

PLANNING COMMISSION

Agenda Item No.: 6.2
Date: November 27, 2012

CASE NUMBER: PHG 12-0020

APPLICANT: Michael Armstrong, The True Life Companies

LOCATION: The four proposed grading exemptions are located on five existing residential lots totaling approximately 94.46 acres of the 501-acre High Point development located west of Mesa Rock Road, addressed as 2589 and 2615 Woodland Heights Glen, 1721 and 1735 Foxbury Glen, and 1730 Kensington Glen (APN's 187-091-13, 17, 18, 26 and 27).

TYPE OF PROJECT: Grading Exemption

PROJECT DESCRIPTION: A modification to the previously approved grading exemptions for the 39-lot subdivision, Tract 683-J known as High Point Country Manor. The site has been graded in preparation for the construction of 39 single-family residences. The proposal would rectify the as-built grading condition on the site with the previously approved grading plan by allowing three new grading exemptions for fill slopes up to 31 feet in height, and increasing the height for one previously approved cut slope exemption by one foot. All of these slopes currently exist on the site and were graded by the previous owner of the property. No additional grading is proposed as part of this project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Specific Planning Area No. 1 (Emerald Heights/Palos Vista)

ZONING: SP (Specific Plan)

BACKGROUND/SUMMARY OF ISSUES: The Palos Vista Specific Plan (SP 87-01) was approved in 1987 and amended in 1989 to allow up to 730 dwelling units on approximately 979 acres. Neighborhood One was approved for 691 units, and has been completely developed. Neighborhood Two includes 63 acres of open space which has been dedicated to the City. Neighborhood Three includes approximately 501 acres approved for the development of 39 agricultural estate lots ranging in size from approximately 1.7 acres to 93 acres. This request involved modifications to previously approved grading exemptions for Neighborhood Three (Tract 683-J), currently known as High Point Country Manor.

A total of 31 grading exemptions for slopes up to 80 feet in height were originally approved for Neighborhood Three as part of the specific plan and tentative map approval. The exemptions were required to construct Woodland Heights Glen, residential building pads and to provide driveway access to the estate lots. In 2005, the Planning Commission approved a proposed modification to the Grading Exemptions (2005-32-GE) that increased the slope heights for nine previously approved grading exemptions and added one new exemption. The site was then graded by the previous owner of the property with several areas graded differently than the approved grading plan. The current owner of Neighborhood Three (High Point) is now proposing to rectify the existing graded condition of the site with the approved grading plan by requesting approval for three new grading exemptions for fill slopes up to 31 feet in height, and increasing the height for one previously approved cut slope exemption by one foot. No additional grading is proposed as part of this project.

Staff feels that the issues are as follow:

1. Whether Grading Exemption 14Y on Lot 722 should be changed from the approved retaining wall to the current cut slope condition.

2. Whether the three proposed new fill slope exemptions can be sufficiently screened from off-site views.
3. Whether the driveway on Lot 704 should be regraded to remove existing slopes from the Vallecitos Water District easement on the lot.

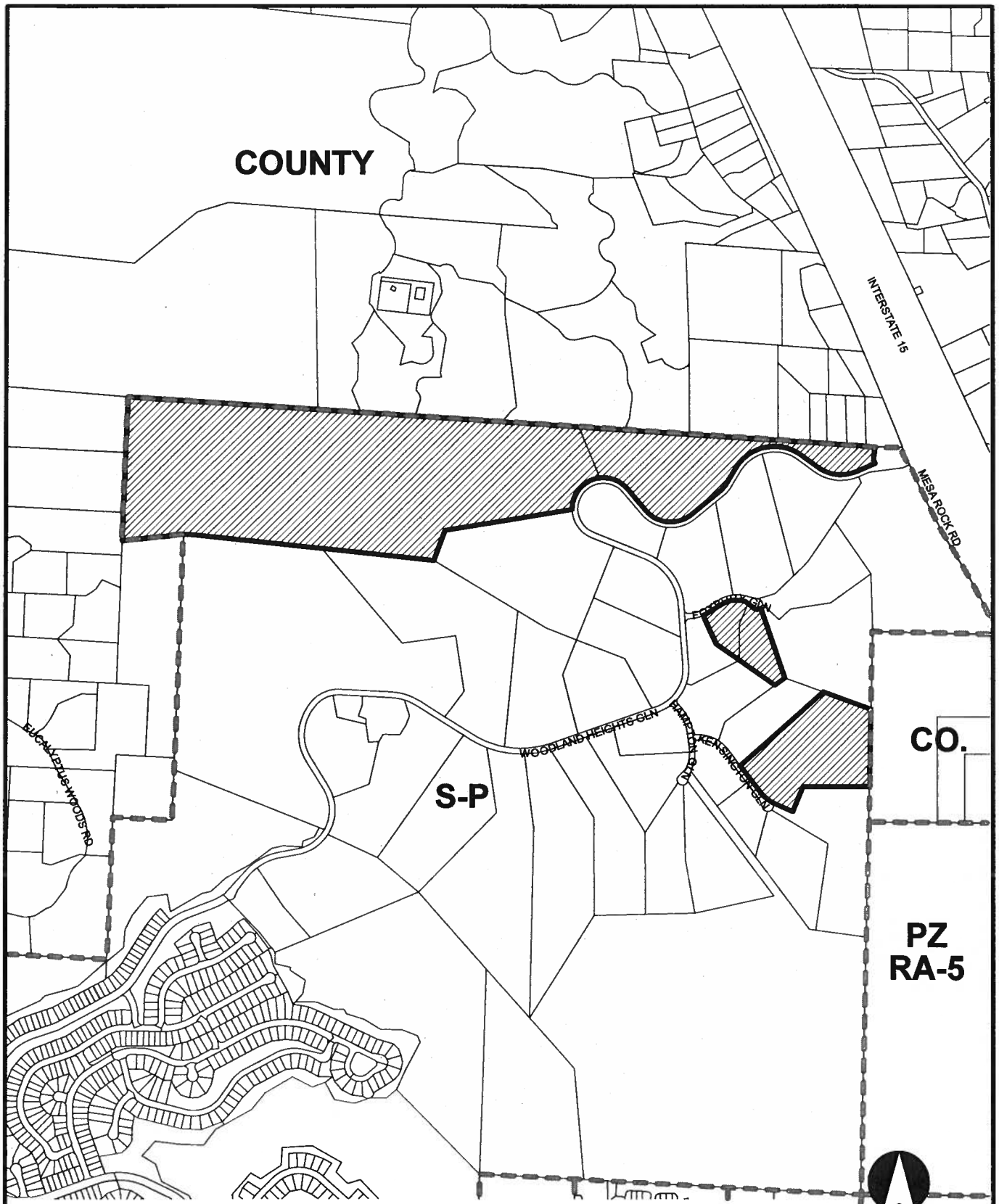
REASONS FOR STAFF RECOMMENDATION:

1. Most of the lots within the development cannot be served by sewer and will require individual septic systems. Given limited suitability on Lot 722 for installation of the septic system, it was initially thought that a retaining wall would be necessary along Woodland Heights Glen to reduce the overall slope height and setback from the leach field. The retaining wall was implemented with the assumption that a standard 2:1 or 1.5:1 cut slope would create a setback that would adversely impact the proposed leach field. The retaining wall provided a solution that reduced the setback to acceptable levels. DEH has recently notified staff that the 1:1 cut provided at the previously proposed location of the retaining wall would have the same effect. DEH therefore has no objection to the approval of the existing grading with the 1:1 cut taking the place of the retaining wall for Lot 722. Staff also supports the requested change to the exemption because the height is increasing by only one foot and the current natural rock condition is more appropriate visually than a retaining wall.
2. The three new fill slope exemptions range in height from 25 feet to 31 feet and have limited visibility from off-site locations. The closest residence is approximately 1,000 feet north of the fill slope on Lot 723. Off-site views of the other two slopes are non-existent to very distant. In addition, these slopes have naturally revegetated to some extent over the years and will be augmented by the landscaping proposed to be installed for the project.
3. The long panhandle portion of Lot 704 provides driveway access to the pad and includes a 20-foot wide easement for water infrastructure. All slopes were to be graded in a manner where there were no encroachments into the easement, but slope encroachments currently exist. The applicant has offered to provide additional easement area to Vallecitos Water District (VWD), which would allow them to keep their infrastructure in its current location. VWD noted this would be acceptable provided the City did not require the site to be regraded back to the original plan because additional grading and blasting in the area could result in damage to the water line. The Engineering Division did not see any advantage to regrading the area and determined the existing graded condition was acceptable and did not result in the need for additional exemptions. Keeping the current graded condition satisfies all parties, provided the easement is modified to the satisfaction of the Vallecitos Water District.

