



CITY OF ESCONDIDO
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
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FOR INTERNAL USE ONLY	
Case No.:	50815-0008
Date Filed:	2-4-15
Fee:	15,698
Receipt No.:	PKR 30400
Rec'd by:	B.M.
Related Cases:	

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

APPLICANT/CONTACT PERSON

Name (Print): Peter D. Zak
 Address: 3 Corporate Plaza, Suite 230
 City, State, Zip: Newport Beach, CA 92660
 Phone: 949-633-7383
 Fax: 949-474-0125
 E-mail: pzak@nda-re.com
 Signature:

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

Name (Print): Latitude II - Escondido, LLC
 Address: 3 Corporate Plaza, Suite 230
 City, State, Zip: Newport Beach, CA 92660
 Phone: 949-633-7383
 Fax: 949-474-0125
 E-mail: pzak@nda-re.com
 Signature:
 (authorizing applicant to submit application)

SITE INFORMATION

Property Address: 382,426,429,430,444 W Washington
 Assessor's Parcel No.(s): 229-172-06, -07, -08, -09, -11
 General Plan Designation: SPA 9

Tier/Neighborhood: N/A
 Zoning: SP, SP, (N/A), CG, SP, CG
 Overlay Zone: N/A

List other agencies which have, or must, approve the project:

N/A

Describe the proposed project (attach statement if necessary):

The project is for 112 multi-family, attached residential units in three-story buildings on approximately 3.44 acres of vacant land along Centre City Parkway.

Describe the type of application (Conditional Use Permit, Variance, etc.):

Tentative Subdivision Map, Master and Precise Development Plan

Size of parcel (acreage): 3.44

Square footage of each building: B1=50,363; B2=33,136; B3=13,954; B4=14,432; B5=19,559; B6=39,426

If a subdivision, range of lot sizes: From: _____ Square Feet to _____ Square Feet.

Number of floors: Buildings 1-6 are 3 story

Number of parking spaces provided: 213

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

Amount of grading proposed in yards: 30,800 CY

Height of maximum cut slope: 0

Height of maximum fill slope: 0

Slope inclinations: N/A

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

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

112 units total; comprised of (60) 1 bedroom units and (52) 2-bedroom units.

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

N/A

If industrial, indicate type and estimated number of employees.

N/A

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

N/A

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

N/A

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

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

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

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

Master and Precise Development Plan and a one-lot Tentative Subdivision Map to develop a 112-unit multi-family residential project on approximately 3.44 of currently vacant land within the General Commercial Zone.

The project is a cluster of (6) 3-story buildings.

See attached photos of site.

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

North: Commercial, hotel (Palm Tree Lodge)

South: Commercial, motel (Escondido Inn). Across W Washington Ave - multi-family attached residential units

East: Across Centre City Parkway - store and multi-family detached residences

West: Commercial, restaurants and stores

Archaeological Setting:

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

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

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

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

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

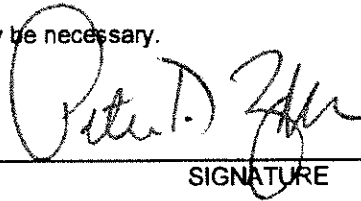
CERTIFICATION

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

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

2/4/15

DATE



SIGNATURE

Signatures. Applicant and property owner signature lines must be signed, even if the applicant and property owner are the same. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

Applicant

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Escondido, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Escondido, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth herein. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed.

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Escondido.

Applicant:  Date: 2/4/15

Property Owner


By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Escondido employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property Owner:  Date: 2/4/15

Architect/Engineer

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans, drawings, studies or reports submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans, drawings, studies or reports for the limited purpose of facilitating the public review process.

Architect:  Date: 1.30.15

Engineer:  Date: 1/30/15