

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. **CALL TO ORDER:** 7:00 p.m.
- B. **FLAG SALUTE**
- C. **ROLL CALL:**
- D. **MINUTES:** 08/08/17

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.

H. CURRENT BUSINESS:

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

1. Two-year Extension of Time for a previously approved Tentative Parcel Map, (**PHG 17-0013**), Grading Exemptions and the removal of 0.50 acres of Diegan Coastal Sage Scrub.

Location: 3251 Reed Road (APN: 240-190-65)

2. Three-year Extension of Time request for a previously approved Tentative Subdivision Map (**SUB 17-0026/TR 951**) which is a 12 lot single-family residential subdivision known as "Jack's Creek".

Location: 640 Oakwood Creek Glen (APN 225-160-02)

3. Kick-off presentation for the South Centre City Specific Plan an informational item (**PHG 15-0003**).

I. ORAL COMMUNICATIONS:

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

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

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

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

August 8, 2017

To open the session, Deputy City Attorney Adam Phillips announced that the Chairman and Vice-chairman were both absent from meeting. Since the Chairman and Vice-chairman were unable to preside, the Planning Commission members present were asked to select a member present to act as a temporary chairperson.

Interim Chair Election:

ACTION:

Moved by Commissioner Cohen, seconded by Commissioner Garcia, to elect Commissioner Cohen to interim chair. Motion carried unanimously. (5-0)

The meeting of the Escondido Planning Commission Meeting was called to order at 7:02 p.m. by Interim Chair Cohen, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; James Spann, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Jeffery Weber, Chairman and Don Romo, Vice-chairman.

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

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner McNair, to approve the minutes of the July 11, 2017, meeting. Motion carried unanimously. (5-0)

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:

Items were taken out of order.

2. MODIFICATION TO A CONDITIONAL USE PERMIT AND VARIANCE – PHG 17-0006:

REQUEST: A modification to a previously approved Conditional Use Permit for St. Mary's Church and School to increase the number of preschool students from 45 up to 120. The request includes the installation of a new 2,130 SF (60' x 35.5') single-story manufactured preschool building; new fenced playground areas and a playground shade canopy; accessory storage building; reconfigured parking spaces; and a six-foot-high vinyl fence along a section of the eastern property boundary to provide noise attenuation and additional screening of the new playground areas. The new preschool building and playground areas would be located adjacent to the new preschool buildings in the area where the previous buildings were removed. A Variance also is requested to allow a ten-foot rear-yard setback for the new buildings and canopy where the zoning code requires a minimum 20-foot rear-yard setback. The zoning code recently was amended to limit certain structures to encroach into the rear-yard setback where the previous code provisions would allow for no rear-yard setback for detached structures that met specific building code requirements for drainage and fire safety. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 8.3-acre church and school site is located on the northeastern corner of Broadway and 13th Avenue, addressed as 130 E. 13th Avenue, 1160 S. Broadway and 211 E. 11th Avenue (APNs 233-591-09, -21, -24, -44, -45 and -46).

Jay Paul, Associate Planner, referenced the staff report and noted that staff issues were the appropriateness of the proposed expansion to the preschool and whether the building and operation will be compatible with adjacent residential uses, whether sufficient on-site circulation and parking can be provided, and the appropriateness of the requested Variance for a reduction in the rear-yard setback. Staff recommended approval based on the following: 1) Staff believed the existing 8.3-acre site can adequately accommodate the continued church, primary and secondary school-related services, as well as the requested increase in preschool students and new associated structures because appropriate setbacks, and all visual and noise attenuation measures have already been incorporated and/or would be provided to address potential impacts to adjacent residents. Adequate

on-site circulation and parking would be provided to accommodate all of existing and proposed uses of the site. The design and scale of the proposed buildings would be similar to other building located on the church site, and would not conflict with the existing school/church setting, and would not obstruct any existing scenic views. More than sufficient outdoor area would be provided to satisfy the California Department of Social Services Community Care Licensing Division with the implementation of a staggered recreation schedule that would limit the amount of children that would use the playground areas at any one time. Appropriate perimeter landscaping also would be provided; 2) There was a sufficient amount of parking spaces to accommodate all of the uses on the site, and an appropriate number of spaces in close proximity to serve the preschool use. Joint-use of parking by all the uses on the site is appropriate because the hours of operation for the school, preschool and peak church hours do not conflict. The number of overall parking spaces would exceed code requirements for the most intensive use. The proposed looped on-site circulation pattern provides for adequate and efficient vehicular and emergency access to support the preschool operation, and also is designed to avoid potential conflicts with other areas/uses on the campus; and 3) Staff believed the proposed Variance to allow three structures to encroach up to 10 feet into the rear-yard setback is warranted in this instance because the requested encroachment would not result in any adverse impacts to adjacent properties. The reduced setback would be similar to the setback of other classroom buildings and structures located on the church site, as well as accessory buildings located on residential properties adjacent to the church property and throughout the surrounding neighborhood. Mr. Paul then referenced revised Condition No. 8 on Page 24 of the staff report.

Commissioner Weiler asked if the drop-off times would be pre-assigned. Mr. Paul replied in the affirmative.

Commissioner Weiler asked if discussion had occurred regarding changing the temporary structures to permanent structures. Mr. Paul replied in the negative.

Commissioner McNair and Mr. Paul discussed the status of the open space area that was located between the residences and the property in question.

Chris Dameron, San Diego, architect for the project, noted he was available for questions.

Andrea Wilson, San Diego, stated she was in favor of the project. She indicated that the preschool was the only catholic preschool in Escondido, noting that they offered a researched based curriculum. She noted that their mission was to develop well-rounded children who would become well-rounded adults.

Ted Kleiter, San Marcos, Parishioner of St. Mary's, provided a brief overview of his background. He noted that St. Mary's was founded in 1890 with the school being founded in 1951. He stated that they were privately operated and as such used no State or Federal funds. He asked that the Commission approve their request.

Reverend Scott Herrera, Escondido, provided an overview of his background, and thanked the City for their thoroughness. He stated that the school project was unforeseen. He noted that the school had been closed for over a year, which hurt the school. He indicated that St. Mary's was the largest catholic parish in the City with over 6,000 attendees. He asked that the Commission approve their request in order to educate the children.

Abigail Dobrino, Escondido, asked that the preschool be allowed to open.

James QuisQuis, Escondido, asked that the City approve the project and that they consider a weed abatement program in the open space area between the school and the residences. He also asked that the Commission approve staff's recommendation.

Anthony Guehl, Escondido, was in favor of allowing the project to proceed and felt St. Mary's should be allowed to grow even larger in order to meet the needs of the community. He expressed his concern with traffic in the area due to their being limited parking in the area.

Commissioner Spann felt the safety concerns had been addressed.

Commissioner Weiler was in favor of staff's recommendation.

Commissioner Garcia and staff discussed the proposed parking.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Weiler, to approve staff's recommendation. Motion carried unanimously. (5-0)

1. CONDITIONAL USE PERMIT – PHG 15-0013 (Continue to date uncertain):

REQUEST: A Conditional Use Permit to add one manufactured home site to the Casa Grande Mobile Home Park, to increase the total number of home sites within the park from 102 to 103. The new home site would be 70' deep by 46' wide (3,220

SF), to accommodate a 1,344-SF home with an attached 672-SF carport for tandem parking. The home site would be located near the center of the park, just south of an existing greenbelt area. Access to this greenbelt would be maintained for park residents via an existing 14'-wide gravel walkway adjacent to the new home site, as well as existing narrower walkways between home sites 6 and 7 (on the east side of the greenbelt) and sites 17 and 18 (on the west side). New amenities, including a gazebo and dog run, would be added to the greenbelt for resident use.

PROPERTY SIZE AND LOCATION: The 11.13-acre mobile home park is located west of South Hale Avenue, north of Harmony Grove Road, and east of the Escondido Creek channel. It is addressed as 1001 South Hale Avenue (APN 232-372-07).

ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Garcia, to approve staff's recommendation to continue Item 1 to a date uncertain. Motion carried unanimously. (5-0)

CURRENT BUSINESS:

1. Request for a two-year Extension of Time (**Case No. SUB 17-0012**), for a previously approved three-lot Tentative Parcel Map (TPM 2004-16), on a 1.2-acre parcel in the R-1-10 zone (Single-family Residential, 10,000 SF minimum lot size). The resulting net lot sizes would be 10,300 SF, 12,603 SF, and 13,734 SF. The project also includes an Administrative Adjustment (2005-03-AA) to reduce the required rear-yard setback on Parcel 2 by 25 percent, from 20 feet to 15 feet, for the existing single-family residence. No changes to the project are proposed in conjunction with this extension.

Location: 121 N. Tulip Street (APN: 232-170-05-00)

Adam Finestone, Principal Planner, referenced the staff report and noted staff recommended approval of the two-year Extension of Time for Case No. SUB 17-0012.

Commissioner Garcia and staff discussed the amount of extensions allowed per project.

Commissioner Weiler asked if the applicant was processing their final map. Mr. Tunnell replied in the affirmative.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner McNair, to approve staff's recommendation. Motion carried unanimously. (5-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: Commissioner Garcia noted he would not be available to attend the September meetings.

Bill Martin, Director of Community Development, referenced a neighborhood meeting for Tract 916.

ADJOURNMENT:

Interim Chairman Cohen adjourned the meeting at 7:52 p.m. The next meeting was scheduled for September 12, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Escondido
Planning Commission

Ty Paulson, Minutes Clerk



PLANNING COMMISSION

Agenda Item No.: H.1
Date: September 12, 2017

- CASE NUMBER:** PHG 17-0013
- APPLICANT:** Johnathan Webster
- LOCATION:** Located at the south side of Reed Road, just east of Citrus Avenue and east of Bear Valley Parkway, addressed as 3251 Reed Road (APN 240-190-65)
- TYPE OF PROJECT:** Extension of Time for a Previously Approved Tentative Parcel Map (SUB08-0030), Grading Exemptions and the removal of 0.50-acreas of Diegan Coastal Sage Scrub.
- PROJECT DESCRIPTION:** A request for a two-year Extension of Time for a previously approved four-lot Tentative Parcel Map (SUB08-0030), on a 14.37-acre parcel in the RE-20 Zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 Zone (Residential Estates, 80,000 SF minimum lot size). The resulting lot sizes would be 25,264 SF (Parcel 1), 21,344 SF (Parcel 2), 31,759 SF (Parcel 3), and 541,015 SF (Parcel 4). The project also includes Grading Exemptions, the removal of 0.50-acres of Diegan Coastal Sage Scrub, the establishment of a Fuel Management Area, including off-site areas, and an on-site 20,000-gallon water tank for Parcel 4 are also proposed. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge. No changes to the project are proposed in conjunction with this extension, however conditions of approval have been revised to reflect changes to storm water and landscaping requirements.
- STAFF RECOMMENDATION:** Approval of extension for two (2) additional years.
- GENERAL PLAN DESIGNATION:** Estate II (E2) & Rural II (R2)
- ZONING:** RE-20 Zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 Zone (Residential Estates, 80,000 SF minimum lot size).

BACKGROUND/SUMMARY OF ISSUES: A Tentative Parcel Map (TPM) for a four-lot subdivision at 3251 Reed Road was reviewed and approved by the Planning Commission on August 10, 2010. An approved TPM does not divide the property, rather it sets the conditions under which a division can occur. To actually divide the property an applicant must file a Parcel Map. Except for special circumstances specified in the Government Code Section 66410 et. seq. (State Subdivision Map Act), a TPM expires three years after its approval unless extensions are granted by State law or the local agency.

The TPM was due to expire on August 24, 2013. State legislative actions (AB 208, and AB 116) automatically extended the Tentative Map for four years until August 24, 2017. Under the terms of the City of Escondido Subdivision Ordinance, time extensions of an additional five years, may be granted. On June 15, 2017, the applicant filed a request for a two-year extension. Since the request was filed prior to the current expiration date, expiration of the map is suspended until a final decision is made regarding the extension request.

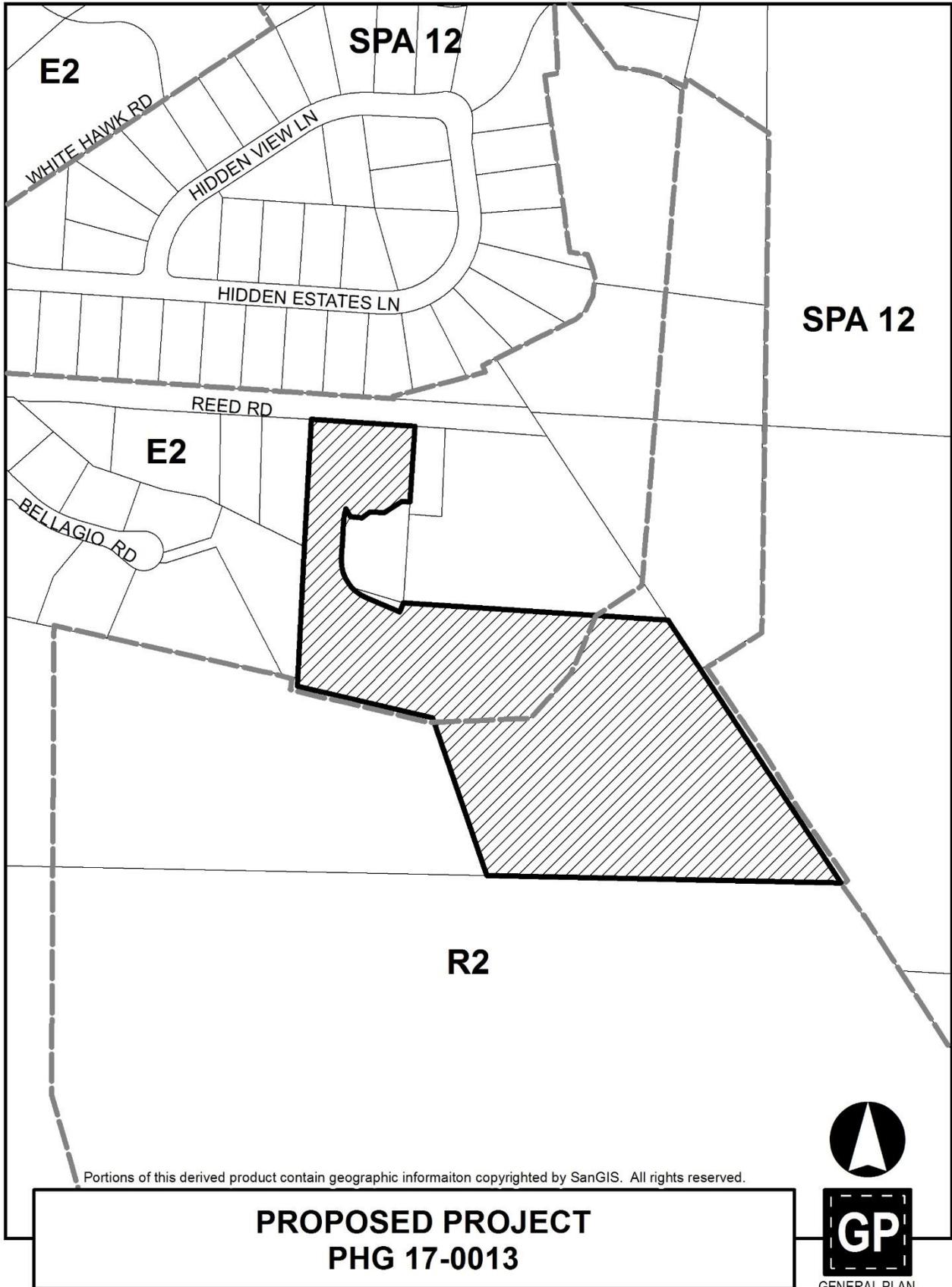
The applicant and his engineer are currently working with the Engineering Services Department on the final parcel map, grading plans and improvement plans, and to post the necessary bonds for improvements in order to record the map. No modifications are proposed to the approved Tentative Parcel Map. Minor changes to the conditions of approval have been made in order to comply with revisions to the City's landscape ordinance and the City's Storm Water regulations.

The applicant is requesting an extension per the Subdivision Map Act 66452.6 (e) and the City of Escondido Subdivision Ordinance, which would extend SUB08-0030 an additional two years to August 24, 2019. An extension of time is not automatic. The City has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years.

Respectfully Submitted,

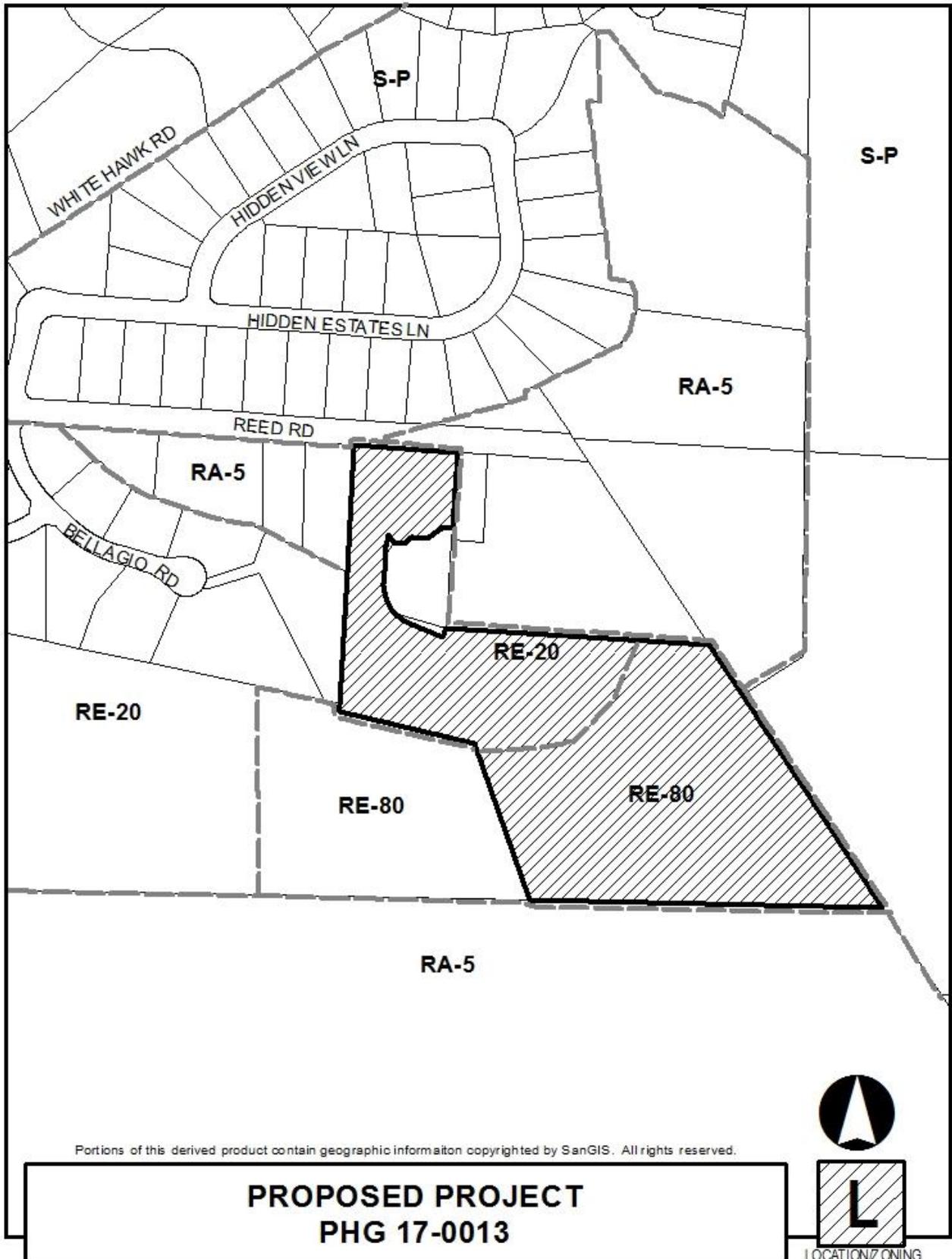
A handwritten signature in black ink, appearing to read 'D. Parker', with a long horizontal stroke extending to the right.

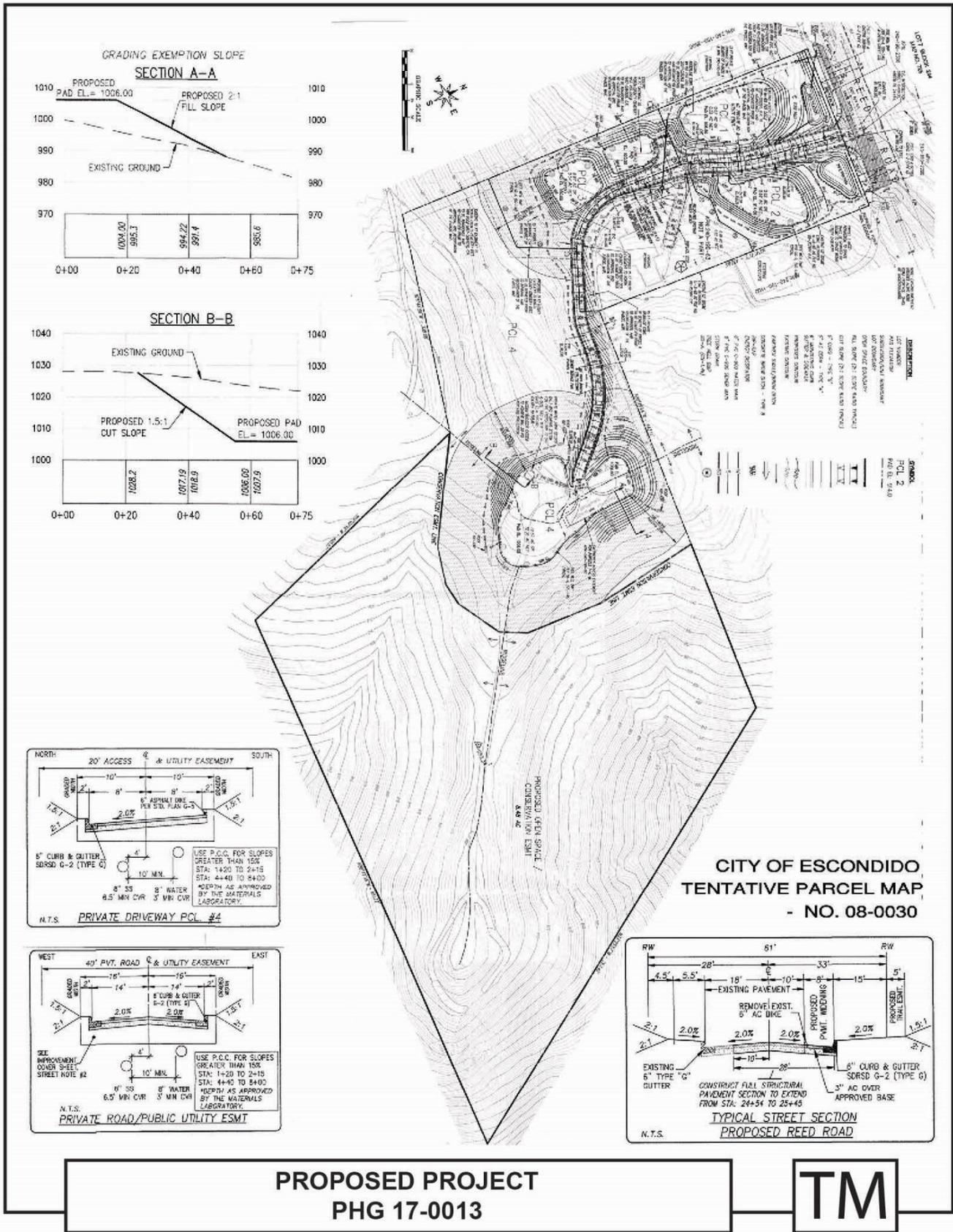
Darren Parker
Assistant Planner II



**PROPOSED PROJECT
PHG 17-0013**



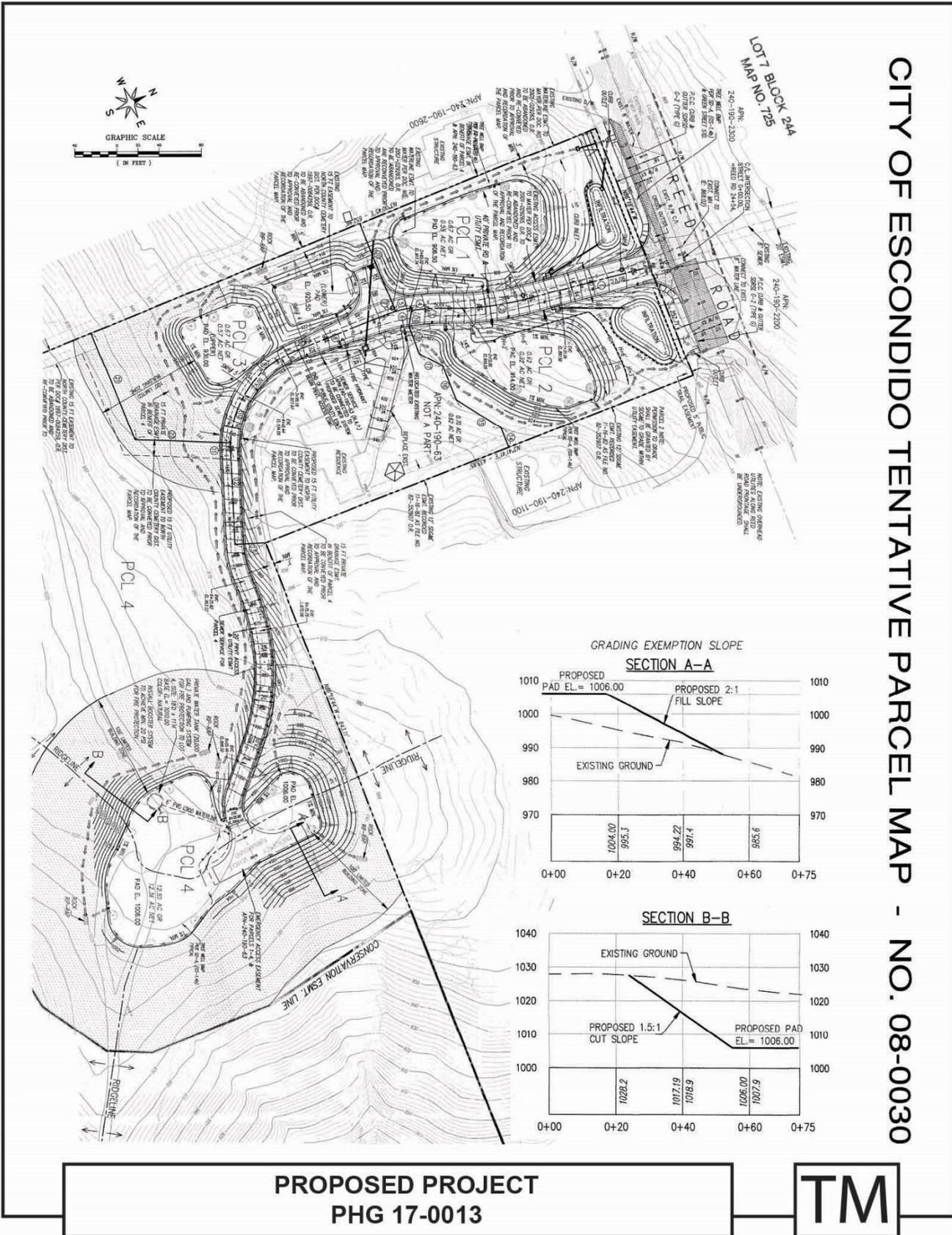




**PROPOSED PROJECT
 PHG 17-0013**



CITY OF ESCONDIDO TENTATIVE PARCEL MAP - NO. 08-0030



**PROPOSED PROJECT
 PHG 17-0013**



TENTATIVE MAP

ANALYSIS

General Plan Consistency- The General Plan land-use designations on the site are Estate II (E2) which allows up to 2 dwelling units per acre, based on slope, with a minimum lot size of 20,000 SF and Rural II (R2) which allows up to 1 dwelling unit per two acres, based on slope, with a minimum lot size of 2-acres. The maximum yield allowed for this 14.37-acre site is 8.22 units based on the slope categories present on site. The four (4) proposed lots result in a density for this project of 0.27 du/acre. The project meets the General Plan and Zoning criteria since the zoning and lot sizes are consistent with the General Plan. The project also addresses the General Plan Ridgeline/Hillside Policy 3.5 (page X-67) which regulates development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent.

The proposed map will not conflict with regional or local housing needs because all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The project would be developed with single-family residential homes in conformance with the Estate II (E2) and Rural II (R2) land-use designation. The project would provide for additional housing stock in accordance with the General Plan Housing Element.

Zoning Compliance - The current zoning designations on the site are RE-20 (Residential Estates, 20,000 SF minimum lot size) and RE-80 (Residential Estates, 80,000 SF minimum lot size), which are consistent with the General Plan Land Use designations of Estate II (E2) and Rural II (R2). The approved Tentative Parcel Map consists of four lots. Proposed lot sizes of 25,264 SF (Parcel 1), 21,344 SF (Parcel 2), and 31,759 SF (Parcel 3) are consistent with the minimum 20,000 SF lot size required by the RE-20 zone. Parcel 4 is split zoned RE-20 and RE-80, due to slopes over 35 percent and sensitive habitat. The proposed lot area for Parcel 4 of 541,015 SF meets the more restrictive RE-80 minimum lot size. In addition, each proposed lot has an adequate pad size to accommodate a single-family residence.