Respectfully Submitted,



Bill Martin
Principal Planner

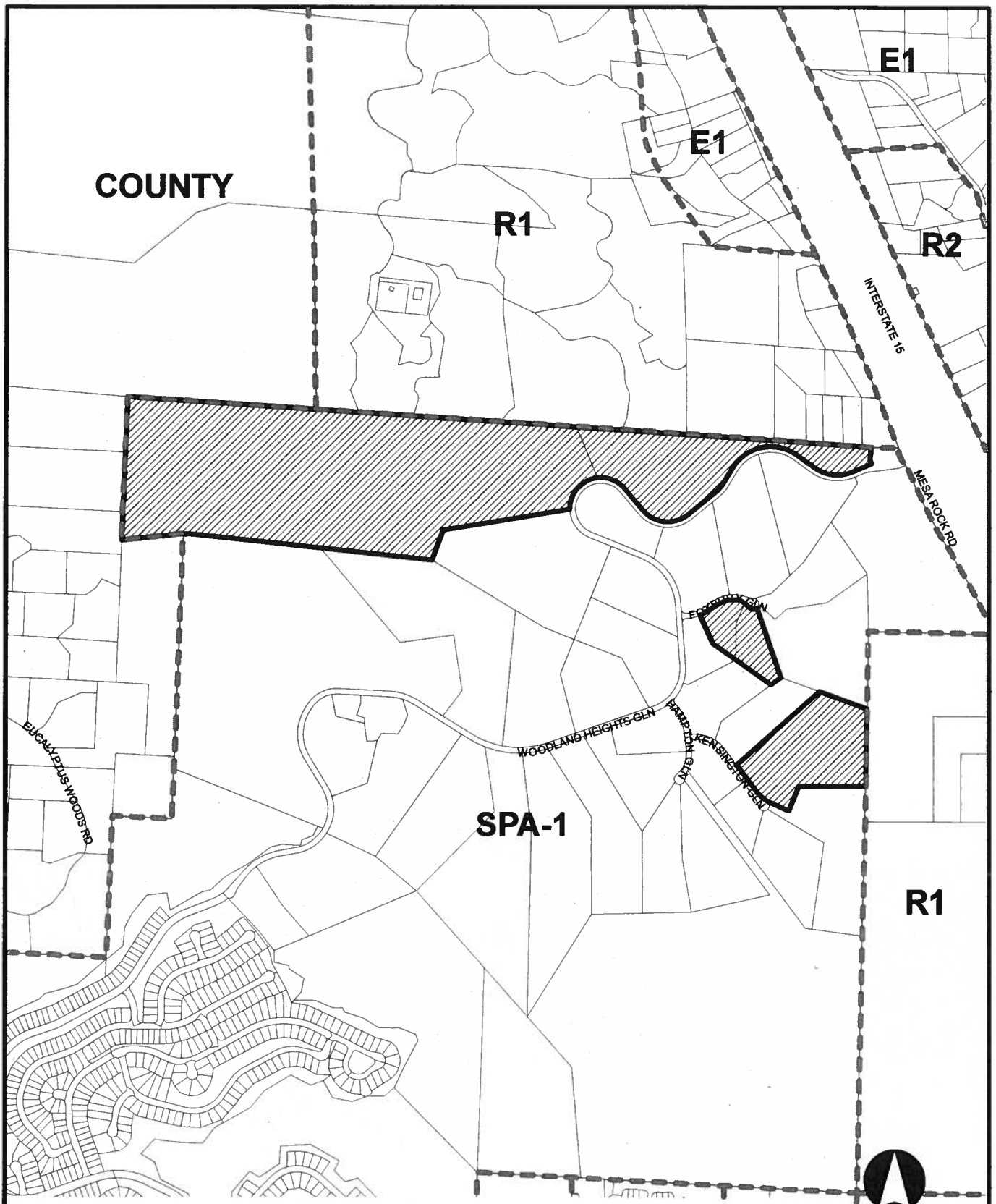


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**PROPOSED PROJECT
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LOCATION/ZONING

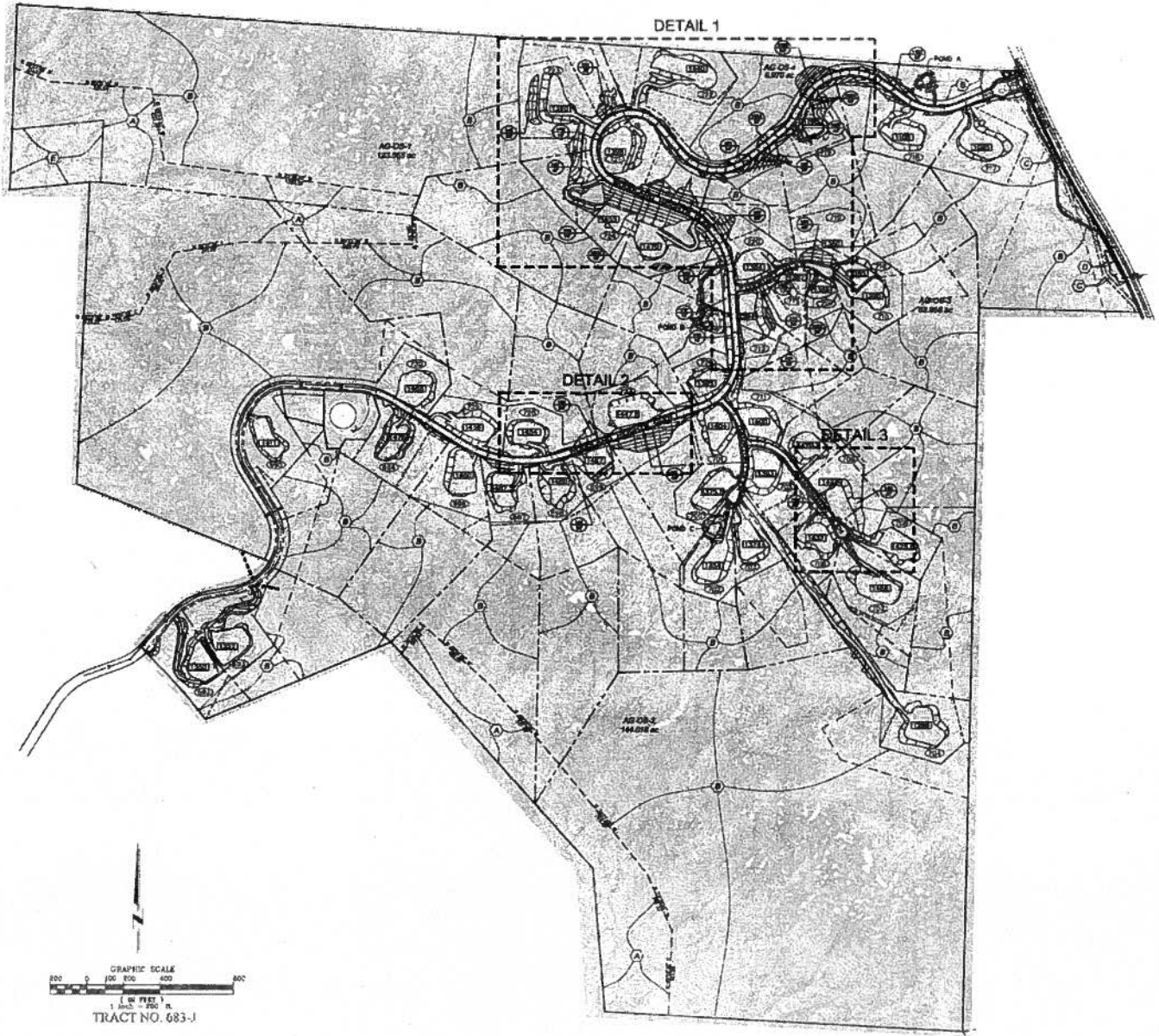


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**PROPOSED PROJECT
PHG 12-0019**



