

PLANNING COMMISSION

Agenda Item No.: G.1
Date: **December 14, 2010**

CASE NUMBER: PHG 10-0019

APPLICANT: Brent Cooper, Meadowbrook Village

LOCATION: Approximately 25 acres located between North Broadway and Iris Lane, south of Village Road, addressed as 100 Holland Glen. (APN's 224-300-17, 226-840-14 & 15)

TYPE OF PROJECT: Conditional Use Permit Modification (Original Case No. 2002-69-CUP)

PROJECT DESCRIPTION: A request for a modification of a Conditional Use Permit (2002-69-CUP) to revise the previously approved design of the skilled nursing/Alzheimer's unit building of the Meadowbrook Village retirement community. The proposed modifications include a larger building of 24,180 SF (originally 19,348 SF), four more units with 13 additional beds, reconfiguring the building footprint to accommodate current industry standards and technology. The modification also includes adding a small parking lot adjacent to the existing windmill building.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: Suburban (S)/Tier 2A

ZONING: R-1-10 – Single Family Residential

BACKGROUND/SUMMARY OF ISSUES:

This item was continued from the November 23, 2010 Planning Commission meeting due to a problem with the public notice. The public notice signs have been posted on site for the required 10 days prior to the hearing. As the project was continued to a date certain, the re-mailing of notices to property owners within 500' is not required.

A Conditional Use Permit to develop a 143-unit senior care facility was approved by the Planning Commission on January 27, 2004. The approval included:

- A congregate care facility with 51 units;
- 69 semi-independent units including duplexes and cottages;
- A skilled nursing/Alzheimer's unit with 27 units;
- Aquatic Center;
- Windmill and coffee house;
- A shop/maintenance building; and
- Clubhouse.

The previous approval included a number of environmental issues that were analyzed in a mitigated negative declaration. Mitigation measures were adopted to address issues with drainage, traffic, biological resources, cultural resources, noise impacts, and hazardous materials. The developer has met the requirements of the mitigation and no additional impacts were identified with the current modification proposal.

On June 10, 2008, the Planning Commission reviewed and approved a modification to the CUP for two new one-bedroom, 750 SF apartments within the assisted living portion of the facility, Case PHG 08-0012. On June 23, 2009, the Planning Commission reviewed and approved another modification to the CUP, Case PHG09-0010, to expand the windmill commons building to three-stories and 13,418 SF, relocate a dining/kitchen area from the clubhouse to the windmill commons building, and add two, one-bedroom apartments in the windmill commons building.

The congregate care building and 50 of the residential units have been constructed with occupancy about 30%. The perimeter walls, landscaping, and windmill are installed and the windmill commons building is under construction. The plans for the pool and clubhouse/pool building are being finalized with construction to begin in the next few months. Upon approval of this modification, the skilled nursing building will be reviewed by the Office of Statewide Health Planning and Development (OSHPD), with construction anticipated to start in 2012.

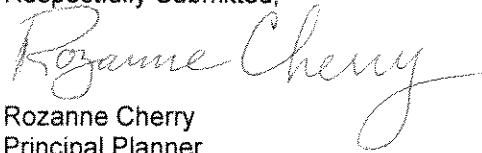
Staff believes that the issues are as follows:

1. Whether the proposed modification would create traffic or parking impacts to the site.
2. The appropriateness of the architecture and the parking lot.

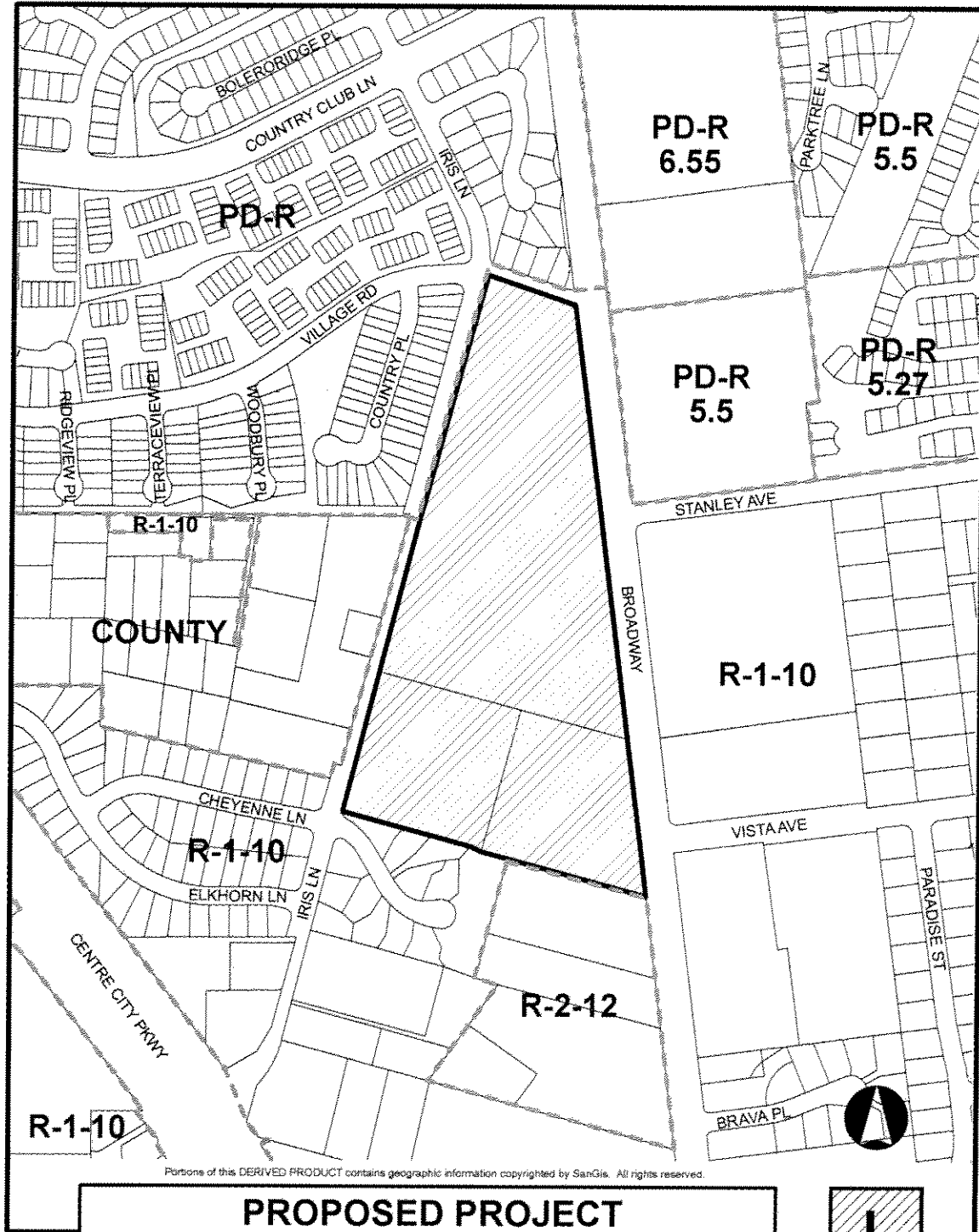
REASONS FOR STAFF RECOMMENDATION:

1. The Engineering Division has determined that the traffic generated by the proposed 13 additional skilled nursing beds will not significantly impact the traffic in the area. Additionally, adequate parking exists on site to more than meet the City's parking requirements for all components of the community.
2. The proposed modification to the skilled nursing building and the new small parking lot were reviewed and approved by the Design Review Board on August 26, 2010. The proposed single-story building will be constructed in the same location at the north end of the retirement community within the existing perimeter walls, as originally approved. The architectural design is high quality and is compatible with the other structures on-site. The parking lot is internal, located next to a three story building, and will not be visible from adjacent properties or public streets.

Respectfully Submitted,

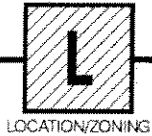


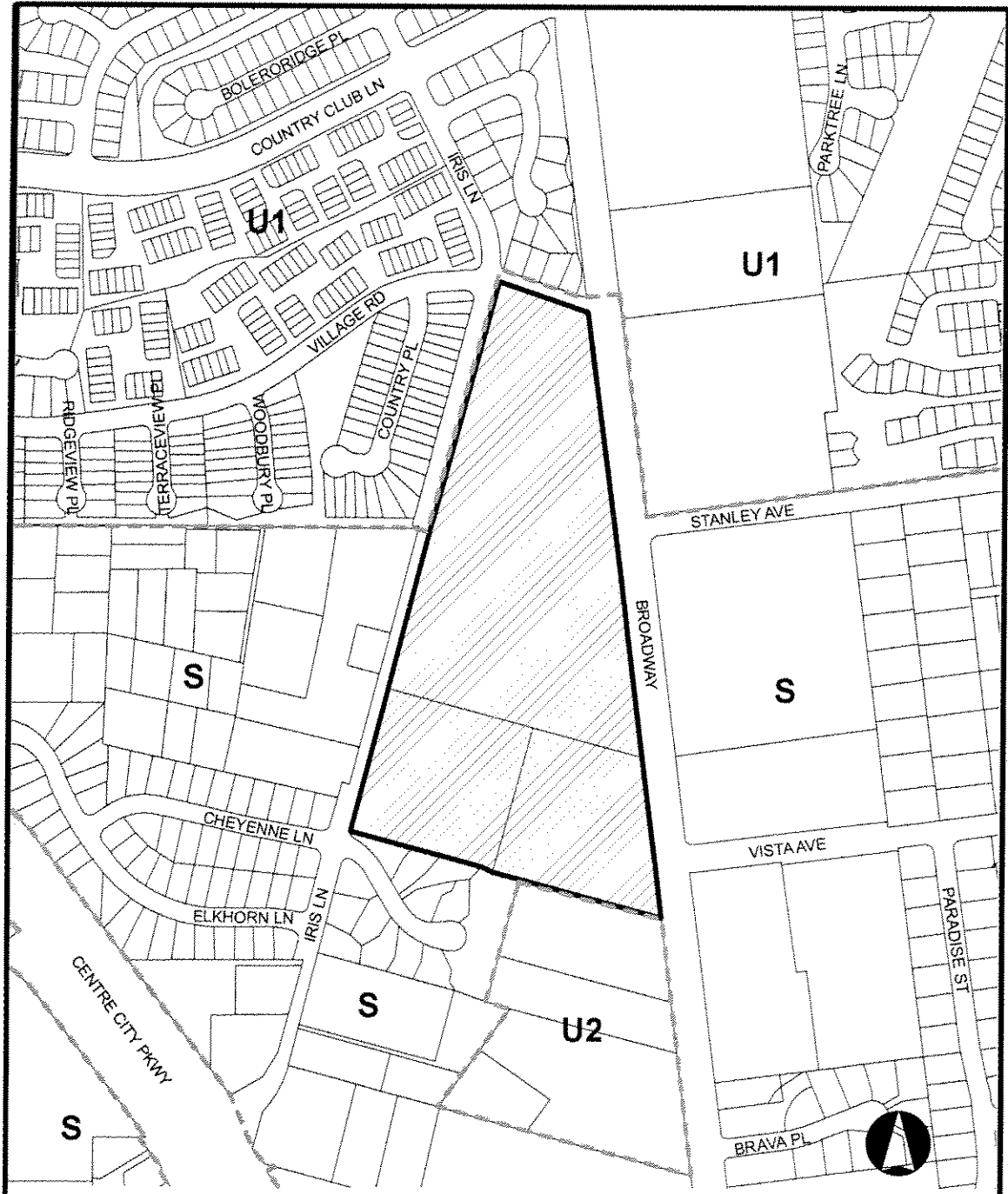
Rozanne Cherry
Principal Planner



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**PROPOSED PROJECT
PHG 10-0019**

