

ORDINANCE NO. 2015-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN, AND ZONE CHANGE FROM CG TO PD/MU 30.0 FOR APPROXIMATELY 1.8 ACRES OF LAND LOCATED ON THE EASTERN SIDE OF SOUTH ESCONDIDO BOULEVARD, SOUTH OF 15TH AVENUE, ADDRESSED AS 1556 SOUTH ESCONDIDO BOULEVARD

Planning Case Nos. PHG14-0020 and ENV15-0004

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

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

SECTION 2. On May 26, 2015, the Planning Commission recommended approval of the proposed Preliminary, Master and Precise Development Plan for Veterans Village of San Diego for a mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; on-site administration offices, business center, club house and other support spaces for the residents; and a small, approximately 1,500 SF commercial component to support training opportunities offered at the facility. The residential component includes the construction of 48 new apartment units and preservation of six existing adobe apartment units. The project also includes a Zone Change to Planned Development-Mixed Use (PD-MU 30.0). 84 parking spaces would be provided consisting of tuck under tandem garage spaces and uncovered open spaces. The project requested the use of reduced parking ratios and reduction in the number of

covered spaces as allowed for affordable projects in conformance with the City's Density Bonus and Residential Incentives Ordinance (Article 67, Escondido Zoning Code).

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

SECTION 3. That the City Council has reviewed and considered the Mitigated Negative Declaration (City File No. ENV15-0004) and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving the project because mitigation measures and project design features would reduce potential impacts to less-than-significant levels.

SECTION 4. That upon consideration of the Findings/Factors to be Considered, attached as Exhibit "A" to this Ordinance and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds this Preliminary, Master and Precise Development Plan, and Zone Change is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the Zone District Map of the City of Escondido is hereby amended by reclassifying the real property depicted and legally described on Exhibit "C"

from CG to PD/MU 3.0, and the exhibits are incorporated by this reference.

SECTION 7. That the City Council desires at this time and deems it to be in the best public interest to approve the requested Preliminary, Master and Precise Development Plan to develop a 54 unit affordable mixed-use planned development on approximately 1.8 acres of land located on the eastern side of South Escondido Boulevard, south of 15th Avenue, addressed as 1556 S. Escondido Boulevard (APNs 236-460-04, -05, -09 and -59) more particularly described in the attached Exhibit "C," and subject to the Conditions of Approval and Mitigation Monitoring Report attached as Exhibit "B," both of which are attached to this Ordinance and are incorporated by this reference.

SECTION 8. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

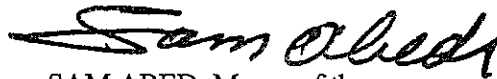
PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 24th day of June, 2015 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MASSON, MORASCO, ABED

NOES : Councilmembers: NONE


ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the
City of Escondido, California


ATTEST:



DIANE HALVERSON, City Clerk of the
City of Escondido, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO : ss.
CITY OF ESCONDIDO)

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2015-13 passed at a regular meeting of the City Council of the City of Escondido held on the 24th day of June, 2015, after having been read at the regular meeting of said City Council held on the 17th day of June, 2015.