CERTIFIED TENTATIVE MAP
HIGH POINT
CITY OF ESCONDIDO

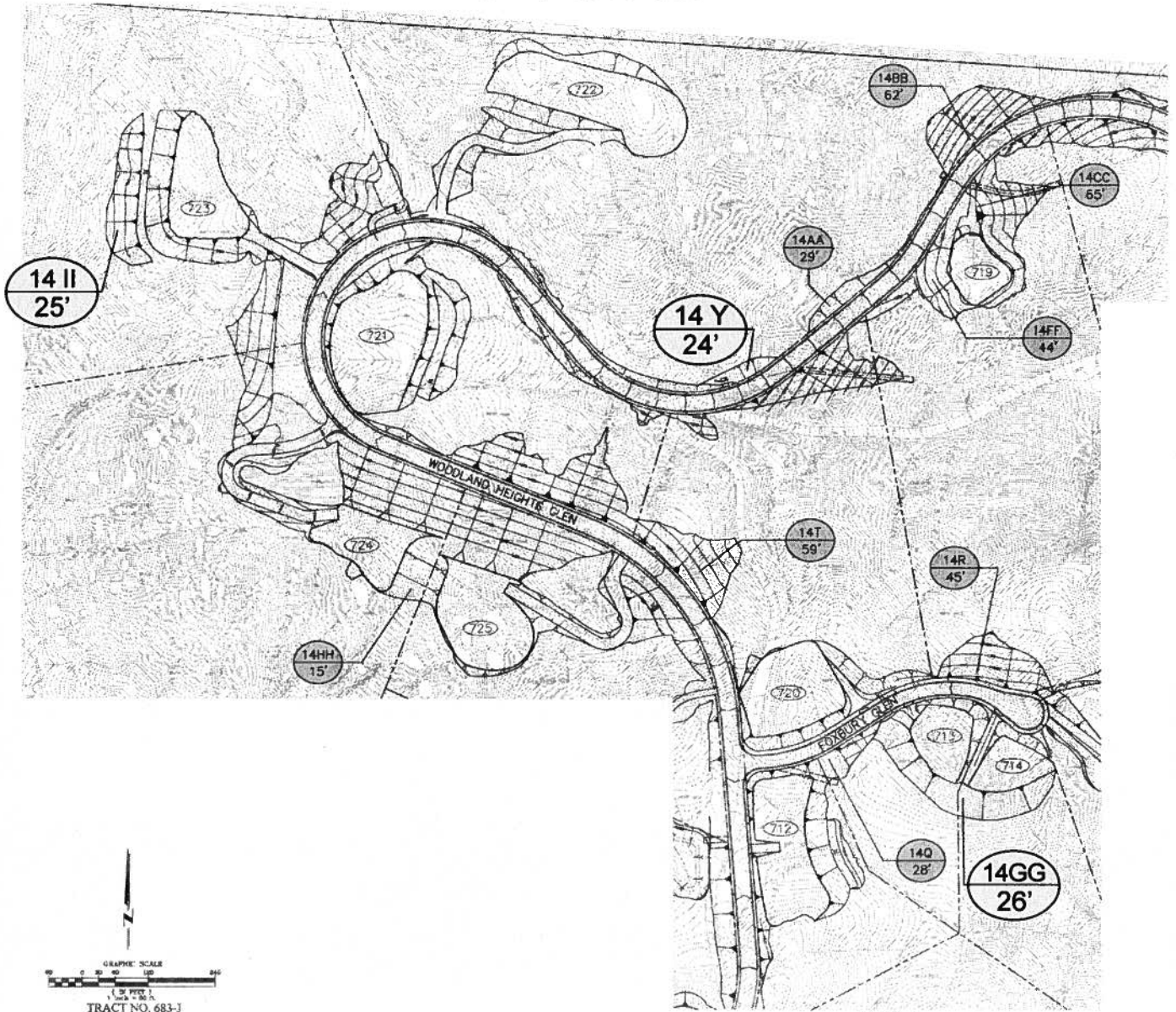


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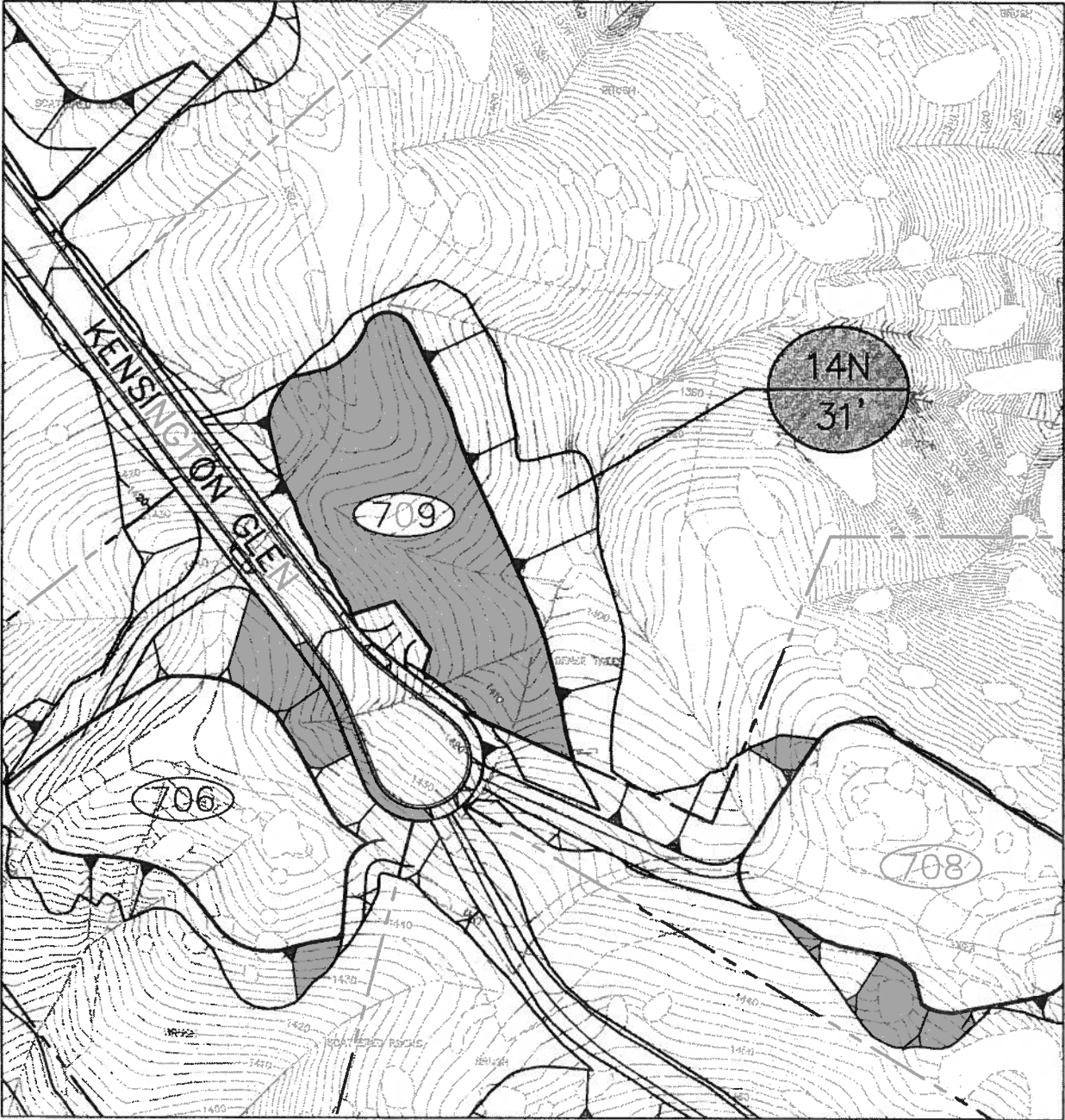
TENTATIVE MAP

CERTIFIED TENTATIVE MAP
HIGH POINT
CITY OF ESCONDIDO



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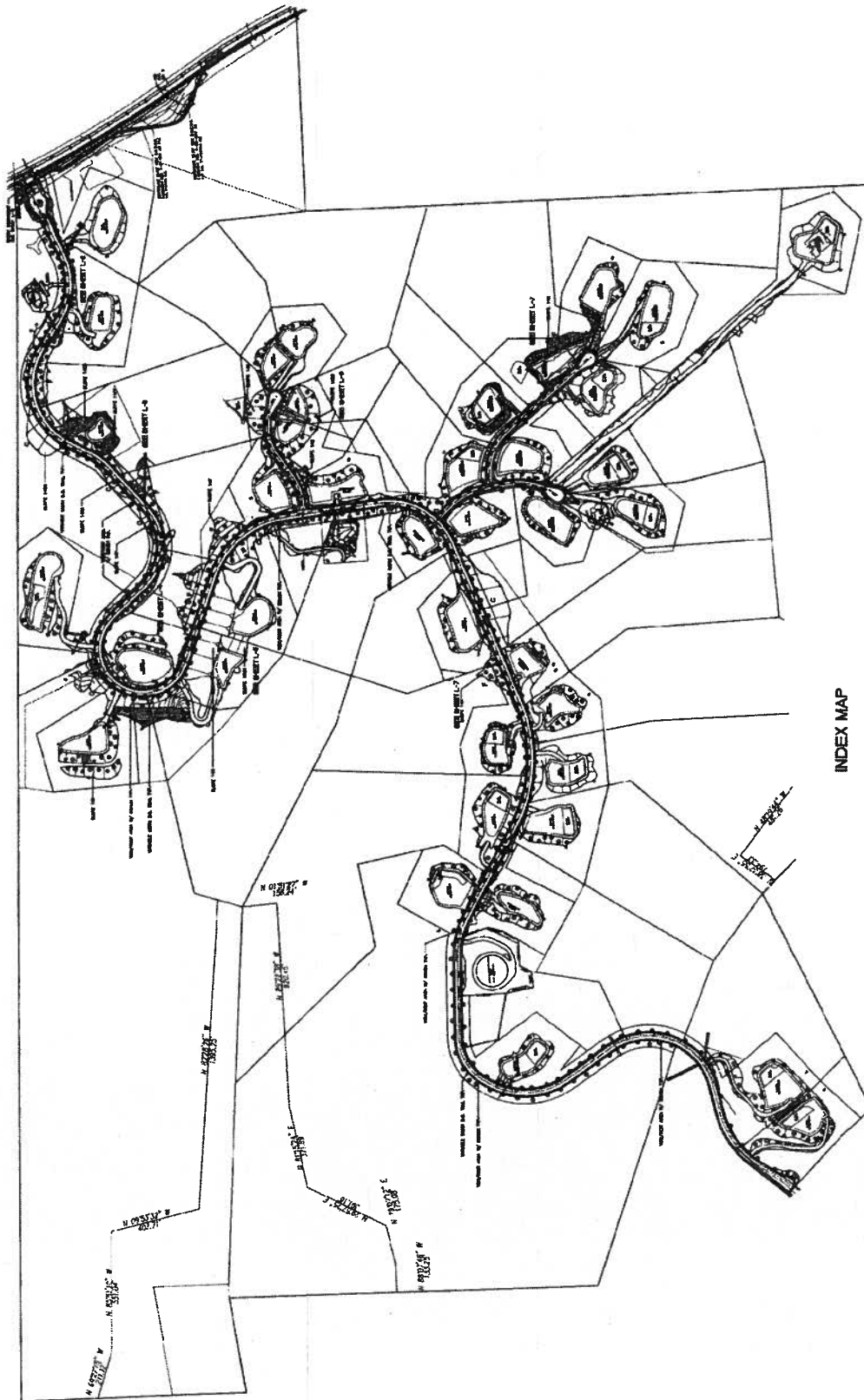
DETAIL