Grading Exemptions- The original project included a Conditional Use Permit for required grading exemptions (The zoning code has since been amended to remove this requirement.) The proposed grading exemptions would not have any significant visual impact or damage any hillside or ridgeline. The 30' fill slope would be located to the east of the building pad area for parcel 4 and would be screened by the existing avocado groves. The 30' cut slope would be located to the west of the building pad area for parcel 4 and would be fully landscaped in accordance with the city's landscape ordinance for slope planting and in accordance with the approved fire protection plan. The proposed manufactured slopes would not block adjacent views due to the orientation of the slopes and the topography of the area. Additionally, the site is higher than the adjacent properties and the sliver fill slope would be 25+' from the property line. Appropriate slope landscaping also would be provided to screen and soften visual effects of the manufactured slopes from surrounding properties. Any grading and subsequent compaction of the site, as necessary, would be per City standards to the satisfaction of the City Engineer. All future grading or compaction of the site would be reviewed to ensure that it's consistent with the grading ordinance and City standards to the satisfaction of the City Engineer.

Staff supports the proposed grading design, since the proposed 30-foot high fill slope would be approximately 200 feet away from the nearest residence and that the cut slope would be more than 200' away from the nearest residence to the south. In addition, all manufactured slopes would be landscaped, with trees, shrubs and groundcover, as required by the Landscape Ordinance and in accordance with the approved Fire Protection Plan. The landscaping of the manufactured slopes would help soften the appearance of the proposed fill and cut slopes.

Habitat Preservation- A biological survey was prepared for the project by Vincent N. Scheidt, and indicated that the property supports three vegetation communities; disturbed vegetation, agriculture (avocado groves) and unoccupied Diegan Coastal Sage Scrub. The report also stated there were no sensitive plants or animals detected during the survey. The project requires the removal of 0.50-acres of unoccupied Diegan Coastal Sage Scrub for the development of the pad and fuel management area for Parcel 4. The biologist determined the quality of the Coastal Sage Scrub present as "High Quality" which would require the habitat to be preserved or mitigated. The owner proposes to preserve 8.478-acres of Diegan Coastal Sage Scrub over the remaining portion of parcel 4 through a conservation

easement, which would mitigate for the small loss of habitat (0.50-acres). In addition, the project is in conformance with the draft MHCP (Multiple Habitat Conservation Plan) which requires 75 percent preservation of sensitive habitat in this area, as the project would preserve 8.478-acres (or 95 percent being preserved) on site.

Hillside Ridgeline Conformance- The subject property is located on the top and sides of an identified Intermediate Ridgeline that is depicted on the City's Hillside and Ridgeline Map. It is an undeveloped remnant portion of the ridgeline. Residential development has occurred on the ridgeline to the north within the county and to the south within the City of Escondido prior to the adoption of the Hillside Ridgeline Ordinance. Primary views of the project site and ridgeline are from adjacent residential properties to the west and northwest, the east, and residential properties located further northeast and southeast. General Plan Ridgeline/Hillside Policy 3.5, which regulates development on intermediate ridges, hilltops, and hillsides, and provides guidance on how to preserve hillside and ridgelines resource, while still allowing property owners to responsibly develop their lands.

- prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor;
- Concentrate development in subordinate or hidden locations, which shall not project above the natural landform;
- Prepare grading plans that minimize disruption of the natural landform and vegetation; and
- Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

The Escondido Zoning Code, Section 33-1067 (Grading Ordinance) applies to lands within areas characterized by significant features that include ridgelines, hillsides and provides design guidelines for their development such as increasing the lot widths from the minimum RE-20 requirements of 100 feet to 200 feet; restricting buildings or structures in proximity to an intermediate ridge to be located and designed to minimize its impact upon the ridgeline; only single-story structures or portions of multiple single-story-stepped structures designed to conform to the site shall be permitted to project above the ridgeline; and landscaping should be utilized to recreate the linear silhouette and to act as a backdrop for structures. The City has identified these areas and placed them within a Hillside and Ridgeline Overlay District, which may be used in conjunction with any zone district in the city. The Ordinance provided all of the instructions and information necessary to allow developers, contractors, and homeowners to develop and maintain hillside properties in an environmentally fashion. The project has been designed and/or conditioned to conform to these requirements. The project is in conformance with the Hillside Ridgeline provisions since Parcel 4 is the only parcel adjacent to the ridgeline that needs to conform to the 200-foot lot width requirement. The other 3 building pads are situated below the ridgeline; grading of the ridgeline is limited to development of the driveway, turnaround and building pad area; and the project has been conditioned to restrict the development of Parcel 4 to a single-story residence.

Proposed Water Tank Storage- Parcel 4 is the largest parcel and located on top of the ridge at an elevation of 1005 feet above mean sea level, surrounded by an existing avocado orchard to the west and north. An existing cemetery is located directly to the south of the subject site. According to the fire department, the subject site is located within a High Severity Fire Zone that would require the clearing and thinning of vegetation around the residence (outlined in the Fire Protection Plan) and adequate water pressure to serve the residence. Adequate water pressure for fire protection for Parcel 4 cannot be achieved without the installation of a booster system and a 20,000-gallon private water tank, due to the elevation of the pad. The proposed 20,000-gallon private water tank would be supplied with water from the East Grove Reservoir, a pumping system would boost the pressure at the outlet point of the water tank to accomplish adequate pressure (20 pounds per square inch) for fire protection. Domestic water use and fire sprinklers would be supplied through a second pumping system placed on the side of the private water meter. The 11' tall water tank would be tucked into the 30' high cut slope, which would help screen the tank from adjacent views to the east and south. The tank would be approximately 300' + away from the nearest residence to the north which is at a lower elevation than the subject site. The tank would be conditioned to be painted a natural color to help blend with the topography and additional landscaping around the front of tank would be required.

ENVIRONMENTAL STATUS

A Mitigated Negative Deceleration was issued on March 23, 2010. The findings of the analysis identified sensitive habitat and adequate water pressure impacts as potentially significant, but mitigation measures (included in the conditions of approval) would reduce these impacts to a less than significant level. There have been no substantial changes in the project or circumstances under which the project was undertaken which would require revisions to the environmental document. The Mitigated Negative Declaration was certified by the Planning Commission on August 10, 2010, and adequately addresses the environmental impacts of the proposed development.

Other Issues:

All conditions of approval for recordation of a Parcel Map have been complied with, with the exception of some minor corrections to the improvement plans, and payment of fees and posting bonds for improvements with the Engineering Division. The Extension of Time is needed so that the Tentative Parcel Map does not expire while the applicant is working with the City to record the Parcel Map.

The Planning Division and Engineering and Fire Departments have reviewed the Extension of Time request. Conditions of approval have been modified in order to meet current storm water and landscaping requirements. With the revised conditions of approval incorporated, the proposed project is in compliance with the zoning requirements and the previously approved Tentative Parcel Map. State law permits a local jurisdiction to define what "period or periods" it desires to authorize per extension. In staff experience and in consideration of the status of the proposed project, a two-year extension of the map is a reasonable period of time for the applicant to finish satisfying conditions of the map in order to file for final map. City staff feels a two-year Extension of Time should be approved.

FINDINGS OF FACT
Extension of Time, TPM SUB 08-0030
EXHIBIT "A"

Tentative Parcel Map SUB 08-0030

1. The Planning Commission finds that the extension request is reasonable, was filed within the time periods specified, and meets all requisite findings for extension of time on the Tentative Parcel Map.
2. The proposed map with a density of 0.27 du/acre (4 lots on 14.37 acres) is consistent with the General Plan designations of Estate II (E2), which permits a maximum of 2 du/acre, dependent on slope and the Rural II (R2) which permits up to 1 du/2acres, dependent on slope. In addition, the proposed lot sizes of 25,264 SF, 21,344 SF, 31,759 and 541,041 SF meets the Estate II minimum of 20,000 SF and the Rural II minimum lot sizes of two-acres. The design and improvements of the proposed subdivision are consistent with all requirements of the General Plan and the Zoning Code, since the proposed lot sizes and configuration are consistent with the Estate II and R II designations and the RE-20 and RE-80 zone requirements. No changes in City policy have occurred that would conflict with the project. This approval will extend the Tentative Parcel Map to August 24, 2020.
3. All findings of fact associated with the Planning Commission Resolution #5903, which approved Case No. SUB08-0030, are incorporated herein as though fully set forth. All of the findings for approval of projects in the Hillside and Ridgeline Overlay District have been made and the proposed project will comply with all the applicable regulations, conditions, and polices imposed by the Escondido Municipal and Zoning Codes.
4. The site is physically suited for the residential development proposed, as the site is currently zoned for single-family residential development, and is bordered by existing residential development on three sides and cemetery to the southwest. All future grading will be in accordance with the requirements of the Grading Ordinance, and all access and utilities are available to the site.
5. The design of the map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife occurs on the property, as determined during the environmental review of the project.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system, and city water and sewer are available, and can be provided with minor extension of nearby facilities.
7. All of the requirements of the California Environmental Quality Act (CEQA) have been met and a Mitigated Negative Declaration was issued for the proposed project on March 23, 2010. The findings of the analysis identified impacts that might potentially be significant, but mitigation measures would reduce these impacts to a less than significant level. The mitigation measures have been included in the Conditions of Approval.
8. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to the recordation of the map. The Tentative Parcel Map meets all of the requirements or conditions imposed by the Map Act and the Escondido Zoning Code and is consistent with the General Plan.

CONDITIONS OF APPROVAL
Extension of Time TPM SUB 08-0030
EXHIBIT "B"

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Department, and Fire Department.
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 descriptions.
3. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification 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 firefighting 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.
5. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. All exterior lighting shall conform to the requirements of Escondido Zoning Code Article 35, Outdoor Lighting.
8. 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 Community Development Director.
9. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
10. Prior to Parcel Map approval, a note shall be included on the Final Parcel Map, or other documents provided, stating that grading shall be in conformance to the submitted conceptual design.
11. Any parcels not associated with the Tentative Parcel Map shall be labeled "Not a Part."
12. No street names are part of this approval. A separate request shall be submitted prior to Parcel Map recordation.
13. Prior to the issuance of grading permits and/or building plans, the applicant shall submit a final Fire Management Plan to Fire Department for review and approval. Any necessary measures/requirements of the plan shall be incorporated into the grading, landscape and building plans for the project.
14. The City's Master Plan for Parks, Trails and Open Space requires that a 10' wide Spur trail be provided along the frontage of the property adjacent to Reed Road and shown on the revised Tentative Parcel Map.

15. The grading plans shall contain appropriate measures/instructions to protect the existing Diegan Coastal Sage Scrub vegetation (located on to the east of parcel 4) during grading and construction. Appropriate fencing and signage shall be provided around the native vegetation prior to grading or construction, and must be maintained in good order during all phases of construction. The Declaration of Restrictions shall contain appropriate language indicating the native vegetation within the designated conservation area is not to be removed; development and any access restrictions into the conservation area, and maintenance requirements/restrictions, as may be required/restricted by the Wildlife agencies.
16. All new utilities shall be underground.
17. The proposed "Water Storage Tank" shall be clearly labeled as "private" on all plans submitted for this project.
18. Grading exempted slopes shall not exceed the height approved by the Planning Commission and indicated in the Details of Request of the staff report, and on the Certified Tentative Parcel Map.
19. Lots in proximity to the intermediate ridgeline are subject to the provisions of the Zoning Code Section 33-1067.F (d) "Intermediate Ridges" regarding the height and development of structures, as determined by, and to the satisfaction of, the Director of Community Development.
20. Development of Parcel 4 shall be restricted to only single-story structures, which shall be noted on the Parcel Map and in the deed restriction.
21. The height of the single-story residence on Parcel 4 (measured from the approved pad elevation to the ridgeline of the structure) shall not exceed 20 feet in height (excluding chimneys and other similar type of structures) in accordance with Escondido Zoning Code, Article Section 33-1067. Ancillary architectural features (such as turrets or vaulted entry features) may exceed the 20 feet in height provided they are in scale with the main building and not excessively tall or create adverse visual impacts to adjacent homes.
22. Building pads with steep or long driveways shall incorporate an appropriate on site turn around area to eliminate vehicles backing up or down long or steep driveways, to the satisfaction of the Engineering Division. Provisions for the turnaround area shall be demonstrated on the precise grading plans. For turnaround areas, a minimum 24-foot back up area shall be provided for vehicles to exit the lot in a forward manner.
23. Each lot shall be required to provide covered parking for two cars to the satisfaction of the Planning Division. Since no on-street guest parking would be provided for Parcel 4, sufficient on-site parking shall be provided to accommodate six vehicles. In order to accommodate on-site parking requirements, one of the following shall be provided:
 - a. A front yard setback of 40 feet shall be provided between the garage and the edge of the easement to provide for a driveway of sufficient length that can accommodate four cars in addition to a two-car garage, or
 - b. A three-car garage shall be provided in addition to a driveway of sufficient width and length to accommodate additional three cars outside of the easement, or
 - c. A circular driveway shall be provided of sufficient width and length to accommodate three or four cars depending on whether a two-or three-car garage is provided with the home.

The grading plan shall be designed with sufficient pad area to accommodate the required off-street parking. Conformance with this condition shall be demonstrated on the grading plan and plotting of the homes in conjunction with the submittal of building permits, to the satisfaction of the Planning Division and Engineering Division.

24. The 20,000-gallon water tank that is required for Parcel 4 shall be painted a natural color and details of the tank and color shall be provided on the final grading, building and landscape plans, to the satisfaction of the Planning Division.
25. The Tentative Parcel Map shall expire after twenty-four (24) months if a Parcel Map is not recorded or an additional extension of time is not granted.
26. A copy of the conservation easement language shall be provided for the City to review and approve prior to issuance of grading and/or building permit. The proposed conservation easement shall be provided over the remaining 8.478-acres of unoccupied Diegan Coastal Sage Scrub on Parcel 4. The conservation easement shall be recorded prior to building occupancy.
27. Prior to the removal of any Coastal Sage Scrub (CSS) habitat, the applicant shall submit an erosion control plan to the satisfaction of the Engineering Department. Erosion control, including riprap, interim slope plantings, sandbags, 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.
28. The grading and final landscape plans shall clearly indicate the acreage and location of all Coastal Sage Scrub (CSS) Habitat to be removed and to remain on site.
29. The final grading plan shall depict the required 100-foot fuel modification zone. Should the fuel modification zone be reduced to less than 100 feet, the project shall incorporate appropriate construction measures including but not limited to, protected eaves, limited openings, sprinklers, landscaping, and any other measures as determined to be appropriate by the Fire Department.
30. The following exemptions from the City of Escondido Grading Ordinance are permitted in conjunction with the development of the project:

Slope #A (Parcel 4, facing south) 2:1 fill slope up to 30-feet in height.

Slope #B (Parcel 4, facing north) 2:1 cut slope up to 30-feet in height

All other slopes within the proposed development shall be consistent with the Grading Ordinance standards and Landscape Ordinance.

Mitigation Measures-Conditions of Approval

31. To compensate for the loss of 0.50-acres of unoccupied Diegan Coastal Sage Scrub, the owner shall establish an open space conservation easement on site (Parcel 4) over the remaining 8.478-acres of Diegan Coastal Sage Scrub, as shown on the graph (figure 2) in the biological report prepared by Vincent N. Scheidt, Biological Consultant, dated July 16, 2009. The easement shall be shown and established on the final Parcel Map to the satisfaction of the Planning and Engineering Divisions prior to issuance of grading permits (Mitigation Measure).
32. Prior to issuance of grading permits, temporary protective fencing shall be installed around the conservation easement to prevent human and pet entrance, to the satisfaction of the Planning Division. The location and detail of the fence shall be shown on the final grading and landscaping plans to the satisfaction of the Planning Division (Mitigation Measure).
33. The clearing and grubbing of, and construction adjacent to, sensitive habitat shall occur outside of the gnatcatcher breeding season (February 15 to August 31). If the project construction, including clearing and grubbing of sensitive habitats is necessary on the project site or adjacent to sensitive habitat during the gnatcatcher breeding

season, a qualified biologist shall demonstrate to the satisfaction of the Wildlife Agencies that all nesting is complete. The pre-construction survey shall begin not more than three (3) days prior to the beginning of construction activities (Mitigation Measure).

34. Protective barriers or fencing (temporary) shall be placed around the drip-line of any and all mature/protected trees that are designated to remain. The barricades or fencing are to remain in place until completion of all grading and construction and shall be shown on the final grading and landscape plans to the satisfaction of the Planning Division (Mitigation Measure).
35. Prior to issuance of grading permits, the location and details of permanent identification markers along the boundary of the conservation easement shall be shown on the final grading and landscape plans to the satisfaction of the Planning Division (Mitigation Measure).
36. Prior to final approval of the grading and removal of the temporary fencing, permanent identification markers shall be installed along the boundary between the development area and/or fuel management zones on Parcel 4 and the conservation area to delineate the edge of the conservation easement (Mitigation Measure).
37. To compensate for the loss of adequate water pressure to serve parcel 4, the owner shall construct a 20,000-gallon water tank (minimum 10,000 gal Fire suppression/10,000 gal irrigation) as shown on the fire exhibit map in the fire protection plan prepared by Mr. David C. Bacon, dated May 5, 2009. The proposed water tank shall be reviewed and approved by the City prior to issuance of grading permits (Mitigation Measure)

Landscaping:

1. Prior to occupancy of future units, all perimeter, slope and street landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
2. If the proposed rehabilitated landscaping totals 2,500 SF or more, or new landscaped areas total 500 SF or more, a Landscape Documentation Package shall be prepared by, or under the supervision of, a licensed design professional and shall conform to the Escondido Zoning Code, Article 62 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall indicate any existing trees or landscaping that is to remain as well as new landscape areas
3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building Permits, and shall be equivalent to, or superior to, the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee will be collected at the time of the submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
5. The installation of the landscaping and irrigation shall be inspected by the project landscape architect/design professional 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 Department and request final inspection.
6. Prior to recordation of the Parcel Map, a tree survey shall be submitted to the Planning Division, to determine the location of all mature trees (except agricultural trees) on the property and determine how many mature trees

would be removed as a result of the proposed development. The landscape design shall include 24"-box size trees on a 1:1 ratio to mitigate the removal of each existing mature tree on the site as required by the Tree Preservation Ordinance (Ord. 93-11) to the satisfaction of the Planning Division. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain".

7. A minimum of eight (8) street trees shall be required along Reed road; eight (8) street trees are required along the frontage of parcel 1; six (6) trees are required along the frontage of parcel 2; and nine (9) trees are required along the frontage of Parcel 3. The minimum tree size shall be 15-gallon in size; six-feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements and they are identified on the landscape plan.
8. The retaining walls on Parcel 3 and along the driveway shall be constructed with a decorative block material, such as slump block or split-face block in a beige or tan color, or may be plantable and detailed on the final grading and landscape plans to the satisfaction of the Planning and Engineering Divisions.
9. Details of the project's fencing including materials and colors shall be provided on the final landscape plans to the satisfaction of the Planning and Engineering Division.
10. Additional landscaping shall be provided in front of the water tank (facing north) to soften the appearance and shall be shown on the final landscape plans to the satisfaction of the Planning Division.
11. Any proposed walls, fire mitigation walls, and retaining walls shall be constructed out of decorative material to the satisfaction of the Planning Division. The materials and location of the wall(s) shall be identified on the grading plans, building plans and the final landscape plans to the satisfaction of the Planning Division.
12. Appropriate plant materials shall be incorporated into the final landscape design in order not to adversely affect existing views, but to provide privacy where required, to the satisfaction of the Planning Division.
13. Any existing trees to remain on site and any trees to be removed shall be identified on the final landscape and grading plans and to the satisfaction of the Planning Division.
14. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.

FIRE CONDITIONS:

1. All structures constructed on this project will be located per approved "Fire Protection Plan" and to the satisfaction of the Fire Marshall.

**ENGINEERING CONDITIONS OF APPROVAL for
ESCONDIDO TENTATIVE PARCEL MAP No. SUB 08-0030
3251 Reed Road**

GENERAL

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
3. As surety for the construction of required off-site and on-site improvements and grading, 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 recordation of the Final Parcel Map.
4. No Grading or Building Permits shall be issued for any construction within this Subdivision until the Final Parcel Map is recorded and either:
 - a) All conditions of the Tentative Parcel Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. 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 within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
Reed Road	Residential Road

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

3. The project entrances shall be designed as a street intersection with curb returns, cross gutter and spandrel, sidewalk ramps or as an alley-type driveway apron per Escondido Standard Drawing E-5-E, with a minimum throat width of 28 feet.

4. The address of each lot/dwelling unit shall either be painted on the curb or posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.
5. All on-site roads, driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Fire Marshal.
6. The private access road shall be improved to a minimum width of 28 feet (Reed Road to Parcel 3 turn around) with proper transition to a 16-foot wide driveway to serve parcel 4. The private access road shall be in conformance with the Design Standards. Plans for this private access road shall be submitted to and approved by the City Engineer prior to recordation of the Final Parcel Map.
7. Sidewalk along Reed Road shall be contiguous to the curb in accordance with current Escondido Design Standards.
8. A turnaround conforming to current Escondido Design Standards shall be constructed at the southerly end of parcel 3.
9. The developer will be required to provide a detailed detour and traffic control plan, for all construction within the public right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to issuance of an Encroachment Permit for work in the public right-of-way
10. The developers engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signage and striping shall be done by a private contractor
11. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkways widths, open space easements and restrictions on landscaping may be required at the discretion of the City Engineer.
12. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
13. The developer shall be required to install a LED street light in accordance with Escondido Standard Drawing E-1-E at the project entrance on Reed Rd.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to prevent sediment and silt from leaving the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
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. 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.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks shall be pumped and backfilled, per the San Diego County Health Department Requirements. These well and septic tank abandonments shall be completed prior to Parcel Map recordation.
9. The developer will be required to obtain written permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
10. The private access road and 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.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
12. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
2. All site drainage with emphasis on the roadway, 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.
3. All onsite storm drains, ditches, inlets, junction structures, 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 owners as designated in the recorded Declaration of Restrictions and the recorded Storm Water Control Facility Maintenance Agreement.

4. The Developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

1. Water supply for the project shall include construction of an 8-inch public water line in the private access drive to the extent approved by the Utilities Director. A fire hydrant shall be installed at the end of the public water line to the satisfaction of the Utilities Director.
2. A private 20,000-gallon water tank, pumping system, and private water service line sized to provide adequate flows in accordance with City Standards and applicable Fire and Plumbing Codes to the satisfaction of the Fire Marshall, Utilities Director, and Building Official shall be designed and constructed to provide water service for both domestic use and fire protection to Parcel 4 and shall be a condition of any Building Permit to build on Parcel 4.
3. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
4. Because fire sprinklers are required by the Fire Department, a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas.
5. All on-site water lines, backflow prevention devices, pumps, and tanks beyond the City water meter will be considered a private water system. The property owner will be responsible for all maintenance of these water lines and devices as designated in the recorded Declaration of Restrictions.
6. No trees or deep rooted plants shall be planted within 10 feet of any water service.
7. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. Required sewer main improvements for the project include construction of an 8-inch public sewer main in the private access drive to the satisfaction of the Utilities Director. The sewer main location in the private access road shall be to the satisfaction of the City Engineer and Utilities Director.
2. Public sewer shall be extended to the project's easterly boundary at such locations as required by the Utilities Director.
3. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement shall be constructed for each Parcel and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The sewer lateral for Parcel 4 shall be constructed up to the house pad area. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
4. The existing house on the adjacent property (APN 240-190-63) shall be verified to be connected to City Sewer prior to Parcel Map recordation.

5. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.
6. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main in the private access road.

FINAL PARCEL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be clearly delineated and noted on the Final Parcel Map.
2. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the Final Parcel Map.
3. The developer is required to complete the exchange of private access and utility easements with the adjacent property (APN 240-190-63) labeled as "Not a Part" on the TPM prior to approval of the Final Parcel Map. This requirement shall include the acquisition of a 10' min. wide private access easement across this adjacent property (APN 240-190-63) to complete the private access easement serving Parcel 4.
4. The developer is required to delineate both private access and utility easements as well as private drainage easements on the Final Parcel Map as needed to provide these rights between all 4 parcels and shall label them as "proposed private _____ easement to be granted upon subsequent transfer of title".
5. The developer is required to obtain offsite private drainage easements as necessary to complete the private drainage facilities as approved by the City Engineer prior to approval of the Final Parcel Map.
6. A public utility easement shall be granted to the City on the Final Parcel Map over the private access road. The public utility easement shall extend a minimum of five (5) feet beyond the improved, curb-to-curb private roadway width and shown on the improvement and grading plans.
7. A 5' wide public trail easement shall be granted to the City on the Final Parcel Map across the project's full Reed Road frontage and shall be contiguous to the existing Reed Road right-of-way and shown on the improvement and grading plans.
8. Public Emergency Access Easements as required by the Fire Marshal shall be granted to the City on the Final Parcel Map and shown on the improvement and 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 \$60,000, 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.

DECLARATION of RESTRICTIONS

1. Copies of the Declaration of Restrictions shall be submitted to the Engineering and Planning Departments for their review and approval. The approved Declaration of Restrictions shall be filed with the County Recorder prior to recordation of the Final Parcel Map. A note to this effect along with the recording information of the Declaration of Restrictions shall be included on the Final Parcel Map title sheet.
2. The Declaration of Restrictions shall include clear provisions for the maintenance of the private access road, parking areas, drainage facilities, and storm water treatment facilities, landscaping along Reed Rd, fencing, private utilities, and fire lane signage by owners of appurtenant parcels.
3. The Declaration of Restrictions must state that the property owners assume liability for damage and repair to City utilities in the event that damage is caused by the property owners or their contractors when repair or replacement of private utilities or other improvements is done.
4. The Declaration of Restrictions must state that (if stamped concrete or pavers are used in the private access road) the property owners are responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

PLANNING COMMISSION

Agenda Item No.: H.2
Date: September 12, 2017

CASE NUMBER: SUB 17-0026 (TR 951)

APPLICANT: Balboa Capital Partners, LLC

LOCATION: At the westerly terminus of Jacks Creek Place, north of Washington Avenue, addressed as 640 Oakwood Creek Glen (APN 225-160-02) formally 2888 Washington Avenue

TYPE OF PROJECT: Extension of Time for a Previously Approved Tentative Subdivision Map

PROJECT DESCRIPTION: A request for a three-year Extension of Time for a previously approved twelve-lot Tentative Subdivision Map (TR 951), on approximately 3.31 acres of land in the R-1-7 zone (Single-family Residential, 7,000 SF minimum lot size). Lot sizes range from 7,003 SF to 13,234 SF. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site.

STAFF RECOMMENDATION: Approval of extension for three additional years.

GENERAL PLAN DESIGNATION: Urban 1 (up to 5.5 du/acre)

ZONING: R-1-7 zone (Single-Family Residential, 7,000 SF minimum lot size)

BACKGROUND: A Tentative Subdivision Map for a twelve-lot single-family residential subdivision was approved by the Planning Commission on November 13, 2007. An approved Tentative Map does not divide the property, rather it sets the conditions under which a division can occur. To actually divide the property an applicant must file and record a Final Map prior to its expiration date, unless a time extension is granted in conformance with the provisions of the Subdivision Map Act and City's Subdivision Ordinance. The Tentative Subdivision Map originally was approved for three years and was scheduled to expire in 2010. Previous State legislative actions (SB 1185, AB 333, AB 208 and AB116) automatically extended the Tentative Map until November 27, 2017. The map still is eligible for a local time extension up to five additional years in accordance with the City's Subdivision Ordinance (Chapter 32). An extension of time is not automatic and the purpose of this agenda item is to review and consider the extension request. The City has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years, and to revise the project conditions of approval accordingly. The criteria for determining the appropriateness for granting an extension of time is based on the map's compliance with the City's current General Plan, Zoning Ordinance, and the requirements of the California Environmental Quality Act (CEQA).

Since the map was approved in 2007, the project applicant has been working with the Engineering Division on the final map, grading plans and improvement plans. The current subdivision and grading design has been modified to incorporate necessary drainage/storm water features in conformance with the City's storm water requirements, which include a storm water basin towards the southern area of the project and smaller storm water/bioretention feature on Lot 10. The revisions resulted in some additional low retaining walls on Lot 10 (approximately 2 to 3 feet in height) in lieu of a fill slope, and increase in certain pad heights from approximately 0.5 feet to 1.8 feet in height, along with an increase in height of supporting perimeter retaining walls. All of the proposed grading modifications are consistent with the

City's Grading Ordinance design criteria and do not result in any grading exemptions for fill slopes or retaining wall height. Therefore, the revisions to the tentative map/grading plan were determined by City staff to be in substantial conformance with the originally approved Tentative Subdivision Map. The approved Certified Tentative Map (that includes all the project design revisions) is attached with this report, along with the original Planning Commission staff report and adopted Mitigated Negative Declaration.

A new project applicant is in escrow to purchase the proposed development and currently is working with staff to move the project forward towards final map and ultimate development with single-family homes. The new applicant is seeking the extension in order to provide sufficient time to final the map. The request, if granted, would provide three out of the five years available for local extension.

ANALYSIS:

General Plan Compliance: The site is located within the Urban I General Plan land-use designation. The Urban I designation permits a maximum density of 5.5 du/acre with a minimum lot size of 6,000 SF. The resulting parcels would range from 7,003 SF to 13,234 SF (net) in size. The resulting density would be approximately 3.62 dwelling units per acre, which is in conformance with the maximum density permitted in the Urban I General Plan designation. The proposed lot sizes also are larger than the minimum 6,000 SF lot size permitted by the Urban 1 land-use designation.

The proposed map will not conflict with regional or local housing needs because all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The project would be developed with single-family residential homes in conformance with the Urban 1 land-use designation. The project would provide for additional housing stock in accordance with the General Plan Housing Element.

Environmental Analysis: A Mitigated Negative Declaration (City Log No. ER 2006-13) was adopted for the project in conformance with the California Environmental Quality Act (CEQA). Mitigation measures were incorporated to reduce potential impacts to biological resources, and hazards and hazardous materials to less than a significant level. There have been no substantial changes in the project or circumstances under which the project was undertaken which would require important revisions to the previous environmental document. Therefore, the Mitigated Negative Declaration has been deemed to sufficiently address the environmental impacts of the proposed development. Implementation of the project's Conditions of Approval would ensure the project would not result in any significant impacts to the environment.