DIANE HALVERSON, City Clerk of the
City of Escondido, California

ORDINANCE NO. 2015-13

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG14-0020

Preliminary, Master and Precise Development Plan

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service type uses along the South Escondido Boulevard Corridor. The site also is located within the South Escondido Boulevard Neighborhood Plan that was established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a minimum density of 30 dwelling units per acre. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area because the overall density of the project would be approximately 30 du/ac (54 residential units/1.8 acres). The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
2. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use is well-integrated with the surrounding properties because adequate parking, circulation, utilities and access would be provided for the development of the mixed-use residential project (as detailed in the staff report and Final Mitigated Negative Declaration). The project also would not be out of character for the area which contains other existing and approved multi-story residential mixed-use developments to the north, southwest and south. Appropriate separation and orientation between the proposed commercial and residential elements has been provided to avoid conflicts between the uses, and adjacent uses. The design of the project would be in conformance with the South Escondido Design Guidelines because the project would provide affordable residential units with varying number of rooms and sizes to accommodate a wide range of needs. The project includes a variety of amenities, open space areas and landscape features for the residents. A mix of architectural elements has been incorporated into the buildings to be compatible with the existing historic adobe structures that would be retained. Commercial storefront elements orient towards Escondido Boulevard to maintain the commercial character of the area.
3. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses because the site is zoned for commercial development, and also would allow for high-density residential mixed-use development. The project site currently is developed with office and multi-family residential development, and is adjacent to a mix of commercial and multi-story residential uses/development. The Engineering Department indicated the project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections. No mitigation would be required. Proposed grading is minimal to support the project and drainage design. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.
4. The overall design of the proposed planned development would produce an attractive residential and commercial project because it incorporates existing historic adobe structures into the overall design and facility operation, while utilizing a compatible architectural design for the new buildings. The project is located in close proximity to other amenities such as public transit and shopping. Appropriate on-site amenities and facilities would be available to support the residents/clients. The proposed development is well-integrated with the surrounding properties because the design would be compatible with surrounding commercial and multi-story residential structures as described in the sections above and in the staff report. Commercial store front elements orient towards Escondido Boulevard to maintain the commercial character along the corridor and provides a pedestrian orientation along the street/sidewalk. Appropriate separation and orientation between the proposed commercial and residential elements has been provided to avoid conflicts between the uses. Adequate on-site parking is provided for each of the uses. Pedestrian circulation is provided throughout the project including various amenities such as patios, enhanced walkways and landscape features.

5. The uses proposed have a beneficial effect not obtainable under existing zoning regulations because a mixed-use residential development within the South Escondido Boulevard Neighborhood Plan must be processed through the Planned Development process in accordance with the South Escondido Boulevard Neighborhood Plan. The project would provide affordable housing opportunities, along with a range of services integrated into a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
6. In accordance with Article 40, Section 33-803 (Historical Resources) of the Escondido Zoning Code, the proposed demolition of the historic adobe structures is appropriate for the following reasons:
 - a. That the City of Escondido's inventory of significant historical resources will not be diminished by the demolition because the most noteworthy structures/resources associated with Weir Bros Construction would be preserved on-site and incorporated into the project design.
 - b. The Historical Society and/or other appropriate historic agencies will have access to the building(s) to retrieve any historic materials. The project also will be required, as a condition of project approval and require CEQA mitigation measures, to provide appropriate photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications.
 - c. The Planning Commission and City Council will consider the proposed project at noticed public hearings prior to issuance of a demolition permit. Appropriate CEQA review and public notice has been conducted.
 - d. Due to the project description to provide additional affordable housing opportunities in conformance with the goals of Veterans Village and in conformance with the density provisions of the Escondido General Plan, it is cost prohibitive and therefore not feasible to relocate the type of adobe structures located on the site proposed for demolition.
7. All of the requirements of the California Environmental Quality Act (CEQA) have been met. A Draft Negative Declaration was prepared and issued for the proposed project for 20-day public review on April 22, 2015. The findings of this review are that the Initial Study identified impacts related to cultural resources and hazardous materials that may be potentially significant. However mitigation measures and project design features would reduce these potential impacts to less-than-significant levels. All other project impacts studied were found to be less than significant.

Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from CG (General Commercial) to PD/MU (Planned Development Mixed Use) because the proposed density of the project is 30 du/ac, which is consistent with 2012 General Plan that allows for mixed-use development within a target area of the South Escondido Boulevard Area Plan. The proposed project would provide an appropriate transition from commercial development on the north and west with medium and lower density development on the east. Adequate public services and access can be provided to the site. The project would not result in any significant impacts to the environment, as demonstrated in adopted Final Mitigated Negative Declaration (MND) because potential significant impacts would be reduced below a level of significance.
2. The property involved is suitable for the uses permitted by the proposed Planned Development-Mixed Use zone and would not be detrimental to surrounding properties because the site currently is zoned for commercial development and is currently is used for residential uses by Veterans Village of San Diego. Multi-story mixed-use residential development is allowed on the subject site subject to the Planned Development Zone and provisions of the Escondido Zoning Code. The project has been designed to be compatible with the mix of surrounding commercial, single- and multi-family residential development through the use of appropriate building design and orientation, setbacks, walls/fencing and perimeter landscaping.
3. The uses permitted by the proposed Planned Development-Mixed Use zone would not be detrimental to surrounding properties because a mix of commercial and residential uses surround the project site and the proposed the PD/MU zone would be consistent with the General Plan Target Area Goals. The scale of the project would be in substantial conformance with the general pattern of commercial and residential development within the area. The proposed change of zone would not result in a significant impact to the environment, nor impact existing services or degrade levels of-service to adjacent streets.

4. The proposed zone change would not conflict with any specific plans for the area because the project uses, density and design would be in conformance with the overall goals of the South Escondido Boulevard neighborhood Plan and General Plan Target Area to encourage revitalization and redevelopment of the commercial corridor. The General Plan Target Area requires a minimum density of 30 dwelling units per acre in conformance with Smart Growth Principles by creating new neighborhoods that are attractive, convenient, safe, and healthy, and also increase densities along transit nodes, and offer a range of housing opportunities within existing neighborhoods that are in closer proximity of a range of jobs, services and transit. The proposed development would be consistent with the Escondido General Plan density provisions for the Target Area with a proposed density of 30 du/ac (54 units/1.8 acres). The Planned Residential-Mixed Use zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG14-0020 Veterans Village – New Resolve

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. Appropriate fire access and ADA compliant paths of travel shall be provided from the public way, parking areas and to all accessible areas of the lower floor and outdoor spaces, as may be required by the Fire Department and Building Division.
3. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. 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 Marshal.
5. 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.
6. All requirements of the Public 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 habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis (Interior Noise Assessment) shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
9. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
10. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the exterior design shall require approval by the Director of Community Development, and/or the Planning Commission as may be recommended by the Director.

11. No signage is approved as part of this Master and Precise Development Plan. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). The Commercial/Office component may utilize CG sign criteria and the Residential Component the multifamily residential component to compute the amount and size of allowed signage for each project component. A separate sign permits will be required for project signage. The main project entry sign should be located in front of the existing adobe offices to tie the two project components together. An interpretive type display also should be located along the South Escondido Boulevard frontage in order to be visible to the public and engage the larger community rather than locating it within the center of the project.
12. In accordance with the Master and Precise Development Plan (min. six feet in height) shall be constructed along the northern, eastern, southern, and portions of the western perimeter of the site. Decorative pilasters shall be incorporated into the design at appropriate intervals. A decorative cap shall be used (rolled mortar cap not allowed). The materials and color of the walls shall compliment the architectural design of the existing and proposed buildings, to the satisfaction of the Planning Division. The design and materials shall be indicated on the appropriate plans (building/grading) and final landscape plans.
13. All trash enclosures must be designed and installed per City standards and in coordination with Engineering Department storm water control requirements. The enclosure shall be constructed of decorative materials to be compatible with the design of the buildings/walls. An appropriate decorative roof structure shall be incorporated into the design for storm water control. Landscaping shall be provided around the enclosure to provide appropriate screening.
14. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. Additional architectural screens may be required. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet or additional screening is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Units also shall be located and appropriate measures incorporated to avoid potential noise conflict with residential uses.
15. A minimum of 84 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and Master and Precise Development Plan. The spaces shall be striped in accordance with the Zoning Code, and shall clearly identify compact vs. standard spaces, along with any restricted spaces (such as guest or commercial). Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. 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.
16. All project generated noise shall conform with the City's Noise Ordinance (Ordinance 90-08).
17. Any decorative pavement, driveways and sidewalks shall be indicated on the grading, architectural/building and landscape plans, including appropriate notes regarding type and color of materials. Decorative paving, colored concrete or other decorative materials shall be incorporated into the sidewalk and hardscape features along Escondido Boulevard and the project entry drive, along with appropriate landscaping. If pavers are used, the grading plan shall include a structural cross section and be designed to accommodate a min. 75,000 lb. vehicle weight, to the satisfaction of the Engineering Division.