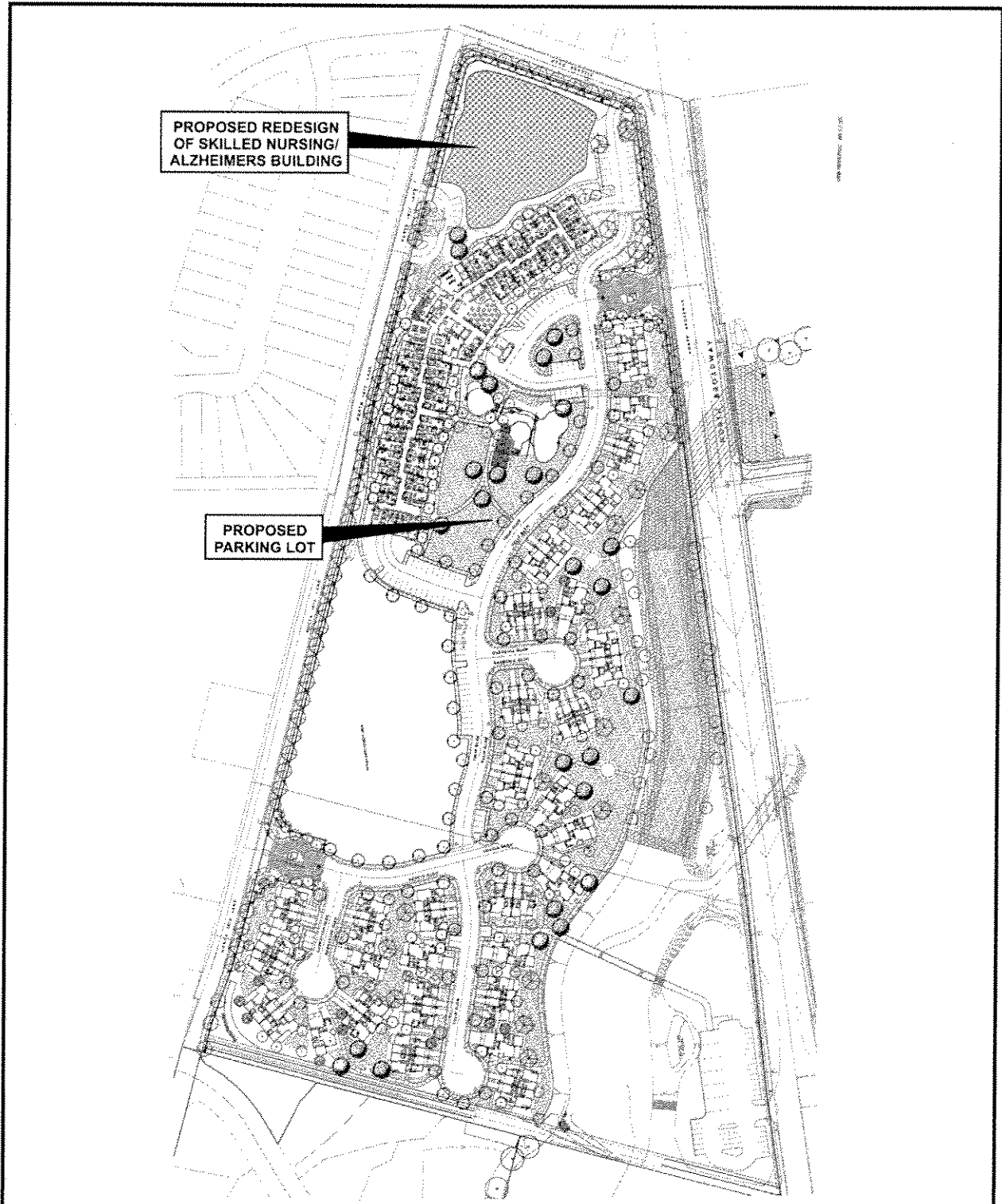




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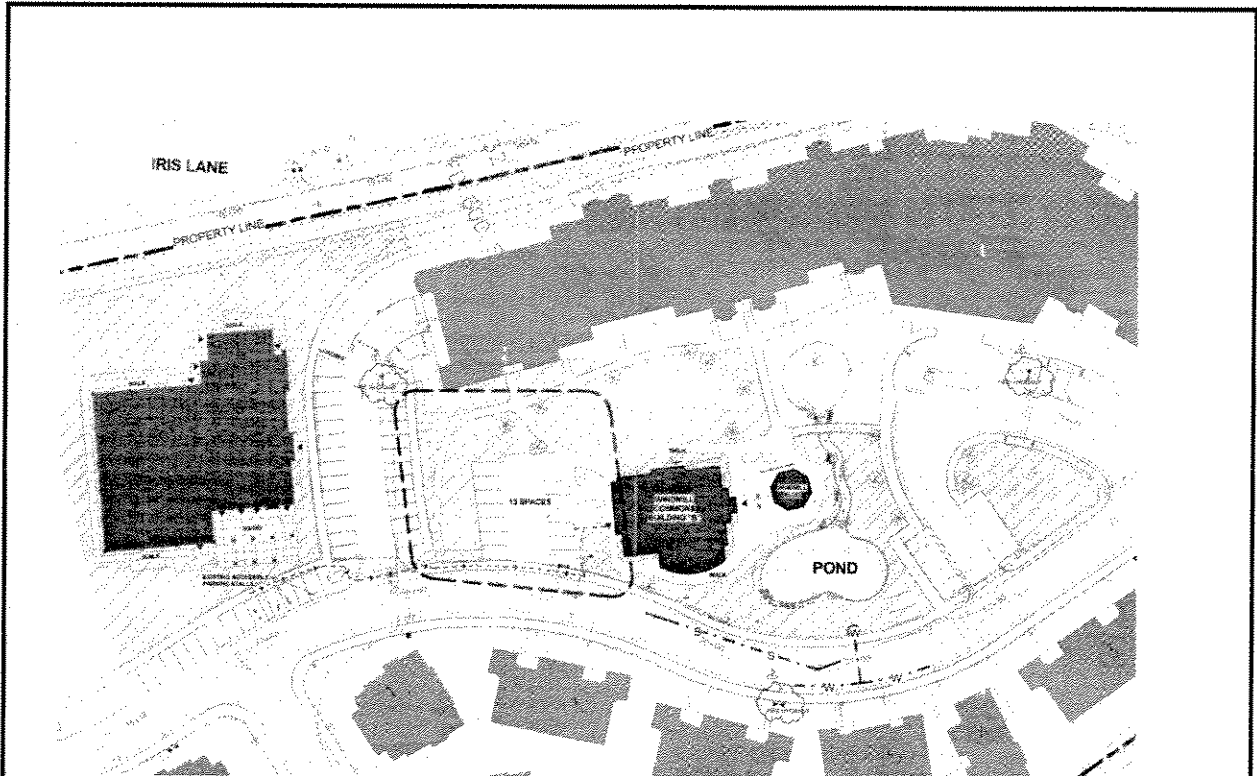
PROPOSED REDESIGN
OF SKILLED NURSING/
ALZHEIMERS BUILDING

