

## PLANNING COMMISSION

Agenda Item No.: G.2  
Date: October 11, 2011

**CASE NUMBER:** PHG 10-0023 and ADM 11-0140

**APPLICANT:** St. Mary's Church

**LOCATION:** The subject site is located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, in the City of Escondido, County of San Diego, addressed as 1160 S. Broadway and 130 E. 13<sup>th</sup> Avenue. The approximately 8.94 acre project site is comprised of six parcels (APNs 233-591-09, -21, -24, -45, -46 and -44).

**TYPE OF PROJECT:** Modification to Conditional Use Permit and an Administrative Adjustment

**PROJECT DESCRIPTION:** A modification to a previously approved Conditional Use Permit (85-06-CUP and 99-09-CUP) for the following:

1. Construct a new, approximately 18,400 SF, two-story parish center building, which includes an attached, 4,159 SF covered and partially enclosed basketball court, and courtyard areas with trellis features, and two 20' x 20' detached shade structures for lunch shelters.
2. Reconfigure the existing parking areas, interior circulation patterns and fencing/gates to secure the school buildings and play areas.
3. Addition of approximately 3,076 SF of seating area to the existing 16,951 SF sanctuary building, and relocation of an existing freestanding trellis feature. This is proposed to be developed as part of a second phase.
4. Allow the existing portable buildings located towards the eastern portion of the site to continue to be used for preschool and afterschool programs for up to 45 children
5. The proposal also includes an Administrative Adjustment to the side-yard setbacks in conformance with Section 33-167 of the Escondido Zoning Code for two existing architectural features (bay window elements) on the sanctuary building facing 13<sup>th</sup> Avenue to encroach up to 2.5 feet into the required 10-foot street-side setback.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION/TIER:** Urban 1 (Tier 1- Central Neighborhood subarea)

**ZONING:** R-1-6, Single-Family Residential, 6,000 SF min. lot size.

**BACKGROUND/SUMMARY OF ISSUES:** The majority of the St. Mary's Church complex was built in the 1950's and a Conditional Use Permit was approved in 1985 for all of the buildings and uses that existed on the site at the time. The approval also included a new, approximately 15,000 SF, two-story Parish Hall building to be located in the same area as the currently proposed Parish Hall building, but never was constructed. Since that time, several modifications to the CUP have been approved, which included an expansion to the Sanctuary building in 1999 and the construction of a maintenance/storage building in 2008. The site and several of the previously approved uses/structures have been altered, discontinued or removed over the years. The church desires to modify the Conditional Use Permit to implement a two-phase plan that includes the construction of a new, two-story Parish Hall as part of the Phase I, and expand the seating area within the Sanctuary building as part of Phase II. Since the previous expansion to the main sanctuary building in 1999, the church has installed several smaller undocumented buildings and a play structure, which requires the submittal of appropriate building plans and issuance of building permits. The applicant has submitted the required building plans, but issuance of the permits are on hold until the Planning Commission has considered the proposed modification to the CUP. The church also has been operating a preschool facility for up to 45 children on the site within four modular buildings. A preschool facility was not part of the previous CUP approvals for the church and K-8 school. Therefore, this CUP request also includes the continued operation of the preschool and approval of the four modular buildings that support the preschool, along with an afterschool program.

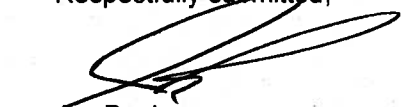
The previous CUP modification approved in 1999 to expand sanctuary building included an extension to the front facade/entry facing 13<sup>th</sup> Avenue. Building plans were issued and the expansion completed. The approved plans included two bay window elements facing 13<sup>th</sup> Avenue, which extend up to approximately 2.5 feet into the required 10-foot, street-side setback. Certain encroachments into required setbacks may be permitted, but must be approved through the Administrative Adjustment process since zoning code standards cannot be modified through the CUP process. Therefore, this CUP modification also includes a request for an Administrative Adjustment to the street-side setback to remove a non-conforming setback for the existing sanctuary building as permitted by Zoning Code Section 33-167 "Yard Requirements."

1. Whether the site is suitable to accommodate the New Parish Hall building and recreation area, and compatibility with adjacent residential properties.
2. Whether sufficient on-site parking can be provided for the proposed new Parish Hall, Sanctuary expansion and existing uses on the site.
3. Appropriateness of the continued operation of a preschool for up to 45 children on the site, and issuance of permits for the existing undocumented buildings.
4. Appropriateness of the requested Administrative Adjustment for the existing two front bay windows on the Sanctuary Building.

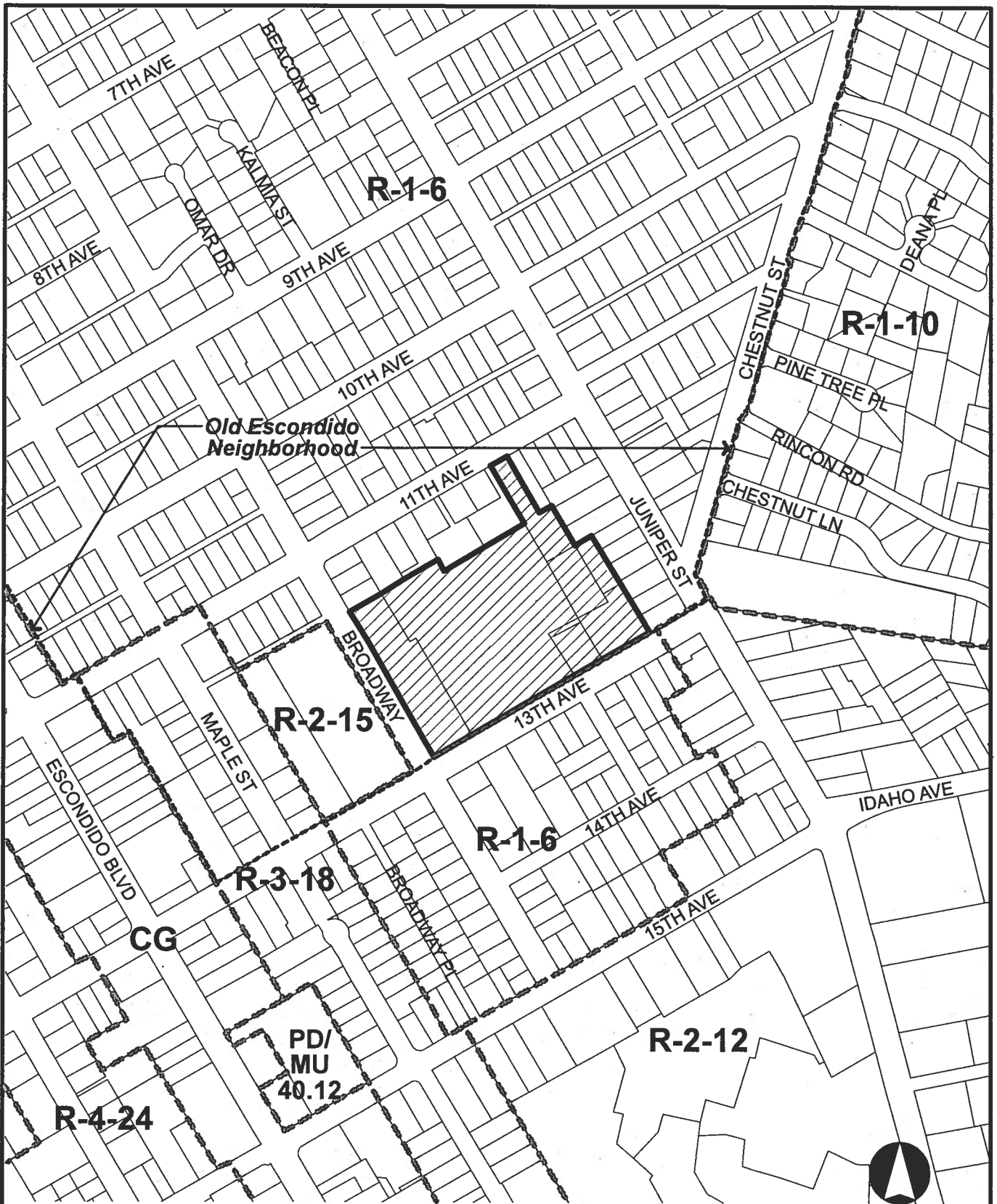
**REASON FOR STAFF RECOMMENDATION:**

1. Staff feels the existing 8.4-acre site is appropriate to support the new two-story Parish Hall building since appropriate setbacks would be provided from adjacent residences to the north. On-site circulation would be enhanced and adequate parking would be provided to accommodate all of existing and proposed uses of the site. The height, mass and scale of the proposed buildings, would not conflict with the existing school/church setting, and would not obstruct any existing scenic views. The building has been designed and oriented to minimize any potential noise or compatibility issues with adjacent residences. Appropriate perimeter landscaping also would be provided.
2. The plan calls for more than a sufficient amount of parking spaces to accommodate all of the uses on the site. A joint-use of parking is appropriate since the hours of operation for the school and peak church hours do not conflict, and the number of spaces exceed code requirements for the most intensive use. Conditions of approval regulating concurrent activities would ensure that adequate on-site parking is available. Overflow parking also is provided along the 13<sup>th</sup> Avenue and Broadway frontages. Several vacant lots immediately across the street from the church/school are available for overflow parking for larger events.
3. Staff feels the site and existing facilities can accommodate the requested 45 preschool children since the preschool has been operating on the site for several years without incident and has not created any known issues with adjacent residents. Appropriate on-site parking is provided adjacent to the existing buildings to serve the use. More than sufficient outdoor area would be provided to satisfy the California Department of Social Services Community Care Licensing Division requirement of 75 SF per child. The existing modular buildings maintain appropriate setbacks from adjacent residents on the north and east. Appropriate building permits would be obtained for the existing buildings.
4. The Director of Community Development has recommended approval of the proposed Administrative Adjustment since it is an existing approved building addition to the sanctuary building; the windows are an integral part of the entry design; and the encroachment into the street-side setback would not result in any adverse impacts to adjacent properties. The windows also do not conflict with existing or proposed utilities, infrastructure or any future roadway improvements.

Respectfully submitted,



Jay Paul  
Associate Planner

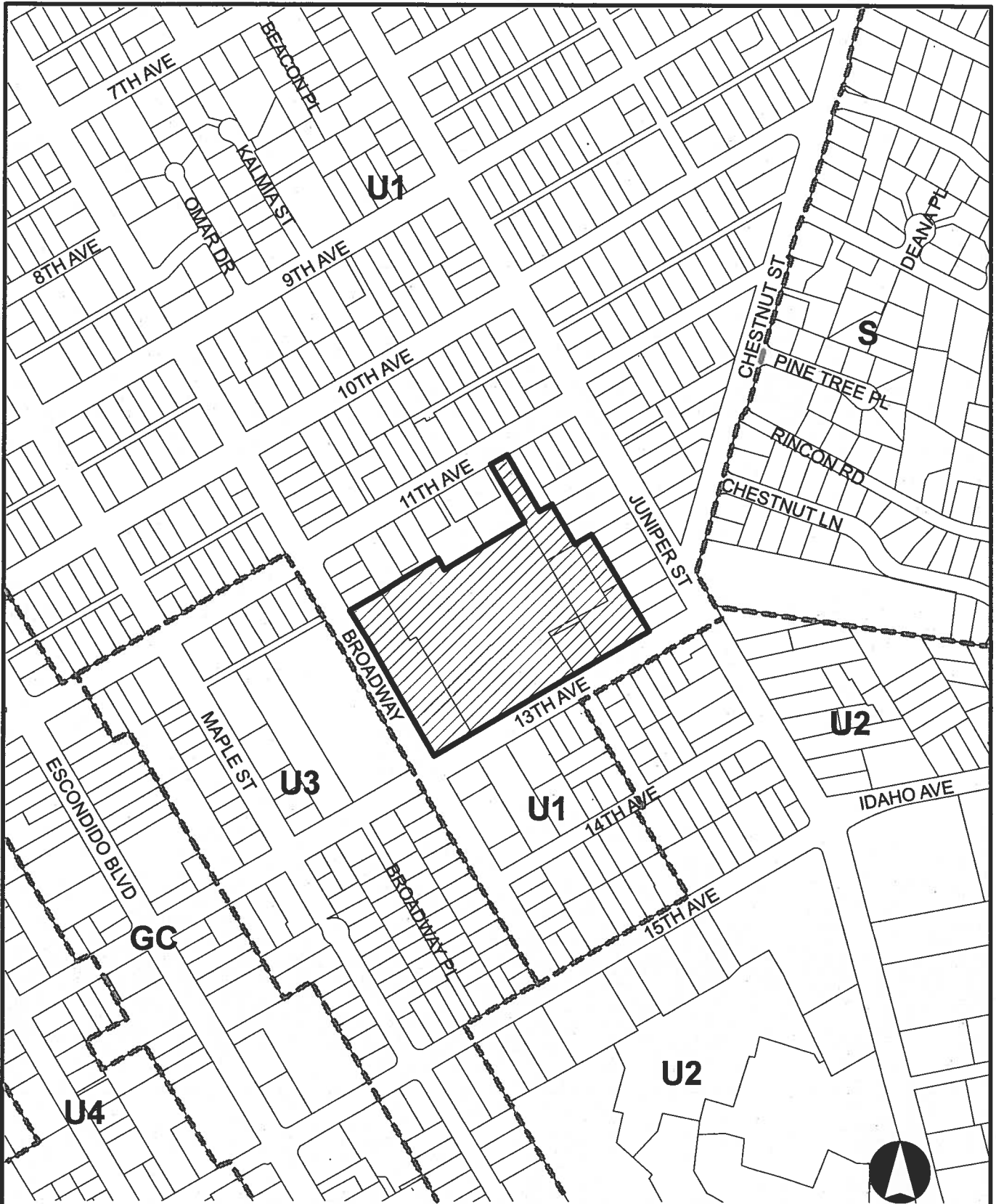


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**PROPOSED PROJECT  
PHG 10-0023**



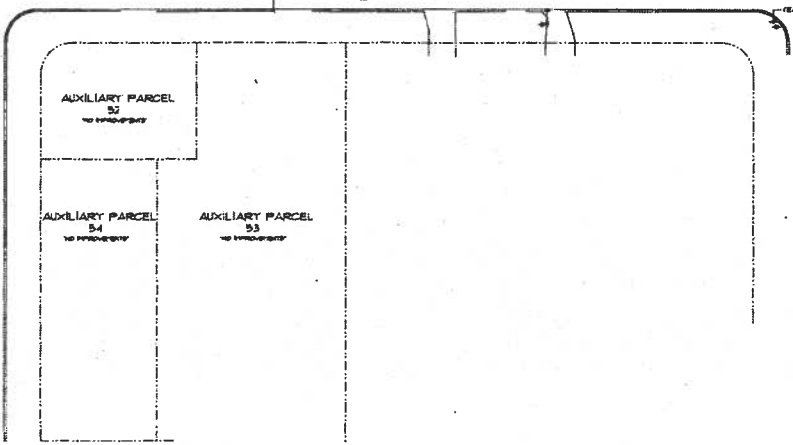
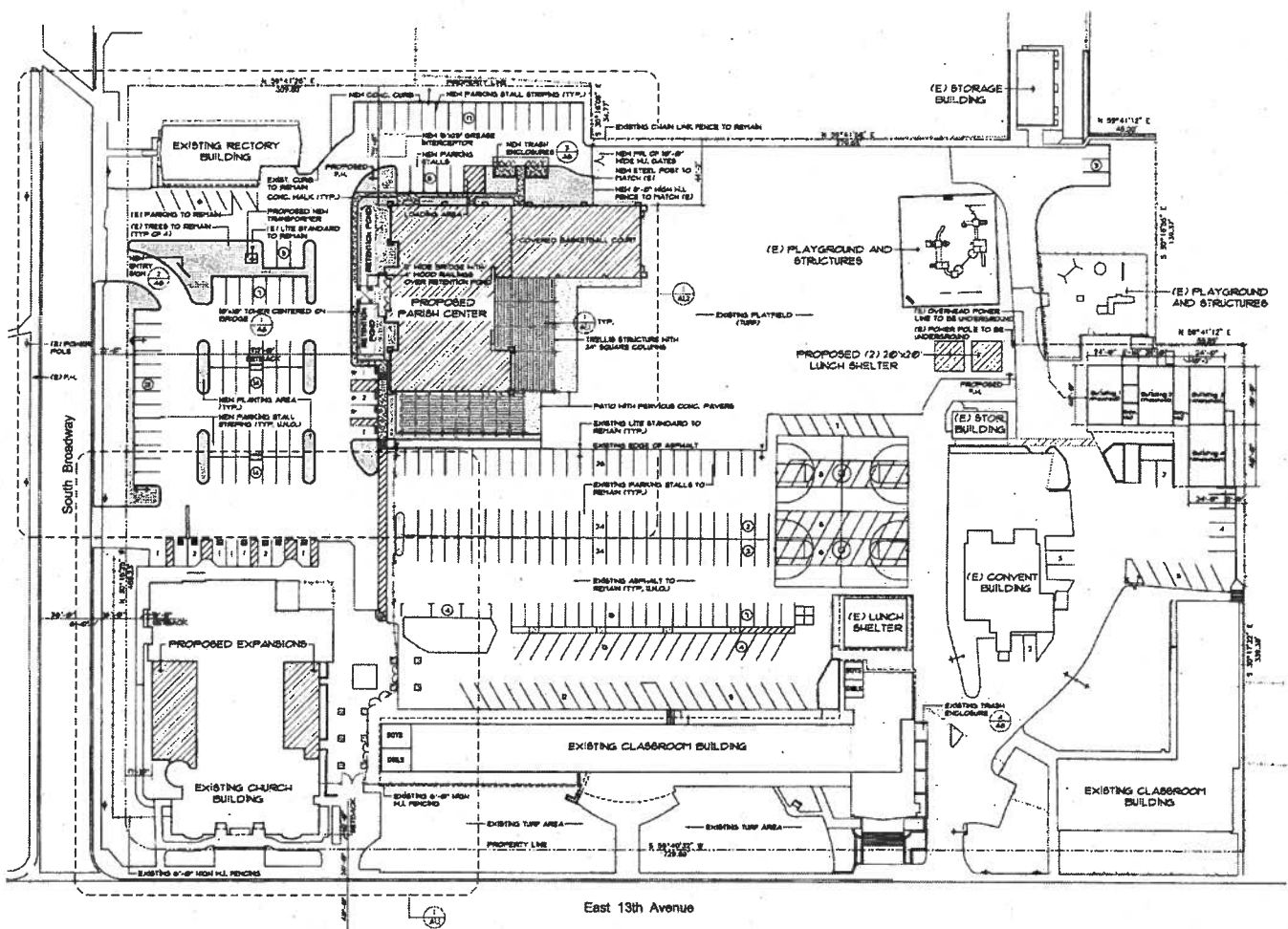
LOCATION/ZONING



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

- SITE LEGEND**
- PROPOSED BUILDING IN SCOPE OF WORK
  - DENOTE PLANTING AREA IN SCOPE OF WORK
  - DENOTE CONCRETE SIDEWALK AREA IN SCOPE OF WORK
  - DENOTE CONCRETE PAVERS IN SCOPE OF WORK