18. Balconies and patios shall be kept in a neat and orderly manner, especially along South Escondido Boulevard. 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.).
19. All new utilities shall be underground.
20. Appropriate backup/kicker areas shall be provided at the terminus of drive isles. These areas shall be identified on the grading and site plans.
21. In accordance with the Master and Precise Development Plan, the project shall maintain the affordability components of the units. Should the affordability components of the project cease and the project is rented or sold as market rate units, then the appropriate number of parking spaces shall be required for standard multi-family units as required by Article 38 of the Escondido Zoning Code (Off-Street Parking) in addition to parking for all commercial, retail and office components.
22. A parking management plan shall be submitted to the Planning Division for review and approval prior to issuance of building permits for the project. The plan shall include provisions for assigned and open spaces, guest and commercial spaces, vehicle maintenance and overflow parking to address any parking conflicts throughout the neighborhood.
23. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,260 for a project with a Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).
24. The project shall be in compliance with all of the following mitigation measures:

Historic Resources Mitigation:

CUL-1: Existing Buildings - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the area of potential effect (APE), the Weir Brothers Construction Company building and the 1961 Adobe Villa Apartment.

- a. Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction),

determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.

- b. On-Site Construction Observation. A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.

Proposed Demolition - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.

- a. Historic American Building Survey (HABS) Documentation Prior to demolition, the entire site shall be documented according to the NPS Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.
- b. Salvage Materials. Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided for in The Standards. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.
- c. Interpretive Signage or Display Panels. Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed during construction. Historic images, if available or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

- A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

- In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
- A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

Hazardous Materials Mitigation:

HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that 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 building to be demolished or renovated under the applicable permit. All lead containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division along with the appropriate plan check fee prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as exhibit(s) to the satisfaction of the Planning Department. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized evergreen trees, to the satisfaction of the Planning Division. The plan shall include appropriate trees within the landscape planter areas along the southern and eastern boundaries of the project. These landscape areas also shall allow for appropriate Fire Department access. Root barriers shall be provided in accordance with the Landscape Ordinance.

3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. Prior to occupancy of future units, 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.
5. The streetscape along Escondido Boulevard shall include appropriate decorative paving (i.e., colored concrete, decorative pavers, etc.) and landscape planters, along with the required number of street trees, to the satisfaction of the Planning Division.
6. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

Fire Department

1. Approved numbers and/or address shall be placed on all new and existing buildings, and at appropriate locations as to be plainly visible and legible from the street or roadway fronting the property from each direction of approach, as approved by the Fire Marshall.
2. Speed bumps, speed humps, and control dips that may interfere with emergency apparatus shall not be installed on fire access roadways.
3. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadway or similar features shall be required to provide map updates shall be provided to the Fire Department in a format (PDF and/or CAD as approved by the FAHJ) or compatible with current department mapping services, and shall be charged a reasonable fee for updating all response maps.
4. Approved automatic Fire sprinkler systems and fire/life safety systems (such as alarms) are required in all new structures. For the purpose of fire-sprinkler systems, buildings separated by less than ten feet from adjacent buildings shall be considered as one building.
5. Fire hydrants capable of delivering 2,500 GPM at 20-PSI residual pressure are required every 300 feet. All hydrants must be within 50 feet of FDC. Additional on-site hydrants may be required, as determined by the Fire Department.
6. Appropriate fire access shall be provided along the rear of Buildings, 1 and 2. Any patio walls must have appropriate emergency access.

