

PLANNING COMMISSION

Agenda Item No.: G.2
Date: July 24, 2012

CASE NUMBER: PHG 11-0033

APPLICANT: Torrey Pines Development (Monticello Assisted Living)

LOCATION: The project site is located west of Felicita Road, south of Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: A Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of residentially-zoned land.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER: Estate 2 (E2)

ZONING: RE-20 (Residential Estate, 20,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES:

The proposed project consists of a Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned for single-family residential development. The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119 -125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Up to 48 on-site parking spaces would be provided. Residential-care facilities, and certain non-residential facilities such as schools, churches and governmental facilities are allowed within residential zones subject to the approval of a Conditional Use Permit.

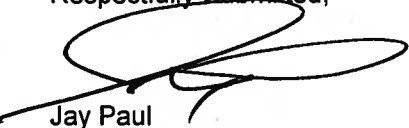
Staff feels the issues are as follows:

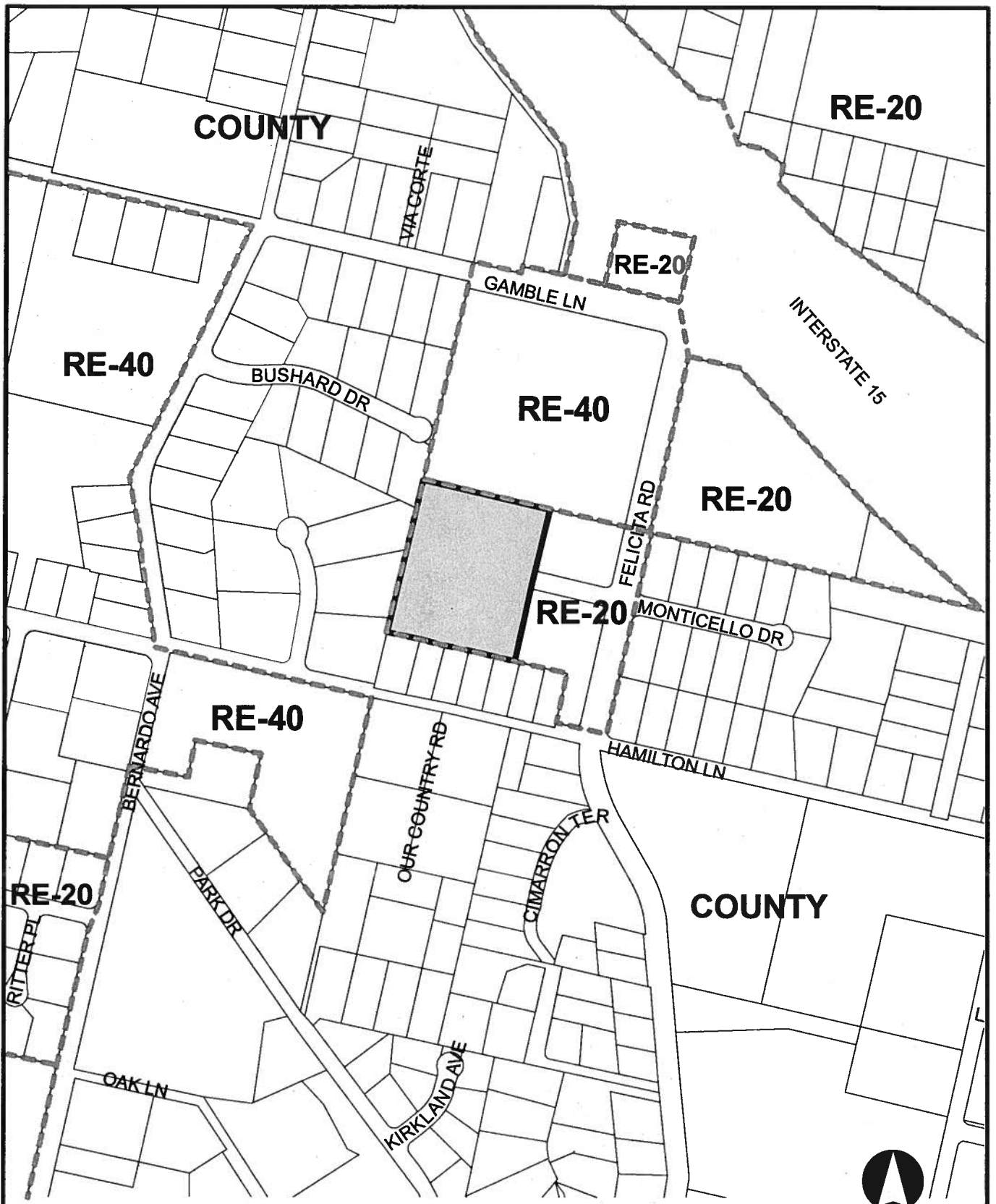
1. Appropriateness of a proposed residential-care facility on the subject site and whether the facility would adversely impact the adjacent residential properties.
2. Appropriateness of the mass and scale of the proposed building.

REASON FOR STAFF RECOMMENDATION:

1. Staff feels the 4.5-acre site is appropriate for a residential care facility for up to 125 clients because the project would not create any adverse traffic impacts to the surrounding street system; appropriate access and on-site parking would be provided; appropriate building setbacks and landscape buffer areas have been incorporated into the design of the project, especially adjacent to residential properties; and the property is immediately adjacent to non-residential type uses, including two fire stations and a church.
2. The building has been oriented and designed, along with the grading to minimize potential compatibility and visual impacts to adjacent residents, and to incorporate a variety of architectural elements and roofline features to reduce to overall massing of the building.

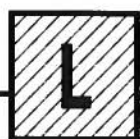
Respectfully Submitted,


Jay Paul
Associate Planner

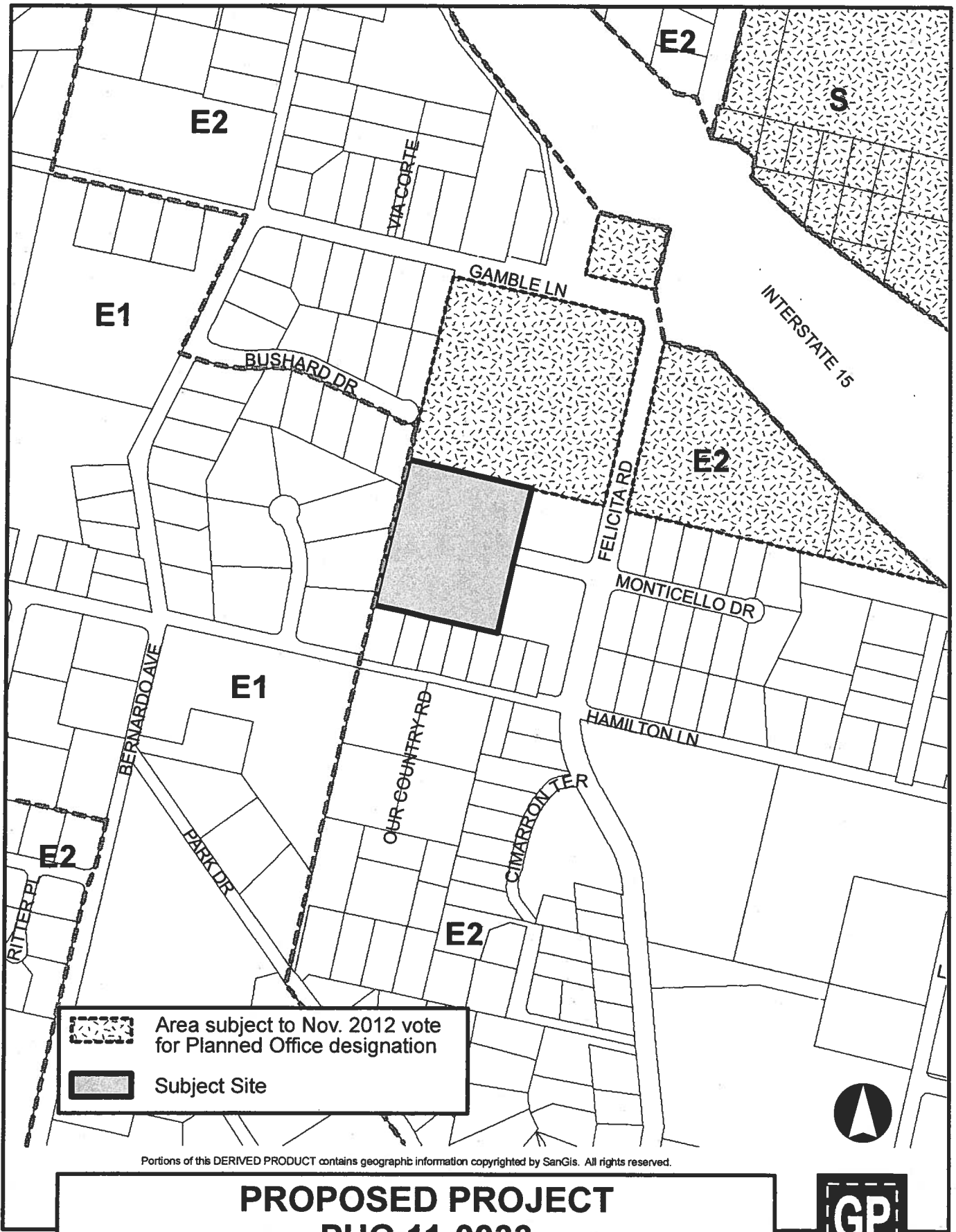




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**PROPOSED PROJECT
PHG 11-0033**



LOCATION/ZONING



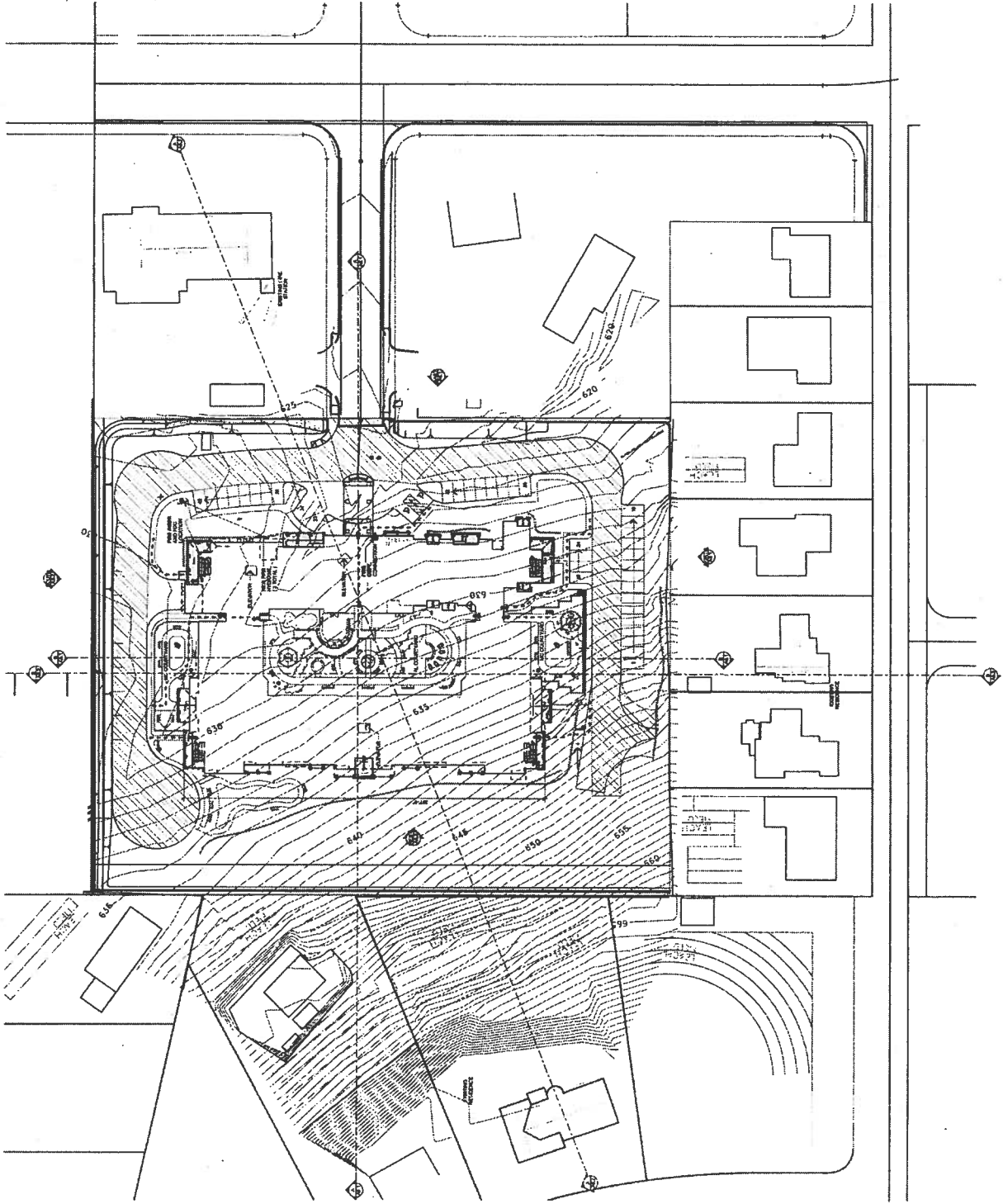
 Area subject to Nov. 2012 vote for Planned Office designation
 Subject Site

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**PROPOSED PROJECT
PHG 11-0033**



SITE PLAN LEGEND
 - - - - - ACCESSIBLE WALKWAY AND LOT TO BE PAVED
 - - - - - SIDEWALK (FOR MULTIPLE STOPS)
 - - - - - MAIN DRIVE
 - - - - - PROPERTY LINE
 - - - - - SIDE EXISTING BUILDING
 - - - - - SIDE NEW BUILDING
 - - - - - SIDE EXISTING DRIVE
 - - - - - SIDE NEW DRIVE
 - - - - - SIDE EXISTING DRIVE
 - - - - - SIDE NEW DRIVE