Zoning Ordinance Compliance: The current zoning of the project site is R-1-7 (Single-Family Residential, 7,000 SF min. lot size) and the proposed twelve lots range in size from 7,003 SF to 13,234 SF (net lot area). All of the proposed lots meet all development standards of the R-1-7 zone, including minimum lot size, lot frontage, lot width and design requirements for panhandle lots. Therefore, staff feels the proposed project is in compliance with the City's zoning requirements and the lot configurations, lot widths, street configuration, pad locations, and grading design are in substantial conformance with the previously approved tentative map.

SUMMARY:

The proposed Extension of Time request related to SUB17-0026 conforms to the General Plan, Zoning Code requirements, CEQA provisions, and the project is in substantial conformance with the originally approved Tentative Subdivision Map. The Planning, Engineering and Fire Departments have reviewed the Extension of Time request and minor changes to the conditions of approval have been made to ensure

Case: SUB 17-0026 (TR 951)
PC Date: September 12, 2017

the project would comply with updated codes and regulations. The project would be required to conform to any new storm water design requirements that would apply to the project, as well as previous changes to other zoning and development requirements such as landscaping and fire code. Prior to acceptance of the Final Map, all offsite easements would need to be secured and maintenance agreements for the storm water facilities, landscaping, and on- and off-site fuel modifications zones would need to be executed by the developer. State law permits a local jurisdiction to define what "period or periods" it desires to authorize for an extension. In staff's experience a three-year extension of the map is a reasonable period of time for the applicant to finish satisfying conditions of the map in order to file for final map. Therefore, staff recommends the requested three-year extension of time be approved, as reflected in the Planning Commission Resolution.

Respectfully Submitted,



Jay Paul
Senior Planner

SPA 5

BURNET DR

BIJOU LIME LN

**PROJECT SITE
APN 225-160-02**

R1

JACKS CREEK PL

U1

OAKSTONE CREEK PL

OAKWOOD CREEK GLN

JACKS CREEK RD

BERKSHIRE PL

FLOOD



OAKWOOD Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.

**PROPOSED PROJECT
SUB 17-0026**



S-P

BURNET DR

BIJOU LIME LN

PROJECT SITE
APN 225-160-02

R-1-7

RA-5

JACKS CREEK PL

OAKSTONE CREEK PL

OAKWOOD CREEK GLN

R-1-7

JACKS CREEK RD

BERKSHIRE PL

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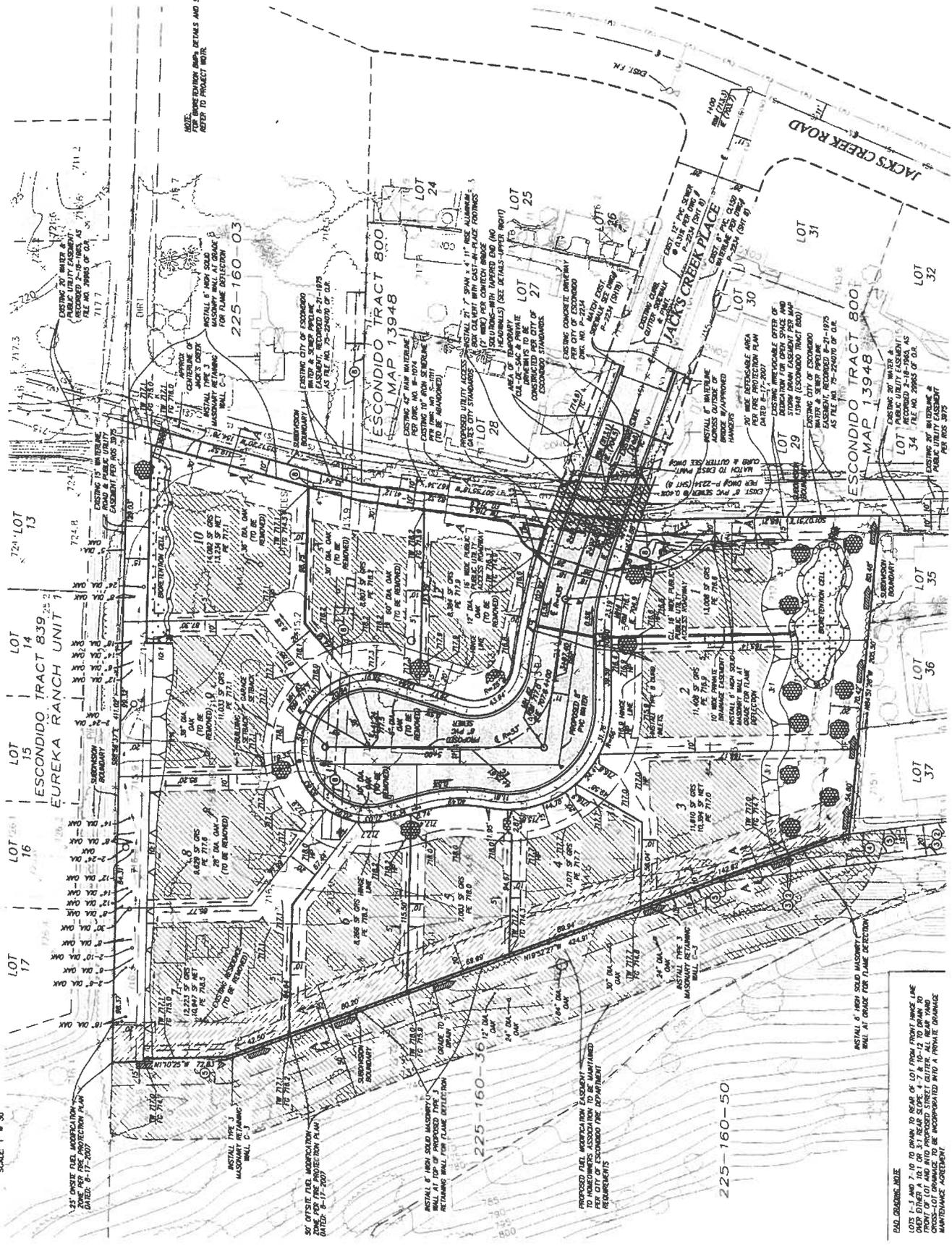
**PROPOSED PROJECT
SUB 17-0026**



LOCATION/ZONING

CITY OF ESCONDIDO TRACT NO. 951 TENTATIVE SUBDIVISION MAP

NOTE:
FOR DIMENSION MAPS, DETAILS AND ZONING
REFER TO PROJECT INSTR.



SCALE 1" = 30'

31' OFFSET OVER APPROPRIATION
ZONE FOR FIRE PROTECTION PLAN
DATED: 8-17-2007

INSTALL TYPE 3
MASONRY RETAINING
WALL C-3

50' OFFSET FIRE APPROPRIATION
ZONE FOR FIRE PROTECTION PLAN
DATED: 8-17-2007

INSTALL 6" HIGH SOLID MASONRY
WALL AT TOP OF PROPOSED TYPE 3
RETAINING WALL FOR FLAME DEFLECTION

PROPOSED FIRE APPROPRIATION ZONING
TO HAZARD CATEGORY 3 PER CITY OF ESCONDIDO FIRE DEPARTMENT
REQUIREMENTS

INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

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WALL AT GRADE FOR FLAME DEFLECTION

INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

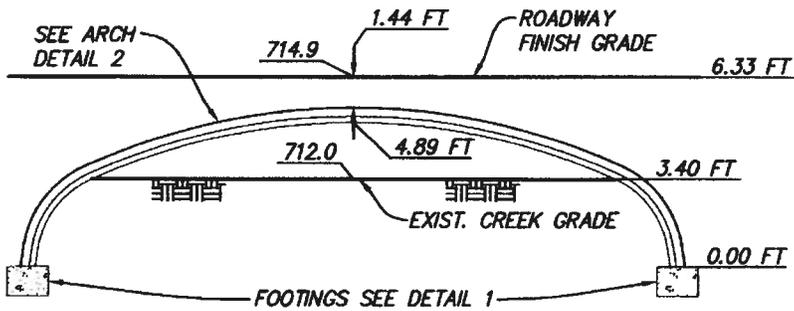
INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

INSTALL 6" HIGH SOLID MASONRY
WALL AT GRADE FOR FLAME DEFLECTION

PROPOSED PROJECT
SUB 17-0026



DEAL DRAINAGE NOTE
LOTS 1-3 AND 7-10 TO DRAIN TO REAR OF LOT FROM FRONT HEDGE LINE
OVER EITHER A 10:1 OR 3:1 REAR SLOPE, 4' x 10'-12" TO DRAIN TO
REAR OF LOT FROM FRONT HEDGE LINE OVER EITHER A 10:1 OR 3:1
CROSS-LOT DRAINAGE TO BE INCORPORATED INTO A PRIVATE DRAINAGE
MAINTENANCE AGREEMENT



BRIDGE DETAIL

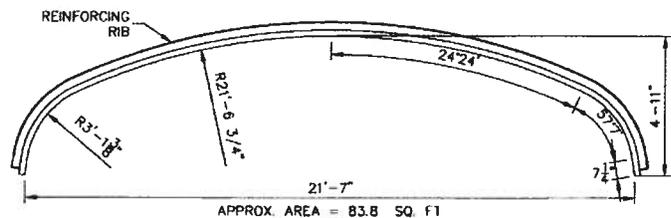
32N ALUMINUM BOX CULVERT

(STRUCTURE NUMBER 61)
 21'-7" SPAN x 4'-11" RISE
 END AREA=22.5 FT²
 BOTTOM SPAN=21'-7"
 SIDE ANGLE=8.53°

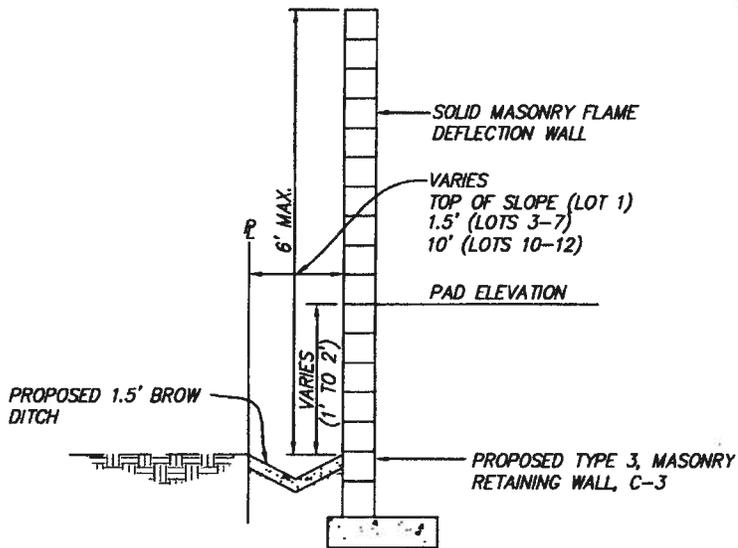
ARC	"N"	RADIUS
CROWN	23	258 1/2"
HAUNCH	4	37 1/2"
SIDE	0.500	FLAT

TYPE IV CROWN RIBS
 TYPE IV HAUNCH RIBS

(OR APPROVED ALTERNATIVE

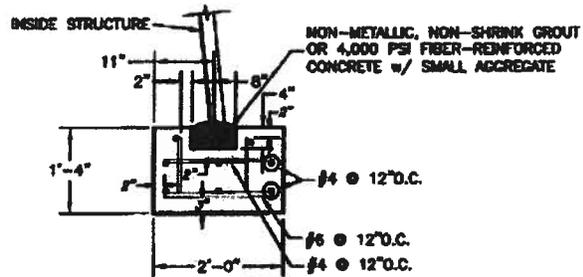


DETAIL 2



TYPICAL SECTION A-A

NTS



DETAIL 1

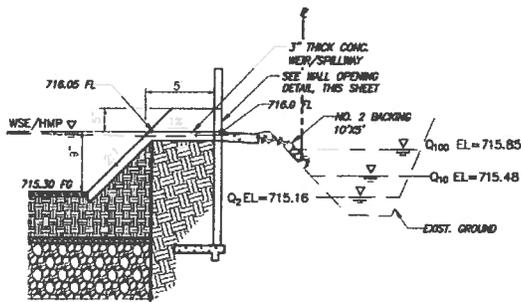
NOTES:

1. THE PROPOSED 8" WATERLINE CROSSING JACK'S CREEK SHALL BE INSTALL ABOVE GROUND ON THE SIDE OF THE PROPOSED BRIDGE.
2. THE EXISTING CITY OF ESCONDIDO EASEMENT WITHIN THE PROJECT BOUNDARY SHALL BE FENCED AND SURFACED, AND EASILY ACCESSIBLE BY CITY VEHICLES PER CURRENT CITY OF ESCONDIDO DESIGN STANDARDS AS A PART OF THIS PROJECT. GATES SHALL BE INSTALLED AT EACH END OF THIS EASEMENT WITHIN THE BOUNDARY OF THIS PROJECT.
3. ALL CURRENT CITY OF ESCONDIDO DESIGN STANDARDS AND STANDARD DRAWINGS SHALL BE UTILIZED IN THE DESIGN OF THIS PROJECT.
4. THE PROPOSED BRIDGE OVER THE EXISTING CITY OF ESCONDIDO EASEMENTS IN JACK'S CREEK SHALL COMPLETELY SPAN THESE EASEMENTS. NO BRIDGE SUPPORT STRUCTURE SHALL BE BUILT WITHIN THESE EASEMENTS. THIS PROPOSED BRIDGE SHALL BE CONSTRUCTED SO THAT THE BRIDGE CAN BE REMOVED WHEN MAINTENANCE AND/OR REPAIR OF EXISTING CITY OF ESCONDIDO PIPELINES IS NEEDED.

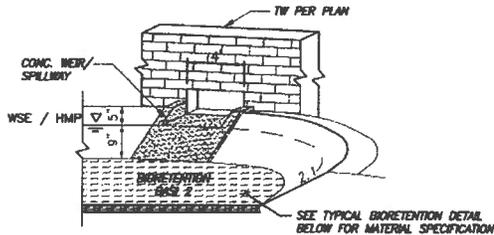
PROPOSED PROJECT
 SUB 17-0026

D

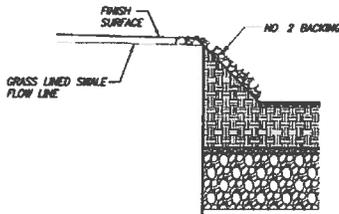
DETAILS



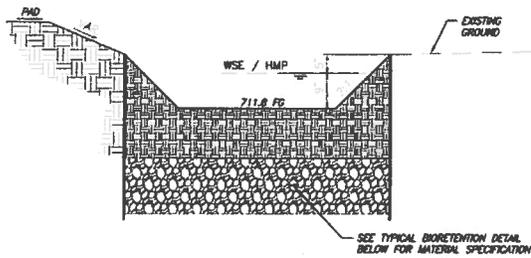
SPILLWAY SECTION
NOT TO SCALE



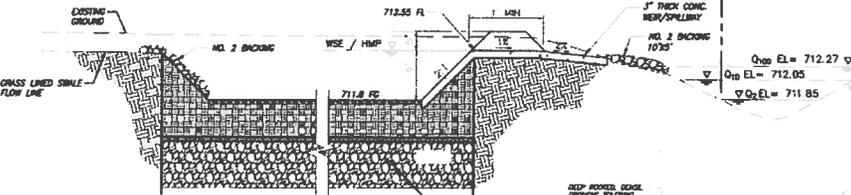
WALL OPENING DETAIL
NOT TO SCALE



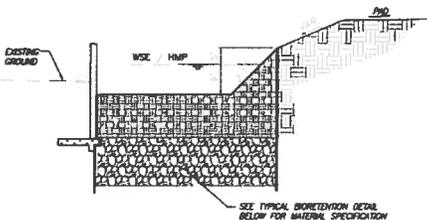
GRASS LINE SWALE SECTION
NOT TO SCALE



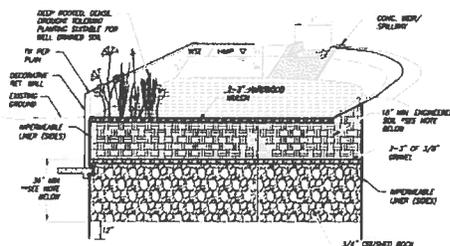
SECTION A-A
NTS



SECTION B-B
NTS



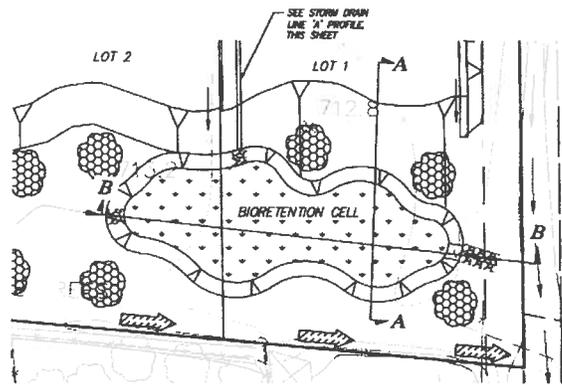
SECTION C-C
NTS



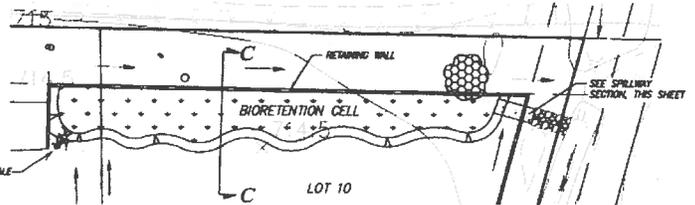
TYPICAL BIORETENTION DETAIL
(K-12)

*BIORETENTION ENGINEERED SOIL LAYER SHALL BE MINIMUM 18\"/>

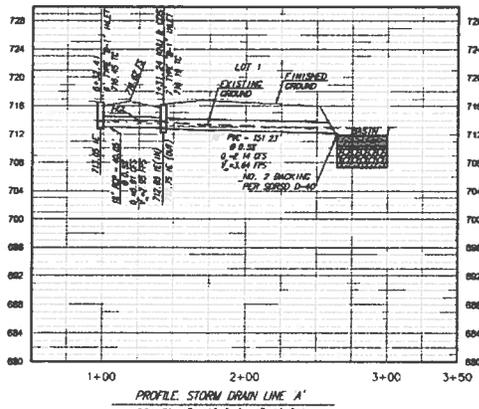
THE DRAINAGE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON ENGINEER'S STANDARDIZED RUNOFF CALCULATIONS. TYPICALLY THE SURFACE AREA OF THE BIORETENTION BASIN IS 6% OF THE IMPERVIOUS AREA SERVING TO IT.



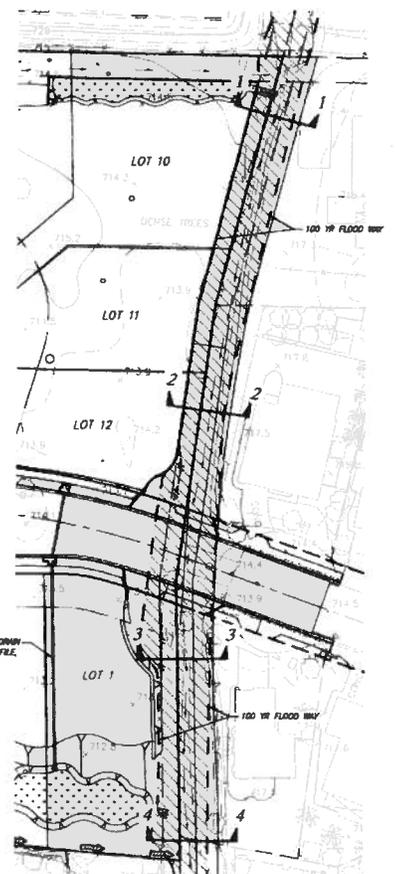
BIORETENTION 1



BIORETENTION 2



PROFILE: STORM DRAIN LINE A'
SCALE: 1\"/>



FLOODWAY AREA DETAIL
1\"/>

NOTE: REFER TO PROJECT SPECIFIC HYDROLOGY REPORT FOR DETAIL CHECK CROSS SECTIONS.

PROPOSED PROJECT
SUB 17-0026

D

DETAILS

EXHIBIT "A"

FINDINGS OF FACT SUB17-0026 (Tract 951)

Tentative Subdivision Map

1. The Planning Commission finds that the Extension of Time request is reasonable, was filed within the time periods specified, and meets all requisite findings for extension of time on the Tentative Subdivision Map.
2. The site is located within the Urban I General Plan land-use designation. The Urban I designation permits a maximum density of 5.5 du/acre with a minimum lot size of 6,000 SF. The proposed subdivision map with a density of 3.62 du/acre (12 residential units on 3.31 acres) and lot sizes ranging from 7,003 SF to 13,234 SF is consistent with the General Plan designation of Urban I, which permits a maximum density of 5.5 du/acre and a minimum lot size of 6,000 SF. The project is consistent with the adopted General Plan land use designation, which anticipates single-family residential development on the project site.
3. The proposed project would not disrupt or divide the physical arrangement of the area because the site is zoned for residential uses, and is adjacent to similar single-family residential uses to the north, south and east. Access would be provided by the extension of Jack Creek Place (extension of existing cul-de-sac termination within the new project). Development of the project and street and utility extensions would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available, and water and sewer service can be provided to the project with extension of nearby existing facilities. The design and improvements of the proposed subdivision map are consistent with all requirements and development standards of the General Plan and the Zoning Code, because the proposed lot sizes, configuration, and access are consistent with the Urban I designation and the R-1-7 zone, based on the applicant's proposal and the conditions of approval.
4. The project would not result in the destruction of significant or desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the project site is adjacent to similar residential development to the north, south and east. The site is physically suited for the single-family residential type of development and density proposed, as the site is zoned for single-family development, and it is surrounded by single-family development of similar lot size and density. The proposed grading design and development of the future homes on the proposed lots would not result in any significant adverse visual impacts or result in the obstruction of any scenic view or vista open to the public. The site has an average slope of less than 10 percent, all grading will be in conformance with the Grading Ordinance, and appropriate access and utilities are available to the site.
5. The design of the subdivision map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat with incorporation of the mitigation measures related to Biological Resources, and project conditions of approval.

The development of the proposed project would not conflict with the provisions of an adopted Specific Plan or proposed Habitat Conservation Plan. The City's draft Multiple Habitat Conservation Program (MHCP) has not yet been approved. The project site is located within the southern portion of the

Northeastern Habitat areas, the largest contiguous block of natural habitat in the planning area. A portion of the site is within the 75 percent preservation designation in the draft MHCP, although it is outside the Biological Core Linkage Areas (BCLA) and Focused Planning Areas (FPA), where a preserve area would ultimately be established. If the plan is approved, the 75 percent preservation areas would require 75 percent of a designated MHCP area (rather than 75 percent of each individual parcel) to be preserved. Therefore, development of this site would not preclude preservation designation attainment or adversely impact adoption of the MHCP Subarea Plan. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional parks and open space.

6. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems, with the implementation of the recommended Conditions of Approval. City water and sewer are existing and available to the site, and existing service to surrounding properties would not be adversely impacted. The project would not create any adverse noise impacts to adjacent properties due to the residential nature of the project and limited traffic generated by the project.
7. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map. Existing easements will be incorporated into the project's design.
8. The requirements of the California Environmental Quality Act (CEQA) have been met because it was found that the project will not have a significant affect on the environment, when mitigation measures are incorporated into the project, as demonstrated in the Mitigated Negative Declaration, issued on September 14, 2007 (City Log No. ER 2006-13), and revised on October 17, 2007, in response to comments received during the public review period. Mitigation measures were developed for the project related to impacts to biological resources, and hazards and hazardous materials, which have been included in the Conditions of Approval. The Final Mitigated Negative Declaration was adopted by the Planning Commission on November 13, 2007 (Planning Commission Resolution No. 5796) and a Notice of Determination was filed with the County Recorder's Office. There have been no substantial changes in the project or circumstances under which the project was undertaken which would require important revisions to the previous environmental document. Therefore, the Mitigated Negative Declaration has been deemed to sufficiently address the environmental impacts of the proposed development, and implementation of the project's Conditions of Approval and Mitigation Measures would ensure the project would not result in any significant impacts to the environment.
9. The design of the subdivision map has provided, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision. Unit sizes and configuration provide opportunities for passive/solar heating and landscaping provides passive cooling opportunities.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map. The Tentative Subdivision Map meets all of the requirements or conditions imposed by the Map Act and Escondido Zoning Code and is consistent with the General Plan.

EXHIBIT "B"

CONDITIONS OF APPROVAL SUB 17-0026 (Tract 951) Extension of Time

Landscaping

1. Prior to occupancy of any future units, all perimeter, slope and open space landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Water Efficient Landscape Requirements (Zoning Code Article 62) as well as the State Model Water Efficient Landscape Ordinance and City's Design Standards and Standard Drawings (Engineering Division). The plans shall be prepared by, or under the supervision of a licensed landscape architect. The plans also shall be designed in accordance with the recommendations of the Fire Protection Plan.
3. Six copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division along with the corresponding plan check fee prior to issuance of any Grading or Building Permits for the site, to the satisfaction of the Engineering Division and Planning Division.
4. 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.
5. All manufactured slopes, or slopes cleared of vegetation, shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Community Development Department and City Engineer.
6. Street trees shall be provided along every frontage within, or adjacent to, this subdivision in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.
7. Prior to issuance of a grading permit, a tree survey of the site shall be completed and submitted to the Planning Division showing the location and type of all (non-agricultural) mature trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain". The project landscape design shall include minimum 36"-box size trees on a 2:1 ratio to mitigate the removal of each existing mature protected (oak) tree on the site, as required by the Tree Preservation Ordinance (Ord. 93-11), to the satisfaction of the Planning Division. Minimum 24"-box size trees on a 1:1 ratio shall be provided to mitigate the removal of each all other existing mature trees on the site. The location, size and type of all replacement trees shall be shown on the landscape plans.

8. Details of project fencing, including materials, location and colors, shall be provided on the landscape plans.
9. The oak trees to remain on the site (and in the fuel modification zone) shall be trimmed under the supervision of a certified arborist, as outlined in the Arborist Report dated May 25, 2007, and to the satisfaction of the Fire Department.
10. Placement of the replacement oak trees shall be determined under the supervision of a licensed arborist, including spacing and location, as indicated on the landscape plan. The replacement oak trees shall be maintained in a flourishing manner on a continuing basis. Details of the maintenance responsibility of the trees in perpetuity by the homeowner's association, consistent with the arborist's recommendations, shall be included in the project CC&Rs, to the satisfaction of the Planning Division. The trees replaced along the southern property boundary (rear of Lots 1-3) shall be placed into a landscape maintenance easement, with a fence located along the top of the slope, to the satisfaction of the Planning Division.

General

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when Building Permits are issued, including any applicable citywide facilities fees, in accordance with the adopted Development Agreement.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program (Ordinance No. 86-70) shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the Building Permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. All lots shall meet the average lot width and lot area requirements of the underlying R-1-7 zone. Conformance with these requirements shall be demonstrated on the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map.
8. The areas of the project proposed as fuel modification zones and oak tree replanting areas shall be maintained through the Homeowner's Association, to the satisfaction of the City. Easement language for the off-site Fuel Modification Zone shall be approved by the Fire Department and Planning Division, and language for the landscape maintenance easement shall be approved by the Planning Division, prior to approval of a Final Map. The location of the easements shall be shown on the Final Map.

9. Colors, materials and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
10. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47).
11. All new utilities shall be underground.
12. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay user fees for the purposes of funding the California Department of Fish and Game. These fees were reinstated January 31, 1996, by the State Superior Court in Sacramento. In order to comply with the 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 check payable to "County Clerk", in the amount of \$2,266.25 for a project with a Negative Declaration, or \$3,128.25 for a project with an Environmental Impact Report. These fees may be waived for projects which are found by the California Department of Fish and Game to have no effect on fish and wildlife resources. 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). If a Notice of Determination already has been posted and filed with the County Clerk, then additional Fish and Game fees would not be required.
13. No construction vehicles of any kind related to development of the site shall access the site via the easement from Washington Avenue (Kaile Lane/Oakwood Creek Glen) to the west of the site.
14. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
15. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
16. No street names are part of this approval. A separate request shall be submitted prior to final map.
17. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less.
18. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall be in substantia conformance to the conceptual grading as shown on the Tentative Map.
19. Prior to recordation of the final map, copies of the CC&Rs shall be submitted to the Engineering Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, parkway landscaping, oak trees, oak tree easement, open space, walls, common drainage facilities, fuel modification zone and easement, etc., to the satisfaction of the Planning and Engineering Divisions and Fire Department. A plan check fee shall be collected at the time of submittal. The CC&Rs shall be recorded in conjunction with the recordation of the Final Map,

and a copy of the recorded CC&Rs must be submitted to the Planning Division prior to the issuance of building permits.

20. Residential unit designs are not part of this application and require separate approval to the satisfaction of the City. Staff Design Review Board approval of the proposed residences within the subdivision shall be required, prior to issuance of building permits.
21. Prior to issuance of any grading permits on the site the applicant shall provide evidence that the Native American tribes (listed in the letter sent by the Native American Heritage Commission on September 25, 2007) have been contacted and given the opportunity to address any cultural issues or concerns by observing or monitoring grading activities. If any resources are inadvertently discovered during construction activities, the tribes again shall be notified.