ENGINEERING CONDITIONS OF APPROVAL
Veterans Village – 1556 S. Escondido Blvd.
PHG14-0020

GENERAL

1. 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.
2. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the Director of Engineering Services.
3. 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.
4. The project engineer will be required to locate and pothole all existing utilities along project frontages to verify connection locations and depths and to design new facilities to standard required utility clearances at crossings.

STREET IMPROVEMENTS AND TRAFFIC

1. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets adjoining the project boundary:

STREET

Fifteenth Ave.

CLASSIFICATION

Local Collector
(42' min. curb to curb)

See appropriate typical sections in the current Escondido Design Standards for additional details.

2. The developer shall be required to landscape and irrigate the parkway areas along project frontage on Escondido Blvd. and 15th Ave. to the satisfaction of the Planning Director.
3. All driveways shall be alley-type in accordance with Escondido Standard Drawing G-5-E, with a minimum throat width of minimum 24 feet.
4. The developer shall install a public street lights per Escondido Standard Drawing E-1-E at each project entrance/exit driveway as required by the City Engineer.
5. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
6. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Restrictions on landscaping may be required at the discretion of the City Engineer.

7. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Developer's contractor shall do any removal of existing striping and all new signing and striping.
8. 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 Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, Utility, 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. Any 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. 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.
5. 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.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The offsite extension of storm drain including clean-outs in Escondido Blvd. required to convey the storm water stored subsurface onsite shall be public. The storm drain lateral(s) out to the public storm drain clean-out shall be private.
3. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The on-site trash enclosure area 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 Engineering Services.
6. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.
7. The owner of the property shall be required to sign and notarize a Storm Water Control Facility Maintenance Agreement that references the approved WQTR for City acceptance and recordation. A signed copy of the agreement shall be provided to the City prior to approval of the grading plan.

WATER SUPPLY

1. Fire hydrants together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal, designed and constructed to the satisfaction of the Utilities Director.
2. The onsite required public water main system shall be looped through the project site from 15th Ave. to Escondido Blvd.
3. Where the onsite required looped waterline passes adjacent to the existing buildings at the Northwest corner of the project, it shall be sleeved within a 16" PVC sleeve to the satisfaction of the Utilities Engineer.
4. 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.

SEWER

1. The proposed 6" sewer main serving multiple building shall be shall be considered private. The responsibility for maintenance of this private sewer system all the way to the public main in Escondido Blvd. shall be that of the property owner. A 5' diameter sewer manhole per Escondido Standard Drawing S-1-E shall be constructed where this private sewer main connects to the existing sewer main in Escondido Blvd.
2. Separate sewer laterals shall be installed from this private sewer main to each building.
3. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.

EASEMENTS AND DEDICATIONS

1. 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 this proposed public waterline easement.

2. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading and improvement plans.
3. The developer shall dedicate all necessary dedications of public rights-of-way on the following streets contiguous to the project to bring the roadway to the indicated classification and required alignment.

STREET	CLASSIFICATION
Escondido Blvd.	Collector (82' R/W)

Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

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 shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

SURVEYING AND MONUMENTATION

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.
2. A current preliminary title report shall be submitted with the grading plans.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the project boundary or along fronting streets shall be relocated underground in accordance with the City's Utilities Under-grounding Ordinance.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and under-grounding. All new utilities shall be constructed underground.