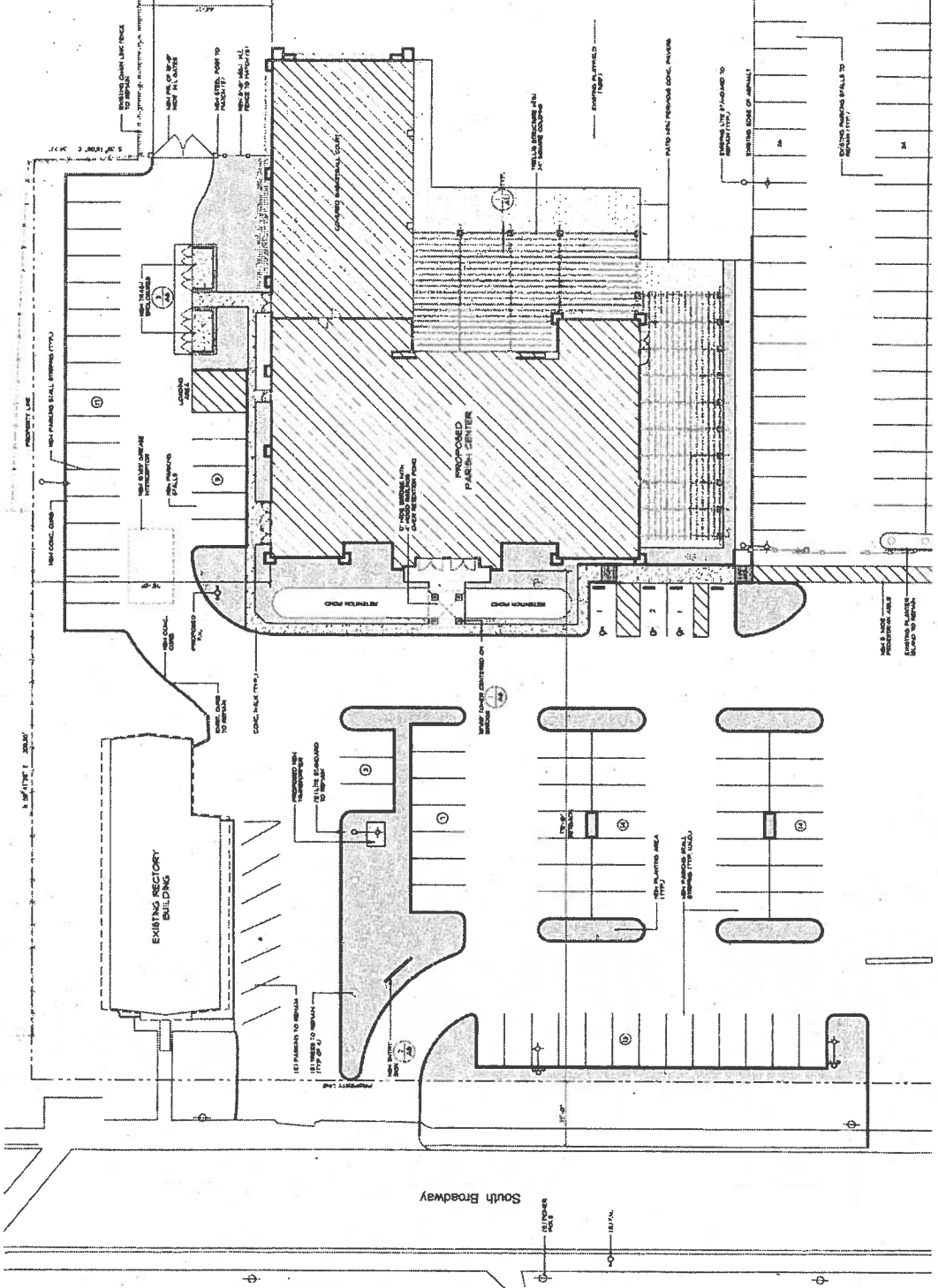
WORKING NORTH     SURVEYOR'S NORTH  
**OVERALL SITE PLAN**

# PROPOSED PROJECT PHG 10-0023



SITE PLAN

- SITE LEGEND**
-  PROPOSED BUILDING IN SCOPE OF WORK
  -  EXISTING PLANTING AREA IN SCOPE OF WORK
  -  EXISTING CONCRETE RETAINING AREA IN SCOPE OF WORK
  -  EXISTING CONCRETE PAVEMENT IN SCOPE OF WORK



WORKING NORTH SURVEYOR'S NORTH  
**OVERALL SITE PLAN**

**PROPOSED PROJECT  
 PHG 10-0023**

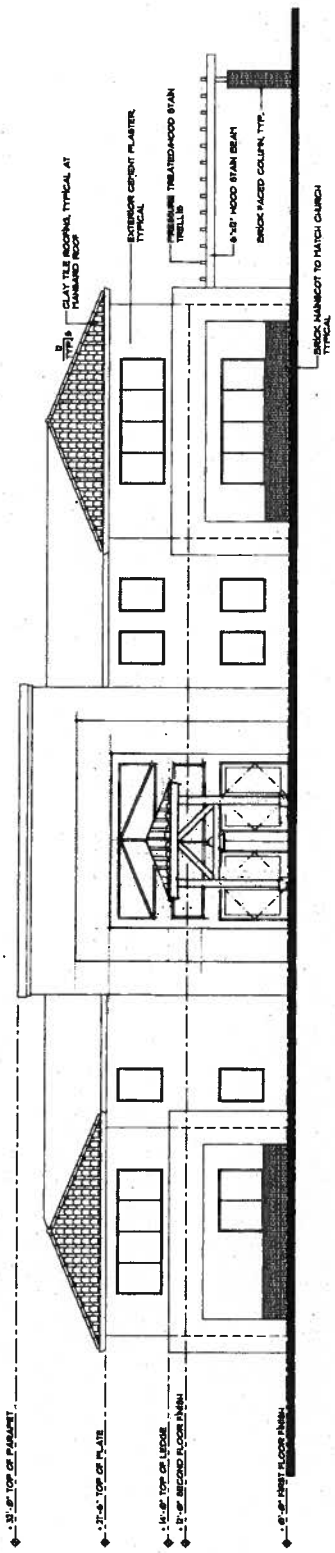


SITE PLAN

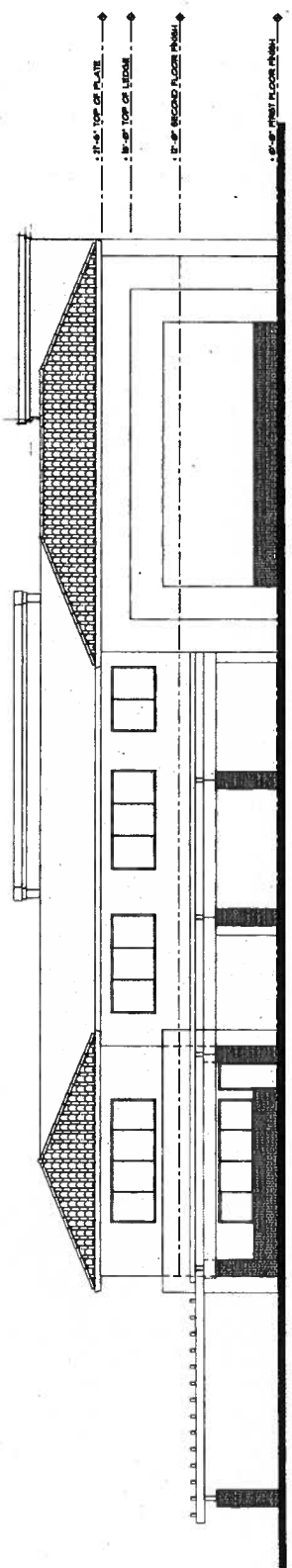








FRONT ELEVATION - SOUTH BROADWAY

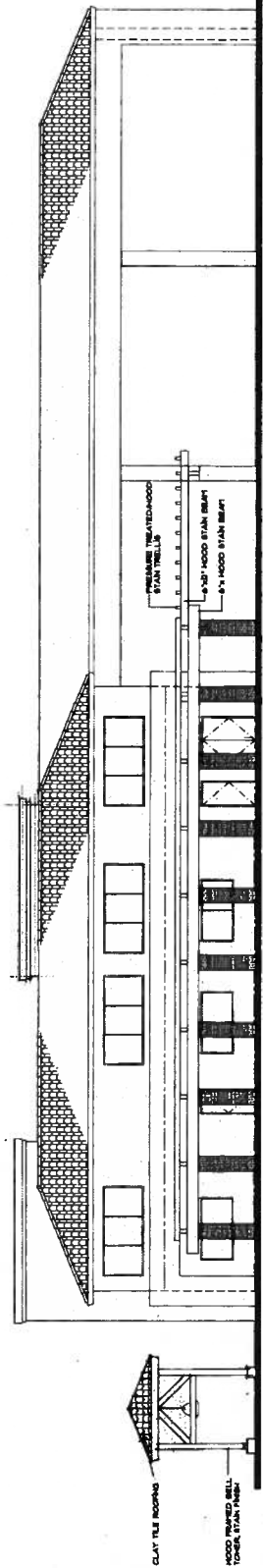


EAST EXTERIOR ELEVATION

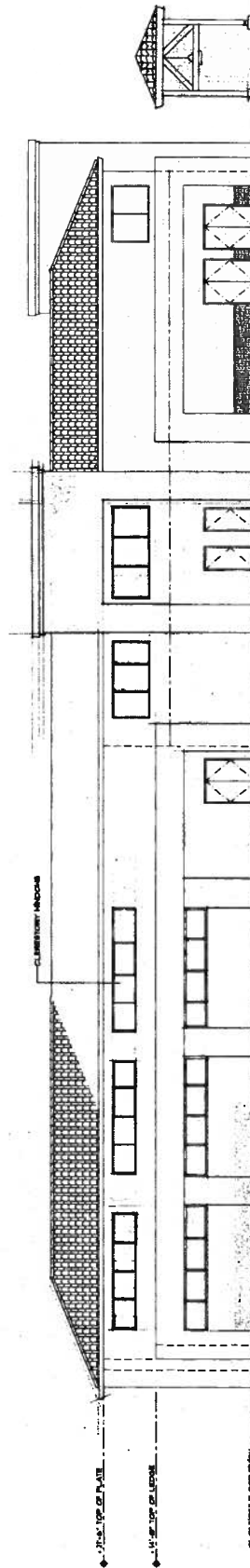
**PROPOSED PROJECT  
PHG 10-0023**



ELEVATIONS



SOUTH EXTERIOR ELEVATION



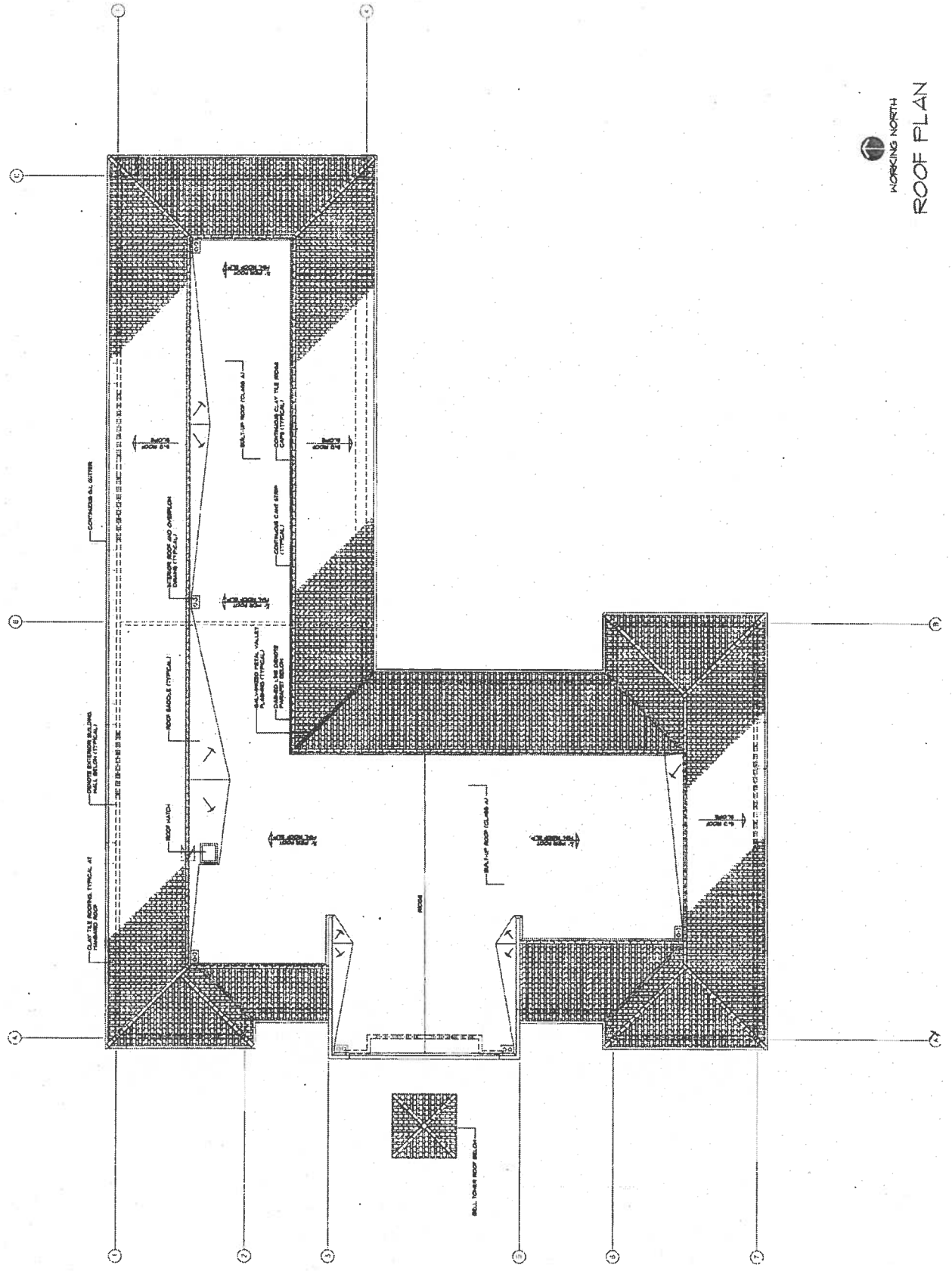
NORTH EXTERIOR ELEVATION

**PROPOSED PROJECT  
PHG 10-0023**



ELEVATIONS

1  
WORKING NORTH  
ROOF PLAN

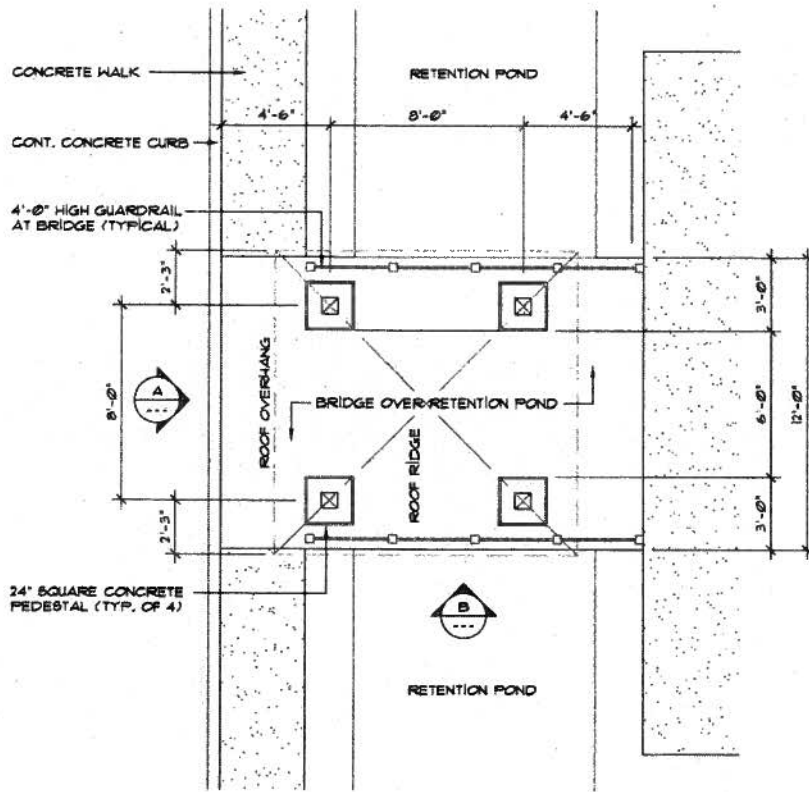


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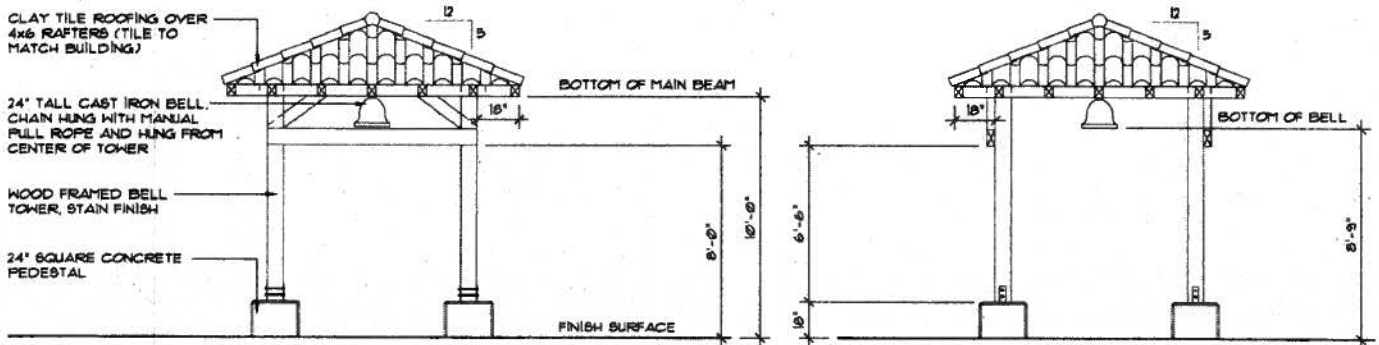


ROOF PLAN





PLAN



SIDE ELEVATION "A"

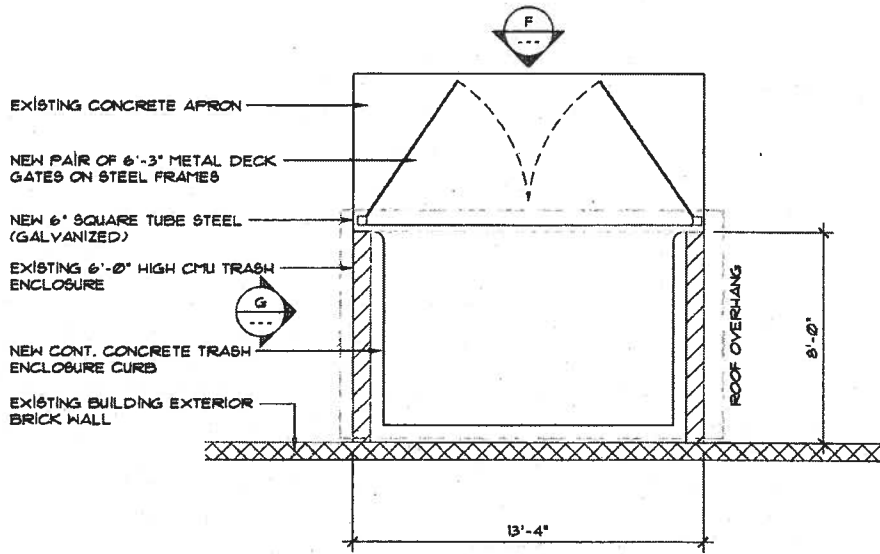
FRONT ELEVATION "B"

