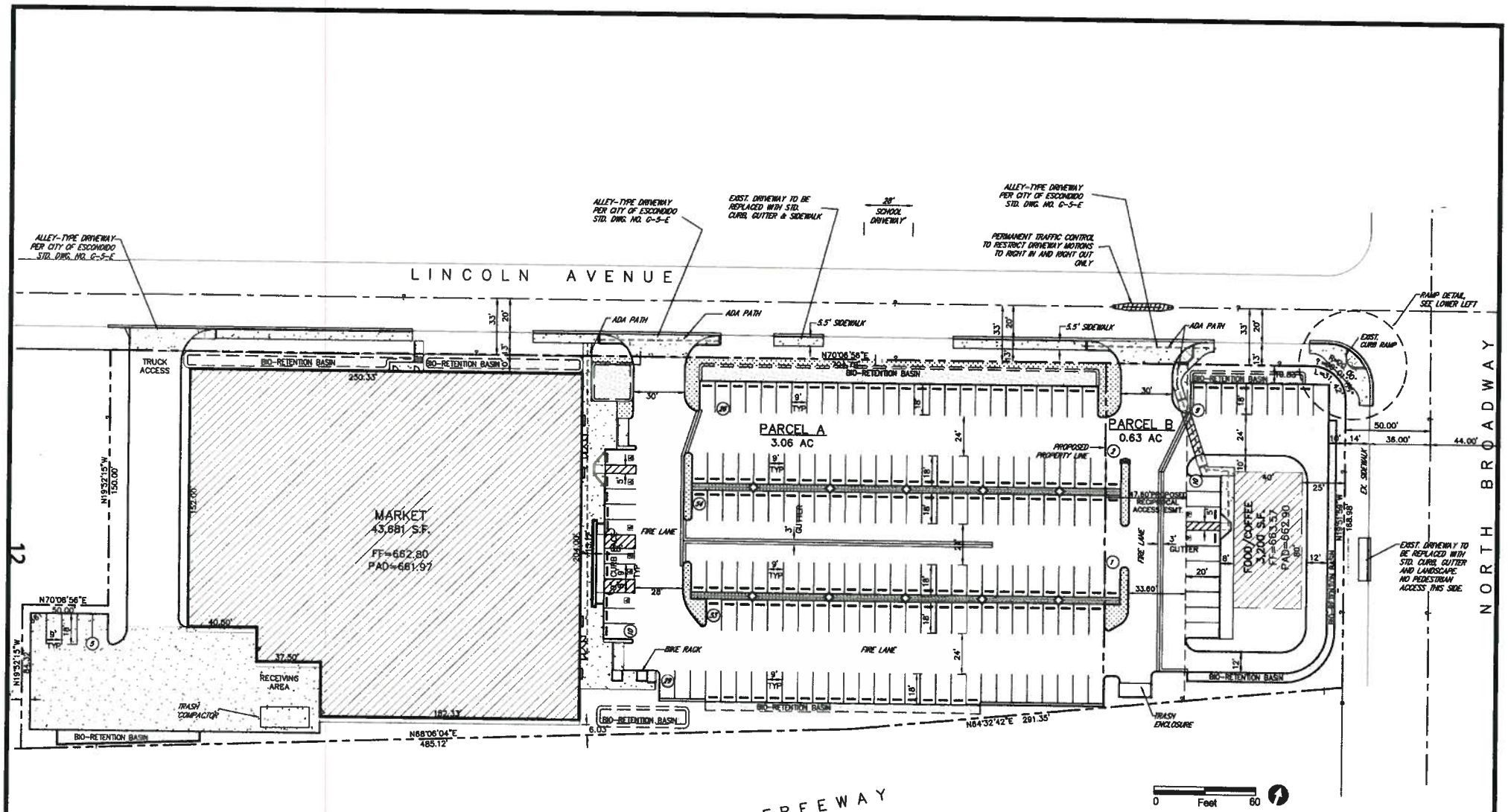
PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

GP
GENERAL PLAN



PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

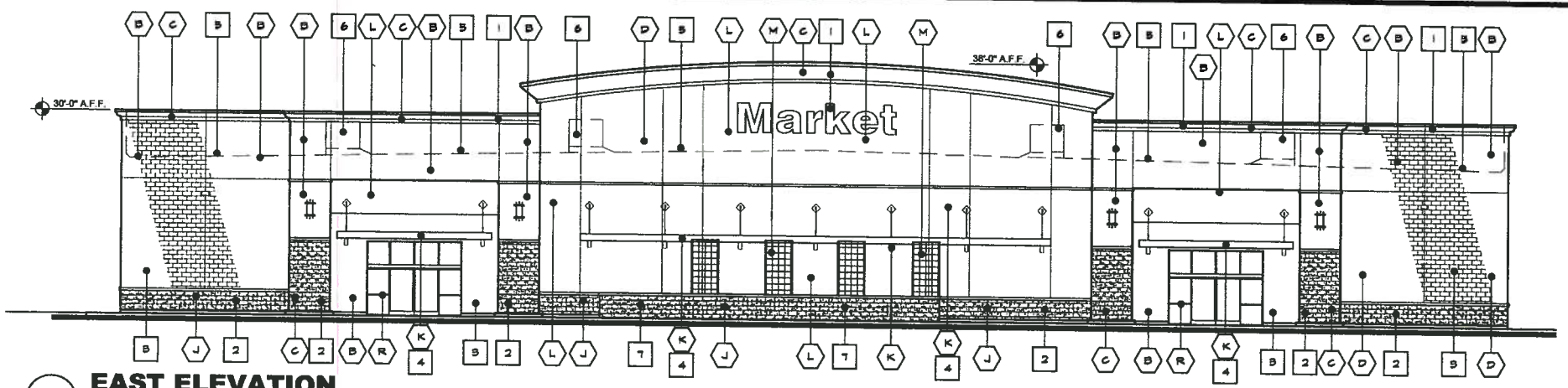
L
LOCATION/ZONING



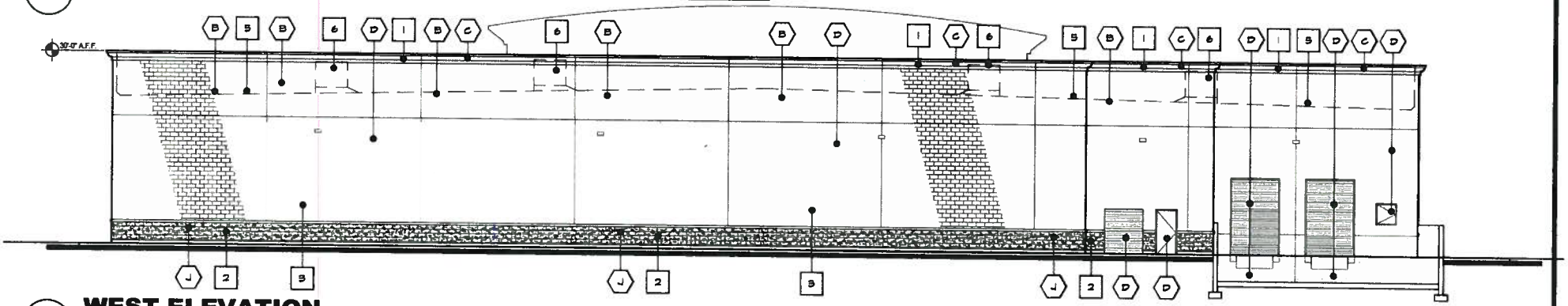
PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

SP

SITE PLAN



1 **EAST ELEVATION**



2 **WEST ELEVATION**

FINISH COLORS

NOTE: DUNN EDWARDS COLORS ARE EL SUPER CUSTOM COLORS

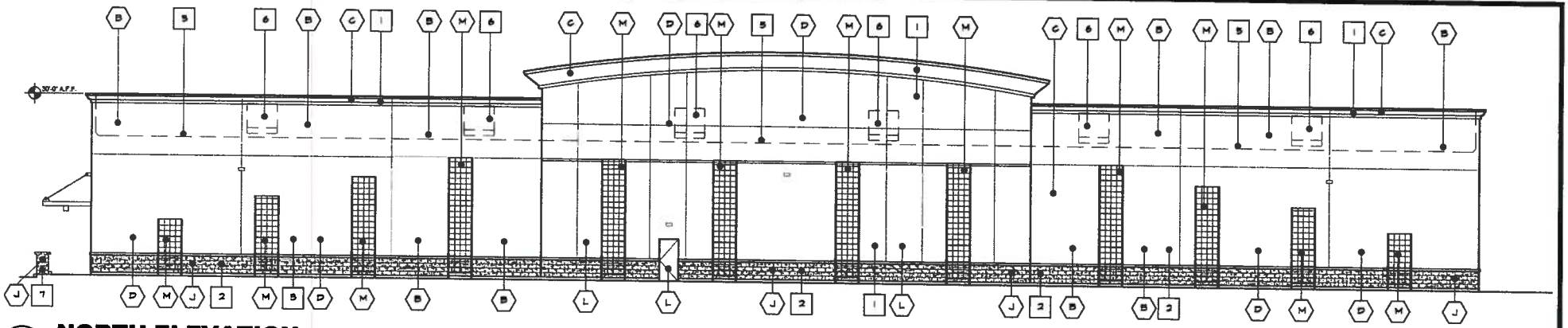
- A — NOT USED
- B — DUNN EDWARDS PAINT: COLOR "PEARL WHITE" DEW 328
- C — DUNN EDWARDS PAINT: COLOR "AUTUMN BARK" DEA 164 - PAINTED CORNICE
- D — DUNN EDWARDS PAINT: COLOR "AUGUST MORNING" DE 5283
- J — DUNN EDWARDS PAINT: COLOR "MAPLE VIEW" DE 6152
- K — DUNN EDWARDS PAINT: COLOR "SILVER CREEK" DE 6275
- L — DUNN EDWARDS PAINT: COLOR "ARABIAN RED" DEA 155
- M — GREEN SCREEN
- R — ALUMINUM STOREFRONT CLEAR ANODIZED WITH CLEAR GLASS WINDOW

FINISH MATERIALS

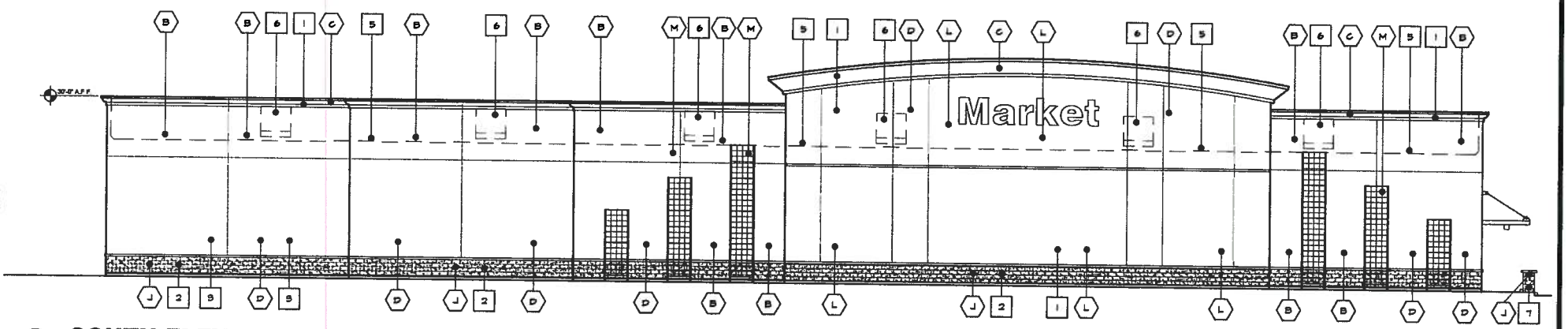
- 1 — STUCCO ON FRAME - FINISH TEXTURE MAXI
- 2 — SPLIT FACE CMU BASE
- 3 — SMOOTH FACE CMU
- 4 — PREFINISHED METAL ENTRY AWNING
- 5 — LINE OF ROOF BEYOND
- 6 — MECHANICAL UNIT BEYOND
- 7 — CART SCREEN WALL SPLIT FACE CMU BASE

PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

E
ELEVATIONS



3 NORTH ELEVATION



4 SOUTH ELEVATION

FINISH COLORS

NOTE: DUNN EDWARDS COLORS ARE EL SUPER CUSTOM COLORS

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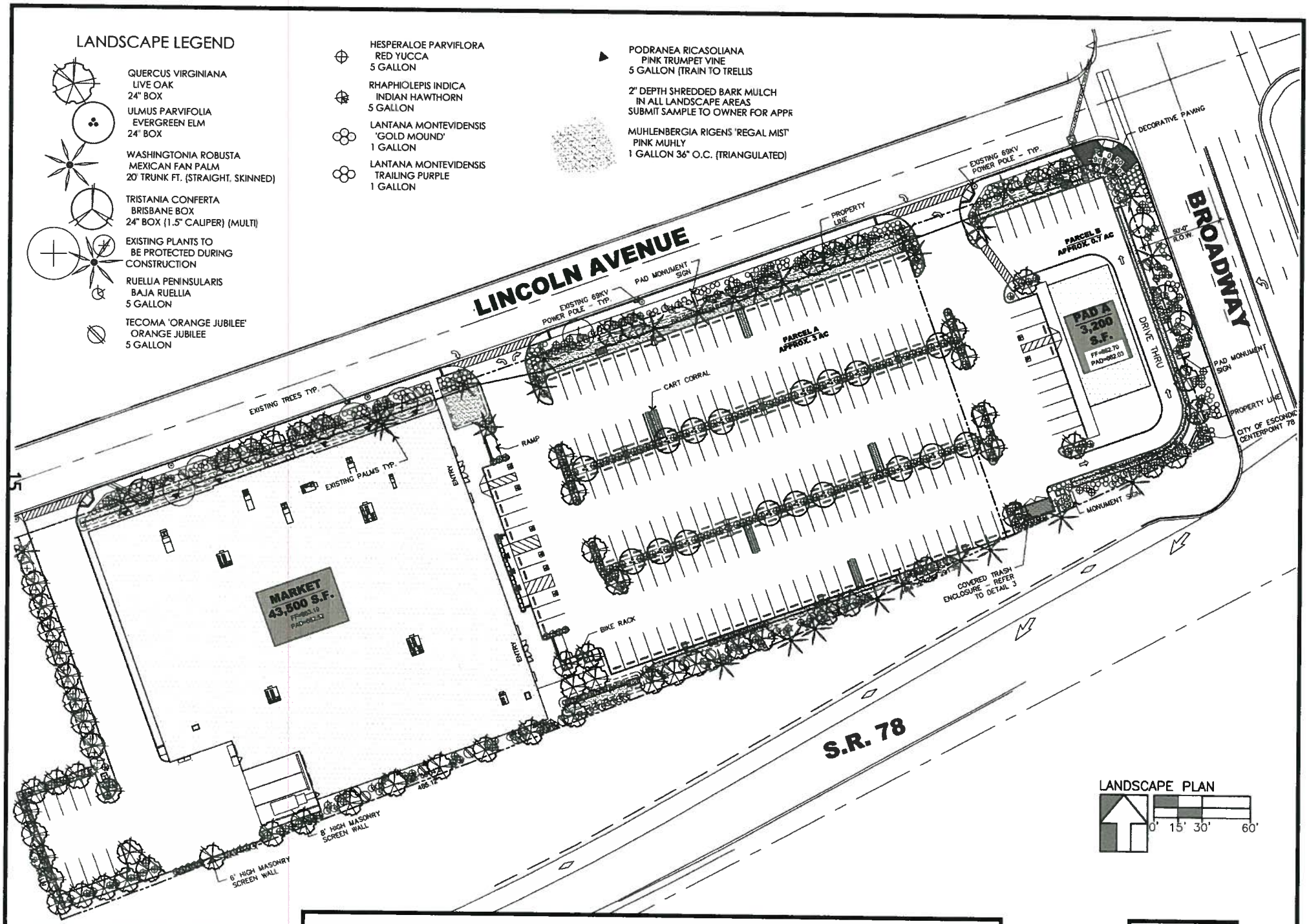
- B — DUNN EDWARDS PAINT; COLOR "PEARL WHITE" DEW 328
- C — DUNN EDWARDS PAINT; COLOR "AUTUMN BARK" DEA 164 - PAINTED CORNICE
- D — DUNN EDWARDS PAINT; COLOR "AUGUST MORNING" DE 5289
- J — DUNN EDWARDS PAINT; COLOR "MAPLE VIEW" DE 6152
- K — DUNN EDWARDS PAINT; COLOR "SILVER CREEK" DE 6275
- L — DUNN EDWARDS PAINT; COLOR "ARABIAN RED" DEA 155
- M — GREEN SCREEN
- R — ALUMINUM STOREFRONT CLEAR ANODIZED WITH CLEAR GLASS WINDOW

FINISH MATERIALS

- 1 — STUCCO ON FRAME - FINISH TEXTURE MAXI
- 2 — SPLIT FACE CMU BASE
- 3 — SMOOTH FACE CMU
- 4 — PREFINISHED METAL ENTRY AWNING
- 5 — LINE OF ROOF BEYOND
- 6 — MECHANICAL UNIT BEYOND
- 7 — CART SCREEN WALL SPLIT FACE CMU BASE

PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

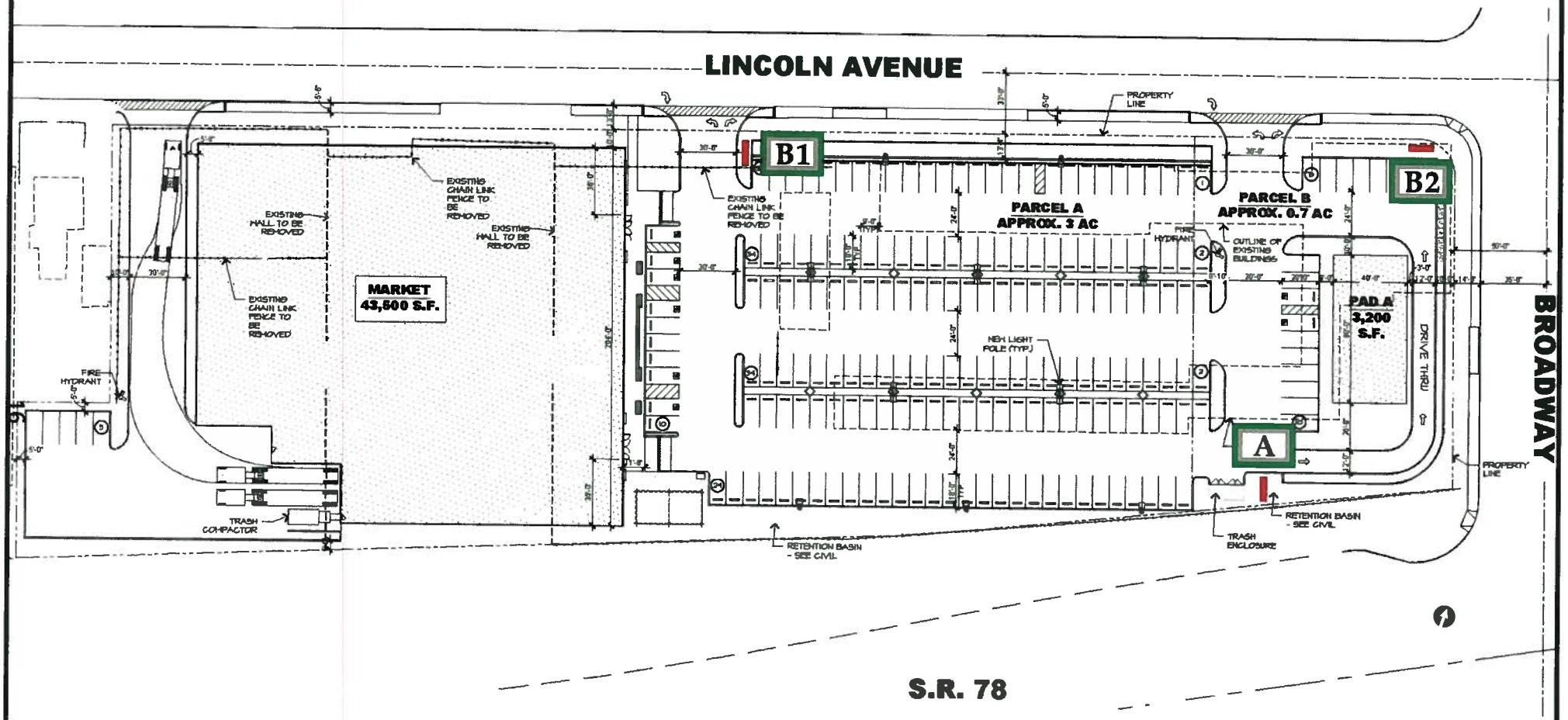
E
ELEVATIONS



PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

L

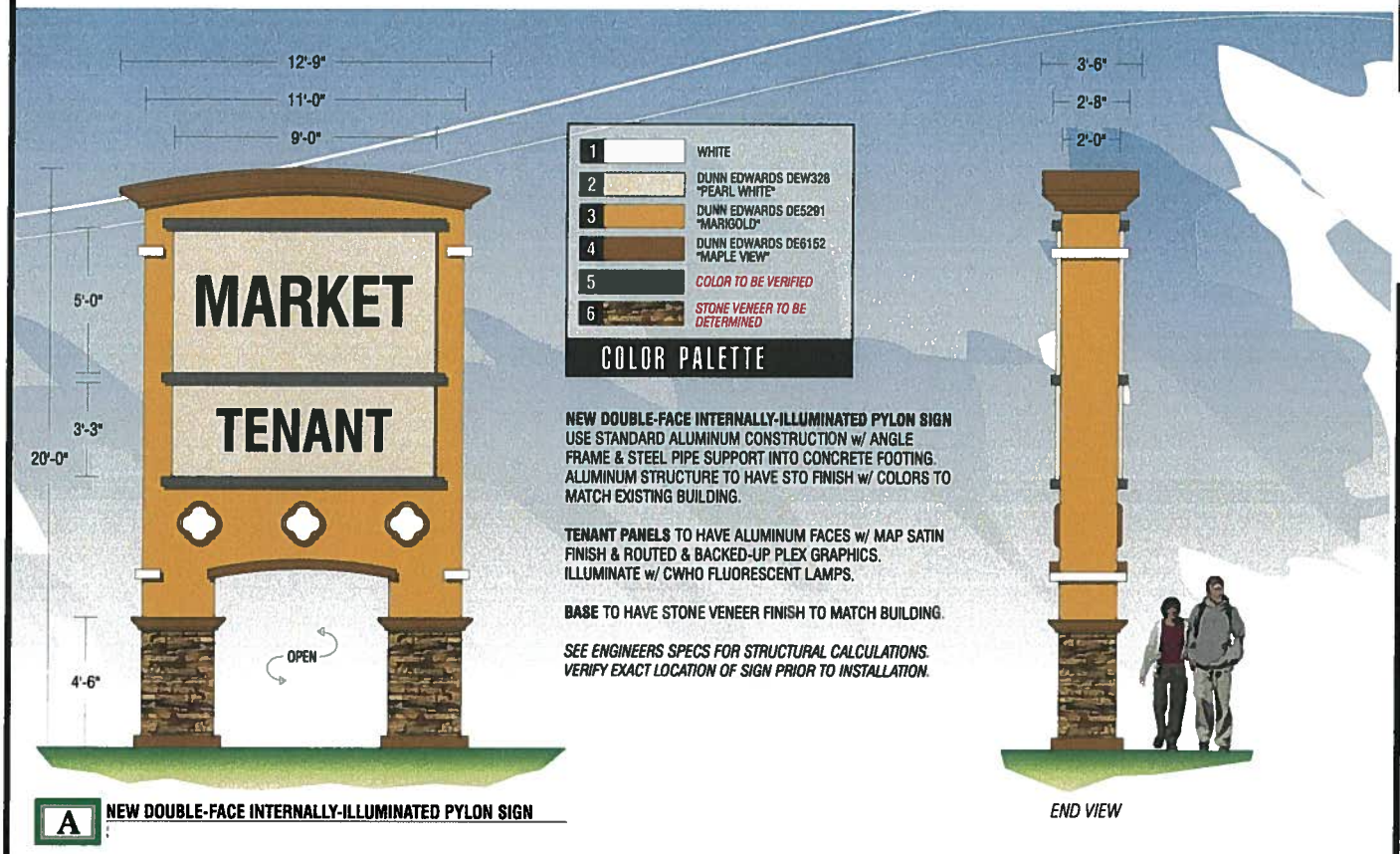
LANDSCAPE PLAN



PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

SP

SITE PLAN - SIGN LOCATIONS



NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH w/ COLORS TO MATCH EXISTING BUILDING.

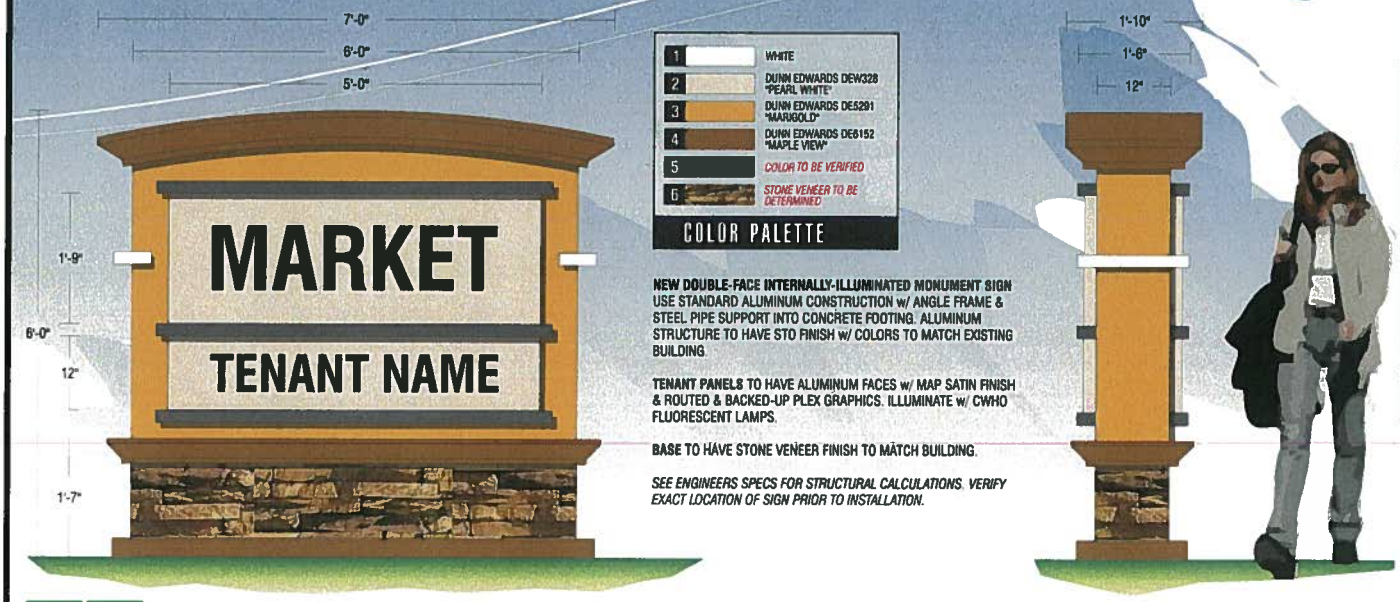
TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

BASE TO HAVE STONE VENEER FINISH TO MATCH BUILDING.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

A NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN

END VIEW



NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH w/ COLORS TO MATCH EXISTING BUILDING.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

BASE TO HAVE STONE VENEER FINISH TO MATCH BUILDING.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

B1 **B2** NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

END VIEW

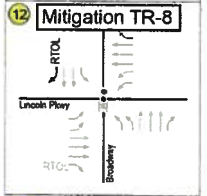
PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

6 Mitigation TR-5

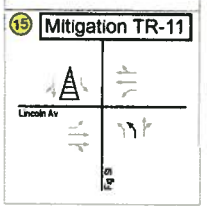
7 Mitigation TR-6

11 Mitigation TR-7

12 Mitigation TR-8



15 Mitigation TR-11



El Norte Pkwy

Infeasible

Restriping to provide a two-way left-turn lane and a left-turn pocket loses excessive parking. Approximately 61 spaces will be lost.

Mitigation TR-1

Prohibit parking on the west side to increase roadway capacity by installing a two-way left-turn lane. Approximately 22 spaces will be lost.

Infeasible

Restriping to provide a two-way left-turn lane and left-turn pockets loses excessive parking. Approximately 30 spaces will be lost.

Rose St

El Norte Pkwy

Centre City Pkwy

8

Mitigation TR-9

Contribute a fair-share towards widening of this roadway to 6 lanes.

Infeasible

Contribute a fair-share towards future improvements of this roadway. Future improvements result in excessive parking loss of 24 or 54 spaces.

Mitigation TR-3

Prohibit parking on the both sides to increase roadway capacity by installing a two-way left-turn lane. Approximately 13 spaces will be lost.

15

Decatur Wy

Harding St

Ash St

11 Lincoln Ave

Lincoln Pkwy

12

7

78

Mitigation TR-4

Install a dedicated WB right-turn lane at Lincoln Avenue / Garrick Way intersection and a dedicated EB right-turn lane at Lincoln Avenue / Fig Street intersection. Re-time traffic signals at these intersections as needed.

Fig St

Infeasible

Contribute a fair-share towards future improvements of this roadway. Future improvements result in excessive parking loss of 19 spaces.

Mission Ave

Centre City Pkwy

Escondido Bl

Washington Ave

Project Feature

Provide dedicated WB left-turn lane into the project driveway by prohibiting parking on both sides between Broadway and the project driveway. Approximately 13 spaces of loading/unloading zone fronting the school and 8 parking spaces on south side of Lincoln Avenue will be lost. Restrict easterly driveway to allow right-in/right-out movements only.

Mitigation TR-10

Contribute a fair-share towards future improvements of this roadway.

Mitigation TR-2

Prohibit parking on east side to reduce increase roadway capacity. Approximately 14 spaces will be lost.

- Intersection Impact
- Segment Impact
- Project Site
- RTOL - Right-Turn Overlap
- Sneaker lane
- Raised Median
- Shadow Dual Left-Turns

Bold indicates proposed improvement

PROPOSED PROJECT
ADM 13-0127/ENV 13-0009

M
MITIGATION

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:	3.7 acres across six adjoining lots
3. Building Sizes:	Grocery store: 43,681 SF Restaurant: 3,200 SF Total: 46,881 SF
4. Minimum Required Setbacks:	Front (Broadway): 5' Side (Lincoln): 5' Side (SR 78): 5' Rear: 15'
5. Proposed Setbacks:	Front (Broadway): 25' (to restaurant) Side (Lincoln): 10' (to grocery store) Side (SR 78): 8' (to grocery store) Rear: 46'2" (to grocery store)
6. Building Height (Grocery Store):	No maximum Proposed: 30' (main body parapet); 38' (center front parapet)
7. Lot Coverage:	No maximum Proposed: 29%
9. Floor Area Ratio:	0.50 (maximum) 0.29 (proposed)
10. Parking:	Total required for combined uses: 194 spaces Total provided: 199 spaces (surplus of 5 spaces)
11. Building Design (Grocery Store):	
Materials:	Smooth-face CMU (exterior walls) Split-face CMU (accent band along bottom of exterior wall and on pillars at either side of both entrances) Stucco on frame (parapet trim)

Colors:	Pearl White (off-white) - accent band along top 1/3 of main body of store Autumn Bark (medium brown) – parapet trim and split-face CMU on entry pillars August Morning (pale yellow-orange) – main body of store below Pearl White accent band, and front of store (behind sign) Maple View (light-medium brown) – split-face CMU band along main body of store Silver Creek (gray) – metal entry awning Arabian Red (brick red) – bottom half of the center front portion of store (below August Morning) All paint colors by Dunn Edwards
Other Features:	Metal entry awning at center front elevation Green screens (trellises) on east, north, and south elevations (front, Lincoln side, and SR 78 side, respectively)
11. Signs:	One 20' pylon sign (southeast corner of project site, visible from SR 78) Two 6' monument signs (one at the southwest corner of Broadway and Lincoln Avenue, and one at the middle project driveway)
12. Hours of Operation:	7 A.M. to 11 P.M., 7 days per week

EXHIBIT "A"
FINDINGS OF FACT
ADM 13-00127 / ENV 13-0009

1. The use proposed for the site is consistent with the General Commercial designation as described in the Escondido General Plan, since it will include a local-serving grocery store and an eating or drinking establishment. The project is consistent with goals and policies within the General Plan pertaining to Commercial Land Uses, since a traffic and circulation study was prepared, points of access were located so as not to be too close to intersections, and the environmental analysis performed for the project included the drive-through feature at the proposed restaurant. The project is also consistent with the guiding principle of the Highway 78/Broadway Target Area that calls for higher development intensities along the Broadway corridor.

2. A Draft EIR was released for public review from August 14 to September 28, 2015. A Final EIR was provided on October 22, 2015 to incorporate comments received during the review period and their responses, and to make other revisions. The EIR identified significant project-related impacts with respect to hazards, noise, and traffic. Mitigation measures were proposed to reduce most of these impacts to a less than significant level. However, one noise impact (permanent ambient noise related to increased traffic on West Lincoln Avenue, between Escondido Boulevard and Broadway) was found to be significant and unavoidable. Four traffic impacts were found to be potentially significant and unavoidable, though the EIR deferred to the decision-making body as to whether they could be mitigated through the removal of traffic or acquisition of additional right-of-way to create new traffic lanes. Should the City Council decide to approve the project and certify the EIR despite the unavoidable noise impact and the potentially unavoidable traffic impacts, a Statement of Overriding Considerations shall also be adopted that finds that the social, economic, and aesthetic benefits of the project will outweigh the significant and unavoidable impacts identified in the EIR.

3. The proposed location will allow the future commercial uses to be adequately serviced by existing or proposed public facilities or services since the surrounding road network has already been constructed and all utilities are in close proximity to the project site.

4. The overall design of the proposed commercial development will produce an attractive, efficient development that utilizes complementary building materials with adequate parking and pedestrian linkages through the site.

The project has undergone staff design review and recommendations from that review have been incorporated into the conditions of approval.

5. As proposed, the project will be well integrated with its setting and the surrounding area since the property was previously graded to accommodate an automobile dealership and is relatively flat. The height of the proposed grocery store building will be comparable to similar grocery stores in the community and in compliance with the development standards of the Commercial General (CG) zoning district. Though no building design is proposed for the restaurant at this time, this building will be subject to additional Plot Plan review and required to conform to CG development standards. The grocery store underwent staff design review in July of 2014 and recommendations from that meeting have been incorporated into the conditions of approval.

6. The proposed grocery store and restaurant shall have a beneficial effect by providing services needed by city residents.

7. An appropriate number of parking spaces will be provided for the combined grocery store and restaurant uses.

EXHIBIT "B"
CONDITIONS OF APPROVAL
ADM 13-00127 / ENV 13-0009

Mitigation Measures

HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a facility survey shall be performed to determine the presence or absence of Asbestos-Containing Materials (ACMs) in all buildings located at the Centerpointe 78 project site (925 North Broadway) that are to be demolished. 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, it shall be handled in compliance with the San Diego 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 either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard. (Impact HAZ-1)

HAZ-2: 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 located at the Centerpointe 78 project site (925 North Broadway) that are to be demolished. All lead-containing materials scheduled for demolition must comply with applicable regulations for demolition 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). (Impact HAZ-2)

TR-1: Prior to the issuance of occupancy permits, parking shall be prohibited on the west side of Escondido Boulevard (El Norte Parkway to Decatur Way) and a two-way left-turn lane shall be installed by the applicant. This shall result in the loss of 22 parking spaces. (Impact TR-1)

TR-2: Prior to the issuance of occupancy permits, parking shall be prohibited on the east side of Escondido Boulevard (Mission Avenue to Washington Avenue) and "No Parking" signs shall be installed by the applicant. This shall result in the loss of 14 parking spaces. (Impact TR-2)

TR-3: Prior to the issuance of occupancy permits, parking shall be prohibited on both sides of Fig Street (Lincoln Avenue to Mission Avenue) and a two-way left-turn lane shall be installed by the applicant. This will require the loss of 13 parking spaces. The Traffic Impact Fee payment provided for this project will fund the installation of these improvements. (Impact TR-3)

TR-4: Prior to the issuance of occupancy permits, the applicant shall (1) install a dedicated WB right-turn lane at Lincoln Avenue/Garrick Way intersection and a dedicated EB right-turn lane at Lincoln Avenue/Fig Street intersection (this work may involve shifting power poles in the immediate vicinity to accommodate the intersection widening), and (2) re-time traffic signals at these intersections, as needed. The Traffic Impact Fee payment provided for this project will fund the installation of these improvements. (Impact TR-4)

TR-5: Prior to the issuance of occupancy permits, the applicant shall (1) install a raised median on El Norte Parkway in order to restrict access from Escondido Boulevard onto El Norte Parkway to right-turns only, (2) the install a dedicated right-turn lane from northbound Escondido Boulevard to eastbound El Norte Parkway,(3) modify the El Norte Parkway raised median to lengthen the two left-turn lanes from westbound El Norte Parkway to southbound Centre City Parkway to accommodate a U-turn movement, and (4) modify the median and left-hand turn lane on El Norte Parkway, between Escondido Boulevard and Broadway to accommodate a U-turn on El Norte Parkway. (Impacts TR-7 and TR-12)

TR-6: Prior to the issuance of occupancy permits, the applicant shall install a traffic signal at the Escondido Boulevard/Lincoln Avenue intersection. (Impact TR-8)

TR-7: Prior to the issuance of occupancy permits, the applicant shall (1) install a traffic signal at the North Broadway/Lincoln Avenue intersection, (2) restripe eastbound and westbound approaches of that intersection to include a shared through/left-turn lane and dedicated right-turn lane, and (3) install a "Keep Clear" sign at the intersection. (Impact TR-9)

TR-8: Prior to the issuance of occupancy permits, the applicant shall provide a dedicated southbound right-turn lane and install a southbound right-turn overlap (prohibit eastbound U-turns) at the North Broadway at SR 78/Lincoln Parkway intersection to the satisfaction of the City and Caltrans. (Impact TR-10)

TR-9: Prior to the issuance of occupancy permits, the applicant shall provide a fair-share contribution to the City's satisfaction towards widening Lincoln Avenue (Fig Street to Ash Street) to six lanes. (Impact TR-14)

TR-10: Prior to the issuance of occupancy permits, the applicant shall provide a fair-share contribution to the City's satisfaction towards widening Mission Avenue (Centre City Parkway to Escondido Boulevard) to six lanes. (Impact TR-15)

TR-11: Prior to the issuance of occupancy permits, the project shall restripe the Fig Street/Lincoln Avenue intersection northbound lanes to include two dedicated left-turn lanes and a shared through/right-turn lane. To accommodate the dual northbound left-turns, the southbound approach shall be "shadowed" and parking shall be removed as needed. The Traffic Impact Fee payment provided for this project will fund the installation of these improvements. (Impact TR-16)

TR-12: Prior to issuance of final grading and construction plans, a limited use area shall be established near project driveways to provide adequate sight distance pursuant to City requirements and to the satisfaction of the City. (Impact TR-17)

Planning Division

1. The shopping center shall post no signs preventing parents/families of Lincoln Elementary School students from using the shopping center parking lot to drop off and pick up students.

2. Food truck deliveries shall be restricted to the hours of 9 P.M. to 6 A.M. (no daytime deliveries) to avoid conflicts with school operations.

3. The project shall conform to the following recommendations from the Design Review Committee meeting of July 3, 2014:
    a. On the north elevation, the grocery store façade with the flat roofline (on either side of the façade with the barrel-topped parapet) shall be recessed a minimum of two feet to provide appropriate variation on this side of the building.
    b. The 12 trellises on the north elevation shall be varied in height and placement to provide a pedestrian-friendly scale along the sidewalk.
    c. On the east elevation, canopy elements shall be incorporated over the entries and other portions of the façade to "break up" the massing.
    d. The loading dock/receiving area adjacent to SR 78 shall be screened from view of the freeway with a wall or other feature, to conceal large vehicles and the trash compactor.
    e. Cardboard recycling storage area(s) shall be sufficiently sized and located, and called out on the building plans.

f. Parking lot landscaping shall conform to Article 62 of the City of Escondido Zoning Code. Parking lot trees shall be provided at a minimum ratio of one tree per four parking spaces.
g. Two cart corrals were proposed on the site plan submitted on August 15, 2013. A minimum of four additional corrals (six total) shall be provided and located so as to provide sufficient parking lot coverage, to the satisfaction of the Planning Department.
h. Building plans shall indicate where shopping carts are to be stored/located for customer use in the store (i.e. a cart storage area inside at the entrance, or outside at the entrance). If carts are to be stored outside near the entrance, a solid masonry screening wall shall be provided for carts to be stored behind.
i. The "Campfire" and "Marigold" paint colors proposed for the building exterior shall be softened to be less bright and distracting.
j. Building plans shall include the location of trash enclosures. All trash enclosures shall have a solid roof covering.
k. Building plans shall clearly indicate the parapet height and demonstrate adequate screening of rooftop equipment.

4. All street improvements proposed for the SR 78 corridor shall be in place prior to operation of the restaurant drive-through.

5. Prior to occupancy, the applicant shall provide a minimum of 194 striped parking spaces (174 for the grocery store and 20 for the restaurant). 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.

6. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the shopping center must comply with the signage plan approved as part of this project.

7. Four revised copies of the plot plan reflecting all conditions of approval and modifications shall be submitted to the Planning Division and approved prior to issuance of grading or building permits.

8. Four 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.

9. 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.

10. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.

11. 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.

12. In accordance with the Escondido Climate Action Plan (E-CAP), the applicant shall complete and submit a Greenhouse Gas Reduction Screening Checklist with a score of at least 100 points. The checklist shall be submitted to Planning staff prior to issuance of any grading or building permits.

13. 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.

14. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.

15. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.

16. All exterior lighting shall conform to the requirements of Article 35 of the City of Escondido Zoning Code (Ordinance No. 2014-20).

17. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

18. The project shall conform to the Public Art Partnership Program, Article 37 of the Escondido Zoning Code.

19. No outdoor storage is approved in conjunction with this project.

20. All new utilities and utility runs shall be underground.

21. No expansion of this facility shall be permitted without approval of the Director of Community Development subject to the appropriate review process and any necessary permits.

22. The Plot Plan shall be null and void if not utilized within twelve months of the effective date of approval.

23. A copy of these Conditions of Approval shall be submitted with the building plans indicating compliance with all of the Conditions of Approval and Details of Request and exhibits contained in the Planning Commission staff report.

24. 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 $3,119.75 for a project with an Environmental Impact Report, which includes an additional authorized County administrative handling fee of $50.00 ($3,069.75 + $50.00). 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.

Police Department

1. Shopping carts shall have automatic locking wheels to prevent removal from the property.

2. Trash enclosures shall be locked when not in use, to discourage rummaging.

3. Graffiti resistant paint is recommended for the trash enclosures and building exteriors.

Fire Department

The following items shall be completed or shown on the plans to satisfaction of the Fire Marshal:

1. A minimum 11" x 17" page size file copy of the project shall be provided showing building plan and site plan (Tif. 150 dpi).

2. An NFPA 13 automatic fire sprinkler system may be required.

3. Sprinklers are required on all overhangs exceeding four feet in residential and commercial projects.

4. An approved fire alarm system may be required.

5. A fire hydrant is required to be located within 50 feet of the fire department connection, unless otherwise specified. Please show location on building plans.

6. Fire hydrants shall be required every 300 feet.

7. Additional hydrants may be required near intersections, fire department connections, or other locations.

8. An approved UL300 fire suppression system is required for hood systems.

9. Extinguishers must be provided at all locations indicated with a minimum rating of 2A-10B:C in a visible and accessible location, at an exit or in the exit pathway. Walking distance is not to exceed 75 feet (must comply with 2010 CFC Section 906). Extinguishers must be mounted not more than 5 feet nor less than 3.5 feet above the floor. Extinguisher signage may be required.

10. Speed humps/bumps are not allowed on fire access roads.

11. All-weather, paved access must be able to support the weight of fire apparatus (75k lbs.) and approved fire hydrants must be installed and in service prior to placing any combustible materials on the job site. (Escondido Ordinance 2011-03 (RR), Section 503.2.1).

12. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by the Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements must be

provided for in the CC&Rs, and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.

13. A Knox box will be required where access to or within a structure or an area is restricted (CFC Section 506). (Escondido Ordinance 2011-03 (RR), Section 506.1).

14. A 28-foot turning radius will be required on all corners.

15. Barricades must not obstruct fire hydrants or impede emergency vehicle access.

16. Vertical clearances of 13'6" must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.

17. Red curbs with 4-inch white lettering "NO PARKING FIRE LANE" signs are required in 24'-wide access areas and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted to the Escondido Planning Department. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Fire Department.

Building Division

The following items shall be completed or shown on the plans to satisfaction of the Building Official:

1. Building plans shall include allowable area calculations for the "M" occupancy market.

2. Building plans shall include designated parking for low-emitting, fuel-efficient and carpool/vanpool vehicles per CGBC Table 5.106.5.2.

3. Building plans shall include disabled accessible path of travel from the public way to the market building.

ENGINEERING CONDITIONS OF APPROVAL

TRAFFIC

1. The project owner is responsible to prepare improvement plans including street, traffic signal, signing and striping for review and approval by the City Engineer and construct the following traffic mitigation measures to the requirements of the City Engineer;

   a) Install an multi-phase phase traffic signal at the intersection of Escondido Blvd and Lincoln Avenue and upgrade existing signing, striping and curb ramps to current standards. This signal system shall be interconnected with the new traffic signal at the intersection of Lincoln Ave and N. Broadway

   b) Install an eight (8) phase traffic signal at the intersection of North Broadway and Lincoln Ave and upgrade existing signing, striping and curb ramps to current standards. This signal system shall be interconnected with the new traffic signal at the intersection of Escondido Blvd and Lincoln Ave. The developer shall be responsible for establishing timing for the signal system and coordination with the existing traffic signal system at the intersection of Lincoln Pkwy and N. Broadway.

   c) Extend existing raised median on El Norte Parkway from Centre City Parkway to approximately 100 feet east of the intersection of Escondido Blvd to provide for additional left turn pocket storage at Centre City Parkway and restrict left turns at the intersection of El Norte and Escondido Blvd.

   e) Modify existing signing and striping along El Norte Parkway (Between the easterly end of the required median and intersection of N. Broadway) to accommodate for creating a U-Turn on El Norte Parkway between Escondido Blvd and N. Broadway.

   d) Modify the east bound approach at the intersection of Lincoln Ave and Fig St to allow for a dedicated right-turn lane. Improvements include signal modification, utility pole relocation and corner improvements reconstruction to the requirements of the City Engineer. The signal system for Lincoln Ave and Fig St shall be retimed and coordinated with the traffic signal system at the intersection of Lincoln Pkwy and Garrick Way.

   f) Modify signing and striping along Escondido Blvd, Lincoln Ave to Decatur Way to provide for a two-way left turn lane and restriction of parking on west side of street.

   g) Install No-Parking signs along east side of Escondido Blvd between Mission Ave to Washington to restrict parking and provide more capacity for the street.

h) Modify signing and striping on Fig St, between Lincoln Ave and Mission Ave. to prohibit parking on both sides of Fig St and Install a two-way left-turn lane.

i) Modify signing and striping at the intersection of Fig St and Lincoln Ave to include two dedicated N/B left-turn lanes and a shared thru/right-turn lane. SB approach would need to be restriped to shadow the NB lanes. Parking shall be removed as required.

j). Modify the existing striping along west bound Lincoln Parkway at Garrick Way intersection to provide for a dedicated right-turn lane from Lincoln parkway on to Garrick Way.

All public improvements shall be designed and constructed to the requirements of the City Engineer. All improvements shall be approved and bonded prior to issuance of Building Permit.

2. The project owner is responsible to modify the existing traffic signal system and signing and striping at the intersection of North Broadway and SR-78/Lincoln Parkway to accommodate for additional capacity for the project traffic. All improvements shall be designed and constructed to the requirements of Caltrans and City Engineer.

3. The project owner shall be responsible for design and construction of frontage improvements on Lincoln Ave and N. Broadway in accordance with the Local Collector standards, approved site plan and to the requirements of City Engineer. Lincoln Avenue shall be sealed or overlaid along project frontage and signed and striped to the requirements of the City Engineer. Adequate line of sight in accordance with City Standards shall be provided at all project driveways.

4. The project owner shall be responsible for any damage to the frontage and offsite existing public improvements as the result of construction activities and shall repair or replace damaged improvements to the satisfaction of the City Engineer prior to occupancy.

5. All onsite private improvements shall be designed in accordance with the City Design standards and shall be subject to review and approval by the Engineering and Planning Departments.

6. The developer shall prepare and submit an onsite signing and striping plans for review and approval by the City Engineer. The Developer's contractor shall install all onsite signing and striping in accordance with the approved plans.

7. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

8. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. All the removal of existing striping and new signing and striping shall be done by the developer's contractor.

9. The project owner shall obtain encroachment permit from Caltrans prior to start work within Caltrans right-of-way.

Engineered plans are required for traffic signal, roadway, signing and striping improvements. The developer shall post security for these improvements and plan shall be approved by the City Engineer prior to issuance of any grading permit.

GRADING

1. A site grading, drainage and erosion control/pollution prevention plan shall be approved by the Engineering and Planning Divisions prior to issuance of Grading Permit.

2. 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. The project owner is required to implement Best Management Practices in accordance with the project erosion control/pollution prevention plan during all phases of the project construction.

3. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

Grading, site improvements 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 the 2015 Model HMP Manual shall be prepared and submitted for approval together with the final grading and landscaping Plans.

2. All storm water treatment and bio-retention facilities and their drains including the bio-retention basins, shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the project owner.

3. The project owner 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 Engineer prior to approval final plans.

WATER SUPPLY

1. The project owner shall design and construct water system improvements with Fire Hydrants and Fire Detector Check Assemblies at locations determined by the Fire Marshall and approved by the Utilities Engineer.

2. The project owner shall be responsible for abandoning all existing public water system to the satisfaction of the Utilities Engineer.

WASTEWATER SUPPLY

1. The project owner shall provide wastewater service for the project to the requirements of the Utilities Engineer and Building Official.

2. No trees or deep rooted plants shall be planted within 15' of the private sewer mains or laterals.

3. Any new development whose wastewater discharge may contain pollutants not normally found in or in concentrations in excess of those normally found in domestic waste water shall require a Wastewater Discharge Permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the City system. The Wastewater Discharge permit may require monitoring, mitigation, or alternate disposal methods.

CASH SECURITIES AND FEES

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 Director of Engineering Services.

2. The project owner shall provide the City with traffic mitigation fair share cash contribution in the amount of $99,000, towards future ultimate improvement of Lincoln Parkway, between Fig St and Ash St. Payment of cash contribution shall be made prior to issuance of Building Permit.

3. The project owner shall provide the City with traffic mitigation cash contribution in the amount of $39,000 towards future ultimate improvement of Mission Ave

between Centre City Parkway and Escondido Blvd. Payment of cash contribution shall be made prior to issuance of Building Permit.

4. The project owner is eligible for traffic impact fee credit for construction of offsite improvements at the intersection of Lincoln Ave and Fig St and restriping of Fig St. The amount of fee credit will be based on a cost estimate prepared by the property owner's engineer and approved by the City Engineer.

UTILITY UNDERGROUNDING AND RELOCATION

1. All new utilities to serve the project shall be constructed underground.

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

EASEMENTS

1. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading and improvement plans.

2. The owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to the approval of the grading plans. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement must be submitted to the City Engineer for review and approval prior to the approval of the grading plans.

3. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for all public water mains within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage pipes shall run parallel within nor shall drainage basins be located over this proposed public waterline easement.

4. A current preliminary title report shall be submitted with the grading plans.

DRAFT

Centerpointe 78

CANDIDATE'S FINAL CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

Final Environmental Impact Report, SCH #2014061031
City Project #ADM 13-0127 / ENV 13-0009

October 28, 2015

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

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I. INTRODUCTION

A. Findings of Fact and Statement of Overriding Considerations

The California Environmental Quality Act (CEQA) (Pub. Res. Code §§ 21000, et seq.) and the CEQA Guidelines (Guidelines) (14 Cal. Code Regs §§ 15000, et seq.) promulgated thereunder, require that the environmental impacts of a project be examined before a project is approved. In addition, once significant impacts have been identified, CEQA and the Guidelines require that certain findings be made before project approval. It is the exclusive discretion of the decision-maker certifying the Environmental Impact Report (EIR) to determine the adequacy of the proposed candidate findings. It is the role of staff to independently evaluate the proposed candidate findings and to make a recommendation to the decision-maker regarding their legal adequacy. Specifically, regarding findings, Guidelines Section 15091 provides:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments.

Should significant and unavoidable impacts remain after changes or alterations are applied to the project, a Statement of Overriding Considerations must be prepared. The statement provides the lead agency's views on the ultimate balancing of the merits of approving a project despite its environmental damage. Regarding a Statement of Overriding Considerations, Guidelines section 15093 provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The following Candidate Findings of Fact and Statement of Overriding Considerations have been prepared by the Community Development Department, Planning Division as Candidate Findings of Fact and Statement of Overriding Considerations (Findings) to be made by the decision-making body. Ultimately, the decision-making body must decide to either adopt these or reject these findings.

Having received, reviewed, and considered the Final Environmental Impact Report for Centerpointe 78, State Clearinghouse No. 2014061031 (FEIR), as well as all other information in the Record of Proceedings (as defined below) on this matter, the following Findings are hereby adopted by the City of Escondido (City) in its capacity as the CEQA Lead Agency. These Findings set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the project.

B. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the proposed project;
- Comments received on the NOP;
- The Draft EIR;
- The FEIR (including public comments and responses);
- The reports and technical memoranda included or referenced in the FEIR;
- All documents, studies, EIRs, or other materials incorporated by reference or cited to in the FEIR;
- The Mitigation Monitoring and Reporting Program (MMRP);
- Matters of common knowledge to the City, including but not limited to federal, state and local laws and regulations;
- Any documents expressly cited in these Findings;
- City staff report prepared for this project and any exhibits thereto;
- Project permit conditions; and
- Any other relevant materials required to be in the record of proceedings by CEQA Section 21167.6(e).

Additionally, the Draft EIR and related technical studies were made available for review during the public review period online at http://www.escondido.org/centerpointe-78-commercial-project.aspx, as well as at:

- Escondido Public Library (239 S. Kalmia Street) and
- Escondido City Hall (201 N. Broadway)

C. Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions related to the project, as detailed in Section I.B. above, are located at the Escondido City Hall (201 N. Broadway). The City is the custodian of the administrative record for the project. Copies of these documents, which constitute the Record of Proceedings, are and at all relevant and required times have been and will be available upon request at the offices of the City Hall. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

II. PROJECT SUMMARY

A. Project Location

The 3.7-acre project site is located at 925 N. Broadway, at the northwestern corner of State Route (SR-) 78 and N. Broadway, in the City of Escondido. Six assessor's parcels are included in the site; Assessor's Parcel Numbers 229-121-09 to 229-121-14. The site is bounded by Lincoln Avenue to the north, North Broadway to the east, SR-78 to the south, and residences to the west. Based on historical aerials, historical uses of the site include residential, agricultural institutional (church), and commercial (automotive sales) uses. Currently, the site is developed with a vacant automotive sales facility.

B. Project Description

The project consists of redeveloping the site with a grocery market and quick service restaurant. The grocery market building proposes approximately 43,500 square feet located in the western portion of the site. The restaurant pad would be 3,200 square feet located on the eastern portion of the site adjacent to N. Broadway and includes a drive through. The project would also include demolition, grading, construction, landscaping, and utilities.

The market would include a loading dock area with two large rollup doors, a trash compactor, cardboard bailer, and recycling and trash bin area on the west side of the building. Rooftop equipment would be recessed below the wall parapet to provide screening from off-site vantage points. Market signage would be installed on the front of the building (facing Broadway) and the south side of the building, facing SR-78. A 20-foot-high pylon sign is proposed near the corner of N. Broadway and SR-78 in addition to two 6-foot-high monument signs on Lincoln Avenue.

Access to the site would be from Lincoln Avenue that borders the north side of the property. As a project component, Lincoln Avenue would be reconfigured within the existing pavement width to include a center left-turn lane and removal of parking on both sides of the street along the project frontage to facilitate access to the site. A total of 199 parking spaces are proposed, which exceed minimum requirement. Street improvements include intersection modifications at Lincoln Avenue/N. Broadway, N. Broadway/SR-78/Lincoln Parkway, Lincoln Avenue/Escondido Boulevard, Lincoln Avenue/Garrick Way, El Norte Parkway/Escondido Boulevard, and Lincoln Avenue/Fig Street. Removal of street parking is proposed on Fig Street between Lincoln and Mission avenues, on Lincoln Avenue between Ash and Rose streets, on Escondido Boulevard between Mission and Lincoln avenues, and on Escondido Boulevard between Decatur Way and El Norte Parkway. Off-site traffic mitigation involves street improvements, including the removal of street parking in several area neighborhoods.

C. Discretionary Actions

The following discretionary action is being considered by the City Council with advisory votes by the Planning Commission:

- Site Plan

D. Statement of Objectives

As described in Section 3.5 of the FEIR, the following objectives are identified for the proposed project:

- Redevelop an underutilized site into a viable commercial use that would serve the local area.
- Promote the development of jobs and the City's tax base.
- Achieve smart growth by providing development in an urbanized area where services and utilities are existing and available to serve the development.

III. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

In accordance with Guidelines Section 15082, the City distributed an NOP of an EIR to the State Clearinghouse, local and regional responsible agencies, and other interested parties on June 4, 2014. Various agencies and other interested parties responded to the NOP. The City's NOP and associated comments are included in the FEIR as Appendix A.

The Draft EIR for the proposed project was then prepared and circulated for review and comment by the public, agencies, and organizations for a public review period that began on August 14 to September 28, 2015. Notice of Completion of the Draft EIR was sent to the State Clearinghouse and the Draft EIR was circulated to state agencies for review through the State Clearinghouse, Office of Planning and Research (SCH No. 2014061031). A Notice of Availability of the Draft EIR for review was mailed to organizations and parties expressing interest in the project. The Notice of Availability was also filed with the City Clerk and published in the San Diego Union Tribune.

As noted above, the public comment period on the Draft EIR concluded on September 28, 2015. The City received four comment letters on the proposed project. The City completed responses to those comments on October 19, 2015. Those response to comments have been incorporated into the FEIR. The FEIR is intended as a "project EIR" under CEQA and the Guidelines. As described in Section 15161 of the Guidelines, a project EIR is typically prepared for a specific construction-level project.

On November 10, 2015, the City of Escondido Planning Commission (Planning Commission) held a public hearing on the proposed project. The Planning Commission recommended _____. On December 9, 2015, the City of Escondido City Council (City Council) held a public hearing on the proposed project.

IV. GENERAL FINDINGS

The City hereby finds as follows:

- Pursuant to Guidelines Sections 15050 and 15051, the City is the "Lead Agency" for the proposed project evaluated in the FEIR.

- The Draft EIR and FEIR were prepared in compliance with CEQA and the Guidelines.
- The City has independently reviewed and analyzed the Draft EIR and FEIR, and these documents reflect the independent judgment of the City Council and the City.
- The City's review of the Draft EIR and the FEIR is based upon CEQA and the City's regulations.
- An MMRP has been prepared for the proposed project, which the City has adopted or made a condition of approval of the proposed project. That MMRP is incorporated herein by reference and is considered part of the Record for the proposed project;
- The MMRP designates responsibility and anticipated timing for the implementation of mitigation measures. The City will serve as the MMRP Coordinator;
- In determining whether the proposed project has a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has based its decision on substantial evidence and has complied with CEQA Sections 21081.5 and 21082.2 and Guidelines Section 15901(b);
- The impacts of the proposed project have been analyzed to the extent feasible at the time of certification of the FEIR;
- The City reviewed the comments received on the Draft EIR and FEIR and the responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR or FEIR. The City has based its actions on the Final EIR and associated Record, including all formal written comments received up to the date of adoption of these Findings;
- The response to comments on the Draft EIR, which are contained in the FEIR, clarify and amplify the analysis in the Draft EIR;
- The City has made no decisions that constitute an irretrievable commitment of resources toward the proposed project prior to certification of the FEIR, nor has the City previously committed to a definite course of action with respect to the proposed project;
- Copies of all the documents incorporated by reference in the FEIR are and have been available upon request at all times at the offices of the City, custodian of record for such documents or other materials; and
- Having received, reviewed, and considered all information and documents in the record, the City hereby conditions the proposed project and finds as stated in these Findings.

V. SUMMARY OF IMPACTS

In identifying the following impacts, the City has considered project design features, as well as the applicable plans, programs, regulations, and policies. The project design features are part of the proposed project that the City has considered, regardless of whether they are explicitly made conditions of the project approval, and the City may assume that the project will be implemented consistent with the project description, project design features and applicable plans, programs, regulations and policies that the proposed project is subject to.

The FEIR concludes that the Project will have no significant impacts and require no mitigation measures with respect to the following issues:

- Aesthetics,
- Agriculture and forestry resources,
- Air quality,
- Biological resources,
- Cultural resources,
- Geology/soils
- Paleontological resources,
- Greenhouse gas emissions,
- Hydrology and water quality,
- Land use,
- Mineral resources,
- Population and housing,
- Public services,
- Recreation, and
- Utilities and services systems.

The FEIR concludes that implementation of the Original Project could result in **potentially significant impacts that would be mitigated to below a level of significance with respect to the following issues**:

- Hazards and hazardous materials (Impacts HAZ-1 and HAZ-2), and
- Transportation and traffic (Impacts TR-1 through TR-4, and TR-7 through TR-17).

The following impacts **would remain significant despite the adoption of all feasible mitigation measures:**

- Noise (Impact NOS-1), and
- Transportation and traffic (Impacts TR-5, TR-6, TR-11 and TR-13).

VI. FINDINGS REGARDING SIGNIFICANT IMPACTS

The Guidelines state that an agency's findings must be "accompanied by a brief explanation of the rationale for each finding" (Guidelines § 15091(a)). This requirement applies to the findings relating to mitigation of significant impacts, mitigation measures under the jurisdiction of another agency, and infeasibility of mitigation measures and alternatives required under CEQA Section 21081(a) and Guidelines Section 15091(a), (c). Detailed findings on an issue are not required if the basis for the agency's decision is found in the EIR and the agency's findings incorporate or adopt the EIR's discussion and analysis. Accordingly, every citation to the FEIR or other documents identified in these findings is hereby incorporated by reference as if fully set forth herein. In making each of the findings below, the City has considered the project design features and applicable plans, programs, and policies listed in the

FEIR. Additionally, every response to comment in the FEIR relating to said citations to the FEIR are also hereby incorporated by reference as if fully set forth herein.

A. Findings Regarding Significant Impacts That Can be Mitigated to Below a Level of Significance (CEQA §21081(A)(1) and CEQA Guidelines §15091(a)(1)

The City, having reviewed and considered the information contained in the FEIR, and the Record of Proceedings pursuant to Public Resource Code Section 21081(a)(1) and Guidelines Section 15091(a)(1), adopts the following findings regarding the significant effects of the proposed project, as follows:

(1) Changes or alterations have been required in, or incorporated into, the project which would mitigate, avoid, or substantially lessen the significant environmental effects as identified in the FEIR as described below:

HAZARDS AND HAZARDOUS

Significant Effect

As identified in FEIR Section 4.4, Hazards and Hazardous Materials, implementation of the proposed project has the potential to result in significant impacts related to the disturbance of lead and asbestos containing materials during the demolition of existing structures on-site. More specifically, the proposed project demolition could result in lead- and asbestos-containing materials becoming airborne and inhalable. The exposure of workers and potentially adjacent residences and schools to lead- or asbestos-containing dust would result in a potentially significant hazardous material impact (Impacts HAZ-1 and HAZ-2).

Facts in Support of Finding

The proposed project's potentially significant impacts to hazards and hazardous materials would be mitigated to below a level of significance with implementation of the mitigation measures identified in Section 4.4.6 of the FEIR, which are listed below.

HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a facility survey shall be performed to determine the presence or absence of Asbestos-Containing Materials (ACMs) in all buildings located at the Centerpointe 78 project site (925 North Broadway) that are to be demolished. 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, it 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 either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.

HAZ-2: 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 located at the Centerpointe 78 project site (925 North Broadway) that are to be demolished. All lead-containing materials scheduled for demolition must comply with applicable regulations for demolition 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).

Rationale and Conclusion

With the implementation of mitigation measures HAZ-1 and HAZ-2, the project would have a less than significant impact related to asbestos (Impact HAZ-1) and lead (Impact HAZ-2) hazardous material emissions. The requirement for abatement of lead and asbestos in accordance with regulations prior to demolition would ensure that workers and people in the surrounding area are not exposed to significant hazardous material emissions. Implementation of this mitigation measure would be assured through incorporation into the proposed project's MMRP. With implementation of the mitigation measures identified in the FEIR, hazards and hazardous materials impacts resulting from the proposed project would be mitigated to below a level of significance.

TRANSPORTATION AND TRAFFIC

Significant Effect

As identified in FEIR Section 4.8, Transportation and Traffic, implementation of the proposed project would result in additional traffic that would degrade the following traffic facilities:

- Impact TR-1: Segment #3. Escondido Boulevard, El Norte Parkway to Decatur Way
- Impact TR-2: Segment #6. Escondido Boulevard, Mission Avenue to Washington Avenue
- Impact TR-3: Segment #9. Fig Street, Lincoln Avenue to Mission Avenue
- Impact TR-4: Segment #15. Lincoln Parkway/Lincoln Avenue, Garrick Way to Fig Street
- Impact TR-7: Intersection #6. Escondido Boulevard at El Norte Parkway
- Impact TR-8: Intersection #7. Escondido Boulevard at Lincoln Avenue
- Impact TR-9: Intersection #11. North Broadway at Lincoln Avenue
- Impact TR-10: Intersection #12. North Broadway at SR 78/Lincoln Parkway
- Impact TR-12: Segment #11. El Norte Parkway, Centre City Parkway to Escondido Boulevard
- Impact TR-14: Segment #16: Lincoln Avenue, Fig Street to Ash Street

- Impact TR-15: Segment #21: Mission Avenue, Centre City Parkway to Escondido Boulevard
- Impact TR-16: Intersection #15: Fig Street at Lincoln Avenue

Based on the City's thresholds, the operations degradation would result in significant direct and cumulative impacts at TR-1 to TR-4 and TR-7 to TR-10, and significant cumulative impacts at TR-11 to TR-16. (Note that Impacts TR-5, TR-6, TR-11 and TR-13 would be significant as well, but are discussed in Section C below).

In addition, the project has potential to result in site access safety issues related to driveway sight distances (Impact TR-17).

Facts in Support of Finding

The proposed project's potentially significant impacts to transportation and traffic would be mitigated to below a level of significance with implementation of the mitigation measures identified in Section 4.8.6 of the FEIR, which are listed below.

TR-1: Prior to the issuance of occupancy permits, parking shall be prohibited on the west side of Escondido Boulevard (El Norte Parkway to Decatur Way) and a two-way left-turn lane shall be installed by the applicant. This shall result in the loss of 22 parking spaces.

TR-2: Prior to the issuance of occupancy permits, parking shall be prohibited on the east side of Escondido Boulevard (Mission Avenue to Washington Avenue) and "No Parking" signs a two-way left-turn lane, consistent with Collector Street standards shall be installed by the applicant. This shall result in the loss of 14 parking spaces.

TR-3: Prior to the issuance of occupancy permits, parking shall be prohibited on the both sides of Fig Street (Lincoln Avenue to Mission Avenue) and a two-way left-turn lane shall be installed by the applicant. The Traffic Impact Fee payment provided for this project will fund the installation of these improvements. This will require the loss of 13 parking spaces.

TR-4: Prior to the issuance of occupancy permits, the applicant shall (1) install a dedicated WB right-turn lane at Lincoln Avenue/Garrick Way intersection and a dedicated EB right-turn lane at Lincoln Avenue/Fig Street intersection (this work may involve shifting power poles in the immediate vicinity to accommodate the intersection widening), and (2) re-time traffic signals at these intersections, as needed. The Traffic Impact Fee payment provided for this project will fund the installation of these improvements.

TR-5: Prior to the issuance of occupancy permits, the applicant shall (1) install a raised median on El Norte Parkway in order to restrict access from Escondido Boulevard onto El Norte Parkway to right-turns only, (2) install a dedicated right-turn lane from northbound Escondido Boulevard to eastbound El Norte Parkway, (3) modify the El Norte Parkway raised median to lengthen the two left-turn lanes from westbound El Norte Parkway to southbound Centre City Parkway to accommodate a U-turn movement, and (4) modify the median and left-hand turn lane on El Norte Parkway, between Escondido Boulevard and Broadway to accommodate a U-turn on El Norte Parkway.

TR-6: Prior to the issuance of occupancy permits, the applicant shall install a traffic signal at the Escondido Boulevard/Lincoln Avenue intersection.

TR-7: Prior to the issuance of occupancy permits, the applicant shall (1) install a traffic signal at the North Broadway/Lincoln Avenue intersection, (2) restripe eastbound and westbound approaches of that intersection to include a shared through/left-turn lane and dedicated right-turn lane, and (3) install a "Keep Clear" sign at the intersection.

TR-8: Prior to the issuance of occupancy permits, the applicant shall provide a dedicated southbound right-turn lane and install a southbound right-turn overlap (prohibit eastbound U-turns) at the North Broadway at SR-78/Lincoln Parkway intersection to the satisfaction of the City and Caltrans.

TR-9: Prior to the issuance of occupancy permits, the applicant shall provide a fair-share contribution to the City's satisfaction towards widening Lincoln Avenue (Fig Street to Ash Street) to six lanes.

TR-10: Prior to the issuance of occupancy permits, the applicant shall provide a fair-share contribution to the City's satisfaction towards widening Mission Avenue (Centre City Parkway to Escondido Boulevard) to 6 lanes.

TR-11: Prior to the issuance of occupancy permits, the project shall restripe the Fig Street/Lincoln Avenue intersection northbound lanes to include two dedicated left-turn lanes and a shared through/right-turn lane. To accommodate the dual northbound left-turns, the southbound approach shall be "shadowed" and parking shall be removed as needed. The Traffic Impact Fee payment provided for this project will fund the installation of these improvements.

TR-12: Prior to issuance of final grading and construction plans, a limited use area shall be established near project driveways to provide adequate sight distance pursuant to City requirements and to the satisfaction of the City.

Rationale and Conclusion

With the implementation of measures TR-1 to TR-11, level of service Impacts TR-1, TR-2, TR-3, TR-4, TR-7, TR-8, TR-9, TR-10, TR-12, TR-14, TR-15, and TR-16 would be reduced to below the City's thresholds (refer to Appendix H-2, Tables 5A to 7B). More specifically, the mitigation would reduce the project's contribution to delays at impacted intersections to below 2 seconds and would reduce the project's V/C contribution at significantly impacted roadway segments to below 0.02. Impact TR-17 related to adequate sight distance would be fully mitigated by measure TR-12, as it would ensure adequate sight distance is provided. Thus, Impacts TR-1, TR-2, TR-3, TR-4, TR-7, TR-8, TR-9, TR-10, TR-12, TR-14, TR-15, and TR-16 would be less than significant with the incorporation of mitigation.

B. Findings Regarding Mitigation Measures Which are the Responsibility of Another Agency (CEQA § 21081(A)(2) and Guidelines § 15091(a)(2))

The City, having reviewed and considered the information contained in the FEIR, finds pursuant to CEQA Section 21081(a)(2) and Guidelines Section 15091(a)(2) that there are no changes or alterations which could reduce significant impacts that are within the responsibility and jurisdiction of another public agency.

C. Findings Regarding Infeasible Mitigation Measures (CEQA § 21081(A)(3) and Guidelines § 15091(a)(3)

Under CEQA, "[i]t is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects...The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof." (Pub. Res. Code § 21002.) (Emphasis added.) Moreover, CEQA defines "feasible" as ""capable of being accomplished in a successful manner within a reasonable period of time, taking into account, economic, social, legal, and technological factors." (Guidelines §15364.)

In accordance with CEQA, the FEIR evaluated potential mitigation measures for traffic and noise impacts, but certain factors make the potential measures infeasible.

NOISE

Significant Effect

The project would increase traffic volumes on local roadways. The existing noise level at 50 feet from the centerline of the segment of Lincoln Avenue between Escondido Boulevard and North Broadway is 56 CNEL and the project would result in a noise increase of 5 decibels. There are noise-sensitive residential and school uses adjacent to this segment of Lincoln Avenue. This increase in noise would exceed the City's standards and, therefore, the project would have a significant ambient traffic noise impact (Impact NOS-1). Refer to FEIR Section 4.7.3.3 for additional details.

Similar to direct traffic noise impacts, a cumulative traffic noise impact occurs when a substantial noise level increase occurs. The future (without project) traffic noise level at 50 feet from the centerline of the segment of Lincoln Avenue between Escondido Boulevard and North Broadway is 57 CNEL and the project would result in a noise increase of 4 dB. As discussed previously, there are noise-sensitive residential and school uses adjacent to this segment of Lincoln Avenue. This increase in noise would exceed the City's thresholds, and impacts would be cumulatively significant (Impact NOS-1). Refer to FEIR Section 4.7.4 for additional details.

Facts in Support of Finding

Measures were considered to reduce the ambient traffic noise impact (see FEIR Section 4.7.6), but mitigation to reduce this potential impact to below a level of significance was determined infeasible for the reasons identified below.

Rerouting project traffic to reduce the traffic noise along Lincoln Avenue is not feasible, as taking access from a different surrounding roadway is not possible. As the City does not have jurisdiction over SR-78, the City cannot provide the approval for the site to take access from this roadway or provide enforcement of such a measure. Access to the site from North Broadway is not feasible due to the minimum distances required from intersections. Thus, Lincoln Avenue is the only roadway adjacent to the project where adequate access could be provided and a measure requiring alternative site access is infeasible.

A measure that required the Applicant to install a noise wall adjacent to the roadway was considered. This measure would require obtaining additional right-of-way and because the properties in this area front on Lincoln Avenue the noise wall would need to include gaps to preserve the properties' direct access to the street thus rendering the noise wall ineffective. In addition, this mitigation would negatively affect community character and visual resources. Thus, this measure is also infeasible.

In conclusion, there is no feasible mitigation to avoid the ambient traffic noise impact along Lincoln Avenue (Impact NOS-1), and this impact would remain significant and unavoidable.

Rationale and Conclusion

Direct and cumulative impacts associated with the permanent increase in ambient noise levels adjacent to Lincoln Avenue (between Escondido Boulevard and North Broadway) would exceed the City's noise thresholds and, therefore would be significant (Impact NOS-1). There is no feasible mitigation to avoid this ambient noise impact. Thus, impacts would remain significant and unavoidable.

TRANSPORTATION AND TRAFFIC

Significant Effect

As identified in FEIR Section 4.8, Transportation and Traffic, implementation of the proposed project would result in additional traffic that would degrade the following segment operations:

- Impact TR-5: Segment #17. Lincoln Parkway/Lincoln Avenue, Ash Street to Harding Street
- Impact TR-6: Segment #18. Lincoln Parkway/Lincoln Avenue, Harding Street to Rose Street
- Impact TR-11: Segment #4. Escondido Boulevard, Decatur Way to Lincoln Avenue
- Impact TR-13: Segment #12: Lincoln Avenue, Escondido Boulevard to North Broadway

Based on the City's thresholds, the degradation would result in significant direct and cumulative impacts at impact locations TR-4 and TR-5, and significant cumulative impacts at impact locations TR-11 and TR-13.

Facts in Support of Finding

As detailed in FEIR Section 4.8.6, the proposed project's significant direct and cumulative impacts to these roadway segments could potentially be mitigated to below a level of significance with implementation of the mitigation measures described below (also see FEIR Appendix H-2, Tables 5A to 7B):

In order to mitigate the project's direct/cumulative Impact TR-5 (Segment #17: Lincoln Avenue - Ash Street to Harding Street), two options were considered. The options considered include the following:

(1) Prior to the issuance of occupancy permits, the applicant shall restripe Lincoln Avenue (Ash Street to Harding Street) to provide a two-way left-turn lane as well as dedicated left-turn pockets at Harding Street and Pioneer Elementary School.

(2) Prior to the issuance of occupancy permits, additional right-of-way along Lincoln Avenue (Ash Street to Harding Street) shall be obtained and a two-way left-turn lane as well as dedicated left-turn pockets at Harding Street and Pioneer Elementary School shall be installed by the applicant.

In order to mitigate the project's direct/cumulative Impact TR-6 (Segment #18: Lincoln Avenue - Harding Street to Rose Street), two options were considered. The options considered the following:

(1) Prior to the issuance of occupancy permits, the applicant shall restripe Lincoln Avenue (Harding Street to Rose Street) to provide a two-way left-turn lane and a dedicated left-turn pocket at Harding Street.

(2) Prior to the issuance of occupancy permits, additional right-of-way along Lincoln Avenue (Harding Street to Rose Street) shall be obtained and a two-way left-turn lane and a dedicated left-turn pocket at Harding Street shall be installed by the applicant.

The above mitigation for Impacts TR-5 and TR-6 was determined to be infeasible by the City Council. The removal of parking is infeasible to complete for social reasons, as the Escondido community prefers to retain existing parking for adjacent residential property owner/users convenience. The measures that require obtaining additional right-of-way (e.g., taking properties adjacent to the roadways) are also considered potentially infeasible, as the street widening is considered less important than retaining the existing residential uses along these roadways at this time.

In order to mitigate the project's cumulative Impact TR-11 (Segment #4. Escondido Boulevard, Decatur Way to Lincoln Avenue), the following mitigation was considered:

(1) Prior to the issuance of occupancy permits, a fair-share contribution to the City's satisfaction shall be paid towards the future widening of Escondido Boulevard (between Decatur Way to Lincoln Avenue) to Collector standards.

In order to mitigate the project's cumulative Impact TR-13 (Segment #12: Lincoln Avenue, Escondido Boulevard to North Broadway), the following mitigation was considered:

(1) Prior to the issuance of occupancy permits, a fair-share contribution to the City's satisfaction shall be paid towards the future widening of Lincoln Avenue, between Escondido Boulevard to North Broadway, to Local Collector standards.

The above mitigation for Impacts TR-5 and TR-6 was determined to be infeasible by the City Council. Both options would be assuming that the City would widen the roadway in the future. However, the City has no plans at this time to complete such improvements. Widening these roadways would require either the removal of a significant number of street parking spaces or obtaining additional right-of-way. Both such options are considered infeasible, as the community has a preference to retain parking as well as the existing uses adjacent to the roadways over the roadway widening at this time. Also, the project is already removing parking along the Lincoln Avenue project frontage, and the removal of additional parking would be opposed by the community.

Rationale and Conclusion

The mitigation measures considered included increases in roadway and intersection capacity via additional travel lanes or turn lanes, which would reduce the project's v/c contribution or intersection

delay contribution to below a level of significance (refer to Appendix H-2, Tables 5A to 7B). Two potential methods to achieve the capacity increases were considered for each of these significant impacts, including (1) removing street parking along the residential streets to accommodate additional travel or turn lanes or (2) obtaining additional right-of-way to accommodate additional travel lanes or turn lanes. However, both of these potential mitigation options would be infeasible. The removal of parking is infeasible to complete for social reasons, as the Escondido community prefers to retain existing parking for adjacent residential property owner/users convenience. Off-street parking in these residential areas is limited. The removal of adjacent street parking would create potential unacceptable social issues, as it could result in blight associated with increased yard parking on properties abutting streets with no parking permitted and impacts to adjacent neighborhoods due to increased parking on streets in surrounding areas. The measures that require obtaining additional right-of-way (e.g., taking properties adjacent to the roadways) are also considered infeasible, as the street widening has been determined to be a lower priority by the City than retaining the existing residential uses along these roadways at this time.

D. Findings Regarding Alternatives Considered and Rejected

Pursuant to Guidelines Section 15126.6, the range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency, but were rejected as infeasible during the seeping process and briefly explain the reasons underlying the Lead Agency's determination. Additional information explaining the choice of alternative may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are (i) failure to meet most the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

Two alternatives to the project were considered but rejected, and included Buildout Retail Commercial Alternative; and Alternative Location Alternative. Among factors used to eliminate alternatives from detailed consideration in the EIR is failure to meet most of the basic project objectives, inability to avoid significant environmental effects, inability to add a meaningful analysis, and feasibility. Under Buildout Retail Commercial Alternative, the project site would be redeveloped with the maximum allowed retail commercial uses. This alternative was rejected because it would not avoid any of the project's significant environmental impacts. The Alternative Location Alternative consisted of building the same development, but at an alternative location. This alternative was rejected because the applicant cannot reasonably acquire an alternative site. In addition, the alternatives analysis already included a reasonable range and this alternative and would not add a meaningful analysis on how to avoid a significant, umitigated project impact.

E. Findings Regarding Alternatives Considered in the FEIR

The FEIR examined three alternatives: a No Project (No New Development) Alternative, a Reduced Project Alternative, and an Alternate Use Alternative. These project alternatives are summarized below, along with the findings relevant to each alternative.

Because the proposed project could cause one or more unavoidable significant environmental effects, the City must consider the feasibility of alternatives to the proposed project, evaluating whether these alternatives could avoid or substantially lessen the proposed project's unavoidable significant

environmental effects while achieving most of its objectives (listed in Section II.E above or Section 5.2 of the FEIR).

Findings for All Alternatives

The City, having reviewed and considered the information contained in the FEIR and the Record of Proceedings, and pursuant to CEQA Section 21081(a)(3) and Guidelines Section 15091(a)(3), finds that specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the FEIR as described below. More specifically, based upon the administrative record for the proposed project, the City makes the following findings concerning the alternatives to the proposed project.

No Project (No New Development) Alternative

A No Project Alternative wherein the existing structures remain unoccupied would be infeasible; as such continuation of unoccupied structures and no maintenance would result in code compliance action. Therefore, the No New Development Alternative assumes that the site is re-occupied by a use allowed by the zoning code. No redevelopment or discretionary actions would occur under this alternative.

As the No Project (No New Development) Alternative would not involve any demolition, this alternative would avoid the significant hazardous material issues (asbestos and lead). In addition, this alternative would generate less traffic than the project and would avoid the traffic noise and traffic capacity impacts of the project. This alternative would not avoid the significant access safety issue and it would remain significant and unmitigated under this alternative.

Potentially Significant Effects and Grounds for Infeasibility

Significant Effects

This alternative would avoid the significant hazards and hazardous material (Impacts HAZ-1 and HAZ-2), significant traffic operation impacts (TR-1 to TR-16), and the significant traffic noise impact (Impact NOS-1) of the project. This alternative would result in the significant access safety traffic impact (Impact TR-17) and, as reoccupation would be allowed without permits, this impact would remain significant and unmitigated.

Facts in Support of Finding

The No Project (No New Development) Alternative would meet two of the three project objectives, including the objective to promote jobs and the City's tax base as well as smart growth by reusing a site within an urban area. This alternative would not meet the project objective of redeveloping an underutilized site, as it would not redevelop the site. Overall, this alternative would reduce all of the project's significant impacts and would meet the majority of the project objectives.

Ultimately, this alternative would not be feasible. The land owner has been actively pursuing tenants for the existing buildings since 2007. However, the buildings have been constructed for automobile sale, display and repair, which limit their ability for an alternative use. In addition, the outdated architecture and unique floor plan pose challenges for reusing the buildings for an alternative use without significant alterations. Considering the owner has been unable to find an occupant over the last 8 years, it is not

guaranteed that a tenant can be found in a reasonable amount of time. Thus, this No Project (No New Development) alternative is considered infeasible.

Finding

While adoption of the No Project (No Development) Alternative would avoid the proposed project's significant impacts and meet the basic project objectives, this alternative is infeasible due to the inability to find a tenant for the site in its current condition.

Reduced Project Alternative

This alternative reduces the development intensity in order to reduce traffic impacts. This alternative would, therefore, omit the drive-through restaurant pad. Development under the Reduced Project Alternative would be limited to the 43,500 square feet of specialty local market. Removal of the drive-through restaurant would correspondingly reduce the number of daily trips and the amount of required on-site parking.

Potentially Significant Effects and Grounds for Infeasibility

Significant Effects

The Reduced Project Alternative would avoid one significant traffic impact (Impact TR-14), and would not avoid the project's significant ambient traffic noise impact (Impact NOS-1), hazards impacts (Impacts HAZ-1 and HAZ-2), or other significant traffic impacts (TR-1 to TR-13, and TR-14 to TR-16).

Facts in Support of Finding

The Reduced Project Alternative would meet the first project objective, as redevelopment of the site would occur, similar to the project with a viable commercial use. This alternative would likewise create new jobs and bolster the City's tax base; however, not to the same extent as the project considering its less intensive use. Finally, the Reduced Project Alternative would meet the third project objective, as it would include development located within an urbanized area, where public facilities and services are available.

Finding

Ultimately, this alternative would not be feasible. The site's location within the City's urban core and adjacent to a major freeway where infrastructure and services already exist calls for maximizing the development potential within a reasonable expectation in order to relieve pressure of over-development in outlying areas.

Alternative Use Alternative

This alternative addresses an alternate use for the project site. Under this alternative, the project site would be redeveloped with general office uses. Assuming the same FAR indicated in the General Plan for General Commercial uses (0.50), the site could be redeveloped with approximately 80,586 square feet of office space consistent with the General Plan and Zoning Code. In order to accommodate parking and minimize grading costs, it is reasonable to assume this alternative would likely involve one or two multi-story buildings surrounded by surface parking. As with the project, this alternative would

make any other necessary improvements relative to circulation and access and would incorporate landscaping pursuant to the City's Zoning Ordinance.

Significant Effects

The Alternate Use Alternative would avoid most of the significant traffic impacts and avoids the significant ambient traffic noise impact. More specifically, trips would be reduced from the project's 8,605 ADT to 1,370 ADT. This would result in the avoidance of all the project's significant direct segment impacts (projects Impact TR-2 to TR-6), except the direct impacts to Segment #3 (project Impact TR-1). The Alternate Use Alternative would also avoid all of the project's significant cumulative segment impacts (project Impacts TR-2 to TR-6, and TR-11 to TR-15) except Segment #3 (project Impact TR-1). Due to the significant decrease in trip generation relative to the project (i.e., traffic reduced by more than 50 percent), this alternative would avoid the significant traffic noise impact of the project. This alternative would result in significant hazards impacts (Impacts HAZ-1 and HAZ-2) similar to the project.

Facts in Support of Finding

The Alternate Use Alternative would meet the first project objective, as redevelopment of the site would occur with an allowable commercial use. This alternative would also create new jobs and bolster the City's tax base in accordance with the second project objective. Finally, the Alternate Use Alternative would meet the third project objective, as it would include development located within an urbanized area where public facilities and services are available.

Finding

Ultimately, this alternative would not be feasible. Recent studies on the City's office space inventory have concluded that a surplus of general office square footage exists in the area with several vacancies currently being marketed in the vicinity.

VII. STATEMENT OF OVERRIDING CONSIDERATIONS

As identified above, the proposed project will result in significant and unavoidable noise and transportation/circulation impacts. The City, after balancing the specific economic, legal, social, technological, and other benefits of the proposed project, has determined that the unavoidable adverse environmental impacts identified above are considered "acceptable" because the benefits of the project outweigh the unavoidable adverse environmental impacts of the project. Each of the separate benefits of the proposed project, as stated herein, is determined to be, unto itself and independent of the other project benefits, a basis for overriding all unavoidable adverse environmental impacts identified in these Findings. The following statement of overriding considerations is provided to satisfy CEQA Guidelines Section 15093, which requires the lead agency to state in writing the specific reasons to support the approval of a project with significant effects that are not avoided or substantially lessened through mitigation. The information supporting these findings are located at the City of Escondido City Hall. The following describes the specific considerations utilized.

A. Economic Benefits

- The project will make use of a vacant, underutilized property, and will improve the economic prosperity of the City.

- The project provides a specialty grocery store to the neighborhood, which would keep sales within the City.

- The improved property will increase the site's property value and would likely result in a positive effect on surrounding property values.

- Increased property values and sales within the City would lead to an increase in the tax base.

- The project would result in additional jobs within the City, including construction employment opportunities as well as sales and management and other positions during operations.

B. Social Benefits

- The project will improve the aesthetics of the site, as it would replace a run-down, out-of- date vacant former automotive dealership with a vibrant commercial development.

- The project would provide a safe alternative drop-off and pick-up area on-site, as well as an improved pedestrian crossing to the elementary school to the north.

- The project provides a specialty grocery store with access to fresh food within walking distance from the adjacent neighborhood, which would be a benefit to surrounding residences and will reduce the distance residents need to travel to purchase goods. This is especially important considering the site is within the viewshed of SR-78 that serves as a gateway into the City.

C. Sustainability Benefits

- The project is considered smart growth, as it consists of redeveloping a site in an urbanized area where infrastructure and services already exist.

- The project will have higher energy and water efficiency than the existing development fixtures, as the proposed structures would meet the current California Green Building Code (CALGreen Code) requirements.

- The project will include improved storm water best management practices in accordance with current regulations such as on-site bio-retention, which will improve water quality.

- The project includes bicycle parking and an enhanced pedestrian crossing, which will promote alternative transportation use in the City.

D. Public Improvements

- The project includes SR-78 improvements requested by Caltrans, which will improve a regional gateway access to the City. These improvements consist of extending two eastbound SR-78 left-turn lanes at the SR-78/North Broadway intersection and require the relocation of a storm drain grate and restriping.

- The project includes frontage improvements to North Broadway, Lincoln Avenue, and the North Broadway/Lincoln Avenue intersection, which will improve access to the local area.

- The project will provide improvements or contribute monetarily to improving the following City Streets towards their roadway buildout classifications:

  Improvements to:
  - Escondido Boulevard (El Norte Parkway to Decatur Way)
  - Escondido Boulevard (Mission Avenue to Washington Avenue)
  - Fig Street (Lincoln Avenue to Mission Avenue)
  - Lincoln Avenue (Garrick Way to Fig Street)
  - Escondido Boulevard/El Norte Parkway
  - Escondido Boulevard/Lincoln Avenue
  - North Broadway/Lincoln Avenue
  - North Broadway at SR-78/Lincoln Parkway
  - Fig Street/Lincoln Avenue

  Contribution to:
  - Lincoln Avenue (Fig Street to Ash Street)
  - Mission Avenue (Centre City Parkway to Escondido Boulevard)

- The project will improve pedestrian safety by removing the sidewalk along the North Broadway project frontage. This change will discourage pedestrians from crossing SR-78 from the west side of Broadway and from walking along SR-78 to the west of Broadway where pedestrians are prohibited for safety reasons.

VIII. CONCLUSION

For the foregoing reasons, the City of Escondido concludes the following: (1) the proposed Centerpointe 78 will result in a number of significant impacts, including significant and unavoidable impacts to noise and transportation/circulation; and (2) the proposed project will also result in numerous public benefits related to improved economic, employment and environmental conditions, each of which individually is sufficient to outweigh the unavoidable environmental impacts of the proposed project. Therefore, the City of Escondido has adopted this Statement of Overriding Considerations.

ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.2
Date: November 10, 2015

CASE NUMBER: PHG14-0035

APPLICANT: Westminster Theological Seminary California

LOCATION: On the eastern side of Bear Valley Parkway, south of Boyle Avenue, north of Birch Avenue. Westminster Theological Seminary includes the existing 8.58 acre campus ("Existing Campus") addressed as 1725 Bear Valley Parkway, Escondido, California (APN 234-030-34), and the proposed addition of the 9.17 acre vacant parcel adjacent on the southern side of the Existing Campus (APN 234-030-14) referred to as the "New South Campus."

TYPE OF PROJECT: Modification to a Conditional Use Permit and Grading Exemptions

PROJECT DESCRIPTION: The proposed project involves a modification to the Conditional Use Permit for Westminster Theological Seminary to add 9.17 acres to the existing 8.58 acre Westminster Theological Seminary Campus. The project includes the construction of 72 units of graduate student housing on the New South Campus site, which includes nine two-story buildings with 16 one-bedroom units, 24 two-bedroom units and 32 three-bedroom units (72 total units). The proposed project also includes a one-story 2,200 square foot commons building on the New South Campus site, and a two-story 11,147 square foot education building on the original campus site. Grading Exemptions are requested that includes a combination of cut and fill slopes, with cut slopes up to approximately 31 feet in height towards the northern portion of the site, and fill slope up to 26 feet in height towards the southwestern portion of the site and fill slopes ranging from approximately 12 feet to 20 feet in height along the southern boundary of the site. Combination cut and fill slopes up to 32 feet in height also are requested within the western area of the site to accommodate the proposed storm water features/detention and treatment basins and new access driveway. Primary access to the project would be provided from the existing driveway access from Boyle Avenue. Secondary gated emergency access would be proved from Via Alegre on the eastern side of the site.

STAFF RECOMMENDATION: Approval of the CUP modification, Grading Exemptions and adoption of the Final Mitigated Negative Declaration

GENERAL PLAN DESIGNATION/TIER: Estate II (E2)

ZONING: RE-20 (Residential Estate, 20,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES: A Conditional Use Permit originally was approved in 1982 (Case No. 82-112-CUP) to allow the Westminster Theological Seminary on the residentially zoned site. Westminster Seminary is a graduate school of theology offering degrees of Master of Divinity and Doctor of Theology. The CUP allows up to 200 students with a faculty of approximately 24 with a phased development of all of the planned facilities. The campus currently has 139 students and the student population varies from year to year. The existing university campus site presently does not provide on-site housing units for the existing students, and the applicant is requesting to provide affordable, low-cost housing opportunities for the students due to the rising housing/rental costs in the San Diego region, and also as a potential tuition incentive for students. On-site housing also would be an amenity for those students that lack transportation, which could potentially be provided by other students within the complex. The request to provide on-site student housing would not increase the amount of students previously approved for the existing seminary operation.

The Planning Commission previously approved a modification to the Conditional Use Permit for Westminster Seminary in 2006 (City File No. 2005-14-CUP/GE) for the construction of 48 student housing units within the rear/southern portion of the existing 8.58-acre campus property. The Planning Commission initially recommended denial of the project and the applicant appealed the decision to the City Council. The City Council considered the appeal on September 27, 2006, and referred the item back to the Design Review Board and Planning Commission for redesign. However, the City Council determined that student housing, as a component of a school/seminary, would be consistent with the General Plan (similar to higher density residential care facilities within single-family/estate zones). The Council believed the appropriate

density/number of units and compatibility with the adjacent neighborhood could be addressed through the overall site design, architecture, and project conditions.

A 17-lot single-family residential subdivision previously was approved for the 9.17-acre south campus site (TR 919) in 2005 with lot sizes ranging from approximately 20,000 SF to 32,000 SF. Grading exemptions also were approved for cut slopes up to 40 feet in height and fill slopes up to in height 27 feet in height. The Tentative Map never was recorded by the former owner and Westminster Seminary purchased the property. The Tentative Map is scheduled to expire on December 7, 2015.

Staff feels the issues are as follows:

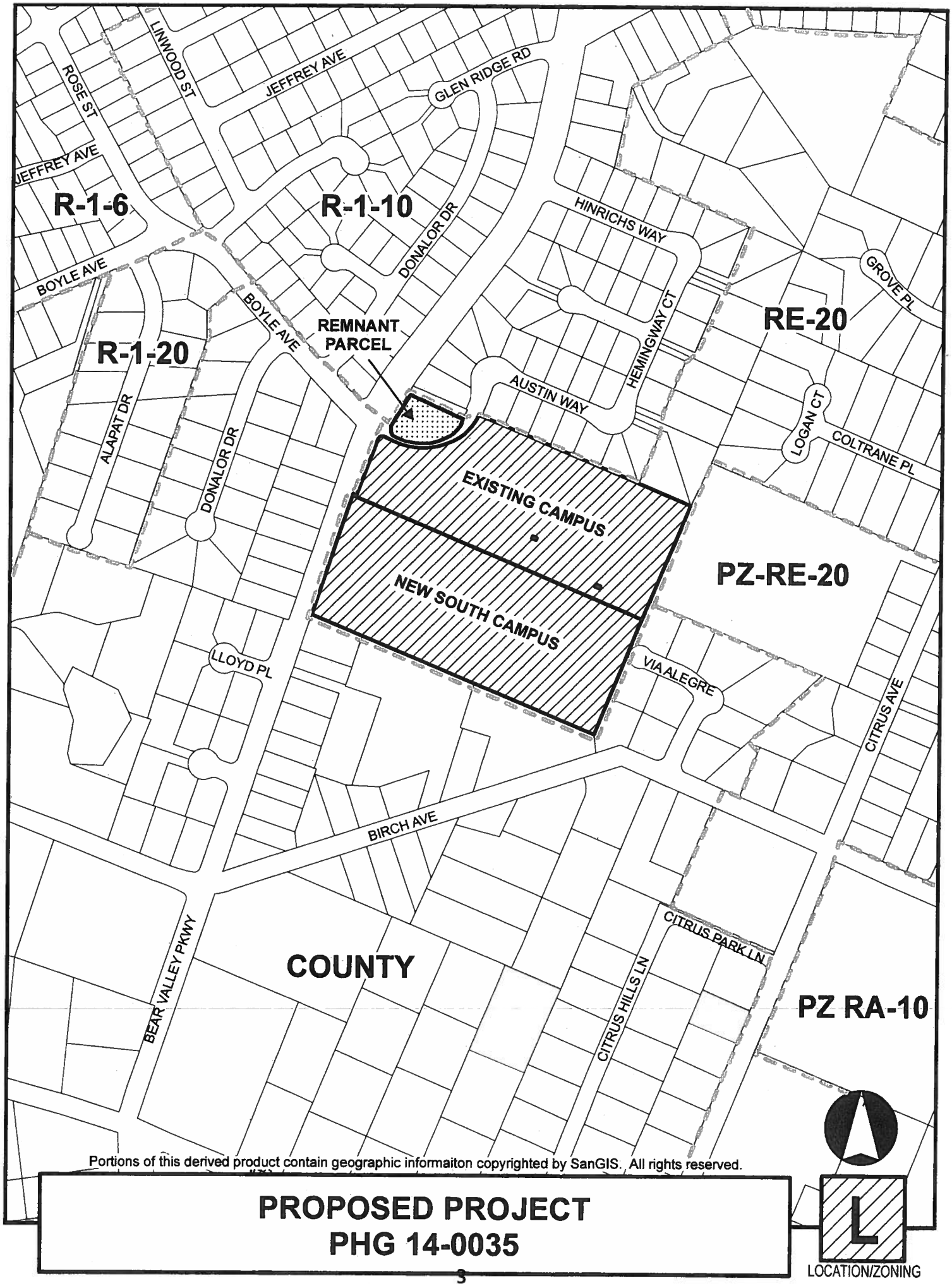
1. Whether the proposed number of student housing units, along with the mass and scale of the buildings and grading design is compatible with the adjacent residential neighborhood.

REASONS FOR STAFF RECOMMENDATION:

1. Staff believes student housing would be an appropriate use for the site and compatible with adjacent residential uses and would not result in adverse noise or visual impacts because the project provides appropriate building setbacks from adjacent residential uses and extensive landscape buffers along the perimeter of the site to soften views of the new buildings, as well as to provide privacy for the adjacent residents. The student housing units would not create any adverse noise impacts because the project has been designed to concentrate within the interior of the project, within wall courtyard areas or within the buildings. The school would not create circulation or parking problems because the facility is not anticipated to generate a significant amount of vehicle trips, sufficient on-site parking would be provided, and the adjacent roadways could accommodate the additional trips due to the new roadway and intersection improvements currently under construction along Bear Valley Parkway.

Respectfully Submitted,

Jay Paul
Associate Planner



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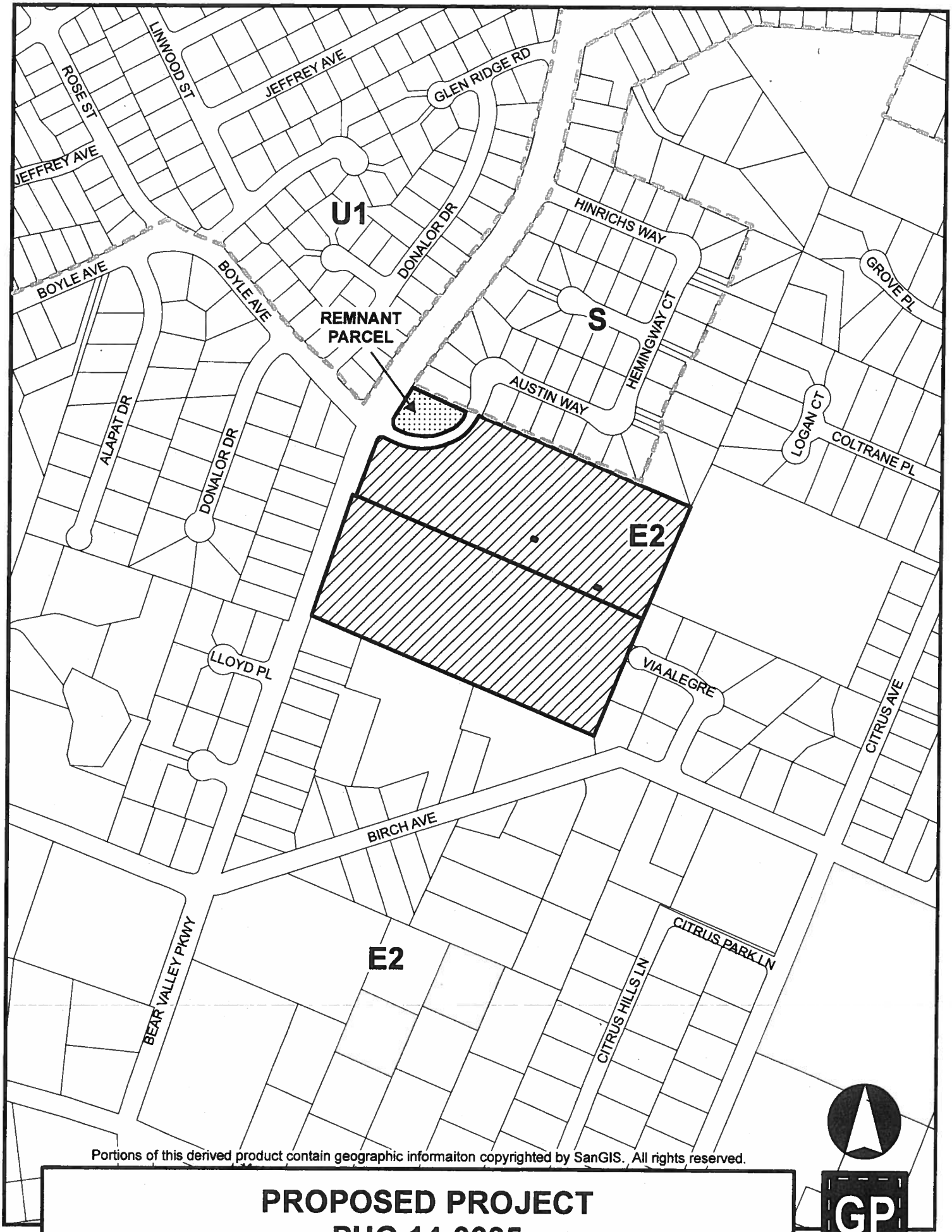
PROPOSED PROJECT
PHG 14-0035

L
LOCATION/ZONING



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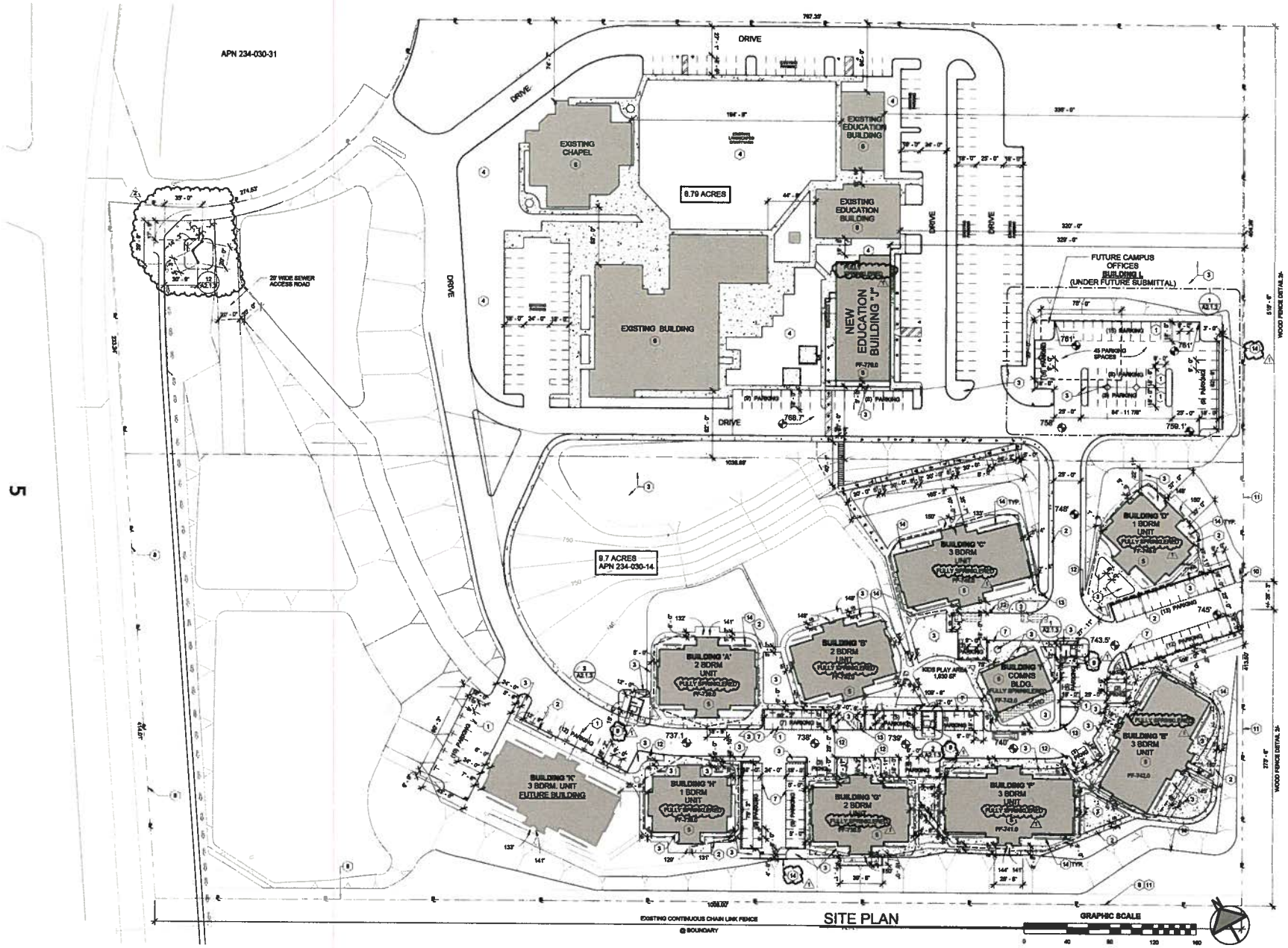
PROPOSED PROJECT
PHG 14-0035

GP
GENERAL PLAN



SITE PLAN LEGEND

1	PARKING SPACES (TYP.)
2	6" CONCRETE CURB / WALK
3	LANDSCAPE
4	EXISTING LANDSCAPE
5	PROPOSED BUILDING
6	EXISTING BUILDING
7	COVERED PARKING
8	PERIMETER WALL
9	TRASH ENCLOSURE
10	SECURITY GATE WITH KNOX BOX SEE DET. 3/A2.1
11	WOOD FENCE DETAIL SEE DET. 2/A2.1
12	FDC
13	FIRE HYDRANT
14	4'-0 HIGH VISUAL SCREEN LOW WALL AND LANDSCAPE

LEGEND

SYMBOL	DESCRIPTION
	AREA OF CONCRETE
	HOSE FIRE ACCESSIBILITY DISTANCE
	FIRE TRUCK
	CIVIL LATEST BLDG. LAYOUT
	ACCESSIBILITY PATH OF TRAVEL, NOT TO EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE IN ANY DIRECTION
	FIRE HYDRANT
	FDC
	RETAINING WALL AT BUILDING "G" AND "F"

PROJECT NOTES

1. ALL NEW BLDGS WILL REQUIRE SPRINKLERS.
2. ELECTRIC GATES WILL ALSO REQUIRE AN OPTICOM AND ALL MAN GATES WILL NEED KNOX BOXES AS WELL.
3. SHOW ALL FDC'S AND HYDRANTS WITHIN 50 FT.
4. SECONDARY ACCESS REQUIRED. PLEASE PROVIDE ACCESS RIGHTS DOCUMENTS OFF VIA ALEGRE.
5. SHOW FUEL MOD ZONES ON PLANS. BRUSH MANAGEMENT WILL BE REQUIRED ON THIS SITE.
6. WOOD RAILING ON APARTMENTS MUST COMPLY WITH CHAPTER 7A IN BUILDING CODE. MUST BE HEAVY TIMBER, NON-COMBUSTIBLE MATERIAL, OR TREATED WOOD.