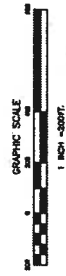
DETAIL 3

**PROPOSED PROJECT
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DETAIL



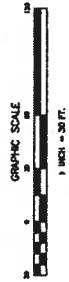
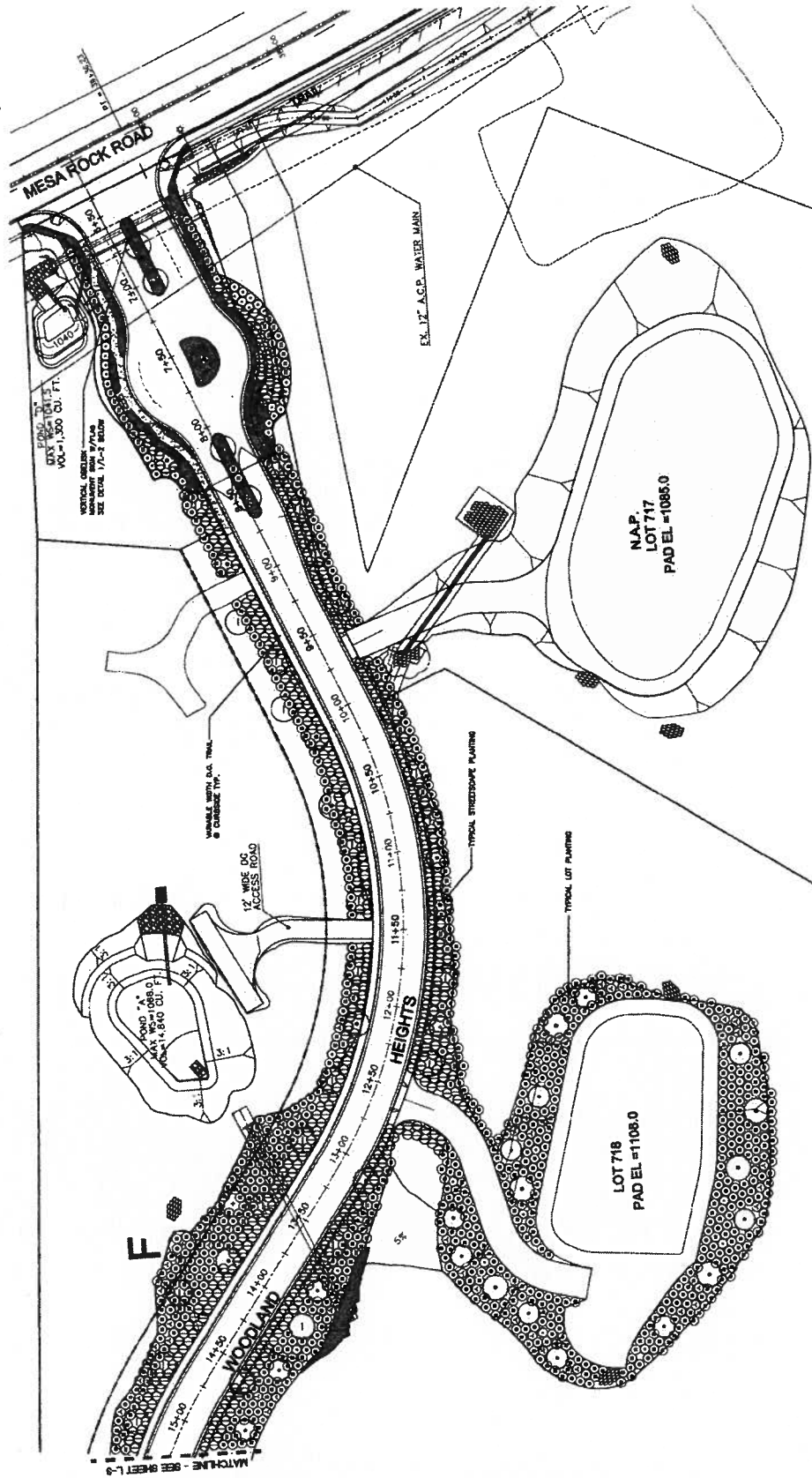
INDEX MAP