BELL TOWER PLAN and ELEVATIONS - 1

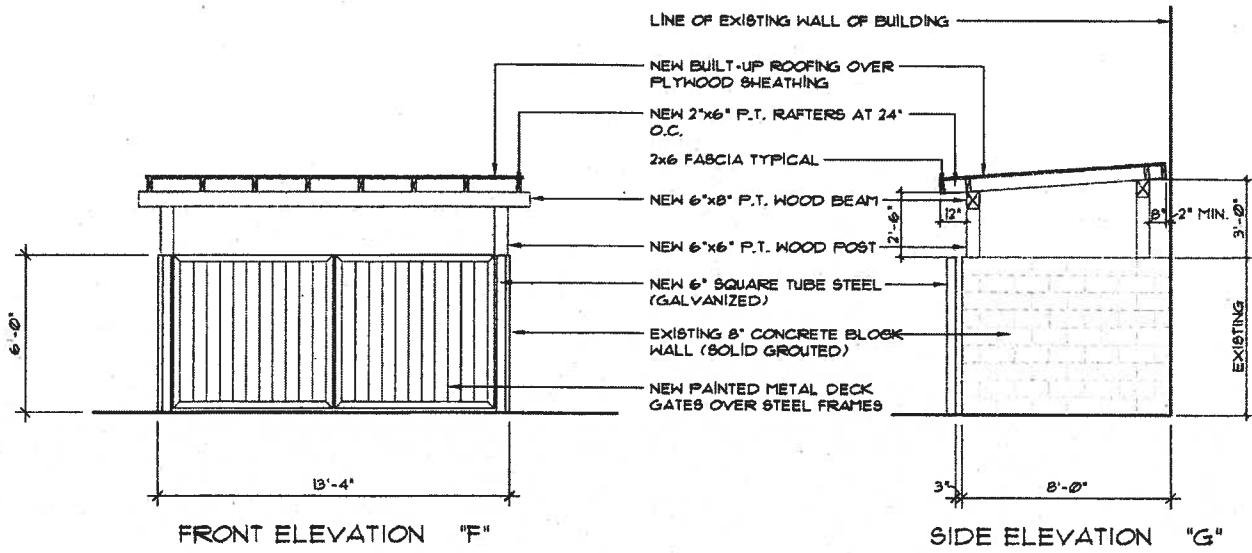
**PROPOSED PROJECT  
PHG 10-0023**



ELEVATIONS



PLAN

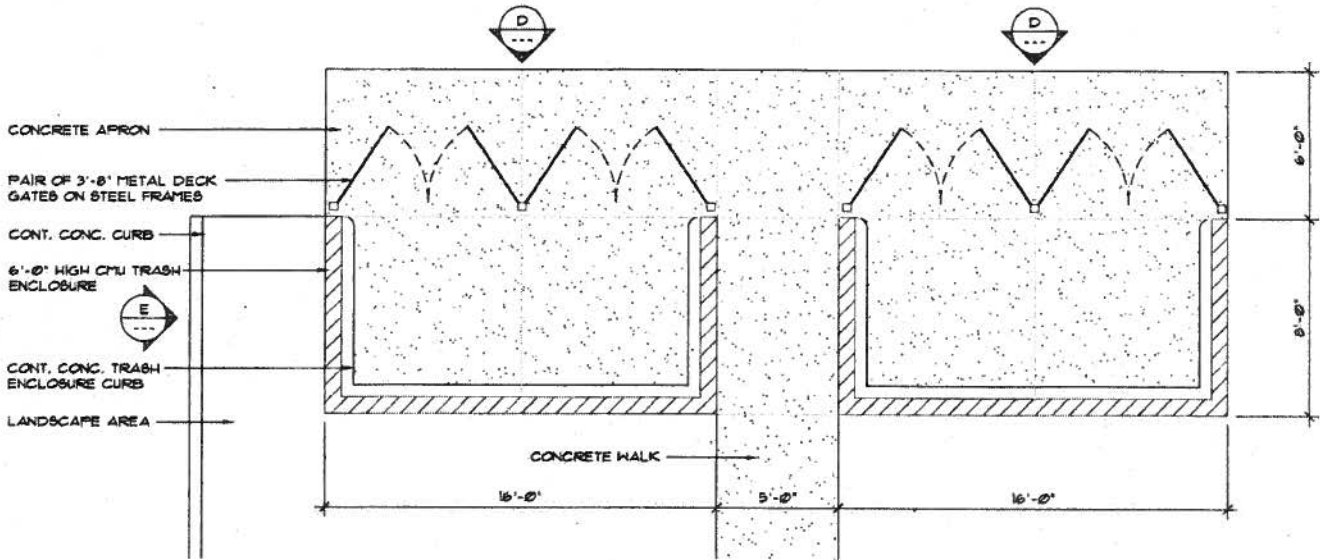


EXISTING TRASH ENCLOSURE PLAN and ELEVATIONS - 4

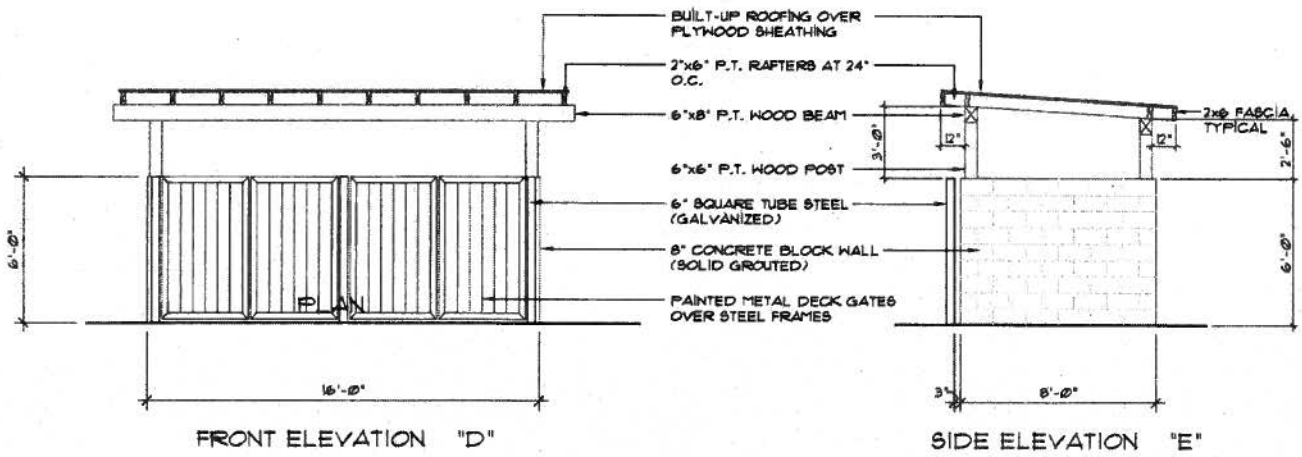
**PROPOSED PROJECT  
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ELEVATIONS



PLAN

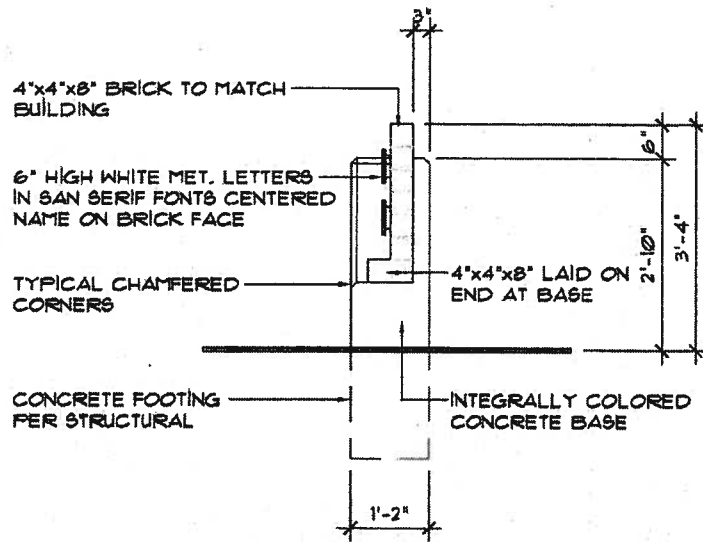


TRASH ENCLOSURE PLAN and ELEVATIONS - 3

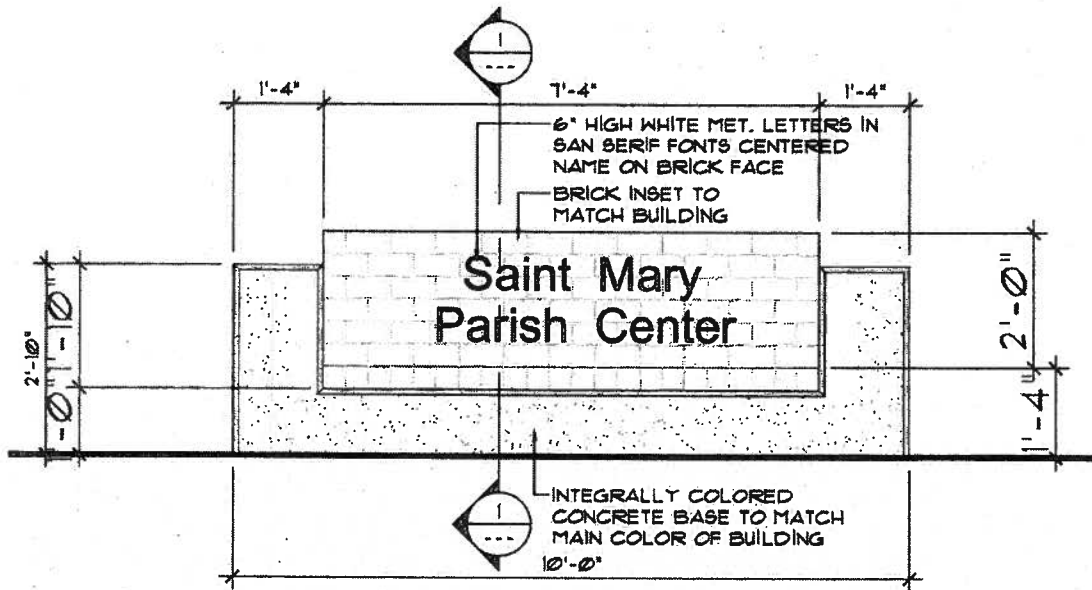
**PROPOSED PROJECT  
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ELEVATIONS



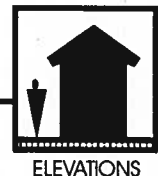
SECTION "I"



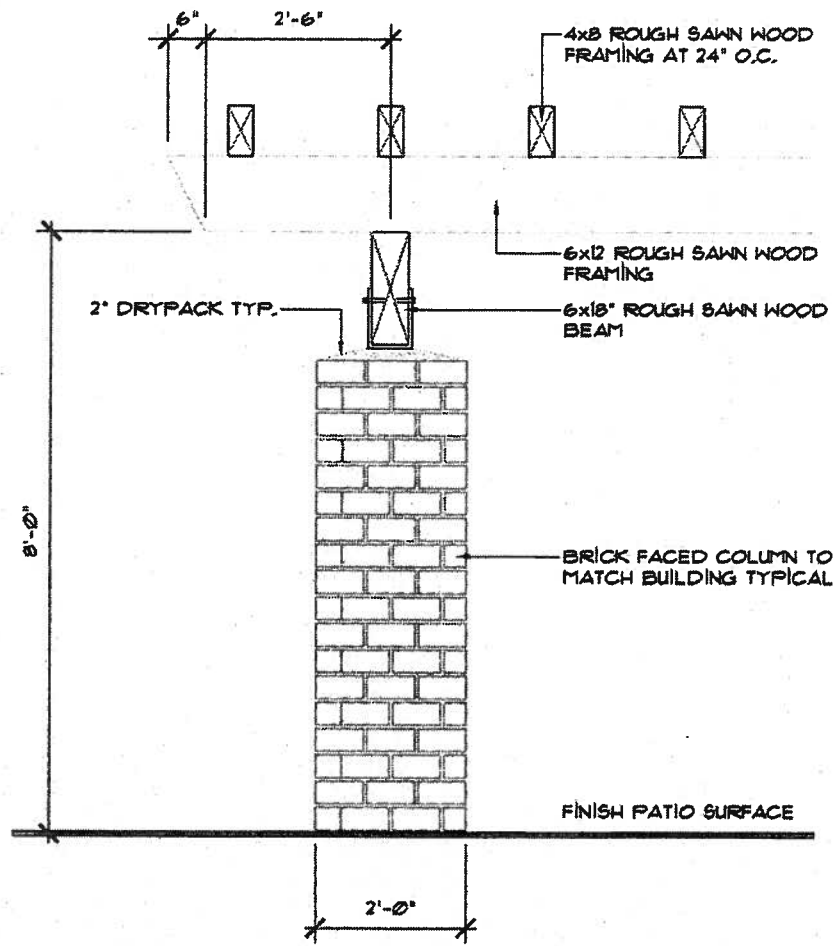
FRONT ELEVATION "C"

ENTRY SIGN PLAN and ELEVATION - 2

**PROPOSED PROJECT  
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TRELLIS DETAIL AT COLUMN

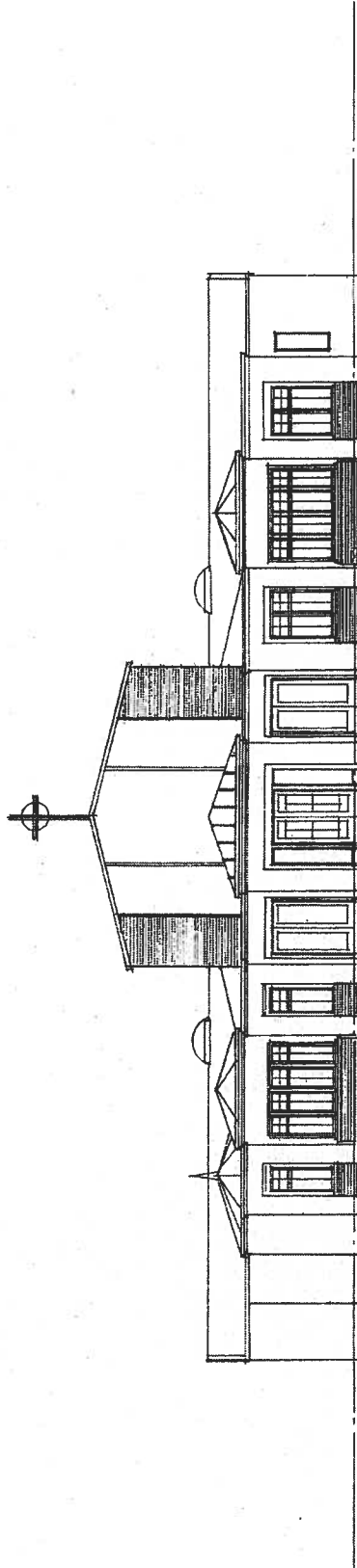
**PROPOSED PROJECT  
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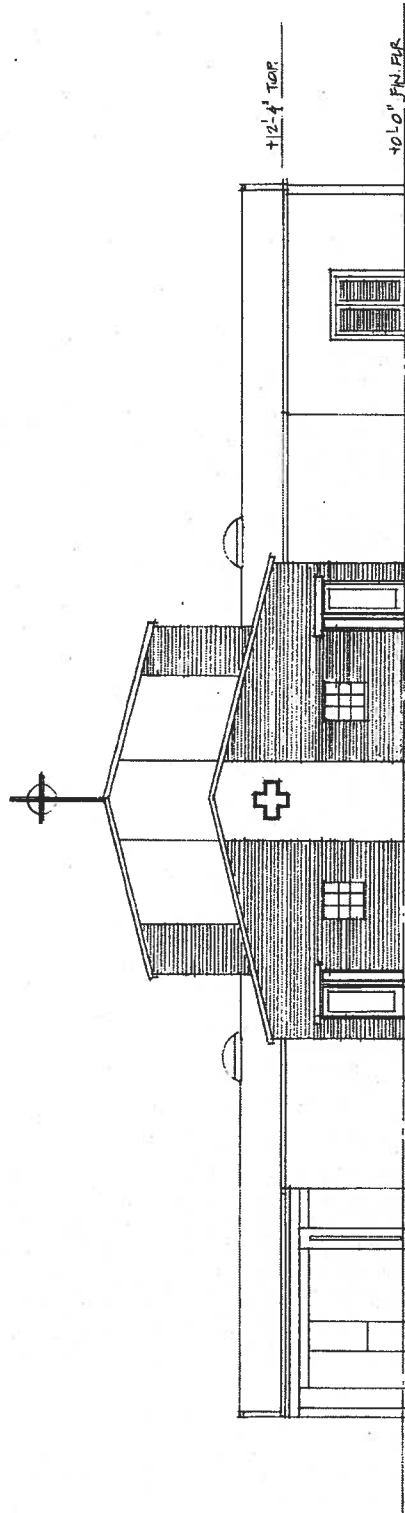
ELEVATIONS







FRONT EXTERIOR ELEVATION (SOUTH ELEVATION - 13<sup>TH</sup> STREET)

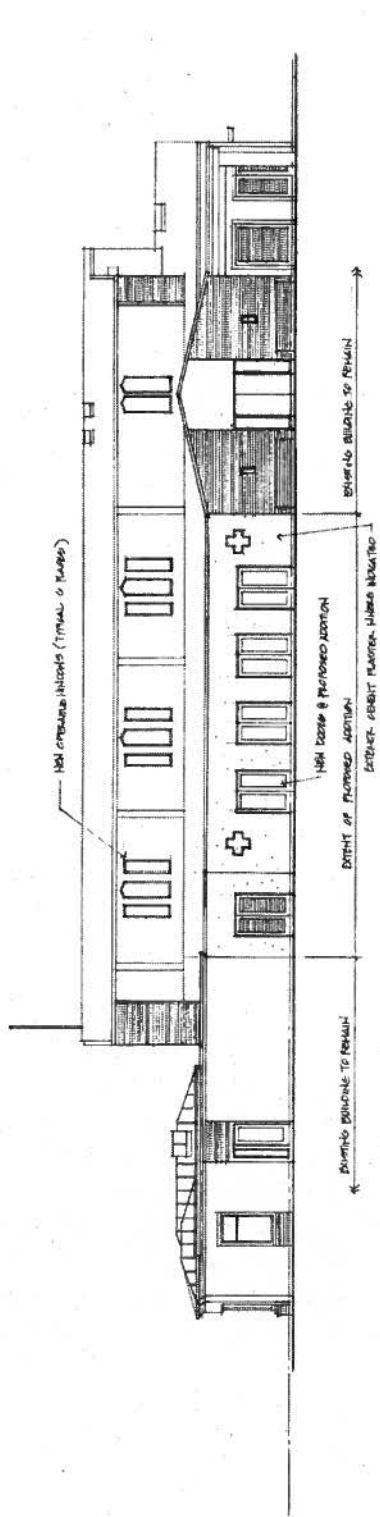


REAR EXTERIOR ELEVATION (NORTH ELEVATION)