BUILDING INFORMATION

BUILDING 'A'
TWO BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'B'
TWO BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'C'
THREE BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'D'
ONE BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'E'
THREE BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'F'
THREE BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'G'
TWO BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'H'
ONE BEDROOM UNIT
6 UNITS TOTAL

BUILDING 'I'
COMMON BUILDING

BUILDING 'J'
EDUCATIONAL BUILDING

FUTURE BUILDINGS

BUILDING 'K'
THREE BEDROOM UNIT
6 UNITS TOTAL

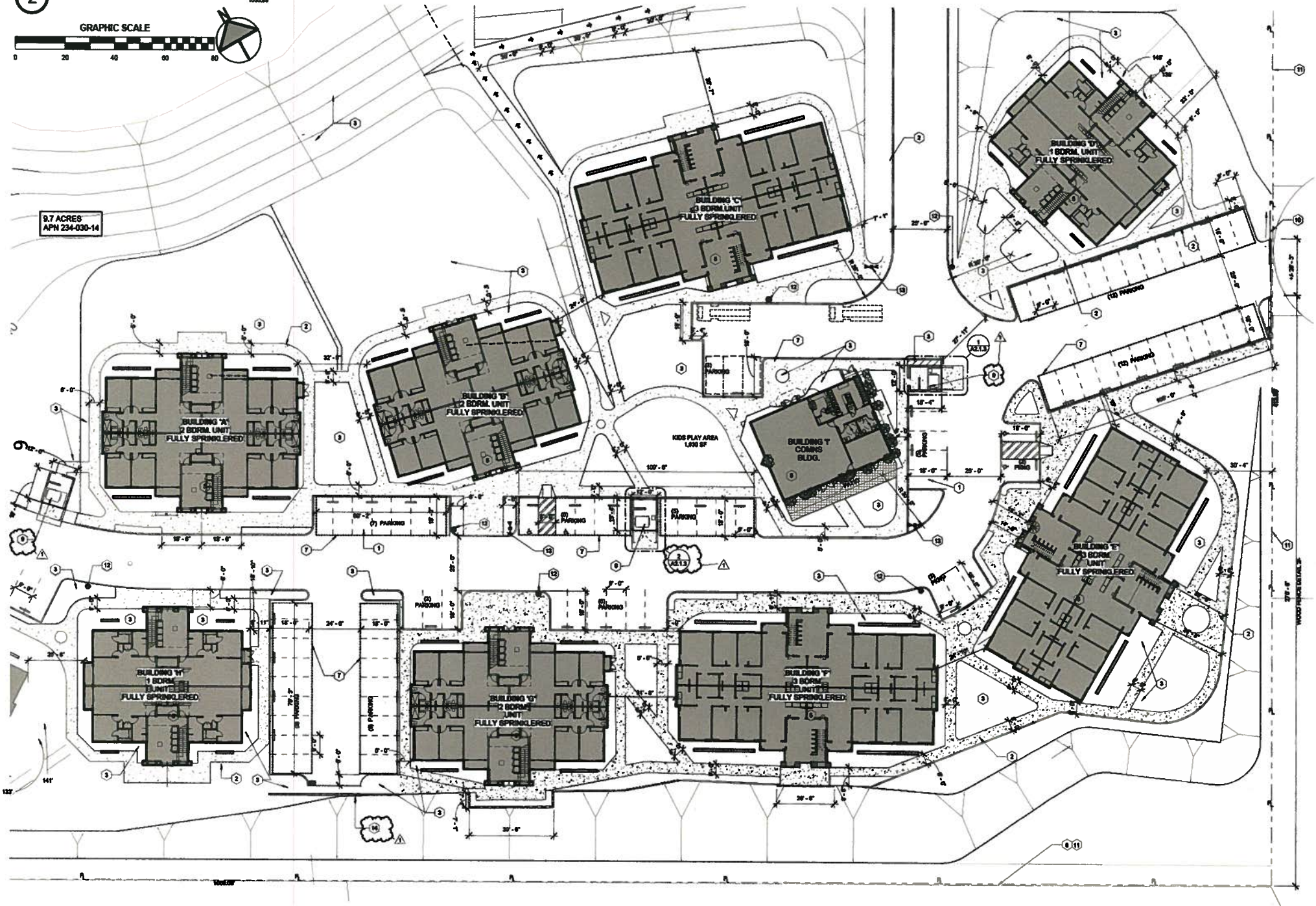
BUILDING 'L'
CAMPUS OFFICES

5

PROPOSED PROJECT - PHG 14-0035

SP

SITE PLAN



PROPOSED PROJECT - PHG 14-0035

SP

ENLARGED SITE PLAN

7

MARCA-TECTS

WESTMINSTER GRADUATE STUDENT HOUSING

BEAR VALLEY PARKWAY
ESCONDIDO, CA.

BIRD VIEW #1

MARCA-TECTS

WESTMINSTER GRADUATE STUDENT HOUSING

BEAR VALLEY PARKWAY
ESCONDIDO, CA.

BIRD VIEW #1

MARCA-TECTS

WESTMINSTER GRADUATE STUDENT HOUSING

BEAR VALLEY PARKWAY
ESCONDIDO, CA.

BIRD VIEW #3

MARCH ARCHITECTS

WESTMINSTER GRADUATE STUDENT HOUSING

BEAR VALLEY PARKWAY
ESCONDIDO, CA.

ONE BEDROOM UNIT

MARCA-TECTS

WESTMINSTER GRADUATE STUDENT HOUSING

BEAR VALLEY PARKWAY
ESCONDIDO, CA.

TWO BEDROOM UNIT

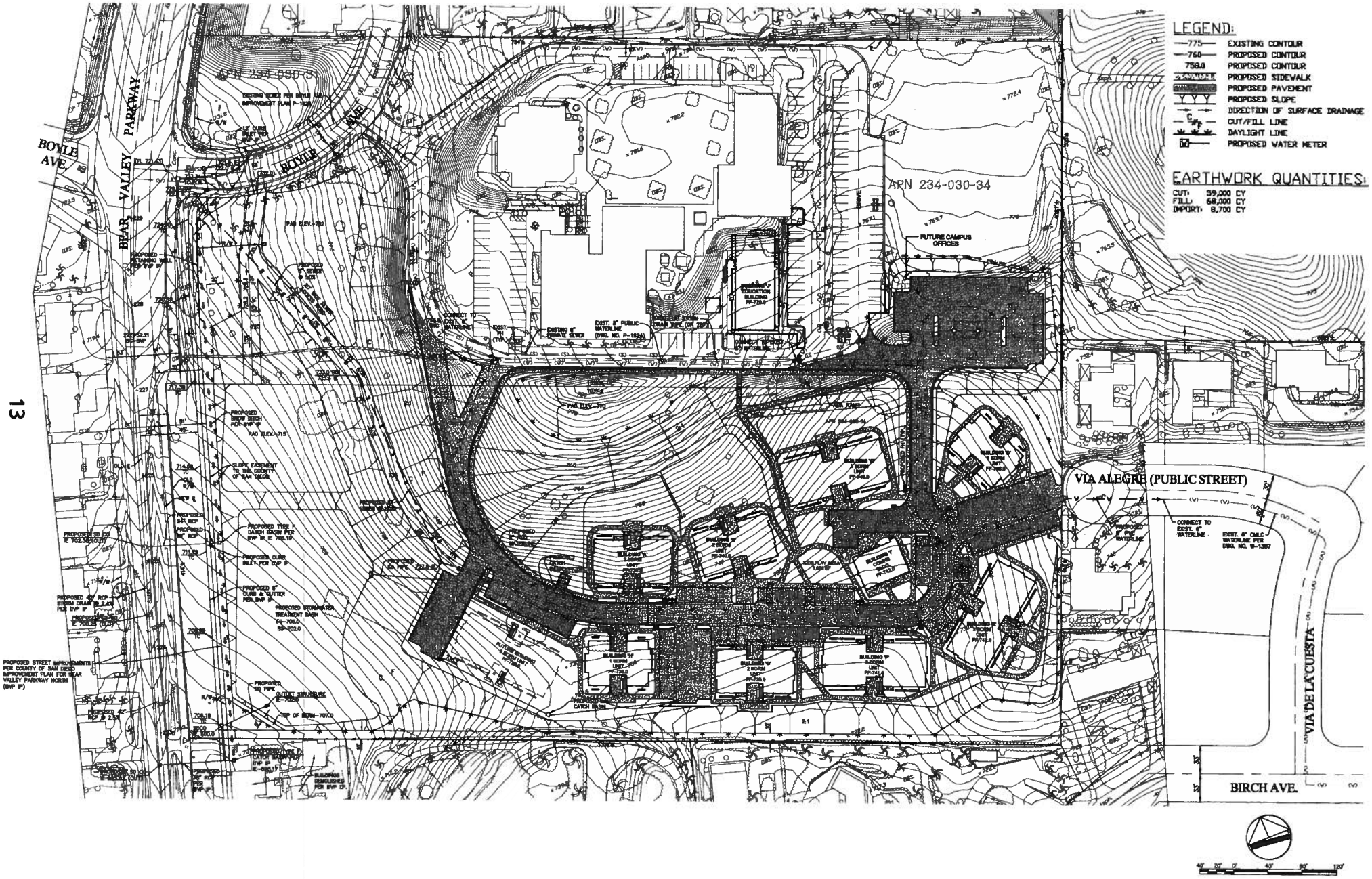
MARCA-TECTS

WESTMINSTER GRADUATE STUDENT HOUSING

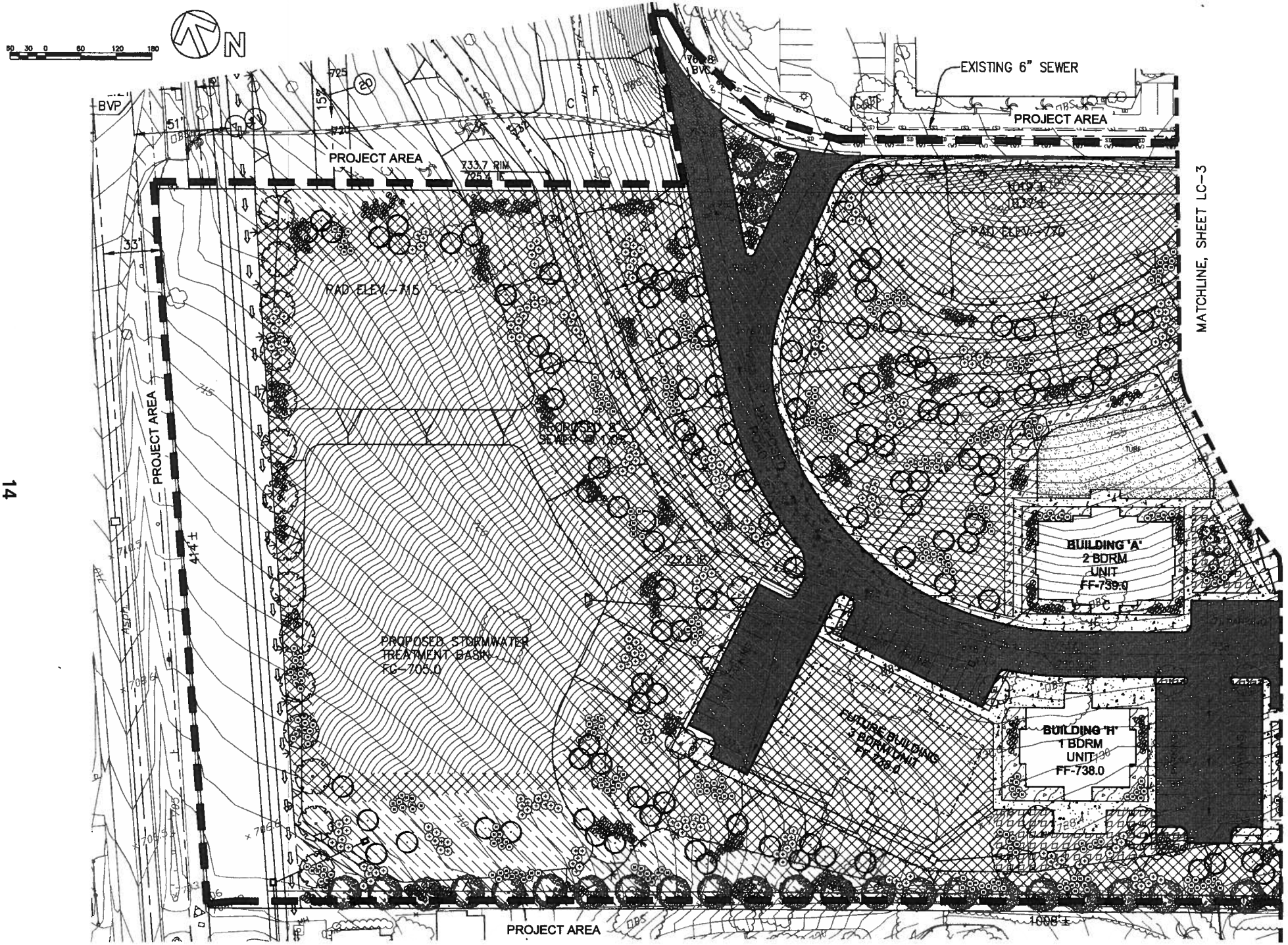
BEAR VALLEY PARKWAY
ESCONDIDO, CA.

THREE BEDROOM UNIT

PRELIMINARY GRADING & UTILITY PLAN
WESTMINSTER GRADUATE STUDENT HOUSING



PROPOSED PROJECT - PHG 14-0035 | **G/U** | **PRELIMINARY GRADING & UTILITY PLAN**

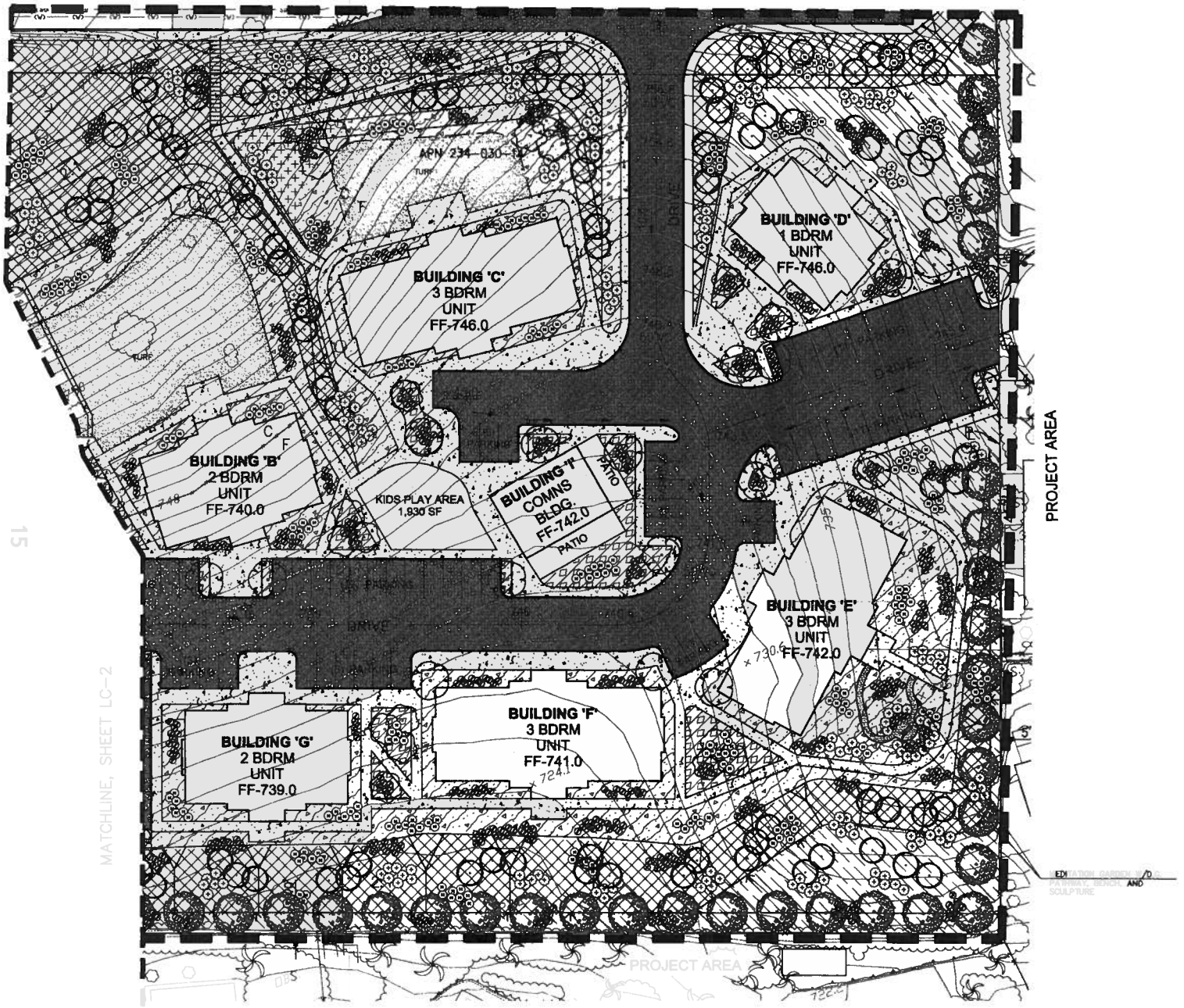


14

PROPOSED PROJECT - PHG 14-0035

LP

LANDSCAPE CONCEPT PLAN



CONCEPT PLANT SCHEDULE

TREE – STREET (100%/24" BOX) PINUS CANARIENSIS / CANARY ISLAND PINE PISTACIA ATLANTICA / MT. ATLAS MASTIC TREE PLATANUS X ACERIFOLIA / LONDON PLANE TREE		15
TREE – SLOPE (100%/15 GALLON MIN.) PISTACIA ATLANTICA / MT. ATLAS MASTIC TREE RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK TRISTANIA CONFERTA / BRISBANE BOX		211
TREE – PARKING CANOPY (100%/24" BOX) CUPANIOPSIS ANACARDIOIDES / CARROT WOOD PODOCARPUS GRACILIOR / FERN PINE TRISTANIA CONFERTA / BRISBANE BOX		37
TREE – PERIMETER SCREENING (100%/24"BOX) PODOCARPUS GRACILIOR / FERN PINE RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK		62
TREE – ORNAMENTAL (100%/15 GAL) CERCIS OCCIDENTALIS / WESTERN REDBUD		38
SHRUBS – LARGE (100%/5 GAL) LIGUSTRUM TEXANUM / TEXAS PRIVET PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX RHAPHIOLEPIS INDICA / INDIAN HAWTHORN		452
SHRUBS – MEDIUM (100%/5 GAL) CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH PITTOSPORUM TOBIRA 'WHEELERII' / MOCK ORANGE VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM		728
SHRUBS – LOW (100%/1 GAL) CEANOTHUS X 'YANKEE POINT' / WILD LILAC CISTUS X PURPUREUS SUNSET / ORCHID ROCKROSE LANTANA MONTEVIDENSIS / TRAILING LANTANA		1,274
GRASSES – (100%/1 GAL) MISCANTHUS SINENSIS 'STRICTUS' / PORCUPINE GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MUHLENBERGIA EMERSLEYI 'EL TORO' / BULLGRASS PENNISETUM RUBRUM / FOUNTAIN GRASS RHYNCHELYTRUM NERVIGLUME / RUBY GRASS STIPA GIGANTEA / GIANT FEATHER GRASS		39
GROUNDCOVER – FLOWERING (100%/1 GAL) AGAPANTHUS AFRICANUS / LILY OF THE NILE HEMEROCALLIS SPP. / DAYLILY		35,491 SF
GROUNDCOVER – ACCENT (100%/FLATS MIN.) ANIGOZANTHOS FLAVIDUS / KANGAROO PAW SENECIO MANDRALISCAE / BLUE FINGER		9,846 SF
GROUNDCOVER – EVERGREEN (100%/FLATS MIN.) COPROSMA KIRKII / CREEPING MIRROR PLANT LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE		1,445 SF
GROUNDCOVER – SLOPE (100%/FLATS MIN.) BACCHARIS PILULARIS / DWARF COYOTE BRUSH ROSMARINUS OFFICINALIS 'PIGEON POINT' / ROSEMARY		38,314 SF
VEGETATED SWALE & BASIN (20%/1 GAL. 80%/FLATS) CAREX ALBULA / FROSTY CURLS SEDGE CAREX COMANS 'BRONZE' / NEW ZEALAND HAIR SEDGE CAREX OSHIMA 'SNOWLINE' / SNOWLINE SEDGE CAREX TUMULICOLA / BERKELEY SEDGE DIANELLA CAERULEA 'LITTLE BECCA' TM / LITTLE BECCA FLAX LILY DIANELLA REVOLUTA 'BABY BLISS' / BABY FLAX IRIS DOUGLASIANA / DOUGLAS IRIS JUNCUS EFFUSUS 'CARMAN'S JAPANESE' / COMMON RUSH LOMANDRA LONGIFOLIA / MAT RUSH MISCANTHUS SINENSIS / SILVER GRASS		43,641 SF
TURF ALOHA SEASHORE PASPALUM / ALOHA SALT GRASS		12,557 SF
SEEDED AREA BROMUS HORDEACEUS / SOFT BROME ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY LUPINUS SUCCULENTUS / ARROYO LUPINE TRIFOLIUM HIRTUM / ROSE CLOVER VULPIA MYUROS / ANNUAL FESCUE		130,719 SF

PROPOSED PROJECT - PHG 14-0035

PS

CONCEPT PLANT SCHEDULE

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

North: R-1-10 zoning (Single-Family Residential, 10,000 SF minimum lot size). Single-family homes on lots ranging in size from 10,000 SF to 20,000 SF are located immediately north of the Existing Campus at a higher elevation (approximately 15 feet higher). The proposed new education building on the Existing Campus is located in the middle of the parcel and buffered from the adjacent residential properties on the north by two existing education buildings. Off-site vegetation primarily consists of landscaped slopes containing mature trees, shrubs and groundcover, which are associated with the adjacent residential developments.

South: County Zoning A-70 Single Family homes on large lots are located south of the project site. The homes generally are located at a lower elevation than the project site. Several of the homes located south of the project site fronting onto Bear Valley Parkway were removed as part of the current County widening project for Bear Valley Parkway. Bear Valley Parkway is classified as a Major Road (102' ultimate Right of Way).

East: County Zoning RS-4 - Single-family homes on lots ranging from 10,000 SF to 15,000 SF within the County are located east of the Existing Seminary property and the proposed new site. A large underdeveloped parcel with a single-family home is located east of the existing Seminary site. These properties also have a City of Escondido Prezoning designation to allow for annexation and future single-family residential development. A combination of paved and dirt access road is located offsite along the eastern property boundary, along with Via Alegre cul-de-sac street. Off-site vegetation consists primarily of non-native grassland, and scatter shrubs and weeds, and ornamental vegetation associated with the residential development.

West: County Zoning RS-4 Zoning. Single-family residential homes ranging from 10,000 SF to 15,000 SF are located west of the project site across Bear Valley Parkway. Bear Valley Parkway is classified as a Major Road (102' ultimate right-of-way) and is currently being widened by the County of San Diego.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department indicated the proposed project would not have any adverse impacts to services.

2. Effect on Fire Service – The Fire Department expressed no concern regarding their ability to serve the site. Primary service is provided from Fire Station #2 located at 421 North Midway Drive

3. Traffic – A project-specific Traffic Impact Analysis (TIA) was performed by Linscott Law & Greenspan (dated March 10, 2015) to analyze the projects potential impacts on existing and future Transportation and Traffic conditions in the project area. The project is calculated to generate 216 daily trips (3 trips per unit) with 17 trips (3 inbound/ 14 outbound) in AM peak hour and 19 trips (13 inbound/6 outbound) during PM peak hour. Under all the scenarios analyzed for the Existing + Cumulative (future) Projects; and, Existing + Project + Cumulative (future) Project; the proposed student housing and new classroom components of the project were found to result in no significant impacts to the intersection operations or the street segment operations. The TIA also summarized the buildout traffic volumes for Year 2035, at buildout and buildout + project. All Bear Valley Parkway segments within the study area are calculated to operate at LOS C or better except for San Pasqual Road to Eldorado Drive which would operate at LOS F. The LOS remains unchanged with the addition of Project traffic. The Project-attributable increases in volume to capacity (V/C) would not exceed the allowable 0.02 threshold that would require mitigation. Per the City of Escondido significance thresholds and the analysis methodologies presented in the TIA, project-related and cumulative traffic are calculated to cause no significant impact on adjacent street system components. Therefore, no mitigation is necessary. The analysis is based on the assumption that Bear Valley Parkway's improvements are completed to accommodate final capacity prior to the Project's occupancy. A project condition would withhold occupancy of the new housing units upon completion of the Bear Valley Parkway improvements.

4. Utilities – The project is located within the Escondido Water and Sewer District. City water and sewer mains to serve the project are available in the adjoining streets or easements. The Engineering Division indicated the project would not materially degrade the levels of service of the public sewer and water system.

5. Drainage – The project would be expected to incrementally increase the amount of surface runoff as a result of additional paved and hardscape surfaces of the development. The existing downstream storm water capacity is adequate to serve the project. The project development includes bio retention basin(s) for Hydro Modification Plan (HMP) compliance. Drainage patterns will increase the acreage draining to the southwest corner and decrease acreage towards the west and south existing discharge locations. The existing storm drain system underneath the south edge of the parking lot of the Existing Campus and related brow ditch will be removed, and runoff from the campus will be directed to the proposed private road that provides access to the new housing buildings. The off-site run-off in the northeast will be intercepted along the top of a cut-slope and directed to the proposed private drive via brow ditch. Runoff from the buildings, sidewalks and landscape areas will be directed to the private drive and routed to proposed catch basins and a curb inlet. Runoff will then be routed via storm drain pipes to the proposed bio retention basins for treatment and detention. The basin will provide HMP treatment and detention of the storm water per City of Escondido SUSMP requirements. Outflows from the basin will be conveyed via storm drain located beneath Bear Valley Parkway, to discharge into a proposed storm drain system as part of the improvement plan for Bear Valley Parkway per the County of San Diego. The improvement plan proposes a 42" RCP underneath Bear Valley Parkway which will provide drainage for the upstream tributary area at various proposed curb inlets. Project construction would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01, NPDES), and with the project specific Storm Water Pollution Prevention Plan (SWPPP) and City of Escondido erosion control ordinances and policies.

C. ENVIRONMENTAL STATUS

A Mitigated Negative Declaration was issued on October 7, 2015 for the proposed project. A Mitigated Negative Declaration is prepared when an Initial Study identifies project related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The findings of this review are that the Initial Study identified effects related to biological and tribal cultural resources that might be potentially significant. However, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, mitigation measures and the recommended conditions of approval.

Native American Consultation - In accordance with Assembly Bill 52, the City of Escondido notified three Native American Tribes (San Luis Rey Band of Mission Indians; Rincon Band of Luiseno Indians; and Soboba Band of Luiseno Indians) that requested notification of proposed projects within the City. The San Luis Rey Band of Mission Indians indicated their desire to further consult regarding the project. City staff met with representatives of the Tribe to discuss the cultural analysis prepared for the project, potential project impacts to Tribal Cultural Resources, and mitigation measures. Although the Cultural Studies prepared for the original Seminary development and the most recent study prepared for the student housing project did not identify any resources within the project area, representatives of the San Luis Rey Band felt that due to the number of archaeological sites within the surrounding area, there could be a potential for subsurface resources to be present, which represents a potentially significant impact. Therefore, implementation of mitigation measures (attached with the report) would reduce this impact to a less than significant level. Mitigation measures would include construction monitoring by a qualified archaeologist and Native American representative. Monitoring would ensure that if buried cultural deposits (i.e., human remains, hearths, or cultural deposits) are present, they would be identified, evaluated, and addressed according to CEQA requirements and the conditions of the mitigation measure.

Staff further consulted with representatives of the San Luis Rey Band of Mission Indians regarding the proposed mitigation measures during and prior to the public review period for the MND. After the public review period ended, the Band requested that additional measures be included to require prior to the issuance of grading permits to enter into a formal Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with the a Luiseño Native American tribe ("Luiseño Tribe"). The purpose of this agreement is to formalize protocols and procedures between the applicant and Luiseño Tribe for the protection and treatment of cultural resources. The Tribe also requested that developer to provide a written and signed letter to the Director of Community Development stating that a Qualified Archaeologist and Luiseño Native American Monitor have been retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program. Although staff supports the applicant formalizing the monitoring requirements/procedures with the appropriate Native American Tribe, the issuance of grading/construction permits should not be contingent upon obtaining a formal written agreement with the Tribe. The project already requires the applicant to provide an appropriate Native American monitor. Staff also does not believe the City should compel the applicant to enter into any outside monetary agreements. This would need to be coordinated between the applicant and the qualified monitor for any necessary services. Therefore, staff believes the proposed Mitigation Measures included in the project Conditions of Approval would adequately ensure the Native American monitors are present on the site and that

any cultural resources are handled in an appropriate manner, if present. The provisions of AB52 (Section 21080.3.2. (b)(2) allows for formal consultation to be concluded with the Native American Tribes if a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. The draft MND was forwarded to the San Luis Rey Band of Mission Indians for review during the public comments period. The Band did not provide any formal comments regarding the project or any items in the Draft MND during the review period. However, the Band did provide recommendations regarding the mitigation measures after the review period ended.

D. CONFORMANCE WITH CITY POLICY

General Plan – The General Plan land-use designation for the project site is Estate II, which allows a maximum density of up to 2.0 dwelling units per acre and minimum lot size of 20,000 SF. The General Plan and underlying RE-20 zoning allows for a variety of non-residential type uses such as churches, care facilities and schools with the approval of a Conditional Use Permit. The City Council made a determination at their September 27, 2006, hearing that student housing would be consistent with the underlying Land-Use designation because it is a compatible component of the existing seminary/university use. The proposed facility would not adversely impact traffic or circulation, or create adverse parking impacts since the Engineering Division indicated the adjacent streets and improvements could adequately accommodate the anticipated traffic increase from the project, and sufficient on-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.

E. PROJECT ANALYSIS

Applicant's Perspective – Westminster Seminary California (WSC) began operations in 1980, and has been at the current location since 1982. Students of WSC attend the seminary from many countries for post graduate education. Representative from WSC indicated the student body continues to grow over the years, and the increase in rent and cost-of-living create concerns regarding the continued affordability of housing within the existing market. Low-cost on-site housing could be used as a potential tuition incentive for students and an amenity for those students that lack transportation, which could potentially be provided by other students within the complex. Therefore, Westminster Seminary would like to provide affordable housing on-site for a portion of the students. Although there is a variety of potential housing designs and layouts that could be accommodated on the site, they feel the revised project layout and design would be compatible with the existing mass and scale of the existing seminary buildings, while being cost effective and an efficient solution to meet the needs of the Seminary and students. The project is anticipated to accommodate 84 to 92 students. All of the units are planned to be constructed in one phase, except for the future three-bedroom building. The demographics of the Seminary are as follows:

- Average Age: 31
- Married: 55%
- Students with Loans: 33.8%
- Average Annual Loan: $15,100
- Average Income: $25,000/yr.

Public Input - The applicant conducted a neighborhood meeting early in the process at the Seminary facility in November, 2014 to present the initial project design and solicit feedback. The meeting was attended by approximately 15 adjacent residents and concerns primarily were related to the installation of perimeter fencing and the fencing materials (solid vs. open); secondary access to Via Alegre and whether it would be restricted/gated; and landscaping and maintenance of a remnant parcel of land at the northeastern corner of Bear Valley Parkway/Boyle Avenue owned by the Seminary, but not part of the project. During the public review process for the Draft Mitigated Negative Declaration, staff received several comments (phone calls, emails and letters) from adjacent neighbors requesting additional information regarding the current project design and to express specific concerns. The project applicant contacted these neighbors to discuss their concerns (see attached correspondence) and has agreed to make the following modifications to the project, which staff also has included in the project conditions:

- Substitute the small footprint Building "A" in place of the larger footprint Building "E" towards the southeastern corner of the site and move Building "E" to the location where Building "A" was to be situated. This would provide a greater separation from the adjacent residents to the east and south and allow for additional landscaping.

- The final landscape plan shall incorporate an appropriate mix of specimen sized trees and tall/full growing shrubs along the southeastern corner of the site and around the proposed building to provide appropriate screening and privacy to the adjacent residents.

- Eliminate the proposed new solid fencing along portions of the eastern property line. Specifically properties that abut the site along Via Alegre and the southeastern corner of the site.

- Clean up and provide permanent landscaping on the remnant triangle-shaped parcel at the northeastern corner of Bear Valley Parkway/Boyle Avenue (APN 234-030-31). The landscape shall be designed to properly screen the water pump station and associated ancillary equipment.

- Include specimen-sized, non-fruiting olive trees behind Building "D" (in close proximity to the building) to provide additional privacy for the adjacent neighbor to the east.

- The applicant also has agreed to look at alternative locations for the ground-mounted air conditioning units located along the eastern side of Buildings D and E. If they need to be located along the eastern or southeastern elevations, then low solid-masonry noise attenuation walls may need to be incorporated. This would be reviewed with the submittal of the final building plans for the project.

Whether the Revised Design is Compatible with adjacent Residential Development

The proposed student housing units would be accommodated within nine separate two-story buildings rather than building one larger traditional multi-story type dormitory building. The proposed student housing buildings range in height from approximately 24 to 26 feet in height (top of ridgeline). The project is designed to reduce the overall mass and scale by spreading out the buildings over the 9.17-acre site. The applicant believes the proposed separate two-story buildings are the most cost effective and efficient design to accommodate an appropriate number of single and married students, while also providing affordable housing opportunities. The design also provides a more campus-like feel with an appropriate transition between the existing campus buildings, while concentrating activities within a central area and other protected spaces to minimize potential compatibility impacts with adjacent residences. The architecture of the buildings incorporate upgraded features to provide for a more suburban theme which includes a single stairway for each entry within an enclosed landscaped courtyard area; steel grill work and a metal gate would be incorporated into the stone-clad entries for each building; stone screen walls along various building elevations; wooden window surrounds; stone cladding incorporated into various features of the commons building and tower. Additional architecture features include exposed stucco molding bands to add more interest to the buildings, and to break up wall planes, and darker wainscot color for bottom area of the buildings. Staff believes the project would not create any adverse visual or compatibility impacts to the southern and eastern residents due the increased setbacks from the property line and extensive landscape buffer areas. The project also show the location of a future office building, but it is not part of this CUP request. A future modification to the CUP would be required for the office building.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

Existing Campus Site: The approximately 8.58-acre existing Seminary property currently is developed and consists of several larger one- and two-story buildings, along with paved parking, open space areas, and other associated infrastructure. The project development area consists of sloping terrain with steeper slopes are located within and along the southern boundary of the site. Site drainage generally follows the topography and flows southeasterly across the property onto adjacent properties to the south. On-site vegetation within the proposed development area consists primarily of non-native turf grass, ornamental ground cover, mature trees and various ground cover and weeds along the periphery. The site does not contain any native habitat or sensitive plant species or animals.

New Campus Site: The new 9.17-acre South Campus site currently is vacant land that is covered with limited vegetation primarily consisting of non-native grasses and small patches of ornamental trees (Pepper, Eucalyptus, three Oaks, and remnant citrus trees). The property does not contain any native habitat, jurisdictional drainages, wetlands or streambeds. The site generally is disked or mowed on a regular basis for property maintenance and fire clearance purposes. The site ranges in elevation from approximately 700 feet towards the southwestern corner to 780 feet towards the northern central portion of the property sloping downward to the south, west and east from the existing main campus.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: Existing Campus Site 8.58 acres
   New Campus Site 9.17 acres
2. Number of Students: Up to 200 per approved CUP
3. Faculty: Up to 24 per approved CUP
4. Existing/Approved Buildings:

Building	Stories	Size
Library	Split Level	20,000 SF
Chapel	Split Level	5,100 SF
Classroom	1 & 2 stories	9,000 SF
Administration	Single-Story	3,000 SF
Commons	*Single story*	*5,000 SF (not yet constructed)*

5. Existing Parking: 175 spaces (includes handicap) 158 required for existing Seminary
6. Total Parking Proposed: 291 spaces (158 required for educational component and 133 for the housing component)
6. Number of Proposed Units: 72 new student housing units (1, 2 and 3 bedroom units)
7. Number of New Bldgs.: 9 residential (8 two-story and 1 future two-story)
   1 commons building (one story
   1 classroom building (two story)
8. Building Data:

Building Type No Units	Stories	Size	Height
"A" "B" and "G": Two-Bedroom Units (8 units each bldg.) New South Campus	2 stories	9,397 SF each building (813 SF each unit)	26'-0" top of ridgeline
"D" and "H" One Bedroom Units (8 units each bldg.) New South Campus	2 stories	7,407 SF each building (813 SF each unit)	24'-4" top of ridgeline

"C" "E" and "F" (8 units each bldg.) Three Bedroom Units (8 units each bldg.) New South Campus	2 stories	12,631 SF each building (1,481 SF each unit)	26'-2" top of ridgeline
Future 8 Unit Building Three Bedroom Units (8 units each bldg.) New South Campus	2 stories	12,631 SF each building (1,481 SF each unit)	26'-2" top of ridgeline
Commons Building New Campus Site	1 story	2,207 SF	20' top of ridgeline
Education Building – Existing Campus Existing Campus Site	2 stories	11,147 SF	33'-5" top of ridgeline

13. Materials/Colors: White stucco exterior to compliment existing seminary building colors with dark brown stucco wainscot on lower portions of the residential buildings. Red tile roof to match existing tile roofs. Stone accents on certain columns and courtyard/building entry features, and selected other building features. White vinyl windows and window trim. Wooden fascia to match stucco color. Enclosed entries to each building with iron grill work to simulate window panes and decorative iron gates at each entry.

14. Lighting: Typical security lighting around buildings, and security lighting within the parking lot (low height and shielded to avoid spillover onto neighboring properties).

15. Operations Typical:

Business Offices, Monday thru Friday	8:00 a.m. to 4:30 p.m.
Classes, Monday thru Saturday	8:00 a.m. to 9:00 p.m. (Sat typ. 2:00 p.m.)
Library, Monday thru Saturday	8:00 a.m. to 10:00 p.m.

Chapel for Sunday service only for students and faculty, and also for selected events for the students throughout the year on weekdays and Saturdays.

16. Fencing: New solid wooden perimeter fencing with decorative pilasters is proposed along portions of the eastern and southern property boundary. Pursuant to requests from several of the adjacent neighbors, perimeter fencing would not be installed along their property boundaries.

17. Landscaping: New landscaping to replace loss of mature trees (min. 1:1 ratio with specimen sized trees) and variety of landscaping in new area (trees, shrubs, groundcover and hardscape). Landscape areas also to include storm water quality features. The project also has been conditioned to landscape the triangle-shaped parcel owned by the Seminary located on the northeastern corner of Bear Valley Parkway/Boyle Avenue.

18. Signage: Signage shown on the plans is conceptual only. The final signage (height, area and setbacks) will need to be in conformance with the City's Sign Ordinance. Proposed signage includes a new monument type sign at the project entry from Boyle Avenue. An additional obelisk-type feature with logo/signage attached also might be included within the interior of the project.

C. CODE COMPLIANCE ANALYSIS

1. Setbacks:	Proposed.	Minimum RE-20 Zone Requirement
Front (Bear Valley Pkwy)	Over 300' to nearest res. Bldg.	25' min.
Side: (South)	45' to closest Building "G" Approx. 50' to closest parking space	10' min.
Rear (east)	25' to corner of Bldg "E"	20' min. (project conditions requires the
	Approx. 5' to closest parking space to Via Alegre cul-de-sac bulb	Smaller Bldg. "A" to be located in this area which will increase the setback from the southern P/L.

2. Parking: 291 spaces required based on following parking analysis

Seminary:	133 for students	1 per 1.5 students
	24 for faculty	1 per faculty member
	min. 158 required	

Student Housing: The Zoning Code does not have a specific standard for student housing. The multi-family code requirement was used for reference.

1 bed – 16 units at 1.5 ratio = 24 spaces
2 bed – 16 units at 1.75 ratio = 28 spaces
3 bed – 32 units at 2.0 ratio = 64 spaces
Guest Parking at 1 per 4 units = 17 spaces
133 spaces required

EXHIBIT "A"

FINDINGS OF FACT
PHG14-0035

Conditional Use Permit and Grading Exemptions

1. Granting this Conditional Use Permit for the proposed student housing units is based on sound principles of land use because the project provides adequate setbacks from adjacent uses, access and on-site parking. Sufficient area is available on the site to accommodate the proposed building and parking. The project will not diminish the Quality-of-Life Standards of the General Plan as the project would not degrade the levels of service on adjacent street and intersections, and adequate public facilities, parking and access would be provided (as discussed in the staff report prepared for the project). While the proposed project would change the character of the project site from vacant/disturbed land to multi-story student housing, it would not significantly degrade the existing visual character or quality of the site because the new two-story housing units would be spread out over the approximately 9.17-acre site and located within nine separate buildings rather than one larger building to minimize the overall mass and scale of each building. Appropriate building setbacks and landscape buffer areas would be provided to minimize potential visual, and compatibility impacts to the adjacent single-family residential land uses. The architecture of the new student housing buildings also is designed to be compatible with the single-family character of the surrounding area, to include pitched tile roofs, gated courtyard entry features, stone clad columns and screen walls, and enhanced window and door surrounds. The proposed drive aisles would be located within the interior areas of the new campus site and parking areas would include low screen walls to shield activities within these areas and block vehicle headlights. The new two-story educational buildings would be compatible in design and height with the existing campus buildings.

2. The project 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 site is developed with an existing seminary facility. The addition of student housing units on the site would not create conflicts of use, circulation or parking problems because adequate parking and on-site circulation would be provided for both uses. The student housing units would not create any adverse noise impacts because the project has been designed to concentrate most activities indoors, or within wall courtyard areas. In addition, appropriate setbacks and landscape buffer areas would be provided from adjacent residential properties. The grading design and proposed grading exemption(s) also would not result in an adverse visual impact since the taller fill slopes would be landscaped in accordance with the City's Landscape Ordinance. The school would not create circulation or parking problems because the project would not generate a significant amount of traffic, the adjacent roadways could accommodate the additional trips. The Engineering Department concluded that ultimate buildout traffic volumes on along Bear Valley Parkway are well within the capacity of this street, and the project would not materially degrade the levels-of-service of the adjacent streets. The project will not materially degrade the level-of-service of existing facilities and adequate services can be provided.

3. The General Plan encourages compatible in-fill development and discourages the intrusion of uses which do not reflect the character of the existing neighborhood. The project would be compatible with the character of the existing neighborhood because the project site is located adjacent to and would take access from a major road, which would not disrupt the traffic pattern or disrupt the physical arrangement of the surrounding neighborhood. The mass and scale of the project has been designed to complement the existing seminary campus buildings, but also not to conflict with the design, mass and scale of the surrounding single-family residences. The building would contain stucco exteriors, pitched tile roofs, and stone exterior accents to be consistent with the style of the adjacent residential structures. The project also includes interior courtyards surrounded by screen walls or the proposed buildings to buffer outdoor activities from adjacent residential uses. Appropriate setbacks and landscape buffer areas also would be provided adjacent to the single-family residences. Therefore, the project would not result in an adverse disruption to the established developments and circulation within the area.

4. Granting the Conditional Use Permit has been considered in relationship to its effect on the community plan and has been found to be in conformance with the General Plan and surrounding neighborhood for the reasons stated in the above sections and detailed in the Planning Commission staff report dated November 10, 2015. The development of student housing was determined to be consistent with the goals and policies of the underlying Suburban General Plan Land-Use designation, as determined by the City Council at their September 27, 2006, hearing on the previously approved student housing project (City File No. 2005-15-CUP/GE). The overall mass and scale of the project would be compatible with the surrounding land uses (as demonstrated in the photos, plans, graphics and analysis included

in the Planning Commission's staff report, and/or as presented at the November 8, 2015 public hearing). This proposal is in response to services requested by the community because Westminster Seminary would provide continued services and religious education for the community, as well as affordable on-site housing opportunities for the students.

Westminster Seminary California (WSC) began operations in 1980, and has been at the current location since 1982. Students of WSC attend the seminary from many countries for post graduate education. Representative from WSC indicated the student body continues to grow over the years, and the increase in rent and cost-of-living create concerns regarding the continued affordability of housing within the existing market. Low-cost on-site housing could be used as a potential tuition incentive for students and an amenity for those students that lack transportation, which could potentially be provided by other students within the complex.

5. A Mitigated Negative Declaration (Case No. ENV15-0014) was issued for the proposed project on October 7, 2015, in accordance with the California Environmental Quality Act (CEQA). The findings of this review are that the Initial Study identified effects related to biological and tribal cultural resources that might be potentially significant. However, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.

   In accordance with Assembly Bill 52, the City of Escondido notified three Native American Tribes (San Luis Rey Band of Mission Indians; Rincon Band of Luiseno Indians; and Soboba Band of Luiseno Indians) that requested notification of proposed projects within the City. The San Luis Rey Band of Mission Indians indicated their desire to further consult regarding the project. City staff met with representatives of the San Luis Rey Band to discuss the cultural analysis prepared for the project, potential project impacts to Tribal Cultural Resources, and mitigation measures. Draft Mitigation Measures were forwarded to San Luis Rey Band for initial review and comment. The Band did not provide any formal comments regarding the project or any items in the Draft MND during the 20-day public review period. The Mitigation Measures included in the project Conditions of Approval would adequately ensure that any potential significant impacts to Tribal Cultural Resources are properly addressed/mitigated to less than a significant level.

EXHIBIT "B"

CONDITIONS OF APPROVAL
PHG14-0035

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.

2. 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.

3. Any necessary fire protection facilities and improvements shall be subject to the review and approval of the Fire Department.

4. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Chief.

5. Access for use of heavy fire fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.

6. All requirements of the Public Arts Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

7. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.

8. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting Ordinance (Ordinance No. 86-75).

9. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.

10. As proposed, a minimum of 291 on-site, striped parking spaces shall be provided in conjunction with this development. 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. Covered parking shall be provided for a minimum of 72 spaces (1 for each unit).

11. A parking management plan shall be submitted for review and approval by the Planning Division prior to issuance of building permits for the project, which include the following:
    - Plan indicating which spaces would be designated for faculty, students, guests and residents.
    - Restrictions regarding inoperable vehicles and maintenance of vehicles on site.
    - Restrictions on parking of trailers and other accessory type vehicles.
    - Restrictions on parking in designation fire lanes,
    - Appropriate signage shall be installed to notify the residents and guests of these restrictions.

    The parking lot shall not be used to store inoperable vehicles or trailers/boats, and similar type vehicles. The parking lot also shall not be used for the maintenance of vehicles, except for minor maintenance.

12. 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. Any signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). Separate sign permits will be required for any project signage.

14. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s). If ground-mounted air conditioning units are proposed to be located along the eastern and southeastern sides of Buildings D and E, then low solid masonry noise walls may been to be incorporated into the design, based on the noise projections for the units. The noise specifications shall be submitted for the units with the submittal of the building plans.

15. All new walls and retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the building, grading and landscape plans. Any walls shall include a decorative cap (mortar cap not allowed).

16. All new utilities shall be underground.

17 The project design and operation shall be consistent with the Details of Request.

18. Outdoor address systems, bells, horns, or other noise making devices shall be prohibited.

19. Five (5) copies of a complete landscape and irrigation plan(s) shall be submitted to the Engineering Division along with the review fee prior to issuance of grading and building permits. The plans shall be prepared by, or under the supervision of a licensed landscape architect. The plans shall be prepared in accordance with the City's Landscape Ordinance and the State Model Water Efficient Landscape Ordinance, as may be amended by the City.

20. The landscape plans shall include the following items:

- The final landscape plan shall an appropriate mix of specimen sized trees and tall/full growing shrubs along the southeastern corner of the site and around the proposed building to provide appropriate screening and privacy to the adjacent residents.

- Eliminate the proposed new solid fencing along portions of the eastern property line. Specifically the property that abut the site along Via Alegre and the southeastern corner of the site. Open type security fencing may be substituted if approved by the adjacent residents.

- Clean up and provide permanent landscaping on the remnant triangle-shaped parcel at the northeastern corner of Bear Valley Parkway/Boyle Avenue (APN 234-030-31). The landscape shall be designed to properly screen the water pump station and associated ancillary equipment. This shall be shown on the landscape plans for the project.

- Include specimen-sized, non-fruiting olive trees behind Building "D" (in close proximity to the building) to provide additional privacy for the adjacent neighbor to the east.

- Tall, fast growing evergreen trees shall be used adjacent to the buildings (where appropriate) to help soften the mass and buffer them from adjacent views, especially east and south.

- The on-site storm water features shall be designed to be a significant visual amenity for the project. An appropriate amount of trees, shrubs and ground cover and other features shall be incorporated into the design. Any security fencing shall be a decorative design and appropriate for the character of the site and surrounding neighborhood.

21. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. All irrigation shall be maintained in fully operational condition. Westminster Seminary shall also be responsible for the maintenance of any landscaping and irrigation installed along the Bear Valley Parkway frontage as part of the County widening project. Water and electrical service shall be provided by Westminster Seminary.

22. Any trees installed shall be minimum 15 gallon in size. The removal of any existing mature trees shall require replacement with minimum range of boxed size trees (24" to 48"). The removal of any mature trees shall be indicated on the grading and landscape plans. Any oak trees shall be replaced at a minimum 2:1 ratio with specimen-sized trees, or a 5:1 ratio with 15 gallon trees.

23. The landscape and building plans shall include the design of any perimeter fencing, gates and security railing on top of the retaining walls/drive aisles. A decorative type of open security railing shall be used, if required.

24. All trash enclosures must be designed and installed per City standards and in coordination with Engineering Department storm water control requirements. The final design shall be included in the building plans. Decorative block/finish shall be used for the trash enclosures, with a decorative type roof to match the proposed buildings.

25. Balconies and patios shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This shall be included in the rental agreements for the occupants/students.

26 Perimeter landscape area shall be restricted to passive uses only (such as pathways, small sitting areas, etc.). All active recreation areas shall be restricted to the interior areas of the site, to the satisfaction of the Planning Division.

27. The facility shall incorporate a "quiet time" limit on outdoor activities/gathering/sports and noise/music, and other potentially noisy activities between the hours of 10:00 p.m. and 7:00 a.m.

28. Student housing shall be restricted to the housing of students that carry a minimum of six credits, along with any immediate family members, and visiting faculty. Immediate family members shall reside in the same unit as the student family member (married student units).

29. The eastern access to Via Alegre shall be for emergency access only and shall not be open to public through access. An appropriate heavy-duty gate shall be installed (approved by the Fire Department). All gates shall be heavy duty in design and chain-link fencing shall not be allowed. The type of materials, finish and color shall be noted on the final grading and landscape plans.

30. A Lot Tie Agreement shall be recorded between the two properties prior to the issuance of building permits. A copy of the agreement shall be provided to the Planning Division.

31. The Conditional Use Permit shall be null and void if not utilized within 36 months of the effective date of approval.

32. This item may be referred back to the Planning Commission upon recommendation of the Director of Planning and Building for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding performance or the operation of the facility and/or non-compliance with the conditions of project approval.

Mitigation Measures:

Bio-1:
Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.

Bio-2:
To compensate for the loss of 9.7 acres of NNG, the applicant shall purchase 4.85 mitigation credits from the Daley Ranch Bank or other approved mitigation bank.

Cul-1:
It is recommended the applicant/owner enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseno Native American tribe (Luiseno Tribe) prior to the issuance of grading permits. The purpose of the agreement is to formalize protocols and procedures between the Applicant/Owner and the Luiseno Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried tribal cultural resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

2. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

3. During the initial site grading, excavation or disturbance of the ground surface, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.

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

5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the City Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human bones remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. It is recommended that if Native American remains are discovered, the remains should be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Luiseno Native American monitor.

6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies (if necessary), to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies, or remain on site within a designated and secured open space area approved by the City of Escondido, as recommended by the project Archaeologist and Native American representative. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.

8. A report documenting the field and analysis results and, if necessary, interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Fire Department

1. Each building will require an FDC and PIV as well as a hydrant within 50 feet of the FDC.

2. Sprinklers shall be required in accordance with NFPA 13.

3. Provide a fire alarm system.

4. A min. of three feet of clearance shall be provided around all fire protection equipment.

5. A min. 28 foot inside turning radius for all corners shall be provided and shown on the plans. Apparatus shall not go into opposing lanes for traffic on site.