PROPOSED
PARKING LOT

**PROPOSED PROJECT
PHG 10-0019**



SITE PLAN



8 SITE PLAN - PARTIAL (NEW PARKING)

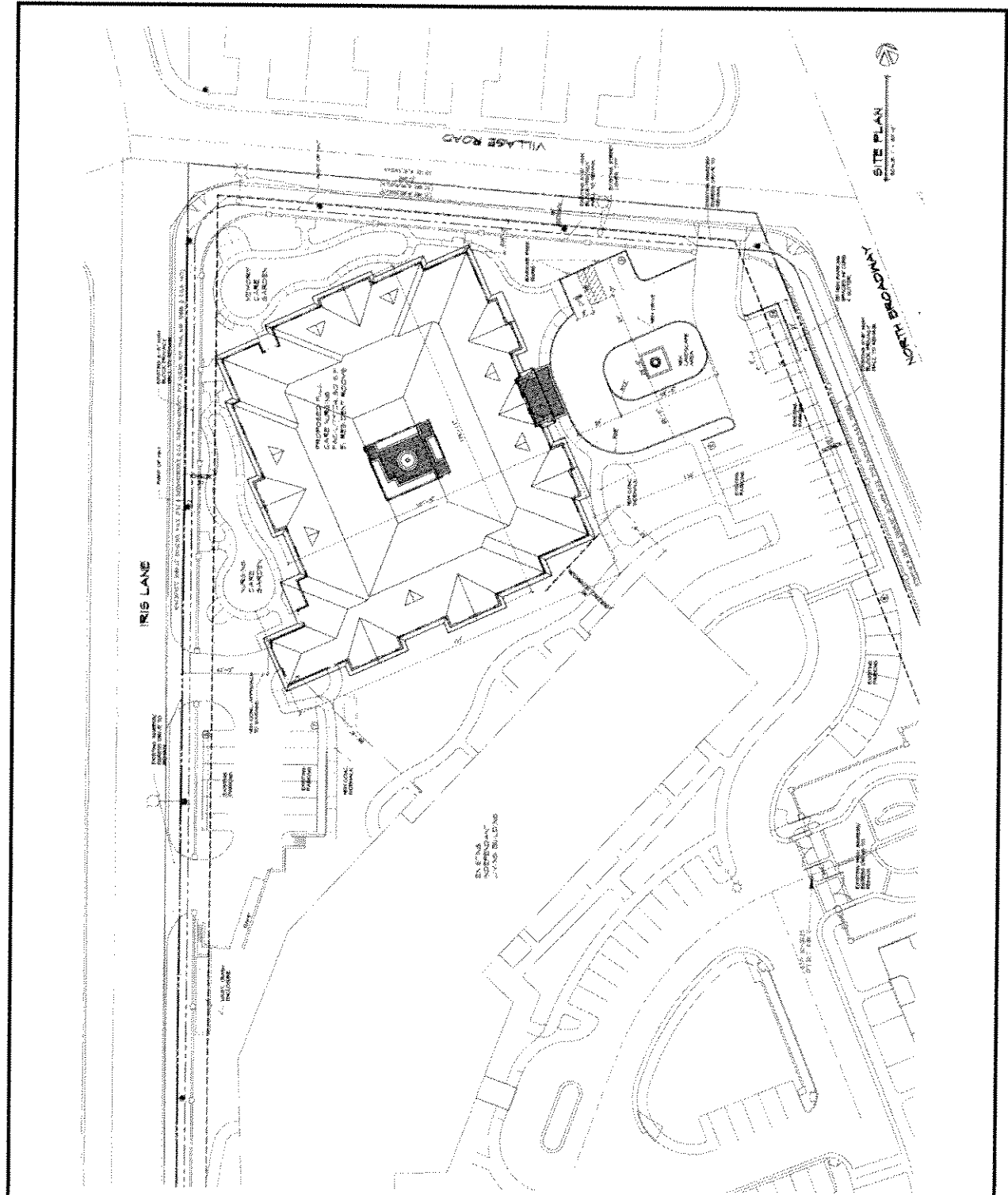


9 SITE PLAN (ENLARGED) - NEW PARKING

**PROPOSED PROJECT
PHG 10-0019**



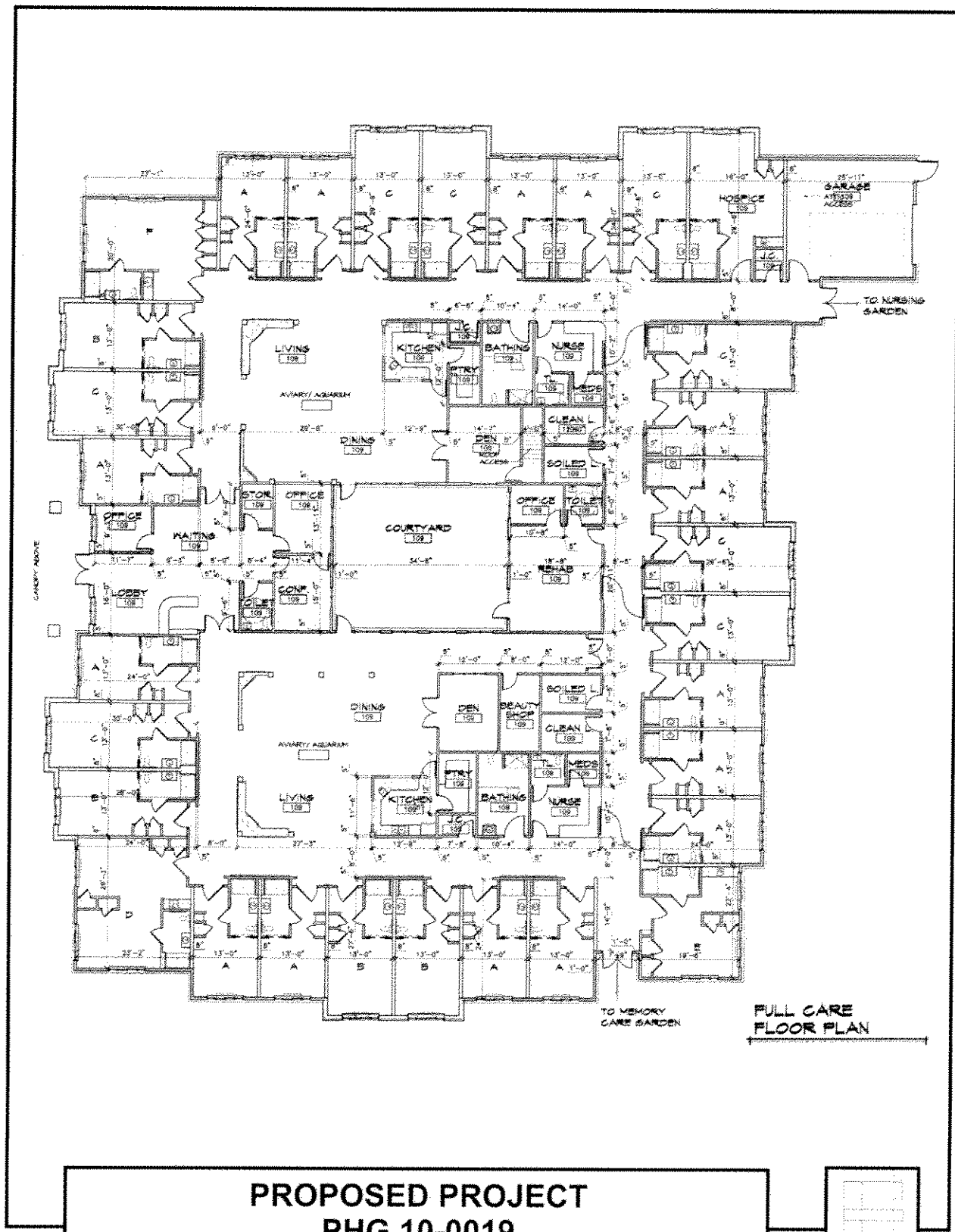
PARKING LOT



**PROPOSED PROJECT
PHG 10-0019**

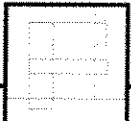


SITE PLAN



FULL CARE
FLOOR PLAN

**PROPOSED PROJECT
PHG 10-0019**

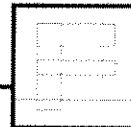


FLOOR PLAN

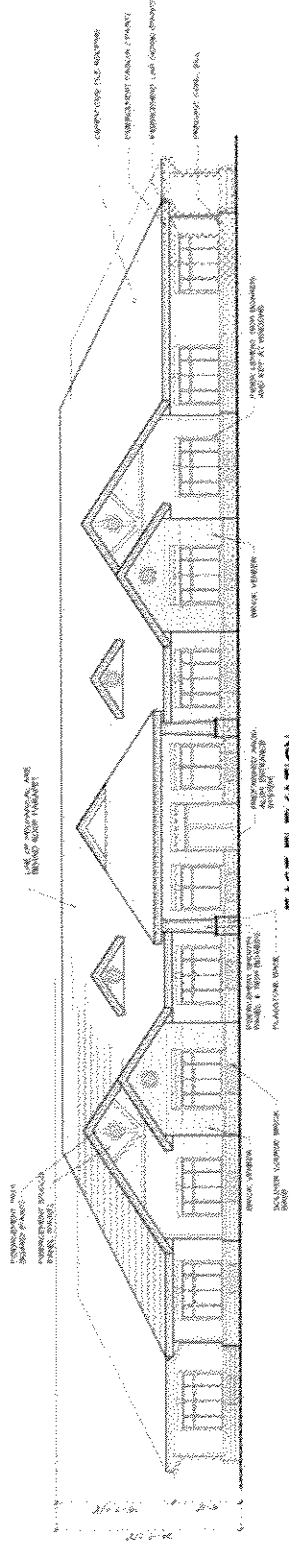
ROOM TYPES

LABEL	TYPE	SIZE (APPROX.)	AMOUNT	SQ. FT. (TOTAL)
A	SINGLE BED	13'-0" x 24'-0"	15	300
B	DOUBLE BED	13'-0" x 28'-0"	4	351
C	DOUBLE BED	13'-0" x 30'-0"	8	377
D	DOUBLE BED	23'-2" x 26'-3"	1	600
E	DOUBLE BED	19'-8" x 22'-4"	1	419
F	DOUBLE BED	20'-0" x 27'-1"	1	522
HOSPICE	SINGLE BED	19'-0" x 29'-6"	1	488

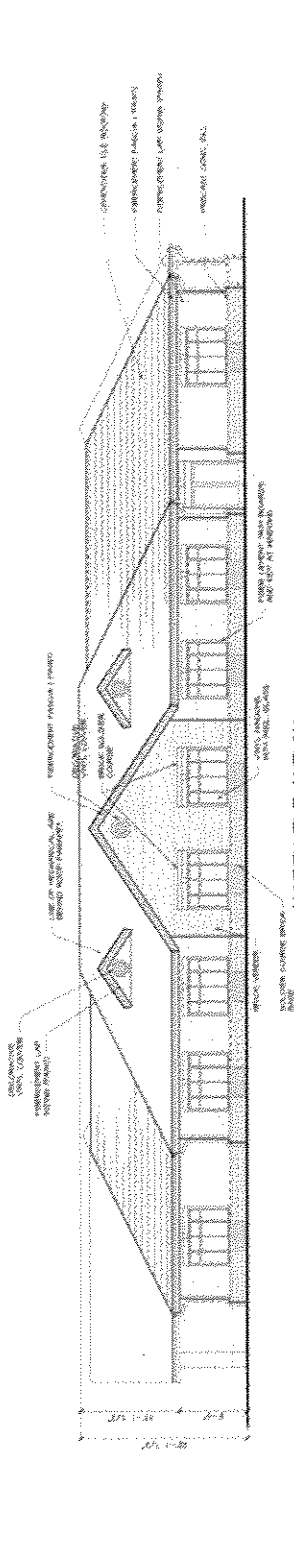
**PROPOSED PROJECT
PHG 10-0019**



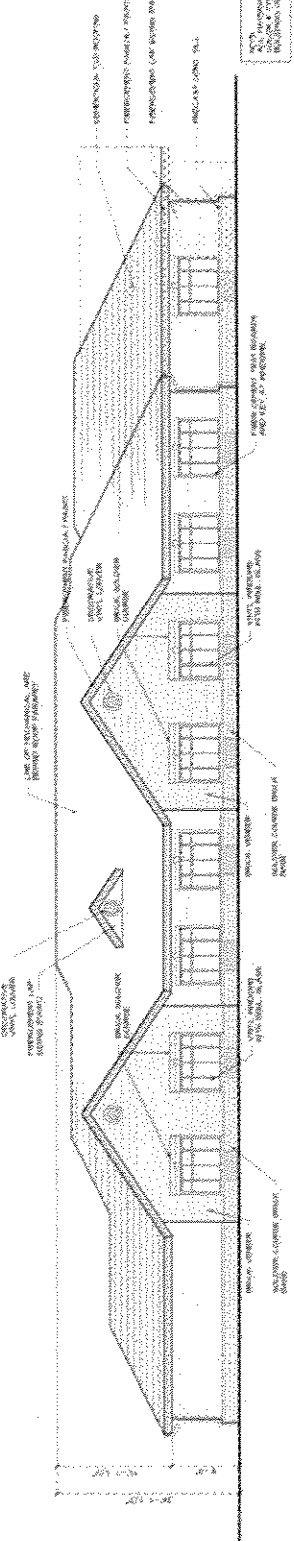
FLOOR PLAN



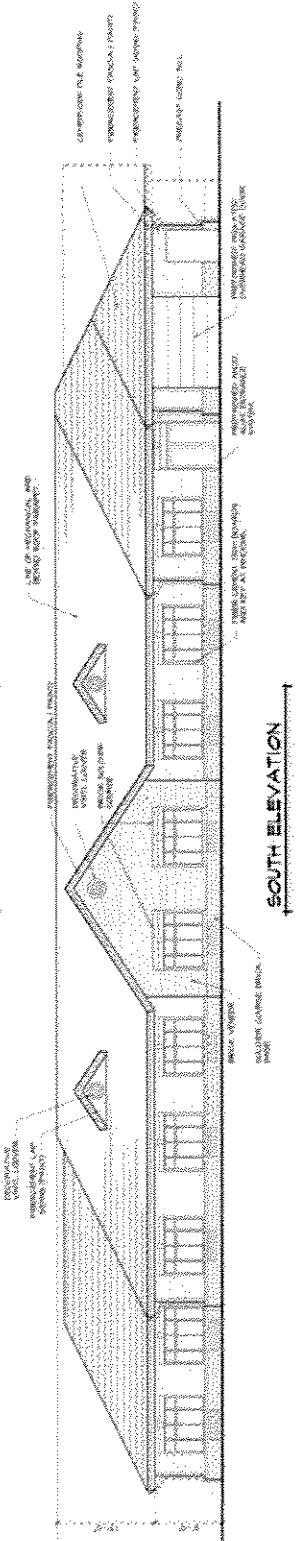
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