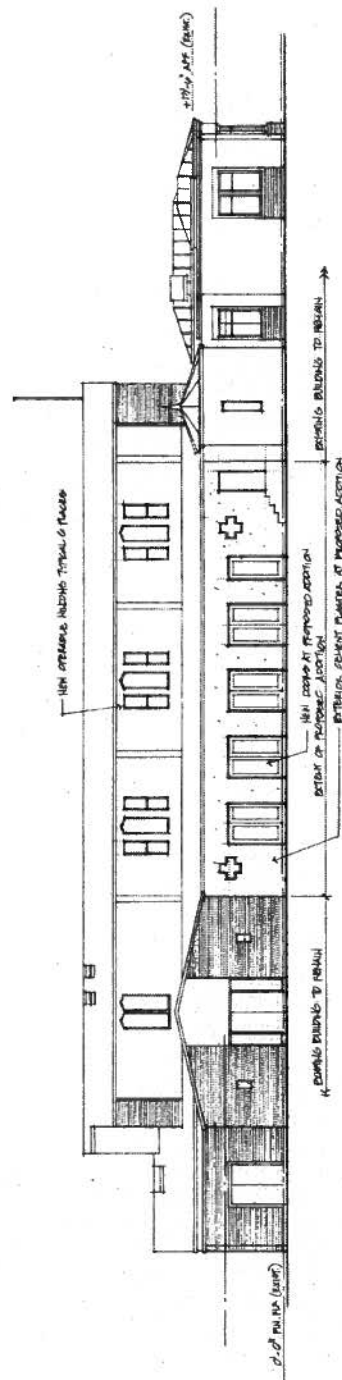
**PROPOSED PROJECT  
PHG 10-0023**



ELEVATIONS



**SIDE EXTERIOR ELEVATION (EAST ELEVATION - CAMPUS SIDE)**

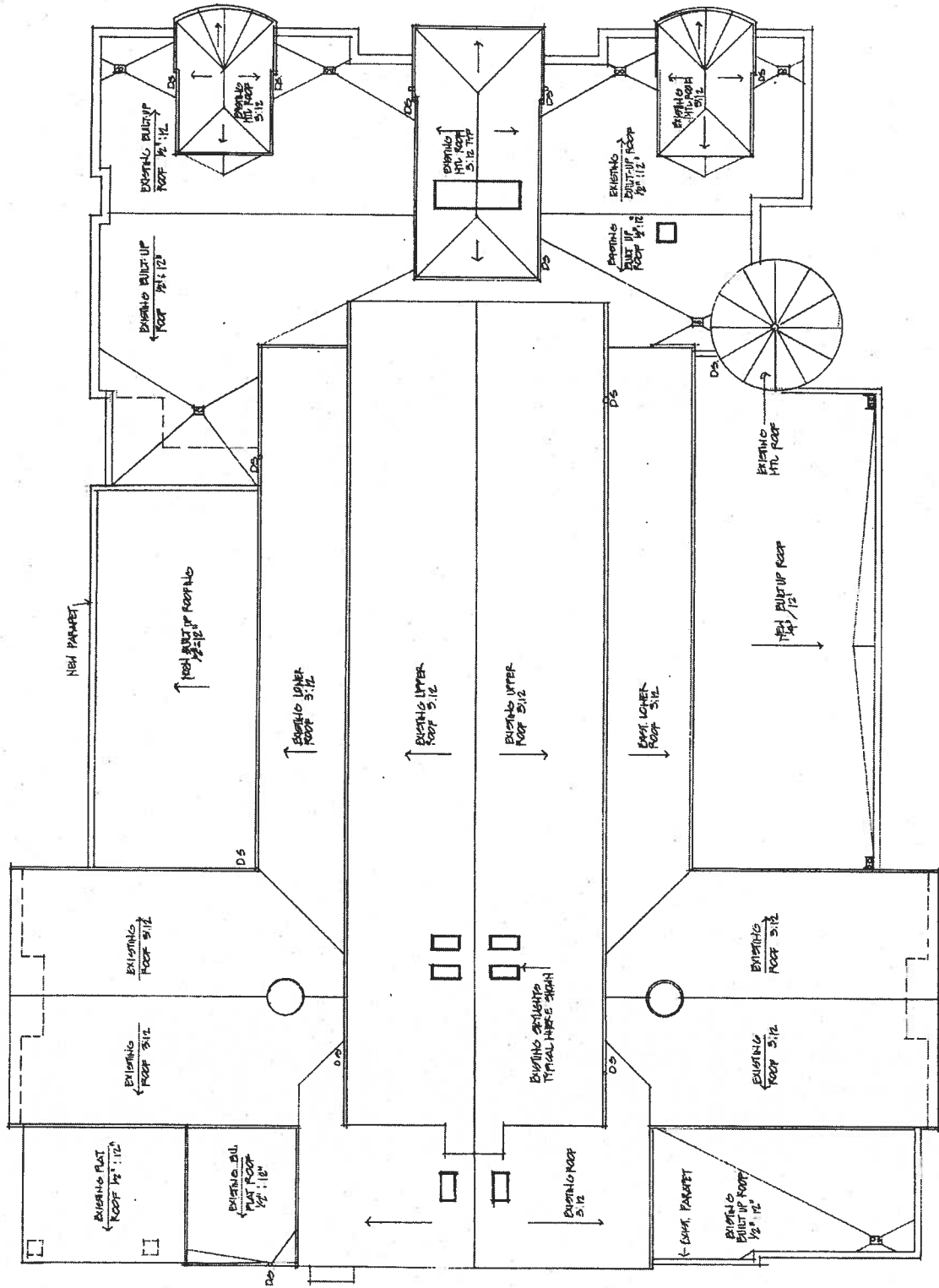


**SIDE EXTERIOR ELEVATION (WEST ELEVATION - SOUTH BROADWAY)**

**PROPOSED PROJECT  
PHG 10-0023**



ELEVATIONS

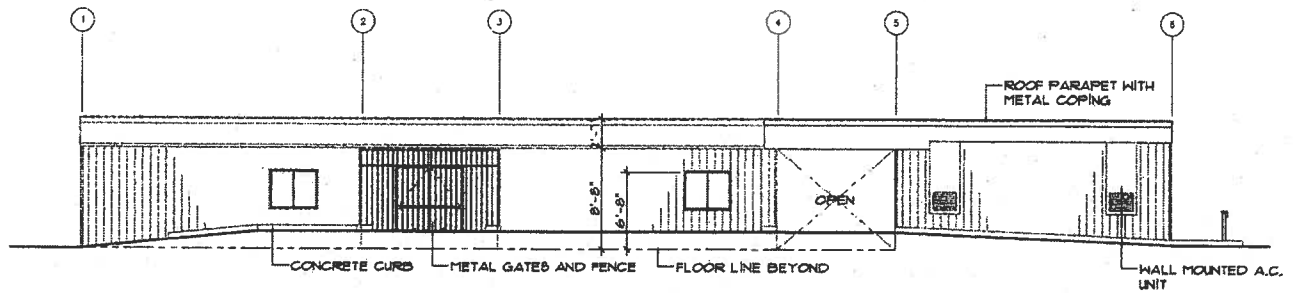


ROOF PLAN

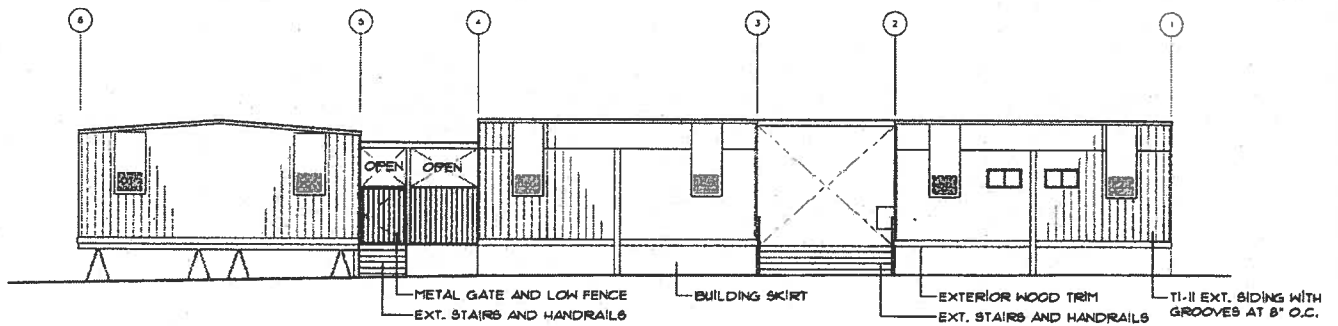
**PROPOSED PROJECT  
PHG 10-0023**



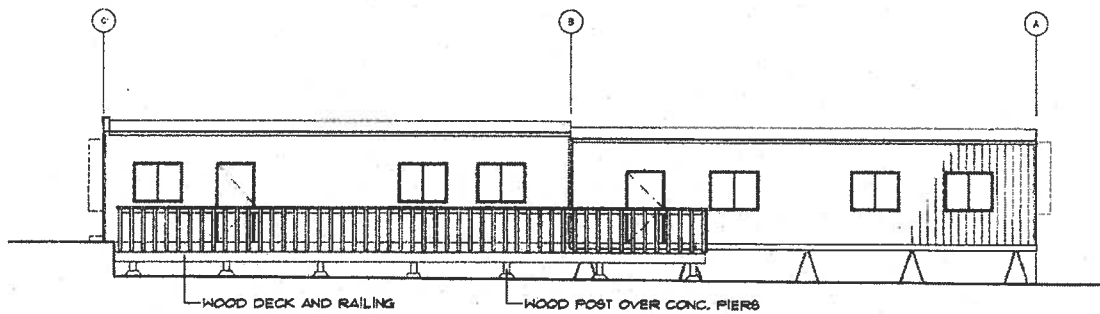
ROOF PLAN



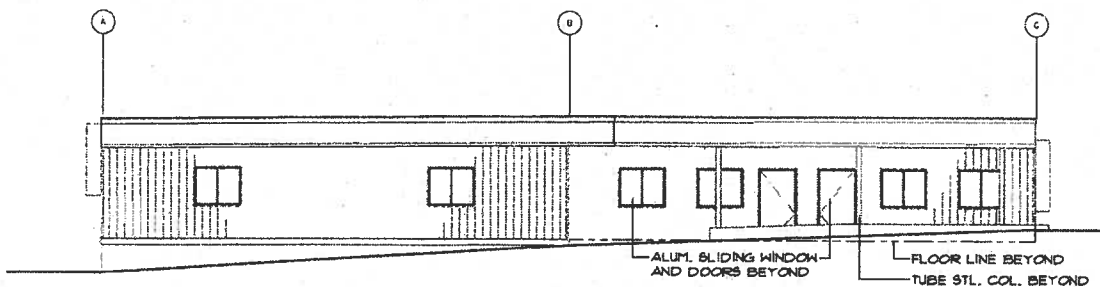
EXISTING PRESCHOOL PORTABLE BUILDINGS - FRONT



EXISTING PRESCHOOL PORTABLE BUILDINGS - REAR



EXISTING PRESCHOOL PORTABLE BUILDINGS - RIGHT SIDE



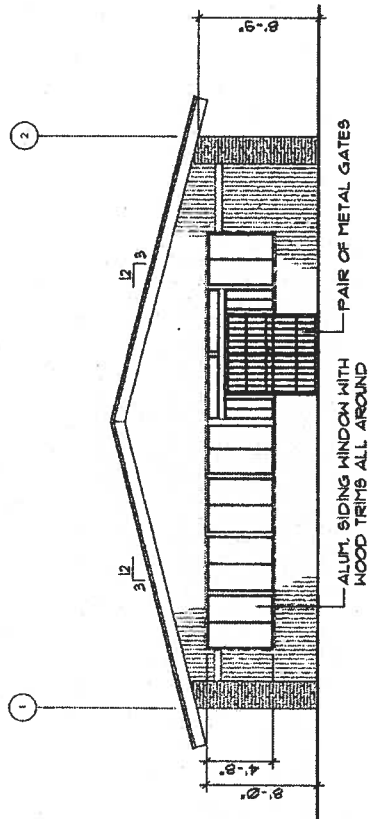
EXISTING PRESCHOOL PORTABLE BUILDINGS - LEFT SIDE

**PROPOSED PROJECT  
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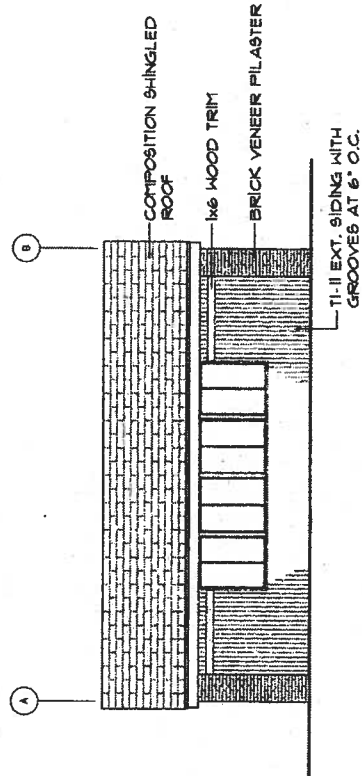
ELEVATIONS

**PROPOSED PROJECT  
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(REAR SAME)

(E) LUNCH SHELTER BUILDING - FRONT



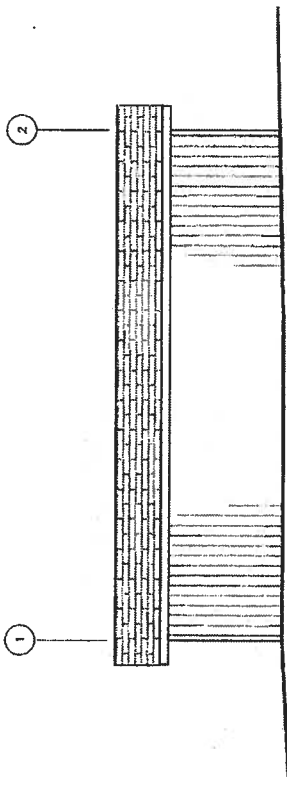
(RIGHT SIDE SAME)

(E) LUNCH SHELTER BUILDING - LEFT SIDE

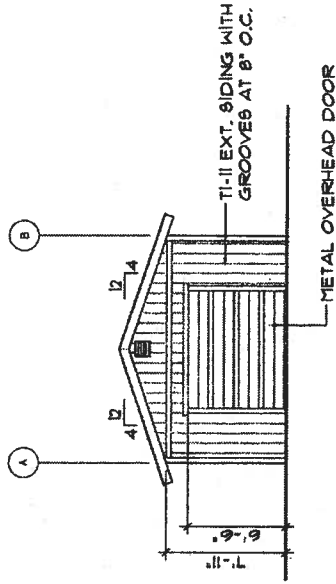


ELEVATIONS

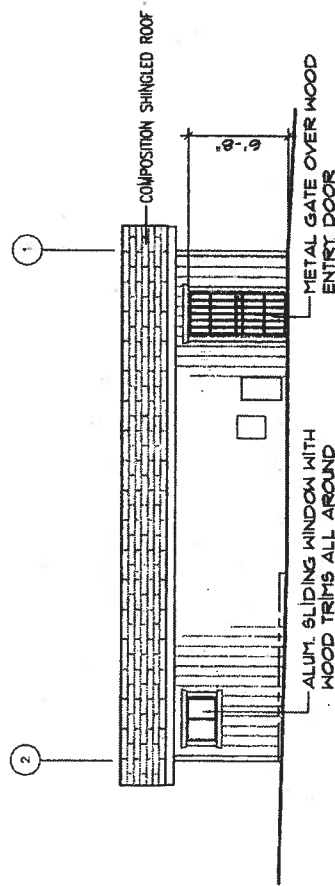




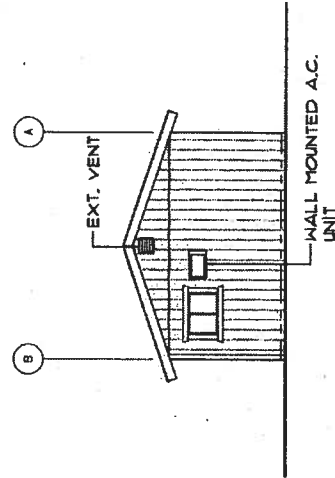
(E) EQUIP. STORAGE BLDG. - REAR



(E) EQUIP. STOR. BLDG. - RIGHT SIDE



(E) EQUIP. STORAGE BLDG. - FRONT



(E) EQUIP. STOR. BLDG. - LEFT SIDE

**PROPOSED PROJECT  
PHG 10-0023**



ELEVATIONS

## ANALYSIS

### A. LAND USE COMPATIBILITY/SURROUNDING ZONING

**NORTH:** R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / One- and two-story single-family residential homes are located immediately north of the church/school property. The homes located towards the northwest are located at a higher elevation than the project site (generally from 9 to 19 feet), and the homes located towards the northeast generally are at a similar or slightly higher elevation to the site. The rear of the adjacent homes and the back yards orient towards the subject site. A variety of fencing and landscaping is located along the northern property boundary. The proposed Parish Hall building would be setback approximately 45 feet to 80 feet from the property boundary, and includes appropriate landscape planter/buffers along the property boundary and building.

**SOUTH:** R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / A mix of single- and lower- density multi-family residential development is located south of the church/school site across 13<sup>th</sup> Avenue. Thirteenth Avenue is designed as a Collector Street on the City's Circulation Element with a current right-of-way of 80 feet, and contains curb, gutter and sidewalk along the northern side of the street, and only curb and gutter along the southern side of the street. Overhead utility lines are located along the southern side of the street. Thirteenth Avenue has not been constructed to its ultimate right-of-way as a Collector Street, but operates as a Local Collector street with parking on both sides.

**EAST:** R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / A mix of single- and lower-density multi-family residential development is located immediately east of the church/school site. The adjacent residential structures are single-story in height and the rear of the homes and back yards orient towards the subject site. A variety of wooden and chain-link fencing, and landscaping (shrubs and trees) is located along the eastern property boundary that provides a dense screen. The existing preschool modular buildings are setback approximately 12 feet from the western property boundary, with a raised access ramp along the western side of the building that is setback approximately 6 feet from the property boundary.

**WEST:** R-2-15 zoning (Multi-Family Residential, up to 15 du/ac) / A single-story, multi-family apartment complex is located west of the church/school site across Broadway. The apartment complex is situated at a higher elevation than the church/school site. Single-family homes are located further to the northwest. Broadway is designated as a residential street (80' R-O-W) and is developed with curb, gutter and sidewalk on both sides. On-street parking generally is not restricted on both sides of the street. Overhead utility lines are located along the western side of the street and a portion of the eastern side of the street across the church/school frontage.

### B. ENVIRONMENTAL STATUS

1. A Negative Declaration was issued for the proposed project on September 1, 2011 in conformance with the California Environmental Quality Act (CEQA).
2. In staff's opinion, the project would not have a significant impact to the environment and no significant environmental issues remain unresolved through compliance with code requirements and the recommended conditions of approval.

### C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service -- The Fire Department expressed no concern regarding their ability to serve the site. The site is served by Fire Station No. 1. Additional on-site fire hydrants would be required to be installed to provide the necessary fire flow and service points for emergency vehicles to support the Parish Hall building.
3. Traffic -- The church and school front onto and take access from two driveways along Broadway on the west, and one driveway along 13<sup>th</sup> Avenue on the south. A portion of the site also fronts onto and takes access from 12<sup>th</sup> Avenue on the north, but this driveway does not provide primary access to the main campus areas. Broadway is an unclassified residential street (80' right-of-way) and on-street parking is provided along both sides of the street. The Engineering

Division indicated that Broadway operates at a Level-of-Service "C" or better under existing conditions. Thirteenth Avenue is classified as a Collector Street (80' existing right-of-way) but has not been constructed to ultimate Collector improvements. The draft General Plan update anticipates this roadway to be reclassified as a Local Collector (66' R-O-W) due to the projected buildout traffic volumes. Thirteenth Avenue currently operates as a local/rural collector with parking on both sides, with approximately 3,800 to 4,700 average daily trips (ADT) and Level-of-Service "B." Projected year 2035 buildout is anticipated at approximately 7,200 ADT with a Level-of-Service "B" under the Local Collector standards. The buildout capacity of a Local Collector street is 15,000 ADT at level-of-service "E."

Based on the project description and information provided by the applicant, the proposed new Parish Hall building and associated uses are not anticipated to generate any significant additional vehicle trips since the building spaces primarily would be used to accommodate activities that currently utilize existing classroom, meeting room and other assembly areas. Existing activities are not proposed to be significantly increased or expanded. Phase II of the project includes a proposed 3,076 SF expansion to the church sanctuary building. This would allow for extra seating and would generate up to 9 trips per 1,000 SF of assembly area on weekdays (27 additional trips) and up to 36 trips per 1,000 SF of assembly area on days of worship (approx. 110 additional trips, with 5.5 a.m. peak hour trips and 8.8 p.m. peak hour trips). However, the bulk of the anticipated sanctuary expansion related trips generally would be during non-peak hours and weekends. Trips generated by the existing K-8 school would remain the same. The trips generated by the preschool would not increase since these are existing trips. For comparison purposes, a typical daycare/preschool facility generates up to 5 trips per child, or up to 225 average daily trips (17% or 38.25 trips during a.m. peak hours and 40.5 during p.m. peak hours). The Engineering Division indicated that any additional trips are not anticipated to result in any adverse impacts to the adjacent street segments or intersections since the streets would continue to operate a Level-of-Service "C" or better, which is consistent with the General Plan Circulation Element Goals. In addition, peak-hour trips would not adversely impact the levels of service on nearby intersections.

4. Utilities -- City sewer and water mains with sufficient capacity to serve the project are available in the adjoining streets or easement. The Engineering Department concluded the project would not materially degrade the level-of-service of the public sewer and water system.
5. Drainage -- There are no significant drainage courses on or adjacent to the project site. Runoff from the project would be directed to the adjoining public street or other drainage facility. The Engineering Department concluded the project would not materially degrade level-of-service of the existing or downstream drainage facilities.