6. All gates shall be equipment with the appropriate Fire Department approved features. All manual and/or person gates shall have a knox box.

7. Submit underground fire line plans to the Fire Department. All hydrants shall be part of a looped water system.

8. Provide a minimum six inch high with ½ inch stroke building address numbers on the structures visible from the street. Additional numbers may be required where deemed necessary by the Fire Marshall. The numbers shall be indicated on the building plan elevations.

9. Show fuel modification zones on the site plans and landscape plans.

10. The project is located within a High Fire Severity Zone and shall comply with Chapter 7A of the California Building Code, including glazing, doors, venting, roofing, decking, fencing, walls and vinyl windows.

11. Roof shall be Class A and all venting shall be ember resistive.

12. Building plan submittal shall include exiting, emergency lighting and an evacuation plan.

13. Vegetation may not obstruct fire roadways and/or ground ladder access. Show egress windows on landscape plans.

14. Minimum 13ft. 6in. vertical clearance required for fire access roads.

15. The need to provide elevators in the student housing units and classroom building would be subject to Chapter 11 of the California Building Code (CBC).

16. All fencing and other structures less than five feet from a building shall be non-combustible.

ENGINEERING CONDITIONS OF APPROVAL
PHG14-0035 1725 Bear Valley Parkway
Conditional Use Permit for
Westminster Seminary Graduate Student Housing

IMPROVEMENTS

1. All onsite and offsite improvements shall be constructed in a manner that does not damage existing public street or utility improvements. Any damage shall be corrected to the satisfaction of the City Engineer or Assistant Utility Director.

2. Any existing damaged and broken sidewalk, curb & gutter adjacent to the project on Boyle Avenue or Bear Valley Parkway shall be removed and replaced in accordance with City Standards, and to the satisfaction of the Field Engineering Inspector.

3. Adequate horizontal sight distance shall be provided at driveway entrances. Restrictions on landscaping may be required at the discretion of the City Engineer.

4. The developer shall be required to pay a $50,000 Fair Share Contribution towards the construction of project frontage street improvements along Bear Valley Parkway and traffic signal improvements at the intersection of Boyle Avenue and Bear Valley Parkway. This Fair Share Contribution shall be paid prior to issuance of occupancy for any buildings within this project and covered by this Conditional Use Permit.

5. The proposed Traffic Signal at Boyle Avenue and Bear Valley Parkway shall be in full operation and the Bear Valley roadway improvements completed prior to issuance of occupancy for any buildings within this project and covered by this Conditional Use Permit.

6. An engineered improvement plan prepared by a Registered Civil Engineer 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 final acceptance of subject construction by the City.

7. A concrete pedestrian access route from the public sidewalk shall be provided into the project to the satisfaction of the City Engineer and Building Official.

8. The developer will be required to provide a detailed traffic control plan, for any required construction within the Boyle Ave. or Bear Valley Pkwy right-of-ways to the satisfaction of the City's and/or County Traffic and Field Engineers. This plan shall be approved prior the issuance of an Encroachment Permit for construction within these public right-of-ways.

9. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of plans and the issuance of Building Permits.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite grading and improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Fire and Engineering Departments prior to issuance of a Grading Permit.

2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.

3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.

4. The first submittal of the grading plan shall be accompanied by 2 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his/her recommendations.

5. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

SITE DRAINAGE and BMPs

1. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.

2. A Final Water Quality Technical Report together with Hydro-Modification Calculations in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval by the City Engineer together with the grading plans. The Water Quality Technical Report shall include post-construction storm water treatment and HMP measures and maintenance requirements. Please be advised that the new storm water regulations will go into effect on December 24, 2015. While the Regional Board has not made a final determination on how active projects will be affected, we expect that projects that have not started construction will be subject to the new BMP Manual possibly triggering the redesign of storm water facilities for the project.

3. All on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Public Works / City Engineer.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency method of treatment. The City highly encourages the use of bio-retention basins within or along the perimeter of the parking and driveway areas as the primary method of storm water treatment. The building and any landscape plans will need to reflect the installation of storm water treatment areas/facilities.

5. All on-site storm drains, detention basins, and all other post-construction BMP facilities are private. The responsibility for maintenance and reporting for these storm drains shall be that of the property owner.

6. The current property owner will be required to sign, notarize, and have the City record a Storm Water Control Facility Maintenance Agreement acknowledging and agreeing to storm water maintenance and reporting requirements for the project site.

7. 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.

SEWER

1. The onsite sewer system shall be private however the sewer mains shall be 8-inch min. PVC and designed to current City of Escondido Design Standards with manholes and the sewer laterals to individual buildings shall be constructed per current Plumbing Code requirements. The property owner will be responsible for all maintenance of this private sewer system to the public main in Boyle Avenue.

2. No trees or deep rooted plants shall be planted within 15' of the private sewer mains or laterals.

3. Any new development whose wastewater discharge may contain pollutants not normally found in or in concentrations in excess of those normally found in domestic waste water shall require a Wastewater Discharge Permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the City system. The Wastewater Discharge permit may require monitoring, mitigation, or alternate disposal methods.

WATER SUPPLY

1. Industrial type fire hydrants together with a minimum eight (8") inch looped public water main system shall be installed at locations approved by the Fire Marshal, designed and constructed to the satisfaction of the Deputy Director of Utilities.

2. The project engineer will be required to locate and pothole all existing utilities along project frontages to verify connection and crossing locations and depths and to design new facilities to standard required depths and utility clearances at crossings.

3. An onsite public water main system shall be looped through the project site from the existing 8" stub outlet and gate valve on the new 24" PVC main in Bear Valley Parkway around the project perimeter and connecting into the existing 8" ACP water main at the southeast corner of the

existing Westminster Seminary campus. This public water main loop shall be designed and constructed to the satisfaction of the Deputy Director of Utilities.

4. All onsite public water mains shall be located within all-weather roadways for City Utility access.

5. The project owner is solely responsible for replacing any stamped concrete, pavers, or pervious pavements in kind if the City has to trench the project driveways for repair or replacement of any waterline. Language to this effect shall be included in the Public Waterline Easement grant deed.

EASEMENTS

1. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading and improvement plans.

2. The owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to the approval of the grading plans. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement must be submitted to the City Engineer for review and approval prior to the approval of the grading plans.

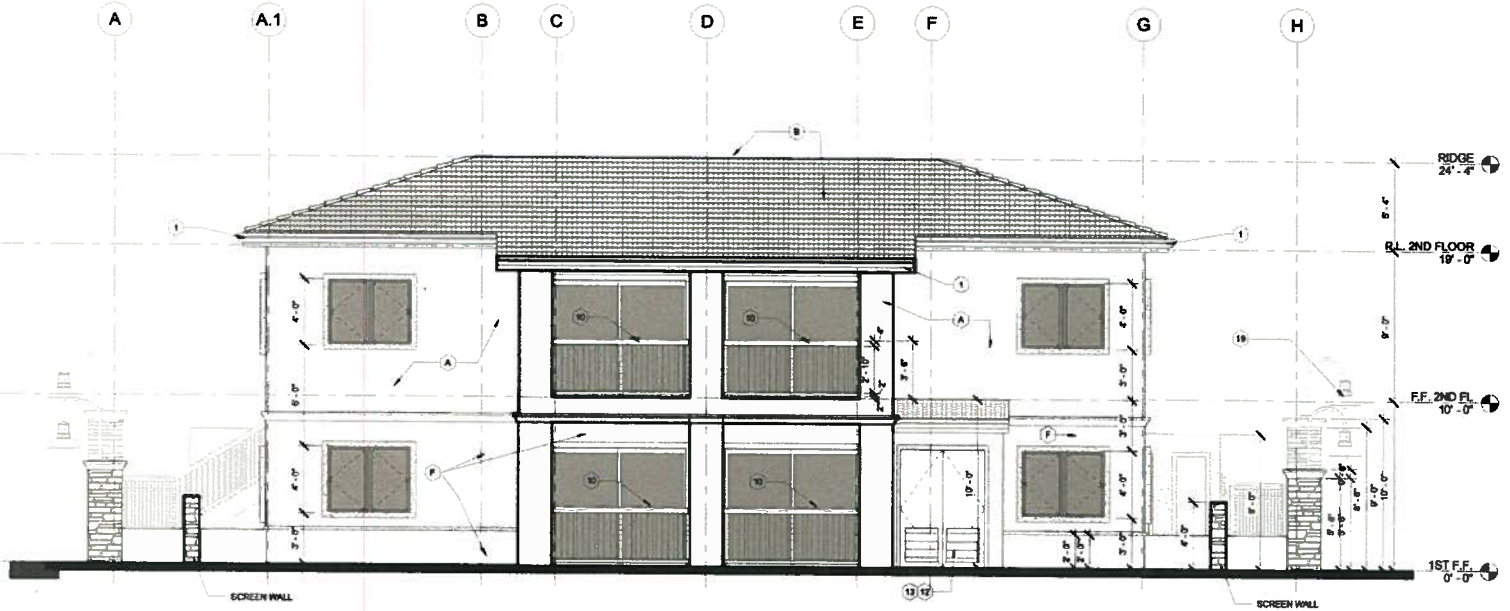
3. A 20' wide Public Waterline Easement shall be granted to the City of Escondido for all public water mains within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. No private utilities or drainage pipes shall run parallel within nor shall drainage basins be located over this proposed public waterline easement.

4. A current preliminary title report shall be submitted with the grading plans.

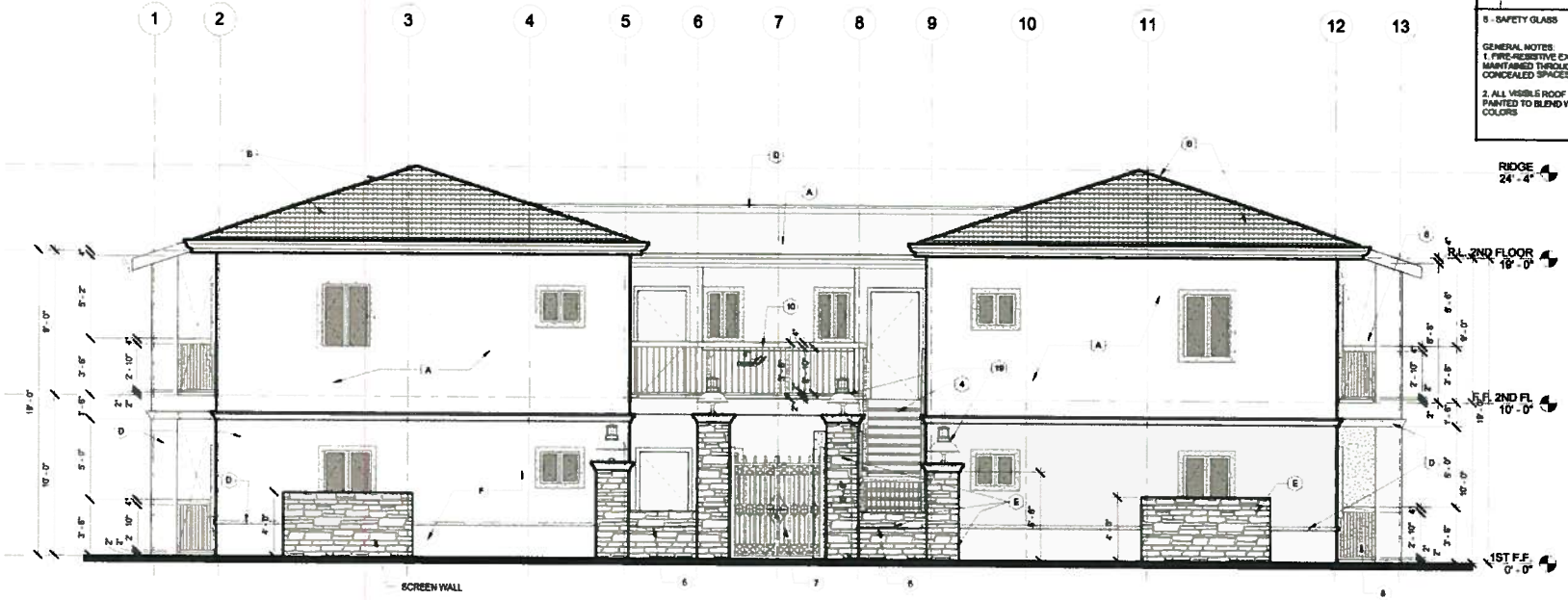
CASH SECURITY AND FEES

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.

2. The developer will 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.



2 SIDE ELEVATION ONE BEDROOM UNIT.



1 FRONT AND BACK ELEVATION ONE BEDROOM UNIT

LEGEND

KEY NOTES - EXTERIOR MATERIAL / FINISH

- A STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
- B TILE ROOF TO MATCH EXISTING IN CAMPUS.
- C CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
- D STUCCO MOLDING BANDS
- E EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
- F STUCCO OVER STUDS, LAHABRA TRABUCO COLOR

KEY NOTES - EXTERIOR ITEMS

1. FASCIA TO MATCH WALL COLOR
2. MAN DOOR
3. CONCRETE WALKWAY
4. STAIRS
5. PLANTER
6. CHIMNEY
7. STEEL GATES
8. BALCONY BEYOND
9. TREE LOCATED @ COURTYARD
10. TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11. WOOD TRIM
12. TELEPHONE CABINET
13. ELECTRIC CABINET
14. FLAT ROOF
15. WALL LOUVER. SEE A6'S FOR MORE INFO
19. EXTERIOR LIGHT FIXTURE
20. PILASTER CAP
21. ROOF BEAM
22. 4'-0" LOW SCREEN WALL W/ PLANTERS

S - SAFETY GLASS

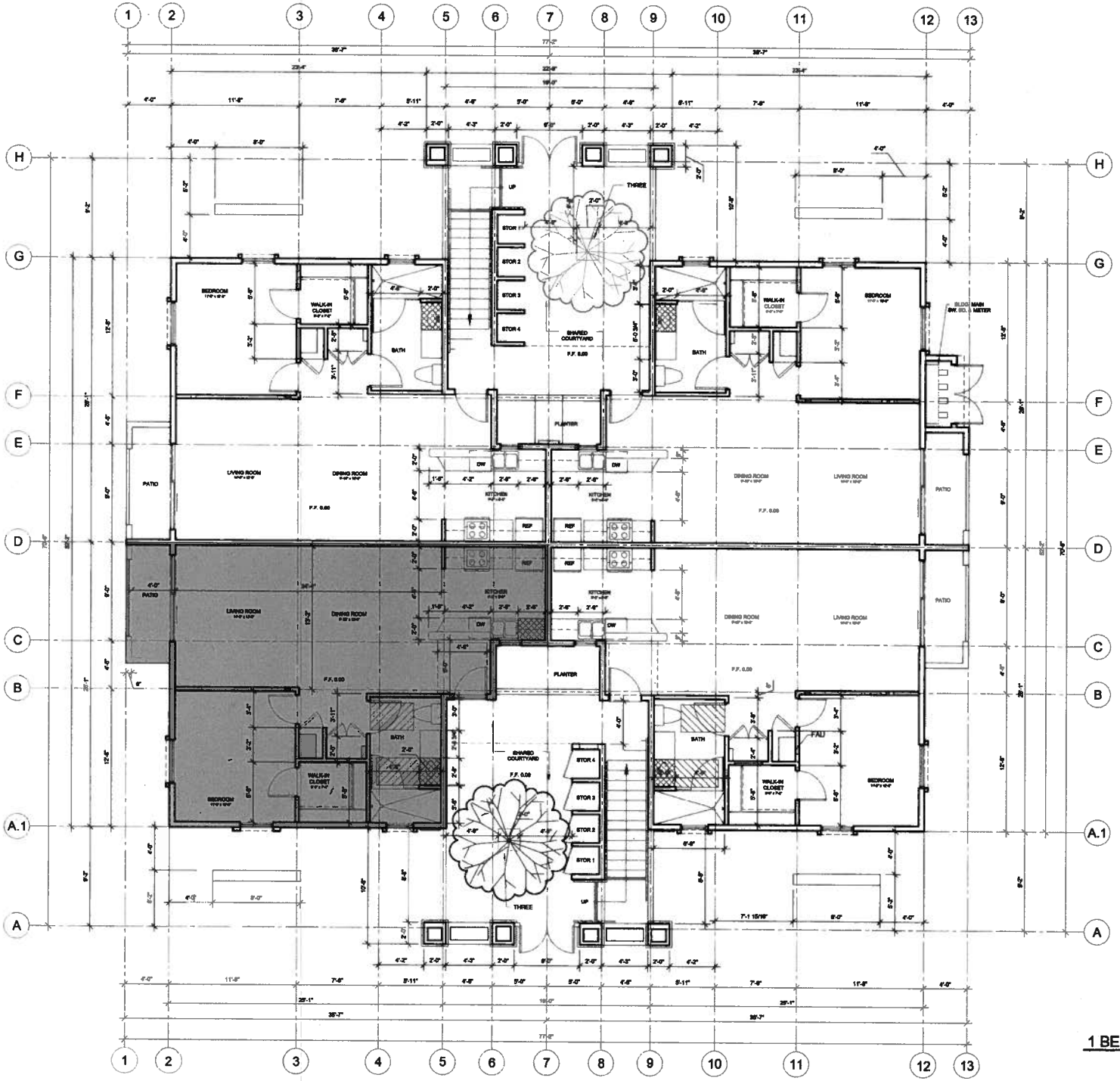
GENERAL NOTES:
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 708.3.1

2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS

PROPOSED PROJECT - PHG 14-0035

E

ELEVATIONS
1 BR UNIT



FLOOR PLAN LEGEND — LEGEND

- STUD WALL.
- STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

WALL LEGEND

AREAS

1 BEDROOM (2 STORY) (FULLY SPRINKLERED)

768.64 SF (UNIT) + 44.33 (PATIO) = 813.17 SF x 4 U. / FLOOR = 3,252.68 SF
451.26 SF (COURTYARD x 2) = 965.52

2 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,017.02 + 48.87 (PATIO) = 1,065.89 SF x 4 U. / FLOOR = 4,262.76 SF
436.21 SF (COURTYARD x 2) = 872.42 SF

3 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,433.01 + 48.87 (PATIO) = 1,481.88 SF x 4 U. / FLOOR = 5,935.72 SF
388.93 SF (COURTYARD x 2) = 777.86 SF

COMMONS BUILDING (1 STORY) = 2,297 SF (FULLY SPRINKLERED)

EDUCATION BUILDING (2 STORY) (FULLY SPRINKLERED)

1ST FLOOR = 5,573.72 SF
2ND FLOOR = 5,573.72 SF

FUTURE CLASS / OFFICE (1 STORY) = 4,125 SF. (FULLY SPRINKLERED)

1 BEDROOM

UNIT SF	813.17 SF
FLOOR SF	3,252.68 SF
BUILDING SF	7,407 SF

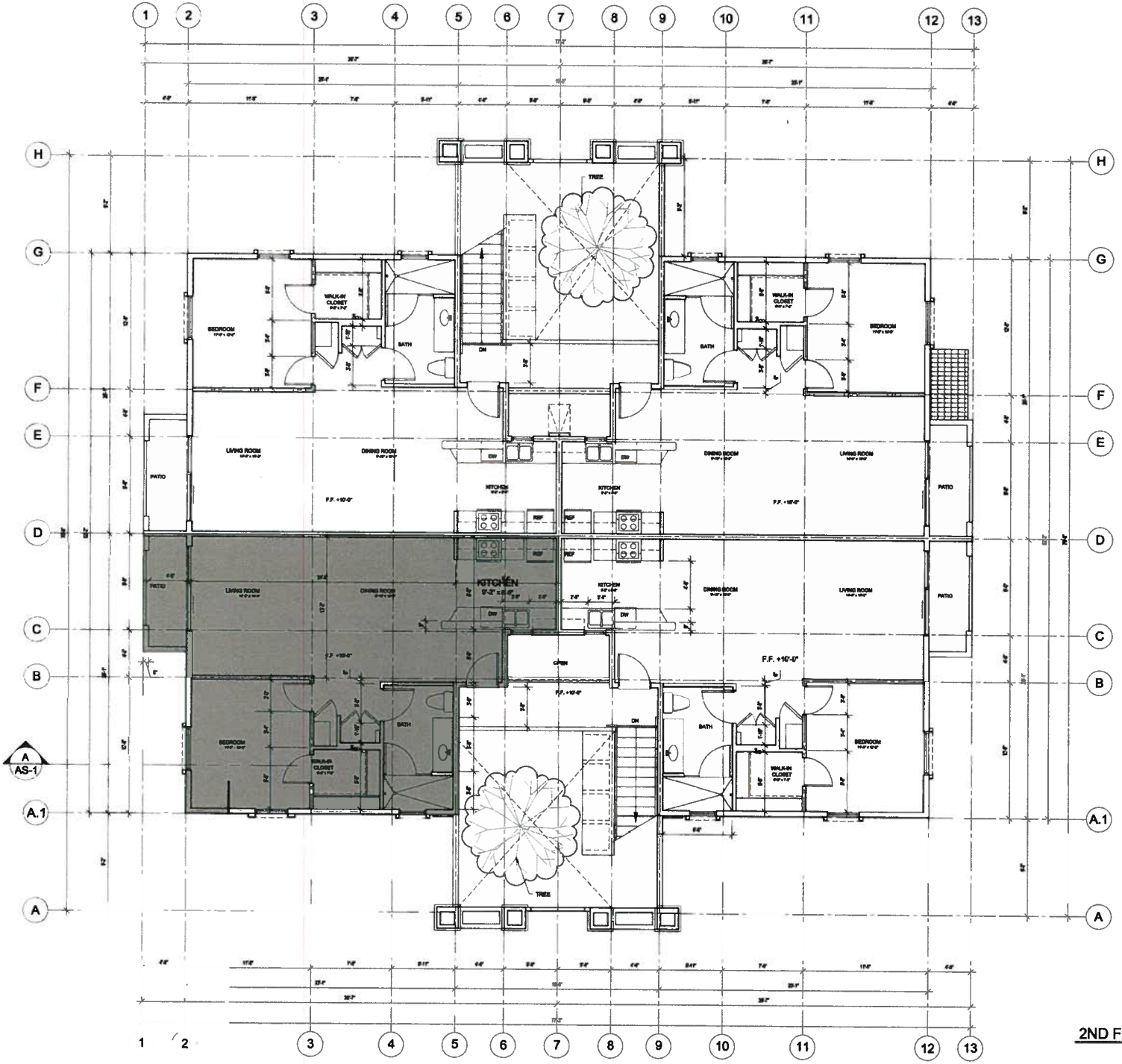
1 BEDROOM UNIT - 1ST FLOOR -

N

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
1 BR UNIT



FLOOR PLAN LEGEND — LEGEND

- STUD WALL
- STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
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DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

WALL LEGEND

AREAS

1 BEDROOM (2 STORY) (FULLY SPRINKLERED)

768.84 SF (UNIT) + 44.33 (PATIO) = 813.17 SF x 4 U. / FLOOR = 3,252.68 SF
451.26 SF (COURTYARD x 2) = 995.52

2 BEDROOMS (2 STORY) (FULLY SPRINKLERED)

1,017.02 + 48.67 (PATIO) = 1,065.69 SF x 4 U. / FLOOR = 4,262.76 SF
436.21 SF (COURTYARD x 2) = 872.42 SF

3 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,433.01 + 48.67 (PATIO) = 1,481.68 SF x 4 U. / FLOOR = 5,926.72 SF
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EDUCATION BUILDING (2 STORY) (FULLY SPRINKLERED)

1ST FLOOR = 5,573.72 SF
2ND FLOOR = 5,573.72 SF

FUTURE CLASS / OFFICE (1 STORY) = 4,125 SF. (FULLY SPRINKLERED)

1 BEDROOM

UNIT SF	813.17 SF
FLOOR SF	3,252.68 SF
BUILDING SF	7,407 SF

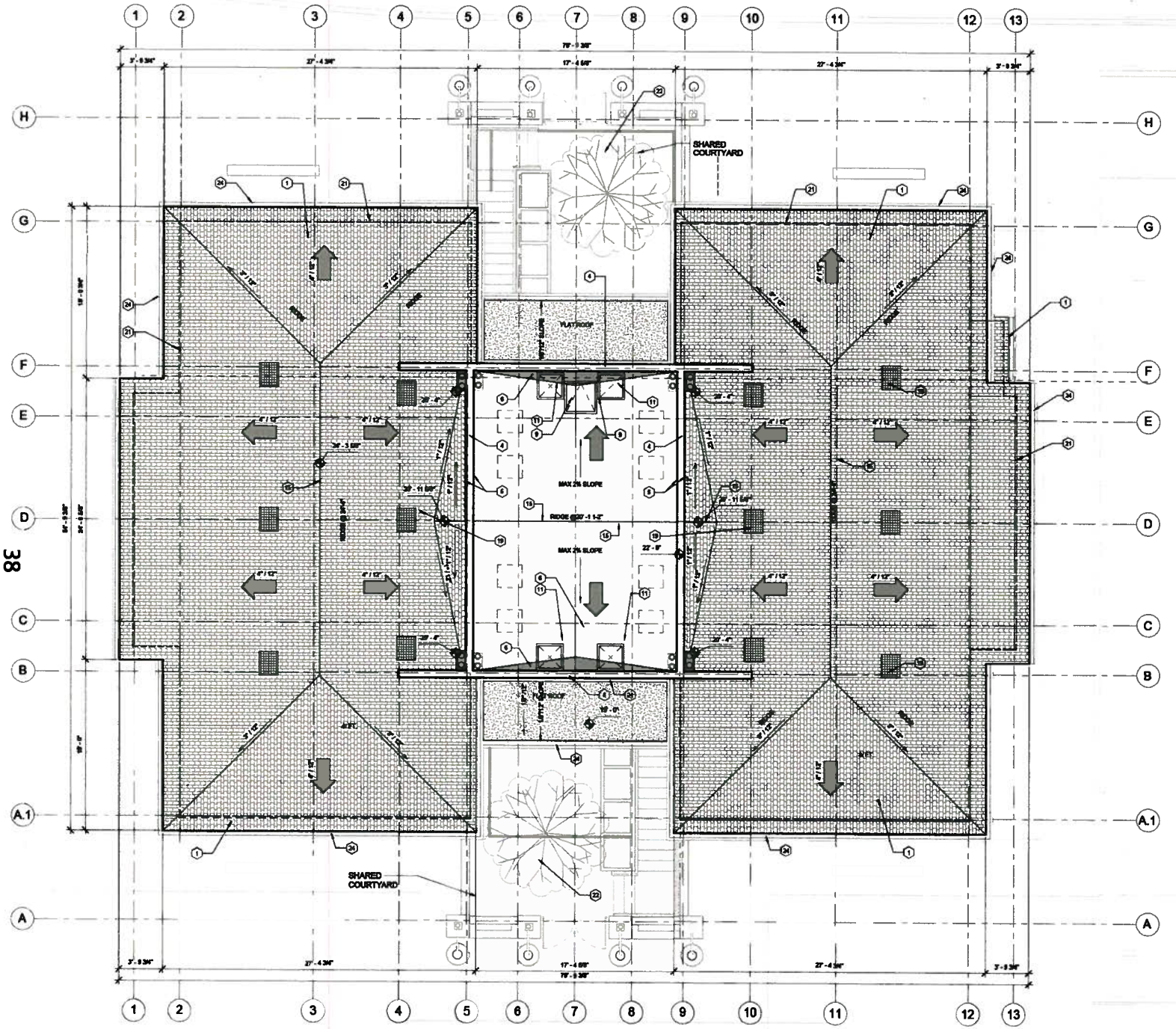
2ND FLOOR - 1 BEDROOM UNIT

N

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
1 BR UNIT



ROOF PLAN - 1 BEDROOM UNIT

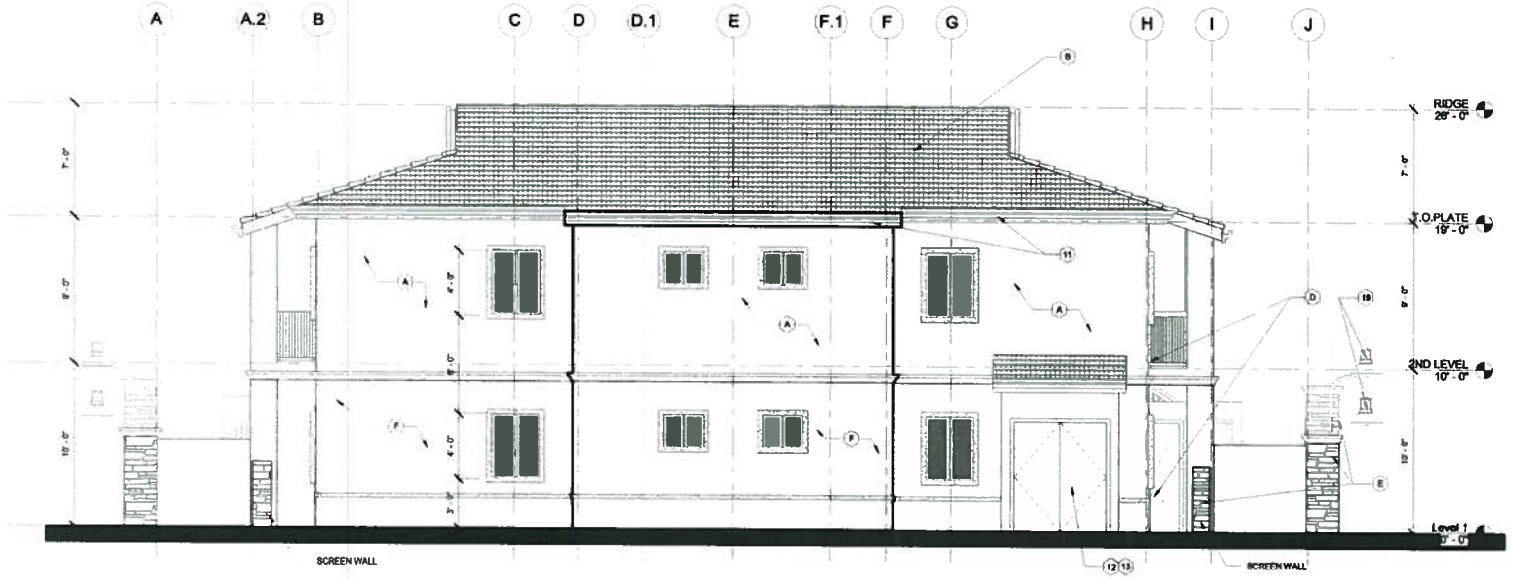
LEGEND

	KEY NOTES - EXTERIOR ITEMS
1	ROOF TILE TO MATCH EXISTING (SEE SHT. AR-1 FOR SPECS)
2	FIBER CANT STRIP
3	REGRET @ MASONRY WALL
4	WALL CAP FLASHING
5	WALL FLASHING
6	CRICKET
7	PARAPET WALL BRACING
8	EXPANSION JOINT
9	ROOF HATCH
10	SMOKE HATCH
11	SKYLITE
12	PLUMBING LINES DIRECTION OR LOCATION
13	ROOF LADDER
14	EQUIPMENT SCREEN
15	RIDGE
16	"FOSSIL FILTER"
17	CONDENSORS
18	WALL LOUVER
19	VENTILATION ROOF TILE
20	SCUPPER
21	WALL BELOW
22	TREE @ COURTYARD
23	CHIMNEY

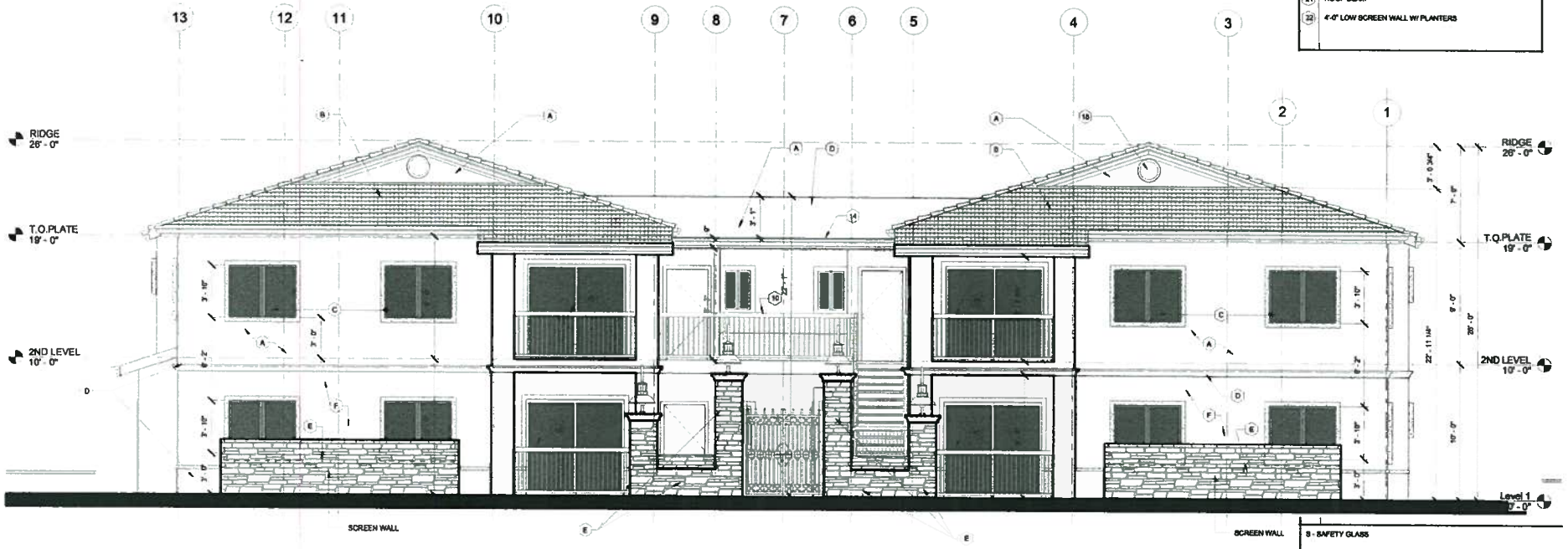
"/FT.	WATER DRAINAGE DIRECTION & ROOF SLOPE RATIO
	ROOF DRAIN & OVERFLOW
MECH	MECHANICAL UNIT (SEE MECHANICAL SHEET FOR DETAIL)
T.O.P. = T.O.S. =	TOP OF PARAPET TOP OF SURFACE
	VENT FOR TILE ROOF. *NFVA = 97.50 SQ. IN. (*NET FREE VENT AREA)

PROPOSED PROJECT - PHG 14-0035 | **RP**

ROOF PLAN
1 BR UNIT



2 SIDE ELEVATION



1 EXTERIOR ELEVATIONS - 2 BEDROOM UNIT FRONT AND BACK

LEGEND

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRABUCO COLOR

	KEY NOTES - EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	CHIMNEY
7	STEEL GATES
8	BALCONY BEYOND
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10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	TELEPHONE CABINET
13	ELECTRIC CABINET
14	FLAT ROOF
16	WALL LOUVER SEE A6'S FOR MORE INFO
19	EXTERIOR LIGHT FIXTURE
20	PILASTER CAP
21	ROOF BEAM
22	4'-0" LOW SCREEN WALL W/ PLANTERS

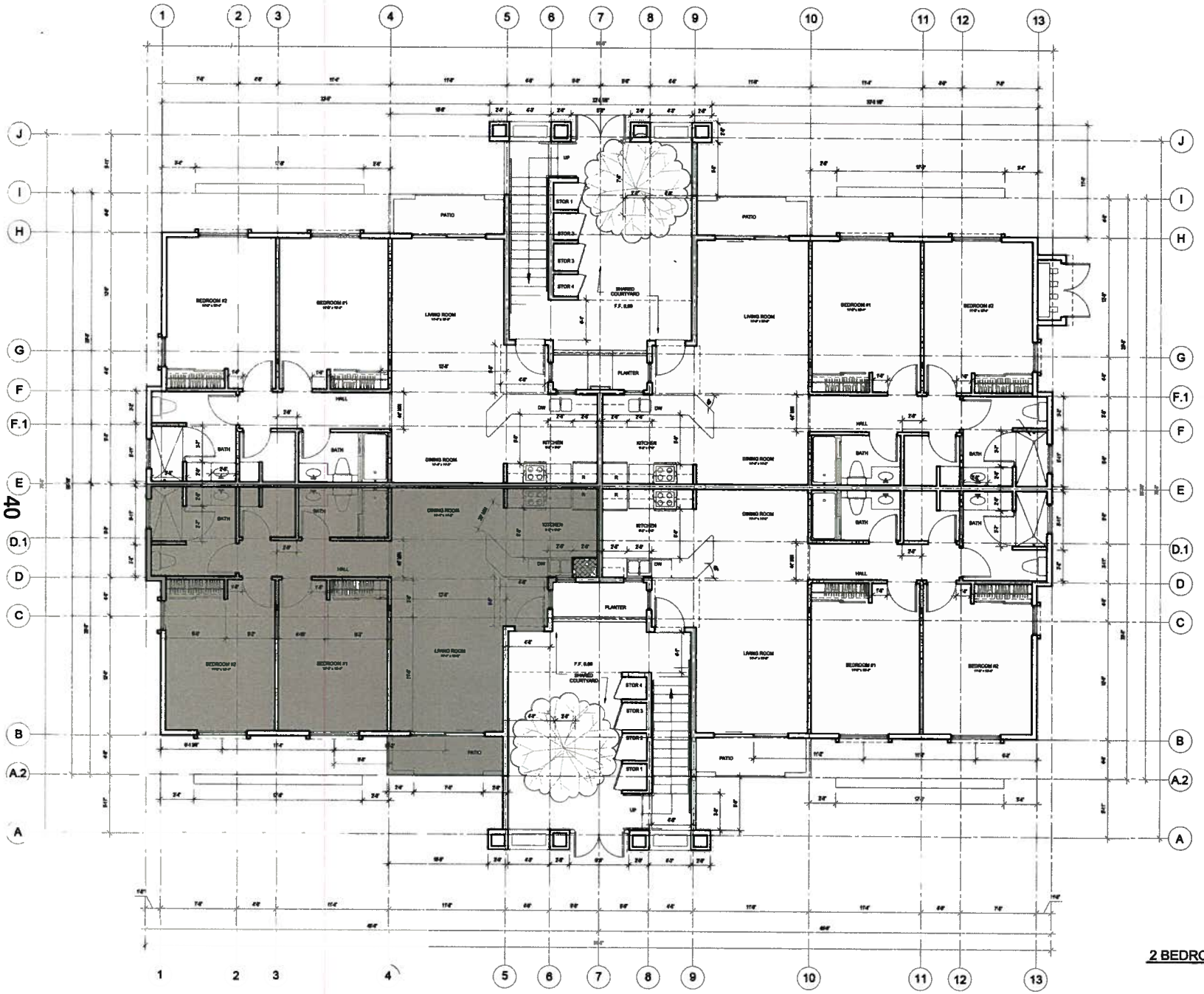
S - SAFETY GLASS

GENERAL NOTES.
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 709.3.1

2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS , ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS

PROPOSED PROJECT - PHG 14-0035 | **E**

ELEVATIONS 2 BR UNIT



LEGEND

FLOOR PLAN LEGEND

- STUD WALL.
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- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
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FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
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DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
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WALL LEGEND

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1ST FLOOR = 5,573.72 SF
2ND FLOOR = 5,573.72 SF

FUTURE CLASS / OFFICE (1 STORY) = 4,125 SF. (FULLY SPRINKLERED)

2 BEDROOM

UNIT SF	1,065.69 SF
FLOOR SF	4,262.76 SF
BUILDING SF	9,397.94 SF

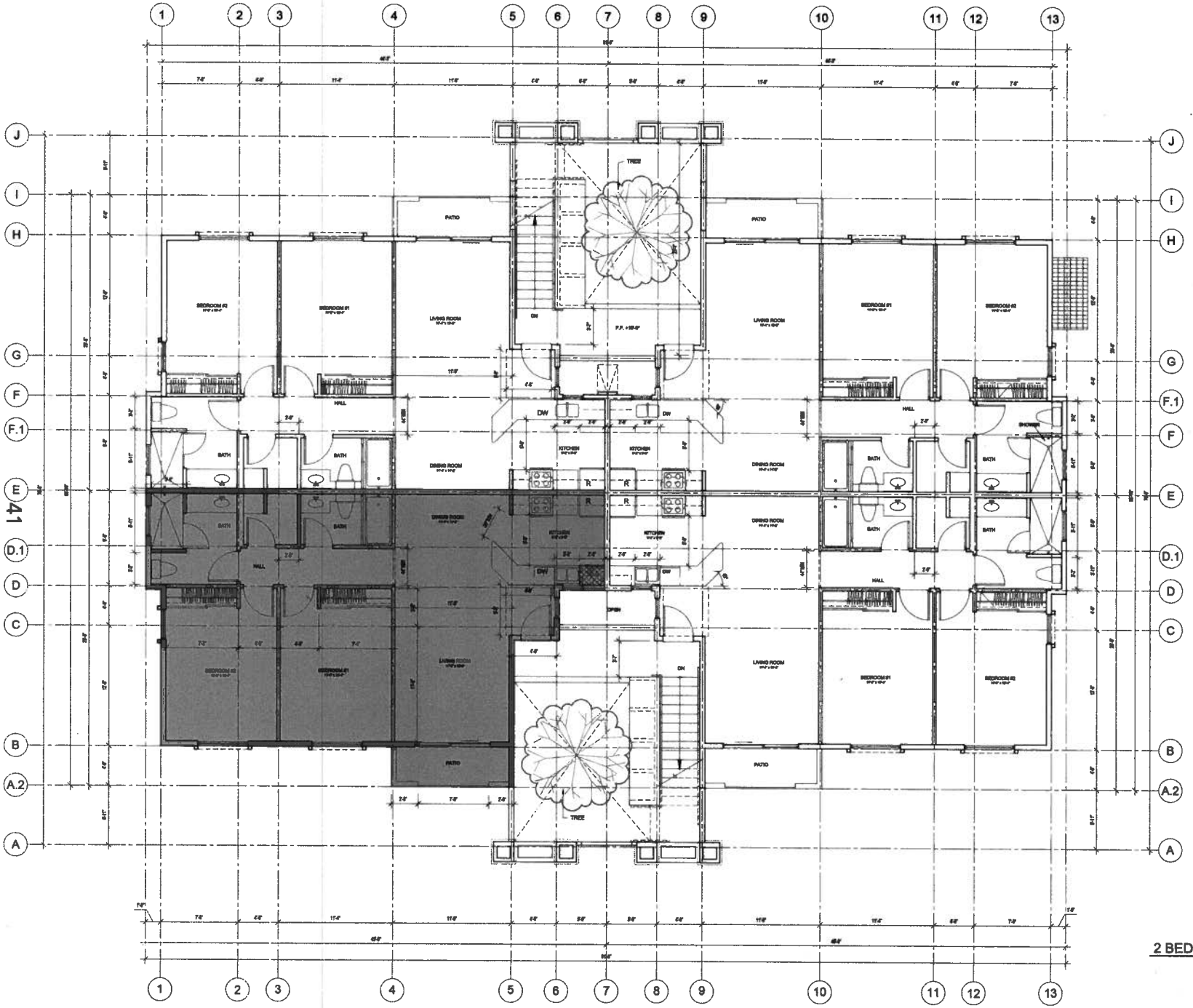
2 BEDROOM UNIT - 1ST FLOOR PLAN

N

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
2 BR UNIT



LEGEND

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- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

WALL LEGEND

AREAS

1 BEDROOM (2 STORY) (FULLY SPRINKLERED)

768.84 SF (UNIT) + 44.33 (PATIO) = 813.17 SF x 4 U. / FLOOR = 3,252.68 SF
451.26 SF (COURTYARD x 2) = 905.52

2 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,017.02 + 48.67 (PATIO) = 1,065.69 SF x 4 U. / FLOOR = 4,262.76 SF
436.21 SF (COURTYARD x 2) = 872.42 SF

3 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,433.01 + 48.67 (PATIO) = 1,481.68 SF x 4 U. / FLOOR = 5,926.72 SF
388.93 SF (COURTYARD x 2) = 777.86 SF

COMMONS BUILDING (1 STORY) = 2,397 SF (FULLY SPRINKLERED)

EDUCATION BUILDING (2 STORY) (FULLY SPRINKLERED)

1ST FLOOR = 5,573.72 SF
2ND FLOOR = 5,573.72 SF

FUTURE CLASS / OFFICE (1 STORY) = 4,125 SF. (FULLY SPRINKLERED)

2 BEDROOM

UNIT SF	1,065.69 SF
FLOOR SF	4,262.76 SF
BUILDING SF	9,397.94 SF

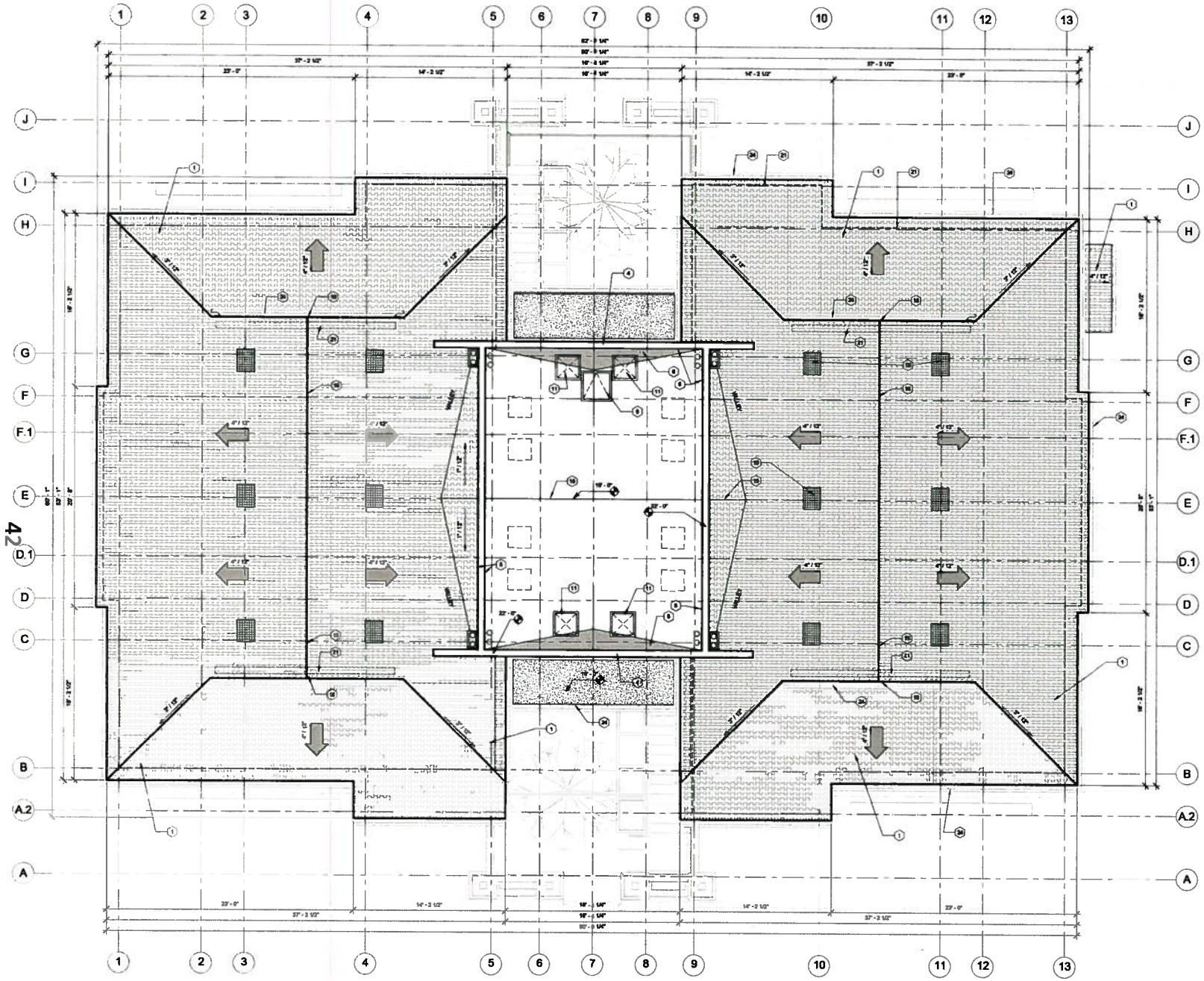
2 BEDROOM UNIT - 2ND FLOOR PLAN

N

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
2 BR UNIT



LEGEND

KEY NOTES - EXTERIOR ITEMS

1. ROOF TILE TO MATCH EXISTING (SEE SHT. AR-1 FOR SPECS)
2. FIBER CANT STRIP
3. REGRET @ MASONRY WALL
4. WALL CAP FLASHING
5. WALL FLASHING
6. CRICKET
7. PARAPET WALL BRACING
8. EXPANSION JOINT
9. ROOF HATCH
10. SMOKE HATCH
11. SKYLITE
12. PLUMBING LINES DIRECTION OR LOCATION
13. ROOF LADDER
14. EQUIPMENT SCREEN
15. RIDGE
16. FOSSIL FILTER
17. CONDENSORS
18. WALL LOUVER
19. VENTILATION ROOF TILE
20. SCUPPER
21. WALL BELOW
22. TREE @ COURTYARD
23. CHIMNEY

_"/FT. — WATER DRAINAGE DIRECTION & ROOF SLOPE RATIO

ROOF DRAIN & OVERFLOW

MECH — MECHANICAL UNIT (SEE MECHANICAL SHEET FOR DETAIL)

T.O.P. = TOP OF PARAPET
T.O.S. = TOP OF SURFACE

VENT FOR TILE ROOF.
*NFVA = 97.50 SQ. IN.
(*NET FREE VENT AREA)

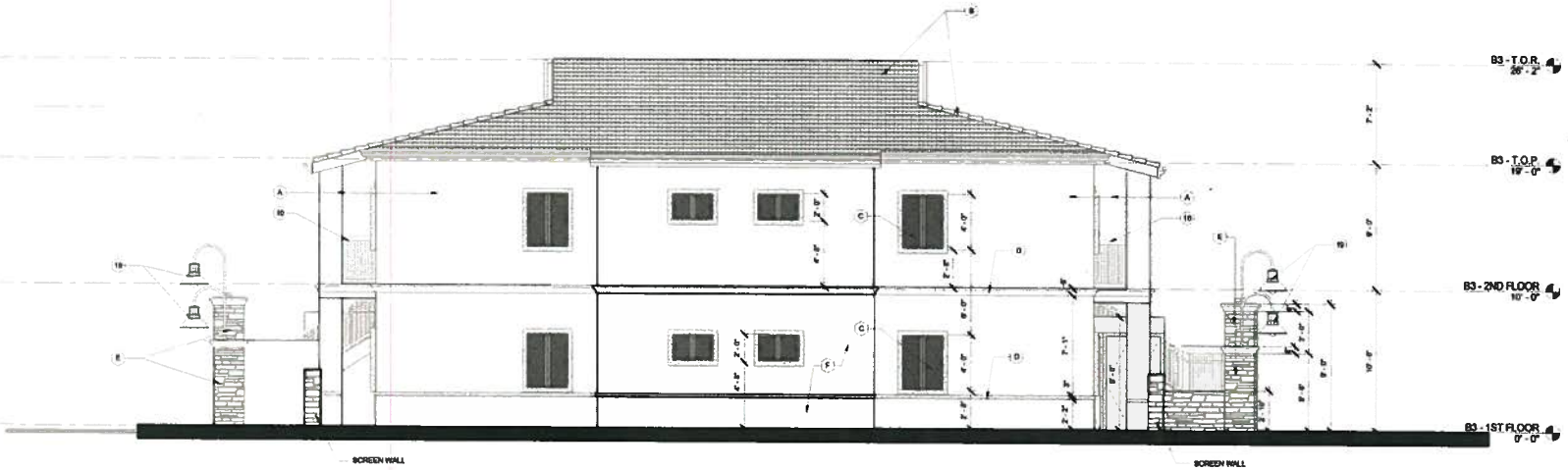
ROOF PLAN - 2 BEDROOM UNIT

N

PROPOSED PROJECT - PHG 14-0035

RP

ROOF PLAN
2 BR UNIT



② 3 BEDROOM UNIT SIDE ELEVATION

③ 3 BEDROOM UNIT FRONT ELEVATION

LEGEND

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRASUCO COLOR

	KEY NOTES - EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	CHIMNEY
7	STEEL GATES
8	BALCONY BEYOND
9	TREE LOCATED @ COURTYARD
10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	TELEPHONE CABINET
13	ELECTRIC CABINET
14	FLAT ROOF
16	WALL LOUVER. SEE A6'8 FOR MORE INFO.
18	EXTERIOR LIGHT FIXTURE
20	PILASTER CAP
21	ROOF BEAM
22	4'-0" LOW SCREEN WALL W/ PLANTERS

S - SAFETY GLASS

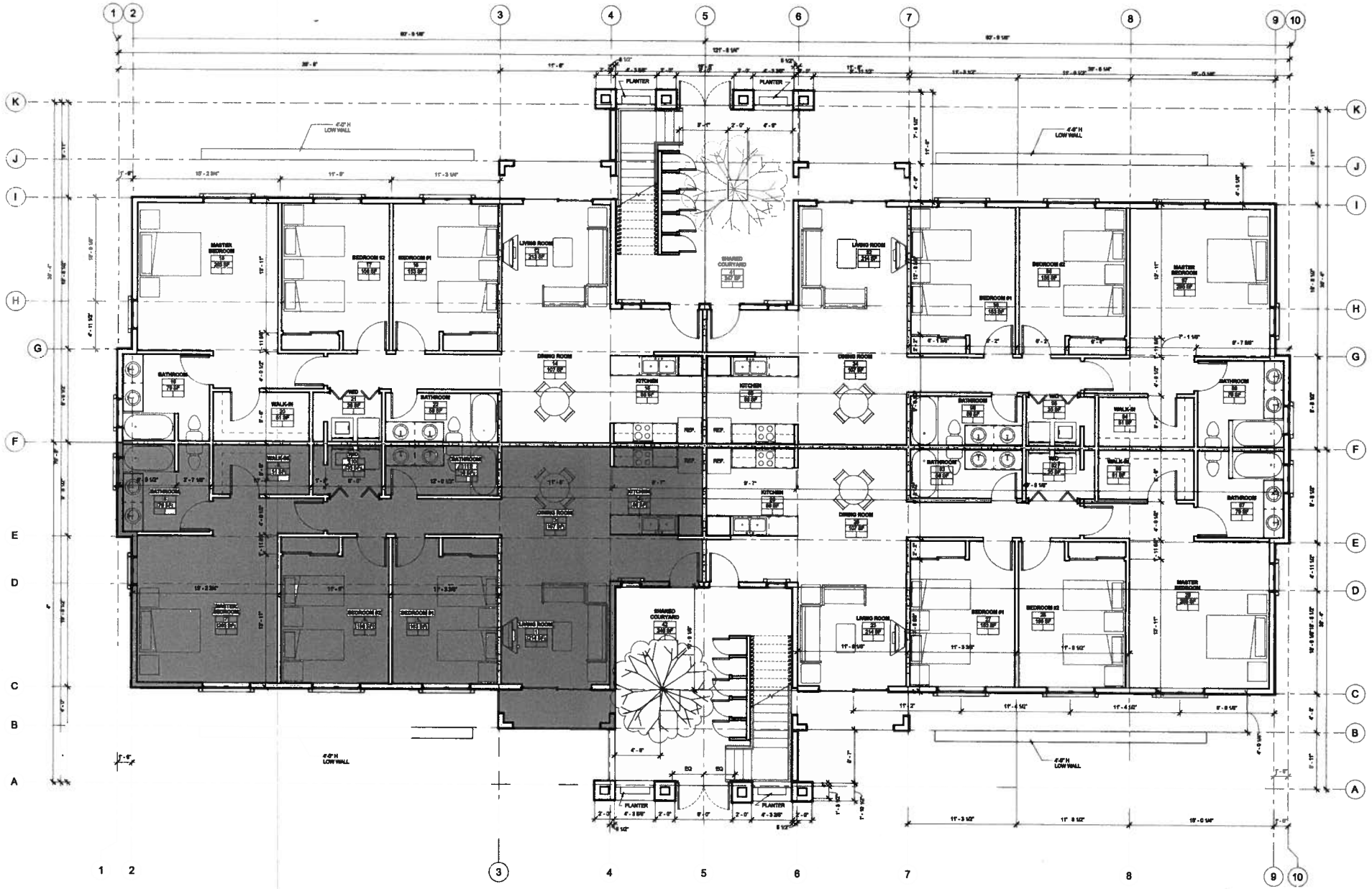
GENERAL NOTES:
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 708.3.1

2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS , ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS.