MITIGATION MONITORING PROGRAM

PROJECT NAME: Veterans Village "New Resolve"
 PROJECT LOCATION: 1556 S. Escondido Blvd., Escondido, CA 92025
 PROJECT DESCRIPTION: The project involves a Master and Precise Development Plan for a 1.8-acre mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families.
 APPROVAL BODY/DATE: City Council
 CONTACT: Jay Paul, Associate Planner
 PHONE NUMBER: 760-839-4547

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
<p>Demolition of the arched uncovered porch entry to the four-unit complex at the rear of the site, the 8-foot-high perimeter wall facing South Escondido Boulevard, and the adobe workshop/storage building.</p>	<p>CUL-1: <u>Existing Buildings</u> - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the area of potential effect (APE), the Weir Brothers Construction Company building, and the 1961 Adobe Villa Apartment.</p> <p>a. Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.</p> <p>b. On-Site Construction Observation. A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that</p>	<p>Section V. Cultural Resources</p>	<p>Applicant</p>		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	<p>previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.</p> <p><u>Proposed Demolition</u> - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.</p> <p>a. Historic American Building Survey (HABS) Documentation Prior to demolition, the entire site shall be documented according to the NPS Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.</p>				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
<p>A potential exists for the project to impact a significant unique paleontological resource should the grading extend to the depths at which the Quaternary-aged alluvium is encountered.</p>	<p>b. Salvage Materials. Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on-site as provided for in The Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.</p> <p>c. Interpretive Signage or Display Panels. Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed during construction. Historic images, if available, or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.</p> <p>CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.</p> <ul style="list-style-type: none"> • A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist). 	<p>Section V. Cultural Resources</p>	<p>Applicant</p>		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
<p>Disturbance of asbestos-containing materials during demolition and renovation activities.</p>	<ul style="list-style-type: none"> In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities. <p>HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by the California Occupational Safety and Health Administration (Cal OSHA) pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has</p>	<p>Section VIII. Hazards and Hazardous Materials</p>	<p>Applicant</p>		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	<p>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.</p> <p>Should asbestos be present, prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by Cal OSHA to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD)), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off-site, contingency plan, and certified specialist who will be present on-site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.</p>				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
<p>Disturbance of lead-based paint containing materials during demolition and renovation activities.</p>	<p>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 building to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979 that contain lead-based materials. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.</p>	<p>Section VIII. Hazards and Hazardous Materials</p>	<p>Applicant</p>		

EXHIBIT "C"

**LEGAL DESCRIPTION
Veterans Village-New Resolve
PHG14-0020**

Order No.: 01180-100163
Escrow No.: 01180-100163

The land referred to herein is situated in the State of California, County of San Diego, City of Escondido and described as follows:

Parcel 1:

The Northeasterly 141.00 feet of the Northwesterly 130.00 feet of Lot 9, and the Northeasterly 125.00 feet of the Southeasterly 143.75 feet of the Northwesterly 273.75 feet of said Lot 9 in Block 256 of Rancho Rincon Del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof no. 349, filed in the Office of the County Recorder of San Diego County, July 10, 1886. (Resurvey Map Number 725, filed in the Office of the County Recorder of San Diego County, August 13, 1893.)

Excepting therefrom that portion thereof described as follows:

Beginning at a point on the Southwesterly line of Parcel 1 above, distant thereon 75.00 feet from the most Southerly corner thereof; thence Southerly along said line to said most Southerly corner; thence Northeasterly along the (d) Southeasterly line of said Parcel 1, 24.00 feet; thence Northwesterly, parallel with the Southwesterly line of said Parcel 1, 60.00 feet; thence Westerly in a straight line to the point of beginning.

Also excepting the Southeasterly 12.00 feet of the Northeasterly 81.00 feet of said Parcel 1.

APN: 236-460-59

Parcel 2:

The Southeasterly 12.00 feet of the Northwesterly 273.75 feet of the Northeasterly 81.00 feet of Lot 9 in Block 256 of Rancho Rincon Del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof no. 349, filed in the Office of the County Recorder of San Diego County, July 10, 1886, together with that portion of said Lot 9, described as follows:

(Resurvey Map Number 725, filed in the Office of the County Recorder of San Diego County, August 13, 1893.)