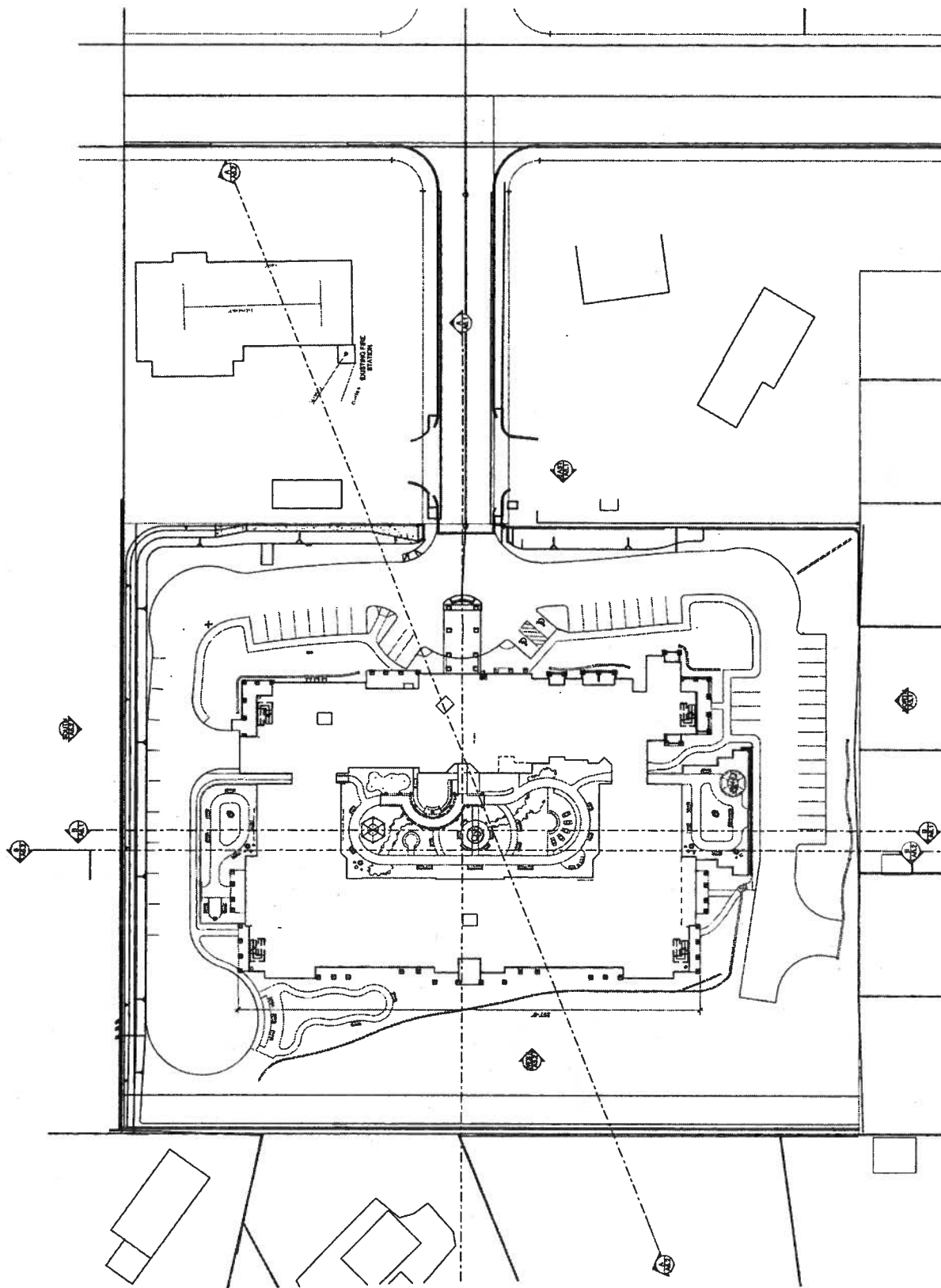


Site Plan

**PROPOSED PROJECT
 PHG 11-0033**



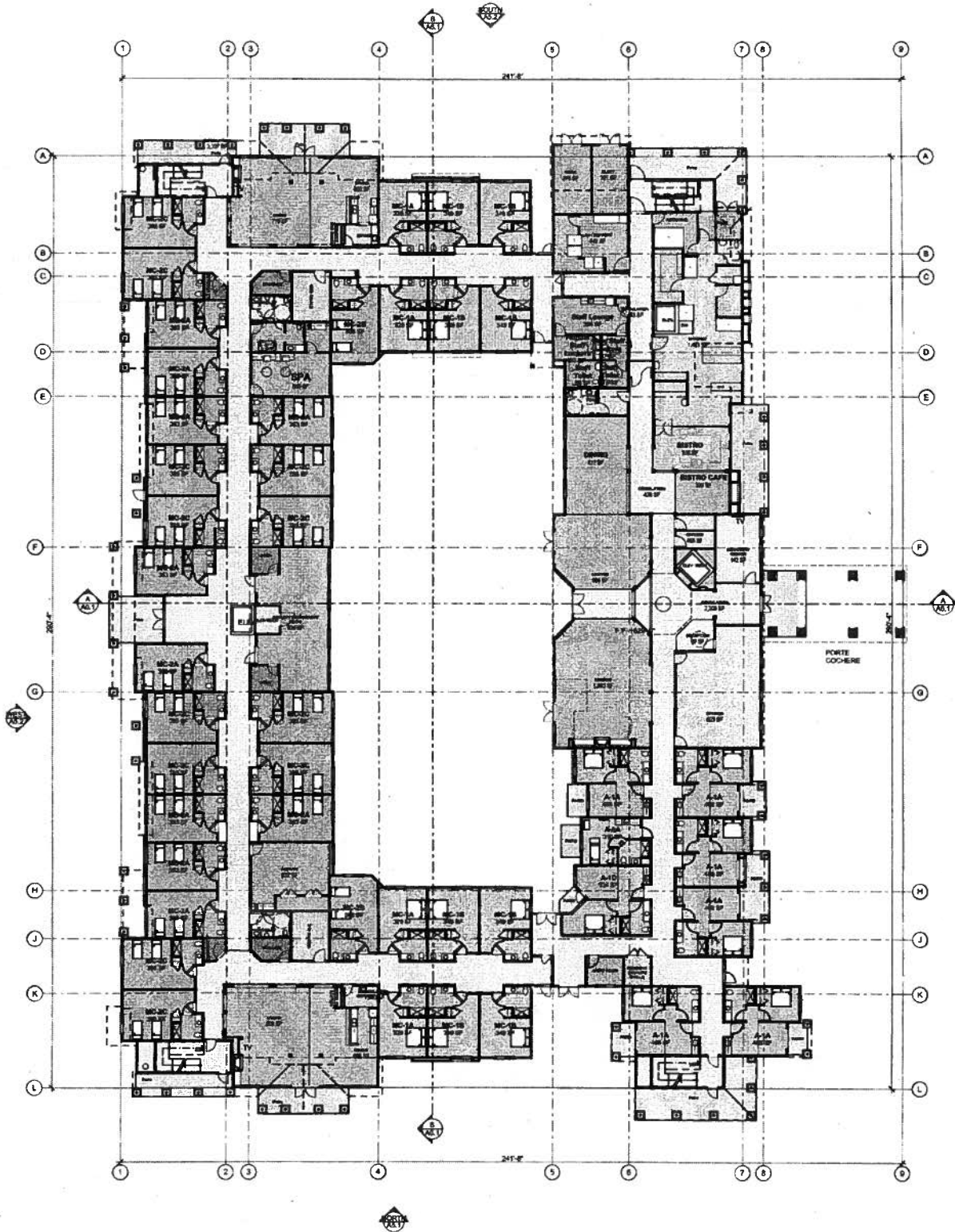
SITE PLAN



**PROPOSED PROJECT
PHG 11-0033**

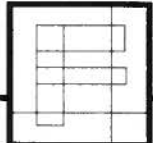


SITE PLAN

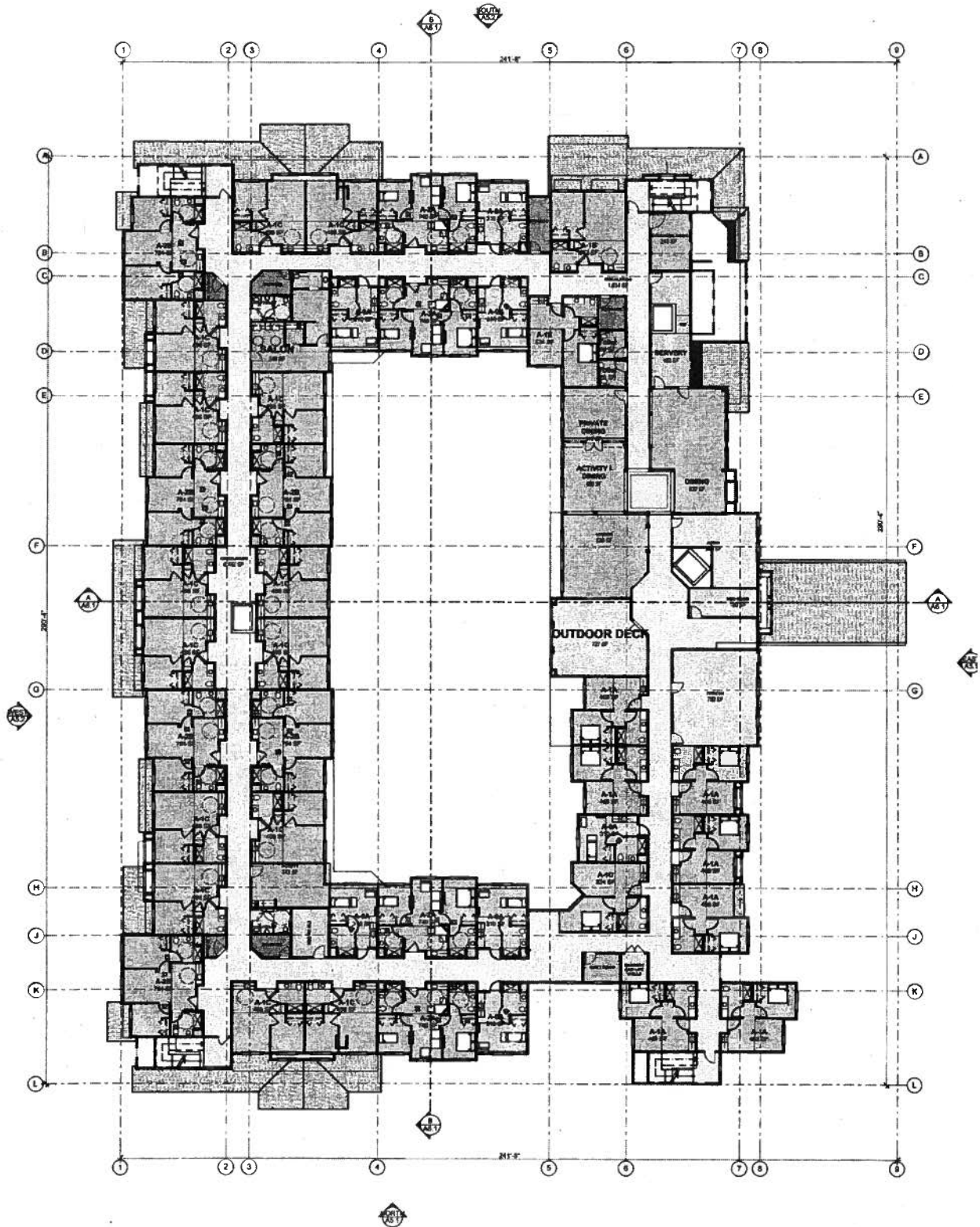


First Floor Overall

**PROPOSED PROJECT
PHG 11-0033**

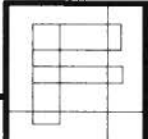


FLOOR PLAN



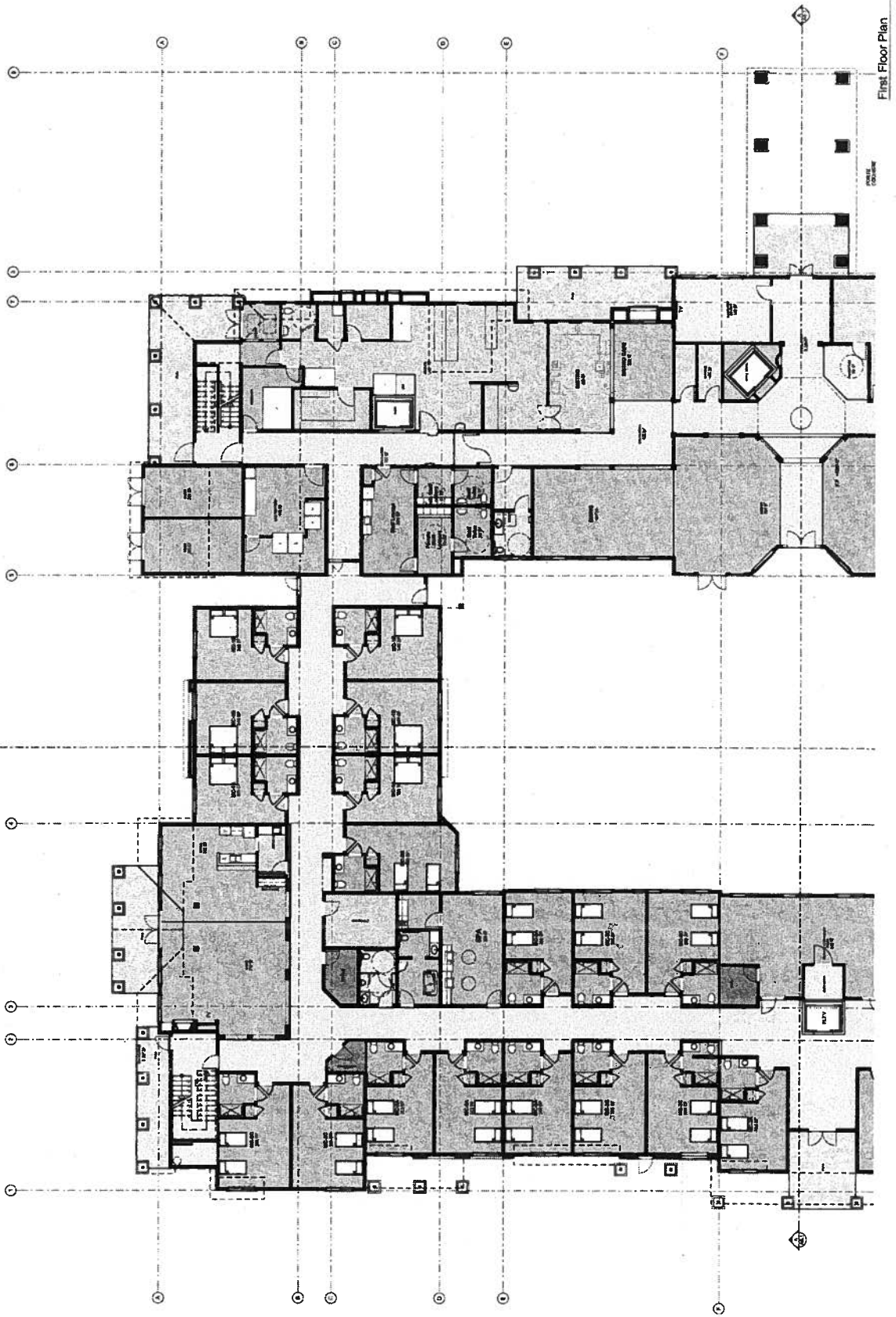
Second Floor Overall

**PROPOSED PROJECT
PHG 11-0033**

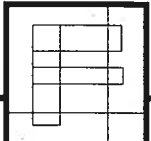


FLOOR PLAN

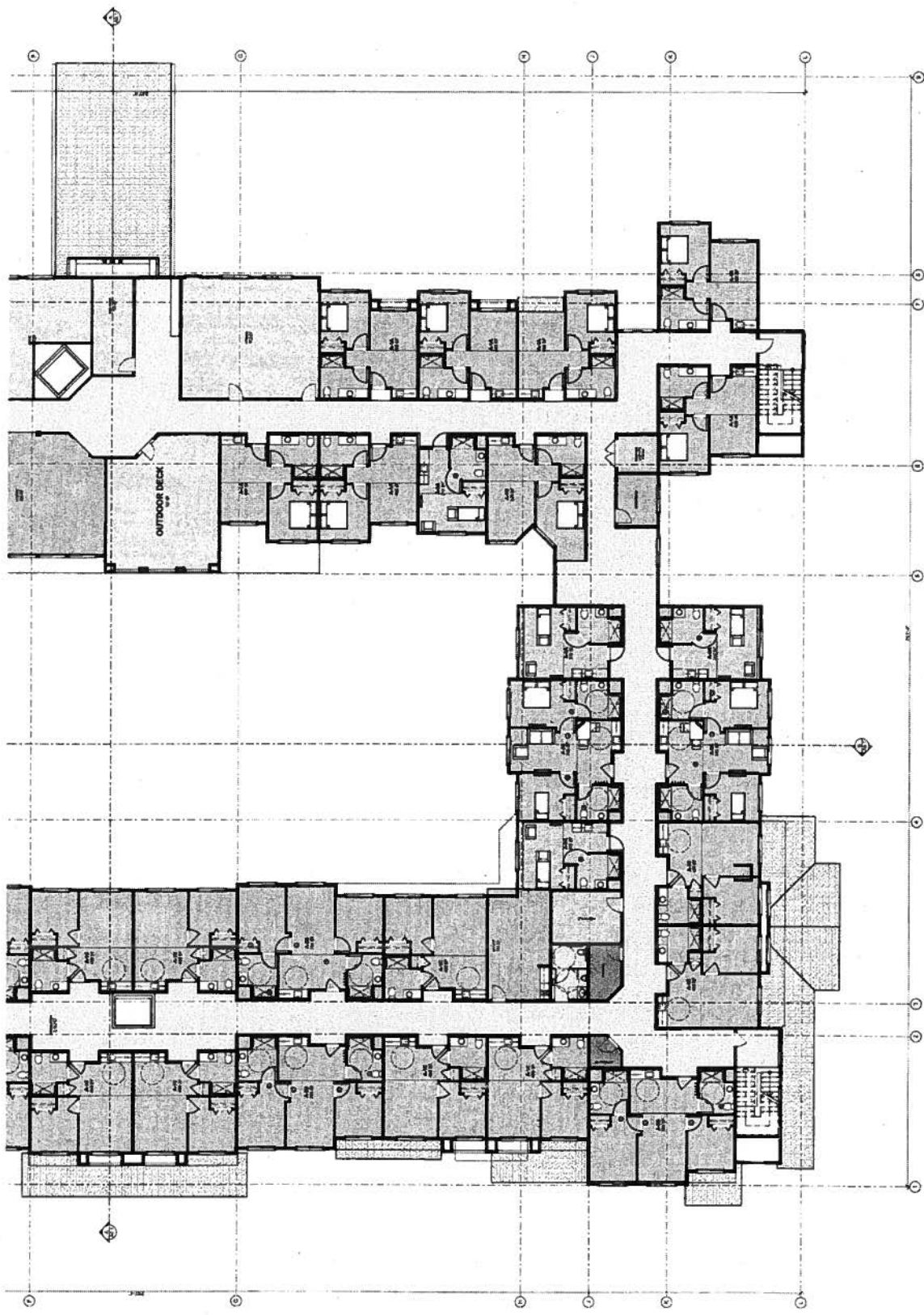
First Floor Area A



**PROPOSED PROJECT
PHG 11-0033**



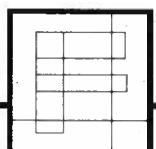
FLOOR PLAN



Second Floor Plan

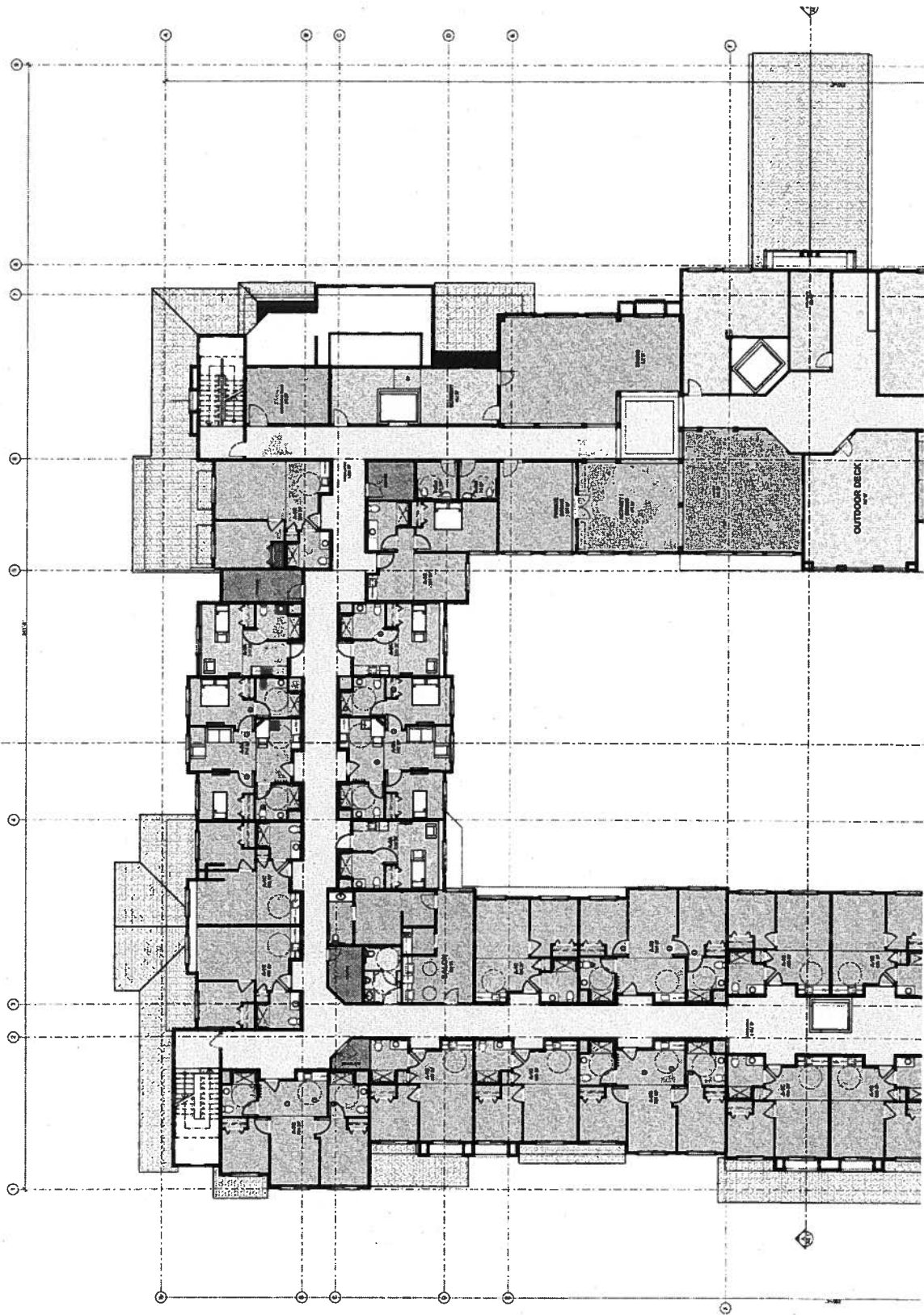
Second Floor Area B

**PROPOSED PROJECT
PHG 11-0033**



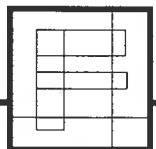
FLOOR PLAN

Second Floor Area A

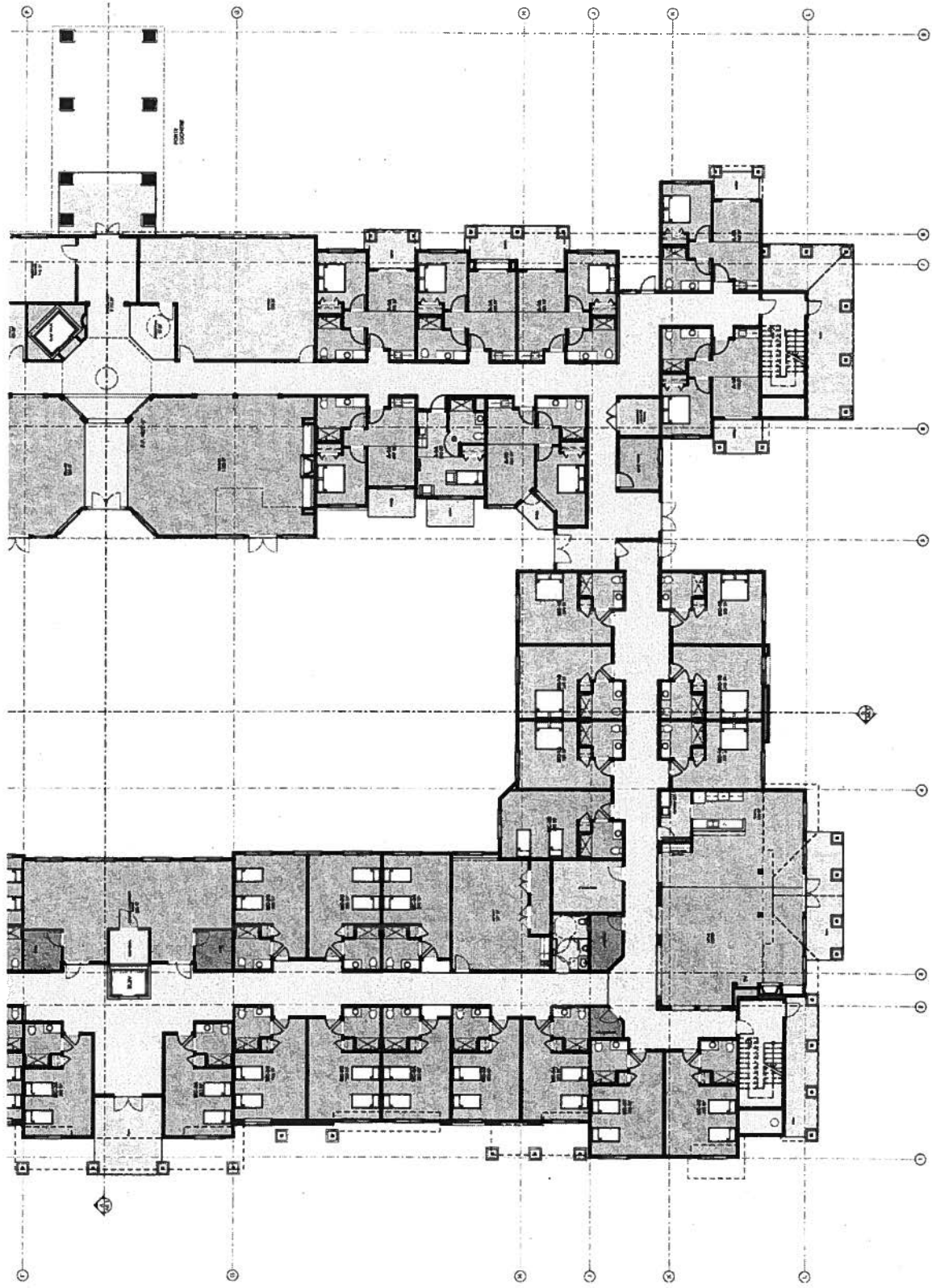


Second Floor Plan

**PROPOSED PROJECT
PHG 11-0033**



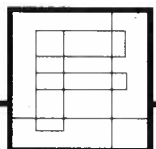
FLOOR PLAN



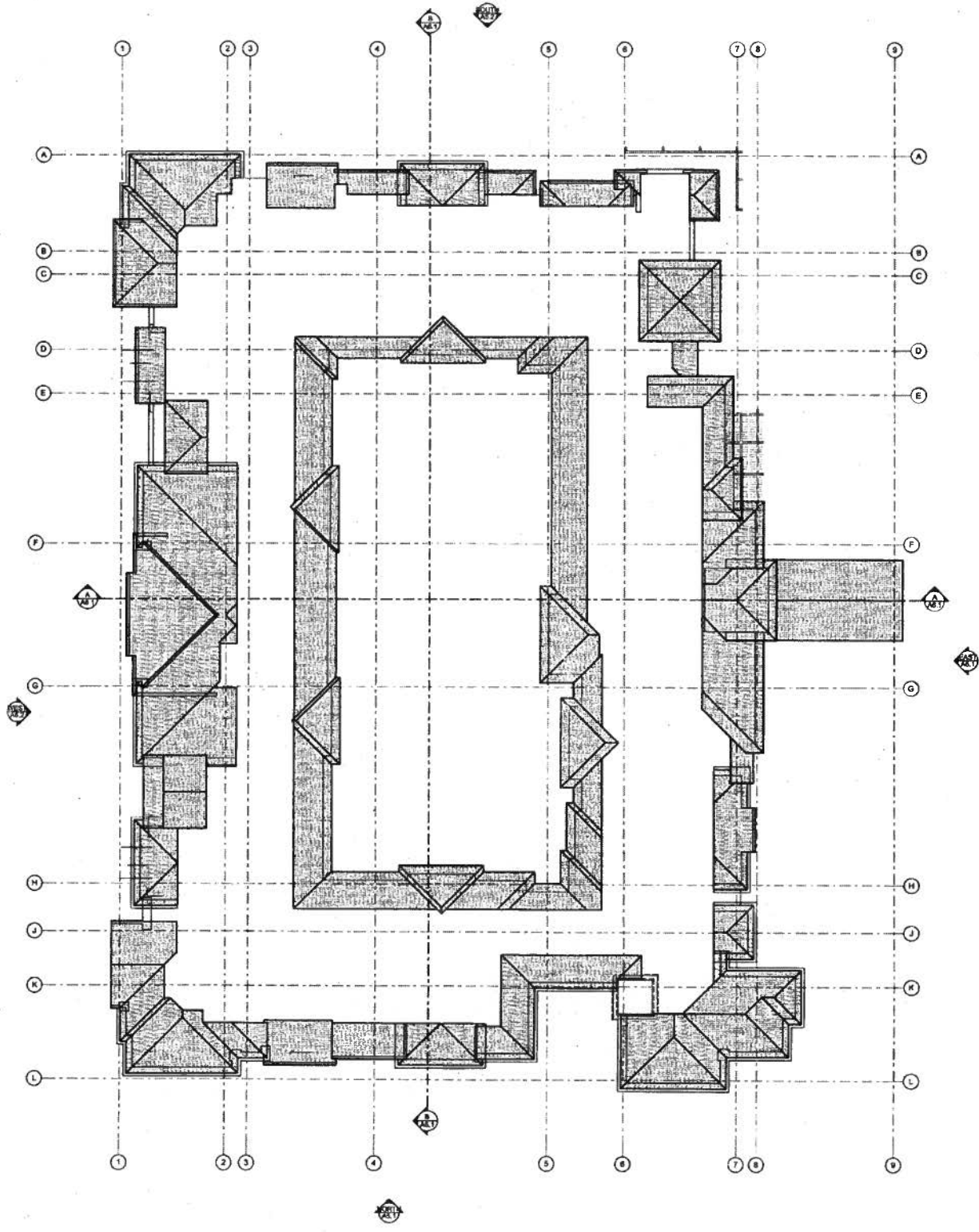
First Floor Plan

First Floor Area B

**PROPOSED PROJECT
PHG 11-0033**



FLOOR PLAN

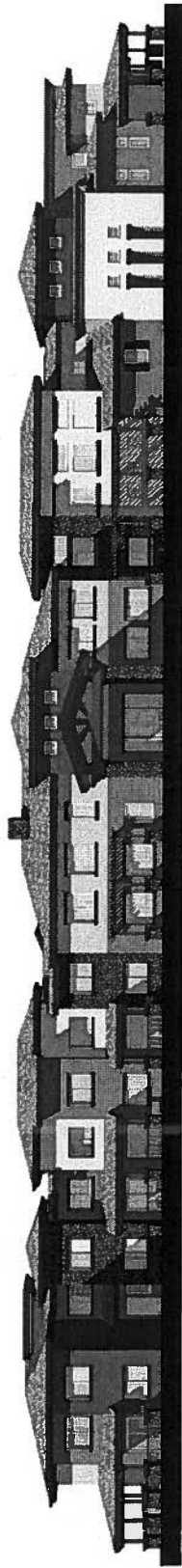


Roof Plan