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SITE PLAN

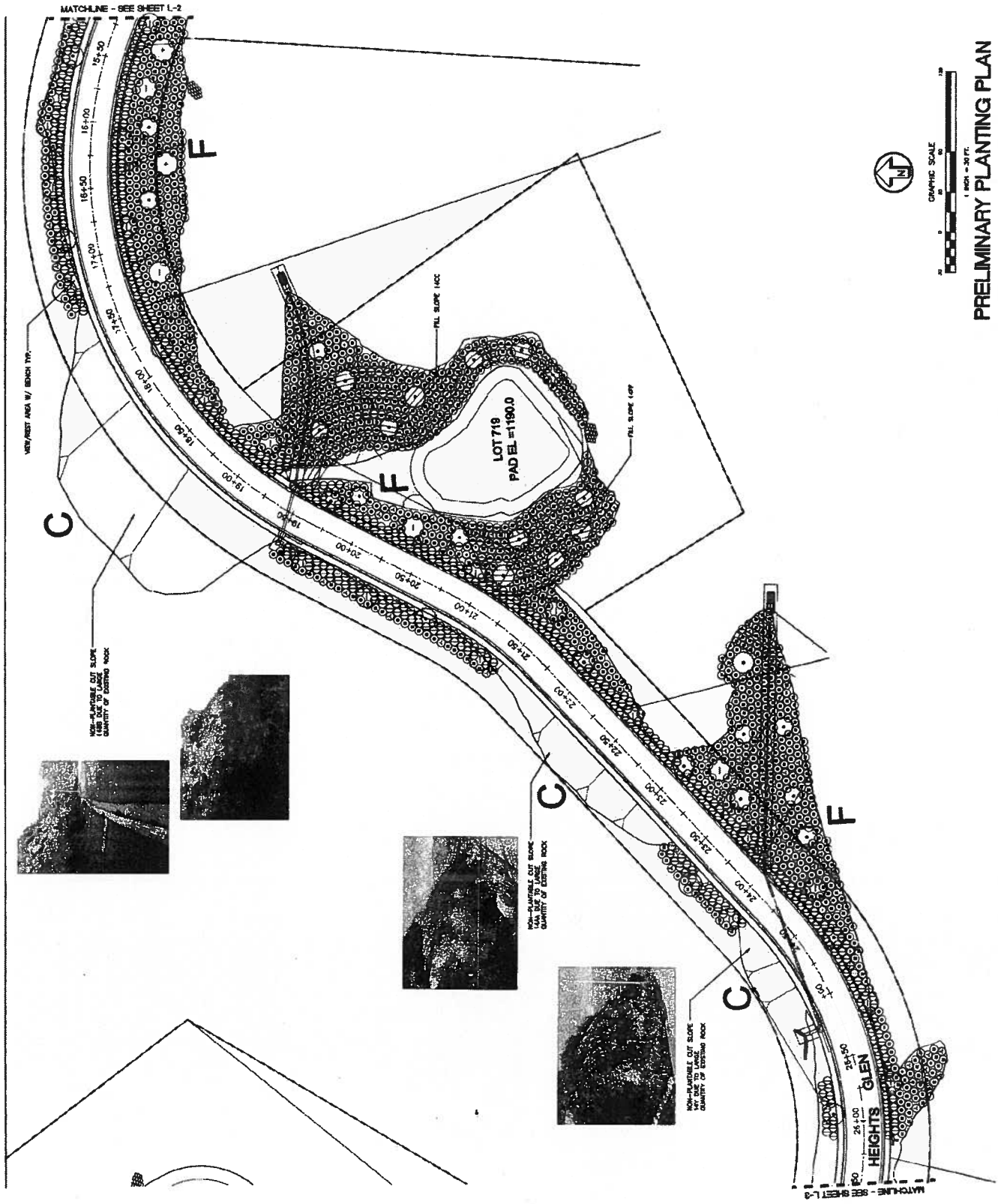


PRELIMINARY PLANTING PLAN

**PROPOSED PROJECT
PHG 12-0020**



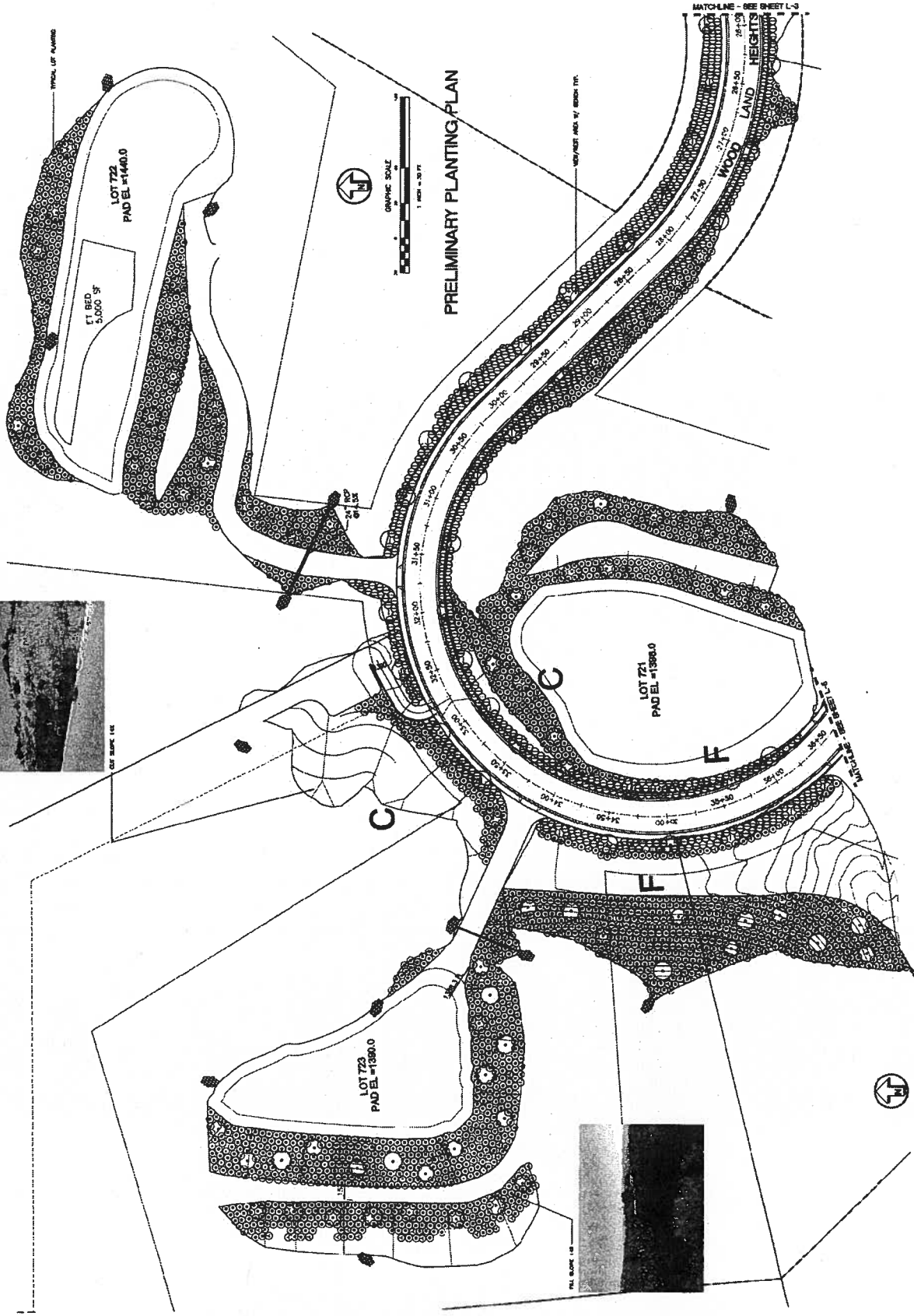
LANDSCAPE PLAN



**PROPOSED PROJECT
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LANDSCAPE PLAN



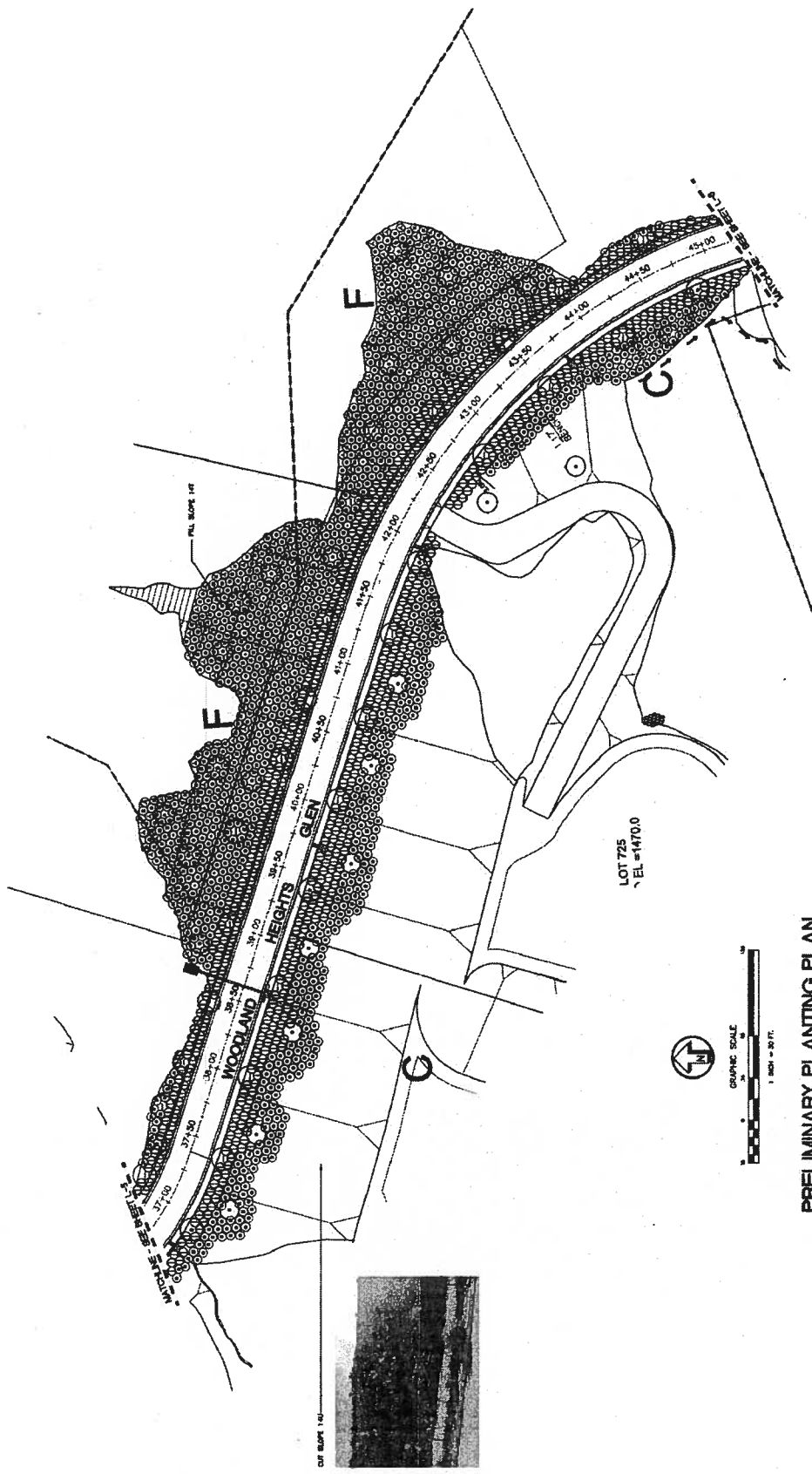
PRELIMINARY PLANTING PLAN

PRELIMINARY PLANTING PLAN

**PROPOSED PROJECT
PHG 12-0020**



LANDSCAPE PLAN

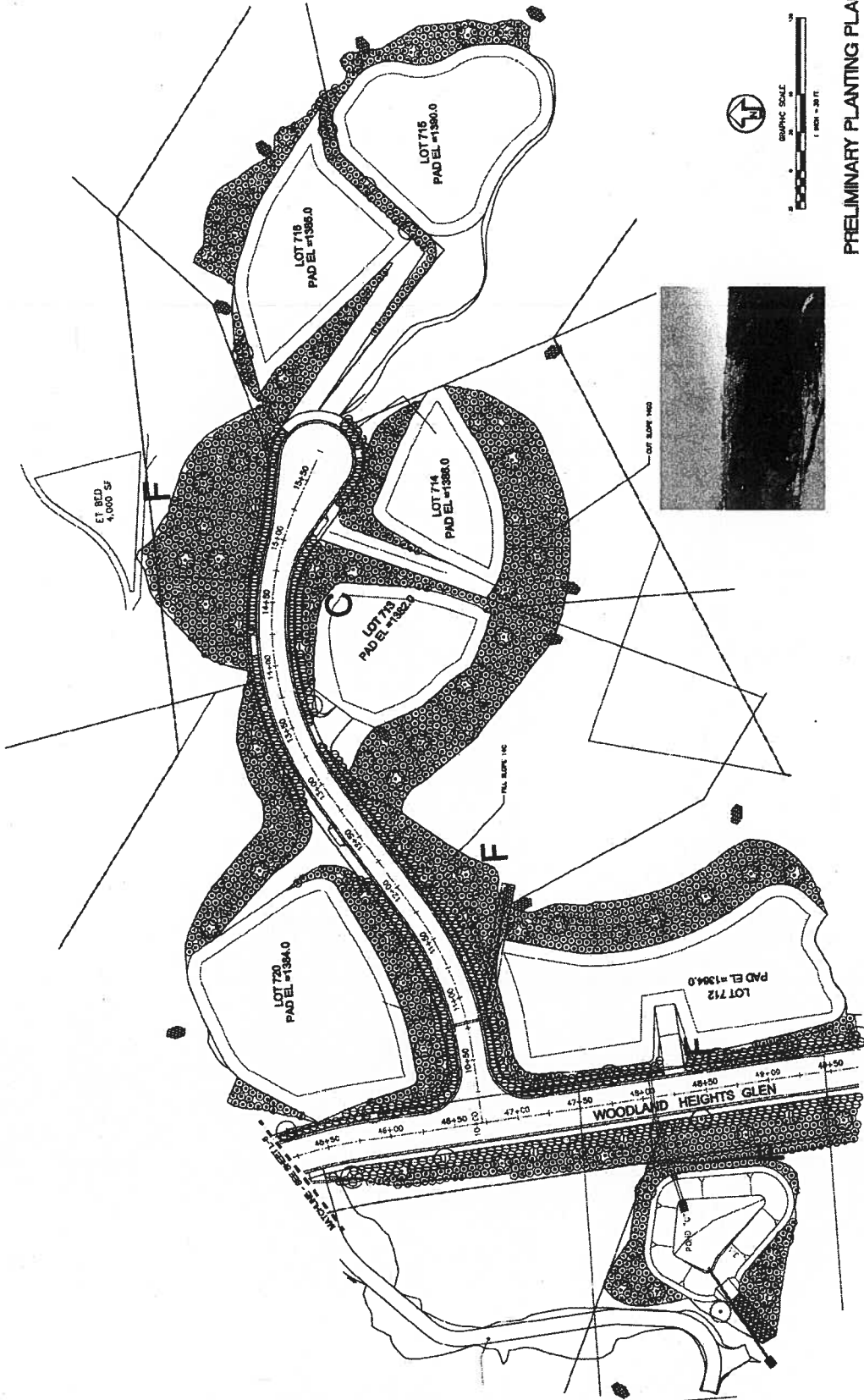


PRELIMINARY PLANTING PLAN

**PROPOSED PROJECT
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LANDSCAPE PLAN

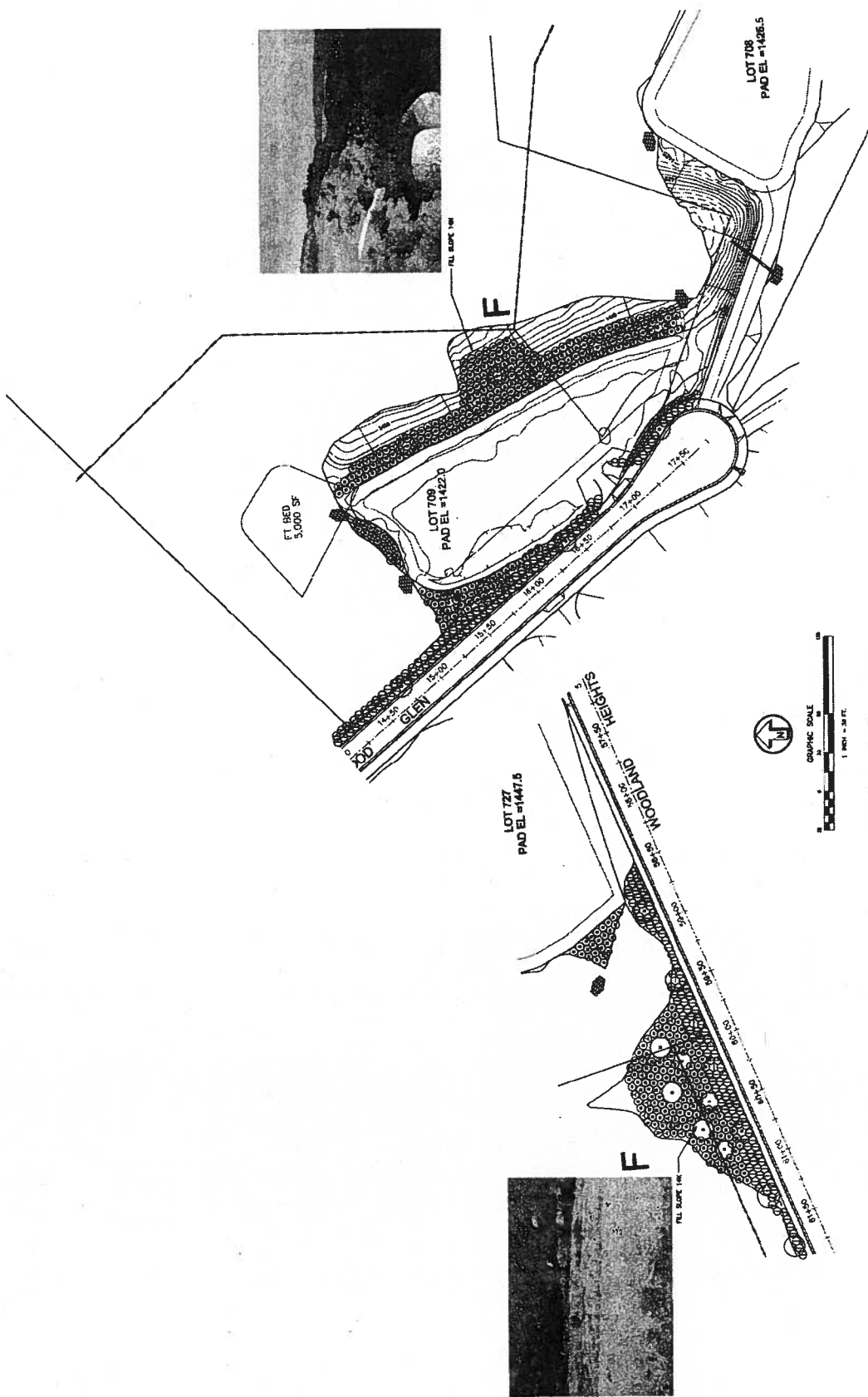


PRELIMINARY PLANTING PLAN

**PROPOSED PROJECT
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LANDSCAPE PLAN



PRELIMINARY PLANTING PLAN

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LANDSCAPE PLAN

PROPOSED PROJECT PHG 12-0020

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE
TREES:						
-	ARB. MAR.	ARBUTUS MARINA	ARBUTUS	24" BOX	ALL TREES PLANTED ON SLOPES SHALL BE 15 GALLON SIZE TYP.	L
+	CHI. TAS.	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	15 GAL.	DOUBLE STAKE / HEIGHT 7'-8" , SPREAD 3'-4" MIN.	L
⊙	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN RED BUD	24" BOX	DOUBLE STAKE / HEIGHT 8'-10" , SPREAD 3'-4" MIN.	L
⊙	QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	DOUBLE STAKE / HEIGHT 8'-10" , SPREAD 3'-4" MIN.	L