Mitigation Measures

22. Prior to issuance of grading permits for the project, impacted non-native grasslands (1.03 acres) shall be mitigated at a 0.5:1 ratio (0.52 credit) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.
23. Prior to issuance of grading permits for the project, impacted coast live oak woodlands (1.15 acres) shall be mitigated at a 2:1 ratio (2.3 credits) through a purchase of credits from an approved habitat mitigation bank.
24. There shall be no grading or clearing of the site within 300-500 feet, depending upon the species, of an occupied raptor (or other avian) nest during breeding season (between January 1 and August 31). If clearing or grading would occur during raptor/avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine the presence or absence of these species within 300-500 feet of any construction. If no nests are detected construction may commence. If nesting avian/raptors are detected, development within 300-500 feet shall be postponed until all nesting has ceased or until after August 31.
25. Prior to issuance of any grading or clearing permits for the site, an Interim 4(d) Habitat Loss Permit (HLP) shall be approved for direct impacts to Diegan coastal sage scrub (CSS). The application for the HLP would include a Gnatcatcher protocol survey, and required mitigation more than likely would include the purchase of mitigation credits at a 2:1 ratio from an approved mitigation bank.
26. Prior to issuance of any clearing or grading permits for the site, the applicant is responsible for obtaining a 1602 Streambed Alteration Agreement, as required by the CDFG, to mitigate impacts to the existing stream course from this project. Any additional biological evaluations required by wildlife agencies to obtain these permits shall be performed to the satisfaction of the CDFG. Copies of the 1602 permit and any revised Tentative Map shall be submitted to the Planning Division. Any impacts to wetlands (Jacks Creek) shall be provided in substantial conformance with provisions of a Mitigation Monitoring Report, as reviewed and approved by the appropriate resource agencies. All required improvements shall be completed prior to issuance of any grading permits.
27. Temporary fencing with silt barriers shall be installed adjacent to habitat areas to remain on and adjacent to the site, including Jacks Creek and the oak trees, in all locations where construction activities (including staging areas) will be located, to prevent any encroachment. Appropriate signage shall be installed to clearly identify the areas as restricted during grading and construction. These requirements shall be clearly identified on the grading plans and building plans.

28. Prior to any grading of the site, a pesticide sampling and analysis survey shall be conducted to determine the presence of agricultural chemicals in the soil.
29. Prior to grading, on-site trash/debris and chemical containers shall be removed from the site and disposed of in accordance with applicable laws and regulations. If suspect chemical odors, staining, or other potential environmental concerns are encountered, the areas of concern shall be assessed by a qualified professional and handled accordingly.
30. Prior to grading of the site, all equipment associated with the septic system shall be removed and disposed of in accordance with all applicable laws and regulations.
31. The water well in the southeastern corner of the site shall be removed or abandoned in accordance with applicable laws and regulations, prior to grading on the site.
32. Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.

Fire Department Conditions

1. Fire hydrants will be required in locations approved by the Fire Department, at every 500 feet and capable of delivering 1,500 gpm at 20 psi residual pressure.
2. All-weather paved access, able to support the weight of a fire engine (50K lbs.), and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job-site.
3. A NFPA 13D automatic fire sprinkler system will be required in all units, to the satisfaction of the Fire department.
4. Development grades will be generally less than 1% and at the steepest are 3%. The existing roadway and access easement allow for physical and legal access to the parcel abutting the western side of the property. This roadway easement shall provide emergency vehicle access and maintenance of the fuel modification zone, to the satisfaction of the Fire Department.
5. Access roads serving two or fewer homes are considered driveways and must be a minimum of 16' wide. Fire access roads serving more than two single-family dwellings shall be a minimum 24' wide, all-weather surface, and suitable for travel by 50,000 lb fire apparatus.
6. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
7. The project is located in a very high fire severity zone. All units will require enhance building construction, to the satisfaction of the Fire Department.
8. Sprinklers are required on all overhangs exceeding four feet.
9. Speed humps/bumps are not permitted.

10. The minimum radius for a cul-de-sac is 36'.
11. A 28' inside turning radius is required on all corners.
12. A 13'6" vertical clearance 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, to the satisfaction of the Fire Department.
13. 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 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.
14. Red curbs with 4" white lettering "NO PARKING FIRE LANE" are required in the turn-around and provisions for ongoing maintenance shall be reflected in the CC&Rs, to the satisfaction of the Fire Department.
15. The project CC&Rs shall address ongoing maintenance of fuel modification zone, including vertical clearance of trees, to the satisfaction of the Fire Department. Language for the FMZ easement, including allowable uses and maintenance responsibility, shall be on the Final Map and shall be approved by the Planning Division and Fire Department prior to recordation of the Final Map.
16. The minimum Fuel Modification Zone shall be as shown on the Tentative Map and the Fire Protection Plan. The minimum setback between native vegetation and any structures is 30'. Trees to remain within the FMZ shall have branches trimmed to a height of no lower than six feet. An updated Fire Protection Plan shall be prepared for the project.
17. The Fuel Modification Zones must be permanently marked 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.
18. To mitigate for the reduction of a 100' Fuel modification Zone the following conditions are required. They shall be addressed in the CC&Rs:
 - a. Glass or other transparent, translucent, or opaque glazing shall be tempered glass, multi-layered glass panels or glass block, each having a fire protection rating of not less than 20 minutes. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to ANSI/AAMA/NWWDA 101/I.S.2.97 structural requirements. Skylights shall be tempered glass or a Class "A" rated assembly.
 - b. Roofs shall have a Class A roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers.
 - c. Exterior wall surfaces shall comply with provisions of the 2001 C.B.C. and the following requirements: the exterior wall surface shall be of a non-combustible material. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.

- d. Venting on roofs and in vertical walls shall be covered with non-combustible corrosion-resistant mesh. Vent openings shall not exceed 1/4" (6.4 mm), or shall be designed and approved to prevent flame or ember penetration into the structure. Attic vents in soffits are permitted only on areas of the building that do not face wildland fuel. Turbine attic vents shall be equipped to allow one-way direction rotation and shall not free-spin in both directions.
- e. Exterior doors shall be of approved non-combustible construction, solid-core wood not less than 1 3/4" thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall comply with the above glazing requirements.
- f. Paper-faced insulation shall be prohibited in attics and ventilated spaces.
- g. Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be designed to reduce the accumulation of leaf litter and debris that contribute to roof edge ignition.
- h. Fencing attached to or immediately adjacent to structures which face wildland fuels shall have the first five feet constructed of non-combustible heavy timber, or fire retardant pressure-treated wood or materials.
- i. Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and other similar architectural appendages and projections shall be of non-combustible construction, fire retardant treated wood, heavy timber construction, or one-hour fire resistive construction.

ENGINEERING CONDITIONS OF APPROVAL
Extension of Time
SUB17-0026 (TR 951)

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering the subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. 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 this Subdivision.
4. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
5. The project engineer shall submit to the Planning Department a copy of the Substantial Conformance Tentative Map as presented to the Planning Commission with required modifications to comply with City's most current Storm Water Management Requirements, based on the Final Water Quality Technical Report approved by the City Engineer. The Tentative Map will be signed by the Planning Department verifying that it is in substantial conformance with the approved Tentative Map.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. 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 within and adjoining the project boundary:

STREET

Jack's Creek Place

CLASSIFICATION

Residential Cul-De-Sac

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

3. Access to this project shall be provided by the extension of existing Jack's Creek Place including removal of the existing temporary turn around area and constructing this extension of Jack's Creek Place to Residential Street Standards, including construction of a bridge over Jack's Creek and reconstruction of existing adjacent driveways to the satisfaction of the City Engineer.
4. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
5. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
6. All cul-de-sacs shall conform to the current Escondido Design Standards.
7. All knuckles within the public rights-of-way shall conform to current Escondido Design Standards.
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.
9. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
10. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
11. The developer may be responsible for an overlay of Jack's Creek Road and Jack's Creek Place due to construction activities for this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. The developer will be required to obtain written permission from adjoining property owners for any off-site grading and reconstruction work necessary to construct the project and/or the required improvements.
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. 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.
5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
10. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

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. An existing watercourse within this project is under the jurisdiction of the State of California Department of Fish and Game. Any improvement within or near this watercourse will require approval by the Department of Fish and Game.
3. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality

Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.

4. All site drainage with emphasis on the roadway, parking and driveway 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. All onsite storm drains, ditches, inlets, junction structures, 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 Home Owners Association as designated in the recorded CC&Rs and the recorded Storm Water Control Facility Maintenance Agreement.
6. The Developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate HOA's responsibility for maintenance of all proposed onsite drainage systems, storm water treatment and hydro-modification facilities and their drainage systems.
7. All on-site and offsite storm drains are private. The responsibility for maintenance of these storm drains shall be that of the property owner's association. Provisions stating this shall be included in the CC&Rs.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer and Director of Utilities. Required water main improvements shall include the extension of the existing 8-inch water main in Jacks Creek Place to serve the project, to the satisfaction of the City Engineer and Director of Utilities.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
3. Because fire sprinklers are required by the Fire Department, a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas.
4. No trees or deep rooted plants shall be planted within 10 feet of any water service.
5. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer and Director of Utilities. Required sewer main improvements include extension of the 8-inch sewer main in Jack's Creek Place to serve the project.
2. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.
3. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main. Provisions stating this shall be included in the CC&Rs.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

STREET

CLASSIFICATION

Jack's Creek Place

Residential Cul-De-Sac

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. The developer is responsible for making the arrangements to quitclaim all easements of record, which conflict with the proposed development prior to approval of the Final Map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS 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. This subdivision is contiguous to the facilities of another public agency. This agency may be required to review and/or sign the improvement plans. It will be the responsibility of the developer to establish an account with this jurisdiction to pay for all fees for plan checking and permit approval.
3. 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.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&Rs for maintenance by the Home Owners' Association of onsite storm drain facilities, storm water treatment facilities and any common open spaces. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
4. The CC&Rs must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association or their contractors when repair or replacement of private utility or storm water facility is done.
5. All maintenance of the flood plain area shall be the responsibility of the respective property owners until such a time as the City of Escondido accepts the Offer of Dedication. The CC&Rs for this project shall state the Home Owners Association's responsibility for maintenance of the 100-year flood areas.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary shall be relocated underground as required by the Subdivision 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 undergrounding. All new utilities shall be constructed underground.

PLANNING COMMISSION

Agenda Item No.: 6.3
Date: ~~October 23, 2007~~

November 13, 2007

CASE NUMBER: Tract 951, ER 2006-13

APPLICANT: Margaret Zajdel

LOCATION: At the westerly terminus of Jacks Creek Place, north of Washington Avenue and west of Jacks Creek Road, addressed as 2888 East Washington Avenue

TYPE OF PROJECT: Tentative Subdivision Map

PROJECT DESCRIPTION: A request for a 12-lot Tentative Subdivision Map on approximately 3.31 acres in the R-1-7 zone. The resulting parcels would range in size from 7,003 SF to 13,234 SF. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site. Access to all parcels would be from the extension of Jacks Creek Place. The project also includes the removal of several mature oak trees and the existing single-family residence from the site.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: Urban I
Tier 2A-East Grove subarea

ZONING: R-1-7 (Single-family residential, 7,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES: The applicant proposes a 12-lot, residential Tentative Subdivision Map on a 3.31-acre site at the end of Jacks Creek Place. The existing single-family residence on the site would be removed. The seasonal drainage, Jacks Creek, is located adjacent to the eastern property boundary. Access to the site is existing at the terminus of Jacks Creek Place where an existing concrete crossing was previously approved and constructed in conjunction with an adjacent residential development. The applicant proposes to construct a raised bridge over the crossing to provide access to the site. All 12 of the proposed parcels would take access from the extension of Jacks Creek Place, a public street. The resulting parcels would range in size from 7,003 SF to 13,234 SF.

The subject site and surrounding area are fairly level. Immediately to the west of the site is another parcel which is fairly steeply sloped upwards to the west. The applicant is under contract to purchase both parcels, although development is proposed only on the subject 3.31-acre site. A fuel modification easement is proposed on a 50-foot-wide portion of the western parcel to meet Fire Department requirements. Vegetation in that buffer area would be cleared and/or trimmed. Masonry walls also would be constructed along both the eastern and western property boundaries for flame deflection. There are several mature oak trees on the site. Some of the trees in the northern portion of the site would remain, while approximately nine mature, protected oak trees would be removed from the remainder of the site, with replacement on the site in conformance with the Tree Preservation Ordinance.

Staff feels that the issues are as follow:

1. Whether the subdivision design is appropriate and conforms to the Zoning Code.
2. Whether the project design meets the requirements of the Fire Department.
3. The appropriateness of the removal of several mature coast live oak trees from the site.
4. Whether other biological issues have been adequately addressed.

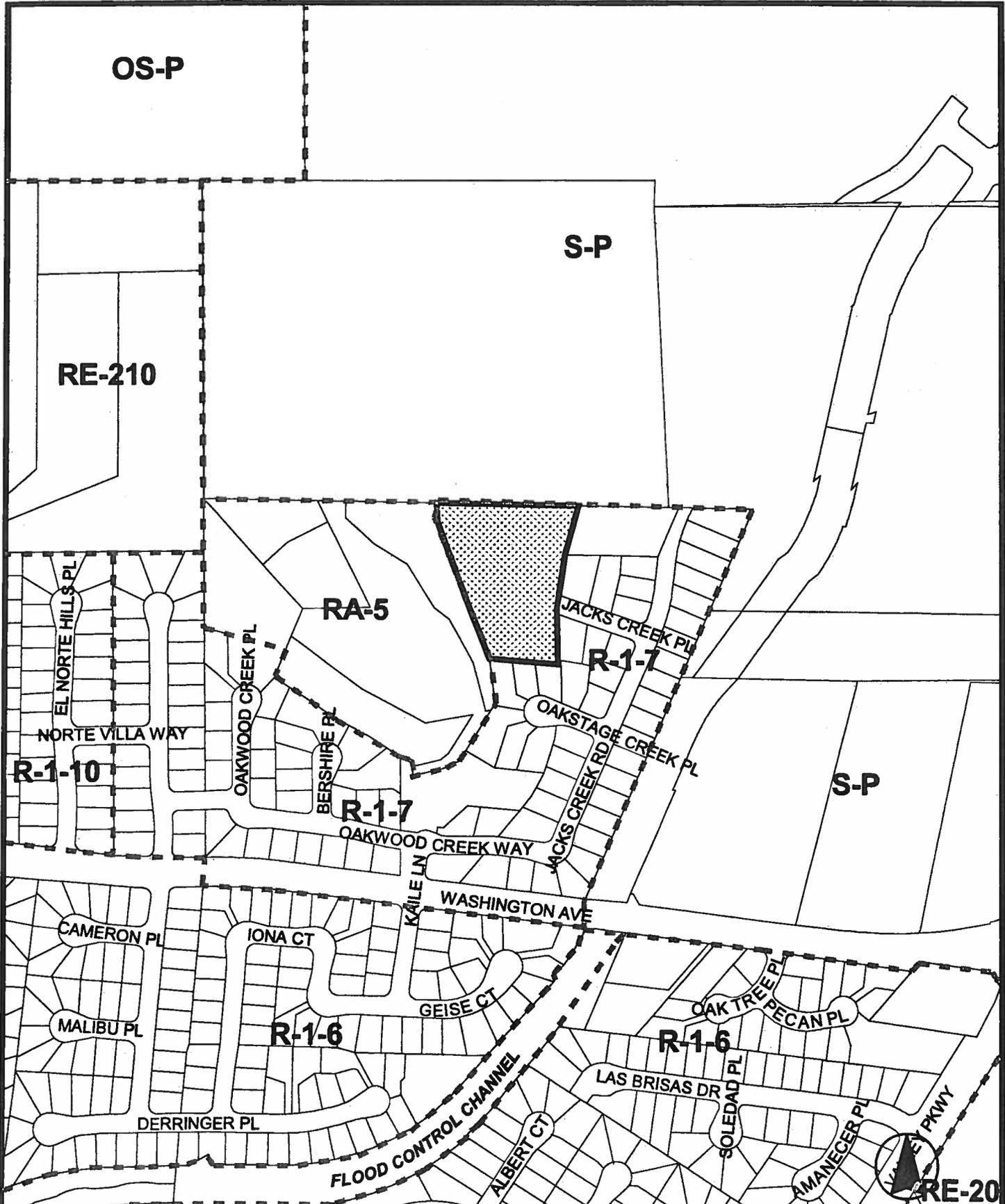
REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the proposed design of the subdivision is appropriate, since the resulting residential lots would meet the R-1-7 requirements for minimum lot size, lot width, lot frontage and access.
2. The project would meet all requirements of the Fire Department, including fuel modification zones and construction measures, as shown on the project plans and indicated in the conditions of approval.
3. Staff feels the proposed removal of several mature oak trees from the site would be appropriate, since each of the removed trees would be replaced by a minimum of two 36-inch box sized oak trees. The new trees would be planted under the supervision of a licensed arborist and would be maintained by the future homeowner's association within a landscape maintenance easement. In addition, the loss of oak woodlands would be mitigated through the purchase of oak woodland credits in an off-site mitigation bank, such as Daley Ranch.
4. Impacts to biological resources on the site have been addressed in accordance with the recommendations in the Biological Report prepared by Helix Environmental Planning, and revised on October 15, 2007. Impacts to oak trees, non-native grasslands, jurisdictional waters, and coastal sage scrub are addressed as mitigation measures contained in the Negative Declaration and as project conditions of approval. Recent comments from the California Department of Fish and Game (CDFG) have been incorporated into Mitigation Measures and conditions of approval as discussed in the Analysis section of the report.

Respectfully submitted,



Kristina Owens
Assistant Planner II

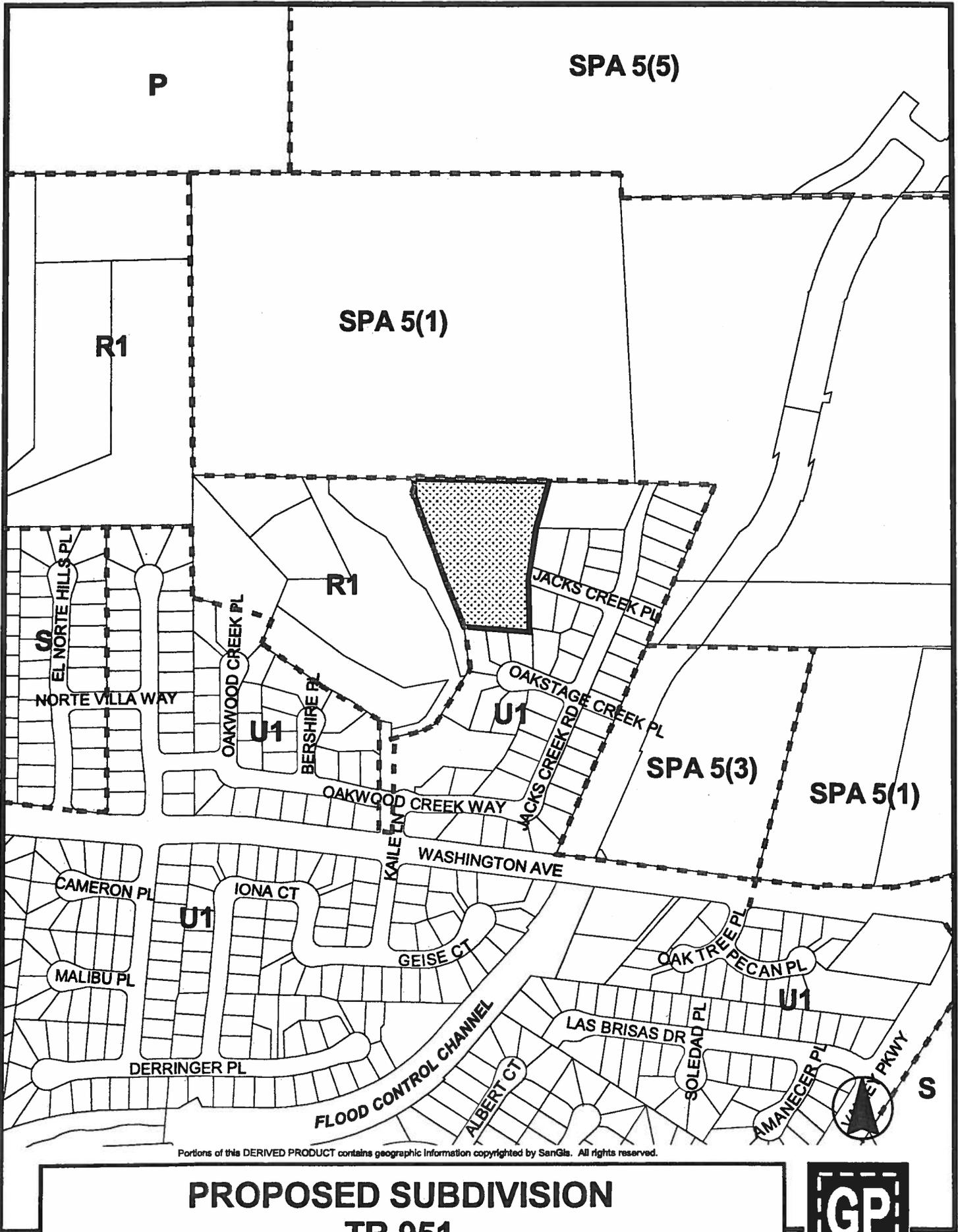


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**PROPOSED SUBDIVISION
TR 951**



LOCATION/ZONING

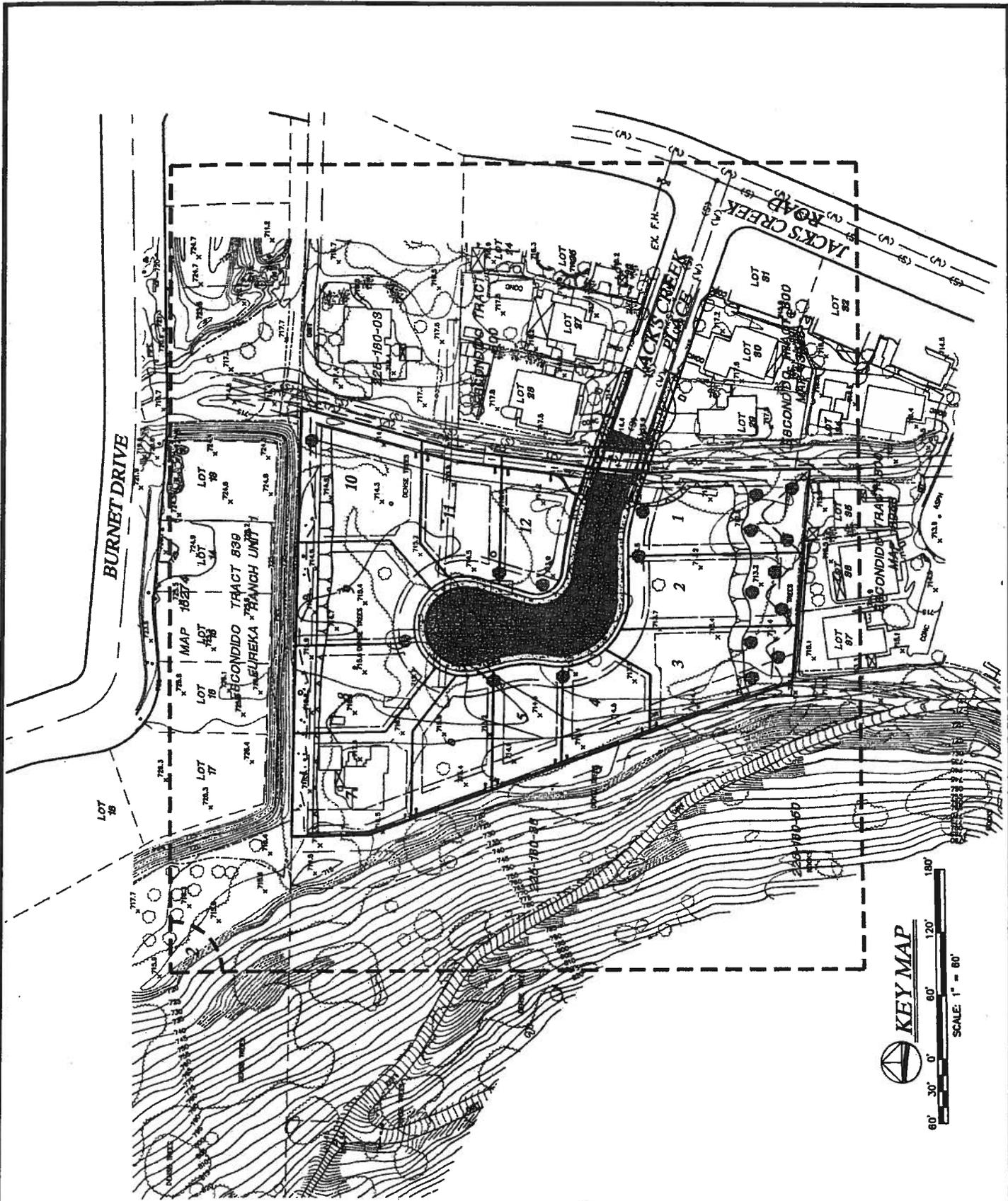


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**PROPOSED SUBDIVISION
TR 951**



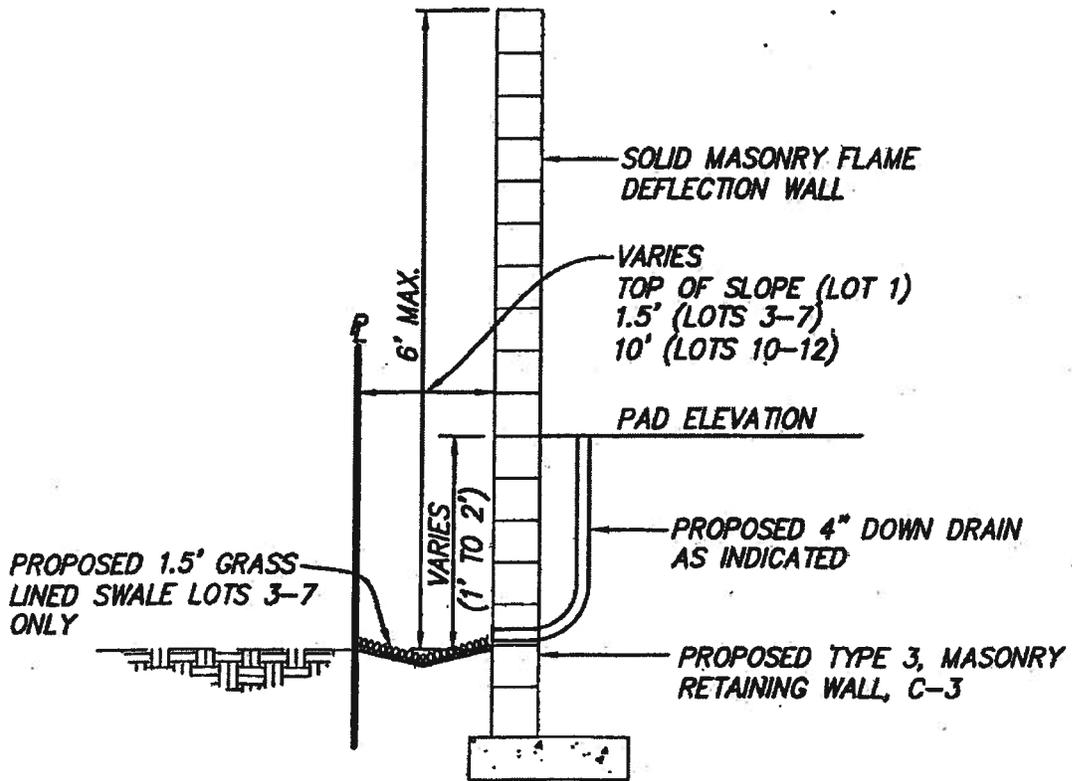
GENERAL PLAN



**PROPOSED SUBDIVISION
TR 951**



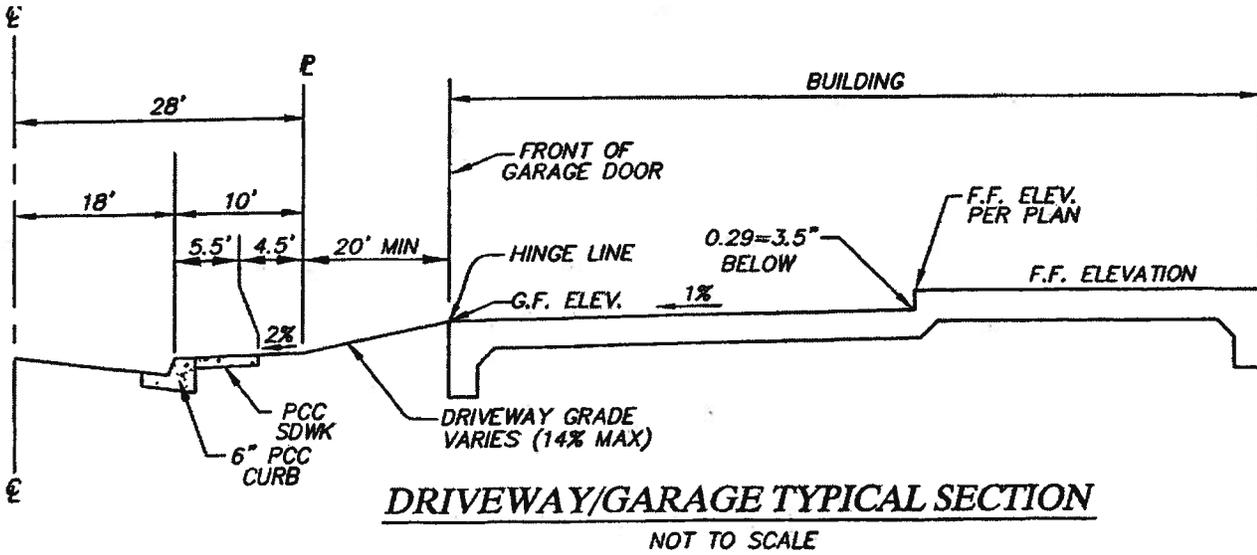
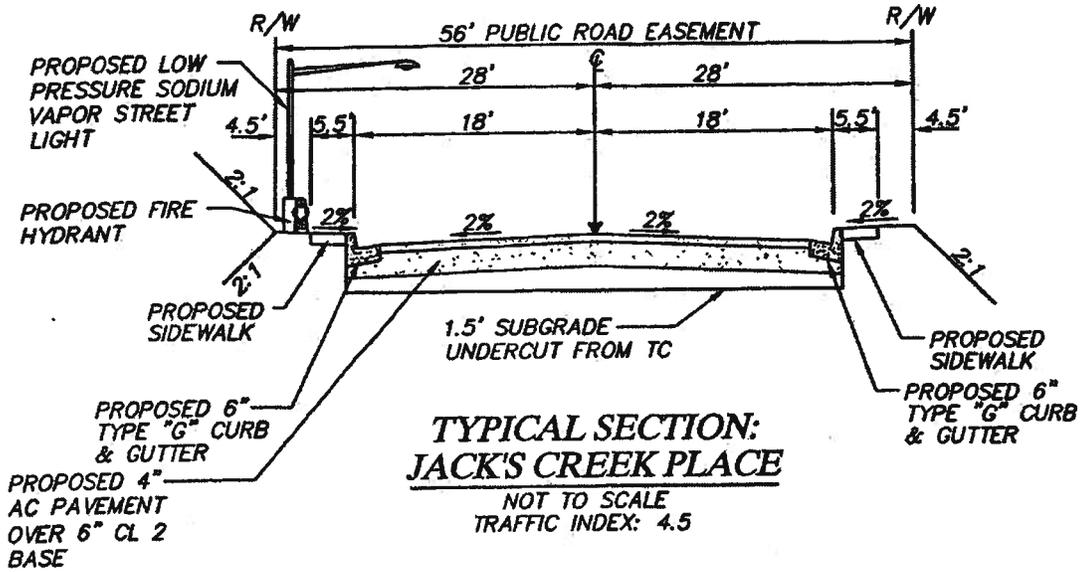
SITE PLAN



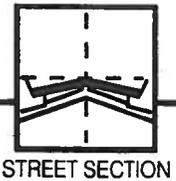
TYPICAL SECTION A-A

NTS

**PROPOSED SUBDIVISION
TR 951**



**PROPOSED SUBDIVISION
TR 951**



Excellent

ANALYSIS

A. LAND-USE COMPATIBILITY/SURROUNDING ZONING

NORTH – SP (Specific Plan) zoning/ Existing and under construction single-family residences on lots of 7,000 ± SF in size within the Eureka Springs development are located to the north.