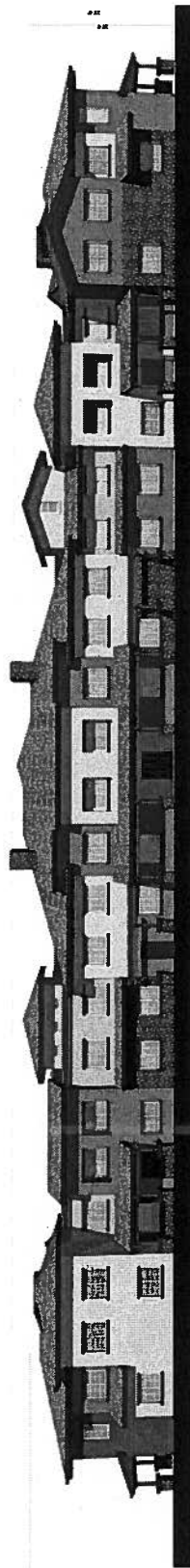
**PROPOSED PROJECT
PHG 11-0033**



ROOF PLAN



Front Elevation (East)



Rear Elevation (West)

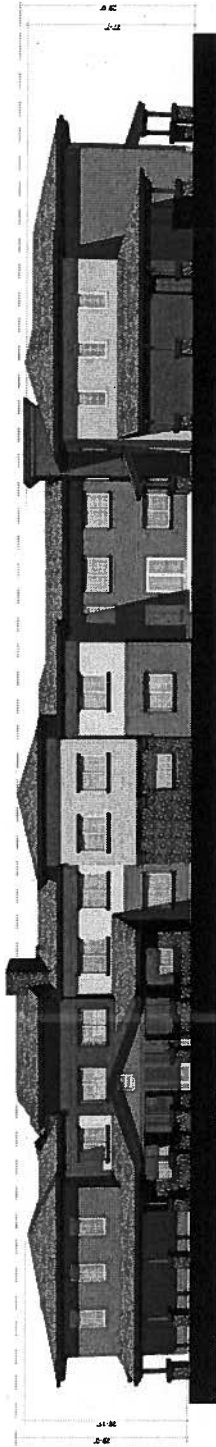
Exterior Elevations - Front and Rear

Exterior Elevations

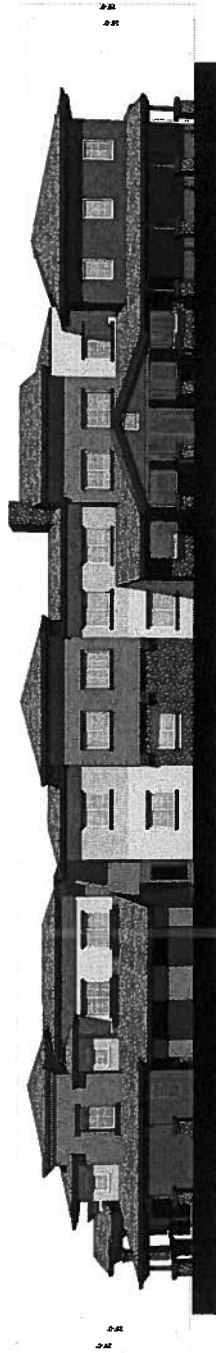
**PROPOSED PROJECT
PHG 11-0033**



ELEVATIONS



Side Elevation (North)



Side Elevation (South)

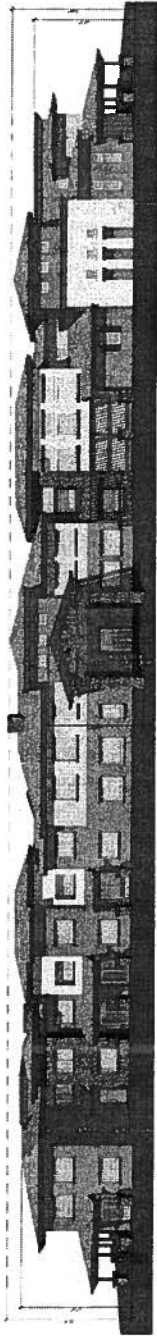
Exterior Elevations - Side Elevations

Exterior Elevations

**PROPOSED PROJECT
PHG 11-0033**



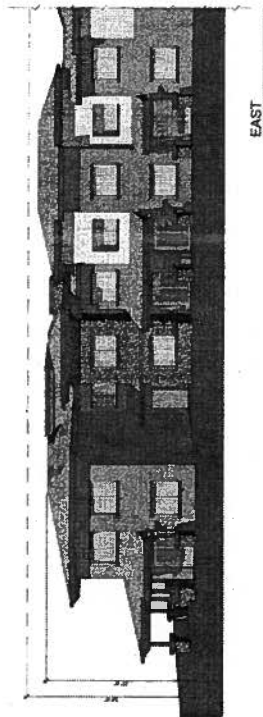
ELEVATIONS



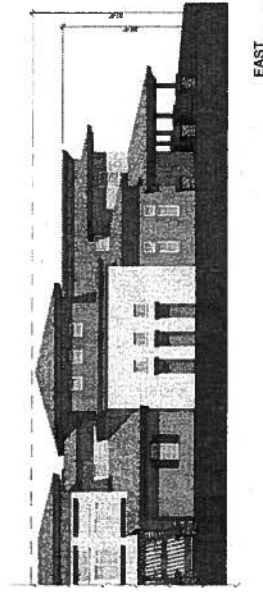
Overall East (Front) Elevation



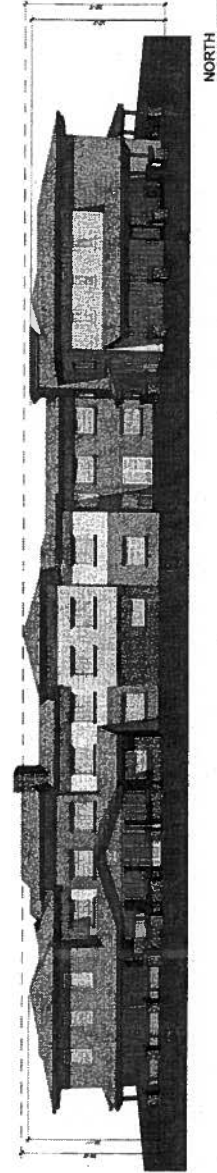
EAST



EAST



EAST



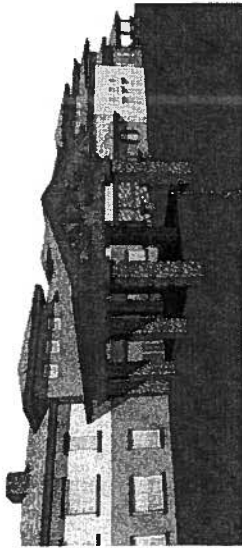
NORTH

Exterior Elevations

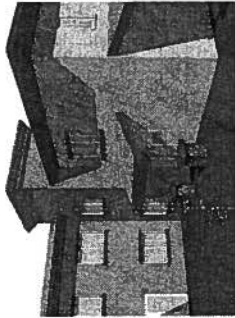
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PHG 11-0033**



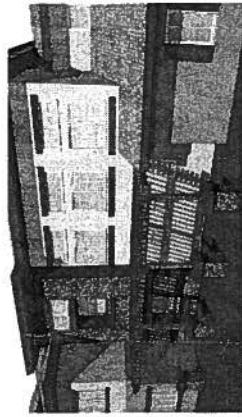
ELEVATIONS



FRONT ENTRY DETAIL ELEVATION VIEW



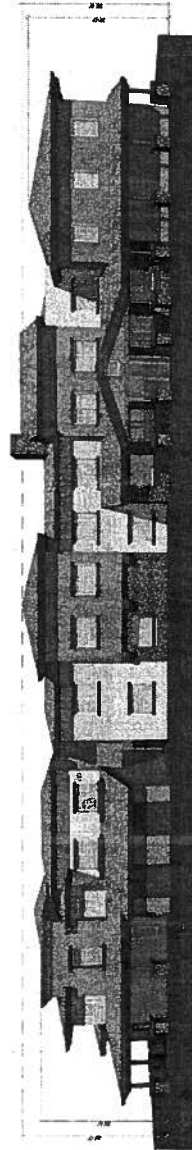
UNIT PATIO DETAIL ELEVATION VIEW



TRELLIS DETAIL ELEVATION VIEW



WEST



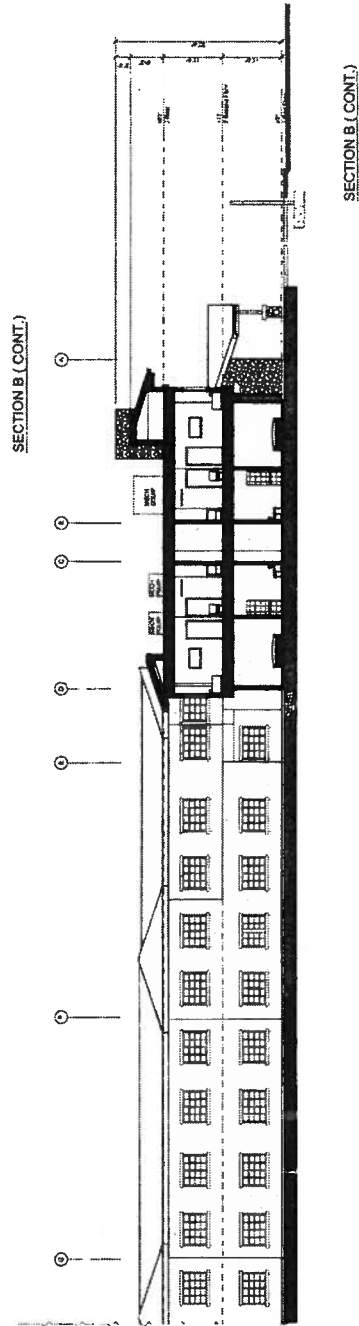
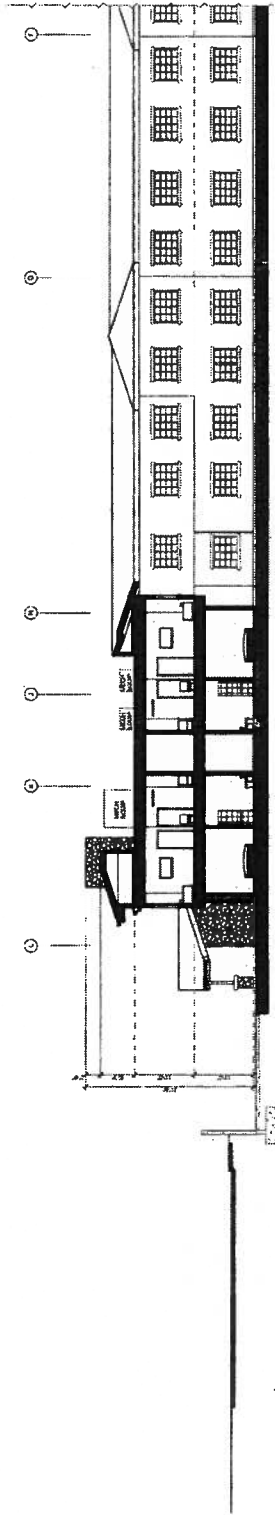
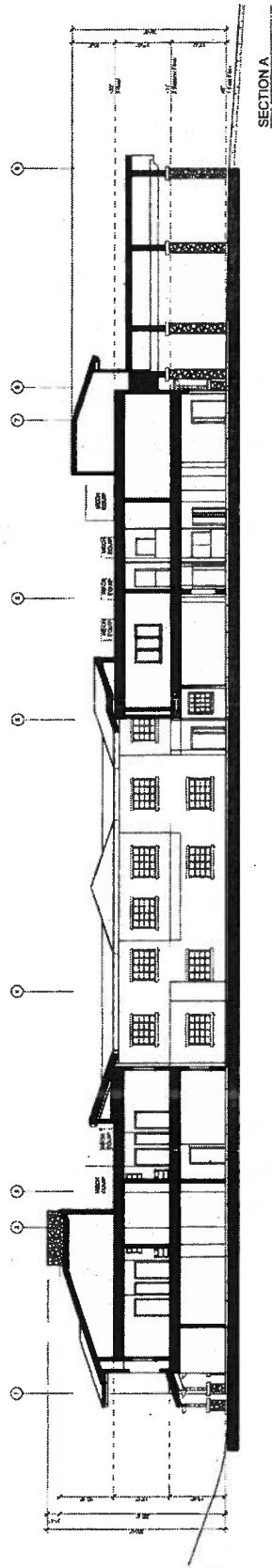
SOUTH