APN 236-460-05

Beginning at the most Southerly corner of the Northwesterly 198.75 feet of the Northeasterly 125.00 feet of said Lot 9; thence Southeasterly, parallel with the Northeasterly line of said Lot, 75.00 feet; thence Northeasterly, parallel with the Northwesterly line of said Lot, 24.00 feet; thence Northwesterly, parallel with said Northeasterly line, 60.00 feet; thence Westerly in a direct line to the point of beginning.

Parcel 3:

The Southeasterly 60.00 feet of the Northwesterly 273.75 feet (excepting the Northeasterly 125.00 feet) of Lot 9 in Block 256 of Rancho Rincon Del Diablo, City of Escondido, County of San Diego, State of California, according to Map thereof no. 349 filed in the Office of the County recorder of San Diego County, July 10, 1886.

(Resurvey Map Number 725, filed in the Office of the County Recorder of San Diego County, August 13,

1893.)

APN 236-460-04

Together with that portion of South Escondido Boulevard as abandoned by Resolution No. 854 of the City Council of the City of Escondido dated February 3, 1954 and recorded August 6, 1997, Instr. # 97-375125 of Official Records.

Parcel 4:

That portion of Lot 9 in Block 256 of Rancho Rincon Del Diablo, City of Escondido, County of San Diego, State of California, according to Map thereof No. 349, filed in the Office of the County Recorder of San Diego County, July 10, 1886, described as follows:

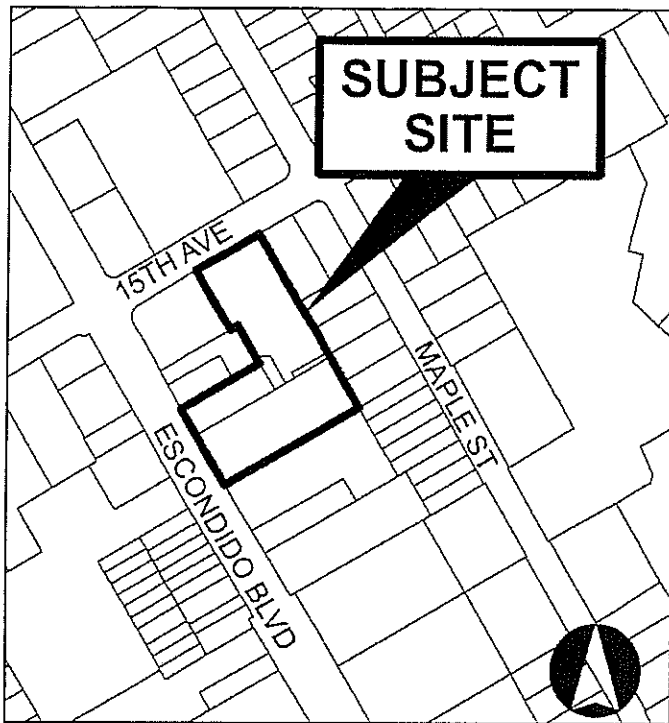
(Resurvey Map Number 725, filed in the Office of the County Recorder of San Diego County, August 13, 1893.)

Beginning at the Southeasterly corner of the Northwesterly 273.75 feet of said Lot; thence Southwesterly, parallel with the Northwesterly line of said Lot to the Southwesterly line of said Lot; thence Southeasterly along said Southwesterly line 106.75 feet to the Southwesterly corner of the land described under Parcel 1 in Deed to Weir Brothers, recorded April 14, 1961 as document no. 64735 of official records; thence Northeasterly along the Southeasterly line of said land to the Northeasterly line of said Lot; thence Northwesterly along said Northeasterly line 106.75 feet to the point of beginning.

Together with that portion of South Escondido Boulevard as abandoned by Resolution No. 854 of the City Council of the City of Escondido dated February 3, 1954 and recorded August 6, 1997, instrument no. 1997-375125 of official records.

APN: 236-460-59-00, 236-460-05-00, 236-460-04-00, and 236-460-09-00

(End of Legal Description)



APNs 236-460-04, -04, -09 and -59