SOUTH – R-1-7 (Single-family residential 7,000 SF minimum lot size) zoning / Single-family residences on 7,000 ± SF lots within the Jacks Creek development are located to the south of the project site.

EAST - R-1-7 (Single-family residential 7,000 SF minimum lot size) zoning / Single-family residences on 7,000 ± SF lots within the Jacks Creek development are located to the east.

WEST - RA-5 (Residential Agricultural, 5 acre minimum lot size) zoning / Mostly vacant, steeply sloped property covered in native vegetation is located to the west.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding its ability to provide service to the site.
2. Effect on Fire Service – The Fire Department has expressed no concerns relative to its ability to provide service to the site, as conditioned. With incorporation of the proposed conditions, including fire sprinklers in all units, fuel modification zones, large setbacks for structures, enhanced unit construction and construction of masonry walls, no significant impacts to fire services are anticipated. The site would be served by Fire Station No. 2 (421 North Midway Drive), which is within the response time mandated by the General Plan.
3. Traffic – The project site has a small amount of frontage on and has access from Jacks Creek Place, which is an unclassified residential street in the City's Circulation Element. The project applicant proposes to demolish the existing single-family residence on the site and create a total of 12 new single-family parcels. With development of the project Jacks Creek Place would be extended with a bridge over Jacks Creek, approximately 170 feet to the west and then northerly, terminating in a new cul de sac. All parcels resulting from the Tentative Subdivision Map would have direct access from Jacks Creek Place. The addition of 12 new residences (with credit for the existing residence) would be expected to generate 110 ADT's (Average Daily Trips), according to the San Diego Association of Governments (SANDAG) traffic generation rates for the San Diego region. The Engineering Department has indicated that this project would not materially degrade the levels of service of the adjacent streets or intersections. Therefore, this project will not have a significant impact on transportation or traffic according to the Engineering Division.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are existing and available within the adjoining street or easement. An 8" water supply pipe and an existing 12" sewer line are located within Jacks Creek Place. The applicant would connect to the existing sewer and water lines, extending them onto the project site. The waterline would be extended to the site above ground on the side of the bridge. The proposed project does not affect or materially degrade the levels of service of the public sewer and water systems.
5. Drainage – There are no significant drainage courses within or adjoining the property and the site is not located within a 100-year flood hazard area. The Escondido Creek flood channel is located east of the site

and runs along the western portion of the Northeast Gateway Specific Plan Area, west of Valley Parkway. The project is conditioned to provide a drainage study, which would determine the extent of drainage facilities necessary to control runoff. Runoff from the project would be treated within a new, grass-lined swale which would be maintained by the future homeowner's association, and directed to other approved drainage facilities. The project would not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration, City Log No. ER 2006-13, was prepared for the project and issued on September 14, 2007. Mitigation measures were developed for impacts to biological resources, and hazards and hazardous materials. During the public review period, a letter of comment dated October 16, 2007, was received from the California Department of Fish and Game. In response to the letter, additional mitigation measures related to biological resources have been added to the Mitigated Negative Declaration and Mitigation Monitoring Report, as described in the Analysis section of this staff report.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, the recommended conditions of approval and required Mitigation Measures.
3. Proposed mitigation for environmental impacts reduces the potential effects below a level of significance. Consequently, the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

D. ANALYSIS

The General Plan

The site is located within the Urban I/Tier 2A- East Grove General Plan designation. The Urban I designation permits a maximum density of 5.5 du/acre with a minimum lot size of 6,000 SF. The resulting parcels would range from 7,003 SF to 13,234 SF (net) in size. The resulting density would be 3.62 dwelling units per acre. The proposed density is less than the maximum density permitted in the Urban I General Plan designation, and the lot sizes are larger than the minimum lot size permitted, so the project would be consistent with the General Plan.

Whether the Subdivision Design is Appropriate and Conforms to the Zoning Code

The subject property is in the R-1-7 zone. The 12 resulting lots meet all development standards of the R-1-7 zone, including minimum lot size, frontage and lot width. The R-1-7 zone requires a minimum lot size of 7,000 SF. The resulting 12 lots would range in size from 7,003 SF to 13,234 SF net of panhandle areas. The R-1 zone requires all lots to front on a public street for a minimum of 35 feet. Three panhandle lots are proposed which do not meet the minimum street frontage. Zoning Code Section 33-1084 allows panhandle lots in any residential zone as long as the body of the lot meets the minimum requirement of the zone; the handle portion is at least 20 feet wide and not more than 120 feet in length; and the lot has at least 20 feet of frontage on a public street. Each of the three proposed panhandles meets the criteria. The required average lot width in the R-1-7 zone is 65 feet. All resulting lots have an average lot width of at least 65 feet.

Access to all parcels would be from an extension of Jacks Creek Place with a new bridge over Jacks Creek. The street would extend westerly and then northerly, terminating in a new cul de sac. The applicant is proposing a bridge crossing at the existing terminus of Jacks Creek Place, in order to not further impact existing wetlands in the area. The proposed bridge would be constructed of aluminum, would span 21'7" with a rise of 4'11", and would be located within the existing right-of-way. The bridge design has been reviewed and approved by the Engineering Division. Jacks Creek Place would continue to be a public street with parking available on both sides.

The applicant is proposing to remove the single-family residence, abandoned vehicles and shed structures from the site and develop 12 new single-family parcels. The residence is approximately 55 years in age and an assessment was completed by Archaeos to determine its historical significance. The assessment indicated that the residence does not meet any state or local significance criteria for historic resources and could be demolished without any significant impact or required mitigation.

The site is surrounded by residential development of similar density and lot sizes in the Specific Plan and R-1-7 zones, to the north, south and east. The proposed lot sizes are consistent with those on the surrounding properties. The property to the west is zoned RA-5 (Residential Agricultural, 5 acre minimum lot size) and is more steeply sloped. With the exception of a fuel modification zone easement, no development is proposed on the western parcel.

Whether the Project Design Meets the Requirements of the Fire Department

Due to the property's location adjacent to a high fire severity zone, the Fire Department requires a Fire Protection Plan be submitted addressing fire protection issues. The Fire Department approved the Plan prepared for the applicant which shows a minimum fuel modification zone (FMZ) and other protection measures. A FMZ is the distance between structures and native habitat. Five new parcels (Lots 3-7) would

back up to the western property boundary, where a minimum 75-foot FMZ is required. The western 25 feet of each lot would be cleared of native vegetation and a six-foot-high solid masonry wall would be constructed along the western property boundary. In addition, a 50-foot-wide off-site FMZ will be required on the adjacent property to the west. Both properties are currently under the same ownership and a permanent FMZ easement for the benefit of the future homeowner's association would be required on the Final Map. A fuel modification zone also is required along the eastern boundaries of Lots 1 and 10-12. The FMZ would be 30-foot-wide and entirely located on the subject parcels, with a six-foot-high masonry wall located approximately ten feet in from the property line to deflect flames. With the addition of the fuel modification zones and other required measures in the Fire Protection Plan, such as enhanced construction of the units, fire sprinklers in all units, and upgraded fire hydrants, the Fire Department is satisfied that the fire risk to the subdivision would be minimized.

The Appropriateness of the Removal of Several Mature Coast Live Oak Trees From the Site

Section 33-1068.C of the Zoning Code (Tree Preservation Ordinance) requires the replacement of mature and protected trees that are proposed to be removed. Mature trees (those with a diameter greater than eight inches) shall be replaced at a minimum 1:1 ratio with equal sized replacement trees. Oak trees with a diameter greater than ten inches are considered protected and shall be replaced at a minimum 2:1 ratio. There are several Coast live oak trees on the project site that would be removed in conjunction with development of the project. There are a minimum of nine protected oak trees, between 10 inches and 60 inches in diameter, in the northern and central portion of the site, which would be removed from the site during construction. Many of the trees are in the center of proposed building pads or in the location of the future road extension. Some of the trees appear to be outside of potential building pads, although many of the construction activities would occur within the driplines of those trees and they may be irreparably damaged. A tree survey would be completed prior to any clearing of the property, which would show all trees and distinguish between those to remain and those to be removed, to determine the exact number and type of trees to be removed.

A certified arborist, E. Robert Bichowsky, reviewed the site and wrote an evaluation of the oak trees on May 25, 2007. He indicates that the nine trees to be removed are old and large and that it would be an expensive and time-consuming process to box them and relocate them. It is anticipated that the success rate if relocated would be only one-third. He indicates that there is space on the site, in an area along the southern boundary and on the future parcels, to plant 18 new oak trees. He recommends 24"-box trees. Due to the large size of some of the existing oaks, staff recommends, and has included a condition, that the replacement trees be a minimum of 36"-box sized at a 2:1 ratio.

Many other existing oak and pine trees would remain on the site. There are several smaller oaks ranging in size from 5 inches to 30 inches along the northern property boundary. The remaining oak trees would be trimmed and protected during construction activities as recommended by the arborist, under his (or another arborist's) supervision. Planting of the new oaks also would be under an arborist's supervision, including tree placement and irrigation location. The area along the southern property boundary would be placed within a tree maintenance easement and fenced to preserve the trees. The new oak trees would be maintained by the future homeowner's association. Language would be incorporated into the project CC&Rs requiring all oak trees on the site to be maintained in a flourishing condition, with clearly defined maintenance responsibilities and easement language.

In addition to replacement of the oak trees on-site, the applicant is required to mitigate the loss of oak woodlands through the purchase of credits in an off-site mitigation bank (such as Daley Ranch) as recommended by Helix Environmental, the biological consultant for the project. There are approximately 1.15

acres of oak woodland on the site and within the future fuel modification zone, which would be mitigated at a 2:1 ratio by the purchase of 2.3 acres of oak woodland credits.

Whether Other Biological Issues Have Been Adequately Addressed

When the original Biological Report was prepared for the site by Helix Environmental Planning, Inc. on June 27, 2006, the original project applicant was proposing to adjust the property boundary to the west to include a portion of that property in the proposed subdivision. The entire project site included approximately 3.51 acres. When ownership of the site changed and the project design was modified, the proposed Tentative Map included features not included/evaluated in the original Biological Report, including an off-site fuel modification zone and a bridge crossing, and it did not include a portion of the western parcel. A revised Biological Report was completed by Helix Environmental Planning on October 16, 2007, which includes the proposed 50-foot buffer on the western property and the bridge crossing over Jacks Creek.

During the public review period for the Mitigated Negative Declaration, a comment letter was received from the California Department of Fish and Game (CDFG). The letter addressed the fact that there were discrepancies in the Biological Report, and recommended additional Mitigation Measures related to the revised information. Many of the conclusions of the revised report are the same as or similar to those in the original report, although it does include some new information. Mitigation for impacts to 0.94 acre of non-native grasslands at a 0.5:1 ratio and 0.71 coast live oak woodlands at a 2:1 ratio was required through the original Mitigated Negative Declaration. The acreage of both communities is slightly smaller in the revised report, although the CDFG recommended that the entire site be considered impacted since the remaining vegetation areas would be further isolated. In addition, although off-site oak woodlands within the fuel modification zone are not being removed, the CDFG recommends that they be considered impacted. The Mitigation Measures have been modified to reflect the additional impacted acreage, including the entire amount of non-native grassland on the site, and the entire amount of oak woodland on the site and within the fuel modification zone, as requested by CDFG. There is also a Mitigation Measure related to timing of clearing of the site to avoid raptor breeding season. The CDFG recommended that the Mitigation Measure include other nesting birds, and that the breeding period be adjusted slightly to include the recommended breeding season. This modification has been made.

It also was determined during the revised biological analysis that Diegan coastal sage scrub (CSS) exists within the 50-foot-wide area on the western parcel to be cleared for a fuel modification zone. According to the report there would be direct impacts to 0.08 acre of CSS. A Mitigation Measure (Biological Resources #4) has been added to require the project applicant process an Interim 4(d) Habitat Loss Permit, prior to clearing of any portion of the off-site fuel modification zone. The permit requirements would include Gnatcatcher protocol surveys and required mitigation (which would more than likely include purchase of mitigation credits at a 2:1 ratio from an approved mitigation bank).

A bridge is proposed to cross Jacks Creek and provide access to the future residential parcels. Mitigation was previously required for direct impacts to wetlands for this creek crossing in conjunction with development of the project to the east and south (Hallmark, Tract 800). Mitigation related to a CDFG Streambed Alteration Agreement (SAA) included enhancement of portions of the creek, and a concrete crossing was constructed. The crossing was not used as residents on the site utilized an off-site easement from Washington Avenue. Some of the wetlands and vegetation returned to the crossing site, and the SAA expired. The CDFG have indicated they would require a new SAA be processed which addresses any current impacts. The revised Biological Report indicates that there would be indirect impacts to jurisdictional wetlands due to shading from construction of the proposed bridge. On-site and off-site impacts to U.S. Army Corps jurisdictional wetlands would total 0.01 acre. On-site and off-site impacts to California Department of Fish and Game (CDFG)

jurisdictional wetlands would total 0.07 acre. The Helix biologist indicates that the impacts could be mitigated through removal of Tamarisk, which would permit native species associated with the wetlands to flourish, and further enhancement of the adjacent creek. The CDFG has agreed that this approach would be acceptable and Biological Resources Mitigation Measure #5 has been added to address this. Mitigation Measure #6 also has been added to require fencing during grading and construction to protect remaining sensitive habitats (such as the creek and remaining oak trees) from additional impacts.

The City's draft Multiple Habitat Conservation Program (MHCP) has not yet been approved. The property is located within the southern portion of the Northeastern Habitat areas, the largest contiguous block of natural habitat in the planning area. A portion of the site is within the 75% preservation designation in the draft, although it is outside the Biological Core Linkage Areas (BCLA) and Focused Planning Areas (FPA), where a preserve area would ultimately be established. If the plan is approved, the 75% preservation areas would require 75% of a designated area (rather than 75% of each individual parcel) to be preserved. Development of this site would not preclude or adversely impact adoption of the MHCP Subarea Plan.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The project site is located on approximately 3.31 acres at the westerly terminus of Jacks Creek Place. Access to the site is available from Jacks Creek Place, which is an unclassified, public residential street in the City's Circulation Element. The site is fairly level, located at approximately 715 feet above mean sea level. The properties located to the north, east and south also are fairly level and are located at a similar elevation. The property located immediately to the west slopes upwards steeply towards the west. There is an existing single-family residence and associated detached structures and vehicles located on the northwestern corner of the subject site. The seasonal drainage Jacks Creek is located adjacent to the eastern property boundary, along with some wetland related vegetation. A concrete crossing is located at the terminus of Jacks Creek Place at the property boundary. The majority of the vegetation on the site consists of non-native grasslands. There are several mature, coast live oak trees located in the northern, western and eastern portions of the site, and other mature ornamental trees located throughout the site. There is some ornamental vegetation in the northwestern portion of the site adjacent to the residence. The area surrounding the site is entirely single-family residential in character with existing single-family residences located to the east, north and south. The property to the west is vacant.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | | |
|-----------------------------|---|
| 1. Property Size: | 3.31 acres |
| 2. Number of Lots Proposed: | 12 Residential Lots |
| 3. Density: | 3.62 du/acre |
| 4. Lot Size: | 7,003 SF – 13,234 SF |
| 5. Grading: | Cut: 100 CY
Fill: <u>7,100 CY</u>
7,000 CY total import |

All grading is proposed to meet the requirements of the Grading Ordinance with no grading exemptions proposed.

- | | |
|-----------------|---|
| 6. Landscaping: | All trees to be removed would be replaced in compliance with tree removal standards and conditions of approval. A 4.5-foot-wide landscaped area, including street trees, would be provided along the project's street frontage. All future landscaping would be in accordance with the Landscape Ordinance and Tree Preservation Ordinance. |
| 7. Fencing: | A six-foot-high, solid, masonry block, flame deflection wall would be located along the majority of the western and eastern property boundaries. Future residential fencing would be reviewed with the landscape plan and design of the units. |

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>R-1-7 Zone</u>
1. Lot Size:	Min. 7,003 SF Max. 13,234 SF	7,000 SF minimum
2. Lot Width:	Average width 65 feet	65 feet average minimum
3. Lot Frontage:	All lots have minimum frontage of 35' except 3 panhandles, which have minimum 20 feet frontage.	20 feet minimum on a public street for panhandle 35 feet minimum on a public street

D. GENERAL PLAN COMPLIANCE

1. General Plan:

- a. Land-Use Element Designation: The site is located within the Urban I/Tier 2A- East Grove General Plan designation. The Urban I designation permits a maximum density of 5.5 du/acre with a minimum lot size of 6,000 SF. The resulting parcels would range from 7,003 SF to 13,234 SF (net) in size. The resulting density would be 3.62 dwelling units per acre. The proposed density is less than the maximum density permitted in the Urban I General Plan designation, and the lot sizes are larger than the minimum lot size permitted, so the project would be consistent with the General Plan.
- b. Circulation Element: Jacks Creek Place is an unclassified, residential street in the City's Circulation Element.
- c. Noise Element: The site is not located within a projected noise contour with an anticipated CNEL of 60 dB or greater, according to the EIR for the April 2000 General Plan Update.
- d. Ridgeline: The site is not located on or near any intermediate or skyline ridgelines.
- e. Trails: There are no trail dedications required at this site.

FINDINGS OF FACT
Tract 951
EXHIBIT "A"

Tentative Subdivision Map

1. The proposed subdivision map with a density of 3.62 du/acre (12 residential units on 3.31 acres) and lot sizes ranging from 7,003 SF to 13,234 SF is consistent with the General Plan designation of Urban I, which permits a maximum density of 5.5 du/acre and a minimum lot size of 6,000 SF. The project would be in conformance with the General Plan.
2. The design and improvements of the proposed subdivision map are consistent with all requirements and development standards of the General Plan and the Zoning Code, since the proposed lot sizes, configuration, and access are consistent with the Urban I designation and the R-1-7 zone, based on the applicant's proposal and the conditions of approval.
3. The site is physically suited for the single-family residential type of development proposed, as the site is zoned for single-family development, and it is surrounded by single-family development of similar lot size and density. The site has an average slope of less than 10%, all grading will be in conformance with the Grading Ordinance, and all access and utilities are available to the site.
4. The design of the subdivision map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat with incorporation of the mitigation measures related to Biological Resources, and project conditions of approval.
5. The design of the subdivision map and the type of improvements are not likely to cause serious public health problems since city water and sewer are existing and available to the site, and existing service to surrounding properties would not be adversely impacted.
6. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map. Existing easements will be incorporated into the project's design.
7. The requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant affect on the environment, when mitigation measures are incorporated into the project, as demonstrated in the Mitigated Negative Declaration, issued on September 14, 2007 (City Log No. ER 2006-13), and revised on October 17, 2007, in response to comments received during the public review period. Mitigation measures were developed for the project related to impacts to biological resources, and hazards and hazardous materials.
8. The design of the subdivision map has provided, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision. Unit sizes and configuration provide opportunities for passive/solar heating and landscaping provides passive cooling opportunities.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

CONDITIONS OF APPROVAL
Tract 951
EXHIBIT "B"

Landscaping

1. Prior to occupancy of any future units, all perimeter, slope and open space landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting), of the zoning code, all manufactured slopes over three-feet high shall be irrigated and planted with landscape materials to control erosion as follows: Each one thousand SF of fill slope shall contain a minimum of six (6) trees, fifteen-gallon size; ten shrubs, five-gallon size; and groundcover to provide one-hundred percent coverage within one year of installation. Each one thousand SF of cut slope shall contain a minimum of six (6) trees, five-gallon size; ten (10) shrubs, one-gallon size; and groundcover to provide one-hundred percent coverage within one year of installation. The type of plant material shall be low maintenance, drought resistant, and fast growing, to the satisfaction of the Planning Division. In particular, the groundcover shall be a fast-growing species which establishes quickly and is capable of choking out weeds. All slopes over three vertical feet shall be irrigated with an individual lot irrigation system approved by the Planning Division.
3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of any Grading or Building Permits for the site, to the satisfaction of the Planning Division. A plan check fee of \$1,040 will be collected at the time of the submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
4. 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.
5. All manufactured slopes, or slopes cleared of vegetation, shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Community Development Department and City Engineer.
6. Street trees shall be provided along every frontage within, or adjacent to, this subdivision in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.
7. Prior to issuance of a grading permit, a tree survey of the site shall be completed and submitted to the Planning Division showing the location and type of all (non-agricultural) mature trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain". The project landscape design shall include minimum 36"-box size trees on a 2:1 ratio to mitigate the removal of each existing mature protected (oak) tree on the site, as required by the Tree Preservation Ordinance (Ord. 93-

- 11), to the satisfaction of the Planning Division. Minimum 24"-box size trees on a 1:1 ratio shall be provided to mitigate the removal of each all other existing mature trees on the site. The location, size and type of all replacement trees shall be shown on the landscape plans.
8. Details of project fencing, including materials, location and colors, shall be provided on the landscape plans.
 9. The oak trees to remain on the site (and in the fuel modification zone) shall be trimmed under the supervision of a certified arborist, as outlined in the Arborist Report dated May 25, 2007, and to the satisfaction of the Fire Department.
 10. Placement of the replacement oak trees shall be determined under the supervision of a licensed arborist, including spacing and location, as indicated on the landscape plan. The replacement oak trees shall be maintained in a flourishing manner on a continuing basis. Details of the maintenance responsibility of the trees in perpetuity by the homeowner's association, consistent with the arborist's recommendations, shall be included in the project CC&Rs, to the satisfaction of the Planning Division. The trees replaced along the southern property boundary (rear of Lots 1-3) shall be placed into a landscape maintenance easement, with a fence located along the top of the slope, to the satisfaction of the Planning Division.

General

1. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when Building Permits are issued, including any applicable citywide facilities fees, in accordance with the adopted Development Agreement.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
3. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program (Ordinance No. 86-70) shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the Building Permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. An inspection by the Planning Division will be required prior to occupancy of units. Items subject to inspection include, but are not limited to lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
8. All lots shall meet the average lot width and lot area requirements of the underlying R-1-7 zone. Conformance with these requirements shall be demonstrated on the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map.

9. The areas of the project proposed as fuel modification zones and oak tree replanting areas shall be maintained through the Homeowner's Association, to the satisfaction of the City. Easement language for the off-site Fuel Modification Zone shall be approved by the Fire Department and Planning Division, and language for the landscape maintenance easement shall be approved by the Planning Division, prior to approval of a Final Map. The location of the easements shall be shown on the Final Map.
10. Colors, materials and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
11. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47).
12. All new utilities shall be underground.
13. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay user fees for the purposes of funding the California Department of Fish and Game. These fees were reinstated January 31, 1996, by the State Superior Court in Sacramento. In order to comply with the 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 check payable to "County Clerk", in the amount of \$1,850.00 for a project with a Negative Declaration, or \$2,550.00 for a project with an Environmental Impact Report. These fees may be waived for projects which are found by the California Department of Fish and Game to have no effect on fish and wildlife resources. 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)
14. No construction vehicles of any kind related to development of the site shall access the site via the easement from Washington Avenue (Kaile Lane) to the west of the site.
15. Prior to approval of the final map, the applicant shall submit two copies of a map exhibiting the entire subdivision on one page and drawn to a scale of 1 inch = 200 inches to the Planning Division. This map shall show all lot lines, public and private streets, and conservation easements.
16. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
17. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
18. No street names are part of this approval. A separate request shall be submitted prior to final map.

19. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less.
20. No exemptions from the Grading Ordinance are approved as part of this project. All proposed grading shall conform to the conceptual grading as shown on the Tentative Map.
21. Prior to recordation of the final map, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping, parkway landscaping, oak trees, oak tree easement, open space, walls, common drainage facilities, fuel modification zone and easement, etc., to the satisfaction of the Planning and Engineering Divisions and Fire Department. A plan check fee shall be collected at the time of submittal. The CC&Rs shall be recorded in conjunction with the recordation of the Final Map, and a copy of the recorded CC&Rs must be submitted to the Planning Division prior to the issuance of building permits.
22. Residential unit designs are not part of this application and require separate approval to the satisfaction of the City. Design Review Board approval of the proposed residences within the subdivision shall be required, prior to issuance of building permits.
23. Prior to issuance of any grading permits on the site the applicant shall provide evidence that the Native American tribes (listed in the letter sent by the Native American Heritage Commission on September 25, 2007) have been contacted and given the opportunity to address any cultural issues or concerns by observing or monitoring grading activities. If any resources are inadvertently discovered during construction activities, the tribes again shall be notified.
24. *Mitigation Measure: Prior to issuance of grading permits for the project, impacted non-native grasslands (1.03 acres) shall be mitigated at a 0.5:1 ratio (0.52 credit) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.*
25. *Mitigation Measure: Prior to issuance of grading permits for the project, impacted coast live oak woodlands (1.15 acres) shall be mitigated at a 2:1 ratio (2.3 credits) through a purchase of credits from an approved habitat mitigation bank.*
26. *Mitigation Measure: There shall be no grading or clearing of the site within 300-500 feet, depending upon the species, of an occupied raptor (or other avian) nest during breeding season (between January 1 and August 31). If clearing or grading would occur during raptor/avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine the presence or absence of these species within 300-500 feet of any construction. If no nests are detected construction may commence. If nesting avian/raptors are detected, development within 300-500 feet shall be postponed until all nesting has ceased or until after August 31.*
27. *Mitigation Measure: Prior to issuance of any grading or clearing permits for the site, an Interim 4(d) Habitat Loss Permit (HLP) shall be approved for direct impacts to Diegan coastal sage scrub (CSS). The application for the HLP would include a Gnatcatcher protocol survey, and required mitigation more than likely would include the purchase of mitigation credits at a 2:1 ratio from an approved mitigation bank.*
28. *Mitigation Measure: Prior to issuance of any clearing or grading permits for the site, the applicant is responsible for obtaining a 1602 Streambed Alteration Agreement, as required by the CDFG, to mitigate impacts to the existing stream course from this project. Any additional biological evaluations required by wildlife agencies to obtain these permits shall be performed to the satisfaction of the CDFG. Copies of the*

1602 permit and any revised Tentative Map shall be submitted to the Planning Division. Any impacts to wetlands (Jacks Creek) shall be provided in substantial conformance with provisions of a Mitigation Monitoring Report, as reviewed and approved by the appropriate resource agencies. All required improvements shall be completed prior to issuance of any grading permits.