Exterior Elevations

**PROPOSED PROJECT
PHG 11-0033**



ELEVATIONS

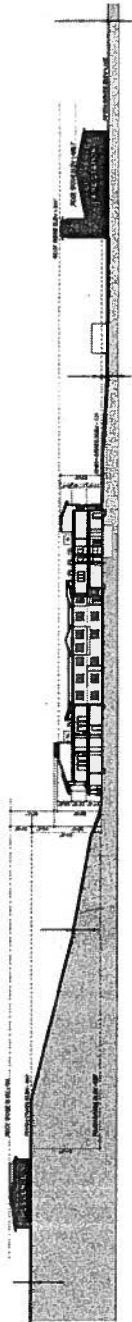


Sections

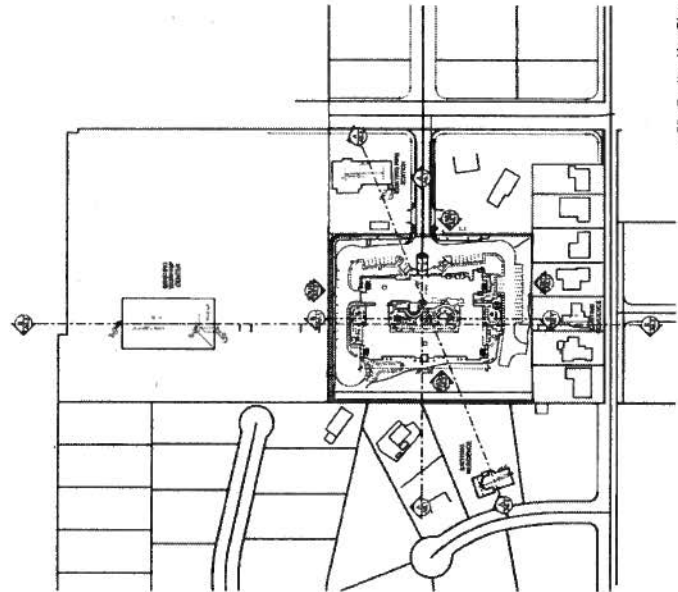
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PHG 11-0033**



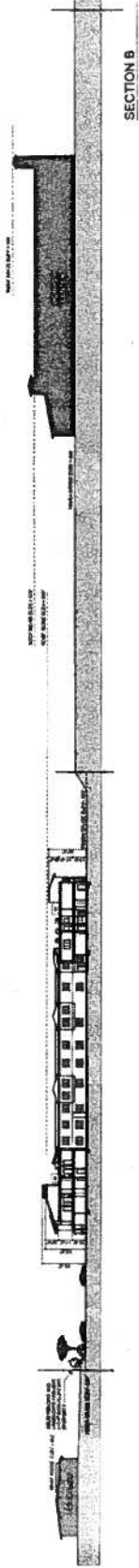
SECTIONS



SECTION A



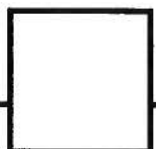
1 Site Section Key Plan



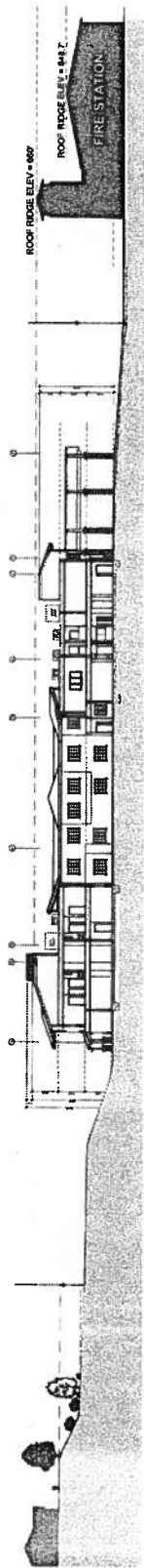
SECTION B

Site Sections

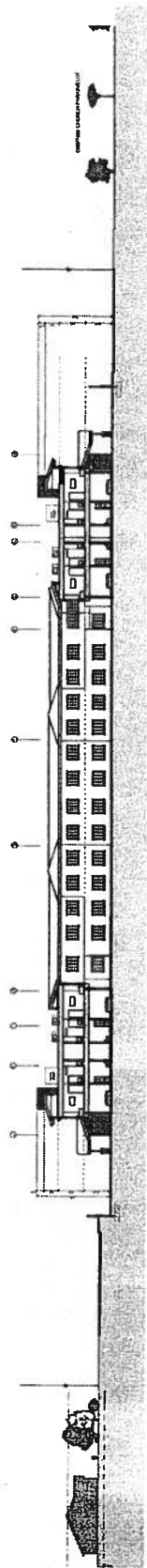
**PROPOSED PROJECT
PHG 11-0033**



SITE SECTIONS



SECTION A
SCALE: 1/8" = 1'-0"



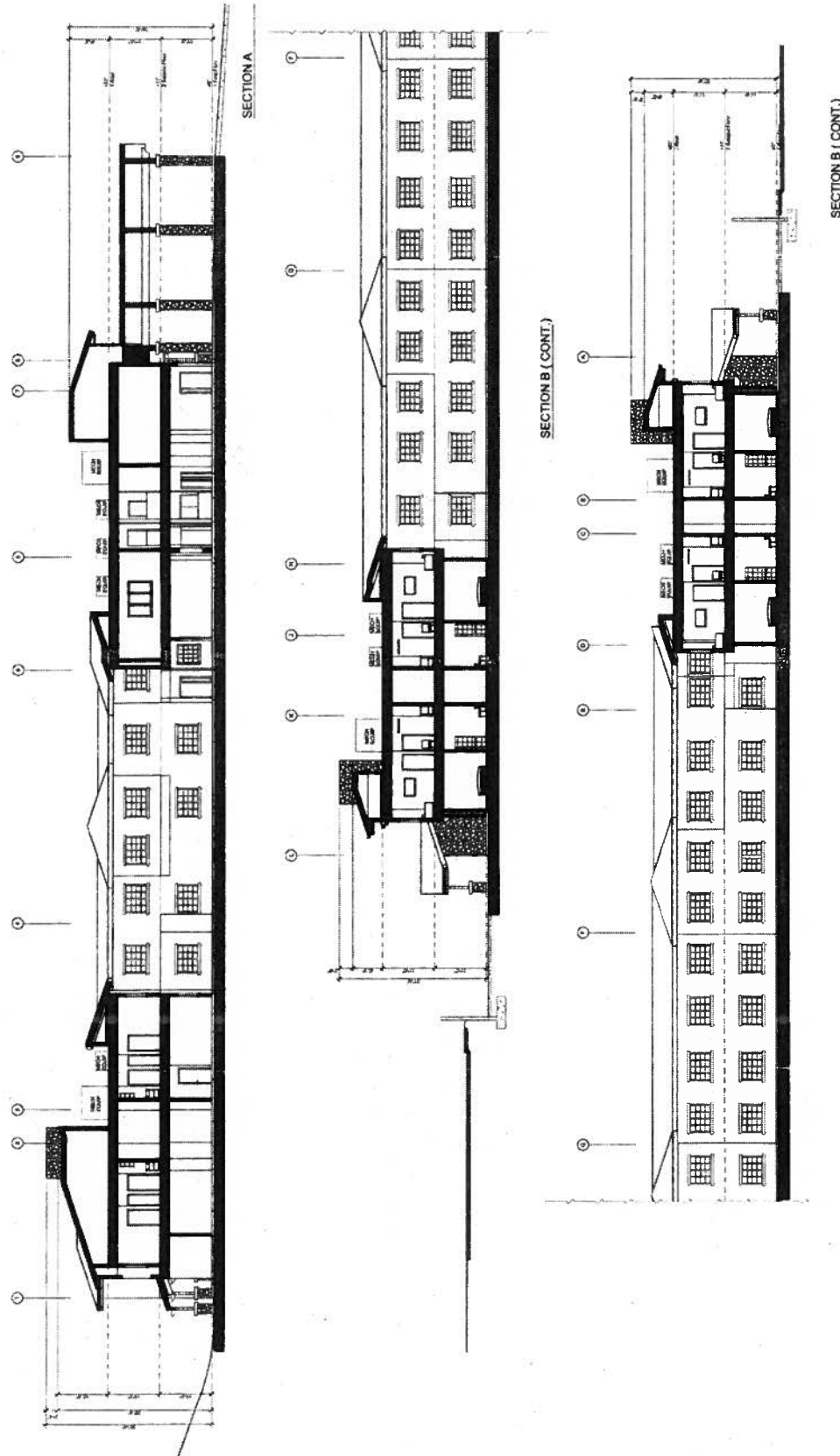
SECTION B
SCALE: 1/8" = 1'-0"

Site Sections

**PROPOSED PROJECT
PHG 11-0033**

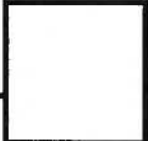


SITE SECTIONS



Sections

**PROPOSED PROJECT
PHG 11-0033**



SECTIONS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: RE-40 zoning (Residential Estate, 40,000 SF minimum lot size) / A 43,000 SF church facility, paved parking and ornamental landscaping associated with the church development is located on a 8.85 acre parcel of land to the north of the site. A masonry block wall separates the two properties. The church site is located at a similar elevation to the subject site. The newly adopted Escondido General Plan designates the properties to the north and northeast of the site as Planned Office. The previous General Plan land-use designation was Estate II (Single-Family Estate Development). The Planned Office land-use designation generally is located along City gateways adjacent to freeways and major roadway intersections, with a maximum intensity of 2.0 FAR, building height of 1 to 3 stories. The Planned Office designation would accommodate a variety of activities in an office environment, and is intended to prevent the proliferation of individual isolated offices. This land-use change is subject to voter approval and is scheduled for the November 2012 election.

SOUTH: County Residential Zoning / One- and two-story single-family residential homes on approximately 14,000 SF lots are located to the south of the subject site within the County's jurisdiction. The rear of the homes orient towards the site and the residential structures generally are located at a slightly higher elevation than the subject site. The county properties contain septic systems and the leach fields generally are located towards the rear of the homes. A variety of wooden fencing separates the site from the adjacent homes. Ornamental landscaping and mature trees located towards the rear of the residential homes (on both sides of the fence) provides screening between the properties and obscures some views through the subject site.

EAST: RE-20 zoning (Residential Estate, 20,000 SF min. lot size) / Two fire stations are located to the east of the subject site. The 7,536 SF City of Escondido Fire Station No. 5 is located towards the northeast, and the approximately 4,027 SF Cal Fire Station to the southeast. Access to the two fire stations is provided by Felicita Road, and Monticello Drive, which are public streets. Chain-link fencing separates the fire station parcels from the subject site. The fire stations are located at a similar to slightly lower elevation to the subject site.

WEST: County Residential Zoning / Single-family residential homes are located west of the site on approximately one acre sized lots. The rear of the homes orient towards the project site, and the leach fields for the properties also are located on the lower slope area towards the rear of the homes. The homes generally are situated at a much higher elevation than the project site. The property located to the northwest is situated at a similar elevation to the project site. The side of this home orients towards the project site.

B. ENVIRONMENTAL STATUS

1. In accordance with the California Environmental Quality Act (CEQA) a Draft Mitigated Negative Declaration was issued for the project for 30-day public review on May 9, 2012. The Initial Study indicated the proposed project may result in potential significant impacts to Biological Resources and Noise. The Mitigated Negative Declaration contains appropriate mitigation measures to reduce identified impacts to less than a significant level. Staff feels the environmental document adequately addresses all project related issues and the comments received from the public and outside agencies do not raise any additional issues that would rise to a level of significance. A copy of the Initial Study and Supplemental Comments is attached with this report. Staff received comments from the California Department of Fish and Game (CDF&G), Department of Toxic Substance Control (DTSC) and Native American Heritage Commission, which are attached with this report. The Final Mitigated Negative Declaration attached with this report incorporates any additional language in order to clarify certain issues and/or to respond to relevant comments received during the public review process from various City Departments, outside agencies and the public. Some of the mitigation measures related to biological resources were modified to incorporate the CDF&G comments. However, these modifications do not significantly alter the initial mitigation measures that would require recirculation of the document. Two of the CDF&G comments regarding potential impacts to non-native grassland and streambed alteration have been included in the project Conditions of Approval, which would require the developer to purchase appropriate non-native grassland credits and to submit a Section 1600 notification.

2. In staff's opinion, no significant 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 has expressed no concerns relative to its ability to provide service to the site. The site will be served by Fire Station No. 5 located adjacent to the site along Felicita Road.
3. Traffic -- Access to the site is provided by Monticello Drive, which is a public street. Vehicle trips along this street segment generally are limited to the operation of the City of Escondido Fire Station No. 5 and the Cal Fire Station, and average daily trips are minimal. This street provides on-street parking on both sides and intersects Felicita Road on the east. Felicita Road is classified as a Collector Road (84' R-O-W) on the City's Circulation Element, but currently is developed and operates as a two-lane collector roadway with 5,600 ADT (LOS B) from Monticello Drive to Gamble Lane/Citracado Parkway. Felicita Road north of Gamble Lane/Citracado Parkway carries approximately 12,370 ADT with an LOS Mid-D. The buildout capacity of a Collector street with restricted on-street parking is 27,400 ADT at LOS "C" and 34,200 ADT at LOS "E." Gamble Lane from I-15 SB off-ramp to Felicita Road operates as a 3-lane Collector/Major Road with 11,160 ADT at LOS "B." Citracado Parkway east of Felicita Road operates as a 3- and 4-lane Collector/Major Road and operates at LOS "C" or better based on existing traffic volumes. The intersection of Felicita Road and Gamble Lane/Citracado Parkway is signalized. All study area intersections are calculated to currently operate at LOS C or better with the exception of I-15 SB off-ramp/Gamble Lane intersection, which is calculated currently to operate at LOS "D" in the PM peak hour.

A Traffic Impact Analysis was prepared for the proposed project by Linscott Law and Greenspan to evaluate the potential impact of the project on the circulation system. Based on SANDAG vehicle traffic generation rates for the San Diego region, a proposed congregate care facility would generate up to 253 ADT with 10 trips (6 inbound and 4 outbound) during the AM peak hour and 20 trips (10 inbound and 109 outbound) during the PM peak hour. 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 Goal, or the project would not add more than 200 trips onto a street segment that operates at LOS Mid-D. In addition, the relatively low amount of 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 any intersections that might operate at unacceptable levels. The Engineering Division concluded, based on the traffic study, the project would not result in any adverse impacts to the adjacent streets and intersections, and no mitigation measures would be required.

4. Utilities -- Sewer service to the site would be provided by the City of Escondido wastewater facilities. Sewer service could be provided by the extension of mains within the adjoining street system or easements. Wastewater lines that would serve the site tie into the nearby Escondido pump station adjacent to the City Fire Station No. 5. The subject site is within the water service area of the Rincon del Diablo Municipal Water District (RDDMWD). The applicant will need to coordinate with the District to provide water service to the site and a will serve letter would be required prior to the issuance of development permits. There is an existing twelve-inch RDDMWD line located near the intersection of Felicita Road and Hamilton Lane. The water line would need to be extended approximately 640 feet to the property in order to provide water service and the necessary fire flow to the site. There also is an existing eight-inch line located within Monticello Road.
5. Drainage -- The parcel is crossed from north to south by a relatively shallow drainage course of an intermittent surface drainage. The drainage course flows only occur during times of heavy rainfall as runoff from the residential properties to the northwest. The drainage flows off-site through an open drainage ditch located across the Cal Fire property. This portion of the off-site drainage ditch was modified as part of the development of the State fire station. This drainage is not identified on the USGS Maps as blue line. The project site will be engineered to accept the upstream flows within open landscape features (bioswales and basins) in accordance with current local and regional storm water quality requirements. Runoff from the project would be directed to the adjoining public street or other drainage facilities. The Engineering Department concluded the project would not materially degrade level-of-service of the existing drainage facilities. The California Department of Fish and Game (CDF&G) indicated they have jurisdiction over the drainage course and the developer would be required to submit a Series 1600 Notification to CDF&G, which may trigger an agency permit.

D. CONFORMANCE WITH CITY POLICY

General Plan

The proposed CUP is consistent with the goals and policies of the General Plan since residential-care facilities are conditionally permitted within residential zones. The proposed new building 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.

Public Input

A neighborhood meeting was conducted for the proposed project early in the design process and approximately 15 neighbors attended the meeting. Neighborhood issues generally concerned the appropriateness of the overall mass and scale of the facility and whether the building was too large for the site. Some neighbors felt the building was too close to residential properties, especially towards the northwestern corner and the design of the building was too "motel like" in appearance. Neighbors also expressed concerns regarding potential lighting impacts, existing traffic, upstream drainage issues, potential impacts to adjacent septic systems, and the appropriateness of an additional non single-family development within the semi-rural/estate neighborhood. As a result of the concerns expressed in the neighborhood meeting and initial design comments from various City Departments and outside agencies, the applicant redesigned various elements of the project to address the issues, which includes reorienting the building footprint to increase the building setbacks and landscape buffer areas, especially towards the northwestern area of the site; redesigning the exterior of the building to break up the roofline and long wall expanses; modification of the grading design which would avoid a tall cut slope towards the southwestern corner, provide appropriate setbacks from existing septic systems, and lower the building pad several additional feet to minimize potential visual impacts. Staff received three letters from adjacent residents, which are attached to this report.