#### **D. CONFORMANCE WITH CITY POLICY**

##### General Plan

The proposed CUP modification is consistent with the goals and policies of the General Plan since churches, schools and related religious activities are conditionally permitted within residential zones, and previous permits have been approved for the development of the subject site for religious and school activities. General Plan goals and policies allow for the construction of compatible non-residential uses provided effective measures are integrated into the design to adequately mitigate potential impacts to the neighborhood. The proposed new buildings would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities.

##### Project Design

Phase I includes the construction of a two-story Parish Hall building. The applicant indicated that most of the existing uses that would take place in the Parish Hall Building already take place in other buildings on the site. The new building is intended to provide a separate and secure area to conduct these functions without having to continue to disrupt activities in the existing spaces. This also would allow the school area to be secured during and after school hours. The proposed "L"-shaped, approximately 18,400 SF Parish Hall building contains a large multi-purpose room on the first floor, with some office spaces, small meeting rooms, kitchen and bathroom facilities. The multi-purpose room opens up to an outdoor patio area that is proposed to be covered with an open trellis structure. Another outdoor patio area with a trellis structure also is planned on the southern side of the building. An indoor/outdoor covered basketball court also is proposed to be part of the Parish Hall building. The gym would be enclosed on three sides, and open towards the interior of the site and courtyard area. The applicant has designed the proposed building to be compatible with the general character of the existing on-site structures, and to orient the most intensive uses and main entry away from the nearest residences to the north to reduce any potential noise or compatibility issues. The second story would contain meeting and classroom spaces, and some office spaces. A freestanding structure is proposed to be placed in front of the main entry to the building and would contain an old working bell. The architecture of the building includes varied roof lines and tower

elements to break up the long roofline. A combination of flat parapet roof features and sloped tile roof would be used. The exterior materials include a combination of stucco and red brick to emulate similar materials used in the main Sanctuary building. The longer wall planes also include several recessed elements and a combination of color elements to further break up the larger mass and scale of the building. The existing trash enclosures located near the northern property boundary would be relocated into newly designed covered trash enclosure area integrated into the Parish Hall landscaped areas. The small slope area along the northern property boundary would be landscaped to provide additional screening into the site. The building includes extensive landscaping along the northern and western elevations to further break up the larger mass and scale of the building and to enhance building features.

Phase II involves a proposed 3,076 SF addition to the Sanctuary building and includes a modification to the western and eastern elevations to provide additional seating area and a new mechanical room. The red brick exterior on a portion of the western elevation would be replaced with stucco, and the building painted in tan earth tones to match the Parish Hall. A new roof also may be added at that time. New glass doors would be added to each elevation and the window cross elements retained. Additional windows would be added to the upper elevation on each side of the stained-glass windows to provide more light and air. The garden/reflection area on the eastern side of the building would be removed and a new freestanding trellis added along this side of the building.

The Design Review Board voted to recommended approval of the proposed Parish Hall Sanctuary modifications on June 23, 2011. The Board members thought the buildings were well designed and preferred the new color scheme to the older white stucco buildings. They recommended that the other undocumented buildings also be repainted to match the new color scheme, and the project has been conditioned accordingly. Staff feels the proposed building additions would be appropriate since they have been located and designed to reduce potential impacts to adjacent residents; appropriate setbacks and landscaping would be provided to further eliminate potential visual impacts; and sufficient on-site circulation and parking would be provided. In addition, the proposed Parish Hall building would be located in an open area where athletic and other open space activities already occur.

#### Public Input

Staff received a letter (attached) from a nearby property owner (Karen Beaugrand) expressing concern regarding the current activities and potential expansion of the uses/facilities that negatively have affected her property in the past. She indicated that church parishioners continue to block her driveway with their vehicles, trample the landscaping while walking across her property, and litter. There is no sidewalk along her property frontages. She also indicated that previous attempts to rectify this with the pastor has not adequately addressed her concerns and problems persist. She also is concerned with the amount of traffic on the street during peak school and Sunday services, which she indicated tend to generate excessive dust in the area and to her property. Ms. Beaugrand's letter was forwarded to the project applicant, who indicated the Pastor currently is aware of these concerns and would continue to work on parishioner education to address many of these issues, including the use of on-site parking spaces vs. using street parking. However, some issues, such as future street improvements (including widening, curb, gutter and sidewalk) might be beyond his ability to correct.

#### Whether Appropriate Parking would be Available to Accommodate all the Uses on the Site

The project proposes to share on-site parking between the church and school. While parking typically is calculated by requiring the number of spaces for each individual use on the site, the Zoning Code allows joint-use parking of facilities when the days and hours of operation do not conflict, and allows a reduction in the cumulative requirement on a case-by-case basis through the CUP process. Up to 250 spaces are proposed to be provided throughout the site to accommodate all of the uses, with additional area that could be striped to provide between 15 to 30 additional spaces. If all of the spaces in every building were being used at the same time at ultimate buildout (including a basketball game in the new gym and school in session) 250 parking spaces would be required. However, the church indicated this is not likely to occur. Weekday demand typically would involve full operation of the school (school hours between 8:30 a.m. and 3:30 p.m.); the preschool operation; various weekday mass services and funerals also are provided with significantly less attendance than weekend services; administrative functions and office visits; and occasional meetings that would occur in the Parish Hall. Weeknight use of the facilities also is proposed when the school is not in operation, which includes occasional weeknight masses, bible study, CCD classes and other meetings in the Parish Hall. There would be more than a sufficient amount of parking to handle weekday demands. The greatest peak demand most likely would occur on Sundays in which the church could operate at full capacity at the same time the Parish Hall. Each building operating at full capacity at the same time would require up to 201 parking spaces. Project conditions would limit the scheduling of concurrent activities to ensure adequate on-site parking. On-street parking also is available along the 13<sup>th</sup> Avenue and Broadway frontages, but is not counted towards meeting the required parking. The church also owns several vacant parcels across the street from the church along 13<sup>th</sup> Avenue/Broadway for overflow parking. However, this also does not

count towards required on-site parking. Staff feels that the joint use of parking areas is appropriate since the hours of operation for the primary school and church activities do not conflict; the number of spaces provided exceeds the code requirement for the most intensive use; the majority of the parking is readily accessible to both buildings; and overflow parking is available.

#### Whether the Facility Can Accommodate the Proposed Preschool

The existing preschool has been in operation at the site since 2001, which included the installation of four portable/manufactured buildings to accommodate up to 45 children. The facility currently is licensed for up to 45 children by Community Care Licensing Division. The site previously was developed with two residential structures, which have since been demolished and replaced with the preschool facility. A preschool was not part of the original CUP approval in 1985, and therefore is included with this modification request. The portable buildings also are used for afterschool programs for the existing students at the school. Appropriate on-site parking spaces are provided adjacent to the preschool facility to accommodate the seven preschool employees and to provide appropriate drop-off and pick-up areas for parents. The afterschool program does not create any additional parking demand. Community Care Licensing also requires a minimum of 75 SF of play area per child for a daycare/preschool facility, which would require 3,375 SF of outdoor play area. Approximately 3,780 SF of recreation area is provided. The existing recreation area previously was approved and used as a Tot Lot as part of the original 1985 CUP.

The Design Review Board voted 6-0 to recommend approval of the preschool facility and portable buildings. The Board members did not raise any issues regarding the location, orientation or design of the building, and felt the use of portable buildings on the site would be in conformance with portable buildings used throughout the City on public school sites. They also felt the existing dense landscaping along the eastern property line provides an appropriate visual buffer between the buildings, fenced outdoor play area(s) and adjacent residents. Staff feels the preschool facility is an appropriate use on the site since the property currently developed and used for school and church purposes with sufficient area to accommodate the preschool program. More than appropriate on-site parking and open space is provided, and the preschool has been in operation at the site for several years without creating any known problems or generating concerns from adjacent residents.

#### Appropriateness of the Proposed Administrative Adjustment

The existing Sanctuary building contains two bay window elements along the front facade facing 13<sup>th</sup> Avenue that project up to 2'-6" into the required 10-foot side setback. The buildout layout and setbacks were approved as part of the CUP modification for the building in 1999 and the required building plans and permits were issued. However, the CUP process is not the appropriate mechanism to approve modifications to setbacks, which must be approved through the Administrative Adjustment process with the appropriate public notice. Administrative Adjustments of up to 25% of the required setback may be approved by the Director of Community Development upon demonstration that the proposed adjustment will be compatible with and will not prove detrimental to adjacent property or improvements. The process typically is an administrative function with appropriate public notice. However, for efficiency purposes the Administrative Adjustment was combined into the public hearing notice for this CUP modification and has been elevated to allow the Planning Commission discretion over the final decision. Staff feels the adjustment is warranted in this instance since the bay windows are an integral part of the overall architectural design of the structure; were part of a previous public hearing process; and was constructed with approved building permits as required by the City. The encroachment into the street-side setback would not result in any adverse impacts to adjacent properties; and would not conflict with existing or proposed utilities, infrastructure or any future roadway improvements. In addition, staff has not received any concerns from the public regarding the proposed adjustment. By approving the setback adjustment, the facility also would not be considered non-conforming and thereby be subject to future limitations regarding improvements to the site as regulated through Article 61 of the City's Nonconforming Uses and Structure provisions. Future improvements to the site would continue to be subject to the CUP requirements and the public hearing process.

# SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

## **A. PHYSICAL CHARACTERISTICS**

The approximately 8.94 acre project site is comprised of six parcels (APNs 233-591-09, -21, -24, -45, -46 and -44). The General Plan land-use designation for the property is Urban 1 (Single-Family Residential) and is zoned R-1-6 (Single-Family Residential, 6,000 SF min, lot size). The church/school site has been developed with various buildings (including the main sanctuary, classroom and administration buildings, one- and two-story residential structures, portable classroom buildings, play equipment and storage buildings) paved parking, ornamental landscaping, grass recreation areas, and is secured with a combination of chain-link and wrought-iron fencing.

## **B. SUPPLEMENTAL DETAILS OF REQUEST**

1. Property Size: 8.94 acres (six parcels)
  
2. Existing Buildings:

Sanctuary	16,951 SF (single story)
School and Admin.	21,340 SF (single story)
Convent	5,880 SF (single story) vacant
Preschool Portables	3,840 SF (four, 24' x 40' portable buildings)
Lunch Shelter	1,340 SF (single-story)
Equipment Building	518 SF (single-story)
Play Equipment	N/A
Storage/Maint. Bldg.	1,250 SF (50' x 25', single-story)
  
3. New Buildings: 18,400 SF, (two story), up to 32' top of parapet roof, 29' to ridge pitched roof

Parish Bldg.	
Covered Basketball Court	4,159 SF enclosed on three sides
Trellis Patios	2,187 SF and 2,721 SF
Covered Lunch Shelters	Two, 20' x 20' portable type structures
Bell structure	144 SF, 12' x 12', 13 feet high
  
4. Materials-Colors:

Parish Hall	Stucco Exterior, ranging in light tan to medium tan tones to match existing storage/maintenance building. Brick red/brown colored accents on certain recessed areas along with parapet trim. Pitched and flat roof elements with decorative stucco trim elements and red/orange tile roof. Wood trellis patios along south and east elevations with brick clad columns. Brick wainscot on various recessed elements of walls.
Sanctuary	Stucco exterior to match existing and building ultimately to be repainted to match the Parish Hall building. New glass doors along south and east elevations. Upper windows to be include additional operable windows.

## 5. Description of Church and Parish Hall Activities

### Typical Daily and Weekly Activates:

Office administration:	Monday through Friday, 8:30 am to 3:30 pm
Worship Services in Sanctuary:	Sundays 7:30 am, 9:00 am, 10:30 am, 12:00 p.m. 1:30 pm 5:30 pm Traditional Latin Mass – every Sunday 3:30 pm Saturday Vigil: 5:30 pm and 7:00 pm Mon-Sat 8:00 am and Mon-Fri 6:00 pm
Other Liturgical Services:	Morning Prayer Mon-Fri. 7:30 am and 5:30 pm
Special Events:	Weddings and funerals on as needed basis
Counseling services:	By appointment
	Note: all time approximate and may vary as needed

**Parish Hall Uses:**

Hours vary from 7:00 am – 10:00 pm. Hours may vary based on individual events and days. Large events in the multi-purpose room generally on Fri or Sat evenings.

Meetings and other church-related functions in the multi-purpose room, wedding receptions, quinceneras, charity functions, potlucks, etc. A kitchen facility is provided in the hall.

CCD and other teaching functions, youth and adult religions instruction, other children and adult programs, etc. Typical hours Mon-Fri, 4:00 pm – 8:30 pm

Counseling services- hours may vary

Church affiliated meetings-club use, such as Knight of Columbus

Other church-related uses appropriate for the hall, as may be determined by the Pastor, such as coordination of community service projects and ministries

Gymnasium – For existing school and church use, not to be rented out to outside groups

**6. Description of School Activities**

Grades K-8: Monday – Thurs. 8:30 AM to 3:30 PM and Friday 8:00 am – 2:45 pm  
Pre- and After School: Monday – Friday, 7:00 – 8:30 am and 3:00 pm – 6:00 pm (typ. 5 employees) Both sessions have supervised homework and play time.  
Athletic fields: School PE courses, school team practices and games (games typically after school during daylight hours) Lighted fields not provided  
Gymnasium: School PE courses, school team practices and games, other school/church related events.  
Special events: Extra-curricular activities, including choral and music groups, art courses, ASB, Community Outreach, etc.

Employees: Up to 27, including instructors and admin. staff

7. Preschool: Up to 45 children ages (generally 2 yrs. to 5 yrs.)

8. Preschool  
Hours of Operation: Monday – Friday, 7:00 a.m. – 6:00 p.m. The program offers full-day sessions and half-day session 8:30 a.m. to 11:30 a.m., and offers a 2- 3- and 5-day per week schedule.

9. Preschool Employees: Up to approximately 7 anticipated depending on the mix/ages of children

10. Outdoor Recreation Area: Approximately 3,780 SF of outdoor play area provided for preschool.

11. Signage: One new monument sign (approx. 3'-4" in height) to include six-inch-high white or black metal letters on a brick background with concrete base with integral color to match tan exterior building color. Sign to be placed at most northern Broadway driveway to parking lot.

12. Fencing: Combination of chain-link and black, wrought-iron fencing around perimeter of site. School parking lot area and school building to be fenced to control entry/exit, with appropriate gates and fire access.

**C. CODE COMPLIANCE ANALYSIS**

	<u>Proposed</u>	<u>Required</u>
1. Church Parking:		
Existing Sanctuary:	10,467 SF assembly or 365 fixed seats	104 spaces based on 1:100 SF of assembly area or 73 spaces based on fixed seating ratio of 1:5 seats (22" of bench seat = 1 seat)
Proposed Sanctuary:	2,494 SF new assembly area Total 12,961 SF total assembly area <u>340 new fixed seats plus 365 existing</u>	129 spaces based on 1:100 SF assembly area <u>141 spaces based on 705 fixed seats</u>
	Up to 250 joint use spaces available	<b>141</b> required spaces
2. Parish Hall Parking:		
	Multi-purpose area 3,140 SF (1 <sup>st</sup> Floor) Meeting Rooms 1,306 SF Classrooms (12 on 2 <sup>nd</sup> floor) <u>Offices 977 SF</u>	31.4 spaces (1 per 100 SF assembly area) 13 spaces (1 per 100 SF) 12 (assume one instructor per classroom) <u>3.25 spaces (1 per 300 SF)</u>
	250 joint use spaces available	<b>60</b> required spaces
		<u><b>Total 201 req. spaces for church and parish hall</b></u>
3. School Parking:		
	Assumes 27 faculty and staff members or Grades K-8; 250 existing enrollment total enrollment fluctuates based on yearly demand	27 spaces (1 per faculty member/employee)
	Gymnasium	15 spaces (1 per 200 SF floor area)
4. Preschool Parking:		
	45 children with 7 employees <u>250 joint use space available</u>	7 spaces (1 per employee plus appropriate drop- off/pick-up) <b>49</b> spaces all daytime school activities

Parking: Typically, the peak church hours do not conflict with the peak school or Parish Center hours of operation. Therefore, parking would not be required for all uses operating a maximum capacity at the same time. The applicant proposes to provide 250 striped spaces, with the ability to potentially provide 15 to 30 additional striped spaces by striping the paved outdoor basketball court areas. On-street parking also is provided along the 13<sup>th</sup> Avenue and Broadway frontages of the church, but does not count towards provided required parking.



5. Setbacks:	Proposed/Existing	R-2 Requirements
Front (Broadway):	165' to Parish Hall Bldg.	15' min.
Side:	45'+- to Parish Hall Bldg.	5' min
Street Side (13 <sup>th</sup> )	10' to Sanctuary Bldg. (two 2.5' encroachments with Admin. Adjustment )	10' min.
Rear:	12' to portable bldgs., 6' to ramps	20' primary structure, 0' – 5' detached structures

**D. RELATED CASES:**

- PHG 08-0026      Conditional Use Permit to construct an approximately 1,000 SF single-story, single-family/caretakers residence, 462 SF detached garage, and a 1,250 SF single-story, storage/maintenance building on an undeveloped parcel adjacent to the St. Mary's Church complex. The storage/maintenance building has been constructed, but the single-family home has not yet been constructed.
- 99-09-CUP      Conditional Use Permit to construct an approximately 4,269 addition to the existing sanctuary building. The addition was completed.
- 85-06-CUP      Conditional Use Permit to construct a 15,000 SF, two-story parish center, along with additional parking spaces. This CUP covered all of the existing building/uses on the site, including the proposed 15,000 SF parish building. The parish center and additional parking spaces were not constructed. Total 318 spaces required for all uses on the site.
- 1950's – 1970's      The majority of the St. Mary's church/school complex was constructed in the 1950's when the Escondido Zoning Code did not require a Conditional Use Permit for churches in residential zones. The original building had eight classrooms and an office complex. The school enrollment grew each year to a peak of 650 student, which included two of each grade one through six, and one each for seventh and eighth grade.

**EXHIBIT "A"**  
**FINDINGS OF FACT**  
**PHG 10-0023**

Conditional Use Permit

1. Granting this Conditional Use Permit modification for St. Mary's Church is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for area in which it is located since the subject property has been approved for and used by the Church since the 1950's for religious, institutional and residential activities. The proposed new Parish Hall, expansion to the existing Sanctuary Building, parking lot improvements, continued use of the preschool, and permitting for all existing undocumented structures would be an appropriate use on the church property and compatible with the surrounding neighborhood since the setbacks, height, mass and scale of the proposed and existing buildings, and location of the on-site parking has been designed to reduce potential impacts to adjacent properties, and be compatible with surrounding uses.
2. The proposed CUP is consistent with the goals and policies of the General Plan since churches, schools and related religious activities are conditionally permitted within residential zones, and previous permits have been approved for the development of the subject site for religious and school activities. General Plan goals and policies allow for the construction of compatible non-residential uses provided effective measures are integrated into the design to adequately mitigate potential impacts to the neighborhood. The proposed new buildings would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities, and adequate public facilities would be provided (as discussed in the staff report prepared for the project). The Design Review Board recommended approval the project on June 23, 2011.
3. This proposal is in response to services required by the community since youth, educational and social programs provide services for the community and religious activities to the church members. St. Mary's Church has been in operation on the site since the 1950's. The Church would continue to provide educational, social and recreational alternatives/choice tailored to the goals and needs of the congregation, parents and students, while reducing the demand on the public school system.
4. A Negative Declaration was issued for the proposed project on September 1, 2011 in conformance with the California Environmental Quality Act (CEQA). The project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities, nor have a significant impact on the City's Quality of Life Standards. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.
5. (ADM 11-0140) The adjustment is warranted in this instance since the bay windows are an integral part of the overall architectural design of the structure; were part of a previous public hearing process; was constructed with approved building permits as required by the City; and the encroachment into the street-side setback would not result in any adverse impacts to adjacent properties; would not conflict with existing or proposed utilities, infrastructure or any future roadway improvements. In addition, staff has not received any concerns from the public regarding the proposed adjustment. By approving the setback adjustment, the facility also would not be considered non-conforming and thereby be subject to future dollar limitations regarding improvements to the site as regulated through Article 61 of the City's Nonconforming Uses and Structure provisions. Future improvements to the site would continue to be subject to the CUP requirements and the public hearing process.