SLOPE SHRUBS:						
⊙	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL.	TRIANGULAR SPACING @ 6' O.C.	L
⊙	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	FULL & BUSHY @ 6' O.C.	L
⊙	RHU. INT.	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	FULL & BUSHY @ 6' O.C.	L
⊙	AGA. SHA.	AGAVE 'SHARKSKIN'	AGAVE	5 GAL.	FULL & BUSHY @ 6' O.C.	L
STREETSCAPE SHRUBS:						
⊙	MYO. PAR.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	TRIANGULAR SPACING @ 6' O.C.	L
⊙	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	FULL & BUSHY @ 6' O.C.	L
⊙	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	FULL & BUSHY @ 3' O.C.	L
⊙	ROS. 'G.C. R.'	ROSA 'GREEN CARPET RED'	RED GREEN CARPET ROSE	5 GAL.	FULL & BUSHY @ 3' O.C.	L
⊙	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL.	FULL & BUSHY @ 3' O.C.	L
MULCH & GROUNDCOVER:						
⊙	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	3" DEEP - INSTALL TO ALL PLANTING EXCEPT BRUSH MANAGEMENT AREAS	
NOT SHOWN						



ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - County zoning A-70(2)(4) Limited Agriculture, 2 and 4 acre minimum lot size - Rural estate hillside lots with large residences and avocado groves.

SOUTH - SP (Specific Plan) zoning – The area to the south of the lots involved in the proposal is comprised of several hundred acres of open space and other residential lots within the same Palos Vista Specific Plan Area.