Whether the Proposed Facility is appropriate for the Site

The initial project design also was reviewed by the Design Review Board, and the majority of the Board members recommended the project be redesigned to address concerns with the massing of the building and to break up the exterior facade elements and roofline. In response to these concerns and concerns expressed at the neighborhood meeting, the applicant reoriented the footprint of the facility to increase the building setbacks up to approximately 100 feet from the adjacent properties, which would allow wider landscape buffer areas, especially adjacent to residential areas. The building facade also was redesigned to include many varying wall planes, pop-out features, wooden patios and covered walkways, tower features and decorative window trim. The building would be painted with a variety of earth-tone colors ranging from tans, browns and brick tones. Concrete S-type roof tiles would be used and decorative stone would be incorporated into various lower story elements, wall planes and columns. A variety of rooflines and lower story roofing elements also have been included so the building appears to be a combination of several buildings rather than one large building. Rooftop equipment would be concealed within screened equipment wells.

The grading design also was modified to eliminate the need for a large cut slope towards the southwestern corner and a grading exemption, which increased export of material but allowed the building pad to be lowered. The plan now calls for a combination of retaining walls and cut slopes towards the western and southern areas of the site. The grading design also preserves the natural contour of the existing upper sloping topography within the southwestern corner and along the western boundary of the site. Low fill slopes are proposed along the eastern and northern perimeters of the site. Cross sections drawing have been included to demonstrate the potential visual impacts through the site from the adjacent homes to the west and south. The roofline of the two-story building generally would be lower than the building pads of the adjacent homes to the west, which overlook the project site. This would help to preserve the existing views of the hillsides toward the northern and eastern portions of the City, to the extent feasible. Views through the site from the residents to the south vary due to existing perimeter on- and off-site landscaping, the height of the nearby church building/roofline, and elevation of Interstate 15. The building has been setback approximately 100 feet from the southern property line and incorporates a varied roofline to reduce the overall mass and scale of the facility as seen from this elevation. Landscape buffer areas ranging from 20 feet to 40 feet in width would be provided to ensure appropriate screening and privacy for the homes.

Staff feels the 4.5-acre site is appropriate for a residential care facility that could accommodate up to 125 clients since it would not create any adverse traffic impacts to the surrounding street system, appropriate access and on-site parking would be provided, appropriate building setbacks and landscape buffer areas would be provided, especially adjacent to residential properties, and the property is immediately adjacent to non-residential type uses, including two fire stations and a church. The building has been oriented and setback to minimize potential compatibility impacts to adjacent residences and the building facade designed to reduce the overall massing of the facility.

On-site Circulation, Parking and Service Areas

On site circulation has been designed to provide appropriate access and parking spaces to various portions of the building, while also providing necessary emergency vehicle access and turnaround areas. The main truck service areas and turnaround areas have been located along the northern portion of the site away from residential properties. Up to 48 parking spaces would be provided for the facility which is more than sufficient to service the project needs. The parking spaces located along the southern area of the site would be setbacks approximately 20 feet from the property boundary to provide an appropriate landscape buffer between the spaces and rear of the adjacent homes. The spaces generally would be situated several feet lower than the adjacent homes. The Zoning Code requires a minimum of 42 spaces (1 per each bed/client). Off-site parking also is available along Monticello Drive, which is a public street and adjacent to the City Fire Station and State Fire Station.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The area is characterized by low-density single-family residential development within the City of Escondido and County of San Diego. There are no structures located on the site. A concrete pad is present at the northeastern portion of the property, which was the location of former water well. The property was first developed for residential use in the 1920s. The residential structure and associated improvements were demolished in 2000. The property is located on relatively level terrain within the eastern and northern areas of the site, with an east-facing hillslope towards the west and southwestern portions of the site. Elevations on the site range from approximately 625 feet towards southeastern corner of the site, 665 feet towards the southwestern corner, 635 feet towards the northwestern corner and 630 feet towards the northeastern corner. The site generally drains from west to the southwest. The property appears to be mowed/disc'd for brush management purposes. The parcel is crossed from north to south by a relatively shallow drainage course of an intermittent surface drainage. Vegetation on the site generally consists of open field with a few mature trees and a mixture of native and non-native species. A few Coastal Live Oak trees as well a California Black Walnut trees also are present on the site. The site does not contain any wetlands or riparian habitat.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 4.31 acres
2. Building Size:

First Floor	40,970 SF
Second Floor	<u>34,943 SF</u>
	75,913 SF
3. Number of Beds/Clients: Up to 125 bed/clients. The building is designed to accommodate between 119 and 125 clients based on final room design/layout.
4. Unit Types:

<u>First Floor</u>	
Studio	8 units/8 beds
One-Bedroom	31 units/31 beds
Two-Bedroom	10 units/20 beds
<u>Second Floor</u>	
Private	12 units/12 beds
Semi-Private	24 units 48 beds

Total Units/Beds 85 units/199 beds (up to 125 beds depending on final configuration of rooms/units)
5. Outdoor Recreation Area: Three separate enclosed recreational areas to be provided.
Internal central courtyard – approx. 11,900 SF
Northern enclosed courtyard – approx. 2,700 SF
Southern enclosed courtyard – approx. 3,100 SF
Various outdoor patio spaces provided around perimeter of building along with walking paths and gardens
6. Hours of Operation: 24 hours, seven days a week

C. CODE COMPLIANCE ANALYSIS

- | | <u>Proposed</u> | <u>Required in RE-20 zone</u> |
|-------------|---|---|
| 1. Parking: | Up to 48 total spaces (2 disabled)
1 loading space | 42 spaces based on 1 per three beds
125 beds/3 per bed |

- | | | |
|--------------------------|--|--|
| 2. Setbacks Bldg. | | |
| Front | 100' | 25' min. |
| Rear | 100' | 10' min. |
| Side | 110' on north and southern main building
Approx. 70' to enclosed recreational courtyard | 10' min. |
| 3. Building Height: | Pitched roofline varies from approx. 25' to 33'-8" for upper story roofline elements. Lower story roofline elements range from approx. 13' – 17' | 35' average height |
| 4. FAR and Lot Coverage: | 40% FAR based on 75,913 SF
23% lot coverage (41,741 SF gross footprints, includes covered patios and porte cochere | 50% Floor Area Ratio max.
30% Lot Coverage max. |

EXHIBIT "A"
FINDINGS OF FACT
PHG11-0033

Conditional Use Permit

1. Granting this Conditional Use Permit for the proposed residential care facility 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 the area in which it is located since the proposed use would not create any adverse traffic or noise impacts to surrounding properties, as indicated in the staff report and environmental document prepared for the project. The loading and service areas have been oriented away from adjacent residential properties. Noise attenuation and screening walls would be provided for specific outdoor recreation areas. Outdoor lighting would be designed in accordance with the City's outdoor lighting requirements, which would minimize potential glare and spillover to adjacent properties. Appropriate setbacks and landscape buffer areas would be provided, especially from residential properties. Appropriate access, on-site circulation and parking would be provided. The project will not diminish the Quality-of-Life Standards of the General Plan as the project would not degrade the levels of service on adjacent street and intersections, and adequate public facilities would be provided (as discussed in the staff report prepared for the project).
2. The proposed CUP for a residential care facility on the subject site is consistent with the goals and policies of the General Plan since residential-care facilities are conditionally permitted within residential zones, and have been located throughout Escondido in various residential zones. General Plan goals and policies allow for the construction of compatible non-residential and residential type uses provided effective measures are integrated into the design to adequately mitigate potential impacts to the neighborhood. As described in the section above and in the Planning Commission staff report and Mitigated Negative Declaration, the proposed project would not create any special problems or create a nuisance or cause deterioration of bordering land uses. 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). Any potential impacts to biological resources have been mitigated to less than a significant level. The project has been designed and sited to minimize any potential impacts to visual resources and viewshed corridors. The proposed project has been designed to provide housing needs for older adults, while preserving the integrity of the neighborhood character, which contains a variety of residential, non-residential and public uses/buildings.
3. This proposal is in response to services required by the community since residential-care facilities provide housing and services for the community and their specific client needs.
4. In accordance with the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration was issued for the project (in draft form) for 30-day public review on May 9, 2012. The Initial Study indicated the proposed project may result in potential significant impacts to Biological Resources and Noise. The Mitigated Negative Declaration contains appropriate mitigation measures to reduce identified impacts to less than a significant level. Staff feels the environmental document adequately addresses all project impacts. A copy of the Initial Study and Supplemental Comments is attached with this report. Staff received comments from the California Department of Fish and Game (CDF&G), Department of Toxic Substance Control (DTSC) and Native American Heritage Commission, which have been included in the Planning Commission staff report for consideration. Several comments/recommendations related to biological resources, permitting and hazardous materials have been incorporated into the project conditions. The Final Mitigated Negative Declaration attached with this report incorporates any additional language in order to clarify certain issues and/or to respond to relevant comments received during the public review process from various City Departments, outside agencies and the public. Some of the mitigation measures related to biological resources were modified to incorporate CDF&G comments. However, these modifications do not significantly alter the initial mitigation measures.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG11-0033

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Department, Building Division, and Fire Department.
2. All uses, hours of operation, and activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Appropriate fire access and ADA compliant paths of travel shall be provided from the public way, parking areas and to all accessible areas of the lower floor and outdoor spaces, as may be required by the Fire Department and Building Division.
4. A minimum of 42 striped parking spaces shall be provided in conjunction with this development. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-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.
5. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Planning Division. A final color palate shall be submitted with the building plans for final approval by the Planning Division prior to issuance of building permits for the facility.
6. 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.
7. 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.
8. 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.
9. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). A lighting plan shall be submitted with the building plans demonstrating conformance with the Outdoor Lighting requirements. Details of the outdoor lights (including, design, height, color, output-lumens, etc.) and any necessary shielding shall be included with the building plans.
10. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
11. This CUP shall become null and void unless utilized within twenty-four months (2 years) of the effective date of approval.

12. There shall be no outdoor loud speaker system, horns or whistles used in conjunction with the subject building.
13. The subject site shall be designed to conform to current regional storm water requirements to the satisfaction of the Engineering Department.
14. All retaining walls and screen walls shall be constructed of decorative materials and include a decorative cap and pilaster where appropriate to break up any long expanse of walls. Any proposed chain-link fencing shall be black clad vinyl coated. The location and design of any walls and fencing shall be noted on the building plans and the final landscape plans.
15. Prior to the issuance of grading plans, a soils test shall be performed to test the site for any known contaminants. Appropriate sampling also is required prior to the disposal of an excavated soil. If the soil is contaminated, it shall be properly disposed in accordance with appropriate Federal, State and local requirements. A copy of the soils analysis shall be submitted to the City with findings and any recommendations.
16. If during construction/grading, soils and/or groundwater contamination is suspected, construction/grading in the area should cease and appropriate health and safety procedures shall be implemented. Appropriate remediation shall be required in accordance with appropriate Federal, State and local requirements. Prior to grading, the applicant shall submit a safety plan/protocol to the Planning Division regarding potential interaction and working safety due to any contaminated groundwater.
17. The applicant shall submit evidence of a Section 1600 notification to the California Department of Fish and Game. Prior to grading and issuance of building permits, the final determination from the CDF&G shall be submitted to the Planning Division. Any required measures/conditions shall be implemented as required by the Department.
18. Prior to the issuance of grading and building plans, impacts to non-native grassland at a min. ration of 0.5:1 shall be provided with the purchase of non-native grassland credits from an approved preserve for the final area of grassland disturbed on the site. A final calculation of the impacted non-native grassland area shall be submitted prior to the issuance of grading permits.
19. Mitigation Measures Noise - In order to reduce expected traffic noise impact to conform to the 45 dBA CNEL interior noise standard the following measures, as recommended in the Noise Impact Analysis prepared by Urban Crossroads, April 18, 2012 (revised) shall be incorporated into the design of the project and clearly identified in the building plans:
 - a. Provide standard windows with a STC rating of 26 or higher for all exterior windows. This shall be identified on the building plans.
 - b. Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning with appropriate air circulation incorporated into the ventilation system) for the building. The appropriate system shall be included with the building plans.
 - c. All window and door assemblies used throughout the project shall be free of cut outs and openings and shall be well fitted and well weather stripped. This shall be noted on the building plans.
 - d. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
 - e. Provide roof/ceiling system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation I the joist cavities.

20. **Mitigation Measure Biology** – To avoid any direct or indirect impacts to nesting birds, construction activities associated with the proposed project should not occur outside of the nesting/breeding season between February 1 and August 31 (January 1 for some raptors). If this is not possible, the applicant shall retain a qualified biologist to conduct a pre-construction survey no more than three days prior to the initiation of project activities to determine the presence or absence of nesting birds on and within an approximately 300-foot buffer surrounding the construction area (500 feet for raptors). If active raptor or other migratory bird nests are detected, project activities within the affected area should be postponed or appropriate mitigation incorporated (i.e., appropriate buffers, fencing, monitoring schedules, etc.). A bio-monitor also should be present on-site during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged. Any buffers should be in effect as long as construction is occurring and until the nest is no longer active. The dates noted for the breeding season may be revised if approved by the survey. The survey and any recommendations/mitigation measures shall be submitted to the Planning Division, and to CDF&G upon request. Weekly monitoring reports shall be submitted to the city during any required onsite monitoring. If no nesting raptors or migratory birds are detected during the pre-grading survey, no mitigation is required.
21. **Mitigation Measure Biology** - The applicant/developer shall retain the service of a qualified plant biologist prior to the issuance of grading permits to conduct a survey of the site to determine whether San Diego Ambrosia is present. The survey shall be scheduled to occur during the peak flowering season of San Diego Ambrosia to facilitate the accurate identification of the Ambrosia Species. The results of the survey shall be submitted to the Escondido Planning Division. If San Diego Ambrosia is found to be present, the applicant/developer shall initiate Section 10 consultation with the USFWS. If the applicant/developer's biologist identifies San Diego ambrosia within the project area, the findings of the study also shall be submitted to the California Department of Fish and Game (including a written description and map). Appropriate permits shall be obtained from CDF&G as may be required for the removal of San Diego Ambrosia. The applicant/developer shall submit evidence of the appropriate permits issued by the Agencies, as may be required, prior to the approval of grading plans and issuance of grading permits.
22. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, 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 \$2,101.50 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00 (Total Fee of \$2,151.50). 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. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as exhibit(s) to the satisfaction of the Planning Division. A plan check fee will be required at the time of submittal in accordance with the prevailing fee schedule. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. A final tree survey shall be submitted with the first submittal of the grading plans which indicates the location, size (trunk diameter) and type of trees on the site. The removal of mature trees shall be

incorporated into the landscape plan with the replacement of specimen-size trees (min. 24" box) at a minimum ratio of 1:1. The removal of oak trees shall be replaced at a minimum ratio of 2:1 with specimen-sized oak trees of min. 5:1 with 15 gallon oak trees. Appropriate native and drought-tolerant type materials shall be incorporated into the plan. Appropriate screening materials shall be incorporated into the southern landscape planter areas.

3. Prior to occupancy of the facility, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

ENGINEERING CONDITIONS OF APPROVAL
Monticello Assisted Living Facility
PHG11-0033

GENERAL

1. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of plans and the issuance of Building Permits.
2. All improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the Director of Engineering Services.
3. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

STREET IMPROVEMENTS AND TRAFFIC

1. Pedestrian access routes shall be provided into the project to the satisfaction of the Director of Engineering Services.
2. The developer shall install a 135 watt street light at the project entrance at the end of the Monticello Drive public right-of-way.
3. The developer may be responsible for a 2-inch grind and overlay of Monticello Drive and Felicita Road beyond utilities trench limits due to any utility trenches necessary in these roadways. The determination of the extent of the grind and overlay shall be to the satisfaction of the Director of Engineering Services.
4. 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, the Field Engineer and the Fire Department. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. Site grading and erosion control plans prepared by a Registered Civil Engineer are required for all onsite improvements and shall be submitted to the Engineering Department. Grading Plans are subject to approval by the Planning, 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 first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his/her recommendations.
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. San Diego County Health Department will be required to sign the grading plan indicating that the proposed grading and retain wall construction meets County Health leach field setback requirements and is not expected to impact the existing leach fields located within the adjacent properties.
7. Any existing wells to be abandoned shall be capped per the San Diego County Health Department Requirements, and shall be shown on the grading plan as such.
8. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the Director of Engineering Services.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the Director of Engineering Services and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.

2. The project shall limit drainage flows to their pre-construction rates. Details and calculations for detention basins shall be submitted in the drainage study and approved as part of the grading plan check.
3. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
4. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
6. The on-site trash enclosure area shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the Director of Engineering Services.
7. All storm drain systems 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

1. Fire hydrants together with a minimum eight (8") inch public water main system shall be installed at locations approved by the Fire Marshal.
2. This project is located within the Rincon Del Diablo Municipal Water District. It will be the developer's responsibility to make all arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection.

SEWER

1. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.
2. All onsite sewer mains and laterals will be considered a private sewer system. The property owner will be responsible for all maintenance of this private sewer system to the public manhole and main at the end of the Monticello Drive right-of-way.
3. Sewer laterals and private mains shall be 6" PVC minimum and shall be designed and constructed per current UPC.

EASEMENTS AND DEDICATIONS

1. Necessary public emergency access easements shall be granted to the City to the satisfaction of the Director of Engineering Services and the Fire Department.

2. All existing and proposed easements, both private and public, affecting subject property shall be shown and labeled on the grading and improvement 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

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the Director of Engineering Services.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

SURVEYING AND MONUMENTATION

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

UTILITY UNDERGROUNDING AND RELOCATION

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



State of California -The Natural Resources Agency
 DEPARTMENT OF FISH AND GAME
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
 (858) 467-4201
 http://www.dfg.ca.gov

EDMUND G. BROWN JR., Governor
 CHARLTON H. BONHAM, Director



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 STATE CLEARING HOUSE

June 13, 2012

Mr. Jay Paul
 City of Escondido
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798

Subject: Comments on the Draft Mitigated Negative Declaration for the Monticello Assisted Living Project, Escondido, CA (SCH# 2012051039)

Dear Mr. Paul:

The California Department of Fish and Game (Department) has reviewed the above-referenced draft Mitigated Negative Declaration (MND) dated March May 12, 2012, for the Monticello Assisted Living project. The comments provided herein are based on information provided in the MND, our knowledge of sensitive and declining vegetation communities in the County of San Diego (County), and our participation in regional conservation planning efforts.

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§ 15386 and 15281, respectively) and is responsible for ensuring appropriate conservation of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (Fish and Game Code § 2050 et seq.) and other sections of the Fish and Game Code (1600 et seq.). The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of Escondido (City) participates in the NCCP program through its draft Multiple Habitat Conservation Program (MHCP) Subarea Plan (SAP).

The proposed project site is located at 2323 Felicita Road in Escondido, California, south of Citracado Parkway, and north of Hamilton Lane. The draft MND proposes the construction of a two-story, approximately 75,914 square feet residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land. The project would be accessed via Monticello Drive. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Additionally, 50 on-site parking spaces would be provided.