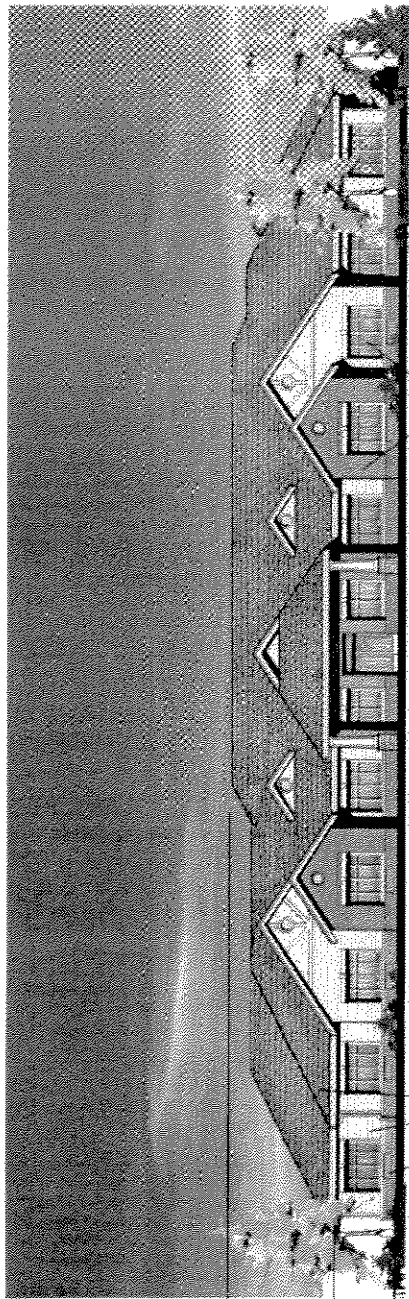


SOUTH ELEVATION

**PROPOSED PROJECT
PHG 10-0019**



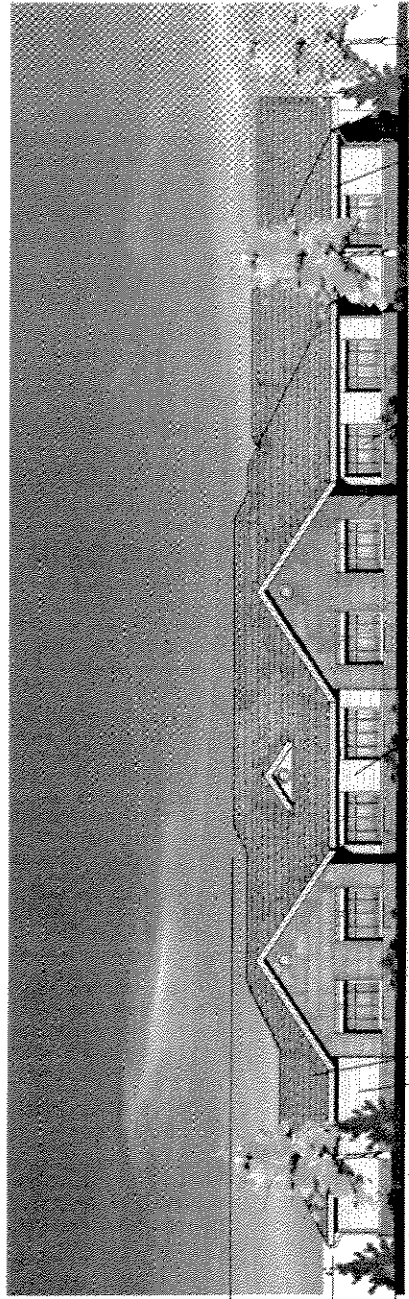
ELEVATIONS



WINDOWS: INTEGRITY BY MARVIN
FACE BRICK

EAST ELEVATION

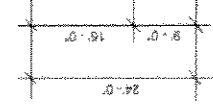
ROOF TILE: HANSON BROWN R813 S-TILE
SIDING: HARDIE PLANK 5/8 X 8' - 12' SMOOTH
MECHANICAL VENT TYPICAL



WINDOWS: INTEGRITY BY MARVIN
FACE BRICK
HARDIE TRIM

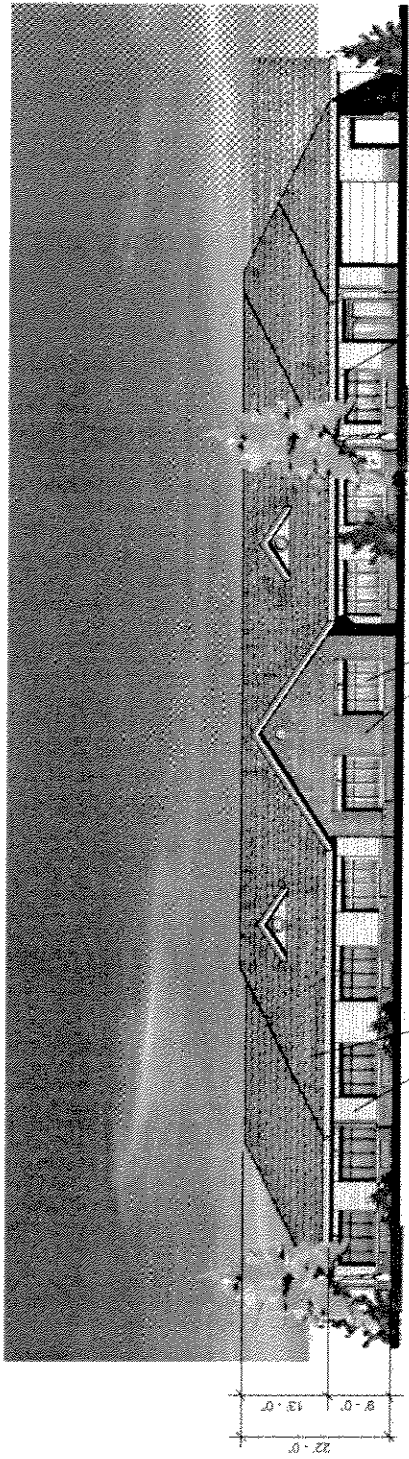
SOUTH ELEVATION

ROOF TILE: HANSON BROWN R813 S-TILE
SIDING: HARDIE PLANK 5/8 X 8' - 12' SMOOTH

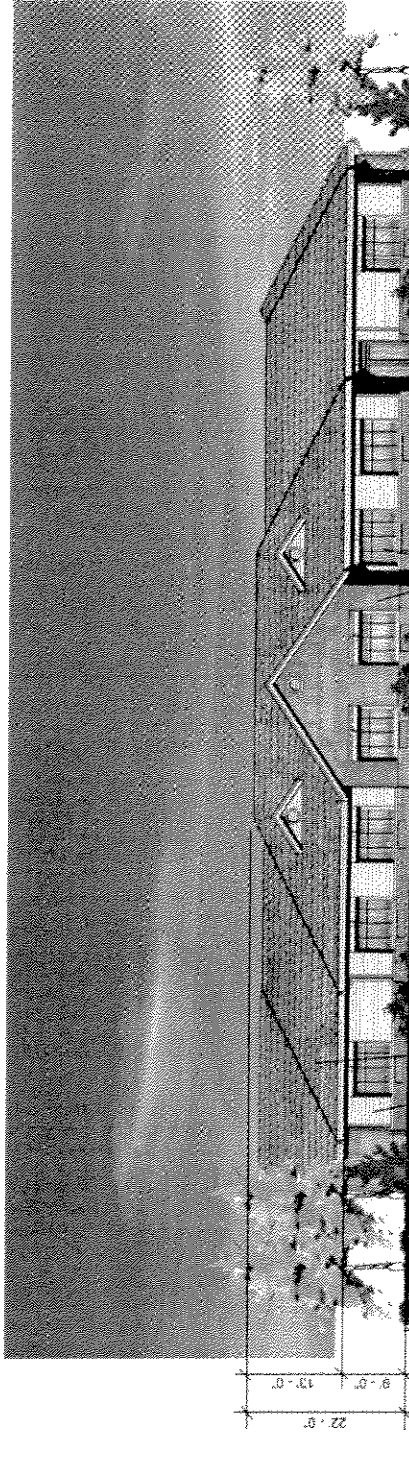


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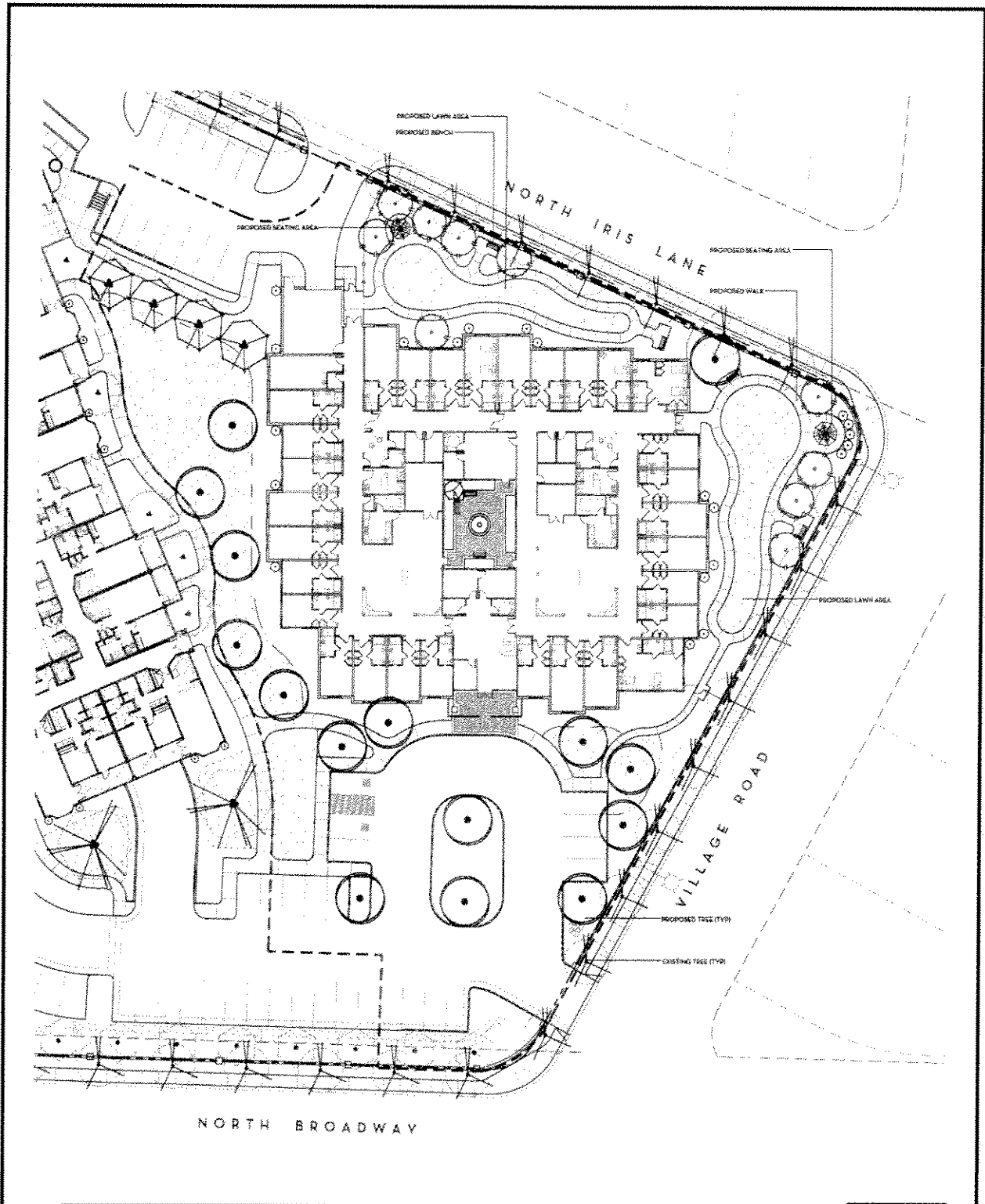
WEST ELEVATION