## **EXHIBIT "B"**

### **CONDITIONS OF APPROVAL PHG 10-0023**

#### **General**

1. The proposed church/school shall be subject to all relevant Conditions of Approval and Mitigation Measures required as part of previous Conditional Use Permits for the site (85-06-CUP, 99-09-CUP and PHG 08-0026) , unless specially authorized or superseded by this use permit.
2. The Parish Hall and gym shall be solely by the church and parishioners. The facility shall not be rented out to non church affiliated groups or for commercial entities, as determined by the City.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and details of request, to the satisfaction of the Planning Division. The undocumented storage building and student lunch shelter building shall be painted to match the colors of the Parish Hall building when this building is constructed.
4. The church/school shall not schedule concurrent activities and/or use of all the buildings at the same time creating a peak parking demand that could potentially exceed the amount of parking available on site.
5. As proposed, a minimum of 250 striped parking spaces shall be provided and maintained in conjunction with this development. A final parking layout shall be submitted prior to the submittal of any building or grading permits for the Parish Hall or expansion to the Sanctuary building. Said parking spaces shall be striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan the intent to stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
6. All two-way drive aisles shall be provided between parking spaces. One-way drive aisles may be permitted, as may be approved as part of the final parking layout. Any gates shall provide appropriate access into parking areas, and also allow appropriate fire access, to the satisfaction of the Fire Department.
7. All on-site parking spaces shall be made available for peak events, unless otherwise approved by the City.
8. 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 City Wide Facilities fees.
9. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
10. Any necessary fire protection facilities and improvements shall be subject to the review and approval of the Fire Department. Appropriate fire access and ADA compliant paths of travel shall be provided to the lower areas of the buildings and from the parking areas to all accessible areas of the structures, as required by the Fire Department and Building Division. Fire hydrant spacing and location (including required on-site hydrants and any water service flow upgrades) must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Department. Access for use of heavy fire fighting equipment, as required by the Fire Department, 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.

11. 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.
12. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). An outdoor lighting plan shall be submitted with the building permits. Appropriate shielding shall be incorporate into outdoor lighting fixtures.
13. All new utilities shall be placed underground.
14. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
15. The subject property shall be kept in a neat and orderly manner.
16. This CUP shall become null and void unless utilized within twelve (12) months of the effective date of approval.
17. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
18. An inspection by the Planning Division will be required prior to operation of the project. 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.
19. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2011, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2044.00 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.

#### Landscaping

1. A final landscape and irrigation plan shall be submitted with the building and grading plans, along with the appropriate plan check fee. Any proposed or required fencing/walls shall be indicated on the plans (including height, materials, and colors). A fencing detail shall be included in the plans. A mix of dense landscaping shall be provided along the new parking spaces on the along the northern property boundary. Specimen-sized trees shall be incorporated into the overall plan (min. 24" box).
2. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The required landscaped areas shall be free of all foreign matter, weeds, trash, and plant material not approved as part of the landscape plan.

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.

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12. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). An outdoor lighting plan shall be submitted with the building permits. Appropriate shielding shall be incorporate into outdoor lighting fixtures.
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16. This CUP shall become null and void unless utilized within twelve (12) months of the effective date of approval.
17. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
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2. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The required landscaped areas shall be free of all foreign matter, weeds, trash, and plant material not approved as part of the landscape plan.

**ENGINEERING CONDITIONS OF APPROVAL**  
**St. Mary's Church – 2 Phase Modification to CUP**  
**PHG11-0023**

**GENERAL – Phases I & II**

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 improvement plans and the issuance of Building Permits.
2. All proposed improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the Director of Engineering Services.
3. Pedestrian access routes shall be provided into the project to the satisfaction of the Director of Engineering Services.
4. A current preliminary title report shall be submitted with the grading/drainage plans.

**STREET IMPROVEMENTS and TRAFFIC**

**Phase I – Construction of Parish Center Building**

1. The project applicant shall be responsible for removal and replacement of all existing damaged public improvements along the Broadway street frontage to the satisfaction of the Director of Engineering Services.
2. All damaged paving on Broadway shall be replaced. As directed by the Field Engineer, a 1 1/2" grind and 2" min. AC overlay may be required in whole lane widths where multiple utility trench patches associated with this project have degraded the surface of the roadway.
3. A pedestrian ramp shall be constructed to ADA standard at the southerly side of the existing Rectory driveway off of Broadway.
4. All existing driveways off of Broadway shall be reconstructed as alley-type in accordance with Escondido Standard Drawing G-5-E, with a minimum throat width of 24 feet.
5. The project applicant shall install a 135 watt street light at each entrance/exit driveway off of Broadway.

6. All unused driveways or portions of driveways along Broadway shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
7. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the Director of Engineering Services.
8. The project applicant shall refresh and/or replace all crosswalk and school pavement markings with thermal plastic and update the traffic signage along their Broadway frontage to the satisfaction of the City Traffic Engineer. This signing and striping plan shall be reviewed as part of the required site grading/drainage plan. Applicant's contractor shall complete any removal of existing striping and all new signing and striping.
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.

### **Phase II – Expansion of Sanctuary Building**

1. Public street improvements along 13<sup>th</sup> Avenue shall be constructed to the adopted City Circulation Element Classification and Standards in effect when this Phase II Building Permit is released by the Engineering Dept. These improvements shall include but not be limited to, concrete curb, gutter, sidewalk, street lights, street trees, up to 32 feet of paving and base.

Please Note: The current City Circulation Element Classification for 13<sup>th</sup> Avenue is Collector (64' curb to curb). This Collector classification would require the widening of 13<sup>th</sup> Avenue. However there is currently a staff recommendation to reduce the 13<sup>th</sup> Avenue classification to Local Collector (42' curb to curb) in the upcoming adoption of a new General Plan and Circulation Element. This Local Collector classification would not require the widening of 13<sup>th</sup> Avenue.

2. If the widening of 13<sup>th</sup> Avenue is not required then the project applicant shall be responsible for removal and replacement of all existing damaged public improvements along the 13<sup>th</sup> Avenue frontage to the satisfaction of the Director of Engineering Services.
3. All damaged paving on 13<sup>th</sup> Avenue shall be replaced. As directed by the Field Engineer, a 1 1/2" grind and 2" min. AC overlay may be required in whole lane widths where multiple utility trench patches associated with this project have degraded the surface of the roadway.

4. All existing driveways off of 13<sup>th</sup> Avenue shall be reconstructed as alley-type in accordance with Escondido Standard Drawing G-5-E, with a minimum throat width of 24 feet.
5. The project applicant shall install a 135 watt street light at each entrance/exit driveway off of 13<sup>th</sup> Avenue.
6. All unused driveways or portions of driveways along 13<sup>th</sup> Avenue shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
7. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
8. The project applicant shall refresh and/or replace all crosswalk and school pavement markings with thermal plastic and update the traffic signage along their 13<sup>th</sup> Avenue frontage to the satisfaction of the City Traffic Engineer. This signing and striping plan shall be reviewed as part of the required site grading/drainage plan. Applicant's contractor shall complete any removal of existing striping and all new signing and striping.
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.

### **GRADING / DRAINAGE – Phases I & II**

1. Site grading/drainage together with erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted separately to the Engineering Department. Grading/drainage plans are subject to approval by the Planning, Fire and Engineering Departments prior to issuance of a Grading Permit.
2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building



structure will be permitted as part of the Building Dept. plan review and permit process.

4. The project applicant 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. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
6. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.
7. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the Director of Engineering Services and shall be based on a drainage study and Water Quality Technical Report to be prepared by the Engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
8. The extension of additional private drainage pipes and structures into the site may be required to provide positive drainage from the inverts of required bio-retention basins.
9. A Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be submitted and approved by the Engineering Dept. prior to approval of any grading/drainage plans. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
10. All site drainage with emphasis on the parking, drive way, and roof 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.
11. The on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Engineering Services.
12. All storm drains constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.

## **WATER SUPPLY – Phases I & II**

1. Fire hydrants and/or fire service lines if required shall be installed at locations approved by the Fire Marshal and adequate public water mains (min. 8”) and/or service laterals shall be installed per improvement plans submitted to and approved by the Engineering and Utility Departments.
2. A Public Utility Easement shall be granted to the City of Escondido for all public water mains within the project site. The easement shall include all fire hydrants, water meters and other appurtenances. The minimum easement width shall be 20 feet.

## **SEWER – Phases I & II**

1. Separate sewer laterals shall be installed from the public main to each building and shall be 6” PVC minimum with a standard clean-out at the property line.
2. No trees or deep rooted plants shall be planted within 15’ of sewer mains or laterals.

## **EASEMENTS and DEDICATIONS Phases I & II**

1. Necessary public utility easements shall be granted to the City. The minimum easement width is 20 feet. Easements with multiple utilities shall be increased in width accordingly.
2. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading/drainage plans.

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

## **REPAYMENTS and FEES – Phases I & II**

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 \$50,000, 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.

### **SURVEYING AND MONUMENTATION – Phase II**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

### **UTILITY UNDERGROUNDING AND RELOCATION**

#### **Phase I – Construction of Parish Center Building**

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

#### **Phase II – Expansion of the Sanctuary Building**

1. All existing overhead utilities along 13<sup>th</sup> Avenue shall be relocated underground in accordance with the City's Utility Under-grounding Ordinance.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and under-grounding. All new utilities shall be constructed underground.

## Jay Paul

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**From:** Karen Beaugrand <kbeau1@cox.net>  
**Sent:** Tuesday, September 27, 2011 11:25 AM  
**To:** Jay Paul  
**Subject:** St Mary's /PHG 10-0023

Mr. Paul,

I'm writing today to object to the additions planned at St. Mary's church on 13<sup>th</sup> Ave. I have lived on the corner of 10<sup>th</sup> and Broadway since 1995 and have been the recipient of all of the vehicles parking on my street whenever there is a church event. During these events I get people walking on my manicured lawn, breaking my sprinklers, leaving trash including used diapers, blocking my mailbox and blocking my half-moon driveway!! I've walked down and left my opinions with the priest and nothing seems to work.

Now let's talk about the many Sunday services and daily school traffic!! This brings so much dust and dirt into my house I'm tempted to bill the city for housecleaning services!! This is "Old Escondido" where I can't have a car awning to protect my vehicles due to setback points all due to future street measurements (that will never be enforced) and these streets were set up back in the early 1900's and 1800's!! These neighborhood streets cannot handle the traffic of a small freeway which is what this church generates. People don't drive the speed limit on these streets as well.

This plan DOES NOT provide for expanded parking which means they will all be on our small streets. All that will happen is the painted stalls will be moved around in the name of improved parking. This addition is doing nothing for the infrastructure of Old Escondido, the neighboring homes that must endure all dirt, trash and damage and most importantly the church is just hoping for more revenue under the guise of an improvement. There is none!!

The neighborhood cannot handle all of the increased traffic and with no parking structure there are no improvements...only to the church's bottom line.

Regards,  
Karen Beaugrand



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

## NEGATIVE DECLARATION

CASE NO.: PHG 10-0023

DATE ISSUED: September 1, 2011

PUBLIC REVIEW PERIOD: September 7, 2011 – September 26, 2011

LOCATION: Approximately 8.9 acres generally located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, addressed as 1160 S. Broadway and 130 E. 13<sup>th</sup> Avenue (APNs 233-591-09, -21, -24, -24, -46 and -44).

PROJECT DESCRIPTION: Environmental review for a proposed modification to a previously approved Conditional Use Permit for St. Mary's Church for the following:

1. Construct a new, approximately 18,400 SF, two-story parish center building, which includes an attached, 4,464 SF covered and partially enclosed basketball court, and courtyard areas with trellis features, and two 20' x 20' detached shade structures for lunch shelters.
2. Reconfigure the existing parking areas, interior circulation patterns and fencing/gates to secure the school buildings and play areas.
3. Addition of approximately 3,076 SF of seating area to the existing 16,951 SF sanctuary building, and relocation of any existing freestanding trellis feature.
4. Allow the existing portable buildings located towards the eastern portion of the site to continue to be used for preschool in accordance with the current State license for up to 45 children, and also for afterschool programs.
5. An Administrative Adjustment to the side-yard setbacks in conformance with Section 33-167 of the Escondido Zoning Code for two existing architectural features (bay window elements) facing 13<sup>th</sup> Avenue to encroach up to 2.5 feet into the required 10-foot street-side setback. This would eliminate a potential non-conforming setback for the building.

APPLICANT: St. Mary's Church

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 project will not have a significant effect on the environment since there is no substantial evidence in the record to indicate project related impacts are potentially significant.

  
Jay Paul  
Associate Planner



**Environmental Checklist Form (Initial Study Part II)**

1. Project title and case file number: PHG 10-0023 St. Mary's Church
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 90202
3. Lead agency contact person name, title, phone number and email: Jay Paul, Associate Planner (760) 839-4537 jpaul@ci.escondido.ca.us
4. Project location: Approximately 8.9 acres generally located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, addressed as 1160 S. Broadway and 130 E. 13<sup>th</sup> Avenue (APNs 233-591-09, -21, -24, -24, -46 and -44).
5. Project applicant's name, address, phone number and email: St. Mary's Church/Parish 1160 S. Broadway, Escondido, CA 92025 (Representative Michelle Golden, project architect at 619-602-4195, mikig123@cox.net) and (Fr. Richard Perozich pastor@stmary.sdcoxmail.com)
6. General Plan Designation: Urban 1 (U1)
7. Zoning: R-1-6
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.)  
The proposed project consists of a modification to a previously approved Conditional Use Permit for St. Mary's Church for the following:
  1. Construct a new, approximately 18,400 SF, two-story parish center building, which includes an attached, 4,464 SF covered and partially enclosed basketball court, courtyard areas with trellis features, and two, 20' x 20' detached shade structures for lunch shelters.
  2. Reconfigure the existing parking areas, interior circulation patterns and fencing/gates to secure the school buildings and play areas.
  3. Addition of approximately 3,076 SF of seating area to the existing 16,951 SF sanctuary building, and relocation of any existing freestanding trellis feature. This is proposed as a second phase of the project.
  4. Allow the existing portable buildings located towards the eastern portion of the site to continue to be used for preschool and afterschool programs for up to 45 children.
  5. An Administrative Adjustment to the side-yard setbacks, in conformance with Section 33-167 of the Escondido Zoning Code, for two existing architectural features (bay window elements) facing 13<sup>th</sup> Avenue to encroach up to 2.5 feet into the require 10-foot street-side setback. This would eliminate a potential non-conforming setback for the building.
9. Surrounding land uses and setting (briefly describe the project's surroundings):  
The project is located with a residential area, and surrounded by a variety of single- and multi-family residential development on all sides.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).  
N/A

**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"/> Agricultural Resources        | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology and Soils                  |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input 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, or agreed to, by 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/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), 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: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) 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 shall analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary 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.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Jay Paul, Associate Planner  
Printed Name and Title

\_\_\_\_\_  
September 1, 2011  
Date

\_\_\_\_\_  
PHG 10-0023 (St. Mary's Church)

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments 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. 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 and mitigation measures. 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. The definitions of the response column headings include the following:
  - A. "Potentially Significant Impact" applies 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.
  - B. "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 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a "Less than Significant" level shall be considered mitigation.
  - C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.
  - D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which 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. Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. 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.
3. 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.
4. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
5. The explanation of each issue should identify the significance of criteria or threshold, if any, used to evaluate each question, as well as the mitigation measure identified, if any, to reduce the impact to less than significant.



**ISSUES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. <u>AESTHETICS.</u> Would the project:</b>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>II. <u>AGRICULTURAL RESOURCES.</u> 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:</b>				
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 or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. <u>AIR QUALITY.</u> 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:</b>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IV. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. **CULTURAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <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?       | <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?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. **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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil?  | <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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. GREENHOUSE GAS EMISSIONS.** Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering 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)?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an increase of impervious surfaces and associated run-off?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Cause potentially significant adverse impact on ground water quality?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. **LAND USE PLANNING.** Would the project:

a. Physically divide an established community?	<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 Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XI. 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XIV. 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: |                          |                          |                                     |                                     |
| i. Fire protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Police protection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii. Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv. Parks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| v. Other public facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XV. RECREATION. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC. Would the project:**

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

**XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

	Potentially Significant Impact	Less Than Significant with Mitigation incorporated	Less Than Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:**

a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a)}?	<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 Final EIR (February 1990)
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. Escondido Water Master Plan (2000)
7. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
8. Escondido Historical Resources Survey
9. Site Visits/Field Inspection
10. Comments from other Departments:
  - Building
  - Engineering Services
  - Fire
  - Police
  - Utilities
11. Project Description and Preliminary Information
12. Water Quality Technical Report prepared for St. Mary's Church by Engineering Design Group, dated August 31, 2010.
13. FIRM maps (Flood Insurance Rate Maps) June 19, 1997
14. Draft MHCP maps (Multiple Habitat Conservation Program)
15. California Department of Conservation (CDC) 2010 Farmland Mapping and Monitoring Program (FMMP).
16. 1990 and 2000 General Plan Noise Contour Exhibits
17. The California Air Pollution Control Officers Association (CAPCOA) guide to addressing greenhouse gas (GHG) emissions from projects subject to the California Environmental Quality Act (CEQA) 2008.

# NEGATIVE DECLARATION

(Final)

## FOR ST. MARY'S CONDITIONAL USE PERMIT

(City File No. PHG 10-0023)

### ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

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

#### INTRODUCTION

This Negative Declaration assesses the environmental effects of the proposed modification to a previously approved Conditional Use Permit for St. Mary's Church on approximately 8.94 acres of land generally located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, addressed as 1160 S. Broadway and 130 E. 13<sup>th</sup> Avenue (APNs 233-591-09, -21, -24, -24, ~~-45~~ -46 and -44).

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Negative Declaration** in writing before the end of the **20-day** public review period starting on **September 7, 2011**, and ending on **September 26, 2011**. Written comments on the Negative Declaration should be submitted to the following address by **5:30 p.m., September 26, 2011**. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025-2798

Contact: Jay Paul, Planner  
Telephone: (760) 839-4537  
Fax: (760) 839-4313  
Email: [jpaul@ci.escondido.ca.us](mailto:jpaul@ci.escondido.ca.us)

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above.

## PROJECT DESCRIPTION

The proposed project consists of a modification to a previously approved Conditional Use Permit for St. Mary's Church for the following:

1. Construct a new, approximately 18,400 SF, two-story parish center building, which includes an attached, 4,464 SF covered and partially enclosed basketball court, and courtyard areas with trellis features, and two 20' x 20' detached shade structures for lunch shelters.
2. Reconfigure the existing parking areas, interior circulation patterns and fencing/gates to secure the school buildings and play areas.
3. Addition of approximately 3,076 SF of seating area to the existing 16,951 SF sanctuary building, and relocation of an existing freestanding trellis feature. This is proposed to be developed as part of a second phase.
4. Allow the existing portable buildings located towards the eastern portion of the site to continue to be used for preschool and afterschool programs for up to 45 children
5. An Administrative Adjustment to the side-yard setbacks in conformance with Section 33-167 of the Escondido Zoning Code for two existing architectural features (bay window elements) facing 13<sup>th</sup> Avenue to encroach up to 2.5 feet into the required 10-foot street-side setback. This would eliminate a potential non-conforming setback for the building.

## PROJECT LOCATION AND ENVIRONMENTAL SETTING

The subject site is located on the northeastern corner of Broadway and 13<sup>th</sup> Avenue, in the City of Escondido, County of San Diego, addressed as 1160 S. Broadway and 130 E. 13<sup>th</sup> Avenue. The approximately 8.94 acre project site is comprised of six parcels (APNs 233-591-09, -21, -24, -24, -45, -46 and -44). The General Plan land-use designation for the property is Urban 1 (Single-Family Residential) and is zoned R-1-6 (Single-Family Residential, 6,000 SF min, lot size). The St. Mary's Church and school facility originally was established and constructed in the 1950's and a Conditional Use Permit was approved in 1985 (City File No. 85-06-CUP) for the existing complex of buildings/uses. The site and several of the uses/structures have been altered over the years and subsequent modifications to the Use Permit approved (City File Nos. 99-09-CUP and PHG 08-0026). The church/school site has been developed with various buildings (including the main sanctuary, classroom and administration buildings, one- and two-story residential structures, portable classroom buildings, play equipment and storage buildings) paved parking, ornamental landscaping, grass recreation areas, and is secured with a combination of chain-link and wrought-iron fencing.