The predominant habitat type for the proposed project area is non-native grassland with scattered coast live oak (*Quercus agrifolia*) and California black walnut (*Juglans californica*) trees. Botanical surveys indicated that San Diego ambrosia (*Ambrosia pumila*) may be present. The site is surrounded by urban development. Mitigation measures for significant impacts to biological resources include various buffers for migratory birds, as well as additional surveys and monitoring for San Diego ambrosia.

In order to ensure the project is consistent with ongoing regional habitat conservation planning efforts, and to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, we offer the following comments and recommendations.

Mr. Jay Paul
June 13, 2012
Page 2 of 4

1. Section IV: Biological Resources states that the site consists of, '...a mixture of native and non-native species such as Bermuda grass, perennial mustard, ragweed, mulefat, tumbleweed, and telegraph weed'. The Department classifies this habitat type as non-native grassland. Non-native grasslands in San Diego County often provide important foraging areas for raptors, and raptor foraging areas are rapidly disappearing throughout the County. This is primarily due to development. The Department does not believe that the project area provides suitable raptor nesting habitat. However, we do believe it provides a significant area which likely supports raptor foraging (4.31 acres). Therefore, potential exists for indirect and cumulative impacts to raptor foraging habitat in non-native grassland within the project area (CEQA Guidelines, §15064(d)). Cumulatively, raptor foraging habitat loss may be significant; therefore, the Department requires mitigation consistent with the City's SAP. The Department recommends that the impact to non-native grassland be mitigated at a 0.5 to 1 ratio through the purchase of 2.16 acres of habitat within a Biological Core Area or in a Department approved mitigation bank.
2. Section IV: Biological Resources also refers to the drainage located within the project area as, '....a relatively shallow drainage course of an intermittent surface drainage', whose '...flows only occur during times of heavy rainfall as runoff from the residential properties to the northwest'. The Department defines this as an ephemeral stream and as such has jurisdictional authority. We do, however, concur that there is no wetland or riparian habitat surrounding the stream. The Department has regulatory authority over activities in streams and/or lakes that will substantially divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed. Given available data, the Department recommends that the applicant submit a complete Lake and Streambed Alteration notification, pursuant to Section 1600 et seq. of the Fish and Game Code (see: <http://www.dfg.ca.gov/habcon/1600/>).
3. The mitigation language provided in Mitigation Measure Bio.:1. partially addresses impact concerns for resident, migratory, and other bird species (e.g., raptors). However, the City's MHCP SAP does not provide take for non-MHCP covered species, including many migratory avian species. In order to comply with sections 3503 and 3503.5 of the Fish and Game Code and to ensure no direct and indirect impacts to active avian nests, construction activities, (including vegetation clearing and grubbing) within or adjacent to avian nesting habitat should occur outside of the avian breeding season to avoid take of birds or their eggs. Avian breeding season generally runs from February 1- August 31 (as early as January 1 for some raptors). Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. Additionally, the following measures should be added to the final MND:
 - a. If avoidance of the avian breeding season is not feasible (as defined above), the Department recommends that, beginning 30 days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed. As access to adjacent areas allows, any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors) should also be surveyed. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) must be postponed until the nest is vacated and juveniles have fledged and there is no

Mr. Jay Paul
June 13, 2012
Page 3 of 4

evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the City with results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

- b. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient condition and birds' habituation to them; and the terrain, vegetation, and birds' line of sight between the project activities and the nest and foraging areas) to the City and, upon request, the Department. Based on the submitted information, the City (and the Department, if the Department requests) will determine whether to allow a narrower buffer.
 - c. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer), that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and shall notify the City immediately if project activities damage active avian nests.
4. Mitigation Measure Bio.:2 addresses the potential for presence of San Diego ambrosia (*Ambrosia pumila*). While the mitigation measure addresses the plant's listing with the United States Fish and Wildlife Service, this species is also identified in the City's draft MHCP SAP. If biologists identify San Diego ambrosia within the project area, we request the applicant submit findings (including a written description and map) to the Department. Additional permits may be required.
 5. The draft MND does not describe a plant palette to be used in landscaping. Use of native plants in landscaping not only avoids spread of invasive species, but also provides additional benefits such as the attraction of native pollinators and reduced water consumption. Therefore, appropriate native plants should be used to the greatest extent feasible in landscaped areas. The applicant should not plant, seed, or otherwise introduce invasive exotic plant species to landscaped areas. Exotic plant species not to be used include those species listed on the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory, which is available online at <http://www.cal-ipc.org>. This list includes (but is not limited to) the following: pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. In addition, landscaping should not contain plants that require extensive irrigation, fertilizers, or pesticides.

Mr. Jay Paul
June 13, 2012
Page 4 of 4

We appreciate the opportunity to comment on the draft MND for this project and to assist in further minimizing and mitigating project impacts to biological resources by ensuring that the proposed project is consistent with the CEQA and the MHCP. If you should have any questions or comments regarding this letter please contact Jennifer Edwards of the Department at (858) 467-2717 or via email at JEdwards@dfg.ca.gov.

Sincerely,



Stephen M. Juarez
Environmental Program Manager
South Coast Region

cc: State Clearinghouse, Sacramento
Janet Stuckrath, U.S. Fish and Wildlife Service

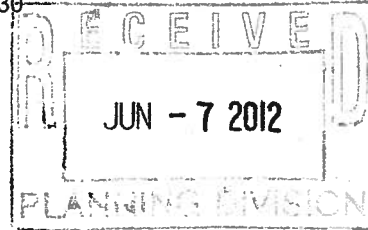


Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor



June 5, 2012

Mr. Jay Paul
City of Escondido Planning Division
201 North Broadway
Escondido, California 92025

**DRAFT MITIGATED NEGATIVE DECLARATION (ND) FOR PHG 11—0033
(MONTICELLO ASSISTED LIVING) (SCH# 2012051039)**

Dear Mr. Paul:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The proposed project consists of a Conditional Use Permit (CUP) to construct a two - story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned RE-20 (Residential Estate, 20,000 SF min. lot size). The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119-125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fills slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Fifty on-site parking spaces would be provided. Nonresidential facilities such as schools, churches and care facilities are allowed within residential zones subject to the approval of a Conditional Use Permit, which is a discretionary action that must be approved by the Escondido Planning Commission at a public hearing".

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

- 1) The document states that the ND would identify any known or potentially contaminated sites within the proposed project area.
- 2) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the

potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

- 3) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 4) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 5) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
- 6) If weed abatement occurred, onsite soils may contain herbicide residue. If so, proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

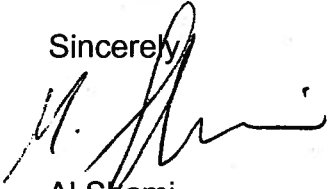
Mr. Jay Paul
June 5, 2012
Page 3

- 8) If buildings, other structures, or associated uses; asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

- 9) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact me at ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
nritter@dtsc.ca.gov

CEQA # 3556

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

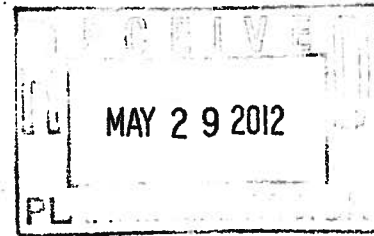


May 25, 2012

Mr. Jay Paul, Associate Planner

City of Escondido Planning Division

201 North Broadway
Escondido, CA 92035



Re: **SCH#2012051039; CEQA Notice of Completion; proposed Mitigated Negative Declaration for the "PHG 11-0033 (Monticello Assisted Living) Project;" located in the City of Escondido; San Diego County, California.**

Dear Mr. Paul:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC did conduct a Sacred Lands File (SLF) search within the 'area of potential effect (APE) and Native American cultural resources were not identified.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American

contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

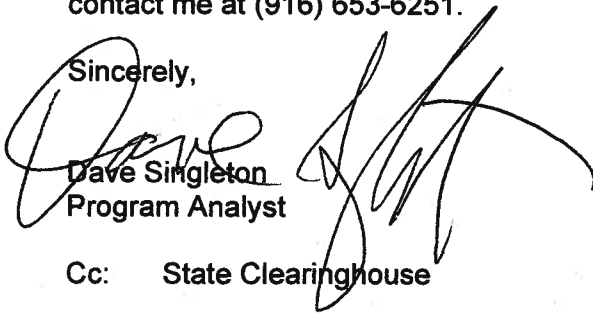
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a).

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

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

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

To: City of Escondido Planning Dept.
From: Herb & Alexis French
2316 Rancho Diego Ct
Re: Torrey Pines Development PHG 11-0033

December 12, 2011

Our concerns regarding this project are as follows:

We have 125' of common property line with this project. When we built in 1983 the project land was designated as wetlands and flood plain, as such, extra fees were collected to protect the project land from damage as a result of runoff from our property. Extra drainage and dissipation pits were also required to lessen the impact on the property. How can this property suddenly not be a flood plain or protected wetlands?

We are on a septic system with a 100% reserve requirement. The 28' cut and slope with resulting retaining wall and foundation requirements could severely impact the natural flow of ground water and runoff. ^{+ SET BACKS FOR SEPTIC RESERVE} The potential for water encroachment onto our property is very real. The possibility of septic system failure seems a likely possibility.

On a broader scope this area is designated as minimum 1/2 acre lots. The density of square footage of the building and parking lots is like a 24 home subdivision. This is extreme over building and not in the best interests of the land or the extended neighborhood.

The 24 hour traffic from employees and visitors would be excessive. Hamilton Lane and Gamble Lane would be over used with no room to widen and improve the access to the facility because off existing homes. The I-15 ramp backup is a issue on a regular basis as well as the school traffic and this would add to the congestion.

Light pollution from security lights and parking lots would diminish the rural feeling of the neighborhood.

This land is habitat to coyotes, egrets and other wild animals. Their habitat is shrinking and this will only make it worse.

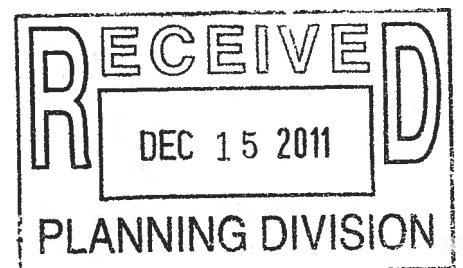
There is acreage in the general area, on Centre City Parkway, which would be more suitable for this type of project and which could act as an anchor for the

redevelopment of South Escondido.

This land can and should be used in a more earth friendly/ neighborhood friendly way and we urge you to deny this inappropriate project proposal.

Sincerely,

Herb & Alexis French
Herb & Alexis French



J. BARRY BAKER

2306 Rancho Diego Ct

Escondido, CA 92029

To: City of Escondido Planning

From: Barry & Lee Baker

RE: Case No. 11-0033 - Invasive Residential Care Facility in Estate Zoned area

My wife and I are very alarmed with the "huge" proposed residential care facility addressed as 2323 Felicita Rd. How can the city justify:

1. 72,000+ sq. ft. building in residential neighborhood zoned for 1/2 acre estate homes? This is almost 2 acres of building and doesn't even identify the amount of land to be use for parking and ingress & egress;
2. Huge slope cuts of 28 feet;
3. 119 beds with associated parking and traffic 24 hrs per day. Staff, clients, and visitors will be a continuing disturbance to all of us who's property are contiguous and near contiguous to this development;
4. What about the natural drainage through the property? Single family homes could be developed allowing natural drainage through the wetlands, but not a very large, 72,000+ sq. ft. building
5. Notice incorrect? The notice shows the lot to be the Cal Fire property, the parking and the vacant land behind Cal Fire. Is Cal Fire building being razed and torn down so this new development is on all of the area shown or is it on a small portion? Shouldn't the notice have the specific and correct area outline if the Cal Fire building isn't being razed?

This is an invasive proposed development. Too big, too tall, too much parking area, too much noise, traffic 24 hrs a day, and too large of slope cut!

I would think this land would be subdivided into 3 or 4 residential lots on which single family homes would be built. That each home would be 1900 to 2500 sq. ft, maybe totaling 10,000 sq ft. and then landscaped to blend with existing general plan zoning of the neighboring homes. Such a residential use would allow for natural drainage through the property, but this proposal cannot. This proposal is outrageously aggressive, and would scar the neighborhood forever.

We are totally, totally against this proposal and our neighbors are too.

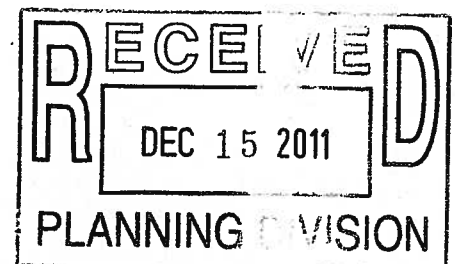
Sincerely,



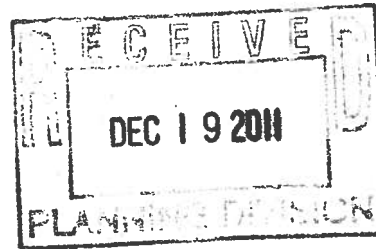
Barry Baker



Lee Baker



Jay Paul
Planning Division
201 N Broadway
Escondido, CA 92025-2798



Mr. Paul,

Thanks for moderating the neighborhood meeting regarding The Monticello Dr. property. I'd like to make a couple of additional comments.

One of the developers made the comment about a "NIMBY" mind set on the part of concerned residents. Just to remind you we have been good neighbors to 2 fire stations and a church. We are not necessarily opposed to a care facility on the property. We are opposed to a commercial size building on the property. Scale it back to a 20,000 to 25,000 square foot footprint and even a partial 2 story building and you'd have a better shot at getting cooperation. Also the trendy colors, which look very commercial, will be dated in a short time. Please consider something more classic and muted so as to not stand out.

Thanks for your consideration.
Sincerely,

A handwritten signature in cursive script that reads "Herb & Alexis French".

Herb & Alexis French



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

DRAFT MITIGATED NEGATIVE DECLARATION

CASE NO.: PHG 11-0033

DATE ISSUED: May 9, 2012

PUBLIC REVIEW PERIOD: May 12, 2012 – June 11, 2012

LOCATION: The project site is located west of Felicita Road, south of Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38).

PROJECT DESCRIPTION: Environmental review for a proposed Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned RE-20 (Residential Estate, 20,000 SF min. lot size). The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119-125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Fifty on-site parking spaces would be provided.

APPLICANT: Torrey Pines Development – Monticello LLC

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 can be viewed on the City of Escondido Web Site at: <http://www.escondido.org/planning.aspx>.

Findings: The findings of this review are that the Initial Study identified effects that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.



Jay Paul
Associate Planner

NEGATIVE DECLARATION

(Final)

for Monticello Assisted Living

CONDITIONAL USE PERMIT

(City File No. PHG 11-0033)

ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND 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 Conditional Use Permit to construct a residential care facility on approximately 4.31-acres of land generally located west of Felicita Road, south of Citracado Parkway, north of Brotherton Road, addressed as 2323 Felicita Road, APN 238-101-38.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Mitigated Negative Declaration** in writing before the end of the **30-day** public review period starting on **May 12, 2012**, and ending on **June 11, 2012**. Written comments on the Mitigated Negative Declaration should be submitted to the following address by **5:30 p.m., June 11, 2012**. 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

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 Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned for single-family residential development. The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119 -125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Up to 48 on-site parking spaces would be provided. Non-residential facilities such as schools, churches and care facilities are allowed within residential zones subject to the approval of a Conditional Use Permit, which is a discretionary action that must be approved by the Escondido Planning Commission at a public hearing.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The approximately 4.31-acre project site is located west of Felicita Road, south of Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38). Access to the property is provided by Monticello Drive which intersects Felicita Avenue on the east. Monticello Drive is a public street and on-street parking generally is not restricted along. Monticello Drive also provides access to the City's Fire Station No. 5 and the Cal Fire Station 77 (Del Dios). Interstate 15 is located approximately 700 feet northeast of the property. The property is within the Estate II General Plan land-use designation and zoned RE-20 (Residential Estate, 20,000 SF minimum lot size). The area is characterized by low-density single-family residential development within the City of Escondido and County of San Diego. There are no structures located on the site. A concrete pad is present at the northeastern portion of the property, which was the location of a former water well. The property was first developed for residential use in the 1920s. The residential structure and associated improvements were demolished in 2000.

The property is located on relatively level terrain within the eastern and northern areas of the site, with an east-facing hillslope towards the west and southwestern portions of the site. Elevations on the site range from approximately 625 feet towards southeastern corner of the site, 665 feet towards the southwestern corner, 635 feet towards the northwestern corner and 630 feet towards the northeastern corner. The site generally drains from west to the southwest. The property appears to be mowed/disc'd for brush management purposes. The parcel is crossed from north to south by a relatively shallow drainage course of an intermittent surface drainage. The drainage course flows only occur during times of heavy rainfall as runoff from the residential properties to the northwest. This drainage is not identified on the USGS Maps as blue line. The project site will be engineered to accept the upstream flows within open landscape features (bioswales and basins) in accordance with current local and regional storm water quality requirements. No outcrops of bedrock occur within the project area.

Vegetation on the site generally consists of open field with a few mature trees and a mixture of native and non-native species such as bermuda grass, perennial mustard, ragweed (*ambrosia seilostachya*) and telegraph weed. A few Coastal Live Oak trees as well a California Black Walnut trees also are present on the site. The walnut trees occur within the northern area of the site and the oak trees occur on the southern portions of the property. The site does not contain any wetlands or riparian habitat. The property appears to be mowed or disc'd periodically for vegetation and fire department maintenance.

Surrounding zoning and land uses are as follows:

North: RE-40 zoning (Residential Estate, 40,000 SF minimum lot size) / A 43,000 SF church facility, paved parking and ornamental landscaping associated with the church development is located on a 8.85 acre parcel of land to the north of the site. A masonry block wall separates the two properties. The church site is located at a similar elevation to the subject site.

South: County Residential Zoning / One- and two-story single-family residential homes on approximately 14,000 SF lots are located to the south of the subject site within the County's jurisdiction. The rear of the homes orient towards the site and the structures generally are located at a slightly higher elevation than the subject site. The county properties contain septic systems and the leach fields generally are located towards the rear of the homes. A variety of wooden fencing separates the site from the adjacent homes. Ornamental landscaping and mature trees located towards the rear of the residential homes (on both sides of the fence) provides screening between the properties and obscures some views through the subject site.

East: RE-20 zoning (Residential Estate, 20,000 SF min. lot size) / Two fire stations are located to the east of the subject site. The 7,536 SF City of Escondido Fire Station No. 5 is located towards the northeast, and the approximately 4,027 SF Cal Fire Station to the southeast. Access to the two fire stations is provided by Felicita Road, and Monticello Drive, which are public streets. Chain-link fencing separates the fire station parcels from the subject site. The fire stations are located at a similar to slightly lower elevation to the subject site.