PROPOSED PROJECT - PHG 14-0035

E

ELEVATIONS
3 BR UNIT



3 BEDROOM UNIT - 1ST FLOOR PLAN

FLOOR PLAN LEGEND

STUD WALL.
- STUDS WITH 5/8" GYP.BD FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A0.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A0.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

WALL LEGEND

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

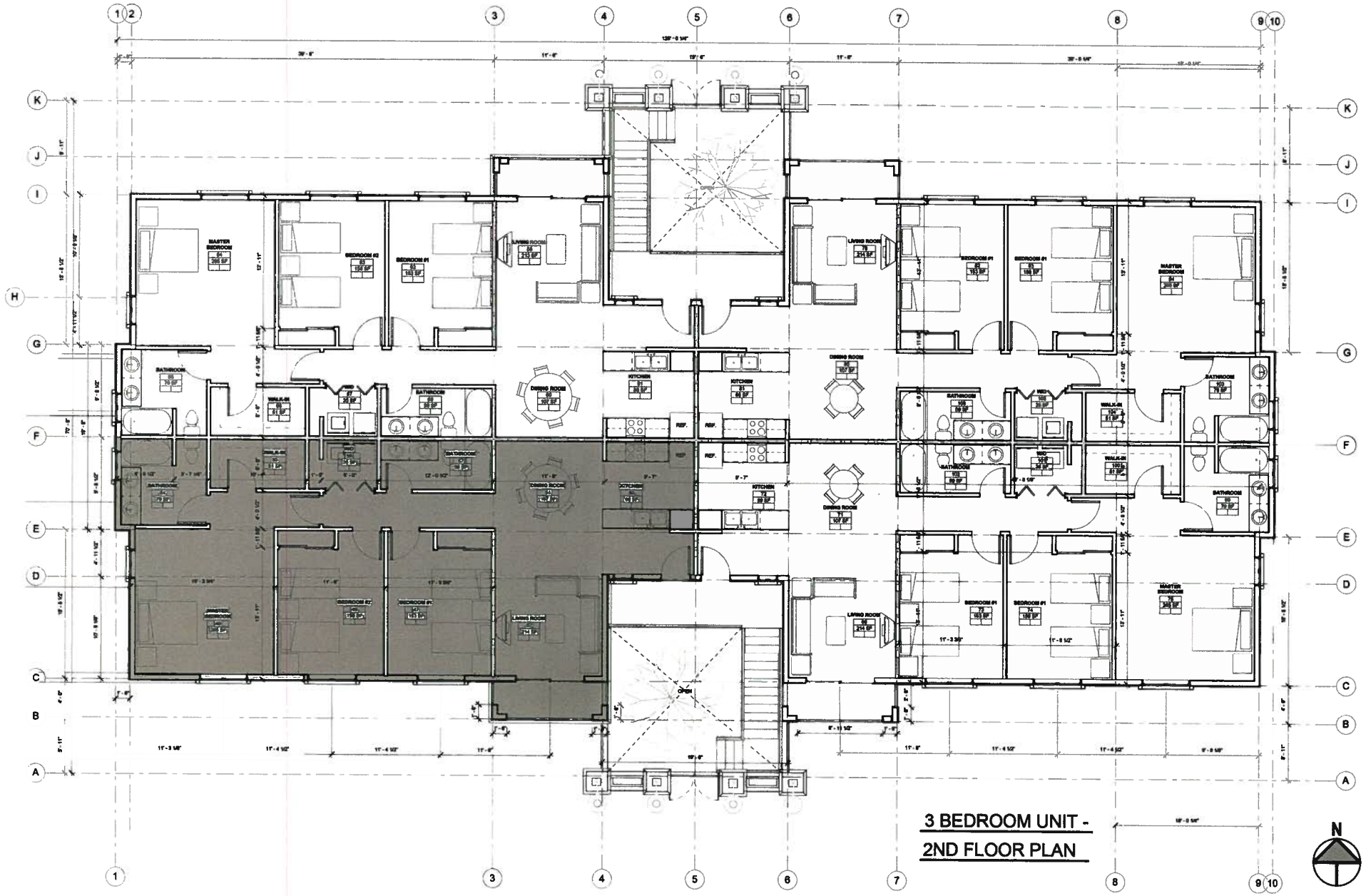
INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

UNIT SF	1,481.68 SF
FLOOR SF	5,926.72 SF
BUILDING SF	12,631 SF

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
3 BR UNIT



3 BEDROOM UNIT -
2ND FLOOR PLAN

N

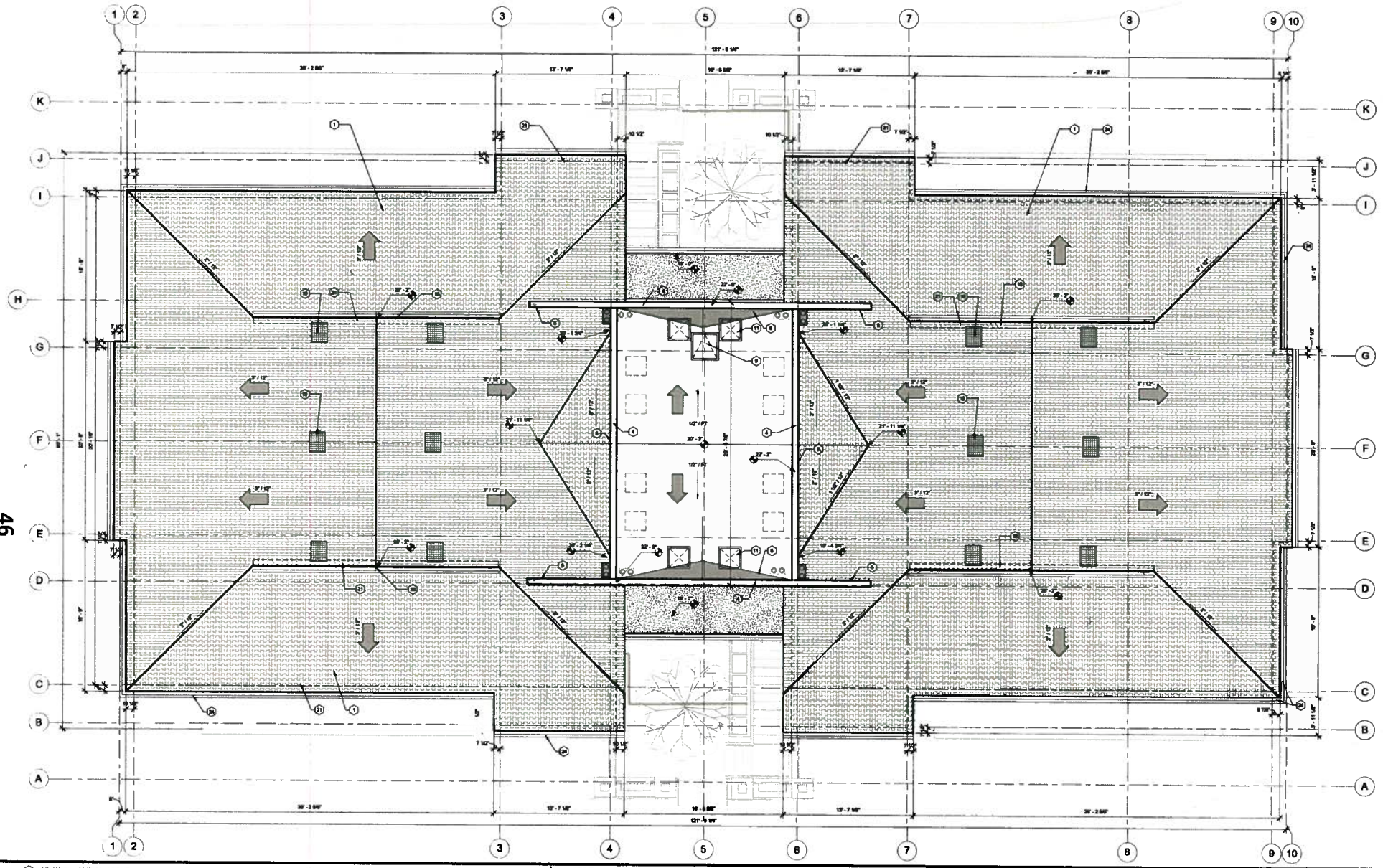
FLOOR PLAN LEGEND	SYMBOLS	WALL LEGEND
STUD WALL. STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.). 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS. PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS. GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.) FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE. CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N. EXISTING WALL TILTUP WALL CMU WALL	DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE WALL TAG. SEE SHEET A12.1 FOR DETAILS ROOM NUMBER. SEE A11.1 FOR SCHEDULE SQUARE FOOTAGE OCCUPANCY LOAD OCCUPANCY TYPE DRAWING REFERENCE SHEET NUMBER DRAWING NUMBER EXTERIOR ELEVATION REFERENCE SHEET NUMBER DRAWING NUMBER INTERIOR ELEVATION REFERENCE SHEET NUMBER DRAWING NUMBER	

UNIT SF	1,481.68 SF
FLOOR SF	5,926.72 SF
BUILDING SF	12,631 SF

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
3 BR UNIT



KEY NOTES - EXTERIOR ITEMS

1. ROOF TILE TO MATCH EXISTING (SEE SHT. AR-1 FOR SPECS)
2. FIBER CANT STRIP
3. ~~RECRET @ MASONRY WALL~~
4. WALL CAP FLASHING
5. WALL FLASHING
6. CRICKET
7. ~~PARAPET WALL BRACING~~
8. EXPANSION JOINT
9. ROOF HATCH
10. SMOKE HATCH
11. SKYLITE
12. PLUMBING LINES DIRECTION OR LOCATION
13. ~~ROOF LADDER~~
14. ~~EQUIPMENT SCREEN~~
15. RIDGE
16. FOSSIL FILTER
17. ~~CONDENSERS~~
18. WALL LOUVER
19. VENTILATION ROOF TILE
20. SCUPPER
21. WALL BELOW
22. TREE @ COURTYARD
23. ~~CHIMNEY~~
24. ROOF FASCIA W/ GUTTER

LEGEND

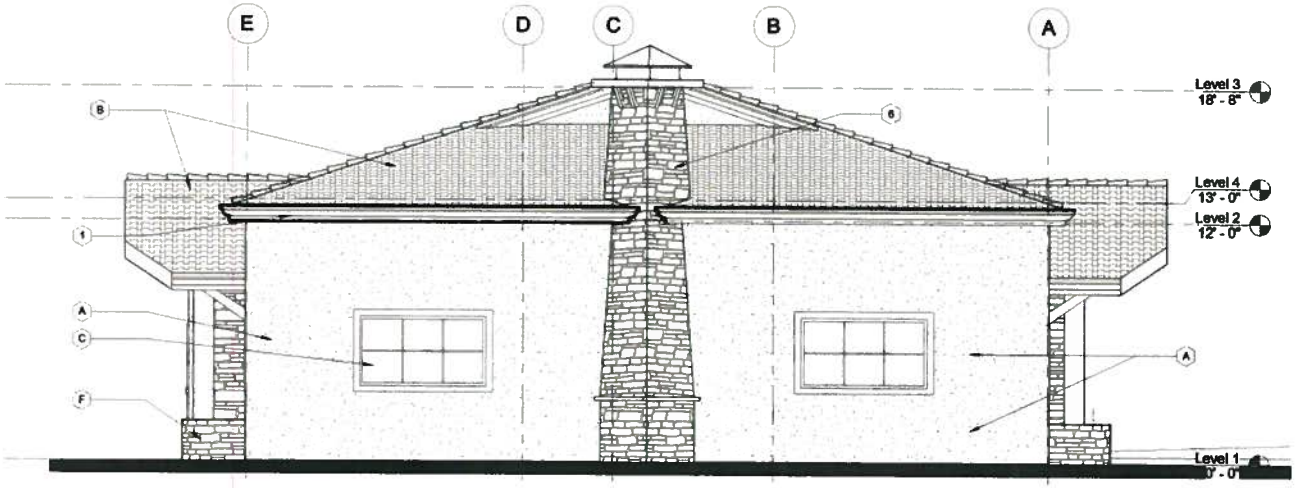
- WATER DRAINAGE DIRECTION & ROOF SLOPE RATIO
- ROOF DRAIN & OVERFLOW
- MECH — MECHANICAL UNIT (SEE MECHANICAL SHEET FOR DETAIL)
- T.O.P. = TOP OF PARAPET; T.O.S. = TOP OF SURFACE
- VENT FOR TILE ROOF, *NFVA = 57.50 SQ. IN. (*NET FREE VENT AREA)

ROOF PLAN - 3 BEDROOM UNIT

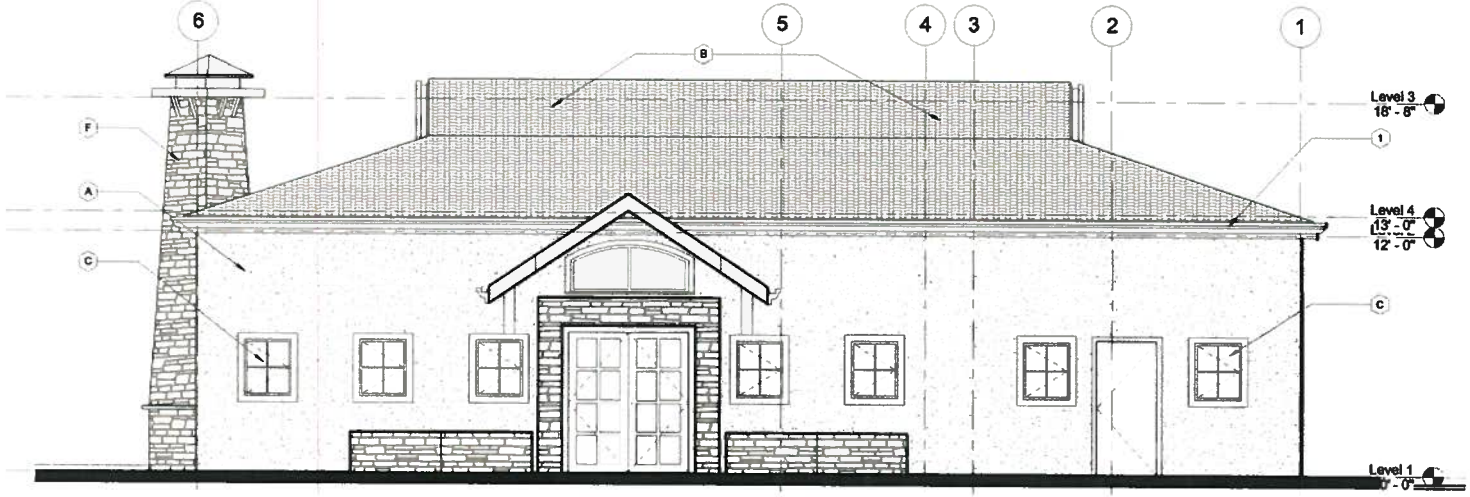
PROPOSED PROJECT - PHG 14-0035

RP

ROOF PLAN
3 BR UNIT



4 WEST ELEVATION COMMONS BUILDING



3 SOUTH ELEVATION COMMONS BUILDING

LEGEND

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRABUCO COLOR

	KEY NOTES - EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	CHIMNEY
7	STEEL GATES
8	BALCONY BEYOND
9	TREE LOCATED @ COURTYARD
10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	TELEPHONE CABINET
13	ELECTRIC CABINET
14	FLAT ROOF
18	WALL LOUVER. SEE A8'S FOR MORE INFO.
19	EXTERIOR LIGHT FIXTURE
20	PILASTER CAP
21	ROOF BEAM
22	4'-0" LOW SCREEN WALL W/ PLANTERS

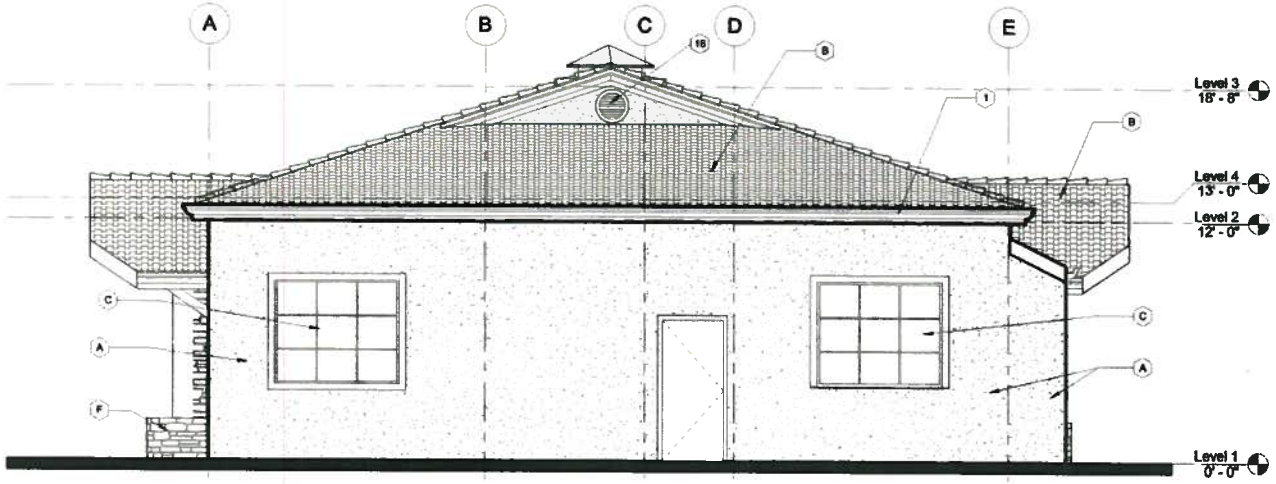
S - SAFETY GLASS

GENERAL NOTES:
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 709.3.1

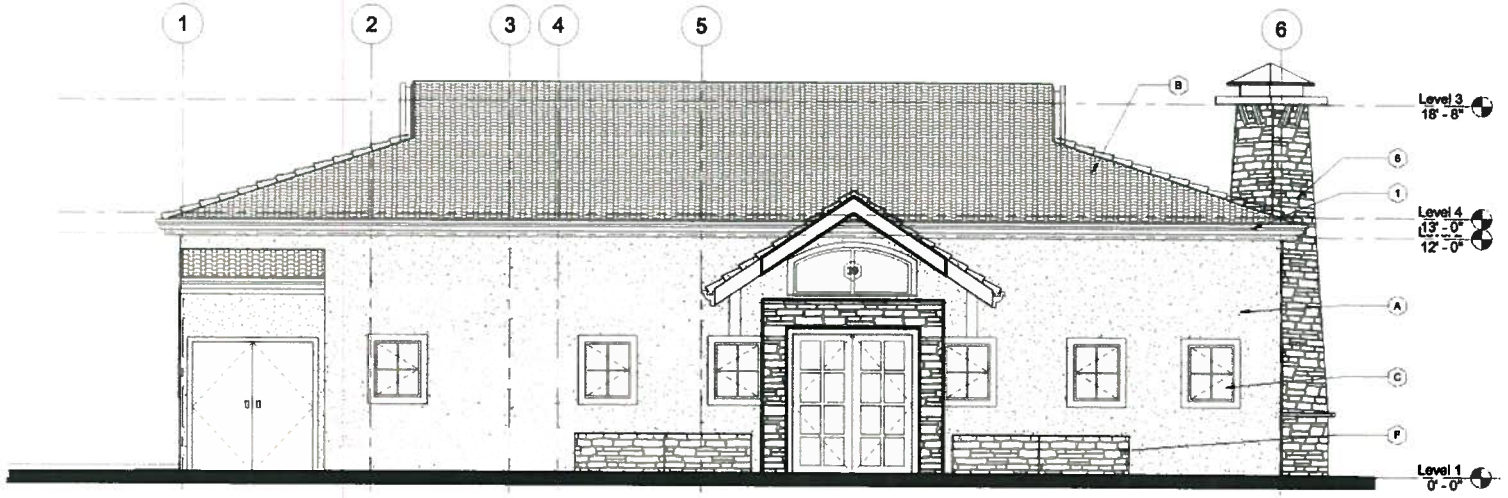
2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS , ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS.

PROPOSED PROJECT - PHG 14-0035 | **E**

ELEVATIONS COMMONS BUILDING



5 EAST ELEVATION COMMONS BUILDING



2 NORTH ELEVATION COMMONS BUILDING

LEGEND

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRASUCO COLOR

	KEY NOTES - EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	CHIMNEY
7	STEEL GATES
8	BALCONY BEYOND
9	TREE LOCATED @ COURTYARD
10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	TELEPHONE CABINET
13	ELECTRIC CABINET
14	FLAT ROOF
18	WALL LOUVER. SEE A6'S FOR MORE INFO.
19	EXTERIOR LIGHT FIXTURE
20	PILASTER CAP
21	ROOF BEAM
22	4'-0" LOW SCREEN WALL W/ PLANTERS

S - SAFETY GLASS

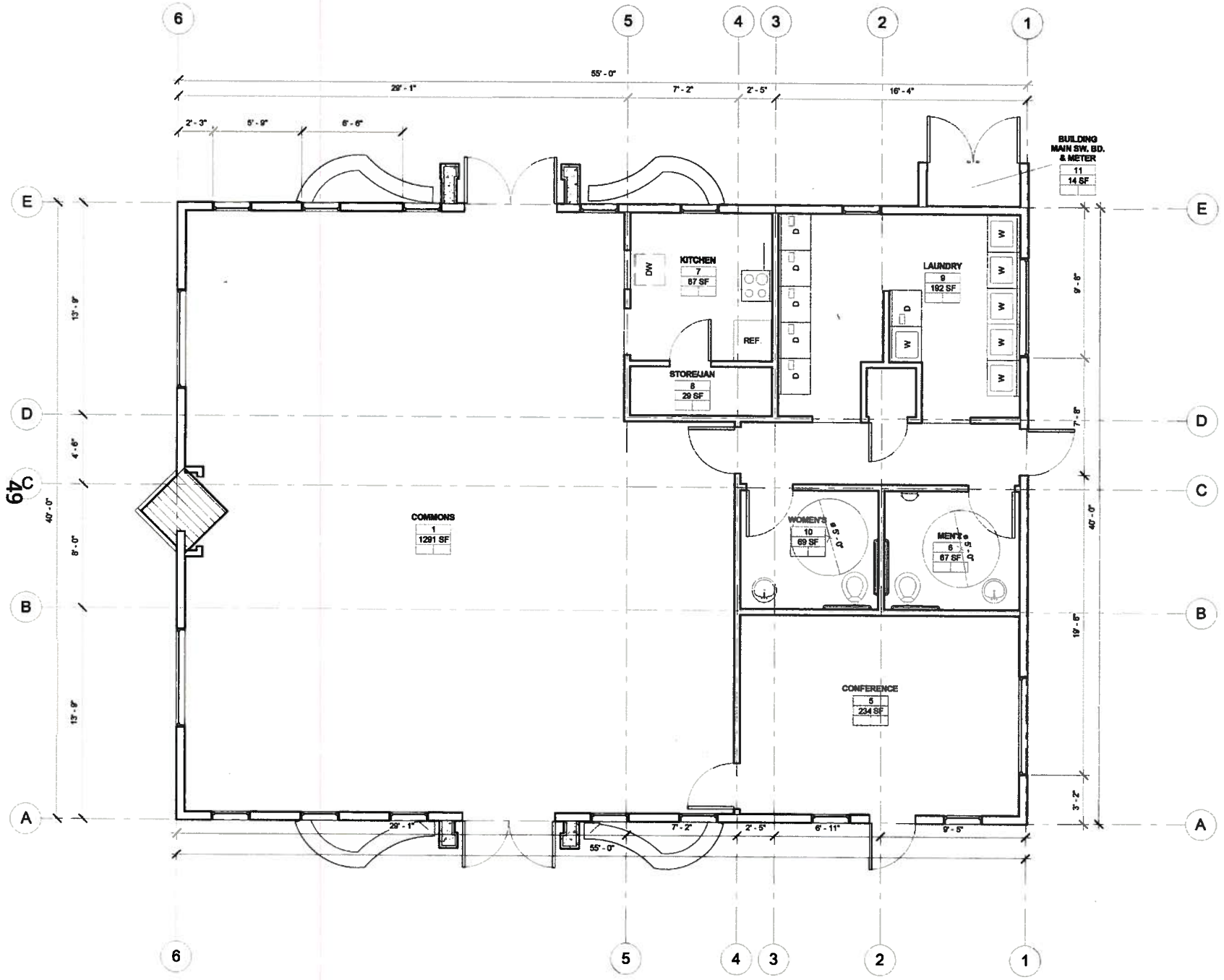
GENERAL NOTES:
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 709.3.1

2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS , ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS.

PROPOSED PROJECT - PHG 14-0035 | **E**

ELEVATIONS COMMONS BUILDING

COMMONS BUILDING -
FLOOR PLAN



LEGEND

FLOOR PLAN LEGEND

- STUD WALL.
- STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

WALL LEGEND

AREAS

1 BEDROOM (2 STORY) (FULLY SPRINKLERED)

758.84 SF (UNIT) + 44.33 (PATIO) = 813.17 SF x 4 U. / FLOOR = 3,252.68 SF
451.26 SF (COURTYARD x 2) = 902.52

2 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,017.02 + 48.57 (PATIO) = 1,065.59 SF x 4 U. / FLOOR = 4,262.76 SF
436.21 SF (COURTYARD x 2) = 872.42 SF

3 BEDROOM (2 STORY) (FULLY SPRINKLERED)

1,433.91 + 48.57 (PATIO) = 1,481.68 SF x 4 U. / FLOOR = 5,926.72 SF
388.93 SF (COURTYARD x 2) = 777.86 SF

COMMONS BUILDING (1 STORY) = 2,207 SF (FULLY SPRINKLERED)

EDUCATION BUILDING (2 STORY) (FULLY SPRINKLERED)

1ST FLOOR = 5,573.72 SF
2ND FLOOR = 5,573.72 SF

FUTURE CLASS / OFFICE (1 STORY) = 4,129 SF. (FULLY SPRINKLERED)

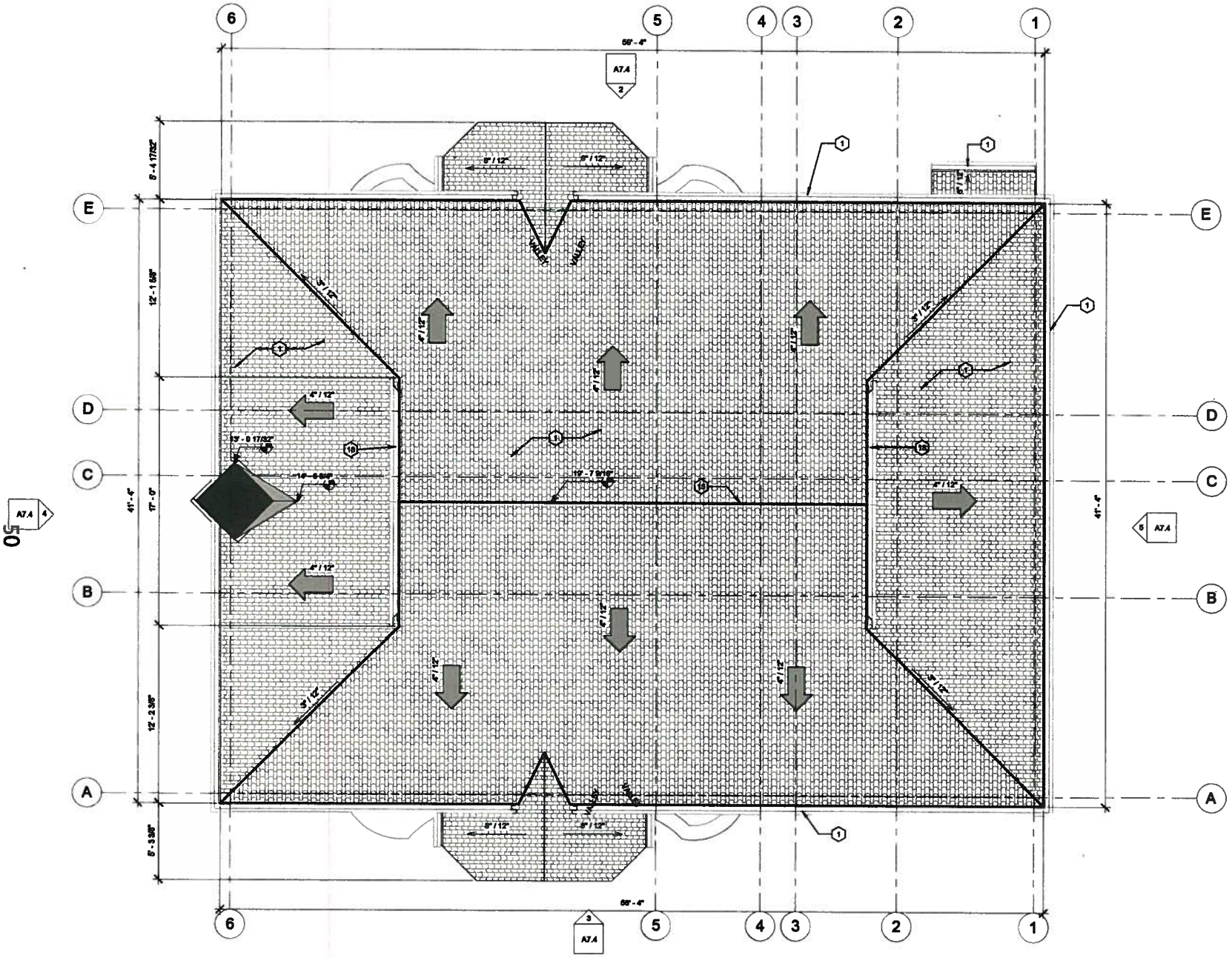
FLOOR SF 2,207 SF

N

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
COMMONS BUILDING



ROOF PLAN - COMMONS BUILDING

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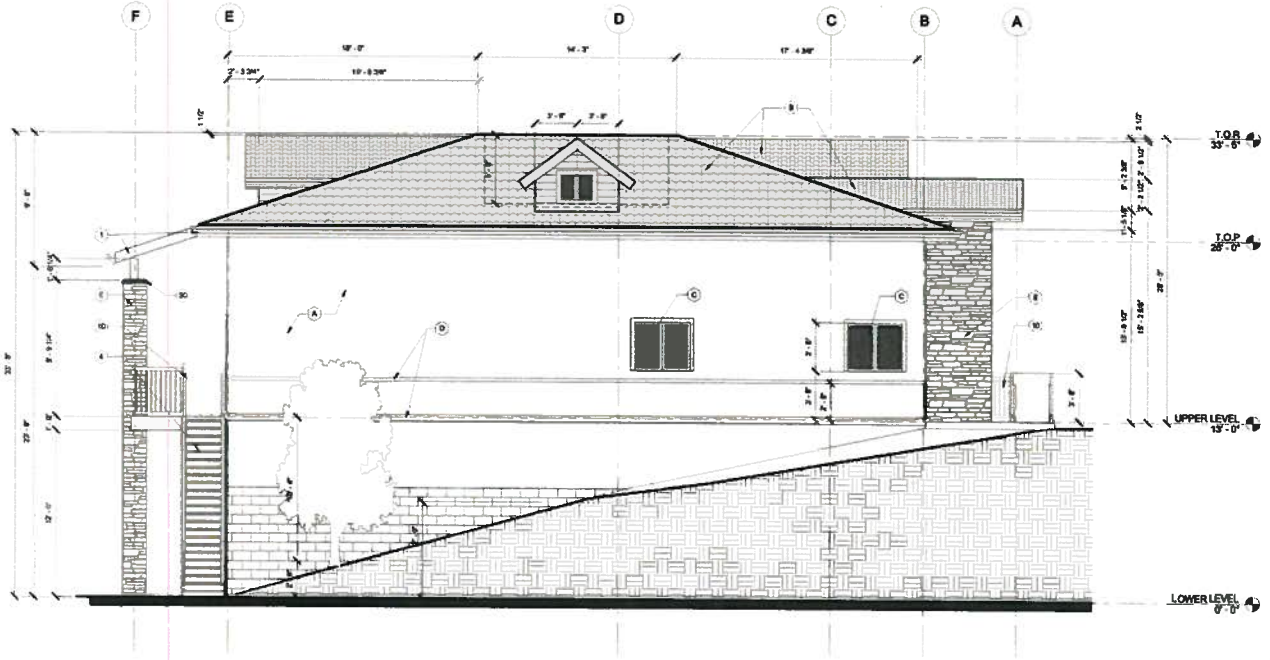
PROPOSED PROJECT - PHG 14-0035 | **RP**

ROOF PLAN
COMMONS BUILDING



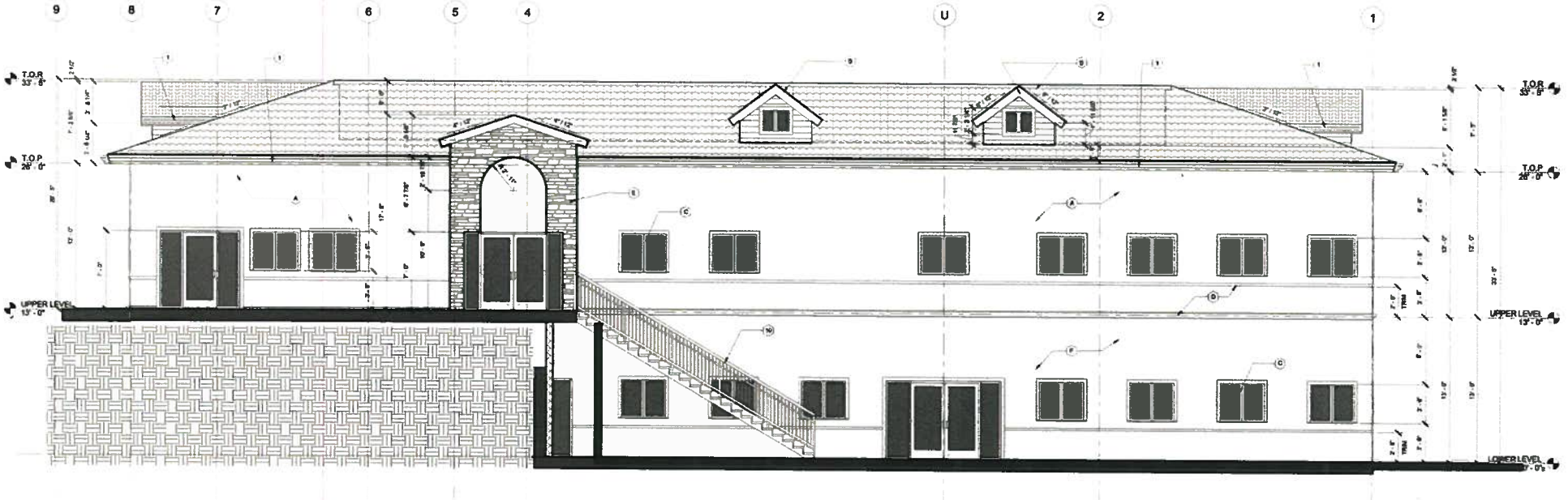
2 NORTH ELEVATION NEW CLASSROOM

LEGEND

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRABUCO COLOR
	KEY NOTES - EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAIN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	~~CHIMNEY~~
7	~~STEEL GASES~~
8	~~BALCONY BEYOND~~
9	~~TRELLIS GATED~~ @ COURTYARD
10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	~~FIRE PHONE CABINET~~
13	~~ELECTRIC CABINET~~
14	~~FLAT ROOF~~
15	~~WALL LOUVER~~ SEE A6's FOR MORE INFO
16	~~EXTERIOR LIGHT~~ FIXTURE
20	~~PLASTER CAP~~
21	~~ROOF SEAM~~
22	~~HIP LOW~~ SCREEN WALL W/ PLANTERS

B - SAFETY GLASS

GENERAL NOTES
1. FIRE RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 709.3.1
2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS, ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS

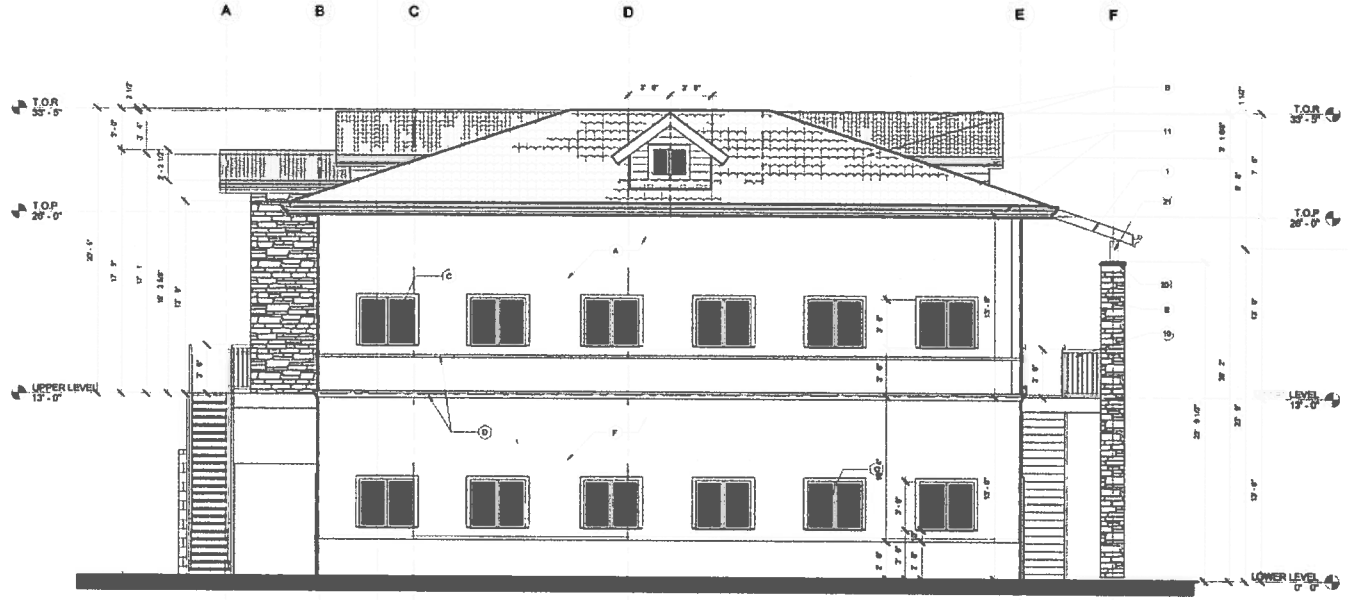


1 WEST ELEVATION - NEW CLASSROOM

PROPOSED PROJECT - PHG 14-0035

E

ELEVATIONS
NEW CLASSROOM



2 SOUTH ELEVATION NEW CLASSROOM

LEGEND

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRABUCO COLOR

	KEY NOTES EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	~~OVERHEAD~~
7	~~GREEN GATES~~
8	~~GAZEBO BEYOND~~
9	~~TREE TO BE SAVED @ COURTYARD~~
10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	~~TELEPHONE CABINET~~
13	~~ELECTRIC CABINET~~
14	~~FLAG POLE~~
15	~~WALL SIGNS~~ SEE A9'S FOR MORE INFO
19	~~EXTERIOR LIGHT FIXTURE~~
20	~~FLASHING~~
21	~~GUTTER~~
22	~~TRELLIS/SCREEN WALL BY PLANTERS~~

S SAFETY GLASS

GENERAL NOTES
1 FIRE RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH LATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES SECTION 709.2.1

2 ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS ETC TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS

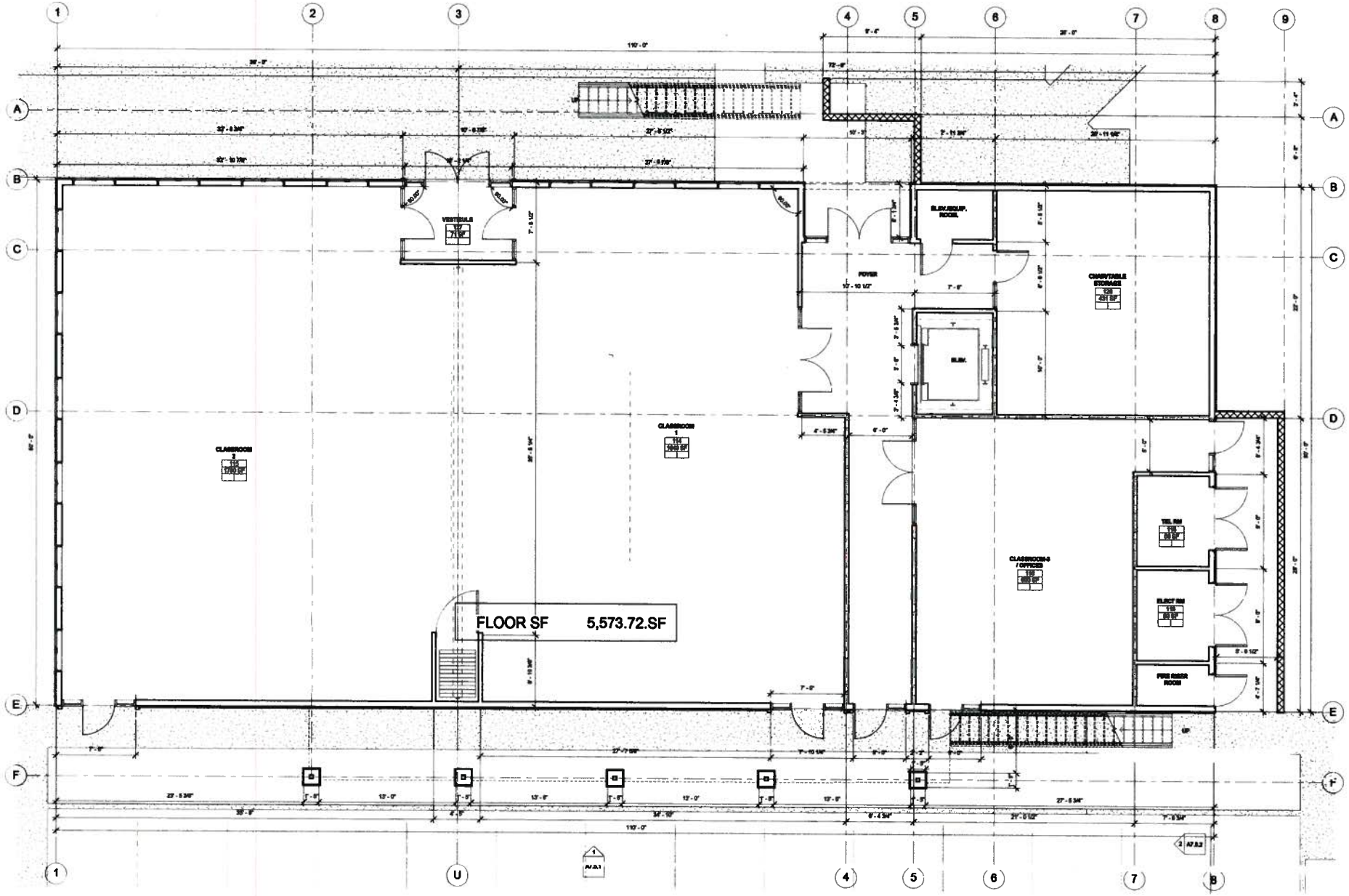
52

1 EAST ELEVATION - NEW CLASSROOM

PROPOSED PROJECT - PHG 14-0035

E

ELEVATIONS
NEW CLASSROOM



FLOOR PLAN LEGEND

- STUD WALL.
- STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

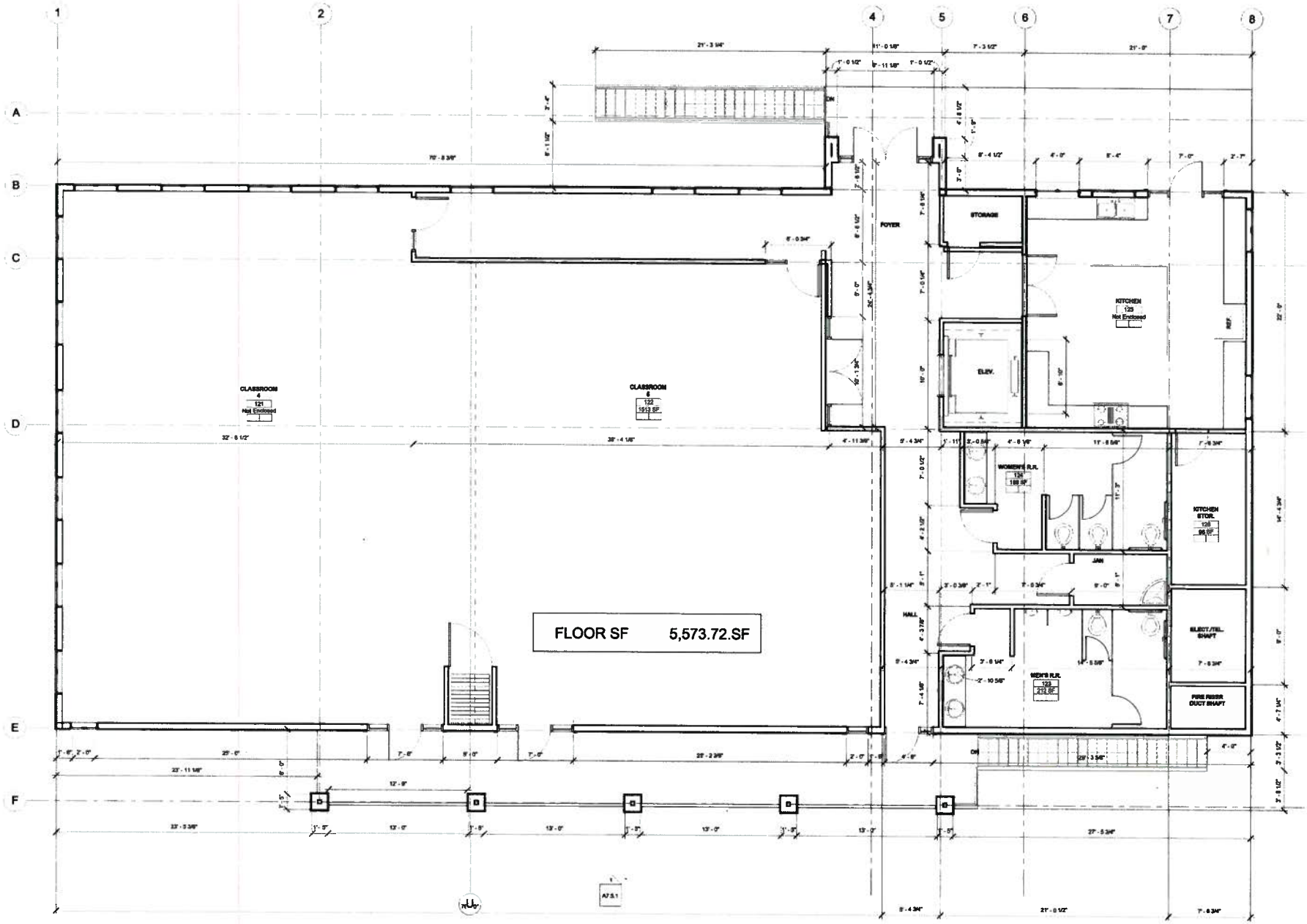
WALL LEGEND

NEW EDUCATIONAL BUILDING -
1ST FLOOR (LOWER LEVEL)

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
NEW EDUCATIONAL BLDG



NEW EDUCATIONAL BUILDING - 2ND FLOOR (UPPER LEVEL)

FLOOR PLAN LEGEND

- STUD WALL.
- STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
- PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS
- PROVIDE MIN. R-19 AT ALL EXTERIOR WALLS.
- GYPSUM BOARD FINISHES TO BE LEVEL 5 AT ALL CUSTOMER AREAS AND OFFICES, LEVEL 6 ALL OTHER SPACES (U.O.N.)

FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

CMU WALL

TILTUP WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

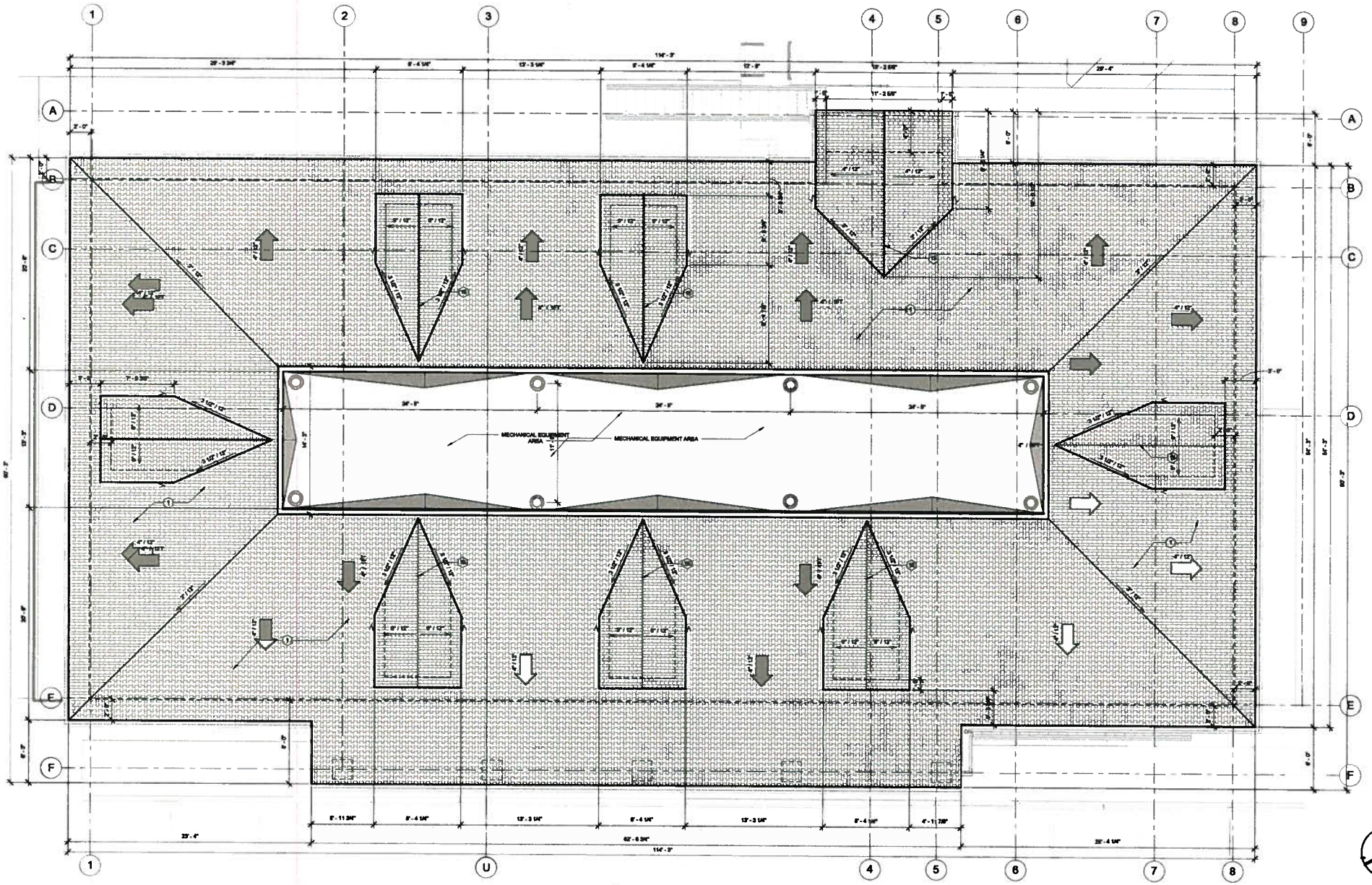
EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

PROPOSED PROJECT - PHG 14-0035

FP

FLOOR PLAN
NEW EDUCATIONAL BLDG



NEW EDUCATIONAL BUILDING - ROOF PLAN

KEY NOTES - EXTERIOR ITEMS

1. ROOF TILE TO MATCH EXISTING (SEE SHT. AR-1 FOR SPECS)
2. FIBER CANT STRIP
3. REGRET @ MASONRY WALL
4. WALL CAP FLASHING
5. WALL FLASHING
6. CRICKET
7. PARAPET WALL BRACING
8. EXPANSION JOINT
9. ROOF HATCH
10. SMOKE HATCH
11. SKYLITE
12. PLUMBING LINES DIRECTION OR LOCATION
13. ROOF LADDER
14. EQUIPMENT SCREEN
15. RIDGE
16. FOSSIL FILTER
17. CONDENSORS
18. WALL LOUVER
19. VENTILATION ROOF TILE
20. SCUPPER
21. WALL BELOW
22. TREE @ COURTYARD
23. CHIMNEY
24. ROOF FASCIA W/ GUTTER

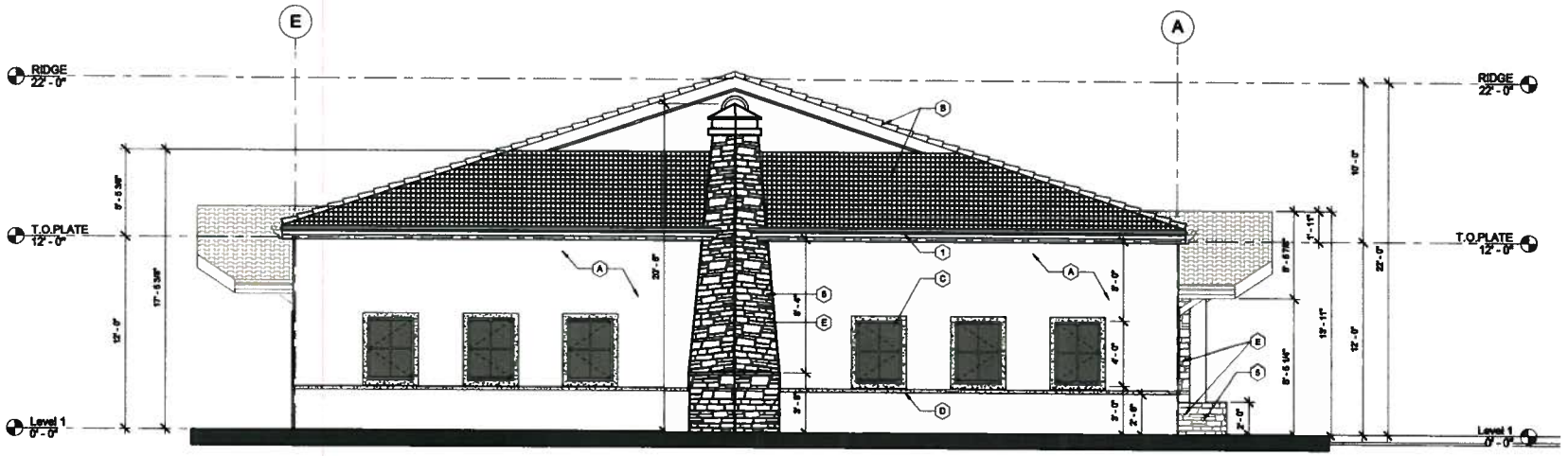
LEGEND

- _"/FT. — WATER DRAINAGE DIRECTION & ROOF SLOPE RATIO
- ROOF DRAIN & OVERFLOW
- MECH — MECHANICAL UNIT (SEE MECHANICAL SHEET FOR DETAIL)
- T.O.P. = TOP OF PARAPET
- T.O.S. = TOP OF SURFACE
- VENT FOR TILE ROOF. *NFVA = 97.00 SQ. IN. (*NET FREE VENT AREA)

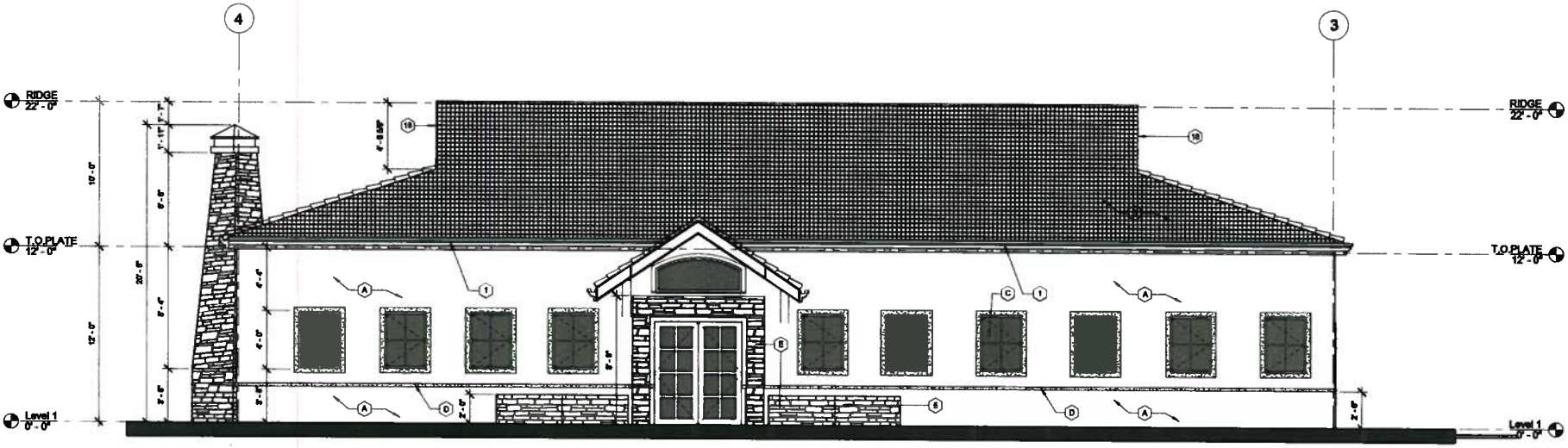
PROPOSED PROJECT - PHG 14-0035

RP

ROOF PLAN
NEW EDUCATIONAL BLDG



2 WEST ELEVATION ELEVATION (FUT. CAMPUS. BLDG.)



1 SOUTH ELEVATION (FUT. CAMPUS. BLDG.)

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRABUCO COLOR

	KEY NOTES - EXTERIOR ITEMS
1	FASCIA TO MATCH WALL COLOR
2	MAN DOOR
3	CONCRETE WALKWAY
4	STAIRS
5	PLANTER
6	CHIMNEY
7	STEEL GATES
8	BALCONY BEYOND
9	TREE LOCATED @ COURTYARD
10	TREATED WOOD RAILINGS TOP AND BOTTOM W/ MTL. BALUSTERS
11	WOOD TRIM
12	TELEPHONE CABINET
13	ELECTRIC CABINET
14	FLAT ROOF
18	WALL LOUVER. SEE A6'S FOR MORE INFO.
19	EXTERIOR LIGHT FIXTURE
20	PILASTER CAP
21	ROOF BEAM
22	4'-0" LOW SCREEN WALL W/ PLANTERS

S - SAFETY GLASS

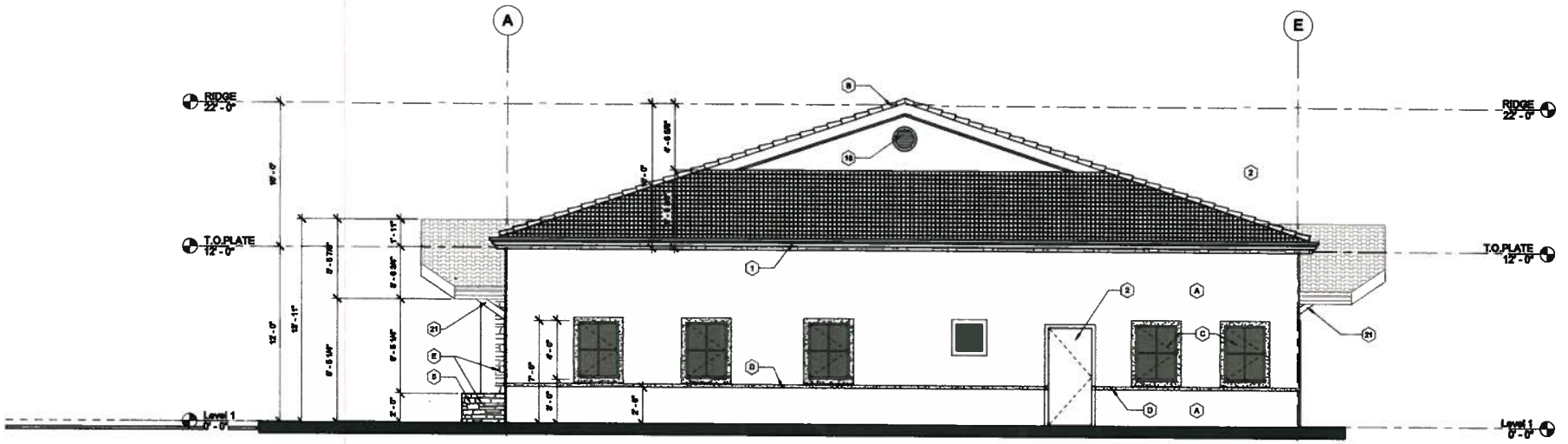
GENERAL NOTES:
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 709.3.1

2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS , ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS.

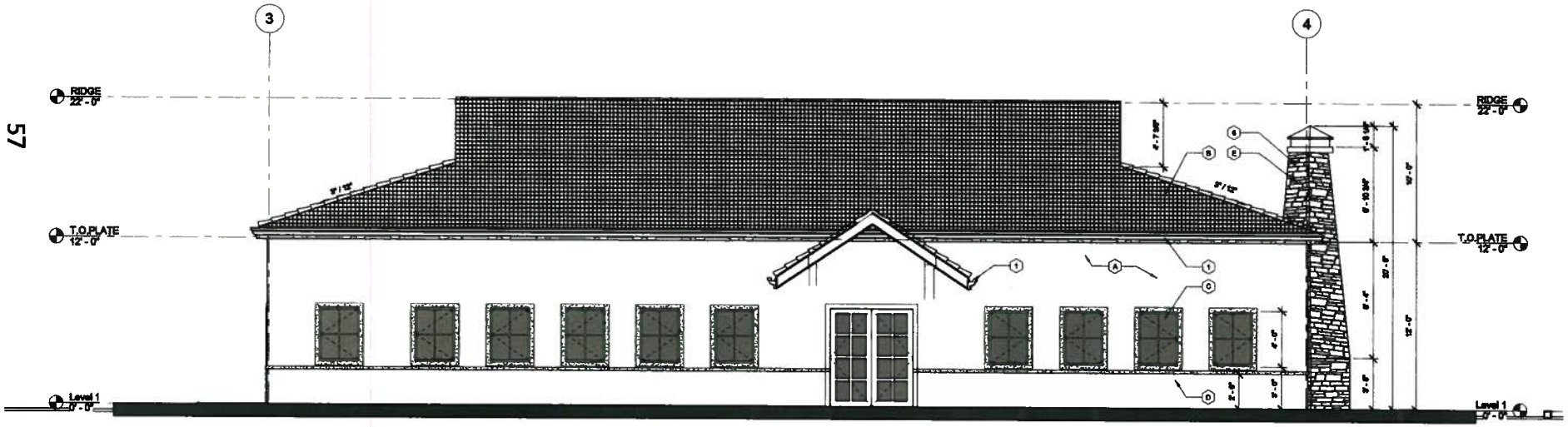
PROPOSED PROJECT - PHG 14-0035

E

ELEVATIONS
FUTURE CAMPUS



2 EAST ELEVATION (FUT. CAMPUS. BLDG.)



1 NORTH ELEVATION (FUT. CAMPUS. BLDG.)

	KEY NOTES - EXTERIOR MATERIAL / FINISH
A	STUCCO OVER STUDS, LAHABRA EGGSHELL COLOR
B	TILE ROOF TO MATCH EXISTING IN CAMPUS.
C	CLEAR GLASS IN WHITE ALUMINUM OR VINYL FRAMES
D	STUCCO MOLDING BANDS
E	EL DORADO STONE PIONEER MOUNTAIN LEDGE PANELS
F	STUCCO OVER STUDS, LAHABRA TRABUCO COLOR

	KEY NOTES - EXTERIOR ITEMS						
1	FASCIA TO MATCH WALL COLOR	6	CHIMNEY	11	WOOD TRIM	19	~~EXTERIOR LIGHT FIXTURE~~
2	MAN DOOR	7	~~STEEL GATES~~	12	~~TELEPHONE CABINET~~	20	~~PLASTER GAP~~
3	~~CONCRETE WALKWAY~~	8	~~BALCONY BEYOND~~	13	~~ELECTRIC CABINET~~	21	ROOF BEAM
4	~~STAIRS~~	9	~~TREE LOCATED @ COURTYARD~~	14	~~FLAT ROOF~~	22	~~4'-0" LOW SCREEN WALL W/ PLANTERS~~
5	PLANTER	10	~~TREATED WOOD RAILINGS TOP AND BOTTOM~~ W/ MTL. BALUSTERS	18	WALL LOUVER. SEE A6'S FOR MORE INFO.		

S - SAFETY GLASS

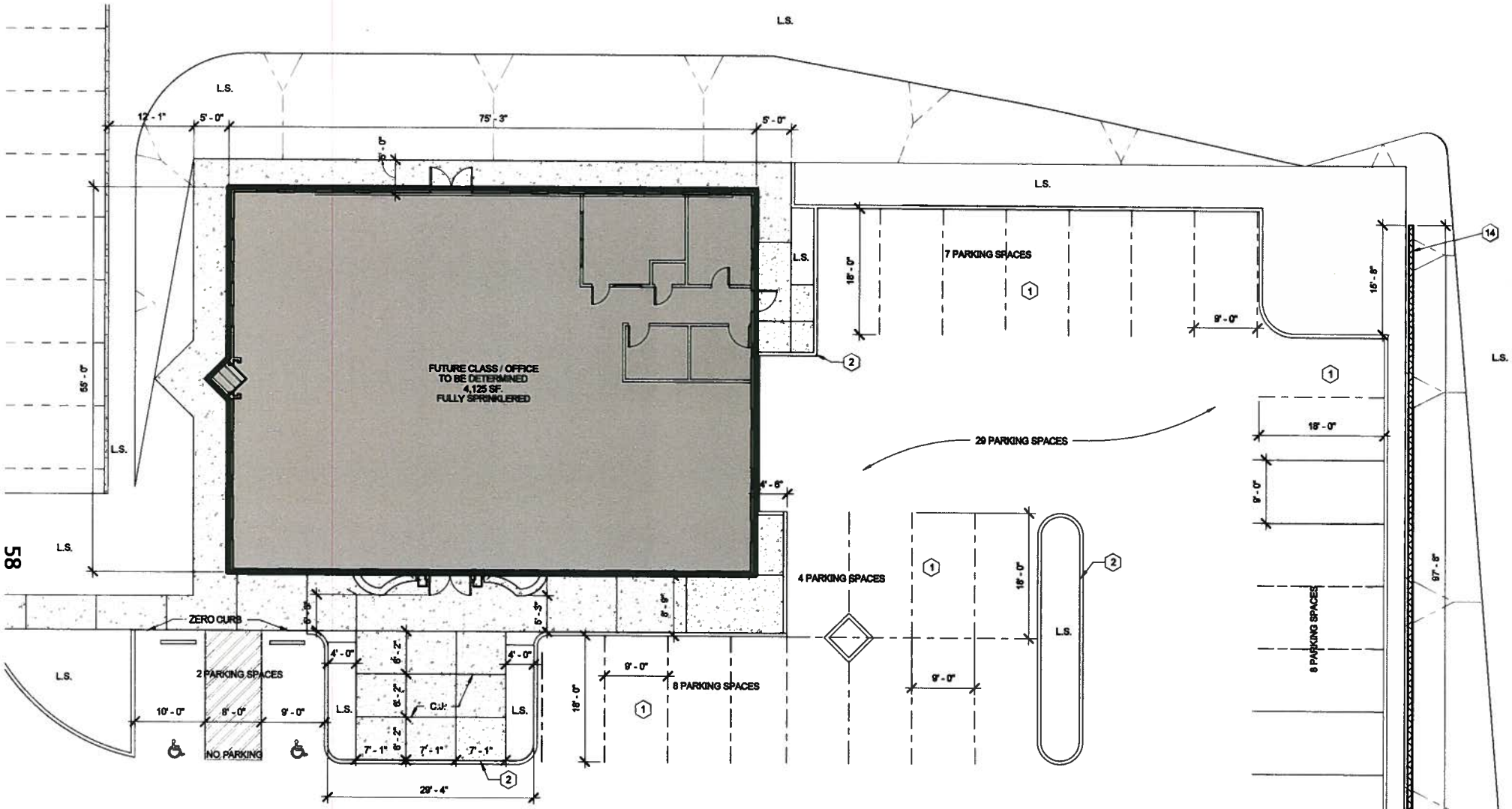
GENERAL NOTES:
1. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 709.3.1

2. ALL VISIBLE ROOF DUCTS, PIPES, EQUIPMENT, VENTS , ETC. TO BE PAINTED TO BLEND WITH SURROUNDING BUILDING MATERIALS/ COLORS.

PROPOSED PROJECT - PHG 14-0035

E

ELEVATIONS
FUTURE CAMPUS



① FUTURE CAMPUS OFFICE SITE PLAN (UNDER FUTURE SUBMITTAL)

GRAPHIC SCALE
0 10 20 30 40

LEGEND			
SYMBOL	DESCRIPTION		
	AREA OF CONCRETE	←	ACCESSIBILITY PATH OF TRAVEL, NOT TO EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE IN ANY DIRECTION
- - - -	HOSE FIRE ACCESSIBILITY DISTANCE	⋈	FIRE HYDRANT
	FIRE TRUCK	●	FDC
	CIVIL LATEST BLDG. LAYOUT	———	RETAINING WALL AT BUILDING "G" AND "F"

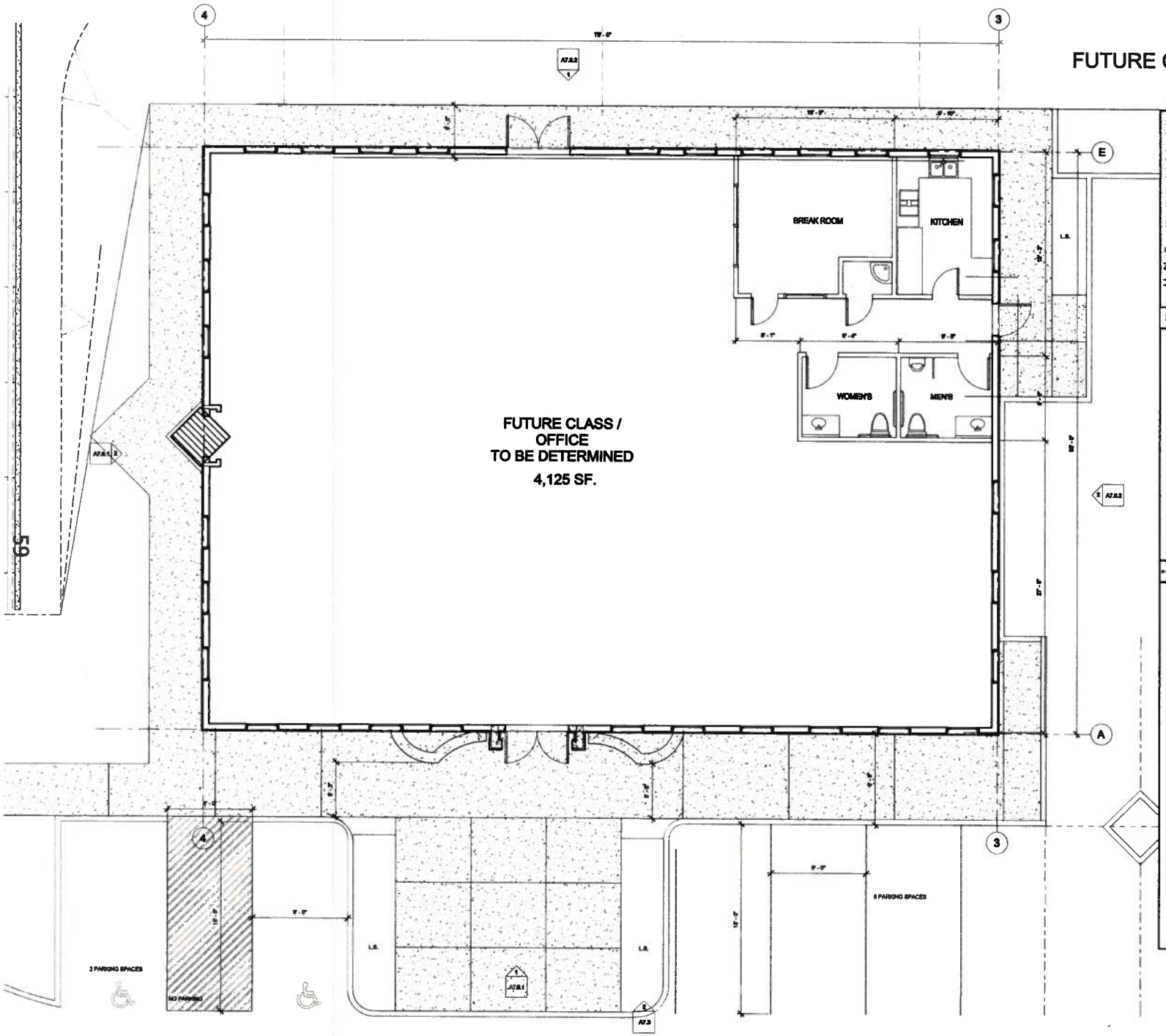
SITE PLAN LEGEND					
1	PARKING SPACES (TYP.)	6	EXISTING BUILDING	11	WOOD FENCE DETAIL SEE DET. 2/A2.1
2	6" CONCRETE CURB / WALK	7	COVERED PARKING	12	FDC
3	LANDSCAPE	8	PERIMETER WALL	13	FIRE HYDRANT
4	EXISTING LANDSCAPE	9	TRASH ENCLOSURE	14	4'-0 HIGH VISUAL SCREEN LOW WALL AND LANDSCAPING
5	PROPOSED BUILDING	10	SECURITY GATE WITH KNOX BOX SEE DET. 3/A2.1		

PROPOSED PROJECT - PHG 14-0035

SP

SITE PLAN
COMMONS BUILDING

FUTURE CAMPUS OFFICE FLOOR PLAN



FLOOR PLAN LEGEND

- STUD WALL.
- STUDS WITH 5/8" GYP.BD. FINISH, EACH SIDE AT INTERIOR WALLS (U.O.N.).
- 6" & 8" STUDS AT ALL EXTERIOR AND PLUMBING WALLS.
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FRONT LOADED ALUMINUM STOREFRONT SYSTEM. SEE WINDOW SCHEDULE FOR SIZE.

CENTER LOADED ALUMINUM STOREFRONT SYSTEM, 4" MIN. WIDTH U.O.N.

EXISTING WALL

TILTUP WALL

CMU WALL

SYMBOLS

DOOR NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WINDOW NUMBER. SEE SHEET A9.1 FOR SCHEDULE

WALL TAG. SEE SHEET A12.1 FOR DETAILS

ROOM NUMBER. SEE A11.1 FOR SCHEDULE
SQUARE FOOTAGE
OCCUPANCY LOAD
OCCUPANCY TYPE

DRAWING REFERENCE
SHEET NUMBER
DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

INTERIOR ELEVATION REFERENCE
SHEET NUMBER
DRAWING NUMBER

WALL LEGEND

1 BEDROOM (2 STORY) (FULLY SPRINKLERED)
768.84 SF (UNIT) + 44.33 (PATIO) = 813.17 SF x 4 U. / FLOOR = 3,252.68 SF
451.26 SF (COURTYARD x 2) = 905.52

2 BEDROOM (2 STORY) (FULLY SPRINKLERED)
1,017.02 + 48.67 (PATIO) = 1,065.69 SF x 4 U. / FLOOR = 4,262.76 SF
439.21 SF (COURTYARD x 2) = 872.42 SF

3 BEDROOM (2 STORY) (FULLY SPRINKLERED)
1,433.01 + 48.67 (PATIO) = 1,481.68 SF x 4 U. / FLOOR = 5,926.72 SF
388.93 SF (COURTYARD x 2) = 777.86 SF

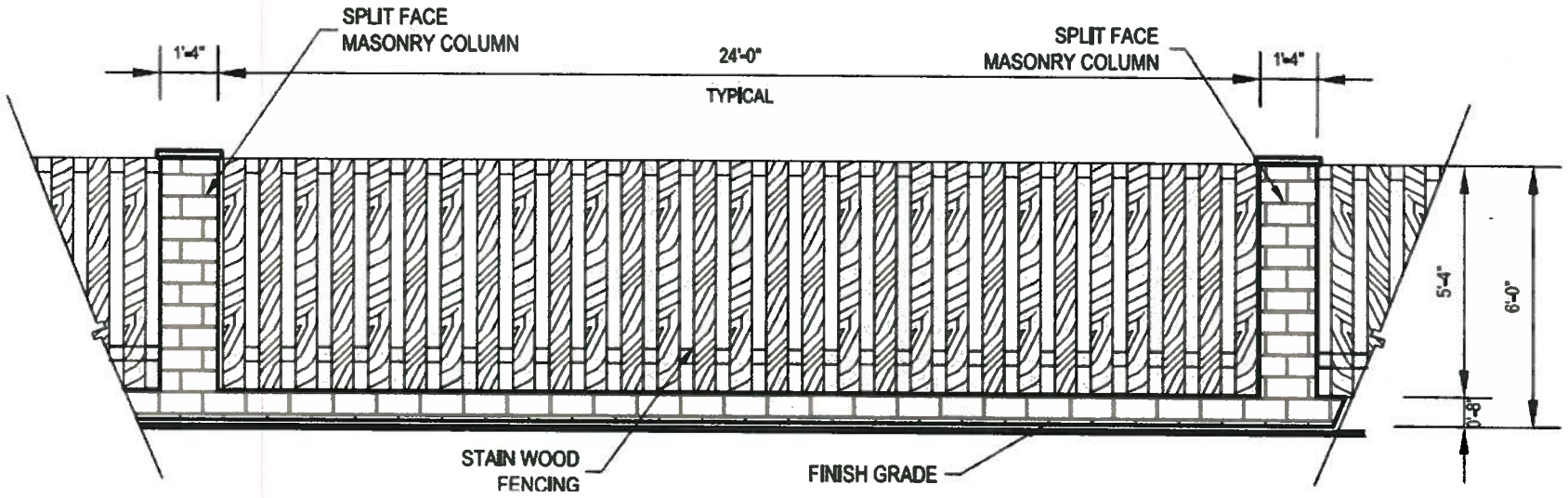
COMMONS BUILDING (1 STORY) = 2,207 SF (FULLY SPRINKLERED)

EDUCATION BUILDING (2 STORY) (FULLY SPRINKLERED)
1ST FLOOR = 5,573.72 SF
2ND FLOOR = 5,573.72 SF

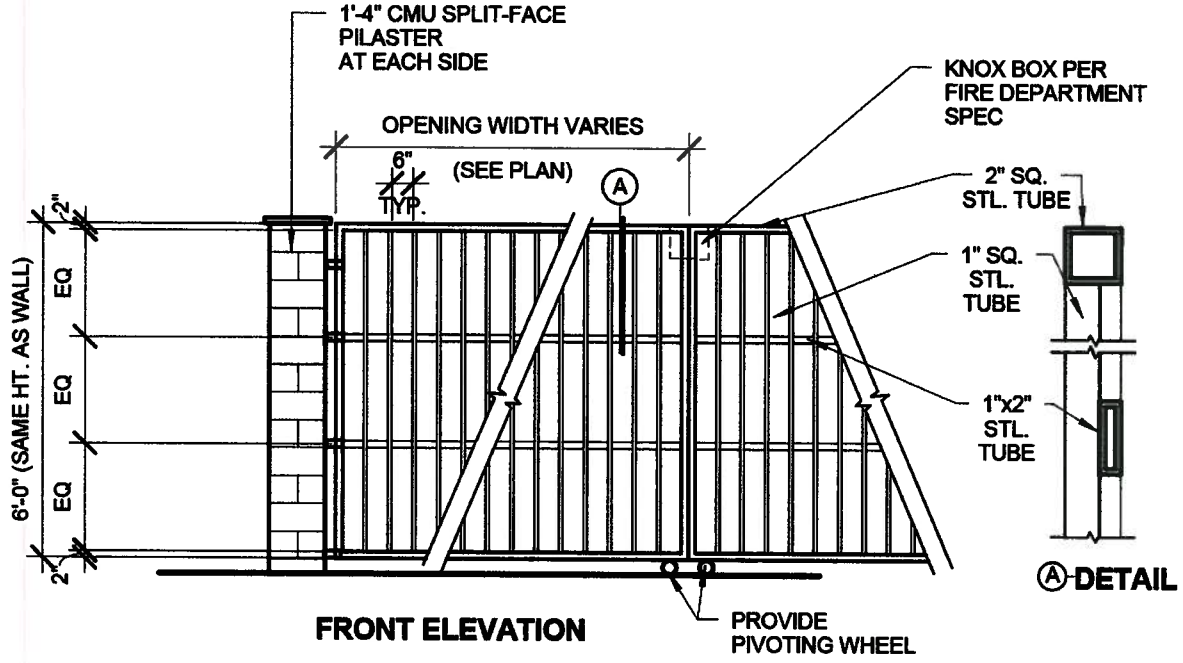
FUTURE CLASS / OFFICE (1 STORY) = 4,125 SF. (FULLY SPRINKLERED)

PROPOSED PROJECT - PHG 14-0035 | **FP**

FLOOR PLAN FUTURE CAMPUS



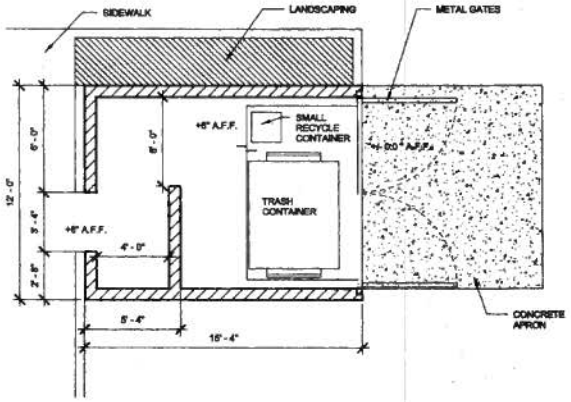
2 WOOD FENCE DETAIL



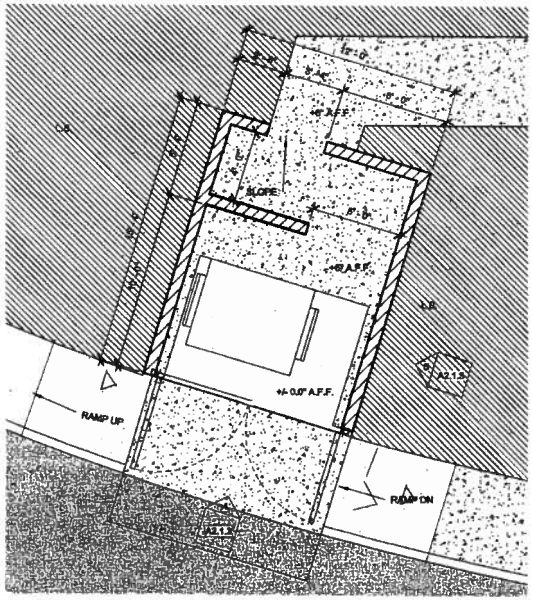
3 SECURITY STEEL GATE WITH KNOX BOX

09

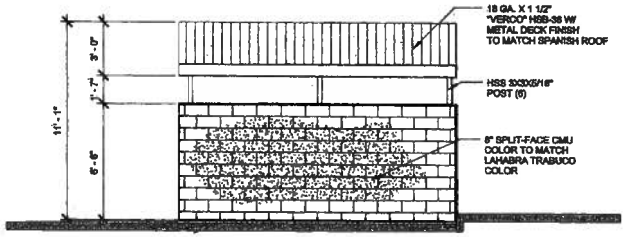
PROPOSED PROJECT - PHG 14-0035	D	DETAILS - FENCE & GATE



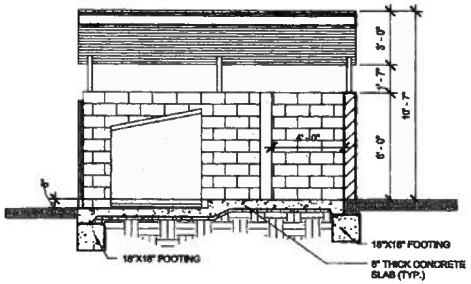
1 ENLARGED TRASH ENCLOSURE #1



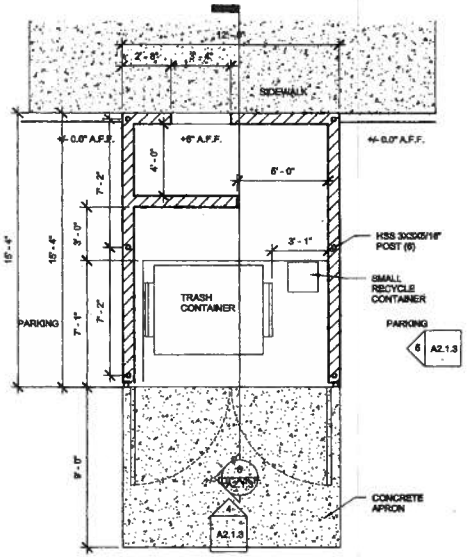
3 ENLARGED TRASH ENCLOSURE #3



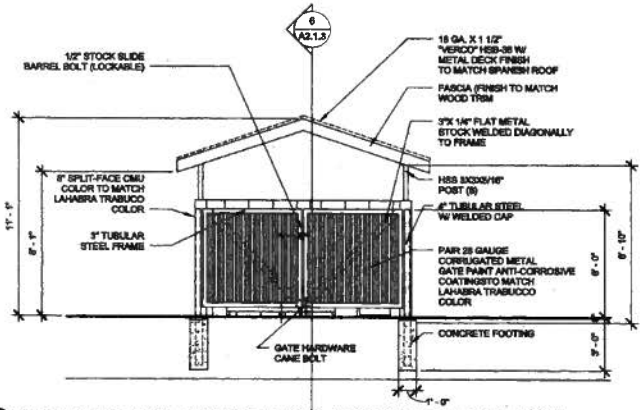
5 TRASH ENCLOSURE TYP. SIDE ELEVATION



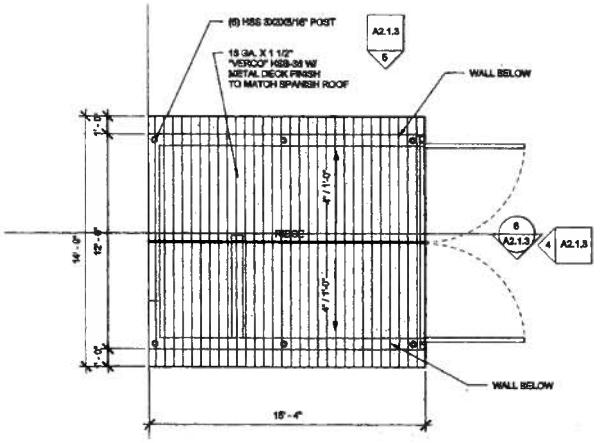
6 TRASH ENCLOSURE SECTION



2 ENLARGED TRASH ENCLOSURE #2



4 TRASH ENCLOSURE TYP. FRONT ELEVATION



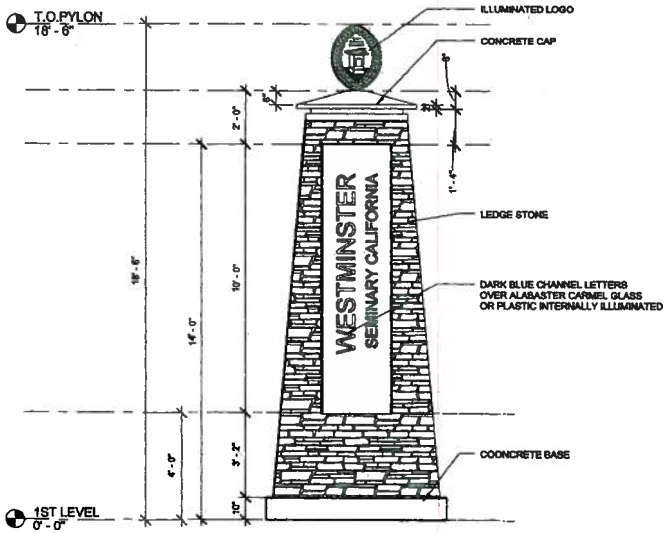
7 TRASH ENCLOSURE TYP. ROOF

61

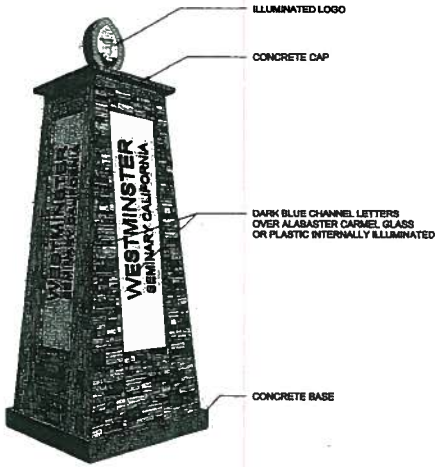
PROPOSED PROJECT - PHG 14-0035

SD

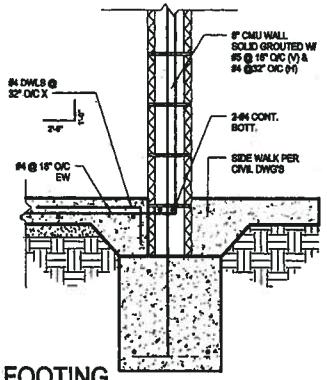
SITE PLAN DETAILS



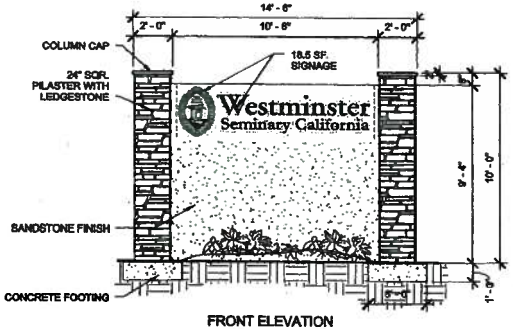
9 FRONT VIEW 18 FT. MONUMENT SIGN



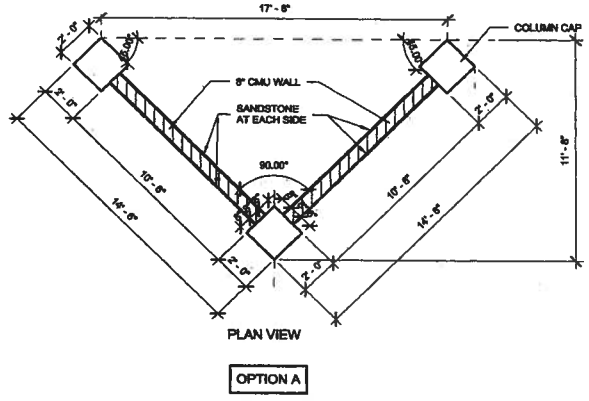
10 3D VIEW 18 FT. MONUMENT SIGN



8 CMU WALL FOOTING



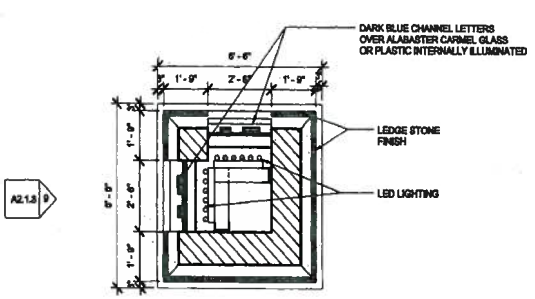
FRONT ELEVATION



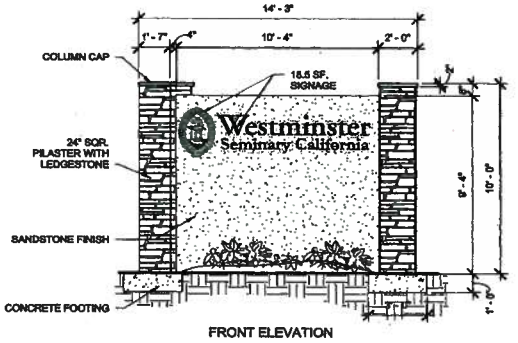
PLAN VIEW

OPTION A

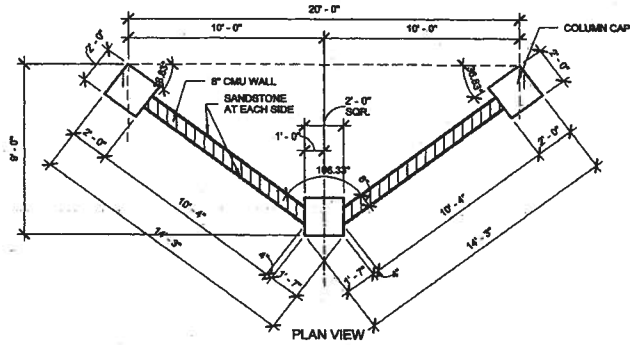
12 10 FT. MONUMENT SIGN



13 PLAN VIEW 18 FT. MONUMENT SIGN



FRONT ELEVATION



PLAN VIEW

OPTION B

PROPOSED PROJECT - PHG 14-0035

SD

SITE PLAN DETAILS

October 23, 2015

Jay Paul
City of Escondido, Planning Division
Jpaul@escondido.org
(760) 839-4537

Sent: Via email

Subject: Westminster Seminary Graduate Housing
PHG 14-0035 and ENV 15-0014
Comments on the Mitigated Negative Declaration and related project documents

Mr. Paul-

I live at 1702 Birch Ave, parcel number 234-310-14-00, which is located adjacent to the southeastern portion of the project site, APN 234-030-14, New South Campus. I purchased my home two and one half years ago and between the purchase price and remodel, I have spent my entire life savings. I did this because after nearly thirty years of living on the coast, I was really sick of the high density living conditions, traffic noise, etc. I was seeking privacy, peace and quiet so that I could enjoy my retirement.

My outlook changed considerably when I learned that the large, vacant parcel to the north and west of me will now be packed with dorm rooms, commons area(s), parking lots and all of the other trappings of high density living.

I have outlined my concerns below:

1. The proposed grading for this project is cut and fill. I am anticipating a tremendous amount of dust and noise while that and the building construction is going on.
2. Buildings E and F will put 48 new 'heads in beds' so close to my master bedroom that I will probably be able to hear the occupants snoring. This is of particular concern to me since I prefer to use natural ventilation, weather permitting. I really love the quiet that I presently have and I now know that it is threatened, or more likely, going to be gone forever.
3. The present grade of the proposed project is 3 to 4 feet higher (adjacent to my home) than the ground level of my home. This means that if the present grade of the proposed project stays about the same in this area, the ridgelines of buildings E and F will be approximately 30 feet above the level of the ground floor of my home. Contrary to what the reports say, I hardly think that the proposed architecture is compatible with the existing single story residences, nor do I think that there will be no significant impact on the scenic vistas from the present residences. I currently enjoy evening sunset views from my master bedroom, which I believe will be blocked by multiple 30 foot high buildings.
4. I am concerned about lighting spillover from the proposed buildings and parking lots. I do know that great advances have been made in the area of lighting, so I am hopeful that these technologies will be utilized. It is very dark in the evening around my home and that's the way I like it. I do not want a bunch of new lights shining in my open windows during the night.

5. With 16 proposed units (buildings E and F) very close to my master bedroom, I am concerned about the new noise from air conditioning compressors and condenser fans. Where will these units be located and what steps have been taken to make sure that the noise is not offensive to the existing neighbors and new occupants?
6. While I am not a civil engineer, I do know that when you put a bunch of new buildings, access roads and parking lots on an existing barren parcel, water management and runoff can become a major issue. It can be very tricky to manage water runoff when the existing topography is radically changed.
7. The installation of mature landscaping along the outer perimeter of the proposed project will help mitigate or eliminate many of my concerns above, such as visual impacts, noise impacts and water management.
8. Certainly, the addition of 72 housing units and common areas will cause increased traffic and noise to what is presently a very peaceful neighborhood. I am very concerned about the impact of the additional traffic and noise that this project will bring.

I appreciate the opportunity to express my concerns and I hope that they will be thoroughly investigated and addressed. I know that many of my concerns are mentioned in PHG 14-0035 and ENV 15-0014, but I also know that the people who fill out the reports do not live adjacent to the proposed project and there is the natural tendency to check off the boxes and get it built. I don't want any problems and I am pretty sure that the City of Escondido and the seminary don't either.

Sincerely,

Kevin M. Facius

1702 Birch Ave.
Escondido, CA 92027

kmfacius@gmail.com
(858) 395-5107

WestmisterSemHousing.CityPlanning.102315

Jay Paul

From: Kevin Facius <kmfacius@gmail.com>
Sent: Monday, November 02, 2015 9:10 AM
To: Marcus McArthur
Cc: Jay Paul
Subject: Re: Westminster Seminary Graduate Student Housing

Marcus-

Thank you for meeting with me last Friday, October 30th. Pete Sara (contractor) was kind enough to join in by cell phone.

Our discussion produced the following proposed solutions:

1. Building E is presently shown as a three story building near the northwest corner of my home. It will be swapped with a two story building from another part of the project. This will provide more distance between buildings E and F as presently shown and hopefully create more open space between the northwest corner of my home and your buildings in this area.

2. We also discussed landscaping issues with Pete, the object being to provide me with the maximum amount of privacy possible in my back yard. Specifically, we discussed planting larger, fuller, more mature trees along the property line in this area as well as placing these same trees up near and around your adjacent buildings. Pete felt that good trees for this purpose might be fruitless olive trees and California pepper trees.

I am encouraged and optimistic about our conversation, but please understand that all of the original concerns outlined in my letter of October 23 to Jay Paul still apply. Hopefully, the construction methods and techniques you plan to utilize will give you a nice project, while maintaining the quiet and privacy that the present neighbors enjoy.

Again, thank you for meeting with me and proposing these ideas.

Sincerely,

Kevin M. Facius

On Mon, Oct 26, 2015 at 2:52 PM, Marcus McArthur <mmcarthur@wscal.edu> wrote:

Kevin,

I just left a voicemail for you and thought I would follow that up with an email to make sure we connected. Our Front Office Assistant mentioned that you stopped by the office last Friday while I was teaching. She said you had some questions regarding our plans for graduate student housing on the vacant parcel adjacent to our main campus to the south. I would like to invite you to come sit with our contractor, Pete Sara, and me to review our plans and discuss any questions you have.

Cindy Kratz

1706 Via Alegre, Escondido, CA 92027
858 774 7381
cindyandbarry@yahoo.com

10/28/2015

Regarding: Westminster Seminary Graduate Student Housing Project

Dear Jay Paul, City of Escondido Planning,

Thank you for taking time to review the full-size plans for the Westminster Seminary.

We live on the property adjacent to both the existing seminary and the field for the south campus. Our primary view has been over the field.

The seminary has been a good neighbor. We have no major objections to the development of the graduate student housing or the additional classroom building. The project actually provides more open space between the property line and us than the former plan proposed by Mr. Khew. Our concerns include:

- The angle of the 1 bedroom Building D seems as though privacy will not be too big of a concern.
- We currently have a very nice cool afternoon breeze that comes over the field. We have tall palms along the property line to provide shade but not impede the view.

Our request. We like the current openness. We would like to have input into the final fencing, if any, along our property line and input into the height, type, and denseness of trees/vegetation planted when the project is closer to completion when we can see how the breezes and privacy are affected by the project.

Warm regards,
Cindy Kratz

Jay Paul

From: C Kratz & B Bristol <cindyandbarry@yahoo.com>
Sent: Tuesday, November 03, 2015 8:29 PM
To: Marcus McArthur
Cc: Jay Paul
Subject: Re: Westminster Seminary Graduate Student Housing

Hello Marcus,

That pretty much covers it.

After talking with Barry, we would like to know the protocol of who to call during construction if there is a problem (police or security).

Cindy and Barry

From: Marcus McArthur <mmcarthur@wscal.edu>
To: cindyandbarry@yahoo.com
Cc: 'Jay Paul' <Jpaul@ci.escondido.ca.us>
Sent: Monday, November 2, 2015 10:20 AM
Subject: Westminster Seminary Graduate Student Housing

Cindy,

Thank you again for taking time to speak with me this morning. I appreciate your input regarding our graduate student housing plans. Below is my summary of our conversation. Please let me know if I missed anything.

- We will remove the fence along the eastern property line (near Via Alege) from our plans. I spoke with Kevin Facius (another Via Alegre resident) about this idea after our call and he was very amenable to it.
- We will add mature, non-fruiting olive trees behind Building D (close to the building) to provide additional privacy.
- I will ask our contractor, Pete Sara, about what security measures he will have in place during construction, especially during construction of the buildings.

If you have any other thoughts or concerns, please do not hesitate to contact me. Thank you for continuing to be a good neighbor.

Thanks,
Marcus McArthur, Ph.D.
Vice President for Administration
Westminster Seminary California
1725 Bear Valley Pkwy, Escondido CA 92027
888.480.8474 | 760.480.8474
www.wscal.edu | mmcarthur@wscal.edu

Cc: Pete Sara
Subject: Seminary front entrance landscape design

John Gray
Crown Rapallo Resident
1315 Westminster Place
Escondido, Ca. 92027
November 30, 2014

Marcus McArther, Ph.D.
Westminster Seminary
1725 Bear Valley Parkway
Escondido, Ca. 92027

Dear Marcus:
This email is to follow up on a Housing / Landscape pre-construction community meeting conversation, November 24 that took place in class room 12, with Mr. Pet Sara.

My goal, quite frankly the neighbors too, is to see that the purposed landscape design will also include the adjacent Seminary North entrance area. This 'pictured' zone needs to be included in the overall site plans complimenting surrounding landscape. Request special attention to 'hiding' the water pump station and associated ancillary equipment that borders Bear Valley and Boyle - see attached pictures.

Please contact me if you have question or just need a local adjacent neighbor POC. It's a great opportunity to work together to make our entrance to this neighborhood area stunning!

Meeting was very informative.

Sincerely,
John Gray
john.gray3@usmc.mil
(858) 577-8518

MITIGATED NEGATIVE DECLARATION

For the proposed

CONDITIONAL USE PERMIT AND MODIFICATION TO CONDITIONAL USE PERMIT FOR WESTMINSTER SEMINARY GRADUATE STUDENT HOUSING
(City File No. PHG 14-0035, ENV15-0014)

November 10, 2015

Prepared by:

Lounsbery Ferguson Altona & Peak, LLP
960 Canterbury Place, Suite 360
Escondido, CA 92025

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MITIGATED NEGATIVE DECLARATION

Final

ENVIRONMENTAL CHECKLIST

SUPPLEMENTAL COMMENTS

Modification to a Conditional Use Permit for the Westminster Seminary Graduate Student Housing Project

(City File No. PHG 14-0035, ENV15-0014)

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

INTRODUCTION

This Mitigated Negative Declaration assesses the environmental effects of the proposed modification to the Conditional Use Permit to add a 9.17 acre vacant parcel adjacent (APN 234-030-14) to the southern side of the existing 8.53 acre Westminster Theological Seminary located at 1725 Bear Valley Parkway within the City of Escondido (APN 234-030-34). The proposed project includes the construction of 72 units of graduate student housing and commons building on the vacant parcel, and a new 11,147 square foot education building on the original campus site.

The City of Escondido is the lead agency pursuant to the CEQA and is responsible for analyzing and adopting the Initial Study/Mitigated Negative Declaration (IS/MND) document for the proposed project. As provided in CEQA Statute Section 21064.5, a MND may be prepared for a project subject to CEQA when the Initial Study has identified potentially significant effects on the environment, but mitigation measures would avoid the effects or reduce potential impacts to less than a significant level. This IS/MND has been prepared in conformance with CEQA Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the construction and operation of the proposed project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the proposed project.

As mandated by CEQA Guidelines Section 15105, the 20-day public review period started on **October 9, 2015** and ended on **October 28, 2015**.

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 below, and also available on the City's website. The City of Escondido General Plan Update (2012); Final Environmental Impact Report (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.

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798
Contact: Jay Paul, Planner
Telephone: (760) 839-4537
Fax: (760) 839-4313

INITIAL STUDY / ENVIRONMENTAL CHECKLIST

1. **PROJECT TITLE: WESTMINSTER SEMINARY GRADUATE STUDENT HOUSING**

2. **LEAD AGENCY:**

   City of Escondido
   201 North Broadway
   Escondido, CA 92025

3. **PROJECT CONTACT:**

   Jay Paul
   City of Escondido, Planning Division
   Jpaul@escondido.org
   (760) 839-4537

4. **PROJECT LOCATION: The Project site is located in the City of Escondido, County of San Diego on the eastern side of Bear Valley Parkway, south of Boyle Avenue, north of Birch Avenue. Westminster Theological Seminary includes the existing 8.53 acre campus ("Existing Campus") addressed as 1725 Bear Valley Parkway, Escondido, California (APN 234-030-34), and the proposed addition of the 9.17 acre vacant parcel adjacent on the southern side of the Existing Campus (APN 234-030-14) referred to as the "New South Campus."**

5. **PROJECT PROPONENT :** Westminster Theological Seminary

6. **GENERAL PLAN: Estate II** **ZONING:** R-1-10 (Single-Family Residential)

7. **PROJECT DESCRIPTION:** The proposed project involves a modification to the Conditional Use Permit for Westminster Theological Seminary to add 9.17 acres to the existing 8.53 acre Westminster Theological Seminary Campus. The project includes the construction of 72 units of graduate student housing on the New South Campus site, which includes nine two-story buildings with 16 one-bedroom units, 24 two-bedroom units and 32 three-bedroom units (72 total units). The proposed project also includes one-story 2,200 square foot commons building, also on the New South Campus. In addition, the project proposes a new two-story 11,147 square foot education building on the original campus site.