EAST - County A-70 (2) zoning – Large vacant parcels with native vegetation.

WEST - County A-70(2) and SP zoning – Large vacant or estate parcels of land in the County area as well as the remaining residential lots within Tract 683-J of the Palos Vista Specific Plan Area.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The site is served by Fire Station No. 3 (1808 Nutmeg Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that automatic fire sprinkler systems, fire hydrants, access requirements, and fuel modification zones will be required. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project will take access from Mesa Rock Road, which is classified as a Local Collector and Woodland Heights Glen, which is an unclassified residential street. Based on the SANDAG traffic generation rates for the San Diego region, the project will generate approximately 12 trips per residence or 468 ADT for the 39 new homes that would be constructed within the High Point development. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets.
4. Utilities – The property is within the boundary of the Vallecitos Water District (VWD) and all water main improvements have been installed. The district has expressed concern regarding the driveway slopes on Lot 704 encroaching into their water easement as discussed later in this report. The County Department of Environmental Health has previously reviewed the proposed subdivision and has indicated no objection to the project, subject to conditions of approval for sewage disposal as outlined in letters dated October 24, 2004 and May 25, 2005. The conditions require public sewer for lots 692-695 and 730, and establish specific requirements for septic tank size, leach line length, setbacks from leach fields, number of bedrooms, reserve capacity and pump systems.
5. Drainage – The property drains into three general subbasins: San Marcos North, San Marcos East, and Jesmond Dene. Runoff from the developed project area will be directed to approved drainage facilities. The project does not materially degrade the levels of service of the existing drainage facilities. No additional grading is proposed.

C. ENVIRONMENTAL STATUS

1. The proposed project is exempt from the California Environmental Quality Act in accordance with CEQA Section 15301 – “Existing Facilities.” The project involves the permitting of existing topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. A Notice of Exemption was issued on November 21, 2012.

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

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The General Plan Land Use Designation for the project site is Specific Planning Area #1 (Palos Vista). The existing S-P (Specific Plan) zoning is also consistent with the Specific Planning Area designation. The Palos Vista Specific Plan (SP 87-01) was approved in 1987 and amended in 1989 to allow up to 730 dwelling units on approximately 979 acres. Neighborhood One was approved for 691 units, and has been completely developed. Neighborhood Two includes 63 acres of open space which has been dedicated to the City. Neighborhood Three includes approximately 501 acres under separate ownership, approved for development of 39 agricultural estate lots. The proposal would affect five of the 39 lots in Neighborhood Three. No changes are proposed to the existing zoning or General Plan designations on the Neighborhood Three site. The project will be required to conform to the provisions of the Citywide Facilities Plan through the payment of fees to ensure that the Quality of Life Standards will continue to be met.

Whether Grading Exemption 14Y on Lot 722 should be Changed from the Approved Retaining Wall to the Current Cut Slope Condition

Only five of the westernmost building pads at the top of the hill will be served by the public sewer system. The remaining lots within the development will have individual onsite wastewater treatment systems. At the time the grading plan for the development was being reviewed back in 2005, the County Department of Environmental Health (DEH) expressed concern about the setback from the leach field on Lot 722 to a cut slope then proposed along Woodland Heights Glen. The cut slope was later modified on the plans to be a vertical retaining wall up to 23-feet in height and DEH noted approval with the new design. A grading exemption (No. 14Y) was approved for a soil nail wall up to 23-feet high in this location.

The applicant is proposing to modify Exemption No. 14Y from a 23-foot high vertical retaining wall to a 24-foot-high 1:1 cut slope, which is the existing condition of the slope. While steeper than a typical cut slope, the cut occurs in rock and the retaining wall was likely abandoned when the stability of the material was discovered. The Engineering Division has expressed no concern regarding the current slope condition and from a grading perspective sees no advantage to changing the current 1:1 cut slope to a vertical retaining wall, provided DEH is satisfied that adequate setback still exists from the top of the cut slope to the approved leach field. The applicant's septic layout consultant has contacted DEH and explained the change to the plan. DEH has since notified staff that the previous DEH requirement was implemented with the assumption that a standard 2:1 or 1.5:1 cut slope would create a setback that would adversely impact the proposed onsite wastewater treatment system design. The retaining wall provided a solution that reduced the setback to acceptable levels. A 1:1 cut at the previously proposed location of the retaining wall would have the same effect. DEH therefore has no objection to the approval of the existing grading with the 1:1 cut taking the place of the retaining wall for Lot 722. Staff also supports the requested change to the exemption because the height is increasing by only one foot and the current natural rock condition is more appropriate visually than a faux-rock nail wall.

Whether the Three Proposed New Fill Slope Exemptions can be Sufficiently Screened from Off-site Views

Three new grading exemptions are proposed as part of the project. These slopes have already been graded and would not be modified from their current condition, except for the addition of landscaping. The slopes are generally internal to the site and have limited visibility from off-site locations. Exemption No. 14II on Lot 723 is a new 25-foot high 2:1 fill slope created when a larger fill slope was split by a 15-foot-wide bench area. This slope is the most visible of the three new grading exemptions and can be seen by two residences located approximately 1,000 – 1,200 feet to the north. The lower portion of the slope has naturally revegetated and gives the appearance that the slope is not as high as noted. This

combined with the height being only five feet higher than the 20-foot height limit for a fill slope and the distance to nearby residences makes this slope appropriate in this location.

Exemption No. 14GG is a 26-foot-high, 2:1 fill slope located on Lots 713 and 714. This south-facing slope is internal to the site and cannot be seen from off-site locations. Exemption No. 14N is a 31-foot-high, 2:1 fill slope located on Lot 709. This slope faces east and can only be seen from distant properties located east of Interstate 15. According to the applicant, these slopes were not properly drawn on previous exhibits and the accuracy of the topography and grading plan has been improved with the current exhibit. These slopes have extremely limited visibility from off-site locations and similar to the exemption on Lot 723, have partially revegetated to provide some screening. Vegetation on these and all manufactured slopes will be augmented by landscaping proposed as part of the project. Staff feels the slopes are appropriate for the site as they currently exist.

Whether the Driveway on Lot 704 should be Regraded to Remove Existing Slopes from the Vallecitos Water District Easement

Lot 704 is a 93.5 acre parcel located in the southernmost portion of the High Point development. There are no approved or proposed grading exemptions on this lot. However, during the course of review for the current proposal, the Vallecitos Water District (VWD) raised an objection to the graded condition in the panhandle portion of Lot 704 where they hold a 20-foot wide easement for water lines and related infrastructure. VWD noted the as-built condition of the grading differed from the approved grading plan and that slopes now encroached into their easement area obstructing the District's access to the water main for repair and maintenance. The district requested the area be regraded to meet the approved plan or the applicant relocate the water main and easement away from the slopes.

The 60-foot-wide panhandle portion for Lot 704 is approximately 1,000 feet long and is utilized as both a utility easement and the driveway to the pad area on the lot. Grading on the panhandle was slightly modified from the approved plan apparently in response to the volume of rock present in the area. This has resulted in the toe of some cut slopes encroaching into the VWD easement. Both the applicant team and city staff met with VWD when the issue became known. The applicant offered to provide additional easement area to VWD, which would allow them to keep their infrastructure in its current location. VWD noted this would be acceptable provided the City did not require the site to be regraded back to the original plan because additional grading and blasting in the area could result in damage to the water line. The Engineering Division did not see any advantage to regrading the area and determined the existing graded condition was acceptable and did not result in the need for additional exemptions. Keeping the current graded condition satisfies all parties, provided the easement is modified to the satisfaction of the Vallecitos Water District. A condition has been added to require the change to the easement.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The site is characterized by moderate to steep hillside terrain with numerous easterly, westerly and northerly trending drainages. Outcrops of granitic rock boulders are present throughout the site. Elevations range from a high of approximately 1,532 feet near the existing water reservoir to a low of approximately 930 feet. Vegetation on the site generally consists primarily of chaparral, small areas of oak woodland, willow scrub, and some disturbed areas. The site previously has been graded to provide residential pad sites on a completed street network.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: Five parcels totaling approximately 94.46 acres of the 501-acre Neighborhood Three (High Point) site.

2. Proposed Changes to Grading Exemptions:

Three new Grading Exemptions.
One modification to approved Grading Exemption

Slope Number	Approved Slope	Proposed Slope
Slope #14N (Lot 709):	New Exemption	2:1 fill slope up to 31 ft. in height
Slope #14Y (Lot 722):	Vertical wall up to 23 ft. in height	1:1 cut slope up to 24 ft. in height
Slope #14GG (Lots 713,714):	New Exemption	2:1 fill slope up to 26 ft. in height
Slope #14II (Lot 723):	New Exemption	2:1 fill slope up to 25 ft. in height

3. Landscaping: The conceptual landscape plan has been redesigned to conform to the Palos Vista Specific Plan and the City's recently adopted Water Efficient Landscape Regulations. Landscape materials have been slightly augmented with additional drought tolerant species and all irrigation has been modified to a drip system. Rock cut slopes will be left in their current natural condition. All invasive pampas grass will be removed from previously graded areas. Fuel modification requirements will still comply with Fire Department requirements.