West: County Residential Zoning / Single-family residential homes are located west of the site on approximately one acre sized lots. The rear of the homes orient towards the project site, and the leach fields for the properties also are located on the lower slope area towards the rear of the homes. The homes generally are situated at a much higher elevation than the project site. The property located to the northwest is situated at a similar elevation to the project site. The side of this home orients towards the project site.

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). **Permits and/or Agreements also might be required by the California Department of Fish and Game (CDF&G) and U. S. Fish and Wildlife Service (FWS).**

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 vacant and situated on flat to gently sloping terrain within the southwestern area of the property. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan and the property does not contain any significant topographical features or rock outcroppings. The subject property does not possess any significant value as a scenic resource due to it relatively small size, lack of significant vegetation or topographical features, and surrounding development. The site generally is covered with tumbleweed, wild mustard, ragweed Bermuda grass and other common ruderal grasses and plants, including several mature trees.

The subject site is not within a state scenic highway and due to the surrounding development, which includes a church on the north and two fire stations on the east, is not considered a prominent scenic vista. Although the site is not considered scenic in character, it is located within a City of Escondido view shed conservation corridor due to its proximity to Interstate 15 and the site is visible from southbound lanes since the roadway is elevated above the site. The Interstate 15 freeway view shed corridor extends 1,750 feet from each side of the interstate. Views of the site from Interstate 15 generally are limited to a small view corridor where the elevated roadway crosses Felicita Road. Views north and south of the overpass are obscured by existing vegetation. The proposed development would not obscure views of the valley floor from the interstate and the height of the proposed building would not be out of character with existing building heights throughout the area. The proposed development also would not obscure views of the more prominent hillsides to the southwest from the roadway. Views of the site from Citracado Parkway and Felicita Avenue generally are limited due to surrounding development, which includes two fire stations and a church. Existing vegetation also obscures views of the site from the adjacent roadways.

Development of the property would alter the vacant, open-space character of the parcel. Grading of the site includes a combination of cut and fill to provide sufficient pad area for the building, parking and access. The proposed building would be located within the central and flatter section of the site, and would be setback approximately 100 feet from the southern and western property boundaries to reduce potential compatibility, noise and visual impacts to adjacent residential properties. The site also would be lowered to minimize the overall presence and height of the structure and to retain views through the site to the extent feasible. The steeper sloping areas of the site towards the northwestern portion of the property are proposed to be retained and landscaped. The proposed development has included appropriate setbacks and landscape buffer areas to offset the visual impacts from surrounding properties and the public views from adjacent roadways. The building architecture, color and materials would be compatible with the variety of residential and non-residential uses within the area.

Mature Trees - The project site includes several mature trees, including some scattered live oaks and a California Black Walnut tree. Some of the oaks are proposed to be retained along with the walnut tree, to the extent feasible. The removal of any mature trees would require replaced at a minimum 1:1 ratio with specimen sized trees in conformance with the City's tree replacement requirements. Mature oak trees would require replacement at minimum 2:1 ratio with specimen-sized trees, which would be incorporated into the landscape plan as a condition of project approval. Therefore, the loss of mature trees would be considered less than significant since they would be replaced on-site.

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

Development of the vacant site would create a new source of light from proposed on-site security and parking lot lighting, and also from light emitted from the exterior windows of the facility. This new lighting would not be inconsistent with residential development. That typically includes street lights and exterior lighting features. 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 is designated as Other Land by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The designation is applied to vacant and nonagricultural land surrounded by urban development. The project site is located within an urban and estate residential area of Escondido and zoned for residential estate 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 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. An Air Quality Impact Analysis (AQIA) was prepared for the project by Urban Crossroads to evaluate project-related construction and operational emissions. The Analysis concluded the project would not result in a significant air-quality impact resulting from construction or operational activities since none of the applicable City of Escondido thresholds are exceeded by the project. In addition, the project would not have any significant impact to sensitive receptors.

Construction Emissions

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.

Odors - The project also does not contain land uses typically associated with emitting objectionable odors. Project-generated refuse would be stored in covered containers and removed at regular intervals by Escondido Disposal. Potential odor sources from construction related emissions would be limited to the construction period, during which emissions from construction equipment exhaust and the application of asphalt and architectural coating during construction activities could be temporarily evident in the immediate surrounding area. With regard to nuisance odors, any air-quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any sensitive receptor sites away from the construction area, they would be diluted to well below any level of air quality concern. An occasional whiff of diesel exhaust from vehicles may result. The intermittent nature of these potential odors would cease upon completion of the respective phase of construction activity and is thus considered less than significant. Standard construction requirements (such as dust suppression and vehicle staging areas away from sensitive receptors) typically would minimize odor impacts resulting in construction activity. Objectionable odors are regulated by the San Diego Air Pollution Control District (APCD).

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. 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.

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 General Plan land-use designation of Estate II, and is conditionally allowed under the residential estate zoning 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 Traffic section of this report, 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.

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?*

Vegetation on the site generally consists of open field with a few mature trees and a mixture of native and non-native species such as bermuda grass, perennial mustard, ragweed (ambrosia seilostachya), one a solitary mulefat specimen, tumbleweed, and telegraph weed. The Department of Fish and Game

considers this non-native grassland and the project would be conditioned to purchase non-native grassland credits at a ratio of 0.5:1 for the final amount of area disturbed. A few Coastal Live Oak trees (*Quercus agrifolia*), two Jojoba bushes (*Simmondsia chinensis*) and California Black Walnut trees (*Juglans californica*) also are present on the site. Other trees and plants are non-native. The walnut trees occur within the northern area of the site and the oak trees generally occur towards the southern portions of the property. The property appears to be mowed/disc'd periodically for fire department brush maintenance purposes. The parcel is crossed from north to south by a relatively shallow drainage course of an intermittent surface drainage. The drainage course flows only occur during times of heavy rainfall as runoff from the residential properties to the northwest. This drainage is not identified on the USGS Maps as blue line. **The California Department of Fish and Game indicated they have jurisdiction over the drainage course and a Lake and Streambed Alteration notification would be required in accordance with Section 1600 of the Fish and Game Code.** The project site will be engineered to accept the upstream flows within open landscape features (bioswales and basins) in accordance with current local and regional storm water quality requirements. A previous biological study prepared for the project site indicated that site does not contain any wetland or riparian habitat, and the site contains no federally protected wetlands as defined by the USACE and Section 404 of the Clean Water Act. The Draft Escondido Subarea Plan of Multiple Habitat Conservation Program (City of Escondido 2001) does not identify the subject site for preservation or to contain any significant or protected habitat communities. Therefore, no conflicts with the provisions of the MHCP are expected. No raptor nests were observed within the area of development during recent site reconnaissance. No wildlife species of concern are known to existing or have been observed on the site. The site is developed on all sides and is surrounded by a variety of fencing. Therefore, the site does not provide a corridor for wildlife movement and is not located adjacent any other wildlife or open space areas. However, since the site might provide nesting habitat for migratory birds, the following measure is necessary to ensure compliance with the federal Migratory Bird Act:

Mitigation Measure Bio.:

- 1. To avoid any direct or indirect impacts to nesting birds, construction activities associated with the proposed project should not occur outside of the nesting/breeding season between February 1 and August 31 (January 1 for some raptors). If this is not possible, the applicant shall retain a qualified biologist to conduct a pre-construction survey nor more than three days prior to the initiation of project activities to determine the presence or absence of nesting birds on and within an approximately 300-foot buffer surrounding the construction area (500 feet for raptors). If active raptor or other migratory bird nests are detected, project activities within the affected area should be postpone or appropriate mitigation incorporated (i.e., appropriate buffers, fencing, monitoring schedules, etc.). A bio-monitor also should be present on-site during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged. Any buffers should be in effect as long as construction is occurring and until the nest is no longer active. The dates noted for the breeding season may be revised if approved by the survey. The survey and any recommendations/mitigation measures shall be submitted to the Planning Division, and to CDF&G upon request. Weekly monitoring reports shall be submitted to the city during any required onsite monitoring. If no nesting raptors or migratory birds are detected during the pre-grading survey, no mitigation is required.**

Mature Trees - The project site includes several mature trees, including some scattered live oaks and a California Black Walnut tree. Some of the oaks are proposed to be retained along with the walnut tree, to the extent feasible. The removal of any mature trees would require replaced at a minimum 1:1 ratio with specimen sized trees in conformance with the City's tree replacement requirements. Oak trees are considered protected trees in accordance with the City's Grading Ordinance, and the removal of any mature oak trees would require replacement at minimum 2:1 ratio with specimen-sized trees, which would

be incorporated into the landscape plan as a condition of project approval. Therefore, the loss of mature trees would be considered less than significant since they would be replaced on-site.

Ambrosia – A previous biological analysis of the site indicated the site contained Western Ragweed and appeared in the field to be *Ambrosia psilostachya*. However, the study also indicated that after possible examination during the flowering season, a botanical expert might conclude the plant species to be San Diego Ambrosia (*Ambrosia pumila*) which is a listed species as endangered by the US Fish and Wildlife Service (USFWS). Therefore, the following measures are required to mitigate any potential impacts to this species:

Mitigation Measure Bio.:

2. **The applicant/developer shall retain the service of a qualified plant biologist prior to the issuance of grading permits to conduct a survey of the site to determine whether San Diego Ambrosia is present. The survey shall be scheduled to occur during the peak flowering season of San Diego Ambrosia to facilitate the accurate identification of the Ambrosia Species. The results of the survey shall be submitted to the Escondido Planning Division. If San Diego Ambrosia is found to be present, the applicant/developer shall initiate Section 10 consultation with the USFWS. If the applicant/developer's biologist identify San Diego ambrosia within the project area, the findings of the study also shall be submitted to the California Department of Fish and Game (including a written description and map). Appropriate permits shall be obtained from CDF&G as may be required for the removal of San Diego Ambrosia. The applicant/developer shall submit evidence of the appropriate permits issued by the Agencies, as may be required, prior to the approval of grading plans and issuance of grading permits.**

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 subject property is vacant land and is not improved with buildings or other structures. The property is adjoined by non-historic residences on the south and west within the County's jurisdiction, and by a church on the north and two fire stations on the east. City Fire Station No. 5 was constructed in 1999-2000 and the State Fire Station constructed in 2004-05. The adjacent church was constructed in 1998. Therefore, the project would not have any direct or indirect impact on any historic structures on or adjacent to the site. A Phase I Cultural Resource Survey was conducted by Applied Earth Works, Inc. on December 4, 2001 for the construction of the adjacent State Fire Station, which included this 4.31-acre site which originally was part of property owned by the State when the fire station was built. The study concluded that no cultural resource resources were located on the subject property. Record searches performed by the South Coast Information Center (SCIC) and the San Diego Museum of Man (SDM) also indicated that no historic or prehistoric sites had been previously recorded on the project parcel. Native

American sites are recorded – nearby to the south (Malcolm Rogers, San Diego Museum of Man). Previous grading activities associated with the adjacent church and two fire stations did not result in the existence of any buried archaeological resources. The City of Escondido General Plan EIR (1990) 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. The potential for disturbing any human remains is low given the fact the proposed project site area immediately surrounding the site is not known for any significant archaeological sites. Therefore, implementation of the proposed project would not result in a significant impact to these resources and no mitigation measures are required. However, should on-site grading or construction activities uncover any potentially significant resources, then the proper protocols would be required to be followed to properly evaluate the nature and significance of the resources, including any necessary recovery and curating.

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. 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.

Soils on the site appear to be a sandy clay with some organic material. The site is underlain by Cretaceous-aged tonalitic rock in various stages of decomposition. The soils varies from very hard fresh rock to decomposed granular, sand-like material with a low potential for expansion (Leighton & Associates, Inc., San Diego Project Report No. 4950030-001, June 1995). The site is generally flat with a slight topographic rise to the west of the property. The potential for ground failure and landslides on the site is considered very low due to the stable soil type and the flat-to-low-rising topography of the site. Significant soil erosion or loss of top soil would not occur. Landscaping is proposed and appropriate design and construction measures would be required to be incorporated into the development plans as

recommended by any subsequent geotechnical/soils reports that may be required at the building/grading permit stage. Standard industry practices include 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. 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 requirements. Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with any 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. The proposed grading design would include appropriate setbacks from any adjacent septic systems located to the west and south on county residentially developed properties.

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?*

A Greenhouse Gas Analysis was prepared for the proposed project by Urban Crossroads to evaluate project-related construction and operational emissions. The study indicated that total greenhouse emissions (GHG) from the proposed project are approximately 556.63 metric tons of carbon dioxide equivalents (MTCO₂e). Therefore, the proposed project would not exceed the most stringent available threshold of 900 MTCO₂e currently being considered by any lead agency. Impacts are determined to be less than significant and because the project estimates are conservative, the actual level of project contribution to GHG emissions most likely would be less than calculated.

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 policies 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.

Project Related Emissions

An individual project such as this proposed care facility cannot generate enough greenhouse gas emissions to effect a discernible change in global climate. However, the project may participate in the potential for Global Climate Change by its incremental contribution of greenhouse gases combined with the cumulative increase of all other sources of greenhouse gases. 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 incorporation 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. Additionally, the project would not result in a significant impact on GHG' with respect to CEQA Appendix G checklist questions and thus a less than significant impact is expected.

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 has developed a draft Climate Action Plan (E-CAP) as part of the City's General Plan Update (2012). The plan addresses GHG emissions from communities (commercial, industrial, residential and other) and from City operations. Through the E-CAP, the City establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, and open space and natural habitats to further their commitment. The plan includes discussion on the local impacts of climate change, actions to be adopted by the City to achieve sustainable development goals, emissions baselines and forecasts and emissions reduction strategies. The City's Climate Action Plan includes the implementation of the GHG reduction strategies by conducting a baseline GHG emissions inventory and setting up a baseline year of 1990. Following the state's adopted AB 32 CHG reduction target, Escondido has set a goal to reduce emissions back to 1990 levels by the year 2020. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used for the proposed General Plan Update are 992,583 MTCO_{2e}. In order to reach this reduction target, Escondido must offset this growth in emissions and reduce community-wide emissions to 788,176 MT CO_{2e} by the year 2020. The City of Escondido already has demonstrated its commitment to conserve energy and reduce emissions through a variety of programs and policies. Programs to reduce emissions include flexible employee work schedules, energy retrofits of City facilities, participation in the San Diego Association of Governments (SANDAG) Energy Roadmap Program, water conservation education efforts, and coordination with SANDAG and North County Transit District to expand transit systems. At the HARRF, the City already has installed California's first "green technology" that converts raw sewage gas into renewable natural gas, clean enough to use in homes and business. Various state policies have enacted programs that also will contribute to reduced GHG emissions in Escondido by year 2020. By supporting the state in the implementation of these measures, Escondido will experience substantial GHG emissions reductions. In order to reach the reduction target, Escondido also would implement the additional local reduction measures contained within the draft E-CAP. These measures encourage energy efficiency and renewable energy in buildings, transit oriented planning, water conservation, and increased waste diversion.

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 use as a residential care facility, 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) indicating any open cases. Any 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 uses that would take place within the proposed building 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.

The project site is located approximately 0.2 miles downstream of the Chatham Brothers Barrel Yard, a solvent recycling facility and drum storage yard operated for 35 years on a site approximately 0.2 miles northwest of the subject property at 2257 Bernardo Avenue. The facility ceased operations during the early 1980s. The San Diego Health Department and the California State Regional Water Quality Control Board (CSRWQCB) began investigation of the contamination at the site in 1982. The California EPA Department of Toxic Substances (DTSC) continued this investigation and included the Chatham site on the California Bond Expenditure Plan in 1985. According to subsurface investigation performed in the vicinity of the subject property (in connection with the nearby Chatham Brothers Barrel Yard) the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 15 to 20 feet below ground surface (BGS) and flow towards the southeast. Since the site is not proposing any wells and would be connected to the Rincon del Diablo Municipal Water District system, not impacts with any groundwater is anticipated. The Department of Toxic Substance Control also did not indicate any potential issues with soil contamination on the site. However, during subsurface excavation or any trenching activities, appropriate precautions will need to be implemented to ensure worker safety, which would be a condition of project approval.

- 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.

- 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 High Fire Severity Zone based on current Fire Department maps, but is not located adjacent to any designated 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 generally drains from the northwest to the south as overland flow to existing public/private facilities. No changes to the overall drainage patterns and directions would occur as a result of the proposed project. Development of the previous graded and landscape area to support the building would result in a minor increase of impervious surfaces and associated runoff. Any potential project related impacts from the proposed 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 service is proposed to be provided by the Rincon del Diablo Municipal Water District, and sewer service would be provided by the City of Escondido. 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) for certain projects. 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 storm water review process based on site-specific parameters, as may be required by the Engineering Division. 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 to 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?*

No aquatic, wetland or riparian habitat or sensitive wildlife species or are known or reported within the proposed development area. 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. Appropriate mitigation measures have been included for any potential impacts to Ambrosia. 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/development area 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 site is 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). The City of Escondido Public Works Department maintains Dixon Lake and Lake Wohlford Dam Emergency Action Plans. Dam Emergency Action Plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions and event responses. 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. 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 site as Estate II and is zoned Residential Estate-20 (RE-20). The primary purpose of this land-use designation is to provide for single-family dwellings in an estate setting. Care facilities are allowed within the RE-20 zone provided a Conditional Use Permit is issued by the City.

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?

There is sufficient area on the site to accommodate the proposed use. Adequate public facilities are available and water and sewer service can be provided to the project with nominal extension of nearby existing facilities. The proposed project would not disrupt or divide the physical arrangement of the area since public access to the project site currently is provided to the subject property with sufficient capacity to accommodate the proposed project. 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.

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 surrounded by development on all sides. There are no protected or sensitive habitat or species known to be located on or adjacent to the site. Appropriate mitigation measures have been included should any sensitive habitat occur on the site or would be impacted by the project. The proposed project 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 is 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 vacant and surrounded by single-family residential on the south and west, two fire stations on the east, and a church on the north. Residential uses and care facilities are considered sensitive to noise. The subject area is located within a projected Noise Contour of 60 CNEL or greater on the City's Noise Contour Map (General Plan Noise Contour Map, Figures 5.4-12 April 2000). The City's General Plan Noise Element contains policies which outline acceptable noise levels associated with each type of land use. A Noise Impact Analysis was prepared for the project by Urban Crossroads to evaluate the future on-site exterior noise environment and short-term construction noise level impacts. It is expected the primary source of noise impacts to the project site would be traffic noise from Interstate 15 and Felicita Road. Projected noise levels at the exterior building facades are modeled to range from 59.2 to 63.7 dBA CNEL. General Plan Policy E1.2 identifies the goal for outdoor noise levels in residential areas of 60 dBA CNEL or less. However, noise policy E1.2 recognizes that this goal may not necessarily be achievable...and should be applied where outdoor use is a major consideration such as the backyards and outdoor recreation areas.

The proposed project includes three noise sensitive outdoor recreation areas. However, two of these recreation areas will be fully surrounded by the building structure itself and will not be exposed to exterior noise levels exceeding 60 DBA CNEL. The only noise sensitive outdoor recreation area that will be exposed to unmitigated exterior noise levels of up to 63.7 dBA CNEL is located on the northern exterior building facade. The proposed six-foot-high perimeter sound wall around this recreation area would provide the additional noise reduction of approximately 5 dBA CNEL to conform to City of Escondido noise policies.