Proposed Buildings

Building Type No Units	Stories	Size	Height
"A" "B" and "G": Two-Bedroom Units (8 units each bldg.) New South Campus	2 stories	9,397 SF each building (813 SF each unit)	26'-0" top of ridgeline
"D" and "H" One Bedroom Units (8 units each bldg.) New South Campus	2 stories	7,407 SF each building (813 SF each unit)	24'-4" top of ridgeline
"C" "E" and "F" (8 units each bldg.) Three Bedroom Units (8 units each bldg.) New South Campus	2 stories	12,631 SF each building (1,481 SF each unit)	26'-2" top of ridgeline
Future 8 Unit Building Three Bedroom Units (8 units each bldg.) New South Campus	2 stories	12,631 SF each building (1,481 SF each unit)	26'-2" top of ridgeline
Commons Building New Campus site	1 story	2,207 SF	20' top of ridgeline
Education Building – Existing Campus site	2 stories	11,147 SF	33'-5" top of ridgeline

Grading Exemptions are requested for the overall grading design that includes a combination of cut and fill slopes, with cut slopes up to approximately 31 feet in height towards the northern portion of the site, and fill slope up to 26 feet in height towards the southwestern portion of the site and fill slopes ranging from approximately 12 feet to 20 feet in height along the southern boundary of the site. Combination cut and fill slopes up to 32 feet in height also are requested within the western area of the site to accommodate the proposed storm water features/detention and treatment basins and new access driveway. The City's Grading Ordinance Design Criteria (Section 33-1066) requires Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height. Primary access to the project would be provided from the existing driveway access from Boyle Avenue. Secondary gated emergency access would be proved from Via Alegre on the eastern side of the site. Via Alegre is a residential cul-de-sac street within the County jurisdiction that connects to Birch Avenue to the southwest.

As graduate housing, the project differs significantly from a traditional multifamily project. None of the students attending the existing Seminary currently live on campus; every student must commute to and from campus in order to attend class or study at the library. The proposed student housing project would allow the students to live on campus in accordance with Zoning Code Section 33-163 that permits Universities/Colleges within residential zones subject to a Conditional Use Permit. While there will be some children living in the student housing units, very few will be school age since most students are in their mid-20s.

8. ENVIRONMENTAL SETTING:

Existing Campus Site: Westminster Theological Seminary operates pursuant to a Conditional Use Permit approved in 1982 (Case No. 82-112-CUP) to allow the educational use on the residentially zones site. Westminster Seminary is a graduate school of theology offering degrees of Master of Divinity and Doctor of Theology. The approximately 8.53-acre existing Seminary property currently is developed and consists of several larger one- and two-story buildings, along with paved parking, open space areas, and other associated infrastructure. The project development area consists of sloping terrain ranging from an elevation of approximately 775 feet towards the northern area of the property, to approximately 770 feet within the middle of the development area. Steeper slopes are located within and along the southern boundary of the site, with an elevation ranging between 745 to 750 feet along the southern property boundary. Site drainage generally follows the topography and flows southeasterly across the property onto adjacent properties to the south. On-site vegetation within the proposed development area consists primarily of non-native turf grass, ornamental ground cover, mature trees and various ground cover and weeds along the periphery. Mature trees are located along the northern, southern and eastern property boundaries, which consist of a variety of tall eucalyptus trees, California pepper and Brazilian pepper trees. The site does not contain any native habitat or sensitive plant species or animals. The previously approved CUP for the Seminary allows up to 200 students with a faculty of approximately 25, and the project was planned to be constructed in several phases to include the following:

Previously Approved Conditional Use Permit Development Plan

Phase	Building	Stories	Size
1	Library	Split level	20,000 SF
2	Chapel	Split level	5,100 SF
3	Classroom	1 & 2 stories	9,000 SF
4	Commons	Single story	5,000 SF
5	Administration	Single story	3,000 SF

The Commons building has not been constructed to date and is included in the present application to be constructed on the New South Parcel rather than the existing campus site. The chapel is used by the students and faculty, and is not open to the general public for Sunday religious services. The seminary operating hours is limited to 8:00 a.m. to 10:00 p.m., Monday through Saturday. The proposed graduate student housing will be for families of various sizes and will be in use 24 hours a day. Enrollment varies year to year with respect to the mix of single students, married without children and families with children. Facilities maintenance at the seminary typically is performed by seminary students unless specific expertise is required. Therefore, there would be no or limited employees associated with the proposed project.

New Campus Site: The New 9.17-acre South Campus site currently is vacant land that is covered with limited vegetation primarily consisting of non-native grasses and small patches of ornamental trees (Pepper, Eucalyptus, three Oaks, and remnant citrus trees). The property does not contain any native habitat, jurisdictional drainages,

wetlands or streambeds. The site generally is disked or mowed on a regular basis for property maintenance and fire clearance purposes. The site ranges in elevation from approximately 700 feet towards the southwestern corner to 780 feet towards the northern central portion of the property sloping downward to the south, west and east from the existing main campus.

In 2006, the Escondido City Council approved a Tentative Subdivision Map for 17 single-family residential lots on the site, along with Annexation to the City of Escondido (Case Nos. TR 919, 2005-25-PZ/GE and 2005-05-AN). The property ultimately was annexed to the City but the Tentative Map was not recorded. A Mitigated Negative Declaration was adopted for the project. The Phase I Environmental Site Assessment Report (PIC Environmental Services, February 28, 2005) noted that the subject property was apparently used as an orchard from sometime prior to the late1920s until the1950s or 1960s, and was vacant land since sometime prior to 1970.

Surrounding land uses and setting:

North: R-1-10 zoning (Single-Family Residential, 10,000 SF minimum lot size). Single-family homes on lots ranging in size from 10,000 SF to 20,000 SF are located immediately north of the Existing Campus at a higher elevation (approximately 15 feet higher). The proposed new education building on the Existing Campus is located in the middle of the parcel and buffered from the adjacent residential properties on the north by two existing education buildings. Off-site vegetation primarily consists of landscaped slopes containing mature trees, shrubs and groundcover, which are associated with the adjacent residential developments.

South: County Zoning A-70 Single Family homes on large lots are located south of the project site. The homes generally are located at a lower elevation than the project site. Several of the homes located south of the project site fronting onto Bear Valley Parkway were removed as part of the current County widening project for Bear Valley Parkway. Bear Valley Parkway is classified as a Major Road (102' ultimate Right of Way).

East: County Zoning RS-4 - Single-family homes on lots ranging from 10,000 SF to 15,000 SF are located east of the Existing Campus property and the proposed new site within the County of San Diego's jurisdiction. A large underdeveloped parcel with a single-family home is located east of the Existing Campus. These properties also have a City of Escondido Prezoning designation to allow for annexation and future single-family residential development. A combination of paved and dirt access road is located offsite along the eastern property boundary, along with Via Alegre cul-de-sac street. Off-site vegetation consists primarily of non-native grassland, and scatter shrubs and weeds, and ornamental vegetation associated with the residential development.

West: County Zoning RS-4 Zoning. Single-family residential homes ranging from 10,000 SF to 15,000 SF are located west of the project site across Bear Valley Parkway. Bear Valley Parkway is classified as a Major Road (102' ultimate right-of-way) and is currently being widened by the County of San Diego.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

Responsible agencies, as defined by CEQA, include public agencies other than the lead agency that have discretionary approval over the proposed project. These agencies have regulatory authority over various aspects of the proposed project and will function as responsible agencies for the project. The applicant will coordinate with these appropriate agencies to obtain all applicable permits for the proposed project as required by law, which include the following:

- California Regional Water Quality Control Board (AWQCB) - Section 401 Water Quality Certification

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agricultural and Forestry Resources	☐ Air Quality
■ Biological Resources	■ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	■ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	■ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	■ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION be prepared.

■ 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.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant effect" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ 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, nothing further is required.

Jay Paul, Associate Planner – City of Escondido

Date

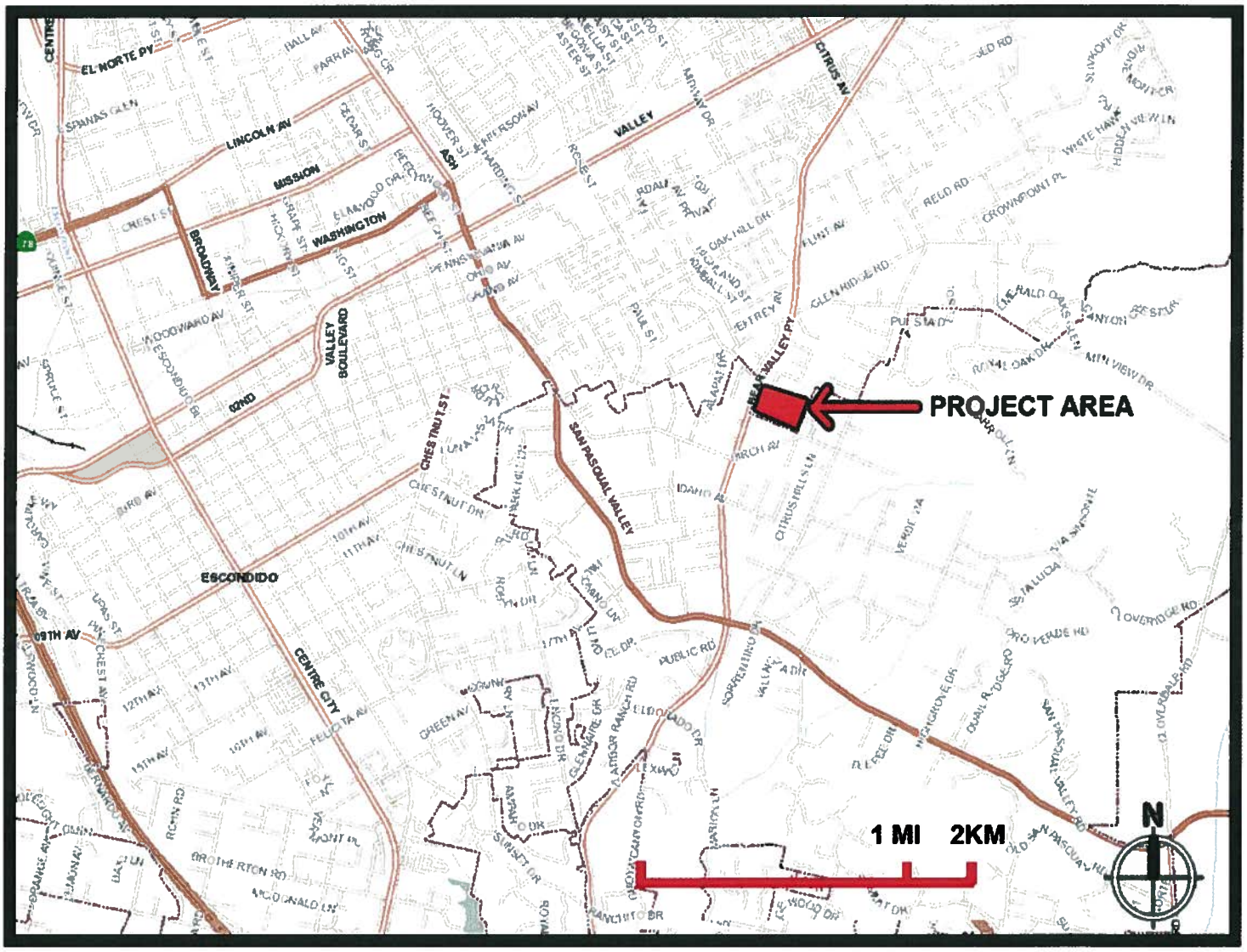
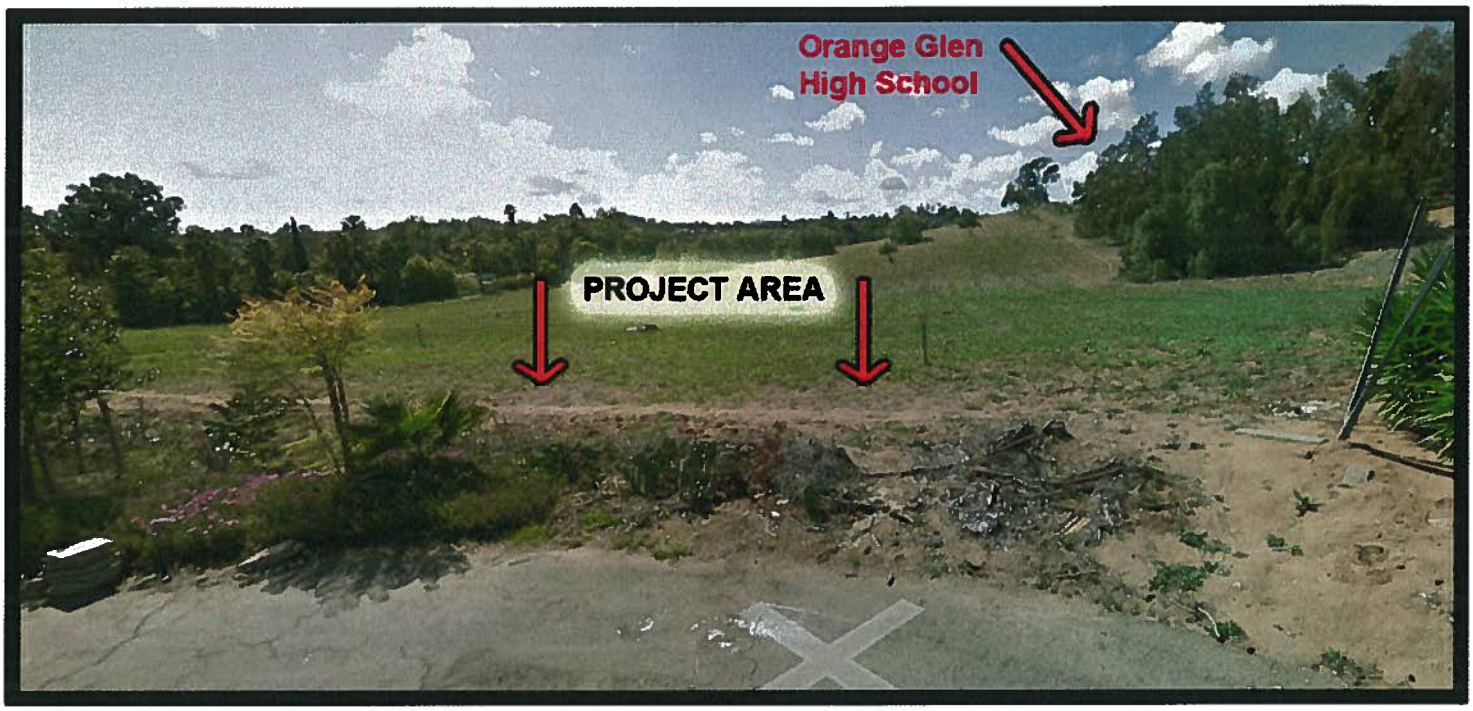


Figure 1 **WESTMINSTER GRADUATE STUDENT HOUSING**

Location Map

Figure 2 **WESTMINSTER GRADUATE STUDENT HOUSING**

Aerial Photo



From Via Alegre Looking West

From Bear Valley Looking South-East

Figure 3A **WESTMINSTER GRADUATE STUDENT HOUSING**

Site Photos

From Bear Valley Looking North-East

Figure 3B **WESTMINSTER GRADUATE STUDENT HOUSING**

Site Photos

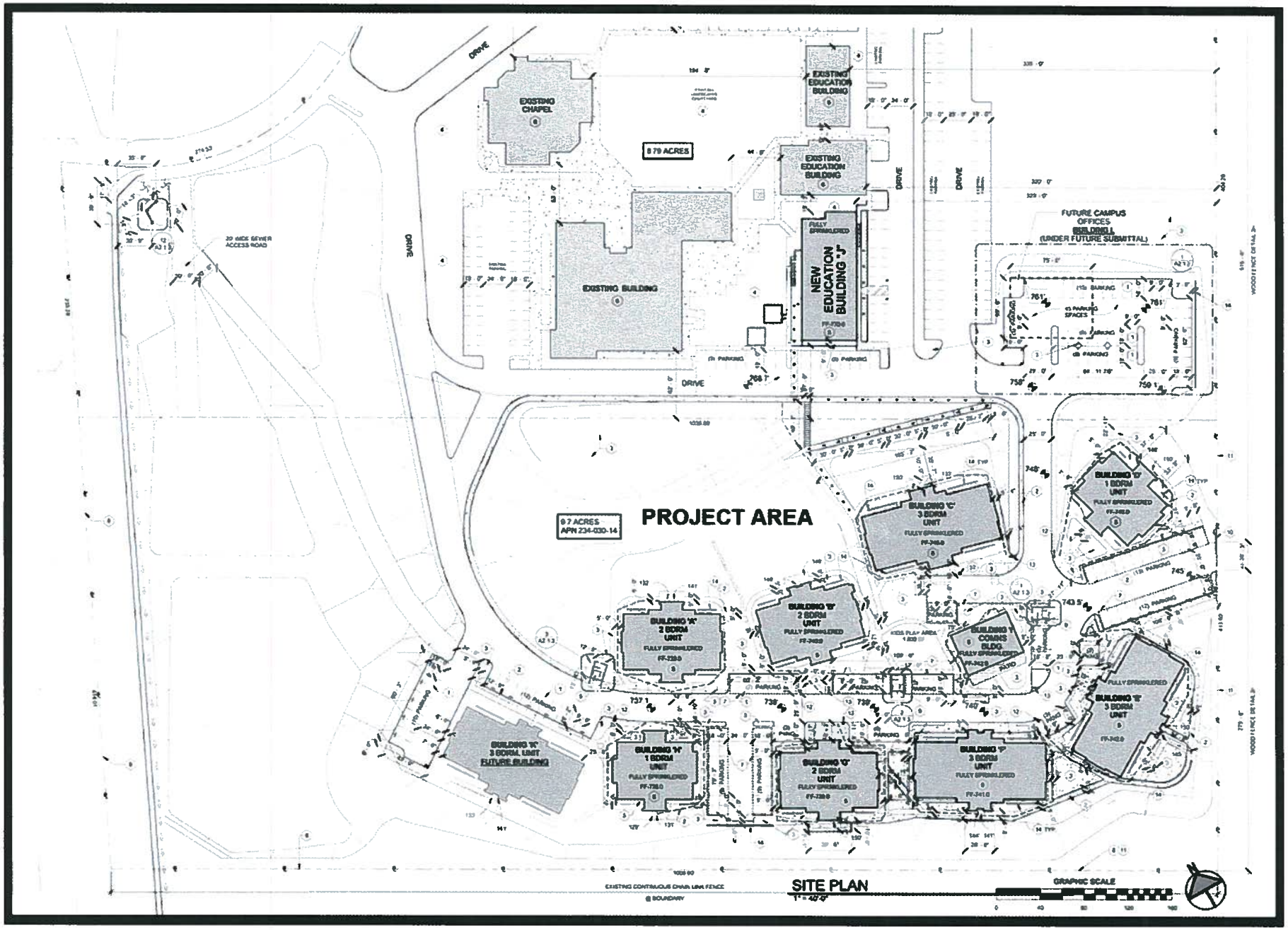


Figure 4

Overall Site Plan

WESTMINSTER GRADUATE STUDENT HOUSING

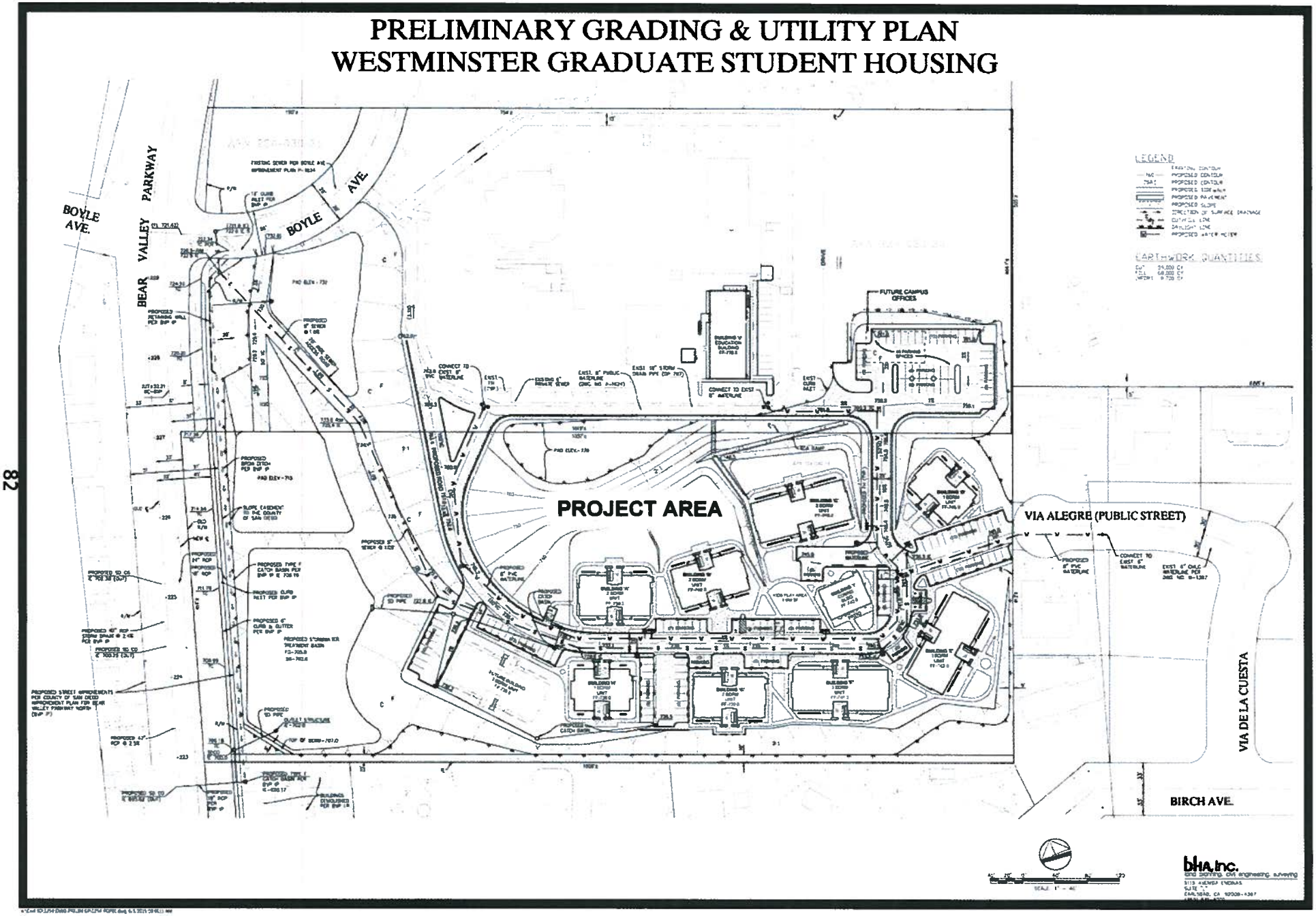


Figure 5
Grading Plan

WESTMINSTER GRADUATE STUDENT HOUSING

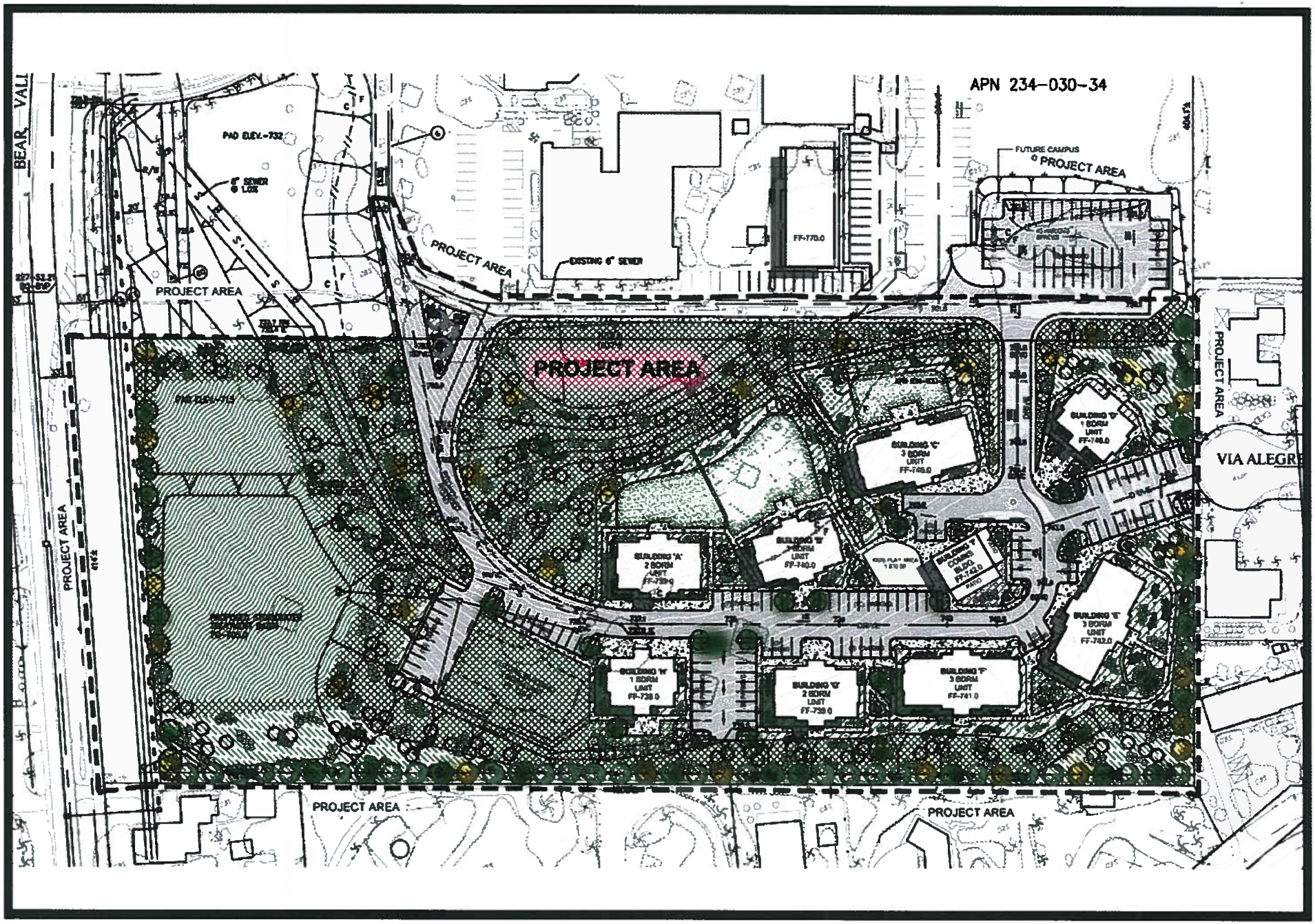


Figure 6

Concept Landscape Plan

WESTMINSTER GRADUATE STUDENT HOUSING

FRONT & BACK ELEVATION

LEFT & RIGHT ELEVATION

Figure 7A

Building Elevations

WESTMINSTER GRADUATE STUDENT HOUSING

ONE BEDROOM UNIT

FRONT & BACK ELEVATION

EXTERIOR ELEVATIONS - 2 BEDROOM UNT

Figure 7B
Building Elevations

WESTMINSTER GRADUATE STUDENT HOUSING
TWO BEDROOM UNIT

Figure 7C

Building Elevations

WESTMINSTER GRADUATE STUDENT HOUSING

THREE BEDROOM UNIT

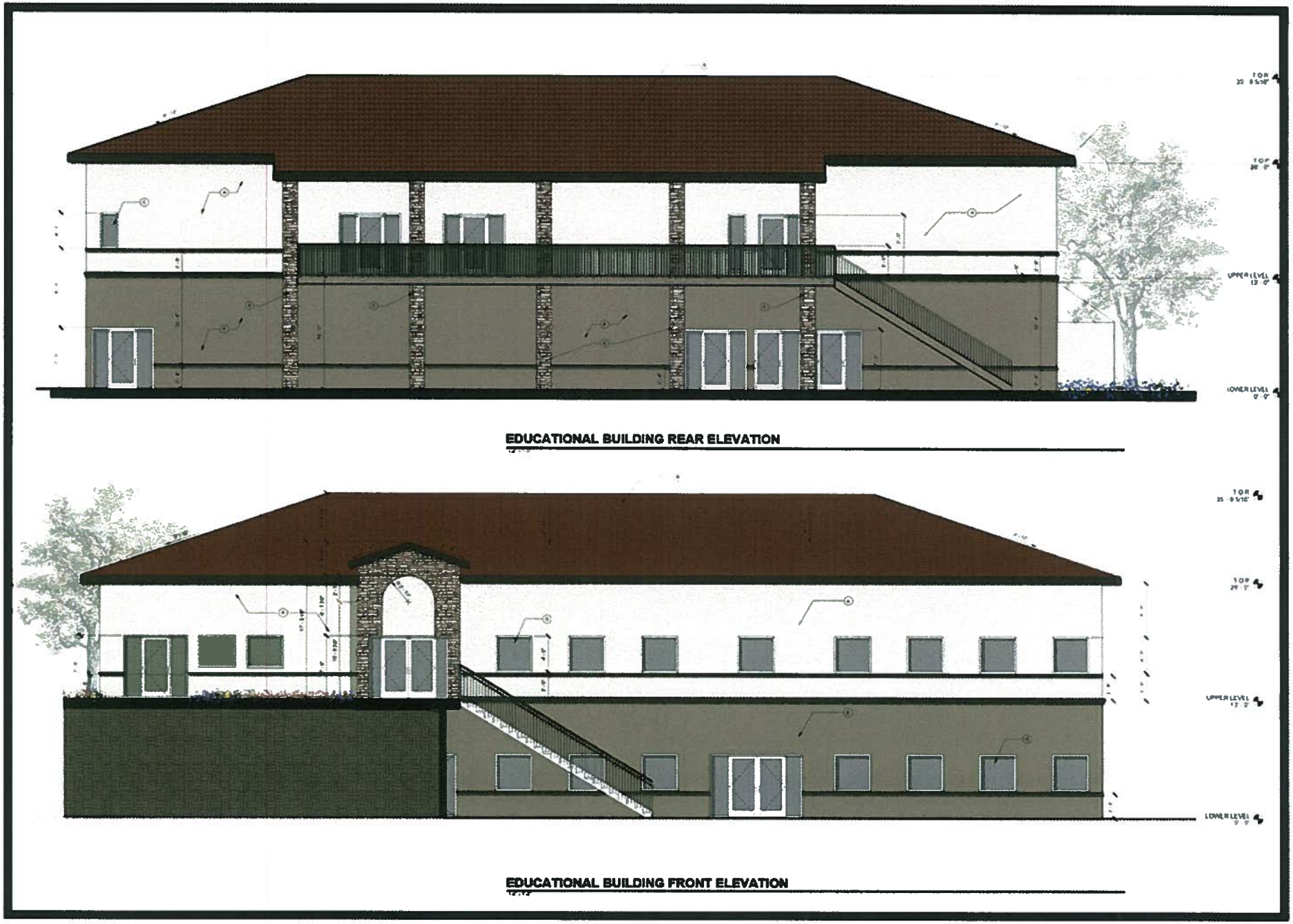


Figure 7D

Building Elevations

WESTMINSTER GRADUATE STUDENT HOUSING

EDUCATIONAL BUILDING CLASSROOMS

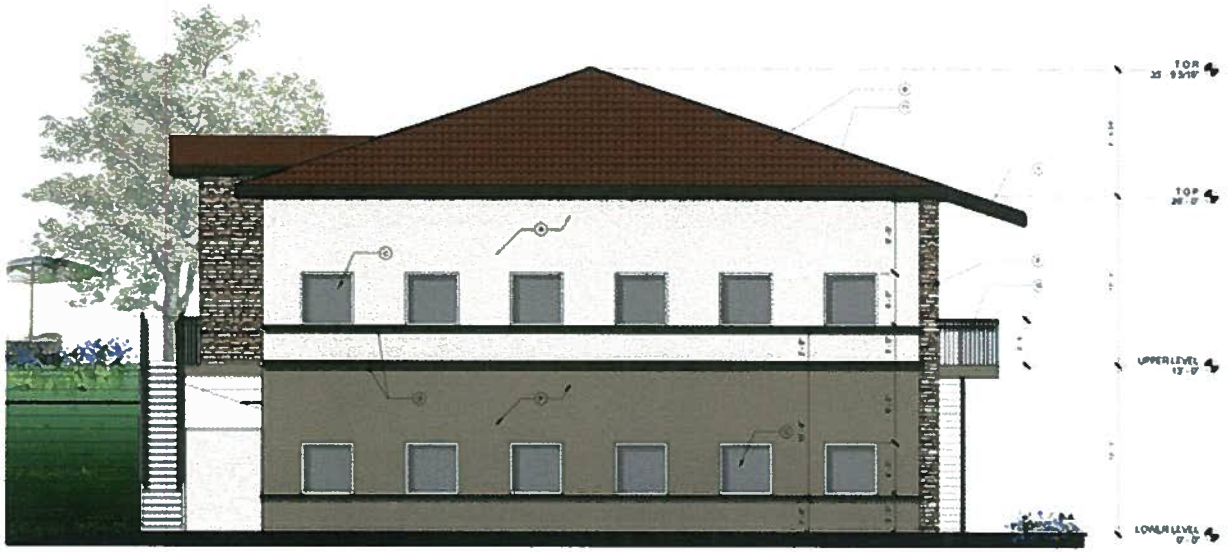
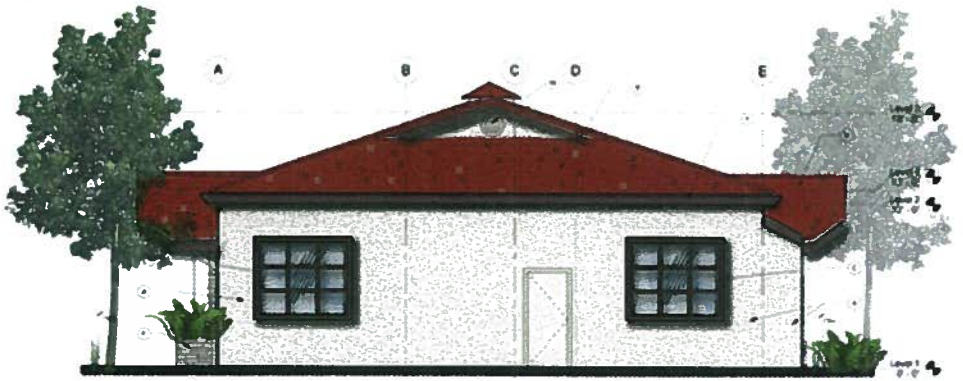


Figure 7E

Building Elevations

WESTMINSTER GRADUATE STUDENT HOUSING

EDUCATIONAL BUILDING CLASSROOMS



5 EAST ELEVATION COMMONS BUILDING

2 NORTH ELEVATION COMMONS BUILDING

Figure 7F

Building Elevations

WESTMINSTER GRADUATE STUDENT HOUSING

COMMONS BUILDING

INITIAL STUDY CHECKLIST:

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including but not limited to, trees, rock, outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

I. Aesthetics Discussion

a) ***Would the project have a substantial adverse effect on a scenic vista?***

No Impact. For purposes of CEQA, a scenic vista is generally defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. According to the City of Escondido General Plan Update Final Environmental Impact Report (FEIR), ridgelines are considered the most important views from scenic vistas, but scenic views also include valleys, natural vegetation, historic or unique structures, agricultural lands, rivers and lakes, rock outcroppings, and large open spaces. There are no valleys, historic or unique structures, or extensive rock outcroppings that would be impacted by the proposed project. The proposed site is surrounded on all four sides by existing residential development. The site is not located on a ridgeline identified in the Resource Conservation Element of the General Plan (Figure VII-5, page VII-10). The nearest significant ridgeline is an intermediate ridgeline which is located approximately 1 miles to the northeast and a skyline ridge line approximately ½ mile to the northeast. These ridgelines are not visible looking north or east across the subject site or from Bear Valley Parkway. Therefore, the project area offers limited opportunity for expansive views of important visual resources recognized by the City as scenic corridors, geographically extensive scenic viewsheds, ridgelines, unique landforms, or visual gateways.

b) ***Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

Less than Significant Impact. There are no state scenic highways located near the project site and the site is not visible from a scenic highway. The Existing Campus site is developed and existing vegetation primarily consists of ornamental landscaping, including turf areas, shrubs and mature trees. The Existing Campus site does not contain any rock outcroppings or historic buildings. The New South Campus also does not contain any significant scenic resources and the property is cleared on a regular basis for fire management purposes. The site contains few scattered mature trees to include California Pepper, Eucalyptus, three Oaks trees and citrus. There are no outcroppings or historic buildings on the New South Campus. Any removal of

vegetation and mature trees would be replaced in accordance with the City's grading and landscaping requirements.

c) ***Would the project substantially degrade the existing visual character or quality of the site and its surroundings?***

Less than Significant Impact. The project proposes the development of 72 new student housing units, commons building and education building. The Existing Campus site is developed with a variety of two-story institutional type classroom buildings, chapel, paved parking areas and ornamental landscaping. The adjacent New Campus site is undeveloped and the property generally is disked or mowed on a regular basis for property maintenance and fire clearance purposes. The project site is surrounded by single-family residential development on all sides. While the proposed project would change the character of the project site from vacant/disturbed land to multi-story student housing, it would not significantly degrade the existing visual character or quality of the site because the new two-story housing units would be spread out over the approximately 9.17-acre site and located within nine separate buildings rather than one larger building to minimize the overall mass and scale of each building. Appropriate building setbacks and landscape buffer areas (ranging from approximately 30 feet to 50 feet) would be provided to minimize potential visual, and compatibility impacts to the adjacent single-family residential land uses. The architecture of the new student housing buildings also is designed to be compatible with the single-family character of the surrounding area, to include pitched tile roofs, gated courtyard entry features, stone clad columns and screen walls, and enhanced window and door surrounds. The proposed drive aisles would be located within the interior areas of the new campus site and parking areas would include low screen walls to shield activities within these areas and block vehicle headlights. The new two-story educational buildings would be compatible in design and height with the existing campus buildings. Therefore, the proposed project would not degrade the existing visual character or quality of the site or its surroundings and impacts would be less than significant.

d) ***Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Less Than Significant Impact. Development of the New South Campus would create a new source of light and glare in the area. The primary source of light would be from new outdoor residential lighting and parking lot lighting. All proposed lighting near adjacent residential properties would be designed to minimize the overflow of light onto these properties. The project would also be required to comply with Article 35 of the Escondido Zoning Ordinance, referred to as the Escondido Outdoor Lighting Ordinance, which is intended to minimize unnecessary nighttime lighting and glare for the benefit of the citizens of the city and astronomical research at Palomar Mountain Observatory. The ordinance includes requirements for outdoor lighting such as shielding and automatic timing devices. Therefore, the proposed project's light or glare impacts would be less then significant.

II. AGRICULTURAL AND FOREST RESOURCES

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 to environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding state's inventory of forest land, including the Forest and Range Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to 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) 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 Code4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

II. Agricultural and Forest Resources Discussion

a) ***Would the project 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?***

No Impact. The Phase I Environmental Site Assessment Report (PIC Environmental Services, February 28, 2005) noted that the subject property was apparently used as an orchard from sometime prior to the late 1920s until the1950s or 1960s, and was vacant land since sometime prior to 1970. The project site is identified as "Urban and Built-up Land" and is surrounded by the same. It is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the Farmland Mapping and Monitoring Program (General Plan Update EIR, Figure 4.2-1).

b) ***Would the project conflict with existing agriculture zoning for agricultural use, or a Williamson Act contract?***

No Impact. The New South Campus has been vacant and undeveloped, and is not adjacent to any property used for agricultural purposes. The Existing Campus site is improved as the Westminster Theological Seminary since the City approved the Conditional Use Permit in 1982. The property is not involved in a Williamson Act Contract or other agricultural land contract. City of Escondido General Plan currently designates the zoning for the project area as residential use. Therefore, the project would not conflict with existing agricultural zoning or a Williamson Act contract.

c) ***Would the project 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))?***

No Impact. The project site is not zoned as forest land and contains neither timberland resources nor an association with timberland resources or timberland production.

d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

No Impact. The project site contains neither forest land nor would it result in the conversion of forest land within the proposed development.

e) ***Would the project 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. There is no evidence of current agricultural use of the site. Figure VII-6 of the General Plan identifies the site as an Agricultural Area, but it is not farmland. The site is currently zoned for residential and is consistent with the City of Escondido's General Plan. The project site contains neither forest land nor would it result in the conversion of forest land within the proposed development.

III. AIR QUALITY

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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

III. Air Quality Discussion

a) ***Would the project conflict with or obstruct implementation of the applicable air quality plan?***

No Impact. The San Diego Air Pollution Control District (SDAPCD) is the government agency which regulates sources of air pollution within San Diego County. The SDAPCD developed a Regional Air Quality Strategy (RAQS) to provide control measures to try to achieve attainment status. Currently, the County of San Diego including the City of Escondido is in "non-attainment" status for federal O3 and the State PM10 and PM2.5 however, an attainment plan is only available for O3. The RAQS was adopted in 1992 and has been updated as recently as 2009 which was the latest update incorporating minor changes to the prior 2004 update. The RAQS is largely based on population predictions by the San Diego Association of Governments (SANDAG). Projects that produce less growth than predicted by SANDAG would generally conform to the RAQS and projects create more growth than projected by SANDAG may create a significant impact assuming the project either produces emission generation, that cannot be mitigated, in excess of the regional standards. Also, the project would be considered a significant impact if the project produces cumulative impacts. The 2009 update mostly clarifies and enhances emission reductions by implementing new VOC and NOX reduction measures. The criteria pollutant standards are generally attained when each monitor within the region has had no exceedances during the previous three calendar years.

Based on the Air Quality assessment for the project (Ldn Consulting, Inc., June 24, 2015, Appendix B), the proposed development of 72 units of graduate student housing on the approximately 9.17 acre New South Campus project site, as a component of the seminary would be consistent with the City's General Plan, and thus, consistent with California State Implementation Plan (SIP) and RAQS. Accordingly, the project's emissions have been accounted for in the RAQS, which was created to bring the San Diego Air Basin (SDAB) into attainment for ozone. Additionally, as summarized in Tables 1 (expected construction emission) and Table 2 (expected daily pollutants in summer and winter), the project's construction and operational emissions would not exceed the City's established CEQA significance criteria for air quality in its Environmental Quality Regulations (EQR) as established in Escondido Municipal Code Chapter 33 Article 47.

Table 1: Expected Construction Emissions

Year	ROG	NOx	CO	SO_2	PM_{10} (Dust)	PM_{10} (Exhaust)	PM_{10} (Total)	$PM_{2.5}$ (Dust)	$PM_{2.5}$ (Exhaust)	$PM_{2.5}$ (Total)
2015 (Lb/day) Unmitigated	14.59	36.04	27.59	0.04	13.18	2.04	15.09	6.76	1.88	8.52
Significance Threshold (Lb/day)	*75*	*250*	*550*	*250*	-	-	*100*	-	-	*55*
SDAPCD Impact?	***No***	***No***	***No***	***No***	-	-	***No***	-	-	***No***

Table 2: Expected Daily Pollutant Generation

	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Summer Scenario						
Area Source Emission Estimates (Lb/Day)	2.33	0.07	5.98	0.00	0.03	0.03
Energy Source Emissions (Lb/Day)	0.02	0.20	0.08	0.00	0.02	0.02
Operational Vehicle Emissions (Lb/Day)	0.72	1.61	7.45	0.02	1.33	0.37
Total (Lb/Day)	**3.07**	**1.87**	**13.51**	**0.02**	**1.38**	**0.42**
SDAPCD Thresholds	55	250	550	250	100	55
Significant?	No	No	No	No	No	No
Winter Scenario						
Area Source Emission Estimates (Lb/Day)	2.33	0.07	5.98	0.00	0.03	0.03
Energy Source Emissions (Lb/Day)	0.02	0.20	0.08	0.00	0.02	0.02
Operational Vehicle Emissions (Lb/Day)	0.76	1.71	7.80	0.02	1.33	0.37
Total (Lb/Day)	**3.11**	**1.97**	**13.86**	**0.02**	**1.38**	**0.42**
SDAPCD Thresholds	55	250	550	250	100	55
Significant?	No	No	No	No	No	No

Daily pollutant generation assumes trip distances within CALLEEMOD 2013.2.2

Based upon the analysis included in Appendix B, no significant fugitive dust or criteria pollutant impacts are expected during the construction process. Construction mitigation will not be required for this project. No significant direct or operational area emissions are expected from the proposed project and would not require mitigation to comply with CEQA. Also, since the project would not modify the existing zoning designations, nor develop the site beyond what is allowed by the City, the project would be consistent with both the SIP and RAQS.

b) ***Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

No Impact. 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 project's construction and operational emissions would not exceed the City's established CEQA significance criteria for air quality in its EQR (Escondido Municipal Code Chapter 33 Article 47). No significant direct or operational area emissions are expected from the proposed project. 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 as part of the grading permit for the project.

c) ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

Less than Significant Impact. The San Diego Air Basin (SDAB) is designated as in basic non-attainment of the NAAQS for ozone and in non-attainment of the state AAQS for ozone, PM10, and PM2.5. Because the SDAB has not met the federal and/or state standards for these pollutants, significant baseline cumulative impacts to air quality currently exist for ozone precursors (VOCs and NOx), PM10, and PM2.5. A cumulative

impact arises when two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Cumulative impacts can result from individually minor but collectively significant impacts, meaning that the project's incremental effects must be viewed in connection with the effects of past; current, and probable future projects. The generation of daily construction and operational emissions associated with cumulative development could result in a cumulative significant impact associated with the cumulative net increase of ozone, PM_{10} and $PM_{2.5}$ for which the region is in non-attainment. The proposed project would be consistent with the RAQS, which is intended to bring the SDAB into attainment for all criteria pollutants. In addition, the daily emissions generated during construction and operation by the project would not exceed the City's CEQA significance thresholds that have been established as quality of life standards. Therefore, the project's contribution to cumulative air quality impacts would not be significant.

As discussed above under the previous issues, the proposed project would not exceed the trigger criteria for potential air quality violations related to construction and operation emissions, including ozone precursors, PM10, and PM2.5. Projects below the trigger criteria were determined not to substantially contribute to the potentially significant construction and operational emissions impacts that would result from cumulative development under the Escondido General Plan (City of Escondido 2012). Additionally, as discussed above (III. (a)), the proposed project would be consistent with regional air quality plans. Therefore, construction and operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SDAB is in non-attainment. Impacts would be less than significant.

d) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

Less Than Significant Impact. According to the Escondido General Plan Update FEIR, sensitive receptors include day care centers, schools, retirement homes, hospitals, and medical patients in residential homes or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The two primary emissions of concern regarding health effects for land development projects are carbon monoxide (CO) and toxic air contaminants (TACs). The closest sensitive receptors are existing single-family residences to the south and east of the project site. Single family homes also are so located to west of the project site across Bear Valley Parkway. The Seminary is located north of the project site. According to the project's air quality technical report, construction and operation of the proposed project could potentially expose sensitive receptors, located within and adjacent to the project site, to Carbon Monoxide (CO) hotspots and concentrations of toxic air contaminants (TACs) from onsite sources during project construction as well as TACs from operational sources; however, no significant construction impacts are expected and the proposed project's operational emissions would not exceed City of Escondido's significance thresholds

CO Hot Spots. Areas with high vehicle density, such as congested intersections and parking garages, have the potential to create high concentrations of CO, known as CO hot spots. An air quality pollutant concentration impact is considered significant if CO emissions create a hot spot where either the state one-hour standard of 20 parts per million (ppm) or the federal/state eight-hour standard of 9.0 ppm are exceeded. This typically occurs at severely congested intersections (level of service [LOS] E or worse) (City of Escondido 2012). According to the traffic impact analysis prepared for the project, none of the traffic study area intersections would operate at an LOS E or F with or without implementation of the proposed project. Therefore, a CO hot spot would not occur.

Toxic Air Contaminants. The Escondido General Plan Update FEIR relies on the CARB's Air Quality and Land Use Handbook to determine whether potential impacts related to TACs, including diesel particulate matter, would occur. CARB lists several potential sources of substantial TAC emissions that currently exist or may be developed under the General Plan Update including: 1) freeways or urban roads with 100,000 vehicles per day; 2) commercial facilities that require heavy-truck deliveries or include drive through facilities; 3) extraction operations or cement manufacturing; 4) power plants; 5) recycling and garbage transfer stations; 6) industrial land uses; 7) farming operations; 8) dry cleaning facilities, gas stations, and automotive repair facilities; and 9) major medical facilities. If the project would result in these emission sources, then a detailed health risk assessment may be required. The proposed project would result in the development of new residential student housing units and classrooms, which are not a typical source of TACs. Therefore, implementation of the proposed project would not result in the exposure of off-site sensitive receptors to substantial TAC concentrations.

e) ***Would the project create objectionable odors affecting a substantial number of people?***

Less Than Significant Impact. The proposed residential development does not include any uses that have been identified as being associated with odors such as dairy operations or chemical plants. Operation of the proposed student housing project would not include facilities that are typical sources of odor complaints Thus, the proposed project is not expected to result in objectionable odors for future residents or for the neighboring uses.

During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a minor, temporary source of nuisance to adjacent uses, and would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, and would likely appreciably disperse on site, the odors would have less than a significant impact.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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, and 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?	☐	☐	☐	☒

IV. Biological Resources Discussion

a) ***Would the project 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 the U.S. Fish and Wildlife Service?***

Less than Significant Impact. According to the biological assessment (Klutz Biological Consulting, May 1, 2015 and Pacific Southwest Biological Service, Inc., March 1, 2005, Appendix C), no sensitive species or special status plant or animal species were detected or are expected to occur on the property due to the disturbed nature of the site. The project site consists of non-native grassland and because of the annual clearing or disking for fire management, the entire property may be considered as disturbed habitat that contains no waters capable of supporting migratory fish. The site is surrounded by suburban development and is not a part of a migratory wildlife corridor. The property is essentially an isolated island of disturbed non-native grassland with little to no wildlife habitat value or connection to other large blocks of undisturbed native habitat occurring in the area. This property is considered an in-fill parcel.

The project would result in the loss of approximately 9.7 acres of non-native grassland. The City uses the Escondido Draft Subarea Plan to implement the approved MHCP within City limits. The City's draft Subarea Plan requires impacts to NNG to be mitigated at a reduced ratio of 0.5:1 through the acquisition of NNG credits from the Daley Ranch Bank or other approved mitigation bank. Therefore, the applicant will purchase 4.85 credits from the Daley Ranch Bank or other approved mitigation bank to reduce this potentially significant impact to below significance. The property does not include any stream courses or wetlands. No federal- or state-listed endangered or threatened species are expected to occur on the project site due to a lack of appropriate habitat and the disturbed condition of the site. However, there is a small stand of Eucalyptus trees on the project site, which could be used for raptor nesting. While there were no active raptor nests observed on the project site the eucalyptus trees could potentially support raptor nesting and, if impacted, would be considered a significant impact. In addition, the remainder of the project site may also be used for foraging by raptors and migratory birds. Implementation of mitigation measures Bio-1 and Bio-2 would reduce the potential direct impact to nesting raptors to a less than significant level.

Mitigation Measures:

Bio-1: Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.