The project site fronts onto and takes access from Broadway on the west and 13<sup>th</sup> Avenue on the south. A portion of the project site also fronts onto 11<sup>th</sup> Avenue on the north, but this driveway does not provide primary access to the site. On-street parking generally is not restricted along these streets.

### Project History:

PHG 08-0026	Conditional Use Permit to construct an approximately 1,000 SF single-story, single-family/caretakers residence, 462 SF detached garage, and a 1,250 SF single-story, storage/maintenance building on an undeveloped parcel adjacent to the St. Mary's Church complex. The storage/maintenance building has been constructed, but the single-family home has not yet been constructed.
99-09-CUP	Conditional Use Permit to construct an approximately 4,269 addition to the existing sanctuary building. The addition has been completed.
85-06-CUP	Conditional Use Permit to construct a 15,000 SF, two-story parish center, along with additional parking spaces. This CUP covered all of the

existing building/uses on the site, including the proposed 15,000 SF parish building. The parish center and additional parking spaces were not constructed.

1950's

The majority of the St. Mary's church/school complex was constructed in the 1950's when the Escondido Zoning Code did not require a Conditional Use Permit for churches in residential zones.

Surrounding zoning and land uses are as follows:

North: R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / One- and two-story single-family residential homes are located immediately north of the church/school property. The homes located towards the northwest are located at a higher elevation than the project site (generally from 9 to 19 feet), and the homes located towards the northeast generally are at a similar or slightly higher elevation to the site. The rear of the adjacent homes and the back yards orient towards the subject site. A variety of fencing and landscaping is located along the northern property boundary.

South: R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / A mix of single- and lower-density multi-family residential development is located south of the church/school site across 13<sup>th</sup> Avenue. Thirteenth Avenue is designed as a Collector Street on the City's Circulation Element with a current right-of-way of 80 feet, and contains curb, gutter and sidewalk along the northern side of the street, and only curb and gutter along the southern side of the street. Overhead utility lines are located along the southern side of the street. Thirteenth Avenue has not been constructed to its ultimate right-of-way as a Collector Street, but operates as a Local Collector street with parking on both sides.

East: R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size) / A mix of single- and lower-density multi-family residential development is located immediately east of the church/school site. The adjacent residential structures are single-story in height and the rear of the homes and back yards orient towards the subject site. A variety of wooden and chain-link fencing, and landscaping (shrubs and trees) is located along the eastern property boundary.

West: R-2-15 zoning (Multi-Family Residential, up to 15 du/ac) / A single-story, multi-family apartment complex is located west of the church/school site across Broadway. The apartment complex is situated at a higher elevation than the church/school site. Single-family homes are located further to the northwest. Broadway is designated as residential street (80' R-O-W) and is developed with curb, gutter and sidewalk on both sides. On-street parking generally is not restricted on both sides of the street. Overhead utility lines are located along the western side of the street, and a portion of the eastern side of the street across the church/school frontage.

#### **Responsibility Agency Permit Approvals**

The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control. The project also must comply with the requirements of the San Diego County Municipal Separate Storm Sewer System (MS4) Storm Water Permit (RWQCB Order No. R9-2008-0002, NPDES No. CAG919002).

#### **Anticipated Public Hearings**

No hearing dates have been scheduled to date. The proposed project requires noticed public hearings by the Escondido Planning Commission. Separate public hearing notices will be mailed out confirming the hearing date and time.

## I. AESTHETICS

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project site is developed with a church and school facility, various outbuildings and play equipment, ornamental landscaping, turf play areas and paved parking. The site is located within a residential area and surrounded single- and multi-family residential development. The topography of the site is relatively flat, and generally slopes and drains from north to south. The site does not contain any significant visual resources or any significantly prominent topographical features. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. Development of the proposed new two-story Parish Hall building, expansion to the existing main sanctuary building, shade and trellis structures and reconfiguration of the parking areas would not significantly alter the developed character of the site nor adversely impact any scenic views through and across the property since the property is developed with a variety of church and school related buildings and accessory uses. Any existing vegetation that would be removed would be replaced by new landscaping. The project would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public since the site is not located along a State scenic highway and the property would be developed with residential development in accordance with the underlying General Plan land-use designation. The site is relatively flat and a minimal amount of grading/ground preparation would be anticipated to support the project. Therefore, anticipated grading would not create any long-term significant visual impacts. Any mature trees removed during construction would be replaced; replacement of any mature trees is not considered significant.

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The site currently is developed with a church and school, and includes a variety of on-site lighting, including parking lot lighting and street lighting along the project frontages. The proposed development is not anticipated to create any significant increase in light and glare in the area. Any proposed building or parking lot lighting would be designed to minimize the overflow of light onto adjacent properties, where necessary. Compliance with the City's Outdoor Lighting Ordinance would ensure that impacts related to light and glare, resulting from future development of the site, are less than significant.

## II. AGRICULTURE RESOURCES

### **Significance Criteria and Impact Analysis**

In determining whether impacts to agricultural resources are a 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. The effects of a project on agricultural resources are considered significant if the proposed project would:

- 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?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

- 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?*
- d. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*
- e. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- f. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project site and surrounding area are mapped as Urban and Built-Up Land by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The project site is located within the central urban core area of Escondido and zoned for residential development. The entire site has been disturbed by past church and school related development. The project site is not located within an existing zone for agricultural or forestry uses and there are no agricultural uses or forestry land or uses on or adjacent to the site. The project site and surrounding area is not listed as prime Agricultural Lands in the General Plan Final EIR, which was prepared for the most recent General Plan revisions in 2000 (Escondido 2000). Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. Accordingly, no associated impacts to agricultural-related zoning or contract land would result.

### III. AIR QUALITY

#### **Significance Criteria and Impact Analysis**

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?*
- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

#### **City of Escondido Significance Criteria:**

Section 33-942 of the City's Zoning Code "Coordination of CEQA, Quality of Life Standards' and Growth Management provisions" provides quality-of-life emission thresholds related to air quality for projects proposed within the City of Escondido. If the project has the potential to produce emission that would exceed these screening thresholds, a more detailed analysis of potential air quality impacts is required to evaluate the potential to impact the environment. However, simply exceeding these thresholds does not constitute a significant air impact. Significance of potential air-quality impacts is based on the additional project specific analysis.

#### **Construction Emissions**

Due to the relatively minor amount of on-site grading anticipated and based on air-quality studies prepared for other projects, anticipated daily construction emissions from heavy equipment or haul trucks are projected to be less than the City of Escondido and SDAPCD thresholds for all criteria. Because construction is a one time, temporary activity, operation of equipment during project construction is not anticipated to result in significant air quality impacts and no mitigation is required. As a matter of



standard practice, dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SDAPCD rules and regulations.

#### Applicable Air Quality Plan

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

Operations emissions come from area sources, including natural gas for space and water heating, and gasoline-powered landscaping and maintenance equipment, and from vehicle operations associated with the project. The proposed project would not significantly increase traffic volumes on local streets and intersections, as indicated in the Traffic/Transportation Section, and the proposed project would not result in a substantial increase in the number of vehicles operating in cold start mode or substantially increase the number of vehicles on local roadways. Therefore, the project would not cause an unacceptable concentration of CO at any project-affected intersection (Recon 2010). Since the project would not adversely impact area roadways and intersections, the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would have a less than significant impact on local and regional air quality. Any individual impacts attributed to the proposed project are small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts. Due to the proposed use of the site for church and school related activities, the project is not anticipated to generate any objectionable odors affecting the surrounding area.

#### Consistency with the RAQS

Consistency with the Regional Air-Quality Standards (RAQS) assumptions is determined by analyzing the project with the assumptions in the RAQS. Forecasts used in the RAQS are developed by the San Diego Association of Governments (SANDAG). The SANDAG forecasts are based local general plans and other related documents that are used to develop population projections and traffic projections. The proposed uses would be consistent with uses allowed under the existing residential designation. Therefore, the proposed would be consistent with the growth forecast in the Escondido General Plan and would not conflict with the goals and strategies in the RAQS or TCM. Any potential impacts from an increase in vehicle trips from the site would be considered negligible since projected traffic would be consistent with the General Plan traffic/transportation goals and policies indicated in the sections above, and therefore would not conflict with the goals and strategies in the RAQS or Transportation Control Measures (TCM) for the air quality plan prepared by the San Diego Association of Governments (SANDAG). Thus, the project would not exceed the assumptions used to develop the RAQS and would not obstruct or conflict with the SDAPCD's RAQS. The proposed project would have a less than significant impact on cumulative regional and local air quality. No mitigation is required.

#### Construction Impacts

Future construction related emissions would be limited to the construction period, during which emissions from construction equipment could be temporarily evident in the immediate surrounding area. These odors would not affect a substantial number of people because the scale of future construction is

relatively small, the frequency of permanent trips would be relatively low, and the potentially affected area is limited due to the localized evidence of these odors. Operations generally would result in a limited number of large-truck trips to the project site, which could also create an occasional whiff of diesel exhaust for nearby receptors along roadways. However, these temporary sources of odors are not considered significant. The short-term construction period would be much less than the 70-year period used for health risk determination. Objectionable odors are regulated by the San Diego Air Pollution Control District (APCD).

#### **IV. BIOLOGICAL RESOURCES**

##### **Significance Criteria and Impact Analysis**

The effects of a project on biological resources are considered to be significant if the proposed project would:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Based on field reconnaissance and review of the Draft Escondido Subarea Plan of Multiple Habitat Conservation Program (City of Escondido 2001), the entire 8.35-acre site has previously been developed with church and school related building, infrastructure and ornamental landscaping. As a result, no plant life or animal species recognized as threatened or endangered by the U.S Fish and Wildlife Service or California Department of Fish and Game, or other sensitive species, as identified in local/regional plans/policies or regulations, are known or anticipated to occur within the proposed project area or surrounding properties. Existing vegetation on the site consists of ornamental grasses, shrubs, groundcover, mature trees, and various weed species. No raptor nests were observed during site reconnaissance. Based on the developed nature of the site and perimeter fencing and surrounding development, project implementation would not result in any impacts to wildlife movements or established wildlife corridors/habitat linkages. The project area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps and no conflicts with the provisions of the MHCP are expected.

#### **V. CULTURAL RESOURCES**

##### **Significance Criteria and Impact Analysis**

The effects of a project on cultural resources are considered to be significant if the proposed project would:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

The site is developed with a variety of church and school related facilities. The project involves minimal grading. No cultural resources study has previously been completed on the subject site and therefore, no prehistoric, cultural or archaeological resources have been previously recorded or know to exist on the site. The City of Escondido General Plan EIR (1990a) does not include the project site in areas identified as having potential paleontological resources. The site does not appear to contain any indicators of significant cultural resources or geologic features due to the past development. There are no structures over 50 years in age that would be impacted by this project located on the site. The potential for disturbing any human remains is low given the fact the area is not known for any significant archaeological sites). Therefore, the proposed project would not result in a significant impact to these resources. No mitigation is required.

## VI. GEOLOGY AND SOILS

### Significance Criteria and Impact Analysis

The effects of a project on geology and soils are considered to be significant if the proposed project would:

- 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.
  - ii. Strong seismic ground shaking?
  - iii. Seismic-related ground failure, including liquefaction?
  - iv. Landslides?

The subject site, including all areas of Escondido and surrounding San Diego County is located within a Seismic Zone 4 designation. The project site is not located within proximity to any mapped State of California Fault-Rupture hazard Zones (formerly known as Alquist-Priolo Special Studies Zones) or other known fault hazard designations (California Geological Survey [CGS] 2007. No known active or potentially active faults are located in the project site vicinity. The closest known active faults are the Rose Canyon Fault and the Elsinore Fault. The Rose Canyon Fault is located approximately 15.4 miles southwest of the project site, and the Julian segment of the Elsinore Fault is approximately 17.8 miles northeast of the project site (CGS 2010). Accordingly, fault surface rupture is not likely at this project. In the event of a major earthquake on these faults or other faults within the Southern California region, the site could be subjected to moderate to severe ground shaking. However, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general, and associated potential impacts would be less than significant. All new development would be required to conform to current seismic building code requirements designated for the specific area.

Based on existing geologic mapping and the developed nature of the subject site and vicinity, local surficial materials likely consist primarily of fill and undifferentiated mid to late Pleistocene-age older alluvium, while underlying geologic units encompass mid Cretaceous-age granitic rocks (CGS and City of Escondido 1990). Based on existing conditions and geologic/development history of the area, potential liquefaction and expansive soil issues are not anticipated to rise to a level of significance. Appropriate

design and construction measures would be required to be incorporated into future development plans as recommended by any subsequent geotechnical/soils reports that may be required at the building/grading permit stage of site development, which include standard industry practices such as the use of appropriate foundation and footing designs, design and construction measures to accommodate projected seismic loading, implementation of properly engineered and non-expansive fill, and appropriate surface/subsurface drainage techniques. These and/or other appropriate measures would be implemented as part of any development permit and conformance with applicable regulatory/industry criteria such as the IBC/CBC, Greenbook and City Standards. Since the subject site and surrounding properties have been developed and situated on relatively level terrain, the project site is not considered to be susceptible to other potential geologic hazards such as landslides, tsunamis, or seiche.

- b. Result in substantial soil erosion or the loss of topsoil?*
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Potential impacts related to liquefaction, lateral spreading, expansive soils and landslides are discussed in the section above. Extensive grading is not anticipated for the project since the site is relatively flat. Any proposed grading, excavation, demolition and construction activities would increase the potential for erosion and sedimentation both within and downstream of the site relative to existing conditions. Erosion and sedimentation impacts would be addressed through conformance with the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit, State Water Resources Control Board [SWRCB]). Specifically, conformance with the Construction General Permit is required prior to development of applicable sites exceeding one acre, with this permit issued by the SWRCB under an agreement with the U.S. Environmental Protection Agency (USEPA). Specific performance requirements include implementing a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs). Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with the project SWPPP and related NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided or reduced below a significant level.

- 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?*

The project site currently is serviced by an existing wastewater/sewer pipeline system with the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of any future development projects.

## **VII. GREENHOUSE GAS EMISSIONS**

In response to rising concern associated with increasing GHG emissions and global climate change impacts, several plans and regulations have been adopted at the international, national and state levels with the aim of reducing GHG emissions. Transportation accounts for the largest share of the state's GHG emissions. The State of California has adopted a number of plans and regulations aimed at identifying statewide and regional GHG emission caps, GHG emissions reduction targets, and actions and timelines to achieve the target GHG reductions. Executive order (EO S-3-05) signed by Governor Schwarzenegger on June 1, 2005, established the following GHG reduction targets for the state of California: by 2010, reduce GHG to 2000 levels; by 2020 reduce GHG emission to 1990 levels; by 2050 reduce GHG emissions to 80 percent below 1990 levels. In response to the Executive Order, the

California Legislature passed Assembly Bill (AB) 32 (Nunez) the "California Global Warming Solutions Act of 2006."

In order to determine the potential effects of a project on greenhouse gas emission (GHG), would the project:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

#### Transportation-Related Emissions

Vehicular traffic associated with the project is relatively minor and the project's transportation-related emissions reductions would be achieved through implementation of state wide regulations on vehicle engine and fuel technologies, such as improved vehicle technologies and low carbon fuel standards as new vehicles come on line. Efforts to reduce transportation emissions by reducing vehicle miles traveled (VMT) on a regional level are anticipated to come from polices related to changes in future land use patterns and community design, as well as through improvements in public transportation. By reducing miles vehicles travel, vehicle emissions would be reduced. Because the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length, as defined in the California Air Resources Board (CARB) business-as-usual (BAU) 2020 Forecast used to develop the regulations to reduce vehicle GHG emissions, project related impacts on statewide vehicular GHGs would not be considered significant.

#### Non-Transportation Related Emissions

The proposed development would generate emissions through the additional electricity use, natural gas consumption, water use, short-term construction activity, and solid waste disposal. The development project would be required to incorporate certain project design features (PDFs) to reduce water and/or energy use. The incorporation of necessary PDFs result in a reduction in BAU emissions that would be consistent with statewide goals. Future building energy efficiency to achieve BAU emission targets would be achieved through compliance with current Title 24 Energy Efficiency Standards. With the incorporate of the appropriate PDFs, the project's contribution to cumulative statewide GHG emissions would not be significant. On a state and region-wide level, greenhouse gas emissions are expected to be reduced from energy efficiency gains from the increase amount of electricity produced from renewable energy sources, and energy efficient industries, homes and buildings. Other land development applicable measures such as water conservation, materials use and waste reduction, and green building design and development practices also is anticipated to achieve additional emissions reductions.

#### Conflict with Plans and Policies

With the implementation of appropriate project design features, the project would be consistent with the goals and strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land use and development. The project is projected to be consistent with the 2020 California goals for GHG emissions of Executive Order S-3-05 and does not hinder the implementation of AB 32. Therefore, the project would not conflict with any applicable plan to reduce GHG emissions.

#### City of Escondido: The Climate Action Plan

The City of Escondido is in the process of developing a Climate Action Plan as part of the City's General Plan Update. The plan will address GHG emissions from communities (commercial, industrial, residential and other) and from City operations. The plan will consist of the following six major elements: Energy Conservation, Water and Wastewater Systems, Waste Reduction and Recycling, Air Quality, Sustainable Land Use Planning, and Public Landscaping and Street Trees. The plan will include discussion on the local impacts of climate change, actions to be adopted by the City to achieve sustainable development goals, emissions baselines and forecasts, emissions reduction strategies, and

mitigation measures. The City's Climate Action Plan will include the implementation of the GHG reduction strategies by conducting a baseline GHG emissions inventory and setting up a baseline year of 1990. It is anticipated that a 28 to 29 percent reduction target relative to the year 1990 baseline will be achieved by year 2020.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

### Significance Criteria and Impact Analysis

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Due to the nature of the proposed development, the project would not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (the Cortese List). Any future development of the project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain. The proposed range of church and school related uses is not anticipated to involve the routine transport, use, or disposal of hazardous materials. The proposed range of uses also would not involve the use or storage of hazardous materials that would result in a reasonably foreseeable upset or accident conditions. Both the Federal government and State of California require all business that handle more than a specified amount of hazardous or extremely hazardous materials to submit a business risk management plan with the City of Escondido and County of San Diego Department of Environmental Health. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. Therefore, the project will not create a significant risk of upset or hazard to human health and safety.

- 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?*
- 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?*

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The closest public airports to the project are located approximately 10 miles to the west (McClellan-Palomar Airport in the City of Carlsbad), and 12 miles to the east (Ramona Airport). The project also is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. The closest private airstrip is located approximately six miles to the northeast (Lake Wohlford Resort Airstrip) and 12 miles to the north (Blackington Airstrip). Therefore, the project would not result in any associated impacts related to safety hazards for people residing or working in the project area.

- g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any future development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. The Police and Fire Department indicated the proposed project would not impact service levels, nor conflict with the City's Hazard Mitigation Plan (City of Escondido 2004).

- 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?*

The subject site is located within an urban area and surrounded by development on all sites. The project is not located within an identified Fire Hazard Area as indicated on Figure IV-1 of the 1990 General Plan Community Protection and Safety Element (City of Escondido 1990), or Figure 5.7.2 of the 2000 General Plan Update EIR (City of Escondido 2000). The site is located within a Moderate Fire Severity Zone based on current Fire Department maps. The site is not located adjacent to wildlands and the Fire Department indicated that appropriate fire service can be provided to the site. Based on the described conditions, the proposed project would not result in a significant exposure of people or structures to wildland fires.