Interior Noise – The interior noise level reduction provided by the planned exterior wall and window assemblies are estimated to range from 28.4 to 31.6 dBA. To reduce expected traffic noise impact to conform to the 45 dBA CNEL interior noise standard, the project would be required to provide the required mitigation measures:

Mitigation Measures Noise.:

- 1. Provide standard windows with a STC rating of 26 or higher for all exterior windows. This shall be identified on the building plans.**
- 2. Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning with appropriate air circulation incorporated into the ventilation system) for the building. The appropriate system shall be included with the building plans.**
- 3. All window and door assemblies used throughout the project shall be free of cut outs and**

openings and shall be well fitted and well weather stripped. This shall be noted on the building plans.

4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
5. Provide roof/ceiling system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

Operational Noise

The proposed project involves a residential care facility and by their nature and operational characteristics are relatively quiet land uses. Peak traffic volumes generally are light and the traffic is spread out throughout the day. Very few trips are anticipated during the evening and early morning hours. Use of the new building space would incrementally increase noise levels within the immediate area, but is not anticipated to result in any adverse noise impacts to surrounding uses. Noise from operation of the proposed building would result from employee use of the outdoor spaces, operation of heating, ventilation and air conditioning, and vehicle traffic within the parking lot. Mechanical equipment is proposed to be located on the roof of the facility behind parapet walls or within equipment wells. Appropriate setbacks and buffer areas from the adjacent residences to the north and west would be provided (approx.. 100 foot setback from P/L). Loading and service areas for the project have been located towards the northern portion of the site away from any sensitive receptors located to the west. Due to the nature of the project, heavy-duty truck circulation and unloading is not anticipated. Escondido Disposal Trash Truck will occasionally access the site for solid waste disposal. Based on studies of parking lot activities and due to the relatively low number of spaces and parking lot events that would occur within a one-hour period, parking lot activities are not anticipated to create any significant impacts to adjacent residences and would not exceed maximum noise levels at the property boundaries.

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, a peak noise levels would occur as heavy equipment occasionally pass by in close proximity to residential properties to the west and south. However, construction activities are not projected to exceed the limits established for construction activities. 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. Per City regulations, construction equipment can only be operated from 7:00 AM to 6:00 PM, Monday through Friday, and on Saturday from 9:00 AM to 5:00 PM. Construction equipment cannot be operated on Sundays or holidays. Operation of any construction equipment during non-allowable hours is permitted only by a variance from the City Manager.

- 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.

XIII. 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 increase due to the residential nature of the project. However, the increase would not be considered significant and the proposed facility would not adversely 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 surrounding area already is developed, and adequate public facilities are available within the area to serve the project.

XIV. 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. 5, which is located on the adjacent parcel to the east along Felicita Avenue. Appropriate on-site/building improvements would be incorporated into the design of the building to conform to Fire and Building codes. 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). Due to the nature of the project, the proposal 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 significantly 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. On-site recreational amenities are proposed to be provided to serve the resident's needs, Therefore, no significant impact to recreational resources would occur as a result of the proposed 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. Development of the site with the proposed care facility building would create an increased demand for gas and electricity over existing levels, but the project increase in 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.

XV. 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 2% this would be considered a significant project impact that requires mitigation. The City's Quality of Life standards set out under the City of Escondido General Plan indicates that any project that adds 200 ADT or more to a roadway segment that operates at a level of service of mid-D, E or F is considered a significant impact.

Existing Conditions – Access to the site is provided by Monticello Drive, which is a non-circulation element public street. Vehicle trips along this street segment generally are limited to the operation of the City of Escondido Fire Station No. 5 and the Cal Fire Station, and average daily trips are minimal. This street provides on-street parking on both sides and intersects Felicita Road on the east. Felicita Road is classified as a Collector Road (84' R-O-W) on the City's Circulation Element, but currently is developed and operates as a two-lane collector roadway with 5,600 ADT (LOS B) from Monticello Drive to Gamble Lane/Citracado Parkway. Felicita Road north of Gamble Lane/Citracado Parkway carries approximately 12,370 ADT with an LOS Mid-D. The buildout capacity of a Collector street with restricted on-street parking is 27,400 ADT at LOS "C" and 34,200 ADT at LOS "E." Gamble Lane from I-15 SB off-ramp to Felicita Road operates as a 3-lane Collector/Major Road with 11,160 ADT at LOS "B." Citracado Parkway east of Felicita Road operates as a 3- and 4-lane Collector/Major Road and operates at LOS "C" or better based on existing traffic volumes. The intersection of Felicita Road and Gamble Lane/Citracado Parkway is signalized. All study area intersections are calculated to currently operate at LOS C or better with the exception of I-15 SB off-ramp/Gamble Lane intersection, which is calculated currently to operate at LOS "D" in the PM peak hour.

City Fire Station No. 5 – This City Fire Station operates on a 24-hour/7-day basis and houses one fire engine and one brush engine. The facility responds to an average of 2.12 calls for service per day, which does not create a significant impact to traffic levels within the area.

Cal Fire Station – The Cal Fire Station has three fire safety staff on a 24-hour/7-day basis during the 8-month peak fire season and only one-person staffing on a 9-hour/5-day basis during the off-peak season (December 15 – April 15). There generally are a maximum of eight fire suppression personnel housed during a major forest fire emergency, which does not create a significant impact to traffic levels within the area.

Project Traffic – A Traffic Impact Analysis was prepared for the proposed project by Linscott Law and Greenspan to evaluate the potential impact of the project on the circulation system. The study analyzes a project up to 101 units to be conservative. **The proposed facility contains 85 units that would accommodate up to 125 clients.** Based on SANDAG vehicle traffic generation rates for the San Diego region, a proposed congregate care facility would generate up to 253 ADT (2.5 trips per unit) with 10 trips (6 inbound and 4 outbound) during the AM peak hour and 20 trips (10 inbound and 10 outbound) during the PM peak hour. 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 Goal, or the project would not add more than 200 trips onto a street segment that operates at LOS Mid-D. In addition, the relatively low amount of 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 any intersections that might operate at unacceptable levels. Therefore, no significant project impacts were identified and no mitigation measures are necessary for any direct or cumulative impacts.

Construction Traffic – Temporary traffic impacts would occur during site preparation/grading and construction activities. A moderate 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 haul truck trips associated with the anticipated export of material, 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. Approximately 7,500 cubic yards of export is anticipated as part of the grading operations. This equates to approximately 535 truckloads or 1,070 truck trips (one in and one out) during the rough grading operations. 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. The project location does not pose special hazards related to limited visibility or dangerous intersections. Appropriate access to the site would be provided by Monticello Drive. The proposed care facility would operate adjacent to two safely-operating fire stations. The project would be required to provide adequate fire lanes and turnaround areas for emergency vehicles as part of the project design.

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 is not provided in the vicinity of the site. There currently are bike lanes within Felicita Avenue. The project would not impact existing or planned bicycle lanes. 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.

would be appropriate for the proposed use and in conformance with the City of Escondido parking requirements. On-street parking along Monticello Drive also is not restricted.

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 – Sewer service to the site would be provided by the City of Escondido wastewater facilities. Sewer service could be provided by the extension of mains within the adjoining street system or easements. Wastewater lines that would serve the site tie into the nearby Escondido pump station adjacent to the City Fire Station No. 5. The City's Utilities Division indicated the Hale Avenue Resource Recovery Facility (HARRF) has the capacity to handle the demand for service generated by future development of the Administration Building. 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.

Water Service – The subject site is within the water service area of the Rincon del Diablo Municipal Water District (RDDMWD). The applicant will need to coordinate with the District to provide water service to the site and a will serve letter would be required prior to the issuance of development permits. **There is an existing twelve-inch RDDMWD line located near the intersection of Felicita Road and Hamilton Lane. The water line would need to be extended approximately 640 feet to the property in order to provide water service and the necessary fire flow to the site. There also is an existing eight-inch line located within Monticello Road. There is an existing eight-inch RDDMWD main located within Felicita Avenue east of the project site.**

Drainage Facilities – See analysis contained within Hydrology-Water Section No. IX.

SUMMARY OF MITIGATION MEASURES

Mitigation Measure Bio.:

1. To avoid any direct or indirect impacts to nesting birds, construction activities associated with the proposed project should not occur outside of the nesting/breeding season between February 1 and August 31 (January 1 for some raptors). If this is not possible, the applicant shall retain a qualified biologist to conduct a pre-construction survey no more than three days prior to the initiation of project activities to determine the presence or absence of nesting birds on and within an approximately 300-foot buffer surrounding the construction area (500 feet for raptors). If active raptor or other migratory bird nests are detected, project activities within the affected area should be postponed or appropriate mitigation incorporated (i.e., appropriate buffers, fencing, monitoring schedules, etc.). A bio-monitor also should be present on-site during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged. Any buffers should be in effect as long as construction is occurring and until the nest is no longer active. The dates noted for the breeding season may be revised if approved by the survey. The survey and any recommendations/mitigation measures shall be submitted to the Planning Division, and to CDF&G upon request. Weekly monitoring reports shall be submitted to the city during any required onsite monitoring. If no nesting raptors or migratory birds are detected during the pre-grading survey, no mitigation is required.
2. The applicant/developer shall retain the service of a qualified plant biologist prior to the issuance of grading permits to conduct a survey of the site to determine whether San Diego Ambrosia is present. The survey shall be scheduled to occur during the peak flowering season of San Diego Ambrosia to facilitate the accurate identification of the Ambrosia Species. The results of the survey shall be submitted to the Escondido Planning Division. If San Diego Ambrosia is found to be present, the applicant/developer shall initiate Section 10 consultation with the USFWS. If the applicant/developer's biologist identifies San Diego Ambrosia within the project area, the findings of the study also shall be submitted to the California Department of Fish and Game (including a written description and map). Appropriate permits shall be obtained from CDF&G as may be required for the removal of San Diego Ambrosia. The applicant/developer shall submit evidence of the appropriate permits issued by the Agencies, as may be required, prior to the approval of grading plans and issuance of grading permits.

Mitigation Measures Noise.:

1. Provide standard windows with a STC rating of 26 or higher for all exterior windows. This shall be identified on the building plans.
2. Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning with appropriate air circulation incorporated into the ventilation system) for the building. The appropriate system shall be included with the building plans.
3. All window and door assemblies used throughout the project shall be free of cut outs and openings and shall be well fitted and well weather stripped. This shall be noted on the building plans.

- 4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.**
- 5. Provide roof/ceiling system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.**

MANDATORY FINDINGS OF SIGNIFICANCE

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 with the implementation of established mitigation measures.

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	City Managers' Office

Discussion with Mr. Joe Cully, Hazardous Substances Scientist, Cleanup Operations Division
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY, DEPARTMENT OF TOXIC SUBSTANCES
AND CONTROL (DTSC), April 26, 2012

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

Draft MHCP maps (Multiple Habitat Conservation Program)

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

Phase I Environmental Site Assessment Report prepared by Partners Engineering and Science, Inc. 2011.

Phase 1 Environmental Site Assessment and Phase II limited Groundwater Assessment Report prepared by SECOR, June 19, 1997.

Review of Remedy Complete, Fact Sheet for Chatham Site, November 2005, DTSC

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) 2008 Farmland Mapping and Monitoring Program (FMMP)

1990 and 2000 General Plan Noise Contour Exhibits

Traffic Impact Analysis prepared by Linscott Law and Greenspan, November 29, 2011.

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.

City of Escondido Draft Climate Action Plan (Jan. 2012)

Draft Environmental Impact Report (EIR) for the Escondido General Plan Update and Climate Action Plan (Jan. 2012).

Initial Study-Negative Declaration adopted for the San Marcos Forest Fire Station Relocation Project, February 2002.

Noise Impact Analysis prepared by Urban Crossroads, April 18, 2012 (revised)

Environmental Noise Assessment prepared by Illingworth and Rodkin, Sept. 2007. Specifically parking lot activities for a Lowe's Store.

Attachment "A"

MITIGATION MONITORING REPORT

PROJECT NAME: Monticello Assisted Living
PROJECT DESCRIPTION: 125 Bed Residential Care Facility (approx. Conditional Use Permit)
PROJECT LOCATION: 2323 Felicita Road (APN 238-101-38)
CONTACT PERSON: (Note: address will change with issuance of building permits)
PHONE NUMBER: Matthew Parks (Torrey Pines Development) (858) 335-1817 or 858-227-9209

Phase at which the Mitigation Measures are to be Implemented

Prior to Grading Permit and/or Building Permit Issuance

NEG. NEC. NO. N/A
ASSOC. CASE NO.: PHG 11-0033
APPROVAL BODY/DATE: Planning Commission
PROJECT MANAGER: Jay Paul, Assoc. Planner (760) 839-4537

NATURE OF IMPACT	MITIGATION MEASURE	ID NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
<p>Biolog:</p> <p>Avoid impacts to nesting birds</p>	<p>1. To avoid any direct or indirect impacts to nesting birds, construction activities associated with the proposed project should not occur outside of the nesting/breeding season between February 1 and August 31 (January 1 for some raptors). If this is not possible, the applicant shall retain a qualified biologist to conduct a pre-construction survey not more than three days prior to the initiation of project activities to determine the presence or absence of nesting birds on and within an approximately 300-foot buffer surrounding the construction area (500 feet for raptors). If active raptor or other migratory bird nests are detected, project activities within the affected area should be postpone or appropriate mitigation incorporated (i.e., appropriate buffers, fencing, monitoring schedules, etc.). A bio-monitor also should be present on-site during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged. Any buffers should be in effect as long as construction is occurring and until the nest is no longer active. The dates noted for the breeding season may be revised if approved by the survey. The survey and any recommendations/mitigation measures shall be submitted to the Planning Division, and to CDF&G upon request. Weekly monitoring reports shall be submitted to the city during any required onsite monitoring. If no nesting raptors or migratory birds are detected during the pre-grading survey, no mitigation is required.</p>	<p>IV. Biological Resources</p>	<p>Project Applicant Planning Division Field Engineering</p>		

<p>Avoid Impacts to Ambrosia</p> <p>Noise: Avoid Noise Impacts from Interstate 15 and adjacent roadways</p>	<p>2. The applicant/developer shall retain the service of a qualified plant biologist prior to the issuance of grading permits to conduct a survey of the site to determine whether San Diego Ambrosia is present. The survey shall be scheduled to occur during the peak flowering season of San Diego Ambrosia to facilitate the accurate identification of the Ambrosia Species. The results of the survey shall be submitted to the Escondido Planning Division. If San Diego Ambrosia is found to be present, the applicant/developer shall initiate Section 10 consultation with the USFWS. If the applicant/developer's biologist identify San Diego ambrosia within the project area, the findings of the study also shall be submitted to the California Department of Fish and Game (including a written description and map). Appropriate permits shall be obtained from CDF&G as may be required for the removal of San Diego Ambrosia. The applicant/developer shall submit evidence of the appropriate permits issued by the Agencies, as may be required, prior to the approval of grading plans and issuance of grading permits.</p> <p>1. Provide standard windows with a STC rating of 26 or higher for all exterior windows. This shall be identified on the building plans.</p> <p>2. Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning with appropriate air circulation incorporated into the ventilation system) for the building. The appropriate system shall be included with the building plans.</p> <p>3. All window and door assemblies used throughout the project shall be free of cut outs and openings and shall be well fitted and well weather stripped. This shall be noted on the building plans.</p> <p>4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.</p> <p>5. Provide roof/ceiling system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation the joist cavities.</p>	<p>IV. Biological Resources</p> <p>XII. Noise</p>	<p>Project Applicant Planning Division</p> <p>Project Applicant Planning Division Building Division</p>	
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CODE COMPLIANCE

<p>Ongoing monitoring to ensure compliance with all mitigation measures, conditions of approval, operational requirements, standards, codes and regulations.</p>	<p>Project Applicant City of Escondido Planning Division Wildlife Agencies</p>	<p>Public Works Dept. Code Enforcement Div. Police Dept.</p>	<p>Building Dept. City Attorney Fire Dept.</p>
<p>Enforcement of the project conditions, mitigation measures, codes, standards and regulations are handled through inspection and evaluation procedures by the above mentioned City Departments and upon failure to comply with the conditions, the project may be referred to the Planning Commission for review and possible modification or revocation of the permit.</p>	<p>City of Escondido</p>		



Front Elevation (East)



Rear Elevation (West)



Side Elevation (North)



Side Elevation (South)



EAGLE ROOFING
CAPISTRANO

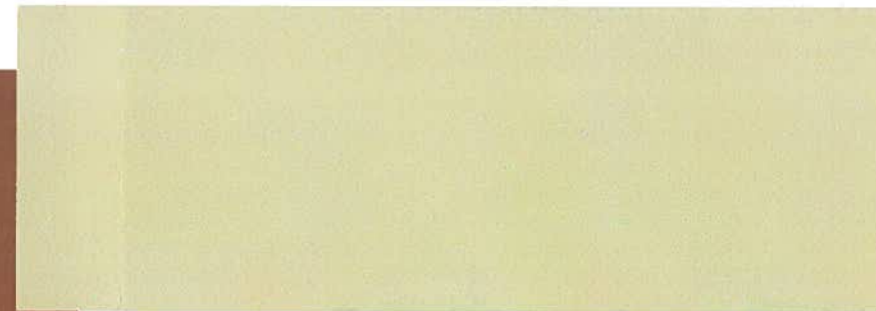
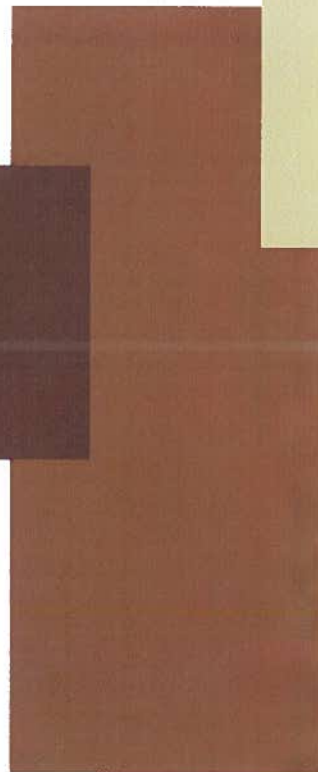


EL DORADO -
COOPERSTONE

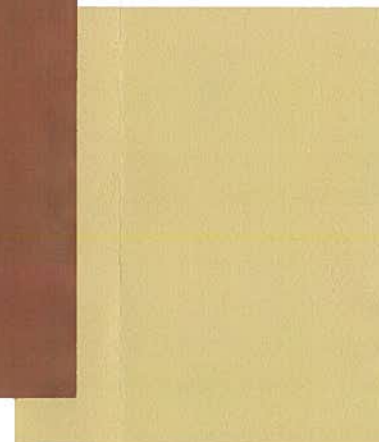
IRON ORE



BROWN EYES



MIDLAND TAN



DESERTED TAN