Bio-2: To compensate for the loss of 9.7 acres of NNG, the applicant shall purchase 4.85 mitigation credits from the Daley Ranch Bank or other approved mitigation bank.

b) ***Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?***

No Impact. The property shows no evidence of surface water or surface flows that would be associated with riparian habitat or be considered jurisdictional riparian habitat by any plan, policy, regulation or regulatory agency. No critical habitat or other sensitive natural community was identified on site. Therefore, the modification of existing on-site disturbed habitat would be less than significant.

c) ***Would the project have a substantial adverse effect on biological resources involved within a jurisdictional water feature as defined by federal, state or local regulations (e.g., Section 404 of the Clean Water Act, Section 401. of the Clean Water Act, Section 1.602 of California Fish and Game Code, Porter-Cologne Water Quality Control Act, etc.) through direct removal, filing, hydrological interruption, or other means?***

No Impact. According to the Biological Assessment performed for the project, the property does not include vernal pools or any jurisdictional drainages, wetlands, waters of the U.S. or streambeds and therefore the project would not affect biological resources associated with a jurisdictional water.

d) **Would the project 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?**

No Impact. The project site consists of non-native grassland and because of the annual clearing or disking for fire management, the entire property may be considered as disturbed habitat that contains no waters capable of supporting migratory fish. The site is surrounded by suburban development and is not a part of a migratory wildlife corridor. The property does not include any mature trees. The property does not include any trees or shrubs that could be used for nesting raptors. The property is essentially an isolated island of disturbed non-native grassland with little to no wildlife habitat value or connection to other large blocks of undisturbed native habitat occurring in the area. This property is considered an in- fill parcel.

e) ***Would the project conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?***

Less than Significant Impact. The vegetation on the parcel consists primarily of non-native grasses and small patches of ornamental trees. The site also includes a total of 33 trees, which would be considered "Mature Trees" under the City of Escondido's Tree Preservation Ordinance and includes California Pepper (23), multi-trunk Valley Oak (4), eucalyptus (5) and a Mexican fan palm. The loss of these 33 mature trees on the site would be replaced by the 114 trees proposed as part of the project design, which is greater than the 1:1 ratio required by the City's Grading Ordinance, and the project will be conditioned accordingly. A Mature Tree is defined as any self-supporting woody perennial plant, native or non-native, with a single well-defined or multiple stems supporting a crown of branches and has a diameter of eight inches Diameter Breast Height (DBH) or greater, except oak *(Quercus* sp.) trees.

f) ***Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Pion, or other approved local, regional, or state habitat conservation plan?***

No Impact. The City of Escondido General Plan and the Escondido Subarea Multiple Habitat Conservation Plan (MHCP), a component of the San Diego County MSCP, were consulted as part of the Biological Assessment performed for the project. The site is not located in any other natural community or habitat conservation plan. Therefore, the project impacts would not be in conflict with adopted provisions of an applicable plan.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15072.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15072.5?	☐	☐	☐	☒
c)Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

V. Cultural Resources Discussion

a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15072.5?*

No Impact. A cultural resources investigation, archaeological reconnaissance survey and archaeological records search for recorded cultural resources and previously conducted archaeological investigations indicate no cultural resources within the project area and no previously recorded sites are located within the project boundaries (Phase I Cultural Resource Survey for the Westminster Seminary California Project, Brian F. Smith and Associates ["BFSA"], May 5, 2015). The records search at South Coastal Information Center (SCIC) was negative for the presence of cultural resources within the areas. No previously identified cultural resources were recorded within the project boundaries. Thirteen archaeological sites are located within a mile of the project area, none of which are located within the current project boundaries. These sites include historic foundations, trash scatters, a gravity float line, a prehistoric bedrock mining feature, and lithics. Ten early twentieth-century historic residences are located within a mile of the project area, none of which are located within the project boundaries. Thirty previous archaeological studies have occurred within a mile of the project area, two of which overlap the current project area (Phase I Cultural Resource Survey for the Westminster Seminary California Project, BFSA, May 5, 2015, Appendix D). 1987, RECON surveyed the southern half of the project area (Wade, 1987 as cited in Phase I Cultural Resource Survey for the Westminster Seminary California Project, BFSA, May 5, 2015). Neither survey identified cultural resources within project boundaries. BFSA recommended that no additional archaeological assessment be conducted.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15072.57?*

No Impact. The site-specific cultural resources assessment conducted on the proposed project area indicated no cultural resources and a low likelihood that prehistoric populations utilized the area. No known cultural resources will be impacted. Therefore, no recommendations are made for further investigation on the subject property. While no cultural resources are expected to be discovered during construction based on the field survey and research, a qualified archaeologist would be on-site during the initial grading operations (see Section V1. Tribal Cultural Resources).

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Less than Significant Impact. No human remains are known to exist on-site and therefore no significant impacts are expected to occur. Although unlikely, the discovery of unknown buried human remains during project construction is always a possibility. If human remains are encountered during construction, the find

would be handled in accordance with California Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Compliance with California Health and Safety Code Section 7050.5 would prevent potentially significant impacts in the unlikely event that human remains are encountered during construction. Therefore, impacts associated with the disturbance of human remains would be less than significant. See Section VI. Tribal Cultural Resources for further discussion.

VI. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in 21074?	☐	☒	☐	☐

VI. Tribal Cultural Resources Discussion

Less Than Significant Impact with Mitigation Incorporated. A cultural resources investigation, archaeological reconnaissance survey and archaeological records search for recorded cultural resources and previously conducted archaeological investigations indicate no cultural resources within the project area and no previously recorded sites are located within the project boundaries (Phase I Cultural Resource Survey for the Westminster Seminary California Project, Brian F. Smith and Associates ["BFSA"], May 5, 2015). The records search at South Coastal Information Center (SCIC) was negative for the presence of cultural resources within the areas. No previously identified cultural resources were recorded within the project boundaries. Thirteen archaeological sites are located within a mile of the project area, none of which are located within the current project boundaries. These sites include historic foundations, trash scatters, a gravity float line, a prehistoric bedrock mining feature, and lithics. Thirty previous archaeological studies have occurred within a mile of the project area, two of which overlap the current project area (Phase I Cultural Resource Survey for the Westminster Seminary California Project, BFSA, May 5, 2015, Appendix D). 1987, RECON surveyed the southern half of the project area (Wade, 1987 as cited in Phase I Cultural Resource Survey for the Westminster Seminary California Project, BFSA, May 5, 2015). Neither survey identified cultural resources within project boundaries. BFSA recommended that no additional archaeological assessment be conducted.

In accordance with Assembly Bill 52, the City of Escondido notified three Native American Tribes (San Luis Rey Band of Mission Indians; Rincon Band of Luiseno Indians; and Soboba Band of Luiseno Indians) that requested notification of proposed projects within the City. The San Luis Rey Band of Mission Indians indicated their desire to further consult regarding the project. City staff met with representatives of the Tribe to discuss the cultural analysis prepared for the project, potential project impacts to Tribal Cultural Resources, and mitigation measures. Although the Cultural Studies prepared for the original Seminary development and the most recent study prepared for the student housing project did not identify any resources within the project area, representatives of the Tribe felt that due to the number of archaeological sites within the surrounding area, there could be a potential for subsurface resources to be present, which represents a potentially significant impact. Implementation of mitigation measure Cul-1 (detailed below) would reduce this impact to a less than significant level. Mitigation measure Cul-1 would include construction monitoring by a qualified archaeologist and Native American representative. Monitoring would ensure that if buried cultural deposits (i.e., human remains, hearths, or historic deposits) are present, they would be identified, evaluated, and addressed according to CEQA requirements and the conditions of the mitigation measure.

Mitigation Measures:

Cul-1 It is recommended the applicant/owner enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseno Native American tribe (Luiseno Tribe) prior to the issuance of grading permits. The purpose of the agreement is to formalize protocols and procedures between the Applicant/Owner and the Luiseno Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried tribal cultural resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

2. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

3. During the initial site grading, excavation or disturbance of the ground surface, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.

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

5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the City Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human bones remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. It is recommended that if Native American remains are discovered, the remains should be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Luiseno Native American monitor.

6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area. Before

construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies (if necessary), to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies, or remain on site within a designated and secured open space area approved by the City of Escondido, as recommended by the project Archaeologist and Native American representative. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.

8. A report documenting the field and analysis results and, if necessary, interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

VII. PALEONTOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒

VII. Paleontological Resources Discussion

No Impact. No prehistoric or historic cultural resources were identified within the project area. Underlying soils and formations consist of undocumented fills, overlying natural soils and bedrock. The rock units underlying the property consist of Cretaceous-age granodiorite capped by relatively thin veneers of surficial soils, including man-made fill and colluvium (slope wash). In several areas throughout the property, the upper portion of the colluvium has been reworked during past dry farming operation. Because the underlying geological formation does not contain fossils, paleontological resources do not have the potential to occur within the project site. The Cultural Study prepared for the project indicated that due to the low density of known prehistoric archaeological sites near the project area, it is unlikely that any prehistoric resources would be present. The site does not contain any unique geological features.

VIII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

VIII. Geology and Soils Discussion

a) Would the project 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.

Less than Significant Impact. According to the Escondido General Plan, the Alquist-Priolo Earthquake Fault Zoning Act does not identify any active faults or fault zones within Escondido; consequently, the risk of surface rupture is low (City of Escondido 2012). The nearest active fault is the Elsinore fault zone, located approximately 15.3 miles from site and the Rose Canyon Fault, located offshore approximately 15 miles southwest of Escondido. Due to the distance from the project site to the closest known active fault, the potential for the proposed project to expose people or structures to substantial adverse effects from fault rupture is low. Therefore, impacts associated with rupture of a known fault would be less than significant. Furthermore, according to the geotechnical report (Geotechnical Professionals Inc., December 16, 2014, Appendix E) completed for the project, the site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known faults crossing or projecting toward the site.

ii) Strong seismic ground shaking?

Less than Significant Impact. The geotechnical report indicates that the project is neither located in an Earthquake Fault Zone nor does the site contain soils or other geological conditions that would result in strong seismic ground shaking. The site is located in a seismically active area of Southern California and is likely to be subjected to strong ground shaking due to earthquakes on nearby faults. Pursuant to the Uniform Building Code (UBC) and the California Building Code (CBC), design and construction of the proposed project would be engineered to withstand the expected ground acceleration that may occur at the project site from regional active faults. Proper engineering and adherence to the UBC and CBC guidelines would minimize the risk to life and property from potential ground motion at the project site. Therefore, impacts associated with strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

No Impact. The General Plan Figure VI-9 indicates that the site is not located in a liquefaction Hazard Area and according to the geotechnical completed for the project, the property would not be susceptible to earthquake-induced soil liquefaction primarily because of the presence of shallow, very dense bedrock and an approximate 50-foot depth to groundwater from the planned finished grades. The previously conducted geotechnical report similarly concluded that due to the lack of a near-surface groundwater table, and dense nature of the site soils, the potential for large-scale liquefaction effects to the proposed surface improvements is low (Geotechnical Report, GeoLogic Associates, May 6 2006, Appendix E).

iv) Landslides?

No Impact. The site is located in a very gently sloping area and the underlying soil materials are very competent rock. The potential for landslides or other slope instability problems is considered to be low (Geotechnical Report, GeoLogic Associates, May 5 2006, Appendix E).

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The proposed project would involve site grading, which would result in disturbed soils and temporary stockpiles of excavated materials that would be exposed to erosion. However, compliance with the National Pollution Discharge Elimination System (NPDES) Construction General Permit, which requires the development of a Storm Water Pollution Prevention Plan (SWPPP) for the project site, would minimize the potential for soil erosion and loss of top soil through the implementation of best management practices (BMPs). Once construction is completed, no stockpiles would remain on the project site. The site would be paved, developed, or vegetated. Therefore, with implementation of construction BMPs, impacts associated with soil erosion and loss of topsoil would be less than significant.

c) Would the project 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. The materials beneath the site are considered to be predominantly stable, with a very low potential for onsite or offsite landslide, lateral spreading, subsidence, or liquefaction. The relatively thin veneer of man-made fills and colluvium above the bedrock have moderate to high strength and low compressibility characteristics at the current moisture contents, but become weaker and more compressible when wetted (low to moderate hydro-collapse potential). The project will comply with the geotechnical investigation recommendations (Appendix E). Thus, the project would have a less than significant impact related to expansive soils.

c) Would the project be located on expansive soil, as defined in Table 1.8-1.-B 01 the Uniform Building Code (1.994), creating substantial risks of life or property?

No Impact. The near surface soils consist predominantly of silty sands and granodiorite bedrock, both considered to have very low expansion potential. The results from the previously conducted geotechnical study indicate that the expansion potential of the near surface materials across the site is in the very low range as identified in the Uniform Building Code/California Building Code (based on ASTM D4829).

e) ***Would the project 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?***

No Impact. The proposed project would have access to existing City wastewater infrastructure and would not require the use of septic tanks or alternative wastewater disposal systems. If required, there are areas of the site that would be capable of supporting the use of septic tanks or alternative wastewater disposal systems.

IX. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

IX. Greenhouse Gas Emissions Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. The City of Escondido Greenhouse Gas Emissions adopted CEQA Thresholds and Screening Tables, which determined that it would generally require up to 86 single-family residential dwelling units in order to generate 2,500 metric tons (MT) of carbon dioxide (CO_2e) per year. The proposed project would generate Greenhouse Gas (GHG) emissions directly through the burning of carbon-based fuels such as gasoline and natural gas as well as indirectly through the use of electricity and water and from the anaerobic bacterial breakdown of organic solid waste disposed into landfills. GHG emissions would be generated during construction of the project. Once fully operational, the proposed project will emit approximately 438.35 MT of CO_2e each year during a typical operational year and combined with the 20.29 MT per year of CO_2e expected from the project lifetime average, the project would produce 449.15 MT CO_2e which would not exceed the City's established 2,500 MT screening threshold (Greenhouse Gas Assessment, Ldn Consulting, Inc., June 24, 2015, Appendix F). Therefore, no mitigation measures or further analysis is required.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. As discussed above, the GHG emissions generated by the proposed project would not exceed the City's 2,500 MT of CO_2e per year screening threshold. As the 2,500 MT of CO_2e per year threshold has been developed as part of Escondido's Climate Action Plan (E-CAP) development review process, the project would not interfere with implementation of the E-CAP. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020.

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 with 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to 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?	☐	☐	☒	☐

X. Hazards and Hazardous Materials Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The proposed project would include the development of 72 new multi-family graduate housing and includes neither industrial elements nor association with the storage, handling, or transportation of hazardous materials. With the exception of occasional refueling of construction equipment in a designated, protected area of the project construction area, no hazardous materials will be on site. The results of the Phase I Environmental Site Assessment (PIC Environmental Services, February 28, 2005, Appendix G) did not identify evidence of recognized environmental conditions, onsite historical recognized environmental conditions, or any evidence of hazardous material and/ or regulated substance storage or spillage onsite or from adjacent or nearby properties.

b) Would the project 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?

Less Than Significant Impact. The proposed project would include the development of 72 new multi-family graduate housing and upon project completion no significant hazards or releases of hazardous materials would be expected of this land use. The project would have the potential of accidental fuel and/or chemical spills during the grading and construction phases. The contractor would be required to implement BMPs to reduce impacts of a potential spill, such as implementing a Spill Prevention, Control, and Countermeasures (SPCC) Plan and maintaining at the job site the applicable equipment and material designated in the SPCC Plan. With these BMPs, potential impacts would be less than significant.

c) Would the proposed project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The project is within 2.79 miles of an existing school. See answer VIII.a, above.

d) Would the project 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. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5

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 on working in the project area?

No Impact. The project site is not located within an airport land use plan is located outside the sphere of influence for the McClellan-Palomar Airport, which is the nearest public airport.

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?

No Impact. The project is not located within the vicinity of a private airstrip. The nearest private airstrip is located approximately 5.7 miles to the northeast at Lake Wohlford Resort.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The project has access and would neither alter nor impede existing evacuation routes shown in the General Plan Figure VI-1. Implementation of the emergency response plan includes such precautions as avoiding construction in high-risk areas, proper landscaping in fire prone areas, and designing development to withstand earthquakes and flooding.

h) Would the project 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 areas where residences are intermixed with wildlands?

Less Than Significant Impact. Figure VI-6 in the City's General Plan rates the project site as high for wild fire risk. The site is also located in an area of High Danger on the City of Escondido's map of Fire Severity Zones (available at http://fire.escondido.org/Data/Sites/3/media/Fire%20Prevention%20Website/Fire%20Severity%20Zones/1%20EFD-Rincon%20Severity%20Zones.pdf). Impact will be less than significant as the project will be required to comply with the City regulations, policies, plans and guidelines regarding fire safety, fire department response times, building construction, fuel management areas and the maintenance of defensible zones.

XI. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Substantially alter the existing drainage patter 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?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned Stormwater drainage systems or provide substantial additional sources of polluted run-off?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒

g) 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?	☐	☐	☐	☒
h) Place with a 100-year flood hazard area structures which would impede or direct flood flows?	☐	☐	☐	☒
i) 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 a dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

XI. Hydrology and Water Quality Discussion

The project site is a steeply sloping hillside property dominated by an east-west trending ridge that rises approximately 75 feet above the lowest site terrain above Bear Valley Parkway. The steepest project slopes descend to the south at 3:1 (H: V) gradients. On site elevations vary from 780 to 705 feet above mean sea level. The existing hill with an upstream elevation of about 780 feet bisects the parcel from east to west. The downstream elevation at the southwest corner of the site is approximately 705 feet. Runoff sheet flows from the top of the hill south-westerly until discharging into a drainage ditch on the east side of Bear Valley Parkway, then proceeds south towards Birch Ave.

The site currently receives run on from the residential properties located along the northern boundary or Westminster Seminary. Run on from the easterly side of the project crosses the said property boundary and enters a shallow drainage channel along the easterly boundary. The drainage channel merges with runoff from the top of the hill flowing south-easterly until discharging into a shallow channel in the south of the project site. Run on from the westerly side of the project sheet flows toward the southwesterly corner of the site and flows into Bear Valley Parkway. Currently the County of San Diego is constructing drainage improvements in Bear Valley Parkway including storm drain pipe and a brow ditch along the easterly side of the street. Runoff is collected by the new brow ditch.

The Existing Campus site is predominantly flat, with three existing multi-story buildings and a private drive with parking lots that wrap around the campus. The remaining campus is landscaped with grassy areas. The middle of the campus poses the highest elevation of 782 feet with discharge flowing north onto the paved parking lot. Runoff then flows east then south until entering an existing 18-dia" storm pipe at the southeast corner of the campus boundary. The storm drain pipe carries flow westerly underneath the south edge of the parking lot and into an existing brow ditch at the southwest corner of Existing Campus site. The brow ditch carries flow westerly until discharging at an existing curb inlet on Bear Valley Parkway. There is an existing 18" RCP pipe that crosses below Bear Valley Parkway, which collects runoff from the said curb inlet and also provides drainage for the upstream area and Boyle Ave.

The project development includes a bio retention basin for Hydro modification Plan (HMP) compliance. Drainage patterns will increase the acreage draining to the southwest corner and decrease acreage towards the west and south existing discharge locations. The existing storm drain system underneath the south edge of the parking lot of the Existing Campus site and related brow ditch will be removed, and runoff from the campus will be directed to the proposed private road that provides access to the housing buildings. The off-site run-on in the northeast will be intercepted along the top of a cut-slope and directed to the proposed private drive via brow ditch. Runoff from the buildings, sidewalks and landscape areas will be directed to the private drive and routed to proposed catch basins and a curb inlet. Runoff will then be routed via storm drain pipes to the proposed bio retention basin for treatment and detention. The basin will provide HMP treatment and detention of the storm water per City of Escondido SUSMP requirements. Outflows from the basin will be conveyed via storm drain located beneath Bear Valley Parkway, to discharge into a proposed storm drain system as part of the improvement plan for Bear Valley Parkway per the County of San Diego. The improvement plan proposes a 42" RCP underneath Bear Valley Parkway which will provide drainage for the upstream tributary area at various proposed curb inlets. The street improvement also includes

widening Bear Valley Parkway an additional 22 feet with curb and gutter and relocating the right-of-way on the east side.

The graded landscape area along the western boundary of the site will essentially cut into the existing hill and flatten the site. A driveway and unpaved construction access easement are being proposed to connect Boyle Ave to the proposed graded pads. The graded pads will be left vacant and will not introduce any new impervious areas such as concrete, roofs, or driveways. The access easement will intercept runoff from the uphill graded landscape area and direct flow towards a proposed catch basin on the northerly graded pad. The runoff will then be conveyed via storm drain pipe to a brow ditch along the westerly project boundary line. A storm drain cleanout at the project boundary will intercept this runoff and convey flow via storm pipe to the proposed 42" RCP under Bear Valley Parkway. The brow ditch and storm drain cleanout are also being proposed as part of the County of San Diego improvement plans for Bear Valley Parkway. This runoff that is directed off-site to the storm drain system will not be considered for HMP treatment purposes. The total area to be disturbed is 11.3 acres; the site is 17% impervious pre-development, and 40% impervious post-development.

a) ***Would the project violate or conflict with any adopted water quality standards or waste discharge requirements?***

No impact. Project construction would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01, NPDES), and with the project specific Storm Water Pollution Prevention Plan (SWPPP) and City of Escondido erosion control ordinances and policies.

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 drip to a level which would not support existing land uses or planned uses for which permits have been granted)?***

Less than Significant. Project proposes the redirection of some of the flow to the southeast corner of the site to the proposed bio retention basin at the south west corner, where some of the runoff will infiltrate into the ground.

c) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of a watercourse or wetland, in a manner which would result in substantial erosion or siltation on or off-site?***

Less than Significant. No watercourse or wetland is present on the project site and no watercourse or wetland is located off-site near the project. The existing general drainage pattern would remain post-development, based on analysis provided in the project-specific Water Quality Technical Report (bHA, Inc, November 18, 2014, Appendix H). In addition, one bio retention basin would be constructed and maintained on the southwest corner of the New South Campus to ensure no substantial erosion or siltation would occur. Construction BMPs will be in place during the grading.

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?***

Less than Significant Impact. Based on the project-specific Water Quality Technical Report (bHA, Inc., 2014, Appendix H), the existing drainage pattern would be altered by the proposed development. The site topography contains natural channels and low points where runoff would historically gather before flowing off-site. The proposed on-site grading modifies the existing drainage pattern and conveys the majority of the runoff to the bio retention basin. There are no streams or rivers on-site or adjacent that would be altered by the project. The site is currently vacant land made up of pervious surface. The project includes construction of new housing and hardscape improvements that would convert a large portion of the site from pervious surfaces to impervious surfaces, which would lead to an increase in surface runoff that will be detained onsite. According to the Water Quality Technical Report, existing peak flow for the project site from onsite and off-site sources was found to be approximately 22.5 cubic feet per second (cfs). The peak flows from the proposed project site from on-site and off-site sources is anticipated to be approximately 34.0 cfs that will be detained onsite and 4.6 cfs will be released to the downstream storm drain facilities based on onsite detention. One bio retention basin would be constructed and maintained on the southwest corner of the New

South Campus to treat and slow runoff before it is discharged into the stormwater system in Bear Valley Parkway during peak flows. Based on project design and existing capacity, impacts would be less than significant.

e) Create or contribute to runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. The project would be expected to incrementally increase the amount of surface runoff as a result of additional paved and hardscaped surfaces of the development. The existing downstream stormwater capacity is adequate to serve the project. The project also includes construction and maintenance of one bio retention basin on the southwest corner of the New South Campus to treat and slow runoff before it is discharged into the stormwater system. The project would be required to comply with the San Diego Municipal Storm Water Permit (Order No. 2001-01) and conform to water quality BMPs. Consequently, runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities or degrade water quality.

f) Otherwise substantially degrade water quality?

No Impact. See answer IX e above.

g) Would the project 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?

No Impact. According to Figure VI-7, 100 Year Flood Hazard Zones of the General Plan, the project site is not located within a FEMA 100 Year Floodway or a 100 Year Floodplain.

h) Would the project place structures or fill within 100-year flood hazard area, which would impede or redirect flood flows?

No Impact. According to Figure VI-7, 100 Year Flood Hazard Zones of the General Plan, the project site is not located within a FEMA 100 Year Floodway or a 100 Year Floodplain. No flows would be impeded or redirected.

i) Would the project 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?

No Impact. The project site is not located in an inundation zone according to Figure VI-8 Dam Failure Inundation Areas.

j) Inundation by seiche, tsunami, or mudflow.

No Impact. The project site is not located in an inundation zone according to Figure VI-8 Dam Failure Inundation Areas. The project site is also located over 14 miles away from the Pacific Ocean and out of range for risk of tsunami. No bodies of water or waterflows are located near the site that would create exposure to risk of seiche or mudflow.

XII. LAND USE PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

XII. Land Use Planning Discussion

a) Would the project physically divide an established community?

No Impact. The proposed project would not disrupt or divide the physical arrangement of an established community because the project site is adjacent to single-family residential development to the south, east and west, and the existing Seminary on the north. Given surrounding land uses, the proposed new student housing development would be characterized as "infill" development. Access to the project site currently is provided by Boyle Avenue, which is a non-classified residential street. Boyle Avenue would continue to provide primary access to the site, and secondary gated emergency access would be provided from Via Alegre on the east. Development of the project would not adversely alter or impact the existing circulation pattern of the surrounding neighborhood because all streets and intersections would continue to operate at acceptable levels of service. The project's construction would not create any new land use barriers, preclude the development of surrounding parcels or otherwise divide or disrupt the physical arrangement of the surrounding community because the project is considered infill development. Adequate public facilities are available and water and sewer service can be provided to the project with nominal extensions of nearby existing facilities. Therefore, no impact would occur.

b) Would the project 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?

Less than Significant Impact. The Westminster Seminary and adjacent lot proposed for the development of student housing units are within an Estate II General Plan land-use designation, which generally limits residential densities to no more than two dwelling units per acre. The General Plan provides for non-residential uses such as churches and seminaries through the Conditional Use Permit process. The request involves the addition of 72 student housing units associated with the seminary facility. On September 27, 2006, the Escondido City Council determined that student housing as a component of a school/seminary would be consistent with the general plan.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The proposed project site lies within the boundaries of the North County MHCP Subarea Plan but is not identified as a preserve. The Draft Escondido Subarea Plan identifies the project site as "Agricultural"

and the surrounding area as "developed." The Subarea Plan does not designate the property to be a Focused Planning Area or Constrained Area. The property is not part of a larger tract of biological open space, is not identified as a core biological resource area targeted for conservation in the North County MSCP Subarea Plan, is not identified as a local or regional wildlife corridor in the MSCP, and was not included within the boundaries of the City's regional planning effort. Additionally, the proposed project is not located within an OS zone, FP overlay zone, does not contain steep slopes, vegetated conservation areas or natural drainage courses and therefore development of the site would not conflict with the Escondido Open Space Development Standards. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

XIII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents	☐	☐	☐	☒
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?	☐	☐	☐	☒

XIII. Mineral Resources Discussion

a) Would the project 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?

No Impact. No existing or past mineral extraction facilities are located on the project site (Figure 4.11-1 of the General Plan Update Environmental Impact Report). Historically, the site has been used for agricultural use and was not associated with mineral mining or excavation. Evidence of mineral resources was identified in the geotechnical report prepared for this project.

b) Would the project 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?

No Impact. See answer XIII.a above.

XIV. NOISE

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise in 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 ground-borne vibration or ground-borne 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

XIV. Noise Discussion

The analysis provided in this section is based on the Noise Technical Report prepared by Ldn Consulting, Inc. for the proposed project.

a) Would the project result in 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?

Less than Significant Impact. The existing General Plan Community Protection Element establishes noise and land use compatibility standards and outlines goals and policies to achieve these standards. The implementation of the proposed project would have the potential to generate additional noise from construction and by increasing human activity throughout the project site. An interior and exterior noise evaluation was completed by Ldn Consulting, Inc. (May 21, 2015, supplemented June 30, 2015, Appendix I). This section addresses the potential for sensitive receptors to be exposed to noise levels from the project.

Impacts to Off-site Uses. A total 72 student housing units, commons building, outdoor recreation areas and a new classroom building and parking areas would be developed throughout the project site. Noise generated from residential uses is generally describe as nuisance noise, which is intermittent or temporary

neighborhood noise from residential activities. Nuisance noise does not generate excessive noise levels and would not result in noise levels incompatible with the proposed residential project or surrounding residential. The proposed outdoor recreation areas have been centrally located within the student housing complex and generally would be shielded from adjacent residential properties by the new buildings, which would minimize potential noise impacts. The internal driveways are also situated internal to the new buildings to provide appropriate separation from adjacent properties. Regular maintenance would be required in the residential neighborhood and maintained open space areas. Maintenance activities would include the use of gasoline-powered mowers, trimmers, and blowers, which would result in intermittent short-term temporary noise increases. Section 17-237 of the Escondido Noise Ordinance (Landscape Equipment) establishes requirements for operation of landscaping equipment. Use of any motorized landscape equipment which causes a disturbing, excessive or offensive noise that would exceed the noise standards established in the Noise Ordinance is prohibited. Due to the limited amount of time equipment would be operating in one location, operation of landscape equipment generally would not exceed the hourly noise level limit at a particular receptor. Compliance with the Noise Ordinance would limit exposure to excessive nuisance noise and therefore operational impacts would be less than significant.

Traffic Noise. The predominant noise affecting the site is due to vehicular traffic on Bear Valley Parkway to the west. CEOA is intended to protect the existing environment from impacts that would result from the proposed project. CEOA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for siting of new development. A significant land use compatibility impact would occur if the proposed project would expose new residences to noise levels in excess of the noise compatibility standards. The City of Escondido has adopted interior and exterior noise standards as part of the General Plan for assessing the compatibility of land uses with transportation related noise impacts. For noise sensitive residential land uses, the City has adopted Noise Policy 5.2 which establishes an exterior noise level goal of 60 dB of less for single-family and 65 dB or less for multi-family outdoor living/recreation areas. Noise Policy 5.4 requires an interior noise level of less than 45 dBA CNEL for residential uses. According to the noise study, current and future interior noise levels would not exceed 45 dB A community noise equivalent level (CNEL) in habitable rooms at the new residential buildings with the incorporation of structural noise requirements and mechanical ventilation (as recommended in the noise study) including mechanical ventilation for widow closed situations. This requirement would be incorporated into the project conditions of approval, in conformance with CCR Title 24 standards. With the location and orientation of the buildings as shown on the site plan, current and future exterior noise levels would not exceed 60 dBA CNEL at open space/play are 'on would not be required. Therefore, impacts due to noise would be less than significant.

The project's contribution to area traffic would be from an additional 210 daily trips generated by the new student housing units. Additional growth in the City and surrounding area also would occur, which would generate additional noise along the roadway and contribute to the cumulative ambient noise level. The project would generate 210 daily trips in this area, which would be a small contribution to the area wide traffic. Due to the relatively low amount of vehicle trips generated by the project and based on existing and future buildout trips along Bear Valley Parkway, implementation of the proposed project would not exceed the applicable incremental noise impact standard on any roadway. Therefore, the impact from the project would not result in a potentially significant traffic noise impact and impacts associated with a permanent increase in ambient noise levels would be less than significant.

b) Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant Impact. The project does not propose any uses that would generate ground-borne vibration or noise. Development of the project would generate temporary ground-borne vibration and ground-borne noise caused by construction activities and equipment. Noise impacts associated with construction activity would be temporary and short term. Normal construction activities would not generate significant vibration and ground-borne vibration impacts would be less than significant.

Construction of the proposed project would general noise that could expose nearby noise-sensitive receptors to elevated noise levels that may disrupt communication and routine activities. The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. The Escondido Noise Ordinance limits construction activities to Mondays through Fridays between the hours of 7:00 a.m. and 6:00 p.m. The

proposed project would comply with these restrictions. No evening or nighttime construction would be necessary. The Noise Ordinance also prohibits noise levels from construction from exceeding a one-hour average sound level limit of 75 dBA at any time when measured at or within the property lines of any property which is developed and used in whole or in part for residential purposes. Construction equipment would be spread out over the project site from distances near the occupied property to distances of over 300 feet away, with construction activities averaging more than 90 feet away from adjacent property lines. The noise study concluded that at average distance over 90 feet construction activities are not anticipated to exceed the City's 75-dBA and would not require any mitigation measures.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Refer to the analysis under XIV(a). Impacts would be less than significant.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. A temporary increase in ambient noise levels would occur during the grading and construction project phases. Refer to the analysis under XIV(a). Impacts would be less than significant.

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?

No Impact. The project site is not located within an airport land use plan and is located outside the sphere of influence for the McClellan-Palomar Airport, which is the nearest public airport. The site is not located within the vicinity of a private airstrip. The nearest private airstrip is located approximately 5.7 to the northeast at Lake Wohlford Resort.

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 *Impact.* See answer XII.e above.

XV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

XV. Population and Housing Discussion:

a) Would the project 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?

Less than Significant Impact. The project would build 72 student housing units would incrementally increase the population in the immediate area by adding additional dwelling units. These additional units only would be used for and by students enrolled at the Westminster Theological Seminary. Primary access to the site would continue to be provided from the existing access along the north-western portion of the project along Boyle Avenue. No other infrastructure is proposed aside from utility improvements on the property that would tie into existing offsite municipal infrastructure.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing infrastructure?

No Impact. The project site currently is vacant land. Therefore, no existing housing units would be displaced.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The project site currently is vacant land. Therefore, no existing housing units or residents would be displaced.

XVI. PUBLIC SERVICES

	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 would cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the public services:				
Fire Protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

XVI. Public Services Discussion:

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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the following public services?

i) Fire Protection

Less Than Significant Impact. The project site is within the City's Fire Protection District with services provided by the Escondido Fire Department. Fire Station #2- East Valley is the closest station, approximately 1.31 miles from the site and located at 421 North Midway, Escondido. The project would incrementally increase the need for service in the area by adding 72 multi-family residences. Consistent with the Citywide Facilities Plan, this increase would be offset by the payment of Public Facilities Fees paid at the time of building permit issuance. In addition, the project would be subject to fire building plan fees and review to ensure the development is in compliance with access and safety standards. Based on information provided by the City of Escondido, upon request for service, one engine and two ambulances will respond from station #2 within the response time mandated by the General Plan.

ii) Police Protection

Less Than Significant Impact. The project would incrementally increase the need for additional police service with the development of new residential units. Consistent with the Citywide Facilities Plan, this incremental increase would be offset by the payment of Public Facilities Fees paid at the time of building permit issuance. Based on information provided by the City of Escondido, the Escondido Police Department will provide services from the new police and fire headquarters building located at 1163 North Centre City Parkway, Escondido. Therefore, no impacts to service level are anticipated to result from the proposed development.

iii.) Schools

Less Than Significant Impact. The site is within the Escondido Union School District and the Escondido Union High School District. The district maps show that students from the proposed development would be scheduled to attend LR Green Elementary School, Bear Valley Middle School and Orange Glen High School. The Citywide Facilities Plan notes that new development leading to higher enrollment is a concern of the school districts' ability to maintain adequate school facilities that can accommodate greater student populations. Payment of the SB50 fees has been deemed to be adequate mitigation to offset potentially significant impacts to educational facilities. In addition, as part of the initial study submittal requirements, the City of Escondido requires letters from the school districts indicating their ability to provide school facilities that can serve the project. These letters are included in Appendix A.

iv) *Parks*

Less Than Significant Impact. The project would be developed on existing disturbed vacant land. The proposed development would not occur on or require the conversion of park space. The project will include an on-site playground for children, which will feature swings, slides, and other common playground equipment. The project also includes picnic tables and a barbeque located near the playground area for further recreation and residential community activities. In addition, the back portion of the Existing Campus site features an approximately 1.5 acre field that will be available for residential recreation. The nearest park within an approximate half-mile to one-mile radius that would service the project is Mountain View Drive Park (23 Acres), a "Community Park" in the Escondido General Plan (Figure V-6). There is a sport field and sport courts located at Mountain View Drive Park and sufficient parking to service the intended on-site activities. The addition of 72 residential units would create an incremental increase in use of existing park locations. According to the Citywide Facilities Plan, park services in Escondido are meeting threshold levels of service and the project would not significantly impact park services. In addition, the project would be required to pay a Park Fee upon issuance of building permits consistent with the growth management element of the General Plan and Quality of life Goals.

v) *Other public facilities*

Less Than Significant Impact. Water and wastewater supply and utilities would be connected to existing City lines within the adjacent streets. The project would create an incremental increase on water and wastewater facilities demand with the additional units. According to Article 47, Section 33-924 of the City Municipal Code and City Quality of Life Standards, the project would be required to provide adequate sewer, water and drainage facilities for the area to the satisfaction of the City engineer and in accordance with adopted master plans. In addition, consistent with the Citywide Facilities Plan, Water Connection Fees and Wastewater

Connection Fees would be paid to offset any potential impacts to these services upon issuance of building permits. Public Facilities Fees paid at the time of building permit issuance would also contribute to and offset the incremental increase on the demand for library Services, also discussed in the Citywide Facilities Plan.

XVII. RECREATION

	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

XVII. Recreation Discussion:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The project proposes the development of 72 single-family residences that would lead to an incremental increase on the use of public parks and recreational facilities. Impacts to these facilities would not be substantial and potential impacts would be offset by the payment of Park and Facilities Impact Fees paid upon issuance of building permits.

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?

Less than Significant Impact. The project does not propose the development of recreational facilities and it does not require the construction or expansion of recreational facilities.

XVIII. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 measures, 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 regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

XVIII. Transportation and Traffic Discussion:

a) Would the project conflict with an adopted 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?

Less than Significant Impact. A project-specific Traffic Impact Analysis (TIA) was performed by Linscott Law & Greenspan (March 10, 2015, Appendix J) to analyze the projects potential impacts on existing and future Transportation and Traffic conditions in the project area. The study area includes the following 5 intersections and 6 street segments:

Intersections:
1. Bear Valley Parkway / S Midway Drive
2. Bear Valley Parkway / Boyle Avenue
3. Bear Valley Parkway / Birch Avenue
4. Bear Valley Parkway / Idaho Avenue
5. Bear Valley Parkway / San Pasqual Valley Road (SR 78)

Segments:
1. Bear Valley Parkway: Oak Drive to S Midway Drive
2. Bear Valley Parkway: S Midway Drive to Boyle Avenue
3. Bear Valley Parkway: Boyle Avenue to Birch Avenue
4. Bear Valley Parkway: Birch Avenue to Idaho Avenue
5. Bear Valley Parkway: Idaho Avenue to San Pasqual Valley Road
6. Bear Valley Parkway: San Pasqual Valley Road to Eldorado Drive

The TIA prepared for this project analyzed the near-term intersection operations, near-term street segment operations, traffic volumes associated with the Existing + Cumulative (future) Projects; and, Existing + Project + Cumulative (future) Project. The project includes a new classroom, however, it will not generate additional traffic because the maximum number of enrolled students (200) will not increase. Under all the scenarios analyzed for the Existing + Cumulative (future) Projects; and, Existing + Project + Cumulative (future) Project; the project was found to result in no significant impacts to the intersection operations or the street segment operations.

Level of service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment or intersection under various traffic volume loads. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. The LOS is used to determine whether or not a project will have a significant impact on an existing roadway or intersection based on local and/or regional thresholds called significance criteria.

The following is a summary of the significance criteria that was utilized in the TIA. The table below summarizes the amount of traffic which can be added to a LOS D/E/F location before a significant impact is calculated in the City of Escondido.

TABLE 3: Proposed Thresholds to Identify Significant Traffic Impact
(City of Escondido)

Level of Service with Project	Allowable Change due to Project Impact		
	Roadway Segments		Intersections Delay (sec)
	V/C	Speed (mph)	
D, E, or F	0.02	1	2

** V: Volume *C: Capacity (use LOS "E")

The project traffic generation calculations were conducted using the trip generation rates published in the SANDAG's *"Not so Brief Guide of Vehicular Traffic Generation Rates for San Diego Region" (April 2002).* The project is calculated to generate 216 daily trips with 17 trips (3 inbound/ 14 outbound) in AM peak hour and 19 trips (13 inbound/6 outbound) during PM peak hour. The Project proposes to develop 72 new student housing units on an approximately 9.7 acre site. The subject project differs significantly from a traditional multifamily project. The existing Seminary is a commuter school, meaning no students currently live on campus. Every student must commute to and from campus in order to attend class or study at the library. After the project is completed, however, the vast majority (approximately 75%) of the students will be living on campus, thus making a daily commute to and from campus unnecessary. Since students will already be on campus, they can simply walk to class or the library and then walk back to their residence. Most students will even walk home for lunch, thus decreasing traffic impact during the lunch hour. Less than a quarter of the student body will continue to commute. There will be miscellaneous additional trips to the grocery store and other destinations throughout the week, but these will be minimal based on the economic situation of the students. While there will be some children living in the student housing units, very few will be school age since most students are in their mid-20s. Laundry facilities and a playground are part of the project, Seminary will further minimize the need for additional trips off campus. The net effect of the completed student housing project will likely be a decrease in the daily trips to and from the seminary. However in order to be conservative, an increase in traffic due to the project was assumed. The typical apartment trip rate is 6 ADT per unit. Based on the above discussion, half of this rate (3 ADT / unit) was utilized. As discussed above, it is believed that this rate overstates the amount of new trips that the project will generate and the analysis is therefore conservative.

As shown in Table 4 Intersection Operations and Table 5, Segment Operations, the project will not result in significant impacts on all the intersections or segments, including with the addition of cumulative growth traffic.

The TIA also summarized the buildout traffic volumes for Year 2035, at buildout and buildout + project. As shown in Table 6, all Bear Valley Bear Valley Parkway segments within the study area are calculated to operate at LOS C or better except for San Pasqual Road to Eldorado Drive which would operate at LOS F. The LOS remains unchanged with the addition of Project traffic. The Project-attributable increases in V/C do not exceed the allowable 0.02.

Per the City of Escondido significance thresholds and the analysis methodologies presented in the TIA, Project-related and cumulative traffic are calculated to cause no significant impact on adjacent street system components. Therefore, no mitigation is necessary. The analysis is based on the assumption that Bear Valley Parkway's improvements are completed to accommodate final capacity prior to the Project's occupancy. In the project study area, from north of Midway Road to Boyle Avenue, Bear Valley Parkway is currently constructed as a four-lane divided roadway and classified as Major Road. From Boyle Avenue to San Pasqual Valley Road, it is constructed as a two-lane undivided roadway and classified as a Collector. This section is in the County of San Diego. Bear Valley Parkway is under construction at present by the County of San

Diego. This project will widen Bear Valley Parkway from a two-lane road to a four-lane major road from San Pasqual Valley Road (SR-78) to Boyle Avenue. The Bear Valley Parkway / Boyle Avenue intersection will be signalized as part of the widening project. The widened road will connect to the existing four-lane road within the city of Escondido to the north. Bike lanes, Sidewalks, Divided Median (from San Pasqual Valley to Idaho Avenue) and Two-way Left Turn Lane (from Idaho Avenue to Boyle Avenue) are some of the major improvements. The County expects to complete the project in the sprint/ summer of 2016. The project will be conditioned on the completion of the Bear Valley Parkway improvements before occupancy.

TABLE 4: Near-Term Intersection Operations

Intersection	Control Type	Peak Hour	Existing		Existing (Post Construction)		Existing + Project			Existing + Cumulative Projects		Existing + Cumulative Projects + Project			Significant Impact?
			Delay[a]	LOS[b]	Delay	LOS	Delay	LOS	Δ[c]	Delay	LOS	Delay	LOS	Δ[c]	
Bear Valley Parkway/ S Midland Drive	Signal	AM	22.8	C	22.8	C	22.8	C	0.0	22.8	C	22.8	C	0.0	No
		PM	7.8	A	7.8	A	7.8	A	0.0	7.8	A	7.9	A	0.1	No
Bear Valley Parkway/ Boyle Avenue	TWSC[d] (Signal)[e]	AM	74.2	F	6.3	A	6.4	A	0.1	6.3	A	6.5	A	0.2	No
		PM	114.3	F	5.8	A	5.9	A	0.1	5.8	A	5.9	A	0.1	No
Bear Valley Parkway/ Birch Avenue	TWSC[d]	AM	36.1	E	26.4	D	27.2	D	0.8	27.2	D	27.8	D	0.6	No
		PM	84.5	F	55.1	F	55.8	F	0.7	64.0	F	65.0	F	1.0	No
Bear Valley Parkway/ Idaho venue	Signal	AM	16.6	B	10.7	B	10.8	B	0.1	11.3	B	11.4	B	0.1	No
		PM	11.8	B	7.9	A	8.0	A	0.1	8.4	A	8.5	A	0.1	No
Bear Valley Pkwy/ San Pasqual Valley Road	Signal	AM	15.3	B	15.3	B	15.4	B	0.1	17.0	B	17.1	B	0.1	No
		PM	21.4	C	21.4	C	21.5	C	0.1	28.8	C	28.9	C	0.1	No

Footnotes:

a. Average delay expressed in seconds per vehicle.

b. Level of Service.

c. Δ denotes an increase in delay due to project.

d. TWSC - Two-Way Stop-Controlled.

e. After construction of Bear Valley Widening Project, Bear Valley Parkway/Boyle Avenue would operate as a Signalized intersection

SIGNALIZED DELAY/LOS THRESHOLDS	
Delay	LOS
0.0 ≤ 10.0	A
10.1 to 20.0	B
20.1 to 35.0	C
35.1 to 55.0	D
55.1 to 80.0	E
≥ 80.1	F

UNSIGNALIZED DELAY/LOS THRESHOLDS	
Delay	LOS
0.0 ≤ 10.0	A
10.1 to 15.0	B
15.1 to 25.0	C
25.1 to 35.0	D
35.1 to 50.0	E
≥ 50.1	F

TABLE 5: Near-Term Street Segment Operations- Post Bear Valley Widening Project Construction

Street Segment	Capacity (LOS E)[a]	Existing			Existing + Project				Existing + Cumulative Projects			Existing + Cumulative Projects + Project				Significant Impact?
		ADT[b]	LOS[c]	V/C[d]	ADT	LOS	V/C	Δ[e]	ADT	LOS	V/C	ADT	LOS	V/C	Δ[e]	
Bear Valley Parkway																
Oak Drive to Midway Drive	37,000	13,220	B	0.36	13,241	B	0.36	0.00	13,335	B	0.36	13,356	B	0.36	0.00	No
Midway Drive to Boyle Avenue	37,000	17,922	B	0.48	17,955	B	0.49	0.01	18,152	B	0.49	18,185	B	0.49	0.00	No
Boyle Avenue to Birch Avenue	37,000	18,659	B	0.50	18,810	B	0.51	0.01	19,003	B	0.51	19,154	B	0.52	0.01	No
Birch Avenue to Idaho Avenue	37,000	18,832	B	0.51	18,966	B	0.51	0.00	19,291	B	0.52	19,425	B	0.53	0.01	No
Idaho Avenue to San Pasqual Road	37,000	17,533	B	0.47	17,639	B	0.48	0.01	18,107	B	0.49	18,213	B	0.49	0.00	No
San Pasqual Road to Eldorado Drive	37,000	21,610	C	0.58	21,662	B	0.59	0.01	22,116	C	0.60	22,168	C	0.60	0.00	No

Footnotes:

a. Capacities based on the *City of Escondido Roadway Classification* (See *Appendix C*).
b. Average Daily Traffic
c. Level of Service
d. Volume to Capacity ratio
e. Δ denotes a Project-induced increase in the Volume to Capacity (V/C) ratio.

TABLE 6 Buildout Street Segment Operations

Street Segment	Adopted Circulation Element Capacity (LOS E)[a]	Buildout			Buildout with Project			Δ[e]	Sig?[f]
		ADT[b]	LOS [c]	V/C [d]	ADT	LOS	V/C		
Bear Valley Parkway									
Oak Drive to Midway Drive	37,000	13,020	B	0.36	13,041	B	0.35	0.00	No
Midway Drive to Boyle Avenue	37,000	19,990	B	0.54	20,023	B	0.54	0.00	No
Boyle Avenue to Birch Avenue	37,000	20,600	C	0.56	20,751	C	0.56	0.00	No
Birch Avenue to Idaho Avenue	37,000	21,060	C	0.57	21,194	C	0.57	0.00	No
Idaho Avenue to San Pasqual Road	37,000	21,530	C	0.58	21,636	C	0.58	0.00	No
San Pasqual Road to Eldorado Drive	37,000	40,800	F	1.10	40,852	F	1.10	0.00	No

Footnotes:

a. Capacity based on City of Escondido' s roadway classification Table.
b. Average Daily Traffic.
c. Level of Service.
d. Volume to Capacity.
e. Δ denotes a Project-induced increase in the Volume to Capacity (V/C) ratio.
f. Sig = significant Project impact based on Significance Criteria.

b) Would the project conflict with an adopted congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the appropriate congestion management agency for designated roads or highways/

No Impact. See XVI.a. above.

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.

No Impact. This project does not include any activities associated with air traffic.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The project design is consistent with City street design standards and this student housing development does not result in hazards related to design features.

e) Would the project result in inadequate emergency access?

Less than Significant Impact. Secondary gated emergency access would be proved from Via Alegre on the eastern side of the site. Via Alegre is a residential cul-de-sac street within the County jurisdiction that connects to Birch Avenue to the southwest. The project would require approval from emergency responders prior to construction and would incorporate any recommendations; however, the design is consistent with City street design and would not prevent emergency access to or from the development.

f) Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, pedestrian facilities, or other alternate transportation or otherwise decrease the performance of such safety facilities?

No Impact. The closest public transportation access point is at Glen Ridge Road and the project is located along a North County Transit Authority Bus local bus route (Escondido General Plan, Figure III-4). Class II bicycle lanes are identified in the City of Escondido Bicycle Master Plan for future installation along Bear Valley Parkway. The existing bike lanes within Bear Valley Parkway north of the project site terminate at the intersection of Boyle Avenue (eastern side) and Austin Street (western side). The bike lanes would be extend south of the project site with current widening of Bear Valley Parkway by the County of San Diego. There are no pedestrian plazas near the project or heavy pedestrian traffic along Bear Valley Parkway, which would affected be the construction or operation of project. The performance or safety of these proposed routes/existing roads would not be affected by the construction or operation of the development. There is notable pedestrian activity in the vicinity of the Orange Glen High School located north of the site, but this development would not decrease the performance of this or any facilities in the vicinity.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

XIX. Utilities and Service Systems Discussions.

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water quality Control Board?

Less Than Significant Impact. The project would require adequate sewer and treatment services for the proposed 72 student housing units, commons building and classroom building. These

services would be provided by existing City utility lines with approval by the City Engineer and in accordance with applicable Master Plans. The project would have no additional wastewater treatment elements that could exceed Regional Water Quality Control Board requirements. The site previously was approved for 17 single family units.

b) Would the project 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.

Less Than Significant Impact. The project would require adequate water supply for the proposed 72 student housing units, and the new education building and commons building. These services would be provided by existing City water lines with approval by the City Engineer. The site was previously approved for 17 single family units.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact. The project would incrementally increase the amount of surface runoff as a result of additional pavement and hardscaped surfaces created by the development and on-site driveway improvements. The project proposes on-site storm water features that include retention basins, which would collect and treat the runoff generated by the development, and detain the runoff below pre-development levels before releasing it. The City has indicated that existing capacity is adequate to serve the project's storm water needs. The existing road drainage facilities are adequate to provide conveyance of increased storm water flows due to the minor road improvements. In addition, the project will contribute to new off-site drainage improvements through payment of a Community Benefit Fee/Infrastructure Deficiency Fee. Consequently, potential impacts would be less than significant.

d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less than Significant Impact. According to the City of Escondido General Plan Figure III-12, the project is within the City of Escondido Utilities Department Water Service Area. Sufficient water supplies are available to serve the project from existing entitlements and resources. To ensure adequate supply and service, the project would comply with all applicable design criteria of the City of Escondido 2012 Water Master Plan. Further, this project will comply with new emergency regulations recently issued by the Metropolitan Water District and the State of California regarding long term drought conditions within the state, with current City restrictions on days for irrigation watering, and will comply with watering restrictions in the City's landscape ordinance.

e) Would the project 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?

Less Than Significant Impact. According to the City of Escondido General Plan Figure III-14, the project is within the Escondido Sewer Service Area boundary and is identified as a future sewer service area in Figure 2-8 of the Escondido Wastewater Master Plan. The project would create an incremental increased demand on sewer service systems that would be offset by development impact fees including the Wastewater Connection Fee. The site was previously approved for 17 single family units.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?

No Impact. Escondido Disposal, Inc. would provide the project with solid waste services. Solid waste would be taken to one of several transfer stations in the area and then disposed of at the Sycamore landfill in Santee, California. According to the County of San Diego Countywide Integrated Waste Management Plan, this landfill has sufficient capacity to accommodate the project's solid waste.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The project would produce solid waste associated with both the construction and occupancy phases of the project. Both phases would implement required solid waste reduction measures to reduce the amount of waste generated, reuse and/or recycle materials to the greatest extent feasible, utilize materials made of post-consumer materials where possible, and dispose of solid waste at an appropriate facility in compliance with all federal, state, and local statutes and regulations.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

	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?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
c)Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

XX. Mandatory Findings of Significance Discussion:

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?

Less than Significant with Mitigation. Vegetation removal is scheduled to occur outside of the raptor breeding season (January 15 to August 31), if however, vegetation removal cannot be avoided between January 1 and September 1, implementation of Bio-1 requires a qualified biologist to survey the project site prior to project activities to reduce the potentially significant impact to raptor or other nesting birds to below significance. The project would have less than a significant impact to biological resources with implementation of Bio-2 to mitigate for the loss of non-native grasses.

Implementation of Cul-1 will mitigate potential impacts to undiscovered buried tribal cultural resources within the proposed project impact area.

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)?

Less than Significant Impact. No impacts were identified as potentially cumulative. Incremental increases in impacts to the environment (e.g., traffic, air, land use, public services) are within the thresholds set by the City's General Plan and supporting planning documents.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impacts. No significant impacts associated with construction emissions and construction noise have been identified, however, conditioning the project to comply with the City's Noise Ordinance, will reduce these potential adverse effects on human beings to below significance.

Mitigation Monitoring Program
City of Escondido

PHG 14-0035 Westminster Seminary Graduate Student Housing Project

MITIGATION MONITORING PROGRAM

Issue	Potential Impact	Mitigation Measure	Implementing Entity	Implementation Timing	Certified Initial/ Date
IV. Biology	Raptor Nests Nesting Birds	**Bio-1** To ensure compliance with the federal Migratory Bird Treaty Act (MBTA), Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) Leq, which will reduce the impact to below a level of significance.	Applicant	Prior to commencement of tree removal or grading	
IV. Biology	Loss of non-native grassland	**Bio-2** To compensate for the loss of 9.7 acres of NNG, the applicant shall purchase 4.85 mitigation credits from the Daley Ranch Bank or other approved mitigation bank.	Applicant	Prior to issuance of grading permit	
VI. Tribal Cultural Resources	Potential impacts to undiscovered buried tribal cultural resources	**Cul-1** It is recommended the applicant/owner enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseno Native American tribe (Luiseno Tribe) prior to the issuance of grading permits. The purpose of the agreement is to formalize protocols and procedures between the Applicant/Owner and the Luiseno Tribe for the	Applicant	During grading	

		protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities. The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried tribal cultural resources within the proposed project impact area. This program shall include, but not be limited to, the following actions: 1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program. 2. The qualified archaeologist and a Native American representative shall attend the pregrading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. 3. During the initial site grading, excavation or disturbance of the ground surface, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of			

		grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring. 4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed. 5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the City Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human bones remains are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. It is recommended that if Native American remains are discovered, the remains should be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Luiseno Native American monitor.			

		6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to special studies (if necessary), to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies, or remain on site within a designated and secured open space area approved by the City of Escondido, as recommended by the project Archaeologist and Native American representative. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center. 8. A report documenting the field and analysis results and, if necessary, interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.			

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