- 29. Mitigation Measure: Temporary fencing with silt barriers shall be installed adjacent to habitat areas to remain on and adjacent to the site, including Jacks Creek and the oak trees, in all locations where construction activities (including staging areas) will be located, to prevent any encroachment. Appropriate signage shall be installed to clearly identify the areas as restricted during grading and construction. These requirements shall be clearly identified on the grading plans and building plans.*
- 30. Mitigation Measure: Prior to any grading of the site, a pesticide sampling and analysis survey shall be conducted to determine the presence of agricultural chemicals in the soil.*
- 31. Mitigation Measure: Prior to grading, on-site trash/debris and chemical containers shall be removed from the site and disposed of in accordance with applicable laws and regulations. If suspect chemical odors, staining, or other potential environmental concerns are encountered, the areas of concern shall be assessed by a qualified professional and handled accordingly.*
- 32. Mitigation Measure: Prior to grading of the site, all equipment associated with the septic system shall be removed and disposed of in accordance with all applicable laws and regulations.*
- 33. Mitigation Measure: The water well in the southeastern corner of the site shall be removed or abandoned in accordance with applicable laws and regulations, prior to grading on the site.*
- 34. Mitigation Measure: Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.*

Fire Department Conditions

- 1. Fire hydrants will be required in locations approved by the Fire Department, at every 500 feet and capable of delivering 1,500 gpm at 20 psi residual pressure.**
- 2. All-weather paved access, able to support the weight of a fire engine (50K lbs.), and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job-site.**
- 3. A NFPA 13D automatic fire sprinkler system will be required in all units, to the satisfaction of the Fire department.**
- 4. Development grades will be generally less than 1% and at the steepest are 3%. The existing roadway and access easement allow for physical and legal access to the parcel abutting the western side of the property. This roadway easement shall provide emergency vehicle access and maintenance of the fuel modification zone, to the satisfaction of the Fire Department.**

5. Access roads serving two or fewer homes are considered driveways and must be a minimum of 16' wide. Fire access roads serving more than two single-family dwellings shall be a minimum 24' wide, all-weather surface, and suitable for travel by 50,000 lb fire apparatus.
6. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
7. The project is located in a very high fire severity zone. All units will require enhance building construction, to the satisfaction of the Fire Department.
8. Sprinklers are required on all overhangs exceeding four feet.
9. Speed humps/bumps are not permitted.
10. The minimum radius for a cul-de-sac is 36'.
11. A 28' inside turning radius is required on all corners.
12. A 13'6" vertical clearance 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, to the satisfaction of the Fire Department.
13. 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 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.
14. Red curbs with 4" white lettering "NO PARKING FIRE LANE" are required in the turn-around and provisions for ongoing maintenance shall be reflected in the CC&Rs, to the satisfaction of the Fire Department.
15. The project CC&Rs shall address ongoing maintenance of fuel modification zone, including vertical clearance of trees, to the satisfaction of the Fire Department. Language for the FMZ easement, including allowable uses and maintenance responsibility, shall be on the Final Map and shall be approved by the Planning Division and Fire Department prior to recordation of the Final Map.
16. The minimum Fuel Modification Zone shall be as shown on the Tentative Map and the Fire Protection Plan. The minimum setback between native vegetation and any structures is 30'. Trees to remain within the FMZ shall have branches trimmed to a height of no lower than six feet.
17. The Fuel Modification Zones must be permanently marked 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.
18. To mitigate for the reduction of a 100' Fuel modification Zone the following conditions are required. They shall be addressed in the CC&Rs:

- a. Glass or other transparent, translucent, or opaque glazing shall be tempered glass, multi-layered glass panels or glass block, each having a fire protection rating of not less than 20 minutes. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to ANSI/AAMA/NWDA 101/I.S.2.97 structural requirements. Skylights shall be tempered glass or a Class "A" rated assembly.
- b. Roofs shall have a Class A roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers.
- c. Exterior wall surfaces shall comply with provisions of the 2001 C.B.C. and the following requirements: the exterior wall surface shall be of a non-combustible material. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.
- d. Venting on roofs and in vertical walls shall be covered with non-combustible corrosion-resistant mesh. Vent openings shall not exceed ¼" (6.4 mm), or shall be designed and approved to prevent flame or ember penetration into the structure. Attic vents in soffits are permitted only on areas of the building that do not face wildland fuel. Turbine attic vents shall be equipped to allow one-way direction rotation and shall not free-spin in both directions.
- e. Exterior doors shall be of approved non-combustible construction, solid-core wood not less than 1 ¾" thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall comply with the above glazing requirements.
- f. Paper-faced insulation shall be prohibited in attics and ventilated spaces.
- g. Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be designed to reduce the accumulation of leaf litter and debris that contribute to roof edge ignition.
- h. Fencing attached to or immediately adjacent to structures which face wildland fuels shall have the first five feet constructed of non-combustible heavy timber, or fire retardant pressure-treated wood or materials.
- i. Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and other similar architectural appendages and projections shall be of non-combustible construction, fire retardant treated wood, heavy timber construction, or one-hour fire resistive construction.

Engineering Division Conditions:

GENERAL

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.

3. 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 this Subdivision.
4. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
5. The project engineer shall submit to the Planning Department a copy of the Substantial Conformance Tentative Map as presented to the Planning Commission with required modifications to comply with City's most current Storm Water Management Requirements, based on the Final Water Quality Technical Report approved by the City Engineer. The Tentative Map will be signed by the Planning Department verifying that it is in substantial conformance with the approved Tentative Map.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. 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 within and adjoining the project boundary:

STREET

CLASSIFICATION

Jack's Creek Place

Residential Cul-De-Sac

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

3. Access to this project shall be provided with extension of the existing Jack's Creek Place by removal of the existing temporary turn around east of Jack's Creek and construction Jack's Creek Place to Residential Street Standards, including construction of a bridge over Jack's Creek and reconstruction of existing driveways to the satisfaction of the City Engineer.
4. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
5. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
6. All cul-de-sacs shall conform to the current Escondido Design Standards.
7. All knuckles within the public rights-of-way shall conform to current Escondido Design Standards.
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.

9. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
10. The developer may be responsible for an overlay of Jack's Creek Road and Jack's Creek Place due to construction activities for this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. 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.
3. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.
4. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
5. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
6. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
7. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

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. An existing watercourse within this project is under the jurisdiction of the State of California Department of Fish and Game. Any improvement within or near this watercourse will require approval by the Department of Fish and Game.

3. The drainage from this project will flow directly onto adjoining property within the jurisdiction of the County of San Diego or CALTRANS. Any drainage plans for facilities within the jurisdiction of these agencies shall be subject to their review and approval.
4. All on-site and offsite storm drains are private. The responsibility for maintenance of these storm drains shall be that of the property owner's association. Provisions stating this shall be included in the CC&R'S.
5. Drainage facilities shall be provided at the toe of all commonly maintained large slope areas to intercept irrigation runoff approaching the individual lots.
6. A Final Water Quality Technical Report shall be prepared for the project in accordance with the City's Storm Water Management Requirements. Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements. Proposed Tentative Map and proposed project grading shall be in accordance with the approved Water Quality Technical Report.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the City Engineer. Required water main improvements shall include the extension of the existing 8-inch water main in Jacks Creek Place to serve the project, to the satisfaction of the City Engineer.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer. Required sewer main improvements include extension of the 8 inch sewer main on Jack's Creek Place to serve the project.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

STREET

CLASSIFICATION

Jack's Creek Place

Residential Cul-De-Sac

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. The developer is responsible for making the arrangements to quitclaim all easements of record, which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security or other security satisfactory to the City Engineer shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading work up to a maximum of \$30,000, unless a higher amount is deemed necessary by the City Engineer. The balance of the grading work shall be secured by performance bonds, an instrument of credit, a letter of credit or such other security as may be approved by the City Engineer and City Attorney.
2. This subdivision is contiguous to the facilities of another public agency. This agency may be required to review and/or sign the improvement plans. It will be the responsibility of the developer to establish an account with this jurisdiction to pay for all fees for plan checking and permit approval.
3. 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.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&R's for maintenance by the homeowners' association of storm water treatment facilities and any common open spaces. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. All maintenance of the flood plain area shall be the responsibility of the respective property owners until such a time as the City of Escondido accepts the Offer of Dedication. The CC&R's for this project shall state the property owners' responsibility for maintenance of the 100-year flood areas.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary shall be relocated underground as required by the Subdivision 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 undergrounding. All new utilities shall be constructed underground.



Jonathan H. Brindle
Director of Community Development
201 North Broadway, Escondido, CA 92025
(760) 839-4671, FAX (760) 839-4313

September 14, 2007

Ms. Margaret Zajdel
13783 Paseo Valle Alto
Poway, CA 92064

SUBJECT: Environmental Review Determination, Case No. ER 2006-13

Dear Ms. Zajdel:

An analysis of your Environmental Review application has resulted in the enclosed "Notice of Proposed Mitigated Negative Declaration," issued in draft form. Issuance of this document indicates the City determined the following finding applies to the proposed project:

The proposed project may have a significant effect on the environment. However, in this case the project will not have a significant effect on the environment because of specific mitigation measures which have been incorporated into the design and implementation of the project.

Public notice of the Proposed Mitigated Negative Declaration has been distributed for a public review period, ending on October 18, 2007. Depending on the relevance of any public comments received during the public review period, staff reserves the right to change the terms and conclusions of this "Proposed Mitigated Negative Declaration."

If you have any questions regarding this environmental review, please call me at (760) 839-4310.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Owens".

Kristina Owens, AICP
Assistant Planner II



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

MITIGATED NEGATIVE DECLARATION

CASE NO.: ER-2006-13
DATE ISSUED: September 14, 2007
PUBLIC REVIEW PERIOD: September 19, 2007 – October 18, 2007

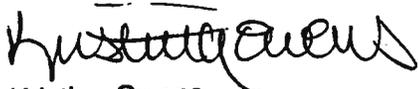
PROJECT DESCRIPTION: A request for a 12-lot Tentative Subdivision Map on approximately 3.31 acres in the R-1-7 zone. The resulting parcels would range in size from 7,003 SF to 13,234 SF. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site. Access to all parcels would be from the extension of Jacks Creek Place. The project also includes the removal of several mature oak trees and the existing single-family residence from the site.

LOCATION: At the westerly terminus of Jacks Creek Place, north of Washington Avenue and west of Jacks Creek Road, addressed as 2888 East Washington Avenue.

APPLICANT: Margaret Zajdel

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act, and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

FINDINGS: The findings of this review are that the Initial Study identified impacts that might be potentially significant, but mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.


Kristina Owens
Assistant Planner II



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

NOTICE OF MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means there will be no significant environmental effects from the project because of specific mitigation measures which have been incorporated into the design and implementation of the project. The description of the project is as follows:

ER 2006-13: A request for a 12-lot Tentative Subdivision Map on approximately 3.31 acres in the R-1-7 zone. The resulting parcels would range in size from 7,003 SF to 13,234 SF. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site. Access to all parcels would be from the extension of Jacks Creek Place. The project also includes the removal of several mature oak trees and the existing single-family residence from the site.

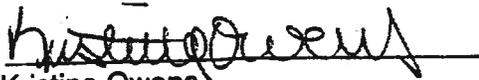
LOCATION: At the westerly terminus of Jacks Creek Place, north of Washington Avenue and west of Jacks Creek Road, addressed as 2888 East Washington Avenue.

APPLICANT: Margaret Zajdel

The review and comment period will end October 18, 2007. A copy of the Environmental Initial Study and the Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5:30 p.m., October 18, 2007. Due to the City's 9/80 work schedule, City Hall is closed on Friday, September 21, and October 5, 2007.

Further information may be obtained by contacting **Kristina Owens** at the Planning Division, telephone (760) 839-4310. Please refer to Case No. ER 2006-13

DATED: September 14, 2007


 Kristina Owens
 Assistant Planner II



INITIAL STUDY PART II
Supplemental Comments
Tract 951, ER 2006-13

GENERAL PURPOSE The following section evaluates the potential impacts of the proposed Tentative Subdivision Map for a 12-lot single-family subdivision located on approximately 3.31 acres at 2888 East Washington Avenue. The attached environmental checklist, consistent with the California Environmental Quality Act (CEQA) Guidelines, was used to focus this study on physical factors that may be further impacted by the proposed project. The Initial Study will serve to identify, evaluate and mitigate any effects determined to be potentially significant leading to the issuance of a Mitigated Negative Declaration.

PROJECT DESCRIPTION A request for a 12-lot Tentative Subdivision Map on approximately 3.31 acres in the R-1-7 zone. The resulting parcels would range in size from 7,003 SF to 13,234 SF. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site. Access to all parcels would be from the extension of Jacks Creek Place. The project also includes the removal of several mature oak trees and the existing single-family residence from the site.

ENVIRONMENTAL SETTING The project site is located on approximately 3.31 acres at the westerly terminus of Jacks Creek Place. Access to the site is available from Jacks Creek Place, which is an unclassified, public residential street in the City's Circulation Element. Access to the site also is currently available from an access easement from Washington Avenue from the south. The site is fairly level, located at approximately 715 feet above mean sea level. The properties located to the north, east and south also are fairly level and are located at a similar elevation. The property located immediately to the west slopes upwards steeply towards the west. There is an existing single-family residence and associated detached structures and vehicles located on the northwestern corner of the subject site. The seasonal drainage Jacks Creek is located adjacent to the eastern property boundary, along with some wetland related vegetation. A concrete crossing is located at the terminus of Jacks Creek Place at the property boundary. The majority of the vegetation on the site consists of non-native grasslands. There are several mature, coast live oak trees located in the northern, western and eastern portions of the site, and other mature ornamental trees located throughout the site. There is some ornamental vegetation in the northwestern portion of the site adjacent to the residence. The project site is zoned R-1-7 (Single-family residential, 7,000 SF minimum lot size), and is located within the Urban I/Tier 2A (East Grove) designated area of the General Plan.

The area surrounding the site is entirely single-family residential in character with existing single-family residences located to the east, north and south. The property to the west is vacant. Adjacent land uses and zoning are as follow:

- | | |
|--------|---|
| North: | SP (Specific Plan) zoning/ Existing and under construction single-family residences on lots of \pm 7,000 SF in size within the Eureka Springs development are located to the north. |
| West: | RA-5 (Residential Agricultural, 5 acre minimum lot size) zoning / Mostly vacant, steeply sloped property covered in native vegetation is located to the west. |

East: R-1-7 (Single-family residential 7,000 SF minimum lot size) zoning / Single-family residences on \pm 7,000 SF lots are located to the east.

South: R-1-7 (Single-family residential 7,000 SF minimum lot size) zoning / Single-family residences on \pm 7,000 SF lots are located to the south of the project site.

I. LAND USE AND PLANNING

City of Escondido Significance Criteria:

Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies is evaluated in making a determination of potential significant land use impacts. Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project.

The subject site is 3.31 acres in size. The site is located within the R-1-7 zone and the Urban I/Tier 2A- East Grove General Plan designation. The Urban I designation permits a maximum density of 5.5 du/acre with a minimum lot size of 6,000 SF. The R-1-7 zone permits single-family development with a minimum lot size of 7,000 SF. The applicant proposes a Tentative Subdivision Map to subdivide the parcel into 12 single-family parcels. The resulting parcels would range from 7,003 SF to 13,234 SF (net) in size. The resulting density would be 3.62 dwelling units per acre. The proposed density is less than the maximum density permitted in the Urban I General Plan designation, and the lot sizes are larger than the minimum lot size permitted, so the project would be consistent with the General Plan. The site is surrounded on three sides by existing single-family residences on similar lot sizes. Vacant, residentially zoned, steeply-sloped property is located to the west. There is an existing single-family residence on the site which has easement access from Washington Avenue and unused access from Jacks Creek Place. All parcels resulting from the Tentative Subdivision Map would have access from an extension of Jacks Creek Place, which would extend westerly by a bridge over Jacks Creek, and then northerly, ending in a cul de sac.

The proposed project would not conflict with applicable environmental plans with incorporation of the mitigation measures. The City of Escondido is participatory to the Multiple Habitat Conservation Program (MHCP) and projects within the City are subject to the Final MHCP plan. The City has issued a Public Review Draft of the MHCP Subarea Plan. In the interim, projects are evaluated to ensure that development does not preclude the ultimate adoption of a viable MHCP Subarea Plan. The site is within the Draft Subarea Plan, but is not within the City's Hardline Focused Planning Area (FPA) connecting to Daley Ranch. The site is adjacent to the

softline boundary. Vegetation on the project site consists mainly of Coast live oak trees and non-native grasslands, impacts to which would be mitigated. No rare upland habitats such as coastal sage scrub would be impacted by future construction. Therefore, the project would not interfere with the preservation of high quality habitat or biological corridors and linkage areas identified by the MHCP. In addition to the mature oak trees, there are no other scenic resources on the site such as rock outcroppings, and the proposed project would not degrade the existing visual character of the site, which currently includes a single-family residence and miscellaneous out-structures, which would be removed. The mature oak trees would be replaced with replacement oak trees on the site and mitigated in an approved habitat mitigation bank.

The proposal will not disrupt or divide the physical arrangement of an established community, since the project is residential and in-fill in nature and the site is surrounded on three sides by single-family residentially zoned and developed property. Approval of the proposed project will not create any significant land use impacts, since 12 new single-family residences would be considered compatible with the existing, adjacent residential uses and with the General Plan. The proposed Tentative Subdivision Map would not alter the character or views of the site, or result in a substantial adverse effect on a scenic vista, as there are no significant views through the subject property from adjacent residential properties, the surrounding area is fairly level, and the site is surrounded on three sides by residential development of similar density. Development of the proposed project would not introduce a new source of light and glare in the area as the site is currently developed with a single-family residence and surrounded by existing residences. The primary source of additional lighting would be from street lights and residential lighting. Compliance with the City's Outdoor Lighting Ordinance (Zoning Code Article 35) would ensure that impacts related to lighting and glare, resulting from the proposed project, would be less than significant. Therefore, no significant land-use impacts are anticipated to occur with development of the proposed project.

II. AGRICULTURAL RESOURCES

City of Escondido Significance Criteria:

Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.

The project site contains one single-family residence, which was constructed off-site in approximately 1952, and re-located to the site in 1979. According to information in the Historical Assessment prepared by Archaeos on May 21, 2007, and aerial records, the site was probably used for agricultural purposes (citrus groves) beginning in the 1930s and ending in the 1970s. The majority of the site was no longer used for agricultural purposes by 1963. The site is surrounded by existing single-family residences. A portion of the 3.31-acre site has been cleared of any native vegetation and used for several years as a single-family residence, with associated accessory buildings. There are several mature trees, including coast live oaks, remaining throughout the site. The site is surrounded by the previous "Wohlford" site, which was classified as prime agricultural land in the General Plan, and previously used for citrus production. The groves have since been removed and the site is being developed with a large, single-family residential development. There is little potential for future agricultural production on the subject site due to its limited size, since the site is designated for single-family residential

use in the General Plan, and since it is surrounded by developed single-family uses. The site is designated as Other Lands and contains no Significant Agricultural lands as shown in the Final Environmental Impact Report for the 2000 General Plan Update (Figure 5.12-5), and is not subject to a Williamson Act contract. Additionally, there are no significant farmlands near the subject property. Therefore, the proposed project would have no significant effects on agricultural resources or farmland in Escondido or North San Diego County.

III. TRANSPORTATION/TRAFFIC

City of Escondido Significance Criteria:

According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts would be considered significant if the project:

- 1. Caused the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or added more than 200 ADT to a circulation element street with an LOS below the mid-range "D" yet above LOS "F".*
- 2. Exceeded, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*
- 3. Resulted in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
- 4. Results in inadequate emergency access or parking capacity, or the project conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

The project site has a small amount of frontage on and has access from Jacks Creek Place, which is an unclassified residential street in the City's Circulation Element. The project applicant proposes to demolish the existing single-family residence on the site and create a total of 12 new parcels. With development of the project Jacks Creek Place would be extended over Jacks Creek with a bridge approximately 170 feet to the west and then northerly, terminating in a new cul de sac. All parcels resulting from the Tentative Subdivision Map would have direct access from Jacks Creek Place. The addition of 12 new residences (with credit for the existing residence) would be expected to generate 110 ADT's (Average Daily Trips), according to the San Diego Association of Governments (SANDAG) traffic generation rates for the San Diego region. The Engineering Department has indicated that this project would not materially degrade the levels of service of the adjacent streets or intersections. Therefore, this project will not have a significant impact on transportation or circulation.

IV. AIR QUALITY

City of Escondido Significance Criteria:

Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

- ***Carbon Monoxide*** ***550 lbs.***
- ***Reactive Organic Gases*** ***55 lbs.***
- ***Oxides of Nitrogen*** ***55 lbs.***
- ***Fine Particulate Matter*** ***150 lbs.***

The site is located within the San Diego Air Basin (SDAB), which is a non-attainment area for federal and state air quality standards for ozone. The basin also is a non-attainment area for state standards for particulate matter less than ten microns in diameter (PM10). Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. According to the San Diego Association of Governments (SANDAG) traffic generation rates for the San Diego region, the project is expected to generate 110 additional average daily trips (ADTs). The addition of 110 ADTs generated by the site would not significantly impact the existing level-of-service on the adjacent roadway network based on the existing and project conditions, according to the Engineering Division. The Air Pollution Control District (APCD) policy has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

The proposed project would have an incremental impact to basin-wide air quality issues resulting from the cumulative impacts of sources. However, the individual impacts attributed to the proposed project would be small on a regional scale and will not cause ambient air quality standards to be exceeded. Since the project would not deteriorate the Level of Service on adjacent streets or intersections, and the project would not violate daily emissions thresholds, the project would not result in a significant impact to local or regional air quality and no mitigation measures are required.

The proposed development itself is not anticipated to significantly deteriorate air quality since the project does not involve any manufacturing uses, and since a residential use is not expected to create objectionable odors or noxious conditions. Future project construction would generate short-term emission of air pollutants. Proposed grading in conjunction with the Tentative Subdivision Map consists of approximately 100 cubic yards of cut and 7,100 cubic yards of fill for a net import of 7,000 cubic yards. Dust from grading and other site preparation would generate particulate matter emission. Due to the small amount of grading, and with appropriate use of grading and operation procedures, the project would not generate significant particulate matter of dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities, and would reduce potential impacts to a less than significant level. Emissions from construction equipment, delivery and material hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

V. BIOLOGICAL RESOURCES

City of Escondido Significance Criteria:

Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*
- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance)*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

The project site has been developed with one single-family residence which was constructed off-site in approximately 1952 and re-located to the site in 1979. In addition to the residence there are several accessory structures and abandoned vehicles in the northwestern portion of the site. The majority of the vegetation in that area has been cleared and a portion has been paved. In order to assess the existing vegetation on the site and any potential impacts from development of the proposed project, a Biological Technical Report was prepared by Helix Environmental Planning, Inc. on June 27, 2006. According to the Report, there are several mature oak trees on the northern, western and eastern portions of the site, totaling approximately 0.91 acre of coast live oak woodland. There are also some ornamental mature trees scattered throughout the site. There is approximately 1.03 acres of non-native grassland in the southern portion of the site, which appears to have been mowed periodically. There is some other non-native vegetation, including mature pine, pepper, eucalyptus and palm trees throughout the site. The seasonal Jacks Creek is located along the eastern boundary of the property, off-site. Approximately 0.01 acre of disturbed wetland is located adjacent to the site at the terminus of Jacks Creek Place. Associated Tamarisk scrub (.24 acre) and Mulefat scrub (0.05 acre) are located along the eastern edge of the site, both on-site and off-site. According to the Report no sensitive, threatened or endangered plant or animal species were found on the site.

When the Jacks Creek residential subdivision (Tract 800) was developed to the south and east of the site in 1999, a total of 0.19 acre of wetlands habitat was impacted and a California Department of Fish and Game (CDFG) Streambed Alteration Agreement (SAA 5-042-99) was approved based on a Mitigation Plan prepared by Recon on February 2, 1999. The SAA included three creek crossings, including the area of the Jacks Creek Place crossing to the current project site. 0.19 acre of wetlands habitat was created while another 0.19 acre was restored. As less than 0.33 acre of jurisdictional waters was disturbed/impacted, the project was included in the U.S. Army Corps of Engineers (ACOE) Nationwide Permit #26. Since the access at Jacks Creek Place was never extended westerly to the site, the impacted wetlands at the crossing have been naturally restored. However, the loss of the area was previously

mitigated for. The proposed bridge crossing from the terminus of Jacks Creek Place westerly to the site would not impact any new Army Corps or CDFG jurisdictional areas. It is anticipated that wetland permits from the U.S. Army Corps of Engineers and the California Department of Fish and Game will not be required.

Development of the site would impact the majority of the vegetation on the subject site and a small portion of the property to the west. A 12-lot single-family residential subdivision is proposed on the site. A 50-foot-wide fuel modification zone easement for the Fire department is proposed on the adjacent, western property. Non-native grassland and coast live oak woodland are considered sensitive habitats by the resource agencies. According to the Helix Report, 0.94 acre of non-native grassland and 0.71 acre of coast live oak woodland would be impacted by construction of the proposed subdivision. One raptor was detected on-site and there is a high potential for nesting to occur in the oak trees on and off-site. No other sensitive plant or animal species or raptor nests were observed on-site. With implementation of the following mitigation measures, impacts to sensitive species would be reduced to less than significant.

Mitigation Measures:

- 1. Prior to issuance of grading permits for the project, impacted non-native grasslands (1.03 acre) shall be mitigated at a 0.5:1 ratio (0.52 credit) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.**
- 2. Prior to issuance of grading permits for the project, impacted coast live oak woodlands (1.15 acres) shall be mitigated at a 2:1 ratio (2.3 credits) through a purchase of credits from an approved habitat mitigation bank.**
- 3. There shall be no grading or clearing of the site within 300-500 feet, depending upon the species, of an occupied raptor (or other avian) nest during breeding season (between January 1 and August 31). If clearing or grading would occur during raptor/avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine the presence or absence of these species within 300-500 feet of any construction. If no nests are detected construction may commence. If nesting avian/raptors are detected, development within 300-500 feet shall be postponed until all nesting has ceased or until after August 31.**
- 4. Prior to issuance of any grading or clearing permits for the site, an Interim 4(d) Habitat Loss Permit (HLP) shall be approved for direct impacts to Diegan coastal sage scrub (CSS). The application for the HLP would include a Gnatcatcher protocol survey, and required mitigation more than likely would include the purchase of mitigation credits at a 2:1 ratio from an approved mitigation bank.**
- 5. Prior to issuance of any clearing or grading permits for the site, the applicant is responsible for obtaining a 1602 Streambed Alteration Agreement, as required by the CDFG, to mitigate impacts to the existing stream course from this project. Any additional biological evaluations required by wildlife agencies to obtain these permits shall be performed to the satisfaction of the CDFG. Copies of the 1602**

permit and any revised Tentative Map shall be submitted to the Planning Division. Any impacts to wetlands (Jacks Creek) shall be provided in substantial conformance with provisions of a Mitigation Monitoring Report, as reviewed and approved by the appropriate resource agencies. All required improvements shall be completed prior to issuance of any grading permits.

- 6. Temporary fencing with silt barriers shall be installed adjacent to habitat areas to remain on and adjacent to the site, including Jacks Creek and the oak trees, in all locations where construction activities (including staging areas) will be located, to prevent any encroachment. Appropriate signage shall be installed to clearly identify the areas as restricted during grading and construction. These requirements shall be clearly identified on the grading plans and building plans.**

Removal of the mature trees on the site, including the oaks, also would be subject to the replacement requirements of the Tree Removal Ordinance, Section 33-1068 of the Zoning Code. Section 33-1068C requires mature trees that cannot be preserved on-site to be replaced at a minimum ratio of 1:1 of equal size. Section 33-1068A of the Zoning Code states that a protected tree is any oak (genus *Quercus*) which has a ten inch or greater diameter breast height (DBH), while a mature oak tree has a diameter of four inches or greater DBH. Protected trees shall be replaced at a minimum 2:1 ratio. According to a Tree Inventory/Survey completed by Helix Environmental Planning Inc. on June 27, 1006, there are a total of 39 mature ornamental trees and 47 oak trees on the site. According to a specific oak tree survey, completed by E. Robert Bichowsky on May 25, 2007, construction of the proposed project would directly impact 9 protected oak trees, mostly located in the northeastern portion of the site. The existing, mature oak trees on the adjacent property to the west would not be impacted due to a proposed/required fire fuel modification zone. Those trees would be retained on-site and trimmed to a height of six feet, rather than removed. Mr. Bichowsky recommends several measures that will ensure appropriate replacement of the trees to be removed, and it would be a project condition that he, or another arborist, supervises pruning of remaining oaks, and location and planting of replacement oaks.

The City of Escondido is participatory to the Multiple Habitat Conservation Program (MHCP) and projects within the City are subject to the Final MHCP plan. The City has issued a Public Review Draft of the MHCP Subarea Plan. In the interim, projects are evaluated to ensure that development does not preclude the ultimate adoption of a viable MHCP Subarea Plan. The site is within the Draft Subarea Plan. It is listed as developed/disturbed land on SANDAG's City of Escondido Focused Plan Area Map. The site is not part of a Biological Core and Linkage Area (BCLA) in the proposed draft MHCP. A portion of the softline Focus Planning Area (FPA), recommended as an area of 75% preservation, is located to the west and north of the site, with a small portion lying along the property's western boundary. The only native vegetation on that portion of the subject site are oak trees, which are proposed to be mitigated for by purchase of oak woodland, and replaced on-site. The area on the western parcel, farther to the west from the fuel modification area, contains native vegetation, including Coastal sage Scrub (CSS). Although it does not appear that any of the CSS is on the area to impacted, the project approval will be conditioned on obtaining a revised biological assessment of the subject area to delineate the areas of CSS.

According to the Helix report, the proposed project would not reduce the site's limited functionality as a local wildlife corridor and would not preclude preservation of 75% of the entire softline area in the future. The proposed Tentative Subdivision Map would not result in

any significant impact on the City's biological resources, with incorporation of the above mitigation measures. No significant populations of sensitive plants or animals are present and the project will not encroach upon any wildlife habitat areas. The proposed project would not have any potential, adverse, individual or cumulative impacts on wildlife or biological resources, and the project will not have a significant impact to fish and wildlife resources.

VI. CULTURAL RESOURCES

City of Escondido Significance Criteria:

A significant impact to cultural resources would occur if implementation of the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturbs any human remains.

There is one single-family residence located on the northwestern portion of the site, which was constructed off-site in approximately 1952. There are also several detached accessory structures and miscellaneous vehicles on the site. All structures on the site would be removed with development of the project. The residence is not listed on the Local Register of Historic Places, but since the residence is more than 50 years in age, and the applicant proposes to remove it from the site prior to construction of the proposed development, Archaeos prepared a Historical and Architectural Building Assessment of the site, on May 21, 2007.

According to the Historic Assessment by Archaeos, the structure was constructed in approximately 1952. It is approximately 1,130 SF in size and is a one-story, frame and stucco, Ranchesque style house typical of its time period. The roof is hipped with rock covering. The house was constructed off-site and moved onto the property in June, 1979. Shed roofed additions are located on the northern and southern walls of the house. There is a detached two-car garage northeast of the house and other small accessory shed structures. According to the Assessment, the subject property has been under the ownership of only two families since 1888. Both families were prominent citrus growers in the area, although the single-family residence is not associated with either family's historical importance.