## **IX. HYDROLOGY AND WATER QUALITY**

### **Significance Criteria and Impact Analysis**

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

- 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)?*
- 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)?*
- 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?*
- 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?*
- e. Cause significant alteration of receiving water quality during or following construction?*
- f. Cause an increase of impervious surfaces and associated runoff?*
- 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?*
- h. Cause potentially significant adverse impact on ground water quality?*

- i. *Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*
- 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?*
- k. *Otherwise substantially degrade water quality?*

The project site currently is developed with a church and school facility, paved parking areas, driveways, turf recreation areas and various landscape planters. The project site generally consists of level terrain and generally drains to existing public/private storm drain facilities, and as minor overland flow. No changes to the overall drainage patterns and directions would occur as a result of the proposed project. Development of the turf play area would result in a minor increase of impervious surfaces and associated runoff. Any potential project related impacts from future development would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements. Therefore, future project implementation would result in a less than significant impacts related to runoff rates/amounts, associated flooding, hydromodification, or the capacity of existing/planned storm drain systems.

Water and sewer service to the site currently is provided by the City of Escondido, and the project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any significant impacts to hydrology or water quality; result in a significant increase in runoff from the site; or adversely impacts surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.

#### Surface Water Quality

Potential surface water quality effects from future development of the site would encompass both short-term (construction-related) and long-term (operational) activities. Potential construction-related issues include erosion/sedimentation, the use and storage of potentially hazardous substances such as concrete and vehicle fuels/lubricants, demolition-related debris generation, and the disposal of extracted groundwater (if necessary). Potential operational water quality concerns would be associated with activities such as vehicle access/parking areas, landscaping maintenance and runoff from various activities, which could potentially result in impacts to water quality to downstream receiving waters, including Escondido Creek that is designed as impaired on the Clean Water Act Section 303(d) List of Impaired Waters.

Under the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit issued in 1990 to the County of San Diego and to the City of Escondido, as one of the co-permittees, all development and significant redevelopment is required to implement structural and on-structural non-point source pollution control measures know as Best Management Practices (BMPs) to limit urban pollutants reaching the waters of the U.S. to the maximum extent practical. The NPDES permit requires the preparation of a site-specific Stormwater Pollution Prevention Plan (SWPPP). The implementation of this permit system requires that specific management practices be implemented at the time of construction. Detailed BMPs would be determined as part of the NPDES/SWPPP process based on site-specific parameters. Therefore, potential impacts would be avoided or reduced below a level of significance through conformance with existing NPDES and related City storm water standards. If groundwater is extraction/disposal is required during construction, the applicant and/or contractor would be required to conform with applicable criteria of the associated NPDES Groundwater Permit.

#### Long-term Operational Impacts

A final project Water Quality Technical Report (WQTR) would be required to be submitted for development of the subject site that is a priority project based on applicable NPDES and City SUSMP criteria, including areas of disturbance and the proposed construction/operation of roadways, parking



areas, and restaurant facilities. The WQTR also identifies anticipated pollutants of concern from project development/operation that could potentially impact downstream receiving waters. In accordance with requirements under the NPDES Municipal Permit and related City standards (e.g., the City SUSMP) future projects would be required to implement appropriate measures to address potential long-term water quality concerns and ensure regulatory conformance. Specifically, this would include the designation of drainage management practices (DMAs) pursuant to the City SUSMP, and implementation of appropriate integrated management practices (IMPs) and low impact development (LID) source control and treatment control (or structural) BMPs. Therefore, with implementation of appropriate measures as part and in conformance with the project WQTR, the proposed project would conform with all applicable regulatory requirements related to long-term water quality concerns and associated impacts would be avoided or reduced below a level of significance.

- k. Create or exacerbate already existing environmentally sensitive areas?*
- l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*
- m. Impact aquatic, wetland or riparian habitat?*

The site has been developed with church and school related buildings and infrastructure, and no sensitive plant or animal species are known or reported on the project site. As described in Section VII, Biological Resources, the proposed development would not affect any environmentally sensitive areas or aquatic/riparian/wetland habitats, with no associated impacts from future project development. The project area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

- 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?*
- p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- 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?*
- r. Inundation by seiche, tsunami, or mudflow?*

The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the SanGIS database or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows. The project site and surrounding area are not located within a mapped dam inundation area associated with the upstream Lake Wohlford and Dixon Reservoir containment structures/reservoirs (City of Escondido 2000, 1990). Based on the location of the proposed project approximately 12 miles inland, no significant impacts related to tsunamis would result. No significant impacts related to seiches and associated flood hazards are anticipated to occur given the distance from the existing Lake Wohlford and Dixon Reservoirs, and channelization of Reidy Creek. The project site and surrounding properties are developed and landscaped, and therefore the site is not subject to any anticipated mudflows.

## **X. LAND USE AND PLANNING**

The City of Escondido General Plan designates the project site Urban 1 (U1) and it is zoned R-1-6 (Single-Family Residential, 6,000 SF min. lot size). The project site also is located within the Old Escondido Neighborhood Historic District (OEN). Non-residential uses, such as churches, care facilities and schools, are allowed within the R-1 zone OEN subject to a Conditional Use Permit. The project is surrounded by residential development on all sides. From a land use perspective no adverse impacts are anticipated since the site is developed with a church facility and school, and has operated on the site since the 1950's. There is sufficient area on the site to accommodate the proposed expansion and uses.

Adequate public facilities are available and water and sewer service can be provided to the project with nominal extension of nearby existing facilities.

### **Significance Criteria and Impact Analysis**

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

*a. Physically divide an established community?*

The proposed project would not disrupt or divide the physical arrangement of the area since the site is developed with non-residential uses and access to the project site currently is provided by a public Circulation Element street (13<sup>th</sup> Avenue, 80' R-O-W) and from Broadway (80' R-O-W). The proposed project would not change the designations of the existing streets, alter street patterns or designs, or require the development of any new roads. Development of the project and proposed improvements would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. The project's construction also would not create any new land use barriers, or otherwise divide or disrupt the physical arrangement of the surrounding community. Further, the configuration of the areas' existing street network and sidewalks would not be affected by the project.

The project is not located within an airport land-use plan, and airport land-use plan that is to be adopted, or within two miles of a public airport. The closest public airports to the project site are located approximately 10 miles to the west (McClellan-Palomar Airport in the City of Carlsbad) and 12 miles to the east (Ramona Airport). The project also is not located within the vicinity of a private airstrip, with the closest such facilities located approximately six miles to the northeast. Accordingly, the proposed project would not result in any impacts associated with public airport related safety hazards for people working in the project area.

- b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?*

The project would not conflict with any local policies or ordinances protecting biological resources since the site is within an urbanized area and fully developed with a church and school. There are no protected or sensitive habitat or species on or adjacent to the project site. Vegetation on and adjacent to the site consists of ornamental landscaping consistent with residential uses. The area is not designated on the City's Draft Multiple Habitat Conservation Plan (MHCP) Focus Planning Area or any other conservation planning area. Therefore, no detrimental land-use policy impacts would be produced by the proposed project.

## **XI. MINERAL RESOURCES**

### **Significance Criteria and Impact Analysis**

The effects of a project on mineral resources are considered to be significant if the proposed project would:

- 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?*

- 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?*

The subject site and adjacent properties have been previously developed. These properties are not known to contain any known mineral deposits of value. Specifically, the General Plan designates the subject site for residential uses, but does not identify any related land uses or zoning categories associated with mineral extraction or processing. Therefore, the proposed project would not result in the loss of known valuable resources or change the existing availability of such mineral resources that would be of value to the region and residents of the state. No known locally important mineral resource recovery sites delineated on a local general plan, specific plan or other land-use plan are present within the project site or surrounding area.

## **XII. NOISE**

### **Significance Criteria and Impact Analysis**

The effects of a project on noise are considered to be significant if the proposed project would 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?*
- b. *Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*
- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

The subject site is developed with a school and church facility, and is surrounded by residential uses, which are considered sensitive to noise. The subject area and existing uses along 13<sup>th</sup> Avenue are located within a projected Noise Contour of 65 CNEL Noise Contour Map (General Plan Noise Contour Map, Figures 5.4-12 April 2000) due to the General Plan Circulation Element Classification as a Collector Road. Although 13<sup>th</sup> Avenue is classified as a Collector Road, it currently is developed and operates as a Local/Rural Collector. The City's General Plan Noise Element contains policies which outline acceptable noise levels associated with each type of land use.

### **Operational Noise**

The proposed project would construct a two-story community building, partially enclosed basketball court, and would expand the existing sanctuary building. Existing activities at the church and school are not anticipated to significantly increase with the proposed project, as indicated by the project applicant. Representative from the church indicated existing activities that currently use existing buildings would be relocated to the new community building (Parish Center). However, development of the project components would incrementally increase noise levels within the immediate area. Noise from operation of the proposed project would result from student use of existing outdoor play areas, special events, sounding of bells and alarms, operation of heating, ventilation and air conditioning, and vehicle traffic within the parking lot. However, operation of a church facility would not introduce any new or unusual noise sources which would significantly impact existing residences adjacent to the project site since the proposed development area already is used for a variety of outdoor recreation uses, and appropriate setbacks from the school/church buildings and play area(s) would be provided between the adjacent residences, especially to the north. In order to address potential off-site impacts, the basketball court would be partially enclosed along the northern, western and eastern sides, which would provide appropriate visual and noise attenuation for the adjacent residences. An increase in vehicle trips along the area roadways would incrementally added to the noise level. However, these trips would be

disbursed throughout the day and the incremental increase would not be considered significant nor require any mitigation.

#### Construction Noise

Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Noise levels within and adjacent to the specific construction sites would increase during the construction period. Construction would not cause long-term impacts since it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease. No pile driving or explosives blasting is anticipated as a result of the project and, thus, no significant vibrations or groundborne noise would be associated with construction of the proposed project. However, any blasting would be performed in conformance with City of Escondido regulations.

- e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

#### **XIV. POPULATION AND HOUSING**

##### Significance Criteria and Impact Analysis

The effects of a project on population and housing are considered to be significant if the proposed project would:

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Population within the surrounding area and city would not increase since the project is non-residential. Since the site already is developed with a church and school, the proposed expansion would not significantly alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The project also would not result in the removal of any existing housing units. The project would not be considered growth inducing since the area already is developed, and adequate public facilities are available within the area to serve the project.

#### **XV. PUBLIC SERVICES**

##### Significance Criteria and Impact Analysis

The effects of a project on public services are considered to be significant if the proposed project would:

- 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:*

*i. Fire protection*

The City Fire Department has indicated their ability to adequately serve the proposed site with respect to day-to-day fire suppression and EMS facilities/services. The area currently is served by Fire Station No. 1, located at 310 N. Quince Street. Appropriate on-site upgrades would need to be provided, which includes additional fire hydrants to serve the new community building. Therefore, less than a significant impact would occur.

*ii. Police protection*

The Police Department indicated the proposed project would not result in the need for additional police services (e.g., equipment and staff). Police response times would remain the same with the project. The Escondido Police Department indicated their ability to adequately provide both normal and emergency response to the site and no significant impacts to police services are anticipated.

*iii. Schools*

The City of Escondido is served by the EUSD (grades K-8) and the EUHSD (grades 9-12). As the project would not increase population within the surrounding area and provides an alternative to public schools, the proposed project would not result in any significant additional demand for school facilities/system.

*iv. Parks*

The proposed project would not result in a need to provide additional park or open space amenities since the project would not increase population within the surrounding area. The project is not anticipated to increase the use of existing neighborhood or regional parks or other recreation facility that would cause a substantial physical deterioration. The proposal will not impact the quality or quantity of existing recreational opportunities since the site provides on-site recreational opportunities to its members. The site is not listed as a potential park site in the City's Master Plan of Parks and Trails. Therefore, no significant impact to recreational resources would occur as a result of project.

*v. Libraries*

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities or staff. The project would not result in an increase in population, and thus, would not generate an increased demand for library facilities, or the development of additional library spaces, books or other related items.

*vi. Gas/Electric*

SDG&E would provide gas and electric facilities to the project. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities. Future development of the site would create an increased demand for gas and electricity over existing levels, but the project increase is not significant on an area-wide level and the project would not require a major expansion existing SDG&E power transmission facilities. Therefore, no significant impacts are anticipated to occur with respect to increased power demand from the proposed project.

#### IV. TRANSPORTATION/TRAFFIC

##### **Significance Criteria and Impact Analysis**

The effects of a project on transportation and traffic are considered to be significant if the proposed project would:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- e. *Result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

**Significant Determination** – To determine the project impacts to roadway segments and intersections, the City of Escondido has developed thresholds based on allowable increases in delay at intersections and volume to capacity ratios (v/c Ratio) for roadway segments. At intersections, the measurement of effectiveness (MOE) is based on allowable increases in delay. At roadway segments, the MOE is based on allowable increases in the volume-to-capacity (v/c) ratio. At intersections that are expected to operate at LOS E or F with the project, the allowable increase in delay is two seconds. If vehicle trips from a project cause the delay at an intersection to increase by more than two seconds, this would be considered a significant project impact that requires mitigation. Under this condition, the applicant would be responsible for mitigation to restore the operations of the intersection to LOS D or better. If an existing intersection is at LOS E or F, the intersection would be considered an existing deficiency and the applicant would be responsible for making a fair-share contribution toward intersection improvements to achieve a LOS D or better. A fair-share contribution is based on the project's proportionate traffic contribution to the overall traffic volumes entering an intersection. For roadway segments that are forecasted to operate at LOS MID D or worse and the increase in v/c ratio exceeds 0.02, this would be considered a significant project impact that requires mitigation.

**Existing Conditions** – The church and school front onto and take access from two driveways along Broadway on the west, and one driveway along 13<sup>th</sup> Avenue on the south. A portion of the site also fronts onto and takes access from 12<sup>th</sup> Avenue on the north, but this driveway does not provide primary access to the main campus areas. Broadway is an unclassified residential street (80' right-of-way) and on-street parking is provided along both sides of the street. The Engineering Division indicated that Broadway operates at a Level-of-Service "C" or better under existing conditions. Thirteenth Avenue is classified as a Collector Street (80' existing right-of-way) but has not been constructed to ultimate collector improvements. The draft General Plan update anticipates this roadway to be reclassified as a Local Collector due to the projected buildout traffic volumes. Thirteenth Avenue currently operates as a local/rural collector with parking on both sides, with approximately 3,800 to 4,700 average daily trips (ADT) with a level-of-service "B." Projected year 2035 buildout is projected up to 7,200 ADT with a Level-of-Service "B" under the Local Collector standards. The buildout capacity of a Local Collector street is 15,000 ADT at level-of-service "E."

Project Traffic – Based on the project description and information provided by the applicant, the proposed new Parish Hall building and associated uses is not anticipated to generate any significant additional vehicle trips since the building spaces primarily would be used to accommodate activities that currently utilize existing classroom, meeting room and other assembly areas. Existing activities are not proposed to be increased or expanded. Phase II of the project includes the proposed 3,076 SF expansion to the church sanctuary building. This would allow for extra seating and would generate up to 9 trips per 1,000 SF of assembly area on weekdays (27 additional trips) and up to 36 trips per 1,000 SF of assembly area on days of worship (approx. 110 additional trips, with 5.5 a.m. peak hour trips and 8.8 p.m. peak hour trips). The Engineering Division indicated the additional trips are not anticipated to result in any adverse impacts to the adjacent street segments or intersections since the streets would continue to operate a Level-of-Service "C" or better, which is consistent with the General Plan Circulation Element Goals. In addition, peak-hour trips would not adversely impact the levels of service on the areas intersections since the trips would not result in a delay of more than 2 **seconds at intersections that operate at unacceptable levels.**

Construction Traffic – Temporary traffic impacts would occur during site preparation/grading and construction activities. A small amount of grading is anticipated to prepare the site and equipment used for grading and excavation generally would remain on site and would not contribute to a substantial increase in traffic. Additional traffic would be associated with construction employee trips to and from the site, equipment delivery and removal, and other related activities. Each construction phase would have its own traffic intensity and duration. Potential impacts from hauling and construction operations would be avoided by requiring the project to coordinate and implement safety/traffic control measures with the City that minimize potential conflicts. In addition, construction traffic typically occurs during the off-peak hours. All traffic control measures would be implemented at the specific project level prior to the onset of construction activities. Therefore, impacts to LOS during temporary construction would be less than significant.

Design Features/Hazards/Emergency Access – The project does not include any design features or incompatible uses that would substantially increase hazards. No new roadways would be constructed or designed with the project. The site currently maintains driveways onto 13<sup>th</sup> Avenue and Broadway.

Air-Impacts - The project is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks.

Adopted Plans/Policies – The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Bus service in the vicinity of the site would not be impacted by the proposed project nor impact any existing or proposed bicycle facilities in the area as designated on the City's Bicycle Facility Master Plan. The project and any future phases would not result in inadequate emergency access, as determined by the Fire Department who would review any future development plans to ensure emergency service access is maintained.

Congestion Management – None of the adjacent streets is designated as a Congestion Management Program (CMP) Arterial.

On-Site Parking – Appropriate on-site parking would be provided for each phase of the project. On-street parking along 13<sup>th</sup> Avenue and Broadway would continue to be provided.

## **XVI. UTILITIES AND SERVICE SYSTEMS**

### **Significance Criteria and Impact Analysis**

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

- a. *exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*
- b. *require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- c. *require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- d. *have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*
- e. *result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. *be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. *comply with federal, state, and local statutes and regulations related to solid waste.*

**Solid Waste** – Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site 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 site and any future development by EDI. The project would be required to incorporate appropriate trash enclosures and recycling bins into the trash facilities, which would minimize its contribution to landfill capacity in the region and less than significant impacts would occur since adequate capacity exists.

**Sewer Service** – The Hale Avenue Resource Recovery Facility (HARRF) has the capacity to handle the demand for service generated by future development of the site. The project also complies with established General Plan Quality-of-Life Standards for Sewer Service. The anticipated increase is would be relatively small and would have an insignificant impact to the existing facilities. The project also complies with established General Plan Quality-of-Life Standards for Sewer Service. Sewer service could be provided by the extension of mains within the adjoining street system or easements.

**Water Service** – The subject site is within the water service area of the City of Escondido. Water service could be provided by the extension of mains within the adjoining street system. The site is within the City's Municipal Water Service Area. Interviews with City Public Utilities staff have confirmed capacity exists in the City's reservoir and treatment facilities to adequately serve the project.

**Drainage Facilities** – See analysis contained within Water Section No. IV.



## **MANDATORY FINDINGS OF SIGNIFICANCE**

~~Potential impacts to the environment as a result of this project are in the areas of Traffic/Circulation, Green House Gases and Hazardous Materials. With the project description and limitations on cumulative vehicle trips, and mitigation measures,~~ The project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities, nor have a significant impact on the City's Quality of Life Standards. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

### **Materials Use in Preparation of this Analysis**

Escondido General Plan and Environmental Impact Report (Escondido 1990)

Escondido General Plan Update and Environmental Impact Report (Escondido 2000)

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

Escondido Historic Sites Survey

City of Escondido

Public Works Department

Engineering Division

Traffic Division

Building Division

Fire Department

Police Department

Planning Division

FIRM maps (Flood Insurance Rate Maps) Panel No. ~~06073C1076F~~. 06073C1077F, June 19, 1997

Draft MHCP maps (Multiple Habitat Conservation Program)

County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

Escondido Drainage Master Plan (1995).

Escondido Water Master Plan (2000)

Escondido Wastewater Collection System Master Plan Update (Nov. 2005) and Wastewater Treatment and Disposal Facilities Capacity Study, Dec. 2006.

State Water Resources Control Board (SWRCB) 20072006 Clean Water Act Section 303(d) List of Water Quality Limited Segments.

California Department of Conservation (CDC) 2010 Farmland Mapping and Monitoring Program (FMMP)

CGS (formerly the California Department of Mines and Geology [CDMG]) Update of Mineral Land Classification; Aggregate Materials in the Western San Diego County Production-Consumption Region (1996); and the CGS Mines and Mineral Resources of San Diego County, California (1963).

2000 General Plan Noise Contour Exhibits (5.4-5)