NORTH ELEVATION

**PROPOSED PROJECT
PHG 10-0019**

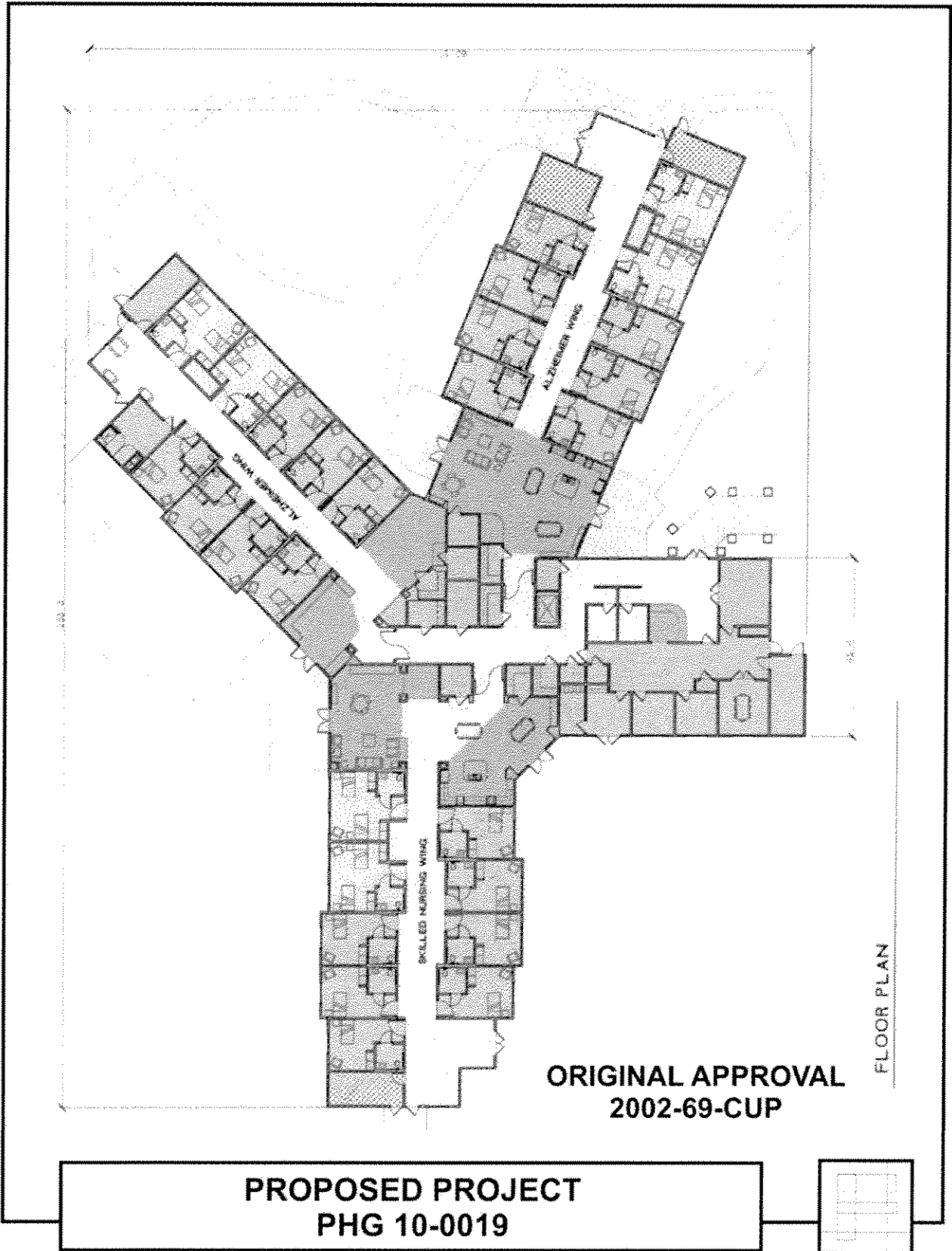




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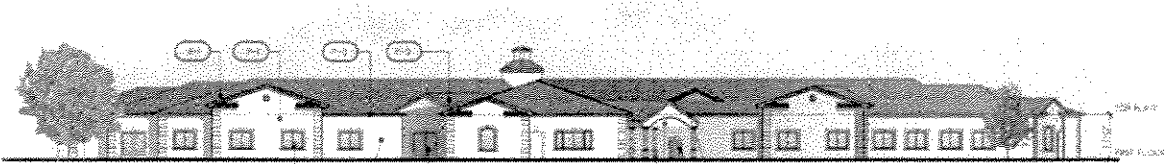


LANDSCAPE PLAN





1 NORTH ELEVATION



2 EAST ELEVATION (FRONT)



3 WEST ELEVATION

**ORIGINAL APPROVAL
2002-69-CUP**

**PROPOSED PROJECT
PHG 10-0019**





EXISTING CONGREGATE CARE BUILDING

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - Village Road and single-family dwellings/PD-R

SOUTH - Single-family residences, and River Village townhomes/ R-1-10 & R-2-12

EAST - Vacant, Calvin Christian School/PD-R 5.5 & R-1-10

WEST - Multi-family dwellings and single-family dwellings/PD-R & County

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding the project modifications or their ability to provide service to the site.
2. Effect on Fire Service – The Fire Department has indicated that the project modifications will not impact levels of service nor affect their ability to adequately serve the project. The site is served by Fire Station #3 which is located at 1808 Nutmeg, which is within the five minute response time mandated by the General Plan.
3. Traffic – The project takes access from North Broadway, which is classified as a Collector Road (84' r.o.w.) and Iris Lane, a Local Collector Road (66' r.o.w.) in the Circulation Element of the Escondido General Plan. Based on SANDAG's traffic generation rates for the San Diego region, the proposed additional 13 beds in the skilled nursing building would generate approximately 39 average daily trips. According to the Engineering Division, the project related traffic mitigations have been completed and all surrounding roadways and intersections are currently operating at levels of service "C" or better. The additional 39 daily trips generated by the project will not degrade the levels of service of the adjacent streets.
4. Utilities – City sewer and water mains with sufficient capacity to serve the project are available within the adjoining street or easement. The project modification does not materially degrade the levels of service of the public sewer. The developer shall make necessary arrangements through Rincon Del Diablo Municipal Water District to provide water service to the revised skilled nursing building.
5. Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. As previously approved, runoff from the project will be directed into the adjoining public street or other drainage facility. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. A Mitigated Negative Declaration was adopted for the original CUP (Case Nos. ER 2002-25 / 2002-69-CUP) and included mitigation measures to address drainage, traffic, biological resources, cultural resources, noise impacts, and hazardous materials. The mitigation has been implemented, and no new mitigation is required for the proposed modifications. An addendum to the Mitigated Negative Declaration (MND) has been prepared in accordance with Sections 15164 and 15162 of the State CEQA Guidelines. This addendum is intended to evaluate the potential impacts of the proposed modifications to the senior care facility to determine if the changes and additions beyond that analyzed in the MND meet any of the requirements for preparation of a subsequent or supplemental MND per Sections 15162-15163 of the State CEQA Guidelines. These sections of the CEQA Guidelines would require a Subsequent or Supplemental MND if any of the following occur:

- Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identify significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous MND;
 - Significant effects previously examined will be substantially more sever than shown in the previous MND;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164 of the State CEQA Guidelines states that an Addendum to an MND may be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent MND have occurred." If none of the aforementioned conditions are met, a subsequent or supplemental MND is not required. Rather, an agency can:

- Decide that no further environmental documentation is necessary; or
- Require that an addendum be prepared.

Since the CUP modification proposes constructing a new small parking lot, and reconfiguring the skilled nursing/Alzheimer's building and adding 4,800 SF to accommodate four more units with 13 new beds, City staff determined that preparation of an addendum was appropriate.

2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site or will be impacted by the proposed modifications.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan: The General Plan land use designation on the site is Suburban which allows up to 3.3 dwelling units per acre. The Modification to the Conditional Use Permit request is consistent with the Suburban designation of the General Plan because assisted living / skilled nursing facilities are customarily permitted by Conditional Use Permit, when conditioned to observe the underlying zone and related ordinance restrictions, and when compatible with surrounding properties.

The Land Use Element Residential Policy B2.1 requires that residential neighborhoods be protected from the encroachment of incompatible activities or land uses such as heavy service commercial business. The original retirement community was found to be a use no more intensive than the surrounding residential neighborhoods and sensitive to the adjacent properties through design. The modified, one-story skilled nursing building will be constructed in the same location originally approved, and the small parking lot will be located in the center of the complex. Therefore, the proposed modifications will be compatible with the neighborhood.

Traffic/Parking - The Engineering Division of the City of Escondido has reviewed the proposal and determined that the traffic generated by thirteen additional skilled nursing beds would not negatively impact the adjacent streets. According to the SANDAG Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, approximately 39 average daily trips (3 ADT/bed) would be generated by the proposed modification. With the previous two modifications that added a total of four units and 16 ADT's, the cumulative increase in trips generated still would not degrade the levels of service on the adjacent streets, which currently operate at acceptable levels of service C or better. The additional 13 beds would require a minimum of 4 parking spaces at a ratio of 1 space/3 beds. The overall development would provide 273 parking spaces, which exceeds the requirement of 210 total spaces. The modification includes a new parking lot of 13 spaces, which would be in addition to the 273 spaces. The 138 covered parking spaces provided also exceed the 69 required. Therefore, adequate parking exists for the proposed modification and the additional trips generated will not degrade service levels on the surrounding streets.

Appropriateness of Parking Lot and Architecture – The applicant proposes to add a parking lot to the south of the previously approved windmill commons building. This building provides access to the windmill for viewing and maintenance. The building also includes a community room with kitchen, a display/exhibition area, a conference room, restrooms, and two one-bedroom apartments. The windmill will have a coffee house on the first floor. The proposed parking lot will provide convenient parking for residents and guests using the facilities in this building and the adjacent windmill, as well as provide paved truck access to the utility rooms on the southwest corner of the building for the utility companies. The project is conditioned to provide at least 5-feet of landscaping between the sidewalk adjacent to the private street and the first parking stalls. This landscaping will provide a buffer between the parked vehicles and pedestrians on the sidewalk. Due to the location internal to the development, the parking lot will not be visible from the public streets. Therefore, the location and design of the parking lot are appropriate.

The proposed reconfiguration of the skilled nursing/Alzheimer's building from four wings around a central hub to a generally square building around a central courtyard, provides a more efficient internal layout and reflects current trends in the industry. The new layout incorporates additional amenities such as a beauty salon, a rehabilitation room, a hospice care room, a protected outdoor space in the center courtyard, and a garage where an ambulance or hearse can load/unload in privacy. The one-story building with a height of 22'-24' will be compatible with the height of the residences across the street and the existing perimeter wall and landscaping will screen much of the building from view from the public streets. The color, materials and architectural detailing, including dormers, divided windows and brick wainscot, will be compatible with the other existing buildings in the development. Therefore, the modified building design is appropriate.

Design Review Board: - The Design Review Board (DRB) reviewed the proposal on August 26, 2010. Staff had recommended approval with conditions for the parking lot to have a landscape strip between the parking spaces and the sidewalk, for the skilled nursing building to be shifted to meet the 15' setback adjacent to Village Road, and the path of travel for the disabled parking be revised to meet current code. One Board member had a concern that the proposed individual air conditioning units in each room, which would have an exterior vent grate flush with the exterior wall, may result in future appearance issues due to possible lack of maintenance. The DRB unanimously approved the proposed modifications with staff's recommended conditions 6-0-0 (Board member Diefenbach absent). The recommended conditions have been included in the project's conditions of approval.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site is approximately 25-acres and the majority of the retirement community facilities have been constructed and occupied. The development is accessed from both Broadway and Iris Lane. The generally flat site is enclosed with a decorative perimeter wall and landscaping.

B. SUPPLEMENTAL DETAILS OF REQUEST

- | 1. Property Size: | Approximately 25 acres | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--------------------------------------|-----------------|----------------------------|--------|-----------|-----------|-----------|---------|---------|----------|------------|---------|-----------------|---------------------------|--------------------------------------|------------------------|------------------|------------------|------------------------|--------------------------------|-----------|-------------------|--|--|
| 2. Use of Modified Building: | Same, to provide skilled nursing services to residents requiring 24-hour medical care, and assisted care for residents with dementia or Alzheimer's. | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Modified Skilled Nursing/Alzheimer's Building: | <table border="0"><thead><tr><th></th><th><u>Proposed</u></th><th><u>Previously Approved</u></th></tr></thead><tbody><tr><td>Area -</td><td>24,180 SF</td><td>19,348 SF</td></tr><tr><td>Stories -</td><td>1-story</td><td>1-story</td></tr><tr><td>Height -</td><td>22-24 feet</td><td>28 feet</td></tr><tr><td>Configuration -</td><td>Square around a courtyard</td><td>4 wings radiating from a central hub</td></tr><tr><td>Number of units/beds -</td><td>31 units/46 beds</td><td>27 units/33 beds</td></tr><tr><td>Secured garden areas -</td><td>2 gardens & interior courtyard</td><td>3 gardens</td></tr><tr><td>Added amenities -</td><td>Beauty salon, hospice care room & a garage</td><td></td></tr></tbody></table> | | <u>Proposed</u> | <u>Previously Approved</u> | Area - | 24,180 SF | 19,348 SF | Stories - | 1-story | 1-story | Height - | 22-24 feet | 28 feet | Configuration - | Square around a courtyard | 4 wings radiating from a central hub | Number of units/beds - | 31 units/46 beds | 27 units/33 beds | Secured garden areas - | 2 gardens & interior courtyard | 3 gardens | Added amenities - | Beauty salon, hospice care room & a garage | |
| | <u>Proposed</u> | <u>Previously Approved</u> | | | | | | | | | | | | | | | | | | | | | | | |
| Area - | 24,180 SF | 19,348 SF | | | | | | | | | | | | | | | | | | | | | | | |
| Stories - | 1-story | 1-story | | | | | | | | | | | | | | | | | | | | | | | |
| Height - | 22-24 feet | 28 feet | | | | | | | | | | | | | | | | | | | | | | | |
| Configuration - | Square around a courtyard | 4 wings radiating from a central hub | | | | | | | | | | | | | | | | | | | | | | | |
| Number of units/beds - | 31 units/46 beds | 27 units/33 beds | | | | | | | | | | | | | | | | | | | | | | | |
| Secured garden areas - | 2 gardens & interior courtyard | 3 gardens | | | | | | | | | | | | | | | | | | | | | | | |
| Added amenities - | Beauty salon, hospice care room & a garage | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. Hours of Operation: | 24 Hours | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. Number of Skilled Nursing Employees: | Approximately 8 daytime and 5 nighttime employees | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Building Colors/Materials: | To match existing buildings | | | | | | | | | | | | | | | | | | | | | | | | |

C. CODE COMPLIANCE ANALYSIS

- | | | |
|------------------------------------|---|--|
| 1. Setbacks: | <u>Proposed Building</u> | <u>R-1-10Zone</u> |
| Front Yard | | |
| North: | 12'± | 15' (project is conditioned to meet setback) |
| Side Yard | | |
| West: | 15' | 5' |
| East: | 132'± | 10' |
| South: | 30' separation to adjacent building | 10' building separation |
| 2. Height | | |
| 1-Story Structure: | 22'-24' | 35' max. |
| 3. Parking for entire development: | 284 Total Spaces Provided
210 Required | |
| Covered Parking Spaces: | 138 Provided (69 Required) | |

**FINDINGS OF FACT
PHG 10-0019
EXHIBIT "A"**

1. Granting the proposed Conditional Use Permit Modification would be based upon sound principles of land use and in response to services required by the community as the project will be complete within the existing retirement community development and will include state of the art skilled nursing industry standards and technology.
2. The proposed Conditional Use Permit Modification would not cause deterioration of bordering land uses or create special problems for the area in which it is located as the design of the proposal is sensitive to the unit types of the surrounding area, the additional traffic generated by the project will not degrade the existing levels of service on adjacent streets, and the project has been conditioned such that it will preserve the public health, safety and general welfare of the community;
3. The proposed Conditional Use Permit Modification has been considered in relationship to its effect on the community and determined to be compatible with surrounding development in terms of mass and scale, and all services can be provided to the site.

**CONDITIONS OF APPROVAL
PHG 10-0019
EXHIBIT "B"**

PLANNING CONDITIONS

1. All conditions included with the approval of 2002-69-CUP, PHG 08-0012 and PHG 09-0010 shall remain in full force and effect unless superseded by the conditions contained herein.
2. A minimum of 210 total parking spaces shall be provided for the entire development, of which 138 shall be covered pursuant to the previously approved development plans.
3. The project shall be as described in the Details of Request of the staff report with materials and colors to match the existing buildings, as presented in the exhibits for the Design Review Board on August 26, 2010. The colors and materials shall be identified in the building plans submitted for building permits.
4. Modify the proposed parking lot to incorporate a minimum 5-foot wide landscape area between the sidewalk adjacent to the street and the first parking spaces.
5. Provide wheel stops for the new parking lot spaces where a 2-foot bumper overhang would reduce the adjacent sidewalk below the minimum 4-foot width required for a path-of-travel.
6. Revise the path-of-travel from the disabled parking spaces to the skilled nursing building to meet current code requirements.
7. Shift the location of the skilled nursing building to provide a 15' minimum building setback from the property line adjacent to Village Drive.
8. Prior to grading/building permit issuance, revise the site plan(s) to incorporate the modifications required by these conditions and submit 3 copies to the Planning Division.
9. Prior to grading/building permit issuance, submit 5 sets of revised landscape plan sheets showing the changes proposed for the two areas of modification; around the parking lot and the skilled nursing/Alzheimer's building.
10. The generator location shown near the southwest corner of the proposed skilled nursing building is not part of this application and shall be removed from the revised plans.

ENGINEERING CONDITIONS

1. Submit revised grading plans for the parking lot and redesigned building.
2. Submit revised Water Quality Technical Report that incorporates the changes resulting from the proposed modifications.
3. The project is located in the Rincon Del Diablo Municipal Water District. The developer shall make necessary arrangements through Rincon to provide water service.

BULDING CONDITIONS

1. The enforcing authority for skilled nursing facilities is the Office of Statewide Health Planning and Development (OSHPD).
2. Parking for the disabled shall be such that vehicle occupants shall not be compelled to wheel or walk behind any vehicle other than their own.

FIRE CONDITIONS – no additional conditions

EXHIBIT "B"
Conditions of Approval
PHG 09-0010

1. All conditions included with the approval of 2002-69-CUP and PHG 08-0012 shall remain in full force and effect unless superseded by the conditions contained herein.
2. All services provided to the congregate care residents shall be made available to the residents of the two new apartments.
3. Revised sprinkler plans shall be submitted to the Fire Department for approval prior to final building permits for the new apartments.
4. Covers for the trash enclosure shall be provided. *pool deck*
5. Dial out phones shall be provided for the pool area.
6. Multiple accommodation toilet facilities shall comply with Title 24, Part 2 of the California Building Code.
7. The windmill shall not be accessible to the public above the first floor except for limited use of the observation deck.
8. Permanent roof access with a ladder is required for roof-mounted equipment.

EXHIBIT "B"
Conditions of Approval
PHG 08-0012

1. All conditions included with the approval of 2002-69-CUP shall remain in full force and effect unless superseded by the conditions contained herein.
2. Revised sprinkler plans shall be submitted to the Fire Department for approval prior to final building permits for the new apartments.
3. Prior to Final Inspection, the security lighting for the internal streets and parking lots shall be installed in compliance with Article 35 and to the satisfaction of the Police Department.
4. Development fees shall be due with the building plan revisions.

CONDITIONS OF APPROVAL
2002-69-CUP/2003-02-GPA
EXHIBIT "B"

Landscaping

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. Additionally, all landscaping proposed in conjunction with each building to be developed 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 the landscape materials as follows: Each one thousand SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten shrubs, five gallon in size; and groundcover to provide on hundred percent coverage within one year of installation.
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 or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee of \$250.00 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 conformance 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 Planning Division and City Engineer.
6. Street trees shall be provided along every frontage within, or adjacent to this project in conformance with the Landscape Ordinance and the City of Escondido Street Tree List. In accordance with the Biological Report prepared by Dudek and Associates, landscaping will be incorporated that is consistent with the Wetlands Mitigation and Monitoring Plan prepared by Dudek & Associates, Inc.

General

1. All construction and grading shall comply with all requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, 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 description.
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. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting Ordinance (Ordinance No. 86-75). All walkways shall be provided with bollard type lighting. Parking lot lighting shall be approved by the Planning Division.
5. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
6. Two-hundred ninety-three parking spaces shall be provided in conjunction with the assisted living complex to the satisfaction of the Planning Division. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.
7. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and stripping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding conditions of approval. All exterior improvements 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. Access for use of heavy fire fighting equipment, as required by the Fire Marshall, 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 no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
9. All requirements of the Public Arts Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance.
10. Prior to or concurrent with the issuance of building permits, the appropriate development fees, including any applicable citywide facility fees, shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
11. The Conditional Use Permit shall be null and void if not utilized within twelve months of the effective date of this approval.
12. All new utilities shall be underground.
13. All mechanical equipment (roof mounted or ground mounted) shall be screened from all public view utilizing materials and colors which match the building consistent with the requirements of the Design Review Board and the satisfaction of the Planning Division.
14. All trash enclosures must be designed and built to City standards. Appropriate screening and landscaping shall be incorporated into the design.
15. The type of activities and hours of operation shall comply with those listed in the staff report to the satisfaction of the Planning Division.
16. Fire hydrants and building fire sprinkler systems shall be placed in locations approved by the Fire Department.
17. 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 project plans.
18. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47). Separate sign permits shall be required for any project signage.

19. This item may be referred back to the Planning Commission upon recommendation of the Director of Planning and Building for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the operation of the facility and/or non-compliance with the project conditions of approval.
20. Prior to issuance of building permits, the building plan shall include sound-rated windows in conjunction with a detailed analysis of the noise-insulating properties of the building. Interior noise levels shall not exceed a CNEL of 45 dB. *(Mitigation Measure)*
21. 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.
22. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain project to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Department, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to "County Clerk," in the amount of \$850.00 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$25.00. Failure to remit the required fees in full within the specified time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.
23. Prior to issuance of a grading permit, the applicant shall obtain a 1603 Streambed Alteration Agreement with the California Department of Fish and Game. The loss of wetland habitat shall be mitigated for with 2.20 acres provided on-site and 2.78 acres to be located at an agency-approved mitigation site. *(Mitigation Measure)*
24. Prior to the issuance of building permits the developer shall mitigate the loss of 20.44 acres of non-native grassland at a resource agency-approved mitigation site. *(Mitigation Measure)*
25. Prior to the issuance of building permits the developer shall be responsible for the creation of a low-flow channel to tie into the existing Reidy Creek low-flow channel at the upstream and downstream ends of the project. *(Mitigation Measure)*
26. Prior to the issuance of building permits the developer shall apply a native wetland hydro-seed mix on all graded areas within the overflow channel and slopes. *(Mitigation Measure)*
27. The developer shall provide protection of all installed plant materials on the project site by temporary orange construction fencing installed along the edges of these features to protect all environmentally sensitive areas. The fencing locations will be approved by the project biologist prior to installation, and shall be installed around these areas prior to the beginning of vegetation clearing and grading. The fence will be a minimum of 4-feet high to prevent construction equipment and personnel from entering environmentally sensitive areas. The protection fence will remain in place until restoration/enhancement activities are complete. Approximately 4500 linear feet of fencing is anticipated to be necessary to protect the mitigation area. *(Mitigation Measure)*
28. The developer shall be responsible for a five-year maintenance, monitoring, and reporting program in accordance with agency standards. *(Mitigation Measure)*

29. Pets and/or domesticated animals will not be permitted within the onsite mitigation site. This will be achieved in a manner acceptable to the wildlife agencies. *(Mitigation Measure)*
30. No machinery fluids shall be added or changed on the revegetation site or near the stream channel; refueling of machinery will occur within designated upland areas and only over areas with a non-permeable membrane installed. *(Mitigation Measure)*
31. Only machinery necessary to perform the minor grading and plant material installation will be allowed on site and each machine shall be removed immediately after its task is complete. *(Mitigation Measure)*
32. No dumping of debris or stockpiling of soil shall occur in or near the stream channel on site. *(Mitigation Measure)*
33. Construction access to the site will be limited to designated areas containing non-native, exotic, or invasive plants. *(Mitigation Measure)*
34. All onsite features to be preserved (including native salvage plants) in the existing riparian areas adjacent to the proposed mitigation site shall be avoided at all time. *(Mitigation Measure)*
35. Prior to demolition of the existing structure, renovation, or any other activity that may disturb the materials, an accredited building inspector shall perform an inspection, or the affected materials shall be handled as asbestos containing. *(Mitigation Measure)*
36. Prior to the issuance of grading permits the used oil and batteries on site shall be properly recycled and disposed of by a State of California licensed hazardous waste recycler. *(Mitigation Measure)*
37. Prior to the issuance of a grading permit a conditional letter of map revisions from FEMA shall be obtained, and prior to occupancy, a letter of map revision shall be obtained by the developer. *(Mitigation Measure)*
38. Prior to occupancy a sound barrier shall be constructed between North Iris and the putting green, chipping area, pool area, and the Alzheimer's walking area. *(Mitigation Measure)*
39. Prior to the issuance of building permits the developer shall demonstrate through an acoustical analysis that the upper floor and/or unprotected rooms will conform to the 45 CNEL threshold. *(Mitigation Measure)*
40. Prior to occupancy the developer shall construct a sound wall between North Broadway and the residences just east of North Broadway, or provide an acoustical analysis indicating that further mitigation is not necessary. *(Mitigation Measure)*
41. Prior to issuance of a grading permit, all areas of wetland habitat not approved for development shall be preserved in a conservation open space easement. The open space easement shall be indicated on the grading plan. Temporary construction fencing shall be installed and maintained around natural open space areas during construction. The easement shall contain the following provisions:
 - Human intrusion into designated biological open space shall be restricted except for monitoring and maintenance of mitigation site(s).
 - Removal of native vegetation shall be prohibited, except as permitted by the appropriate resource agencies. *(Mitigation Measure)*
42. Prior to the issuance of certificate of occupancy, the facility shall obtain and maintain a proper license from the State of California for the operation of a residential care/assisted

living facility and shall provide services that include but are not limited to: provision of safe and healthful living accommodations, personal assistance, care observation and supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care. Additionally, the developer shall provide documentation to the City indicating that residents of all units (including the semi-independent units) within the care facility will be made aware (through lease agreements) that rent will include, at a minimum, meals, housekeeping, medical assistance, and the provision of transportation.

43. The premises shall be made available for inspection by City staff during hours of operation and shall provide such records, licenses or other materials necessary to show evidence of compliance with the conditions of this permit.
44. Details of project fencing and signage, including materials and colors, shall be provided on the landscape plans for review by the Design Review Board. The design of the fencing shall incorporate the recommendations of the City Police Department including the use of wrought iron, electric gates, and exterior security lighting.
45. The applicant shall upgrade the bus stop located on the northbound side of North Broadway just north of Village Road to include the construction of a bus stop pad that meets ADA requirements including the purchase and installation of a bench and shelter to the satisfaction of the City Engineer.

ENGINEERING CONDITIONS OF APPROVAL

The Meadowbrook Village Development

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this Use Permit.
2. No Building Permits shall be issued for any construction within this Subdivision until either:
 - a) All conditions of the Grading Permit 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.
3. 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.
4. The developer shall annex this project into the Citywide Landscape Maintenance District for the future maintenance of the Reidy Creek, within the project boundary, prior to issuance of building permits.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by Ordinances in effect at the time of the Conditional Use Permit 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>
Broadway Avenue	Collector Road (Full-Width)
North Iris Lane	Local Collector (Half-Width plus 10')
Village Road	Residential (Half-Width)
Stanley Avenue	Local Collector Road
Interior Roads (Private)	24' wide with sidewalks on both sides

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

3. The developer shall construct North Broadway to a full-width Collector Road between Village Road and Vista Avenue with transition to a Major Road at the intersection of Vista Avenue and North Broadway. Prior to approval of plans for construction of improvements on North Broadway, the developer shall be responsible for obtaining approval for a General Plan Amendment for downgrading of North Broadway to a Collector Road.

4. The developer shall construct Stanley Avenue to a full-width Local Collector Road from intersection of North Broadway along the project frontage and along the frontage of Calvin Christian School.
5. The major access entrances shall be designed as street intersections with curb returns, cross gutters and spandrels, sidewalk ramps, etc. with a minimum throat width of 32 or 36 feet, as determined by the City Engineer.
6. 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.
7. Sidewalk construction on North Broadway, Village Road and North Iris Lane shall be contiguous to the curb in accordance with current Escondido Design Standards.
8. The developer will be required to provide a street design study to determine appropriate ultimate grades, alignment and sight distance for North Broadway. Final street improvements shall be to the satisfaction of the City Engineer and shall be based on the study.
9. 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.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping shall be done by a private contractor. All new signing and striping shall be done by City forces. The developer shall post a cash deposit with the City for any work to be done by City forces.
11. The developer may be responsible for an entire overlay of Village Road and North Broadway due to the many utility trenches necessary to serve this project or project construction. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
12. The developer shall provide the City with striping design and funds for installation of 4-way stop sign at the intersection of Village Road and North Iris. The four way stop sign shall be installed during a phase of construction determined by the City Engineer.
13. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
14. The proposed street system shall be designed to align with other existing intersections to the satisfaction of the City Engineer.
15. The developer shall construct a new traffic signal the intersection of North Broadway and Vista Avenue. The developer will be qualified to receive the fair share contribution in the amount of \$10,000 deposited with the City towards the signal at the intersection of North Broadway and Vista Avenue.
16. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
17. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.
18. All gated entrances shall be designed and improved 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. Erosion control, including riprap, interim slope planting, 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 project.
3. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
4. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity.
5. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
6. The project site shall be graded above the 100-year flood level of the area of inundation and shall be graded to provide adequate additional freeboard to the satisfaction of 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 and Storm Water Management Requirements.
2. The developer shall incorporate post construction Best Management Practices in the design of drainage system for the project, to the satisfaction of the City Engineer.
3. This project lies within the 100-year flood boundary for the Reidy Creek as designated on current flood insurance rate maps. The development grading design shall conform to the City's Floodplain Ordinance. Prior to the Grading Plan approval, a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA). All fill material within the above flood zones shall be compacted to 95% of maximum density per FEMA requirements. A Letter of Map Revision (LOMR) shall be issued by FEMA prior to occupancy.
4. An existing watercourse within this project is under the jurisdiction of the State of California Department of Fish & Game and Federal Fish & Wild Life. Any improvement within or near this watercourse will require approval by the Department of Fish and Game.
5. All on-site storm drains not in public easements 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.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

2. This project is located within the Rincon Del Diablo Municipal Water District. It will be the developer's responsibility to make arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection. The developer shall provide evidence of such arrangements prior to recordation of the Final Map, to the satisfaction of the City Engineer. The City of Escondido and the Rincon District will sign approval of the improvement plans with respect to the water mains.

RECLAIMED WATER

1. The developer is required to construct water mains and a separate irrigation system for the major common areas and parkways that can use either potable or reclaimed water. This system should be built to the satisfaction of the Planning Director and the City Engineer.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer.
2. The developer shall protect the existing sewer line that is located along the southerly boundary of the project during all phases of construction. The developer shall provide the City with an additional five (5') of sewer easement along the existing sewer line, between North Broadway and North Iris Lane. The sewer easement area shall be kept free of any encroachment from the proposed development improvements (pedestrian walkways, landscaping, etc.) unless approved by the City Engineer. No new manufactured slopes shall be created over the sewer easement area. An all-weather access road shall be constructed within the sewer easement area to the satisfaction of the City Engineer.
3. All on-site sewer mains not in public easements will be considered a private sewer system. The property owners' association will be responsible for all maintenance of these mains. This shall be clearly stated in the CC&R's.

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

Broadway Avenue	Collector Street (Full-Width)
North Iris Lane	Local Collector (Half-Width plus 10')
Village Road	Residential (Half-Width)
Stanley Avenue	Local Collector
Interior Roads (Private)	24' wide with sidewalks on both sides

2. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
3. The developer shall offer for dedication for storm drainage purposed the portions of the project delineated on the Tentative Map as Reidy Creek. The exact area of the offer of dedication shall be determined at the time the drainage study is reviewed.
4. The developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record, which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished by means of a separate public hearing. 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.

SURVEYING AND MONUMENTATION

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map shall be recorded.

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. 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 grading permit.
2. The developer shall make provisions in the CC&R's for maintenance by the homeowners' association of private roadways, driveways, parking areas, private utilities (including sewer and water), drainage swales, private street lighting, storm drains and any common open spaces. These provisions must be approved by the Engineering Department prior to issuance of grading permit.
3. The CC&R's must state that the property owners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
4. All maintenance of the flood plain area shall be the responsibility of the property owner. The CC&R's for this project shall state the property owner's responsibility for maintenance of the 100-year flood areas.
5. The CC&R's must state that (if stamped concrete is used in the private street) the homeowners' association is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.

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.

ATTACHMENT "A"
MITIGATION MONITORING REPORT

PROJECT NAME: Meadowbrook Village
PROJECT DESCRIPTION: A Conditional Use Permit, Development Plan, 4-Lot Parcel Map, Development Agreement, and Tentative Map for an 18-lot Residential Subdivision, GPA
PROJECT LOCATION: Between Iris Lane and North Broadway and East of North Broadway
ENVIRONMENTAL CASE NO: ER 2002-25
ASSOCIATED CASE NO: 2002-69-CUP
 TR 864, 2003-43-DP/DA, TPM 2003-20, 2003-02-GPA
APPROVAL BODY/DATE: Planning Commission, January 27, 2004

CONTACT PERSON: Andrew Anema, Stewardship Foundation
PROJECT PLANNER: Diana Delgadillo

No.	Mitigation Measure	Location in Document	Responsibility for Implementation	Signature/Date Completed	Phase of Implementation	Comments
1	The developer shall construct a signal at the intersection of North Broadway and Vista Avenue prior to issuance of certificate of occupancy.	Transportation/ Traffic	Applicant		Prior to occupancy	
2	The developer shall improve the portion of North Broadway between Village Road and Vista Avenue to City of Escondido collector street standards prior to issuance of certificate of occupancy	Transportation/ Traffic	Applicant		Prior to occupancy	
3	The developer shall provide dedicated inbound left-turn pockets for the project driveways on North Broadway and Iris Lane prior to issuance of certificate of occupancy	Transportation/ Traffic	Applicant		Prior to occupancy	
4	Egress project driveways shall be a minimum of 24 feet wide to improve driveway operations and accommodate simultaneous left- and right-turn outbound movements prior to issuance of certificate of occupancy	Transportation/ Traffic	Applicant		Prior to occupancy	
5	The developer shall have resource agency approval to create an overflow channel west of the existing Reidy Creek prior to issuance of grading permits	Biological Resources	Applicant		Prior to issuance of grading permit	
6	The developer shall have resource agency approval for the creation of a low flow channel to tie into the existing Reidy Creek low flow channel at the upstream and downstream ends of the project prior to issuance of grading permits	Biological Resources	Applicant		Prior to issuance of Grading Permit	
7	The developer shall have resource agency approval to install all of the above-ground irrigation and native wetland container plants on the graded slopes of the overflow channel prior to issuance of grading permits	Biological Resources	Applicant		Prior to issuance of Grading Permit	
8	The developer shall mitigate the loss of 20.44 acres of non-native grassland at a ratio of 0.5:1 at a resource agency-approved mitigation site prior to issuance of grading permit	Biological Resources	Applicant		Prior to issuance of Grading Permit	

No.	Mitigation measure	Document	Responsibility for Implementation	Date Completed	Implementation
9.	Prior to issuance of grading permits the developer shall have resource agency approval for the mitigation of the loss of wetland habitat with 2.20 acres to be provided onsite and 2.78 acres (see attached chart) to be located offsite at a resource agency approved location. The developer reserves the right to propose alternate wetland habitat mitigation plans subject to approval of the resource agencies	Biological Resources	Applicant		Prior to issuance of Grading Permit
10.	The applicant shall have resource agency approval for application of a native wetland hydro-seed mix on all graded areas within the overflow channel and slopes prior to issuance of grading permits	Biological Resources	Applicant		Prior to issuance of Grading Permit
11.	Protection of all installed plant materials on the project site will be provided by temporary orange construction fencing installed along the edges of these features to protect all environmentally sensitive areas. The fencing locations will be approved by the Project Biologist prior to installation, and shall be installed around these areas prior to the beginning of vegetation clearing and grading. The fence will consist of orange snow fence attached to metal T-posts. All fencing materials must be a minimum of 4-feet high to prevent construction equipment and personnel from entering environmentally sensitive areas. The protection fence will remain in-place until restoration/enhancement activities are complete. Approximately 4500 linear feet of fencing is anticipated to be necessary to protect the mitigation area	Biological Resources	Applicant		Prior to Grading Permit & Ongoing
12.	Prior to the issuance of grading permits, the applicant shall prepare a five-year maintenance, monitoring, and reporting program in accordance with resource agency standards	Biological Resources	Applicant		Prior to issuance of Grading Permit
13.	Documentation that pets and/or domesticated animals will not be permitted within the onsite mitigation site shall be provided on grading and building plans and be achieved in a manner acceptable to the resource agencies	Biological Resources	Applicant		Prior to issuance of Grading and Building Permit
14.	The applicant shall demonstrate that no machinery fluids will be added or changed on the revegetation site or near the stream channel; refueling of machinery will occur within designated upland areas and only over areas with a non-permeable membrane installed to be noted on grading and building plans	Biological Resources	Applicant		Prior to issuance of Grading and Building Permit
15.	A note shall be included on all grading and building plans that no dumping of debris or stockpiling of soil will occur in or near the stream channel on site	Biological Resources	Applicant		Prior to issuance of Grading and Building Permit

No.	Mitigation Measure	Location in Document	Responsibility for Implementation	Signature/Date Completed	Phase of Implementation	Comments
16.	A note shall be included on all grading and building plans that construction access to the site shall be limited to designated areas containing non-native, exotic, or invasive plants	Biological Resources	Applicant		Prior to issuance of Grading and Building Permit	
17.	A note shall be included on all grading and building plans that all onsite features to be preserved (including native salvage plants) in the existing riparian areas adjacent to the proposed mitigation site shall be avoided at all times	Biological Resources	Applicant		Prior to issuance of Grading Permit	
18.	A sound barrier shall be constructed between North Iris and the putting green, chipping area, pool area, and the Alzheimer's walking area prior to occupancy	Noise	Applicant		Prior to occupancy	
19.	A sound wall shall be located between North Broadway and the residences just east of North Broadway prior to occupancy unless the applicant can demonstrate that acceptable noise levels have been achieved by other means	Noise	Applicant		Prior to occupancy	
20.	The developer shall provide documentation that noise impacts have been mitigated to an acceptable level (45 CNEL) to upper floors and/ or unprotected rooms through common construction practices with an acoustical analysis at the time building plans are submitted	Noise	Applicant		Prior to Issuance of Building Permit	
21.	Mitigation to upper floors and or unprotected rooms is attainable through common construction practices and the developer shall demonstrate the effectiveness of the mitigation with an acoustical analysis at the time building plans are submitted	Noise	Applicant		Prior to Occupancy <i>Occupancy</i>	<i>Dickinson</i>
22.	A conditional letter of map revision (CLOMR) from FEMA prior to issuance of grading permits and a letter of map revision (LOMR) from FEMA shall be obtained by the developer prior to occupancy	Hydrology	Applicant		Prior to Occupancy	
23.	Prior to demolition of the structure adjacent to Iris Avenue, renovation, or any other activity that may disturb materials involved in the demolition of the structures on site, an accredited Building Inspector should perform an inspection, or the affected materials shall be handled as asbestos containing	Hazardous Materials	Applicant		Prior to demolition	
24.	The used oil and used batteries shall be properly recycled and disposed of by a State of California licensed hazardous waste recycler prior to issuance of grading permits	Hazardous Materials	Applicant		Prior to issuance of Grading Permit	

Attachment to Item #9 of Mitigation Monitoring Report
Proposed Wetland Mitigation for Biological Resources

HABITAT TYPE	PROJECT IMPACTS IN ACRES/ MITIGATION RATIO	CREATION AND ENHANCEMENT MITIGATION ACREAGE		TOTAL MITIGATION IN ACRES
		OFFSITE ENHANCEMENT	ONSITE CREATION	
Wetlands Habitat Type – ACOE/CDFG Joint Jurisdiction				
Southern Willow Scrub	0.06 x 3:1	0.12 Acre Disturbed Southern Willow Scrub	0.06 Acre Southern Willow Scrub	0.18
Freshwater Marsh	0.33 x 1:1	None	0.33 Acre Freshwater Marsh	0.33
Wetlands Habitat Type – CDFG Only Jurisdiction				
Southern Willow Scrub	1.18 x 3:1	2.36 Acre Disturbed Southern Willow Scrub	1.18 Acre Southern Willow Scrub	3.54
Disturbed Southern Willow Scrub	0.15 x 3:1	0.30 Acre Disturbed Southern Willow Scrub	0.15 Acre Southern Willow Scrub	0.45
Oak Riparian Forest	0.02 x 3:1	None	0.06 Acre Coast Live Oak Riparian Woodland	0.06
Freshwater Marsh	0.01 x 1:1	None	0.01 Acre Mule Fat Scrub	0.01
Giant Reed	0.41 x 1:1	None	0.41 Acre Mule Fat Scrub	0.41
CDFG Only Jurisdiction Mitigation Totals		2.66 Acre	1.81 Acre	4.47
Total Mitigation Area		2.78	2.20 Acres	4.98

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

ER 2002-25

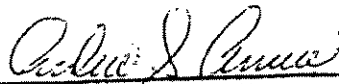
Meadowbrook Care Facility and Single-Family Residential Project, TR 864, 2003-43-PD/DA, PM
2003-20, 2002-69-CUP, 2003-02-GPA

The items listed on the attached Revised 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 all of the mitigation measures listed herein. These mitigation measures have also been included as conditions of the project approval.

1/20/04

Date

Andrew Anema



Applicant's Signature

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project Description: A request for a modification to a previously-approved Conditional Use Permit (2002-69-CUP) and subsequent modifications PHG08-0012 and PHG09-0010, to add a small parking lot and to reconfigure and increase the building area, number of units and number of beds in the skilled nursing/Alzheimer's building within the Meadowbrook Village retirement community, City File No. PHG 100019.

Applicant: Brent Cooper, Meadowbrook Village Christian Care Center

Project Location: Approximately 25 acres located between North Broadway and Iris Lane, south of Village Road (APN 224-302-17, 226-840-14 & 15), addressed as 100 Holland Glen.

PROJECT DISCUSSION:

In 2004, the Planning Commission approved the Conditional Use Permit 2002-69-CUP for a 143-unit senior care facility. On June 10, 2008 the Planning Commission approved a modification (PHG 08-0012) to allow two additional apartments within an existing building, which expanded the project to 145 units. The Planning Commission approved another modification (PHG09-0010) in June 2009 to add two more units for a total of 147 units, as well as add a three-story 13,418 sf windmill commons building that provided access to the adjacent windmill at the second and third story level and included a gift shop, restrooms, the two new apartments, offices, a conference area, and a museum-style display area. The modification also relocated the kitchen and dining areas from the clubhouse building to the windmill building allowing the clubhouse to be modified to increase the size of the swimming pool and exercise area, and to add a retracting roof over the pool. The current modification proposes to redesign the skilled nursing/Alzheimer's building to increase the size by 4,800± SF to a total building area of 24,200± SF, which would accommodate four new units for a total of 151 units. Thirteen new beds would result in a total of 46 beds in the skilled nursing/Alzheimer's building. A small parking lot is also proposed adjacent to the windmill building.

A Mitigated Negative Declaration (ER 2002-25) was considered together with all comments received during the CEQA public review process and based on the whole record (including the Initial Study and any comments received), the City determined that there was no substantial evidence that the original project would have a significant effect on the environment that could not be mitigated to below the

level of significance.. A Mitigated Negative Declaration reflecting the City's independent judgment and analysis was adopted on January 27, 2004 for the original Conditional Use Permit, Case No. 2002-69-CUP / ER 2002-25. The MND included mitigation measures to address drainage, traffic, biological resources, cultural resources, noise impacts, and hazardous materials. The mitigation was completed with the construction of the current facilities.

Subsequent to the adoption of the MND, the applicant proposed changes to the project. The first change involved adding two units in an existing storage area within the existing building, Case No. PHG08-0012, which was determined to be exempt from CEQA pursuant to Section 15301, Existing Facilities. The second modification, Case No. PHG09-0010, included adding two more units and a new windmill building for which an Addendum to the MND was prepared.

Now another modification is proposed that would increase the square footage of the previously approved full-care building, increasing the number of skilled nursing units and beds. To address any potential impacts raised by the revision, the City has gathered additional information regarding the potential for increased traffic/circulation impacts created by the proposed changes. Therefore, since the MND has already been adopted by the Planning Commission, the City has prepared an Addendum for the purpose of including this supplemental documentation in the CEQA record. In making the determination to prepare an Addendum, the City has determined that none of the conditions specified in Section 15162 of the CEQA Guidelines, which call for the preparation of a subsequent environmental document, are present with respect to the current project.

This Addendum has been prepared in accordance with Sections 15164 and 15162 of the State CEQA Guidelines.

ENVIRONMENTAL FINDINGS:

Based on a review of the Initial Study/MND and the changes proposed in the revised plans, the City has determined that technical information about two issues should be included in the addendum: 1) Transportation and Circulation, and 2) Aesthetics. The following addresses each of these items.

Transportation and Circulation:

The requested modification includes the addition of two units in the skilled nursing/Alzheimer's building. The attached traffic analysis notes that the mitigation implemented for the project will accommodate the additional four skilled nursing units involving 13 additional beds currently proposed without causing a significant impact.

The original project MND adopted for the approved senior care facility required mitigation for potential traffic increases resulting from the cumulative impacts of the project. As the proposed changes to the project include additional skilled nursing

units, a review of the traffic study with the new units added was conducted by City Engineering staff. The *revised* Traffic Analysis used the same traffic forecast model as the original Study (SANDAG Series 10 and the SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region) for determining the significance criteria. The study demonstrated that the impacts of the proposed project alone would not cause a significant impact to studied intersections or roadway segments. No mitigation was found to be required or recommended as a result of the proposed expansion's traffic generation.

With regard to cumulative impacts, the analysis determined that the current project changes coupled with the two previous changes would not necessitate any additional mitigation measures beyond those previously identified because the current proposal would add so few trips to the adjacent roads and intersections.

City staff has reviewed the parking for the site and determined that the proposed increased building area and number of skilled nursing beds will not have a significant impact nor create the need for additional parking. Because the project provides 67 spaces over the 206 required parking spaces, and the proposed beds would increase the required parking by four parking spaces, the determination can be made that the proposal will not cause a negative impact to on-site parking. In addition, the proposed parking lot would provide 13 more parking spaces in the center of the development.

Aesthetics and Public Views:

As described in the MND for the original project, there are no designated scenic vistas nearby or across the proposed project site, nor public views adjacent to the property that would be affected. The currently proposed parking lot and redesigned building with an additional 4,800± square feet will be located within the perimeter screen wall around the community. The 25±-foot height of the single-story building would not create a significant impact in the area since it is similar in height to the surrounding residential units, which include both single- and two-story homes, the architecture will match the existing buildings, and the building will be set back 15-feet from the property lines and screened by the perimeter wall and landscaping. The proposed parking lot will be located in the center of the retirement community adjacent to the windmill commons building in a landscape area. Due to the central location and the perimeter wall and landscaping, the parking lot will not be visible from the adjacent public streets. The City's Design Review Board has reviewed and approved the parking lot and redesigned building. These changes should not have a significant effect on the adjacent housing given the distance of the proposed building and parking lot from the nearest adjacent housing and the screening provided by the existing buildings, walls, and landscaping and will include the same quality of design and materials as originally approved.