Under CEQA and the City of Escondido's Historical Resource Guidelines a significant resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey. In order to qualify for listing under the California Register/National Register a resource must be significant within a historic context and meet one or more of the following criteria: A) Be associated with an event or series of events that have made a significant contribution to the broad pattern of history; B) Have an unequivocal association with the lives of people significant in the past; C) Embody distinctive characteristics of a type, period, or method of construction; and D) Have yielded or may be likely to yield information important in local, state, or national prehistory or history. A resource must also possess integrity. A resource may not be listed or eligible for the CRHR, but may still be significant in a local sense. The City's Historical Resource Survey evaluates the potential significance of structures based on significance criteria in the Historic Resources Section of the Escondido Zoning Code. In order for a structure to be listed on Escondido's Local Register of Historical Places, a resource must meet at least two of the seven criteria related to buildings in the Historical Resources Ordinance.

According to the Historic Assessment by Archaeos, the resource is not significant under any of the California Register criteria. The only Escondido Significance criterion the resource meets is age: it is 55 years old. The Historic Assessment concludes that since the residence is not eligible for listing in the California Register of Historical Resources or the local register, it is not a significant resource and no mitigation is required for its removal.

No prehistoric resources were identified on the project property. A review of the City's Archaeological Resource Inventory reveals no known archaeological sites within close proximity. Since there are no cultural, archaeological or paleontological resources known to be present within the subject area, the proposed project would not result in any significant, adverse impact to any cultural, archaeological or paleontological resources.

VII. GEOLOGY AND SOILS

City of Escondido Significance Criteria:

A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, landslides), slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.

The site is not located in an area subject to a 100-year flood event. The project site consists of approximately 3.31 acres, and is located at an average of approximately 715 feet above mean sea level (MSL). The site is relatively level and contains no significant topographic features. The property is surrounded by fairly level property on three sides, with the property to the west sloping steeply upwards to the west. Proposed grading in conjunction with the Tentative Subdivision Map consists of approximately 100 cubic yards of cut and 7,100 cubic yards of fill for a net import of 7,000 cubic yards, for the construction of 12 new single-family residences. No exemptions from the Grading Ordinance are proposed and there would be no significant fill slopes. The slope of the entire site is less than 10%.

The site is not located on any known active, potential active or inactive fault traces as defined by the California Geologic Society (CGS). The nearest known active faults are the Rose Canyon, Elsinore-Temecula and Elsinore-Julian faults, located approximately 13-20 miles from the site. Earthquakes that might occur along those faults are potential generators of ground motion at the site. The site could likely experience some ground shaking effects from future earthquakes along any of the known faults located within 30 miles of the site. The site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. The potential for liquefaction is not known, but is probably low due to the amount of grading required for development. In addition, no landslides are present on the property or a location which could impact the site.

With standard grading and compaction practices, no significant impacts to geology or soils are expected. The project would not expose people or structures to geologic hazards since there are no known active faults within the immediate vicinity and the North County region is not known for its seismic activity. The site can support the proposed project and is relatively free of geologic hazards.

VIII. HAZARDS AND HAZARDOUS MATERIALS

City of Escondido Significance Criteria:

A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:

- 1. Creation of a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*
- 2. Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
- 3. Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*
- 4. Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
- 5. Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
- 6. Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

The project site includes one single-family residence and various accessory structures, abandoned vehicles, trash and construction debris. The existing residence is served by City water services. The residence is equipped with a private septic system. A portion of the site surrounding the residence has been paved. Prior to the existing residence being located on the site in 1979, the site was used for agricultural production (citrus) for several years. In order to evaluate the project site for any environmental concerns, including groundwater contamination, lead, or asbestos, a Phase I Environmental Site Assessment was prepared by Advantage Environmental Consultants on June 22, 2006. Several containers (less than five-gallon in size) of gasoline, motor oil, and cleaning products were found on the site within and adjacent to sheds. Several propane tanks, both empty and partially filled, also were found. Staining indicative of a motor oil spill was found beneath and adjacent to a truck on the site. The staining appeared to be superficial and localized. No documented or suspected releases of regulated hazardous substances an/or petroleum products were noted on the site or in the general vicinity of the site in any of the Federal, State or local regulatory databases.

No significant odors, pools of liquid, drums, significantly stained soil, above-ground storage tanks, wells or pits were observed on the site. The San Diego County Department of Environmental Health (DEH) does not list the site on its Hazardous Waste Sites List. In addition, there was no evidence of any current or previous underground storage tanks on the site. However, since agricultural chemicals were more than likely used on the site as part of the previous agricultural operations, residual levels may be present in on-site soils. Consequently, with implementation of the following mitigation measures no significant hazards or hazardous materials impact would occur as a result of the project.

Mitigation Measures:

- 1. Prior to any grading of the site, a pesticide sampling and analysis survey shall be conducted to determine the presence of agricultural chemicals in the soil.**

- 2. Prior to grading, on-site trash/debris and chemical containers shall be removed from the site and disposed of in accordance with applicable laws and regulations. If suspect chemical odors, staining, or other potential environmental concerns are encountered, the areas of concern shall be assessed by a qualified professional and handled accordingly.**
- 3. Prior to grading of the site, all equipment associated with the septic system shall be removed and disposed of in accordance with all applicable laws and regulations.**
- 4. The water well in the southeastern corner of the site shall be removed or abandoned in accordance with applicable laws and regulations, prior to grading on the site.**

An asbestos and lead paint survey was not conducted on the on-site structures, due to inaccessibility. Due to the age of the structure it is likely that asbestos containing materials and/or lead containing paint would be found in the structures. It is recommended that a licensed asbestos abatement contractor and a California Department of Health Services licensed lead abatement contractor be contracted for removal services prior to demolition of the structures.

Mitigation Measure:

- 5. Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.**

The site is located within a Fire Hazard Area, as identified in the Final Environmental Impact Report for the 2000 General Plan Update (Figure 5.7-2). The Fire Department has indicated that they support the proposed project as conditioned, with an automatic fire sprinkler system in all units, a 75-foot-wide fuel modification zone from all structures, flame deflection walls and large building setbacks. A fire protection plan has been prepared for the applicant addressing fire protection issues.

Due to the residential nature of the development and the lack of hazardous materials associated with the proposed residential development, the project would not result in the creation of any health hazard, the release of any hazardous substance, or the exposure of people to potential health hazards, with implementation of the proposed mitigation measures. In addition, the project would comply with all applicable building and fire codes. The project site is not located near an airport or private airstrip and the site has not been identified on the Hazardous Waste Sites List which is published by the California Environmental Protection Agency (CAL/EPA) through the County Health Department's HMMD (Hazardous Material Management Division). Consequently, no adverse impacts with regards to hazards will occur.

IX. HYDROLOGY AND WATER QUALITY

City of Escondido Significance Criteria:

Significant impacts associated with hydrology and water quality would result from the project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, if the project exposed people to hydrological hazards, such as flooding or inundation by seiche, tsunami, or mudflow.

The project site is currently developed with one single-family residence and various, incidental detached structures. The amount of water run-off would be expected to increase incrementally when the site is developed with a total of 12 single-family residences, due to the increased amount of impervious surfaces associated with residential development (i.e. roofs, hardscape, driveways, etc.). The amount of additional water runoff and change to absorption rates due to the proposed 12-lot Tentative Subdivision Map would not be significant as any runoff would be directed to an approved drainage facility, as approved by the Engineering Division. No significant negative impacts on water quality or drainage are anticipated. The Engineering Department has indicated that the project would not materially degrade levels of service of existing drainage facilities or have a significant impact to water resources, as conditioned. The project would require a detailed drainage study which would determine the extent of the drainage improvements necessary to control run-off.

The property is not located within a 100-year flood area. In addition, there are no surface bodies of water on or adjacent to the site. Any future grading is not anticipated to impact any nearby wells. The project would be served by City water. No significant impacts on water quality or drainage are anticipated.

X. MINERAL RESOURCES

City of Escondido Significance Criteria:

Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources

The project will not result in the use or depletion of nonrenewable, natural mineral resources, existing energy or mineral resources, since there is no evidence that the subject property contains such extractable natural resources on-site. Also, energy services are currently available to the site and the proposed project would not substantially increase the use of nonrenewable natural resources or require the development of new sources of energy. Therefore, no impact upon existing on-site energy and mineral resources would result.

XI. NOISE

City of Escondido Significance Criteria:

Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According to General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.

The project site is not located within a projected noise corridor of 65 dBA. Jacks Creek Place is an unclassified, residential street in the City's General Plan Circulation Element. The City's General Plan Noise Element contains noise policies, which outline acceptable noise levels associated with each type of land use. Policy E1.6 outlines the measures to be implemented to minimize impacts on and from new projects. The policy also establishes noise/land use compatibility guidelines and states that the City's Noise Ordinance shall be used to control noise from other than transportation sources. The General Plan goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less, especially where outdoor use is a major consideration such as backyards. The General Plan also requires new residential structures to provide for an interior noise level of 45 dB or less due to exterior noise sources. It is anticipated that the future residences constructed on the site would be able to meet the noise policies of the General Plan with standard construction methods and materials.

Construction of the proposed project would create a temporary noise impact both on-site and at nearby residences. Temporary activities would include excavation, grading, clearing, construction, and landscaping. Properly maintained modern construction equipment would meet the noise limits in the City's Noise Ordinance. Constructions would be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday, as required in the Noise Ordinance. No construction shall take place on Sunday or holidays.

No negative noise impacts on the project have been identified relating to noise and no mitigation is necessary.

XII. POPULATION AND HOUSING

City of Escondido Significance Criteria:

Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.

The project site is located in the R-1-7 zone. The minimum lot size in the R-1-7 zone is 7,000 SF. The General Plan Land-Use Designation is Urban I, which allows a maximum density of 5.5 du/acre and a minimum lot size of 6,000 SF. The proposed development would have a density of 3.62 du/acre, which is less than permitted by the General Plan designation. The proposed Tentative Subdivision Map would be in conformance with the General Plan, since the

existing General Plan designation of Urban I is consistent with the R-1-6 zoning designation, and the proposed residential density of 3.62 du/acre is less than permitted in the General Plan. In addition, the majority of the surrounding area is zoned and developed with parcels of approximately 7,000 SF in size.

One single-family residential unit currently exists on the site and is proposed to be removed. No residents would be displaced with development of the project. Approval of the proposed project would result in 12 new single-family parcels and potentially 12, new single-family residences. Population within the surrounding area and the City of Escondido would increase incrementally as a result of the proposed project. However, the density of the proposed development is consistent with the General Plan designation. The site is surrounded on three sides by similar single-family residential development. The proposed project would not significantly alter the location, distribution or population density within the area. It is expected that the project would not impact the City's housing demand.

The proposed development would add slightly to the existing housing stock and would not be considered growth inducing since the project site is located within a residential area surrounded on three sides by existing single-family developments, and public facilities are available to the site or can be provided via a nominal extension.

XIII. PUBLIC SERVICES

City of Escondido Significance Criteria:

Impacts to public services would occur if there was a substantial increase in the demand for services (police and fire protection, schools, or other public facilities) by the project, which would also cause a reduction in service levels.

The proposed project would result in a minimal increase in demand for Police services. The Escondido Police Department has indicated their ability to adequately serve the site and no significant impacts to police services are anticipated.

The subject site is served by Fire Station No. 2 which currently is located at 421 North Midway Drive. The proposed additional 12 single-family residences would result in an incremental increase in demand for fire services. The Fire Department has indicated their ability to adequately serve the project, as conditioned. With incorporation of the proposed conditions, including fire sprinklers in all units, fuel modification zones, large setbacks for structures, and construction of masonry walls, no significant impacts to fire services are anticipated.

Development of 12 new residences would generate approximately 3 elementary school (K-8) students (12 x .268) and approximately 2 high school students (12 x 0.13). The Escondido Elementary School District and Escondido High School District have indicated that due to the continuing growth throughout the area, they are unable to meet the Quality-of-Life Standards approved within the City of Escondido's General Plan without mitigation of student housing needs generated by new development. However, the incremental impact of proposed residential developments on the school system would be offset by the future impact fees collected upon issuance of building permits. These fees are set by the school district. The City's Growth Management provisions require a will serve letter from the school districts prior to issuance of building permits.

XIV. RECREATION

City of Escondido Significance Criteria:

A significant impact would occur if the project resulted in an increase of 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. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

The proposed 12-lot Tentative Subdivision Map would not impact the quality or quantity of existing recreational opportunities, since the site does not contain existing recreational amenities that would be modified or eliminated, and it is not listed as a potential park site in the City's Master Plan of Parks and Trails. In addition, there are no proposed trails on the property, or trails that would be affected by the proposed project. The creation of 12 new single-family parcels with the proposed Tentative Subdivision Map would result in an incremental increase in the demand for recreational facilities in the City. However, this increase in demand would be offset by the park fees paid per unit by the project applicant.

XV. UTILITIES AND SERVICE SYSTEMS

City of Escondido Significance Criteria:

Impacts would be significant if the project resulted in demands for wastewater treatment requirements in excess of the capacity of existing facilities. Or if the project triggered the need for construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The project would cause significant impacts if the project required/resulted in, the construction of new storm water drainage facilities or expansion of existing facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Significant impacts would also occur if the project resulted in a determination by the wastewater treatment provider and/or a landfill operator, which serve, or may serve, the project that capacity of existing facilities to serve the project's projected demand in addition to the provider's existing commitments is inadequate.

Solid Waste- Escondido Disposal, Inc. (EDI) currently provides solid waste removal services for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue facility where solid waste is consolidated into larger transfer trucks and taken to a Class III landfill for disposal. Solid waste pick-up will be available for the project by EDI for all phases of project implementation, including from construction to residential curbside collection. The Tentative Subdivision Map will not result in a significant increase in solid waste.

Sewer Service- Escondido's wastewater treatment plant on Hale Avenue has the capacity to handle the demand in service from the proposed 12 units. The Engineering Division has indicated that sewer service could be provided by an extension of the existing eight-inch sewer line located within the adjoining street system and no significant impact would affect wastewater collection or treatment.

Water Service- Water service would be provided by the City of Escondido. The Utilities Division has indicated that the existing 8" water line would be required to be extended across Jacks Creek on the outside of the proposed bridge to serve the proposed residences. No significant impact will result as conditioned.

Drainage Facilities- See analysis contained within Hydrology and Water Quality, Section No. IX.

No adverse impacts to the City's utilities will occur with the construction of the proposed project and no significant impacts will result.

The majority of fuel and energy usage associated with this development would be for space and water heating needs (natural gas) and for everyday lighting and power needs (electricity) for the additional 12 dwelling units. The proposal would not utilize substantial amounts of fuel or energy, or require the development of new sources of energy due to its in-fill nature, and its limited size and energy requirements.

Adequate public facilities are existing and City water and sewer services are existing and available to the entire site or can be provided with nominal extension of nearby facilities. The existing residence is currently served by City water. It also is served by a private septic system, which would be abandoned in favor of public sewer services. The Engineering Department will require submittal of a drainage study to determine the extent of drainage facilities necessary to control runoff. No significant drainage impacts are anticipated based on the preliminary grading plan and the anticipated use of the site. No adverse impacts to city utilities will occur with the construction of the proposed project and no significant impacts will result.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

No significant impacts to the environment as a result of this project have been identified that cannot be mitigated. Potential impacts to the environment as a result of this project are in the areas of biological resources and hazards and hazardous materials. Proposed mitigation for these impacts reduces the potential effects below a level of significance. Consequently, the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.



CITY OF ESCONDIDO
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
 (760) 839-4671

Environmental Checklist Form

1. Project title: ER 2006-13, Tract 951
2. Lead agency name and address: City of Escondido Planning Division
201 North Broadway
Escondido, CA 92025
3. Contact person and phone number: Kristina Owens, Assistant Planner II, (760) 839-4310
4. Project location: At the westerly terminus of Jacks Creek Place, north of Washington Avenue and west of Jacks Creek Road, addressed as 2888 East Washington Avenue.
5. Project sponsor's name and address: Margaret Zaidel
13783 Paseo Valle Alto
Poway, CA 92064
6. General Plan designation: Urban I/ Tier 2A-East Grove 7. Zoning: R-1-7 (Single-family residential, 7,000 SF minimum lot size)
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
A request for a 12-lot Tentative Subdivision Map on approximately 3.31 acres in the R-1-7 zone. The resulting parcels would range in size from 7,003 SF to 13,234 SF. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site. Access to all parcels would be from the extension of Jacks Creek Place. The project also includes the removal of several mature oak trees and the existing single-family residence
9. Surrounding land uses and setting (briefly describe the project's surroundings):
North-SP zoned property. Existing single-family residences on 7,000 SF lots in the Eureka Springs development.
South-R-1-7 zoned property. Existing single-family residences on 7,000 SF lots are located to the south.
East- R-1-7 zoned property. Existing single-family residences on 7,000 SF lots are located to the east.
West- RA-5 zoned property. Vacant agricultural zoned property with steep slopes is located to the west.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
CDF&G, U.S. Army Corps of Engineers

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" 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 shall be required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project might 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 shall be required.

Kristina Owens
Signature

September 14, 2007
Date

Printed Name Kristina Owens, Assistant Planner II

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where it is available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance of criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant

SAMPLE QUESTION

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING

Would the project:

- a. Physically divide an established community? (1, 3, 8) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- 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? (1, 2, 3) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (8, 11, 14) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- d. Have a substantial adverse effect on a scenic vista? (1, 8,) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (8, 13, 15) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- f. Substantially degrade the existing visual character or quality of the site and its surroundings? (8) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (3, 8) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact

II. AGRICULTURE 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. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (1, 2) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1, 2, 3) Potentially Significant Impact, Less Than Significant with Mitigation Incorporation, Less Than Significant Impact, No Impact

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?
(1, 2, 3)

III. TRANSPORTATION/TRAFFIC

Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?
(1, 2, 3, 4, 8, 9)
- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
(1, 2, 3, 4, 8, 9)
- 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?
(1, 2)
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
(1, 2, 9)
- e. Result in inadequate emergency access?
(1, 2, 9)
- f. Result in inadequate parking capacity?
(3, 8)
- g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
(1, 2, 9)

IV. AIR QUALITY

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

- a. Conflict with or obstruct implementation of the applicable air quality plan?
(2, 3, 4, 9)
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
(2, 4, 3, 9)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)? (2, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10, 14, 15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10, 11, 14, 15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally projected 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? (1, 2, 8, 10, 14, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1, 2, 8, 10, 14, 15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance? (1, 2, 8, 10, 11, 14, 15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1, 2, 8, 10, 14, 15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
(1, 2, 7, 8, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
(1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
(1, 2, 8, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries?
(1, 2, 7, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. GEOLOGY AND SOILS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
(2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking?
(2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction?
(2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Landslides?
(2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil?
(2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
(2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII.

HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (2, 3, 8, 17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (2, 3, 8, 17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (1, 2, 8, 9, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?
(2, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
(2, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?
(2, 5, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?
(2, 5, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Cause significant alteration of receiving water quality during or following construction? (2, 5, 8, 9, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Cause an increase of impervious surfaces and associated run-off?
(2, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
(2, 5, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Cause potentially significant adverse impact on ground water quality? (2, 5, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses? (2, 8, 9, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? (2, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas? (2, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters? (2, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat? (2, 8, 9, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Otherwise substantially degrade water quality? (2, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (2, 5, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (2, 5, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow? (2, 8, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. MINERAL RESOURCES

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE

Would the project result in:

a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two 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? (1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII.

POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII.

PUBLIC SERVICES

Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (1, 2, 9, 18)				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION

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? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1, 2, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (1, 2, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 5, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan Update EIR, April 2000
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Project Description and Preliminary Information
9. Comments from other Departments:
 - Engineering
 - Building
 - Fire
10. Site Visits/Field Inspection
11. City of Escondido Subarea Plan Focus Planning Area Map
12. Water Quality Technical Report by bHA, Inc., dated June 15, 2006 and revised July 18, 2007.
13. Historical and Architectural Building Assessment, completed by Archaeos, dated May 21, 2007.
14. Biological Technical Report, prepared by Helix Environmental Planning, Inc., dated June 27, 2006, revised October 16, 2007.
15. Tree preservation Plan, prepared by E. Robert Bichowsky, dated May 25, 2007.
16. Assessment of Potential Wetlands, prepared by HDR Engineering, Inc., dated March 28, 2007.
17. Phase I Environmental Site Assessment, prepared by Advantage Environmental Consultants, LLC, dated June 22, 2006.
18. Fire Protection Plan, prepared by bHA, Inc., dated April 23, 2007 and revised July 19, and August 17, 2007.

ATTACHMENT A
MITIGATION MEASURES
ER 2006-13, Tract 951
12-Lot Subdivision Jacks Creek

Applicant's Mitigation Measures:

BIOLOGICAL RESOURCES

1. Prior to issuance of grading permits for the project, impacted non-native grasslands (1.03 acres) shall be mitigated at a 0.5:1 ratio (0.52 credit) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.
2. Prior to issuance of grading permits for the project, impacted coast live oak woodlands (1.15 acres) shall be mitigated at a 2:1 ratio (2.3 credits) through a purchase of credits from an approved habitat mitigation bank.
3. There shall be no grading or clearing of the site within 300-500 feet, depending upon the species, of an occupied raptor (or other avian) nest during breeding season (between January 1 and August 31). If clearing or grading would occur during raptor/avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine the presence or absence of these species within 300-500 feet of any construction. If no nests are detected construction may commence. If nesting avian/raptors are detected, development within 300-500 feet shall be postponed until all nesting has ceased or until after August 31.
4. Prior to issuance of any grading or clearing permits for the site, an Interim 4(d) Habitat Loss Permit (HLP) shall be approved for direct impacts to Diegan coastal sage scrub (CSS). The application for the HLP would include a Gnatcatcher protocol survey, and required mitigation more than likely would include the purchase of mitigation credits at a 2:1 ratio from an approved mitigation bank
5. Prior to issuance of any clearing or grading permits for the site, the applicant is responsible for obtaining a 1602 Streambed Alteration Agreement, as required by the CDFG, to mitigate impacts to the existing stream course from this project. Any additional biological evaluations required by wildlife agencies to obtain these permits shall be performed to the satisfaction of the CDFG. Copies of the 1602 permit and any revised Tentative Map shall be submitted to the Planning Division. Any impacts to wetlands (Jacks Creek) shall be provided in substantial conformance with provisions of a Mitigation Monitoring Report, as reviewed and approved by the appropriate resource agencies. All required improvements shall be completed prior to issuance of any grading permits.
6. Temporary fencing with silt barriers shall be installed adjacent to habitat areas to remain on and adjacent to the site, including Jacks Creek and the oak trees, in all locations where construction activities (including staging areas) will be located, to prevent any encroachment. Appropriate signage shall be installed to clearly identify

the areas as restricted during grading and construction. These requirements shall be clearly identified on the grading plans and building plans.

HAZARDS AND HAZARDOUS MATERIALS

- 1. Prior to any grading of the site, a pesticide sampling and analysis survey shall be conducted to determine the presence of agricultural chemicals in the soil.**
- 2. Prior to grading, on-site trash/debris and chemical containers shall be removed from the site and disposed of in accordance with applicable laws and regulations. If suspect chemical odors, staining, or other potential environmental concerns are encountered, the areas of concern shall be assessed by a qualified professional and handled accordingly.**
- 3. Prior to grading of the site, all equipment associated with the septic system shall be removed and disposed of in accordance with all applicable laws and regulations.**
- 4. The water well in the southeastern corner of the site shall be removed or abandoned in accordance with applicable laws and regulations, prior to grading on the site.**
- 5. Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.**

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

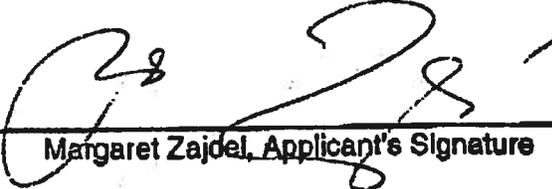
ER 2006-13

**12-LOT SUBDIVISION JACKS CREEK
TRACT 951**

The items listed on the attached Mitigation Monitoring Program constitute an enforceable commitment pursuant to Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178.) The applicant will be required to provide and comply with the mitigation measures listed herein. These mitigation measures also have been included as conditions of the project approval.

9.12.07

Date



Margaret Zajdel, Applicant's Signature

ATTACHMENT "A"
MITIGATION MONITORING REPORT

PROJECT NAME: Jacks Creek
PROJECT DESCRIPTION: 12—Lot Subdivision
PROJECT LOCATION: At the westerly terminus of Jacks Creek Place, north of Washington Avenue and west of Jacks Creek Road, addressed as 2888 East Washington Avenue

NEG. DEC. NO.: ER 2006-13
ASSOC. CASE NO.: Tract 951

APPROVAL BODY/DATE: Planning Commission
PROJECT MANAGER:

CONTACT PERSON: Margaret Zajdel, 13783 Paseo Valle Alto, Poway, CA 92064
PHONE NUMBER: (858) 583-1691

NATURE OF IMPACT	MITIGATION MEASURE	IDENTIFICATION. NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
Biological Resources	Prior to issuance of grading permits for the project, impacted non-native grasslands (1.03 acres) shall be mitigated at a 0.5:1 ratio (0.52 credit) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank. Staff shall verify evidence of purchase of mitigation credits prior to issuance of permits to grade project site.	Biological Resources #1	Planning Division		
Biological Resources	Prior to issuance of grading permits for the project, impacted coast live oak woodlands (1.15 acres) shall be mitigated at a 2:1 ratio (2.3 credits) through a purchase of credits from an approved habitat mitigation bank. Staff shall verify evidence of purchase of mitigation credits prior to issuance of permits to grade project site.	Biological Resources #2	Planning Division		
Biological Resources	There shall be no grading or clearing of the site within 300-500 feet, depending upon the species, of an occupied raptor (or other avian) nest during breeding	Biological Resources #3	Planning Division		

	<p>season (between January 1 and August 31). If clearing or grading would occur during raptor/avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine the presence or absence of these species within 300-500 feet of any construction. If no nests are detected construction may commence. If nesting avian/raptors are detected, development within 300-500 feet shall be postponed until all nesting has ceased or until after August 31.</p>					
	<p>Staff to review application for grading permits to verify timing of tree removal. If done during raptor breeding season, biologist shall conduct nesting survey for staff review.</p>					
<p>Biological Resources</p>	<p>Prior to issuance of any grading or clearing permits for the site, an Interim 4(d) Habitat Loss Permit (HLP) shall be approved for direct impacts to Diegan coastal sage scrub (CSS). The application for the HLP would include a Gnatcatcher protocol survey, and required mitigation more than likely would include the purchase of mitigation credits at a 2:1 ratio from an approved mitigation bank.</p>	<p>Biological Resources #4</p>	<p>Planning Division</p>			
	<p>Staff to process 4(d) HLP and ensure required mitigation is completed prior to issuance of clearing or grading permits.</p>					
<p>Biological Resources</p>	<p>Prior to issuance of any clearing or grading permits for the site, the applicant is responsible for obtaining a 1602 Streambed Alteration Agreement, as required</p>	<p>Biological Resources #5</p>	<p>Planning Division</p>			

	<p>by the CDFG, to mitigate impacts to the existing stream course from this project. Any additional biological evaluations required by wildlife agencies to obtain these permits shall be performed to the satisfaction of the CDFG. Copies of the 1602 permit and any revised Tentative Map shall be submitted to the Planning Division. Any impacts to wetlands (Jacks Creek) shall be provided in substantial conformance with provisions of a Mitigation Monitoring Report, as reviewed and approved by the appropriate resource agencies. All required improvements shall be completed prior to issuance of any grading permits.</p>				
83	<p>Staff to verify approval of Mitigation Monitoring Report and Section 1602 Permit by CDFG prior to issuance of any grading permits on the site.</p>				
Biological Resources	<p>Temporary fencing with silt barriers shall be installed adjacent to habitat areas to remain on and adjacent to the site, including Jacks Creek and the oak trees, in all locations where construction activities (including staging areas) will be located, to prevent any encroachment. Appropriate signage shall be installed to clearly identify the areas as restricted during grading and construction. These requirements shall be clearly identified on the grading plans and building plans.</p>	Biological Resources #6	Planning Division		
Hazards and Hazardous Materials	<p>Staff to verify fencing location and notes on grading and building plans prior to issuance.</p> <p>Prior to any grading of the site, a pesticide sampling and analysis</p>	Hazards and Hazardous Materials #1	Planning Division		

	<p>survey shall be conducted to determine the presence of agricultural chemicals in the soil.</p> <p>Staff to review pesticide sampling and analysis of site</p>					
Hazards and Hazardous Materials	<p>Prior to grading, on-site trash/debris and chemical containers shall be removed from the site and disposed of in accordance with applicable laws and regulations. If suspect chemical odors, staining, or other potential environmental concerns are encountered, the areas of concern shall be assessed by a qualified professional and handled accordingly.</p>	Hazards and Hazardous Materials #2	Planning Division			
	<p>Staff shall verify removal of trash/debris.</p>					
Hazards and Hazardous Materials	<p>Prior to grading of the site, all equipment associated with the septic system shall be removed and disposed of in accordance with all applicable laws and regulations.</p>	Hazards and Hazardous Materials #3	Planning Division			
	<p>Staff to review County Health Dept. approval of septic system removal.</p>					
Hazards and Hazardous Materials	<p>The water well in the southeastern corner of the site shall be removed or abandoned in accordance with applicable laws and regulations, prior to grading on the site.</p>	Hazards and Hazardous Materials #4	Planning Division			
	<p>Staff shall verify approval by County Health Dept of well removal/cap.</p>					
Hazards and Hazardous Materials	<p>Prior to issuance of a demolition permit for any structure on the site, asbestos containing materials (ACM) shall be removed</p>	Hazards and Hazardous Materials #5	Planning Division			

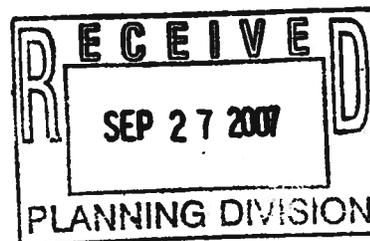
	<p>by a licensed asbestos abatement contractor. A state certified asbestos consultant shall be retained to perform abatement project planning, monitoring, oversight and reporting. Lead containing paint (LCP) shall be removed by a California Department of Health Services licensed lead abatement contractor. Contracts for services with each of the contractors/consultants shall be presented to the Planning Division for review prior to issuance of any demolition permits.</p>				
	<p>Staff shall review asbestos and lead abatement contracts/reports.</p>				

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 964
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



September 25, 2007



Ms. Kristina Owens, Assistant Planner II
CITY OF ESCONDIDO PLANNING DIVISION
 201 N. Broadway
 Escondido, CA 92025-2798

Re: SCH#2007091086 CEQA Notice of Completion: proposed Mitigated Negative Declaration for 12-Lot Tentative Subdivision Map, Jack's Creek (MSL# ER-2006-13), City of Escondido, San Diego County, California

Dear Ms. Owens:

The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

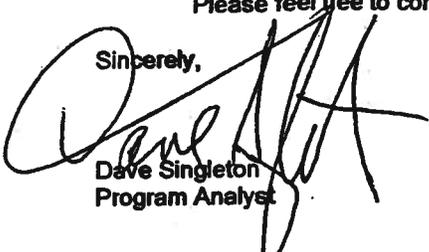
- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278) <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 - CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", written over the typed name.

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

**Native American Contacts
San Diego County
September 25, 2007**

**In Pasqual Band of Mission Indians
Ben E. Lawson, Chairperson
P.O. Box 365 Diegueno
Lilly Center, CA 92082
(607) 749-3200
(607) 749-3876 Fax**

**San Luis Rey Band of Mission Indians
Carmen Mojado, Co-Chair
1889 Sunset Drive Luiseno
Vista, CA 92081
(760) 724-8505**

**Rincon Band of Mission Indians
Angela Veltrano, Rincon Culture Committee
P.O. Box 68 Luiseno
Lilly Center, CA 92082
council@rincontribe.org
(607) 749-1051
(607) 749-8901 Fax**

**San Luis Rey Band of Mission Indians
Mark Mojado, Cultural Resources
1889 Sunset Drive Luiseno
Vista, CA 92081 Cupeno
(760) 724-8505
(760) 586-4858 (cell)**

**Yaaymii Laguna Band of Mission Indians
Armen Lucas
P.O. Box 775 Diegueno -
Pine Valley, CA 91962
(619) 709-4207**

**Cupa Cultural Center (Pala Band)
Shasta Gaughen, Assistant Director
35008 Pala-Temecula Rd. PMB Box 445 Luiseno
Pala, CA 92059
cupa@palatribe.com
(760) 742-1590
(760) 742-4543 - FAX**

**San Luis Rey Band of Mission Indians
Russell Romo, Chairman
1064 Old Pomerado Road Luiseno
Escondido, CA 92064
(760) 748-1586**

**Charles Devers, Chair
Cultural Committee; Pauma & Yuima Reservation
P.O. Box 369 Luiseno
Pauma Valley, CA 92061
(760) 742-1289
(760) 742-4543 FAX**

This list is current only as of the date of this document.

The distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed H#2007091086; CEQA Notice of Completion; proposed Mitigated Negative Declaration for 12-Lot Tentative Subdivision, Jack's Creek (Tr 951, ER 2006-13); City of Escondido; San Diego County, California.



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

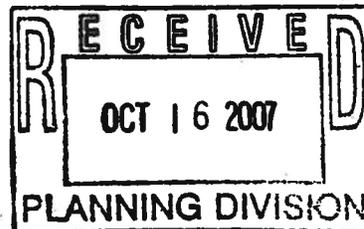
Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

October 12, 2007

Ms. Kristina Owens
City of Escondido, Planning Division
210 North Broadway
Escondido, California 92025



INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION (ND)
FOR 12-LOT TENTATIVE SUBDIVISION MAP, JACKS CREEK (TR 951, ER 2006-13)
(SCH #2007091086)

Dear Ms. Owens:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "A request for a 12-lot Tentative Subdivision Map on approximately 3.31 acres in the R-1-7 zone. The resulting parcels would range in size from 7,003 square feet to 13,234 square feet. A bridge is proposed to extend Jacks Creek Place westerly over Jacks Creek to the project site. Access to all parcels would be from the extension of Jacks Creek Place. The project also includes the removal of several mature oak trees and the existing single-family residence from the site."

Based on the review of the submitted document DTSC has the following comments:

- 1) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight.
- 2) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 3) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is

Ms. Kristina Owens
October 12, 2007
Page 2

determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

- 4) Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489 for the VCA.

If you have any questions regarding this letter, please contact Ms. Eileen Khachatourians, Project Manager, at (714) 484-5349.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA # 1864



DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



October 16, 2007

Ms. Kristina Owens
City of Escondido
Planning Division
201 North Broadway
Escondido, Ca. 92025-2798

**Comments on the Mitigated Negative Declaration for the 12-lot Tentative Subdivision Map
- Jacks Creek, City of Escondido, San Diego County, California
(SCH# 2007091086)**

Dear Ms. Owens:

The California Department of Fish and Game (Department) has reviewed the above-referenced Mitigated Negative Declaration (MND) which we received on September 18, 2007. The project details provided herein are based on information provided in the MND and associated documents and a site visit on October 3, 2007, with the applicant Margaret Zajdel, City of Escondido (City) representative Kristina Owens, and engineering consultant Steve Bundy.

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; Sections 15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) Program. The City is currently participating in the NCCP program through the preparation of a draft Multiple Habitat Conservation Program (MHCP) Subarea Plan (SAP).

The project site is located in the City, at the western terminus of Jacks Creek Place, north of Washington Avenue. The softline Focus Planning Area (FPA) of the MHCP SAP extends into the western portion of the property and occupies approximately 25 percent of the project site. The project proposes a tentative map to subdivide approximately 3.31 acres into 12 lots. The surrounding land uses are single-family residential to the north, south, and east, and undeveloped land within the FPA, to the west. Jacks Creek is located between the proposed development and the single-family residential homes to the east. The project includes an adjustment to the boundary between the project site and the adjacent property to the west.

According to the project-related Biological Technical Report (BTR, June 27, 2006), prepared by Helix Environmental Planning, Inc., the project site supports 0.91 acre of upland coast live oak woodland (CLOW), 1.03 acres of non-native grassland (NNG), 0.14 acre tamarisk scrub, 0.41 acre non-native vegetation, 0.07 acre of disturbed habitat, and 0.93 acre of developed land.

Additionally, there are three vegetation communities off site portions of which the proposed project may affect as follows: 0.01 acre disturbed wetland, 0.05 acre of mule fat scrub, and 0.24 acre of tamarisk scrub. A red-shouldered hawk (*Buteo lineatus*) was observed on the project site.

The BTR summarizes anticipated impacts to vegetation communities in Table 5. During the site visit the Department learned that the project has changed since the printing of the BTR, but that the approximate boundaries of impacts for the new project are equivalent to those reported in the BTR. The impacts reported in the BTR are as follows: 0.01 acre off-site disturbed wetland; 0.71 acre CLOW; 0.94 acre on-site NNG; 0.21 acre on-site non-native vegetation; 0.03 acre on-site and 0.01 off-site disturbed habitat; and, 0.87 acre on-site and 0.03 acre off-site developed land.

The MND requires that the project mitigate for direct impacts to 0.94 acre of NNG at a ratio of 0.5:1 (0.47 acre of credit) through purchase of similar habitat approved by the wildlife agencies (*i.e.*, the Department and the U.S. Fish and Wildlife Service), or purchase of credits from an approved habitat mitigation bank. Direct impacts to CLOW are proposed to be mitigated at a 2:1 ratio through the purchase of 1.42 acres of credits at an approved habitat mitigation bank. In order to avoid potential impacts to nesting raptors, if clearing or grading would occur during raptor breeding season (February 1 to July 15), a pre-construction survey shall be conducted by a qualified biologist to determine the presence or absence of these species within 300-500 feet of any construction. If no nests are detected construction may commence. If nesting raptors are detected, development within 300-500 feet shall be postponed until all nesting has ceased or until after August 31.

We offer the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, and to ensure that the project is consistent with ongoing regional habitat conservation planning efforts. Our comments and recommendations are based on our knowledge of the proposed project, sensitive and declining vegetation communities in the County of San Diego, and our participation in regional conservation planning efforts.

1. We thank the City for the project-related consultation to date with the Department and encourage the City to further discuss our comments with us before the City Council considers the final MND for certification.
2. During the site visit, the Department learned that: the project proposes to span Jacks Creek with a bridge; a retaining wall is proposed to surround the development; and, the fuel modification zone (FMZ) for the tentative subdivision would extend from the retaining wall on the western portion of the project site into the adjacent property to the west, to a distance of 50 feet past the retaining wall. This information reflects modifications to the project since the printing of the June 27, 2006, BTR. We request that the final MND provide an accurate and thorough description of the project and a figure with the following information: the new project footprint; all vegetation types within the project site; the location of the FMZ, including off-site vegetation types within the FMZ; and the location of the FPA.
3. Typically, the fire marshal requires a 100-foot FMZ from habitable structures bordering undeveloped land. The figure requested in comment #2 should provide the width of the FMZ. Please provide written approval from the fire marshal for any portion of the FMZ is

less than the prevailing required width in the City from the structures, and that, with the exception of non-native vegetation, clearing within the biological buffer will not be necessary for fire protection.

4. The documentation we reviewed does not include the clearing within the FMZ as an impact to vegetation communities. The Department considers all habitats within FMZs for any project as impacted. Additionally, the SAP requires that firebreaks be considered part of the development footprint. The final MND should include the FMZ within the project footprint, and include all the vegetation types within the FMZ in the project impacts.
5. To calculate the mitigation required for the project-related impacts to sensitive habitats, we recommend that the entire project site be considered impacted, including the 0.20 acre of CLOW and 0.09 acre of NNG not accounted in the calculation of impacts. While these areas will not be directly affected by the proposed project, they will be further isolated than they are currently and will experience significant increases in edge effects. Edge effects are defined as undesirable anthropogenic disturbances beyond urban boundaries into potential reserve habitat (Kelly and Rotenberry 1993). Edge effects, such as disturbance by humans, noise, and lighting, and decreases in avian productivity (Andren and Angelstam 1988), line-of sight disturbances, air- and water-borne contaminants associated with vehicles (air pollution can degrade vegetation), and fugitive dust during both construction and operation, are all documented effects that have negative impacts on sensitive biological resources in southern California. Edge effects can penetrate up to 200 meters from the source of the effects (CBI 2000). The project-related edge effects and those from off site will significantly compromise the biological viability of the remaining natural vegetation on site. Therefore, the final MND should include all the acreage of CLOW and NNG on site in the calculation of the loss of habitat and associated mitigation.
6. The mitigation for the loss of any habitat that falls within the FPA should be calculated according to mitigation ratios in Table 5-2 of the SAP (*i.e.*, 3:1 for CLOW, 2:1 for CSS). In the case of the biological buffer that is recommended in comment #8, a conservation easement should be placed over this area if it is desired that it not be considered impacted.
7. During the site visit, it was observed that coastal sage scrub (CSS) may occur within the FMZ, though the BTR does not report this. If the project would affect CSS, the final MND should (a) acknowledge the need for a habitat loss permit from the Wildlife Agencies for the take of CSS, and (b) require that a habitat assessment be done to determine the likelihood of California gnatcatcher (*Poliophtila californica californica*, gnatcatcher) occurring on site. If it is likely that they do occur on site, we request that protocol-level surveys for gnatcatcher be conducted prior to the removal of CSS. If they are found, their presence must be reported in the City's findings for the habitat loss permit.
8. The eastern portion of the project site contains riparian habitat. Section 5.2.3 of the SAP, which addresses buffers along tributaries and creeks, requires a 50-foot biological buffer and a 50-foot planning buffer "beginning at the outer edge of riparian vegetation," and the restoration of the biological buffer to natural habitats. Due to the isolated and degraded nature of this riparian habitat, the Department considers the planning buffer unnecessary, but we strongly recommend that the City require (a) a 50-foot biological buffer starting at the

outermost dripline of riparian vegetation (*i.e.*, the tamarisk scrub), and (b) the restoration of the biological buffer to natural habitats. We recommend that the final MND reflect these requirements.

9. To prevent impacts to sensitive habitats, the final MND should require (a) temporary fencing (with silt barriers) of the limits of project impacts (including construction staging areas) to prevent additional impacts to sensitive habitats outside of the area of impact, including the spread of silt from the construction zone into adjacent sensitive habitats to be avoided, and (b) that the fencing be installed in a manner that does not impact habitats to be avoided and be removed upon project completion.
10. During the site visit, the Department learned that the City does not know of any development plans for the parcel immediately to the west of the project site. This parcel is steeply sloped and at least partially occupied by CSS. Due to the constraints on this parcel, and the fact that it falls within the FPA, it is likely that this area would be part of the SAP preserve system. The Department recommends that the final MND demonstrate that the Adjacency Guidelines in section 4.3.2 of the SAP have been adhered to in relation to the area within the portion of the FPA on site and on the adjacent property to the west and to the riparian buffer (comment #8) in order to prevent indirect effects to the preserve system.
11. Mitigation measure #3 in the MND establishes the breeding season for raptors as February 1 to July 15. We recommend that the breeding season be changed to January 1 through August 15, because some raptor species (including red-tailed hawk) begin nesting in January in southern California and this would better agree with the date of August 31 (with which we agree) at the end of the measure.
12. In order to avoid impacts to nesting birds (other than raptors) protected under Fish and Game Code sections 3503, 3503.5, and 3800, the final MND should require that clearing of vegetation occur outside of the avian breeding season which generally runs from March 1 through September 1. If project construction (other than vegetation clearing) is necessary during the avian breeding season, a qualified biologist should conduct a survey for nesting birds within three days prior to the work on site, and ensure that no nesting birds within the project's area of impact would be affected by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 300 feet (500 feet for raptors) unless otherwise agreed to by the Department, shall be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project.
13. The MND refers to a previous Streambed Alteration Agreement (SAA) for a housing project to the east, SAA 5-042-99, as having already mitigated for the impacts related to this proposed project. The MND anticipates that a new SAA would not be required. However, the proposed project may result in new impacts to CDFG jurisdictional areas beyond those accounted for in the above-mentioned SAA.

The Department may require a SAA, pursuant to Section 1600 *et seq.* of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a SAA for a project that is subject to the CEQA requires CEQA compliance actions by the Department as a Responsible Agency. As a Responsible Agency under CEQA, the Department may consider the City's MND for the project. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the final MND should fully identify the potential impacts to Jacks Creek and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the SAA. A SAA notification form may be obtained by writing to the Department of Fish and Game, 4949 Viewridge Avenue, San Diego, California 92123-1662, by calling (858) 636-3160, or by accessing the Department's web site at <http://www.dfg.ca.gov/habcon/1600/Forms.html>.

We appreciate the opportunity to comment on the MND for this project and to assist the City in further minimizing and mitigating project impacts to biological resources. We are hopeful that further consultation between the City and the Department will ensure the protection and mitigation we find necessary for the biological resources that will be affected by this project. If you have questions or comments regarding this letter, please contact Dan Schrimsher of the Department at (858) 467-6926.

Sincerely,


for: Michael J. Mulligan
Deputy Regional Manager
California Department of Fish and Game

References

- Andren, H. and P. Angelstam. 1988. Elevated predation rates as an edge effect in habitat islands: experimental evidence. *Ecology* 64: 1057-1068.
- Conservation Biology Institute. 2000. Public Review Draft MHCP Plan Volume 1.
- Kelly, P. A. and J. T. Rotenberry. 1993. Buffer zones for ecological reserves in California. In J. E. Keeley, ed. *Interface Between Ecology and Land Development in California*. Southern California Academy of Sciences, Los Angeles.

cc: State Clearinghouse
David Zoutendyk, U.S. Fish and Wildlife Service

CASE NUMBER: PHG 15-0003

APPLICANT: City of Escondido

LOCATION: The South Centre City planning area consists of about 420 acres of land in the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

TYPE OF PROJECT: Specific Plan

PROJECT DESCRIPTION: Kick-off presentation of the draft South Centre City Specific Plan and overview of the next steps and approach to related public outreach.

BACKGROUND/SUMMARY OF ISSUES: In 2015, the City of Escondido embarked on a process to create a specific plan for the more established sections of the southwest portion of the city. The South Centre City planning area is located in an area that is described by the General Plan as a future growth area (also called Target Area). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the land use portion of the City's General Plan (Target Areas C, D, E, and F). City staff has been working with various residents, businesses, and community members over the past two (2) years to develop tailored land use policies, development regulations, and site and building design guidelines to facilitate residential, commercial, or industrial development in this planning area. If approved, the new specific plan would effectively establish a link between implementing policies of the General Plan and the future, individual development proposals within the defined, South Centre City planning area.

After a far-reaching public outreach effort in 2015 and 2016, significant progress has been made to develop the South Centre Center Specific Plan, called *Envision South Centre City*. The draft specific plan has been released for public review and the project remains on schedule to be considered by the Planning Commission and City Council in 2017. To review a copy of the draft specific plan, and/or for more project information, please refer to the City's Project website at the link below.

<https://www.escondido.org/south-centre-city-area-plan.aspx>

Up to this point, public outreach has been heavily emphasized in the planning process to ensure that the specific plan reflects the community's vision for the future. During the first phase of outreach, residents, businesses, and other community members were asked to respond to workshop presentation material, take surveys, and make comments on what they would like to see in the planning area. This exchange helped identify the vision for the specific plan and was

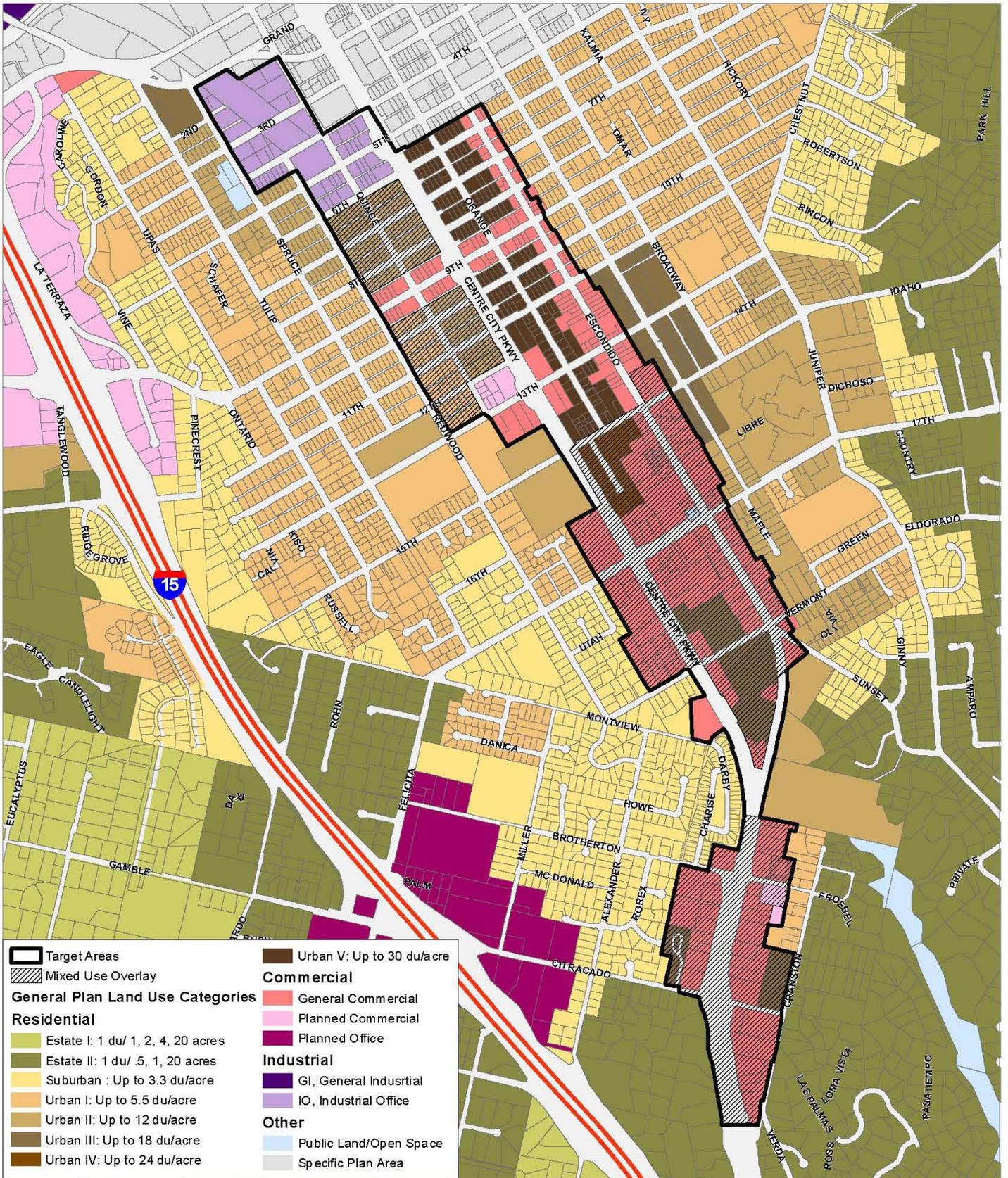
utilized to establish a preliminary set of themes that reflected community preferences and qualities of the corridor. Input received through the first phase of outreach was also used to identify potential strategies for accommodating new/revitalized housing and commercial development. Because the community's values and views of the existing planning area have greatly influenced the development of the draft specific plan, it is important to continue engaging the community during the second phase of outreach to confirm the specific plan's direction and focus, prior to its adoption. Attachment A provides a guide for continued public engagement for this last phase of outreach.

At the September 12, 2017 Planning Commission meeting, City staff and the Project's planning consultant, CityPlace Planning, will facilitate an overview of the draft South Centre City Specific Plan that was released for public review and input. This presentation will officially help kick-off the public review period and Phase 2 related outreach. The presentation will be structured so that the members of the Planning Commission get a feel for what the documents look like. The Commission will be able to use this background information as guidance with respect to their future review and consideration of the project. The presentation will also provide an overview of the second phase of public outreach and what to expect during public engagement events, which are currently scheduled to take place in fall 2017. As noted in the attachment, City staff will advertise future meeting events or draft document releases in more than one media, electronic and/or print.

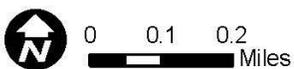
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "MDS". The letters are stylized and connected.

Mike Strong
Assistant Planning Director



Source: City of Escondido Planning/GIS, SanGIS



South Centre City Area Plan

South Escondido Blvd & South Quince Street Area Plan



Envision South Centre City

Public Participation Plan Outreach for Phase 2

- August 15, 2017 -

(Edited on September 1, 2017)

A. OVERVIEW

The effort to develop a South Centre City Specific Plan, called Envision South Centre City, has been a significant planning effort based on meaningful public input. It has and will continue to use input from residents, businesses, and other community members to build a strong foundation for future development in the area.

Public participation is a critical component of the Envision South Centre City planning process, because ultimately, its success will depend on community support. Therefore, this Public Participation Plan (PPP) seeks to develop a way to provide clear and ongoing information, encourage meaningful dialog, gather feedback and build consensus among local stakeholders. This will be achieved through a variety of methods, which are outlined in the plan, all with the goal of being as inclusive as possible.

After a far-reaching public outreach effort in 2015 and 2016, significant progress has been made to develop the Plan. With that in mind, the next several months will be dedicated to an extensive outreach effort that aims to build off of previous efforts and existing networks. As we move forward with the next steps in the Plan development phase, it will be important to continue to engage the public to both 1) share how the public feedback provided in the first phase of outreach was used to develop the draft plan; and 2) gain additional input.

B. TARGET AUDIENCES

To date there has been a considerable amount of effort made to engage a broad spectrum of local stakeholders to identify and define what is important for the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

Stakeholders in the community include residents, businesses, community members, as well as major institutions and nonprofits, who are currently invested in Escondido or could be in the future. The plan isn't just about making what we have better, it is also about attracting new residents, businesses, and visitors to the city. For this purpose, stakeholders and organizations should be unified in their visions to keep Plan implementation consistently positive and to help build public private partnerships.

Calling on local groups has helped ensure that a wide audience is reached. The City will maintain this approach to outreach during the second phase of the Project by using a variety of communication methods to reach broad and diverse audiences (including but not limited to resident groups, HOAs, business membership groups, non-profits, schools, churches, etc.).

C. ENGAGEMENT STRATEGIES

To provide information about the draft Plan, encourage dialog, gather feedback and build consensus among local stakeholders, initial outreach will focus on re-establishing stakeholder networks and ask these stakeholders to re-engage in the planning process. This network building will involve multiple forms of outreach, which are outlined below.

Digital/Print	Face to Face
<i>1. City website</i>	<i>4. Community events</i>
<i>2. Flyers and brochures</i>	<i>5. Stakeholder presentations and community conversations</i>
<i>3. News releases to local media</i>	<i>6. Informational open houses (set up as office hours)</i>
	<i>7. Planning Commission and City Council meetings</i>

1. City Website:

A project webpage is being developed, hosted on the City's website, to provide a clear and easy portal for all project information and as a means to collect public input. The public will be able to access project documents, view agenda reports and presentations, and submit comments.

2. *Flyers and Brochures:*

The City will create a series of flyers/brochures at key points in the process. The initial set of flyers/brochures will announce the release of the draft Plan, some key Plan aspects to show how previous input was used to shape the Plan, and also lay out the anticipated remaining planning process. The second set of flyers/brochures will provide up-to-date information about the draft Plan outreach and the status of the outreach and engagement period (i.e. public meetings and opportunities to provide input). The final set of flyers and brochures will summarize any draft Plan changes and identify Public Hearing dates.

All flyers and brochures will be electronically distributed through a variety of channels.

3. *Media:*

Regular updates about the Plan and the associated planning process will be shared with the local media through press releases.

4. *Community Events:*

There will be a number of opportunities throughout the remainder of the process where the public will want to share their comments and have their questions answered. It is important to continue building awareness and getting more people involved, particularly those who have not yet participated and have valuable input. As easy way to facilitate public participation and ensure the public has the opportunity to share their input, City staff will have a presence at public events and to share information about the Plan.

5. *Stakeholder Presentations and Community Conversations:*

City staff will continue to provide presentations on the project to interested community organizations and facilitate input. City staff will offer this as an open-invitation for any stakeholder group during the open-engagement period.

The City can also implement different strategies as part of an overall Public Participation Plan strategy. One such strategy is “Community Conversations.” The format of these types of events can vary, but the main objective is to have more of a conversation with different stakeholders about what is important to them. Therefore, Community Conversations can add another dimension to how

the City receives input directly from the public. Distinguishing features of Community Conversations include a group approach for open dialogue, and meeting the group in their own home, Homeowners Association clubhouse, or business to allow an understanding of the concerns in that neighborhood or sub-district.

One benefit from Community Conversations is learning what others in town think about an issue and highlighting where citizens of a neighborhood share common ground, disagree, or are left with questions. Another benefit of implementing Community Conversations with different stakeholders is that the number of people from the community participating in civic-related activities is likely to increase.

6. Informational open houses and office hours:

The draft Plan is anticipated to be released for public review in mid-August. Shortly after this time, and to facilitate public review process, City staff will host informational open houses at City Hall. The format of the informational open houses will be informal and provide a consistent and regular set of “office hours” so that the public can visit City Hall and speak to staff directly about the draft Plan. The meetings will be recurring weekly at a specific time in the Mitchell Room. Information provided at these events will be focused on the content of the draft Plan. The public will have the opportunity to provide written comments at each meeting.

D. PPP SCHEDULE

City staff will implement several engagement and informational sharing opportunities over the next months. The PPP schedule, below, is preliminary. Residents, businesses, and other community members are encouraged to check the City website for a current event list schedule, when it is developed in early June. If you don't see an event scheduled in your neighborhood, consider volunteering to help organize one.

PPP task

Timeline

City website update
1st set of flyers and brochures

late August
late August

Draft Plan Release

September 11, 2017

Media release	September 12, 2017
Planning Commission presentation	September 12, 2017
Stakeholder presentations	September/October
Community conversations	September/October
Informational open house(s)	September 28th
Office hours	Oct. 5 th , 12 th , 19 th , & 26 th
Community event(s)	Throughout October
Revise Draft Plan for Hearings	September/October
Planning Commission Hearing	November/December
City Council Hearing	January, 2018

JOIN US



South Centre City is your community, and your vision for the community is important!

In 2015, the City launched envision South Centre City to establish new standards and guidelines to guide future development on Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido.

What do you want this plan to look like?

The City recently created a draft plan, after a far-reaching public participation effort with residents, businesses, and community members. Now we want your feedback.

Although the City has made every effort to develop a draft plan that addresses your current and future needs, **we are hoping to receive additional input** on the draft document to make sure that we develop the plan to support your ideas and other community-based solutions.

*Project Planner: Mike Strong
Phone: 760-836-4556
Email: mstrong@escondido.org*

For the next step in creating a vision for the South Centre City corridor

You have four ways to provide input in September and October, 2017.

- 1** Attend a community open house in the Mitchell Room at City Hall, 5:00 to 8:30 pm on September 28th.
- 2** Participate during your lunch hour on Thursdays (Mitchell Room, 11:30 to 12:30 pm on October 5th, 12th, 19th, and 26th)
- 3** Online, through the City's project website:
www.escondido.org/south-centre-city-area-plan.aspx
- 4** Schedule a presentation with a resident or business group.

We understand that not everyone is able to attend community meetings, so join the conversation at a time and place that works for you!