**FINDINGS OF FACT
PHG 12-0020
EXHIBIT "A"**

1. Granting the proposed new and modified Grading Exemptions is consistent with the Grading Design Guidelines for the following reasons:
 - a. The proposed new Grading Exemptions and the proposed modification would not create a negative visual impact upon neighboring properties and the public right of way since all slope modifications result in slope heights that are lower than the highest previously approved exemptions and are located a minimum of 200 feet from the exterior boundaries of the project. Additionally, all slopes are currently existing on the site and will be landscaped to assist in softening the visual effect.
 - b. The proposed modification to slope #14Y is necessary to acknowledge the existing condition where solid rock was encountered negating the need for a retaining wall in this location. The 24-foot-high slope is internal to the site adjacent to Woodland Heights Glen and does not result in a negative visual impact upon neighboring properties and the public right of way since the cut slope is only one foot higher than previously approved, and exposes natural rock instead of incorporating a faux rock appearance through the previous proposal to utilize a soil nail wall in this location.
 - c. The proposed fill slopes up to 31 feet would not adversely affect views from surrounding properties since visibility of the three fill slopes from off-site locations is generally from a long distance and the affected slopes already have natural vegetation established on portions of them. Proposed landscaping will augment the natural condition and assist with visual screening.
 - d. The proposed design of the cut slope would not adversely affect the future septic system on Lot 722 because adequate setbacks can still be maintained to the leach field as confirmed by the County Department of Environmental Health.
 - e. The proposed slopes would not intrude into or disturb the use of any adjacent property since they would not adversely block the primary view of any adjacent parcels, disturb any utilities or drainage facilities, obstruct circulation patterns or access, nor preclude the future development of any adjacent parcel.

**CONDITIONS OF APPROVAL
PHG 12-0020
EXHIBIT "B"**

General

1. All conditions of the previously approved Palos Vista Specific Plan, Development Agreement, Tract 683-R and associated grading exemptions (Case Files 88-127-DA/GE/SP / Tract 683-R / 92-19-DA / 2005-32-GE) shall apply to this project unless specifically modified herein.
2. One modification to the previously approved Grading Exemptions for Tract 683-J (per 2005-32-GE) is approved as part of this project.

Slope #14Y (Lot 722): 1:1 cut slope up to 24 ft. in height
3. Three new Grading Exemption for Tract 683-J are approved as part of this project:

Slope #14N (Lot 709): 2:1 fill slope up to 31 ft. in height
Slope #14GG (Lots 713,714): 2:1 fill slope up to 26 ft. in height
Slope #14II (Lot 723): 2:1 fill slope up to 25 ft. in height
4. Approval by the County Department of Environmental Health shall be required for all lots proposing to utilize individual onsite wastewater treatment systems prior to issuance of a building permit.
5. Prior to issuance of any building permits for individual lots, the building plans shall demonstrate that the number of bedrooms complies with wastewater disposal requirements of the County Department of Environmental Health.
6. A Fire Protection Plan shall be provided to the satisfaction of the Fire Chief. The Fire Protection Plan shall be prepared by and bear the stamp of a professional fire protection engineer.
7. NFPA 13D automatic fire sprinkler system will be required in all structures due to the location within a High Fire Severity Area.
8. Fire hydrants capable of delivering 1,500 GPM at 20 PSI residual pressure are required every 500 feet, at a location approved by the Fire Department.
9. Access roads or driveways exceeding 20% slope are not allowed.
10. Access roads serving two or fewer homes are considered driveways and must be a minimum of 16 feet wide. Driveways serving three or more homes are considered access roads and must be a minimum of 24 feet wide; additional width may be required by the Engineering Department.
11. Speed humps / bumps will not be allowed.
12. Dead end access roads and driveways over 150 feet require a Fire Department turn-around.
13. The minimum radius for a cul-de-sac is 36 feet.
14. All weather paved access, able to support the weight of a fire engine (75,000 lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
15. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual keyed switches for both fire and police personnel. Electric gates must be operable by Fire Department strobe detectors and

allow free exiting. A funding method to provide on-going maintenance of fire lanes, electric gates, and other fire and life safety requirements must be provided for in the CC&R's and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.

16. A 13'-6" vertical clearance must be provided in all access driveways areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed.
17. Once the technical and opinion reports are accepted by the Fire Marshal and owner, approved fire protections plans must be submitted to the Escondido Fire Department for review. The opinion, report, and fire protection plans shall be prepared by and bear the stamp of a professional fire protection engineer.
18. The minimum Fuel Modification Zone is 100 feet from structures. In the event the 100 foot Fuel Modification Zone cannot be achieved, the minimum setback (Fuel Modification Zone) between structures and native vegetation is 30 feet. To mitigate for the reduction of the 100 foot Fuel Modification Zone, additional conditions may be required as determined by the Fire Protection Plan review.
19. The Fuel Modification Zones must be permanently marked and provisions for ongoing maintenance must be provided.
20. All residences located in the development will require enhanced building construction to the satisfaction of the Fire Department.
21. 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.
22. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
23. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
24. 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.
25. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
26. The design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
27. All new utilities shall be underground.
28. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
29. All habitable buildings shall be noise-insulated to maintain interior noise levels not exceeding 45 dBA or less. Prior to issuance of building permits, an interior acoustical analysis shall be completed to determine if the residences require attenuation measures such as dual-pane glazing or mechanical ventilation to be incorporated into those residences. The findings of the interior acoustical analysis to reduce interior noise levels to 45 dB shall be incorporated into the building plans for the affected units.
30. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act

(CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

31. Prior to issuance of a grading or building permit for Lot 704, the owner shall record a new right-of-way easement in favor of the Vallecitos Water District to provide additional easement area for maintenance and operation of water lines and associated facilities to the satisfaction of the Vallecitos Water District.

Landscaping

1. Prior to issuance of a certificate of occupancy for each residential lot, all slope landscaping to be maintained by the homeowner shall be installed to the satisfaction of the Planning and Engineering Divisions. Prior to the close of the project and release of the bonds, all street and associated slope landscaping and any other landscape areas to be maintained by the HOA shall be installed to the satisfaction of the Planning and Engineering Divisions. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of any grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. 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.
3. Street trees shall be provided along every frontage within, or adjacent to this subdivision in conformance with the Palos Vista Specific Plan and the City of Escondido Street Tree List.
4. Details of project fencing, including materials and colors, shall be provided on the landscape plans.
6. The landscape plans shall be coordinated with the Escondido Fire Department and shall include fuel modification zones where required.



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

Notice of Exemption

To: San Diego County Recorder's Office
 Attn: Vanessa Esquivel
 P.O. Box 121750
 San Diego, CA 92112-1750

From: City of Escondido
 Planning Division
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No.: Grading Exemptions for the High Point Residential Development – PHG 12-0020

Project Applicant: Michael Armstrong, The True Life Companies

Project Location - Specific: The four proposed grading exemptions are located on five existing residential lots totaling approximately 94.46 acres of the 501-acre High Point development located west of Mesa Rock Road, addressed as 2589 and 2615 Woodland Heights Glen, 1721 and 1735 Foxbury Glen, and 1730 Kensington Glen (APN's 187-091-13, 17, 18, 26 and 27).

Project Location - City: Escondido

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project: A modification to the previously approved grading exemptions for the 39-lot subdivision, Tract 683-J known as High Point Country Manor. The site was graded several years ago in preparation for the construction of 39 single-family residences. The proposal would rectify the as-built grading condition on the site with the previously approved grading plan by allowing three new grading exemptions for fill slopes up to 31 feet in height, and increasing the height for one previously approved cut slope exemption by one foot. All of these slopes currently exist on the site and were graded by the previous owner of the property. No additional grading is proposed as part of this project.

Name of Public Agency Approving Project City of Escondido

Name of Person or Agency Carrying Out Project

Name: Michael Armstrong, The True Life Companies

Telephone: (925) 824-4316

Address: 12647 Alcosta Blvd., Suite 470, San Ramon, CA 94583

Private entity School district Local public agency State agency Other special district

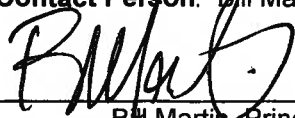
Exempt Status:

Categorical Exemption. CEQA Section 15301 – "Existing Facilities."

Reasons why project is exempt:

1. The site has been graded under a previous grading permit and the affected manufactured slopes already exist. The project involves the permitting of existing topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. No additional grading is proposed.
2. The project site has been previously graded to provide residential pads and a completed street network. No physical modifications are proposed as part of this project which could potentially affect habitat for endangered, threatened or rare species.
3. In staff's opinion the proposed development would not have the potential to cause an adverse impact on the environment. Therefore, the proposal is not subject to further CEQA review.

Lead Agency Contact Person: Bill Martin, Planning Division Area Code/Telephone/Extension (760) 839-4557

Signature: 
 Bill Martin, Principal Planner

11/21/12
 Date

Signed by Lead Agency

Date received for filing at OPR: