ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.1
Date: January 27, 2015

CASE NUMBERS: SUB 13-0002, PHG 13-0017, ENV 13-0006

APPLICANT: New Urban West, Inc.

LOCATION: The approximately 43.73-acre project area is located within the unincorporated area of San Diego County and is contiguous to the City's boundary at the intersection of Felicita Road and Hamilton Lane. The proposed residential development site within the project area (37.59-acres) is generally bounded on the north by Hamilton Lane, the west and south by Felicita Road, and the east by Miller Avenue. The remainder of the proposed annexation area is located on the eastern side of Miller Avenue and both sides of Hamilton Lane and includes two vacant parcels not proposed for development and the Chalice Unitarian Universalist Congregation property (2324 Miller Avenue).

TYPE OF PROJECT: Annexation; Tentative Subdivision Map; Preliminary, Master and Precise Development Plan; Pre-Zone; Grading Exemptions; Specific Alignment Plan and Final Environmental Impact Report

PROJECT DESCRIPTION: The proposed Oak Creek project includes a Tentative Subdivision Map for 65 single-family residential lots on a 37.59-acre property in conjunction with an annexation of the development site and three additional parcels from the County of San Diego to the City of Escondido. The proposed project would prezone the residential development site to Planned Development – Residential 1.75 (1.75 dwelling units/acre) while the remaining annexation area on the eastern side of Miller Avenue would be prezoned RE-20 (Residential Estates – 20,000 SF minimum lot size). A Preliminary, Master and Precise Development Plan has been included for the development site to implement residential lot clustering, establish development standards, and provide architectural and landscape design. Proposed residential lot sizes range from approximately 10,000 SF to 22,500 SF with the average residential lot size being 12,585 SF. Approximately 13.93 acres of open space would be provided to preserve sensitive habitat in existing creek and pond areas and off-set the reduction in residential lot sizes as required by the Escondido General Plan. Access to the proposed development would be provided via a gated, private street extending from Felicita Road near the southern boundary of the project site across from Felicita Park. Additional emergency access to Hamilton Lane would be provided from the ends of two cul-de-sacs within the project. Proposed grading would include slightly elevating a portion of the site to ensure all of the proposed home sites are above the 100-year flood inundation area as well as the construction of several bioretention/detention basins to manage the flow of storm water exiting the site. Two Grading Exemptions are requested for a 2:1 cut slope up to 35 feet high and a 2:1 fill slope up to 17 feet high. The project also proposes a Specific Alignment Plan for both Felicita Road and Hamilton Lane which would establish modified pavement widths and improvements for both of these streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane.

STAFF RECOMMENDATION:

1. Recommend the City Council Approve the proposed Annexation, Tentative Subdivision Map, Preliminary, Master and Precise Development Plan, Pre-Zone, Grading Exemptions and Specific Alignment Plan.

2. Recommend the City Council Certify the Final Environmental Impact Report.

GENERAL PLAN DESIGNATION: County: Village Residential VR-2.9 (up to 2.9 dwelling units per acre)
City: Estate II (up to 2 dwelling units per acre)

ZONING:	Existing County:	RR (Rural Residential – 15,000 SF minimum lot size) for area west of Miller Avenue, and A-70 (Limited Agriculture) for area east of Miller Avenue.
	Proposed City Pre-Zone:	PD-R 1.75 (Planned Development – Residential, 1.75 dwelling units per acre) for proposed development area west of Miller Avenue; and RE-20 (Residential Estates, 20,000 SF minimum lot size) for remainder of annexation area east of Miller Avenue.

BACKGROUND/SUMMARY OF ISSUES: The 41.4-acre project site is located within the unincorporated area of the County, immediately south of the City of Escondido within the City's adopted Sphere of Influence. The project site and the 2.34-acre Chalice Unitarian Universalist Congregation property would be annexed to the City as part of the project. The main portion of the project site consists of an irregularly shaped property generally bounded on the north by Hamilton Lane, the west and south by Felicita Road, and the east by Miller Avenue. A small "panhandle" to the property is located adjacent to the northeast corner of the main project site. The panhandle includes vacant land along either side of Hamilton Lane east of Miller Avenue and west of I-15.

The proposed development site is a portion of a larger 63-acre site that was once proposed for annexation and development by Standard Pacific (Tract 812) starting back in 1999. A Planning Commission hearing was scheduled for that proposal in August of 2000, but the project was withdrawn at the applicant's request prior to the hearing and there were no public hearings associated with the Standard Pacific proposal. A portion of the former Standard Pacific site on the eastern side of Miller Avenue was later subdivided into residential lots under the County's jurisdiction, while the proposed development site on the western side of Miller Avenue remained as farmland or undeveloped.

New Urban West, Inc. is in the process of acquiring the project site and first approached the City approximately two years ago to discuss the possibility of annexing the site for the purpose of developing a planned residential community. In April of 2013, the City Council initiated the annexation proposal for further study; and a formal application for the annexation and development proposal was filed by New Urban West the following month. Prior to submitting the application, New Urban West began their own public outreach program in the neighborhood, and contracted with consultants to prepare the various environmental technical studies necessary to analyze the proposal. Planning staff coordinated with LAFCO early in the process to determine whether there were additional property owners in the area that were interested in annexing into the City. The Chalice Unitarian Universalist Congregation (2324 Miller Avenue) was the only other property owner interested in annexing as part of the applicant's proposal.

On April 22, 2014, staff issued a Notice of Preparation for the Oak Creek Environmental Impact Report (EIR). A total of 136 letters and emails were received by staff from agencies, organizations and individuals interested in the proposed development and the scope of the environmental analysis. A Draft EIR was issued for a 45-day public review period on August 15, 2014. The large volume of comments received during the Draft EIR public review period resulted in over 350 pages of responses to those comments being incorporated into the Final EIR for the proposal. Three public meetings have been held to discuss the Oak Creek project with area residents including a neighborhood meeting held on January 23, 2014, the EIR Notice of Preparation scoping meeting on May 19, 2014, and a public meeting held in the City Council Chambers on September 22, 2014 during the public review period for the Draft EIR. Separate notices were mailed or emailed prior to the meetings and all three meetings were well attended by area residents.

The Oak Creek Project EIR evaluated a development proposal that includes the construction of 65 single-family detached residences on the approximately 41.4-acre project site. Six of the proposed residential lots were located in the "panhandle" portion of site on the eastern side of Miller Avenue resulting in an overall residential density of 1.61 du/ac. As required by CEQA, the EIR includes several "Project Alternatives" (Chapter 7) that would feasibly attain most of the project objectives but would avoid or lessen any significant environmental impacts. The proposed Tentative Map reflects the applicant's decision to develop one of the alternatives evaluated in the project EIR. The proposed residential development project is identified as the "Reduced Residential Footprint Alternative" in the Oak Creek Project Final Environmental Impact Report (Pg. 7-27). This alternative would develop the project, as proposed, except it would eliminate the six units located east of Miller Avenue along Hamilton Lane and develop all 65 units in the area bounded by Hamilton Lane, Felicita Road, and Miller Avenue resulting in an overall residential density of 1.75 du/ac. Although no residences are proposed on the two remainder lots located east of Miller Avenue, these lots would be included in the

annexation to the City of Escondido and would be prezoned Residential Estate - 20 (RE-20). The proposed Tentative Map and planned development has been designed to reflect the applicant's selection of the "Reduced Residential Footprint Alternative" identified in the Final EIR.

Staff feels that the issues are as follow:

1. Appropriateness of proposed annexation and prezones.
2. Appropriateness of the proposed residential clustering design for the planned development and the single point of residential access into the development.
3. Whether the introduction of additional impervious surfaces in the area would increase the potential for downstream flooding on Felicita Creek.
4. Whether future residents in the proposed development would be exposed to groundwater or soil vapor contamination associated with the nearby Chatham Brothers Barrel Yard site.
5. Whether the proposed tree restoration program adequately compensates for the removal of mature trees on the site.
6. Appropriateness of the proposed Grading Exemptions.

REASONS FOR STAFF RECOMMENDATION:

1. The applicant first approached the City approximately two years ago with a planned development proposal that was consistent with both the County and City General Plan designations for the site. Annexation is required because the development proposal requires sewer service and the City does not extend sewer service outside of its boundary. The Escondido General Plan designation for the proposed annexation area is Estate II, which allows up to two dwelling units per acre. The project area on the western side of Miller Avenue where a clustered, planned residential development is proposed would be prezoned PD-R 1.75 (Planned Development – Residential 1.75 dwelling units per acre) to reflect the density of the proposed development. The remainder of the annexation area on the eastern side of Miller Avenue consisting of two vacant parcels of land and the Chalice Unitarian Universalist Congregation property would be prezoned RE-20 (Residential Estates – 20,000 SF minimum lot size), which is a standard residential zone consistent with the Estate II designation for both minimum lot size and density. The zoning established by the prezones would become effective upon approval and recordation of the proposed annexation. Staff feels both of the proposed prezones are appropriate and consistent with the Estate II designation of the General Plan
2. The clustering design for the proposed development would not increase the overall density of the site, but would allow for reduced lot sizes, larger open space lots, and preservation of the on-site drainage courses and biological resources. While some area residents have expressed opposition to the proposal for a single private street access extending into the project site from Felicita Road, the applicant's proposal meets public safety needs by providing emergency access to Hamilton Lane at the end of two on-site cul-de-sacs. In addition, the Traffic Impact Analysis prepared for the development indicates the proposed development with a single point of primary access would not result in a significant impact to Felicita Road or any other roadway segments or intersections.
3. Detailed calculations have been identified throughout the Drainage Study and Water Quality Technical Report prepared for the project resulting in the implementation of five on-site detention basins and the selection of a maximum 50% impervious factor for the proposed residential pad areas to maintain the peak flow rates at or below existing conditions. Mitigation Measure Hydro-2 and conditions of approval have been crafted to manage the impervious factor. By using on-site detention to reduce peak flow rates discharging from the project to equal or less than pre-project conditions, and by maintaining existing drainage patterns through the site, the project would not result in adverse impacts to downstream drainage facilities and/or properties.

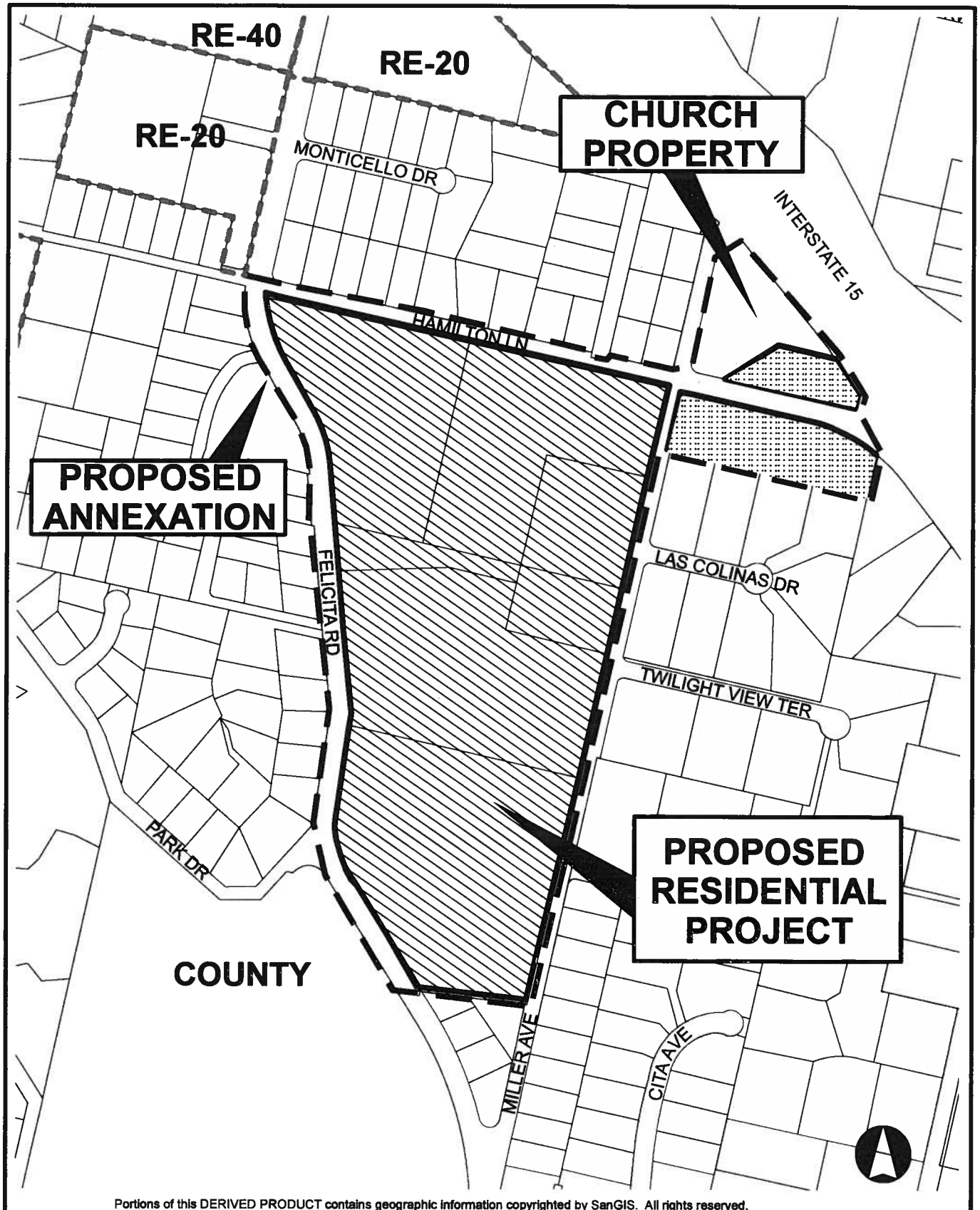
4. The potential environmental and human health risks posed by the Chatham Brothers Barrel Yard located approximately 0.3 mile northwest of the project site relate to hazardous substances in groundwater and volatilization of hazardous substances from the groundwater into soil vapor migrating upward. Both of these categories of risks have been adequately investigated and analyzed by the applicant under the oversight of the California Department of Toxic Substances Control (DTSC). Neither groundwater nor soil vapor on the project site are impacted at levels exceeding applicable human health-protective regulatory standards, with one exception regarding soil vapor – at a location outside the development footprint.

5. Approximately 247 mature trees would be removed during construction of the proposed development. A tree preservation plan to be implemented through Mitigation Measure Bio-6 includes replacement of impacted trees with 453 landscape area tree plantings (minimum 24"-box size), as well as a minimum of 1,500 to 2,000 native tree plantings in the preserved woodlands/riparian areas. The anticipated result is a significant increase in the number of trees over existing conditions and provision for the next generation of oaks and riparian willow, cottonwood, and sycamore trees.

6. The applicant is proposing two Grading Exemptions including a 35-foot high cut slope to create residential pads and a 17-foot high combination cut/fill slope necessary for one of the proposed detention basins. Staff feels the proposed exemptions would be appropriate given the screening that will occur from the installation of landscaping on the slopes combined with limited view opportunities from off-site residences.

Respectfully submitted,

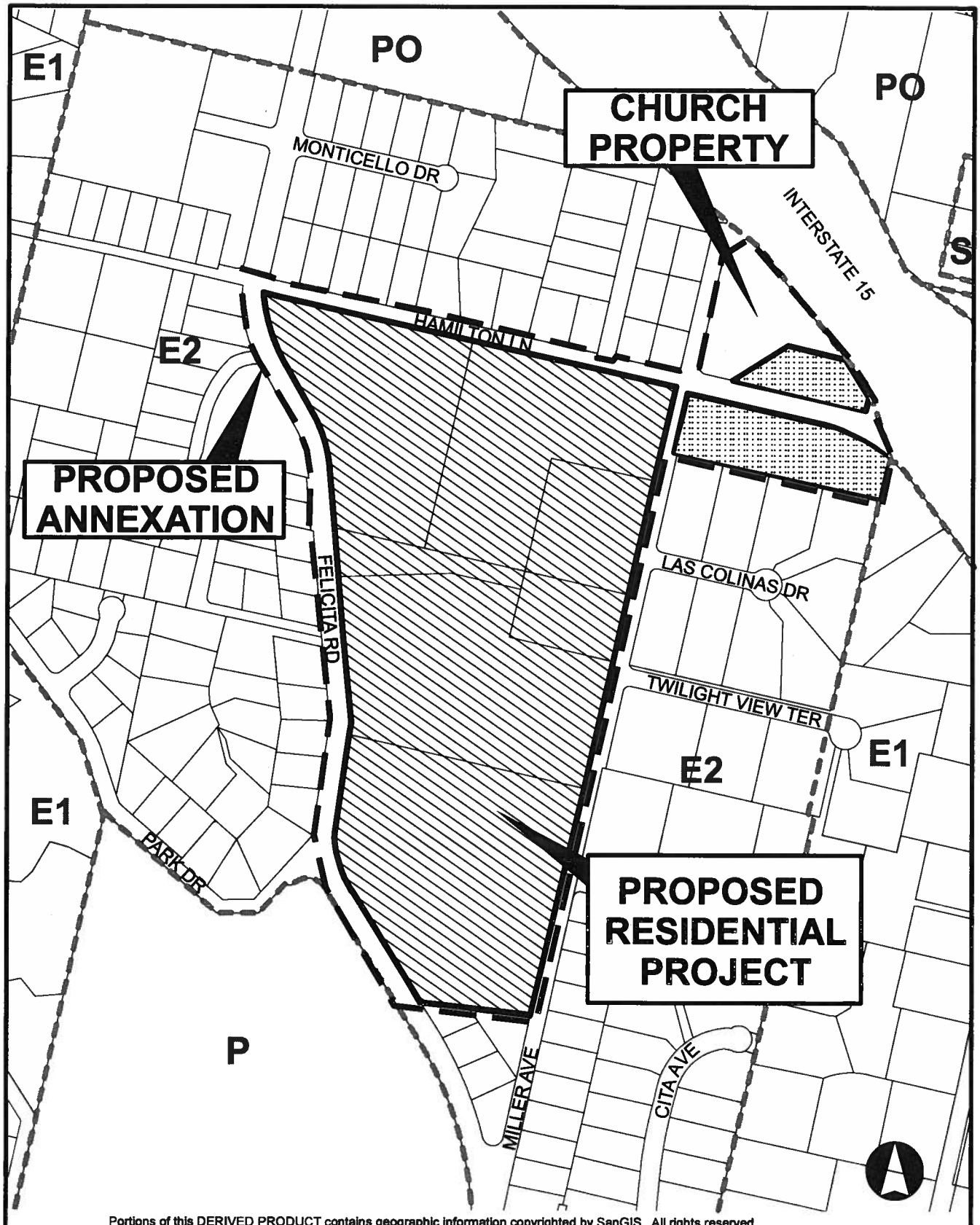
Bill Martin
Deputy Planning Director



PROPOSED PROJECT
SUB 13-0002

L

LOCATION/ZONING



PROPOSED PROJECT
SUB 13-0002

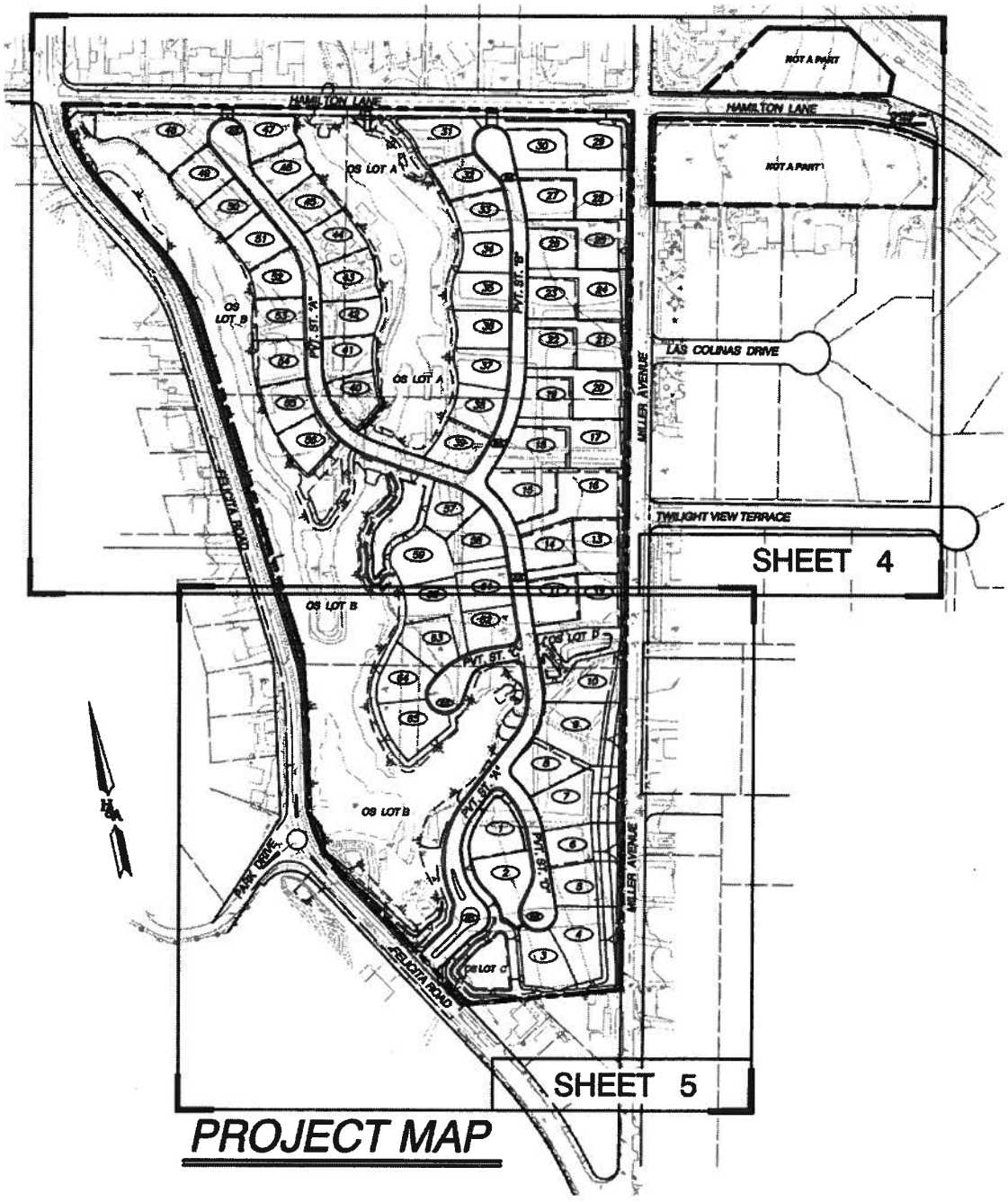
GP
GENERAL PLAN

TENTATIVE MAP / GRADING EXEMPTION

(SUB 13-0002)

OAK CREEK

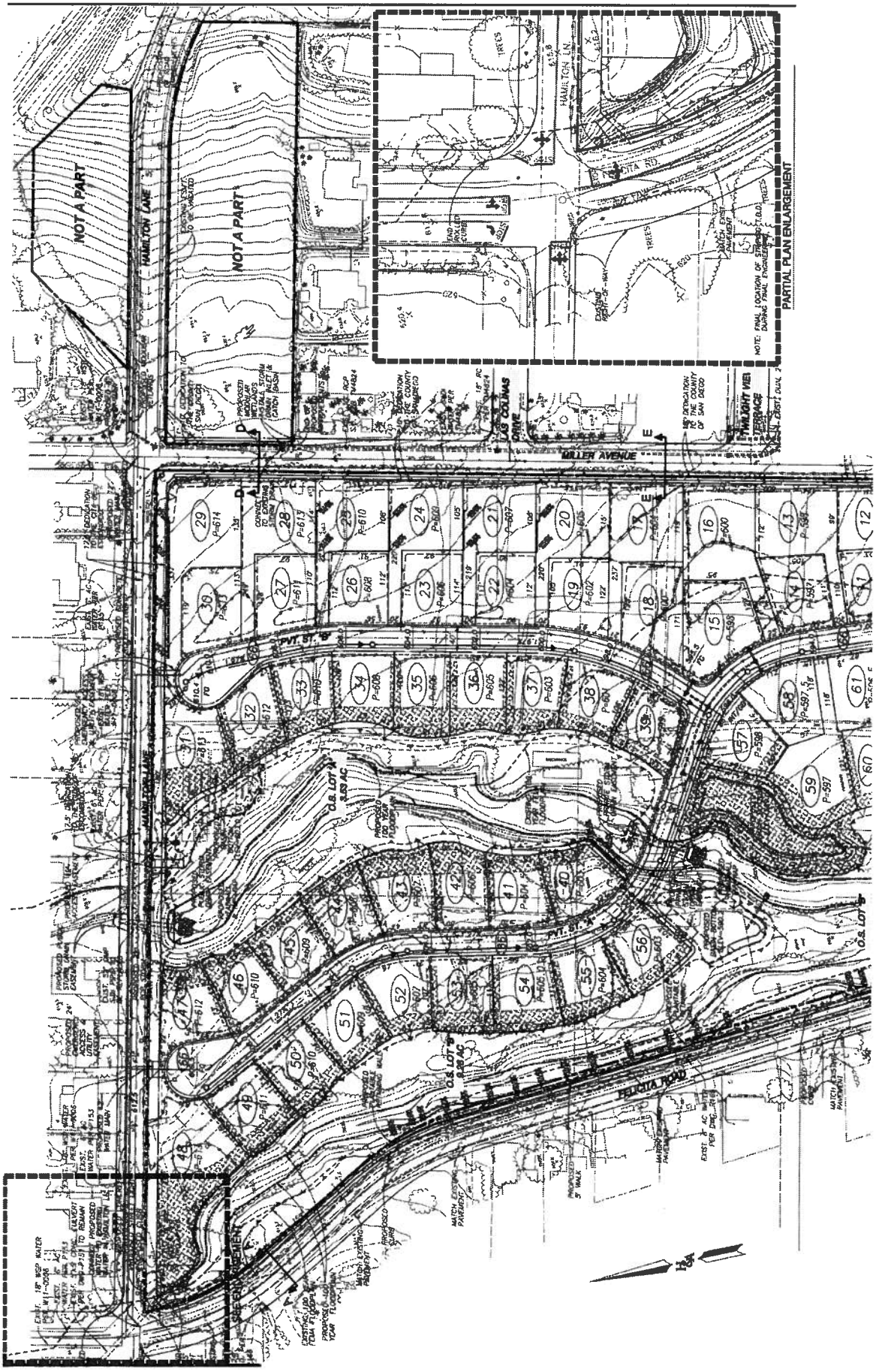
City of Escondido, California



PROJECT MAP

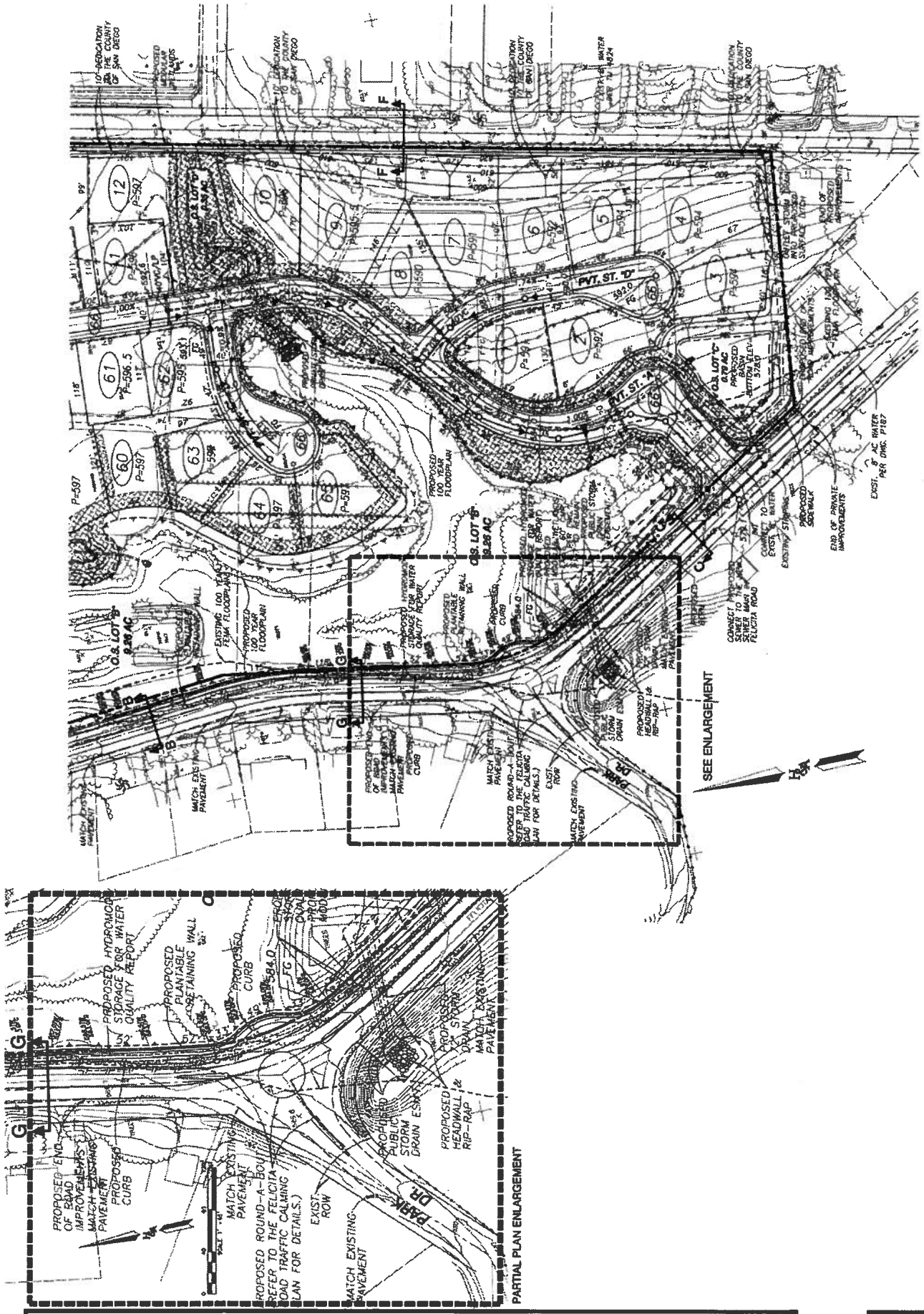
PROPOSED PROJECT
PHG 13-0002

SITE PLAN



PROPOSED PROJECT
PHG 13-0002

SITE PLAN



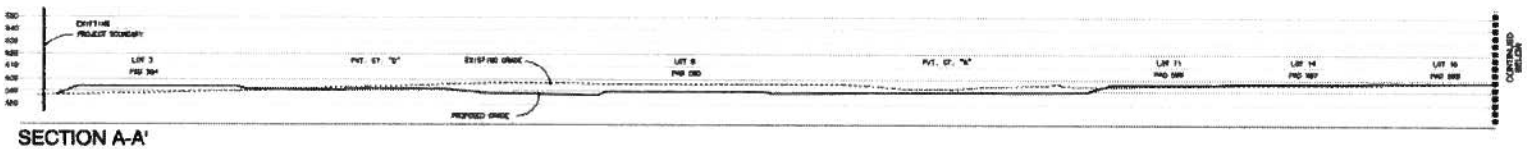
PROPOSED PROJECT
PHG 13-0002

SITE PLAN

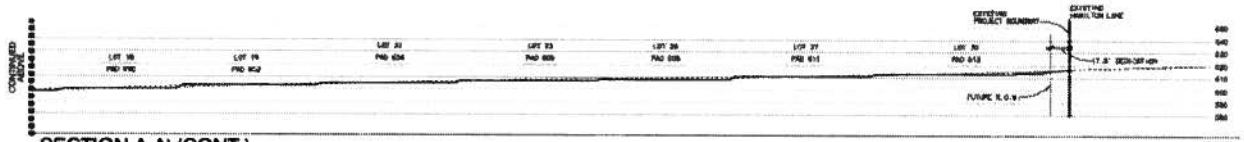
PROPOSED PROJECT
PHG 13-0002

10

SECTION

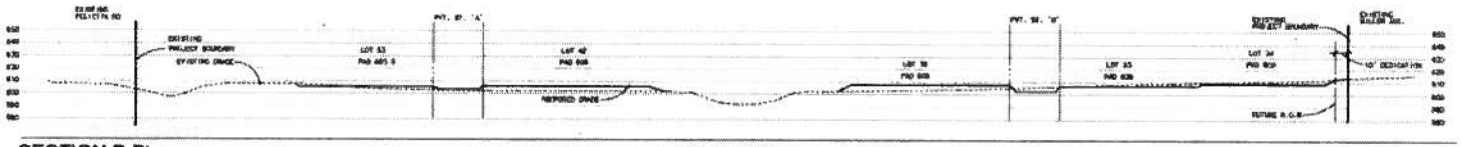


SECTION A-A'



SECTION A-A' (CONT.)

1"=40'



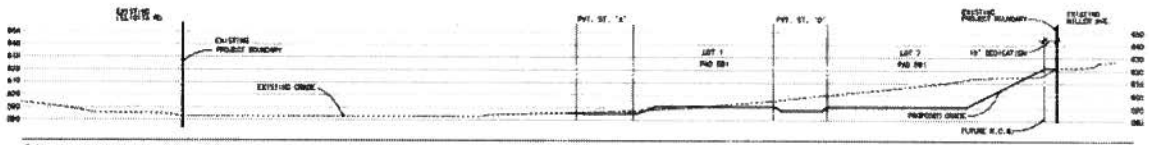
SECTION B-B'

1"=40'

PLAN VIEW

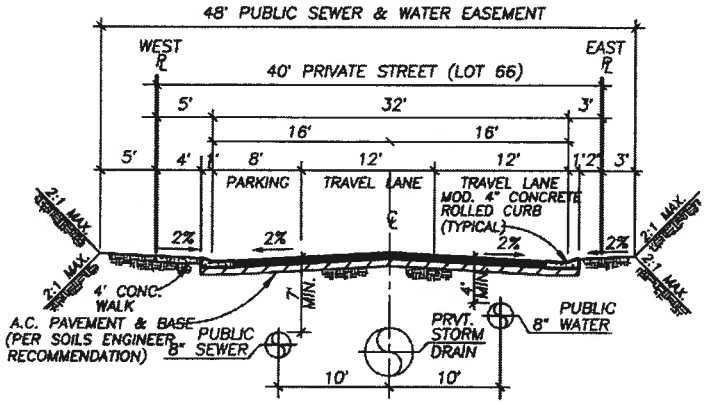
SECTION C-C'

1"=40'



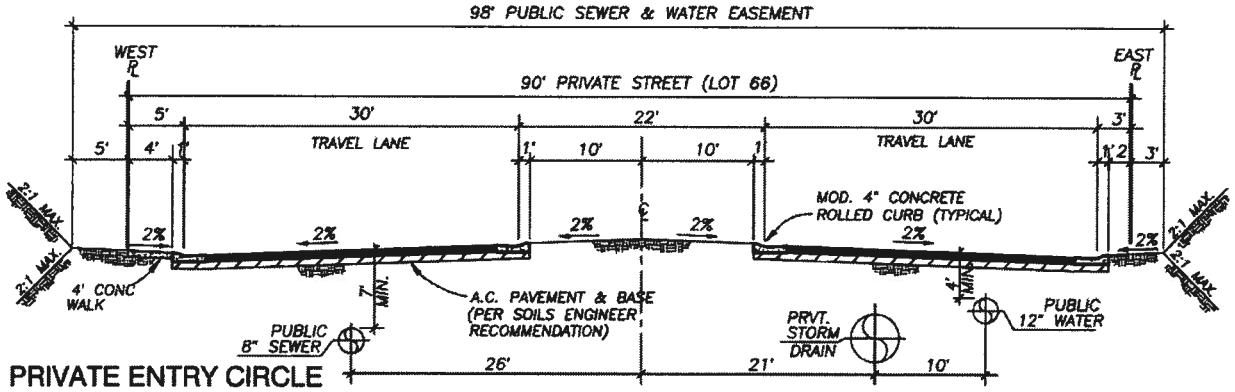
SECTION D-D'

1"=40'



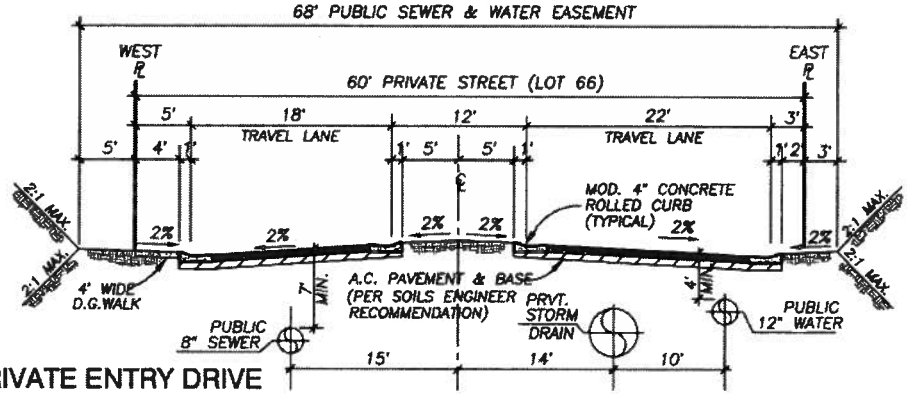
TYPICAL PRIVATE STREET
STREETS 'A' THRU 'D'

NTS



PRIVATE ENTRY CIRCLE
PORTION OF STREET 'A'

NTS

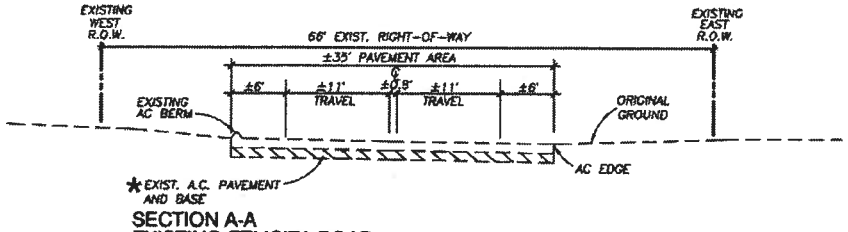


PRIVATE ENTRY DRIVE
PORTION OF STREET 'A'

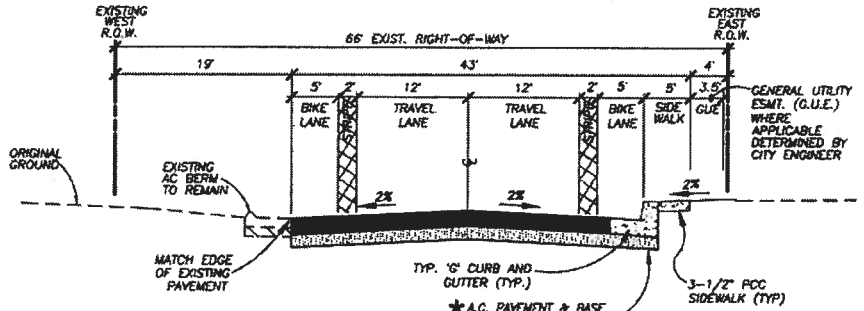
NTS

PROPOSED PROJECT
PHG 13-0002

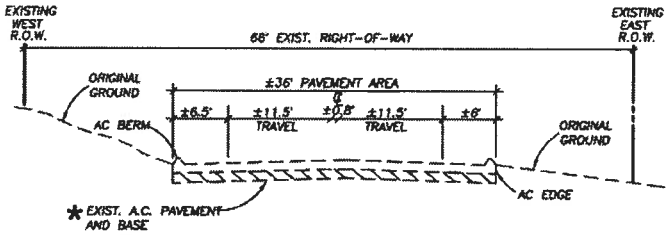
STREET SECTION



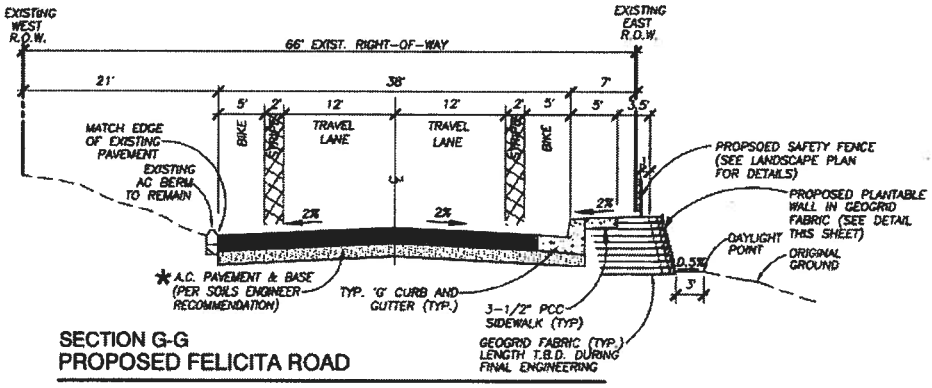
SECTION A-A
EXISTING FELICITA ROAD



SECTION A-A
PROPOSED FELICITA ROAD

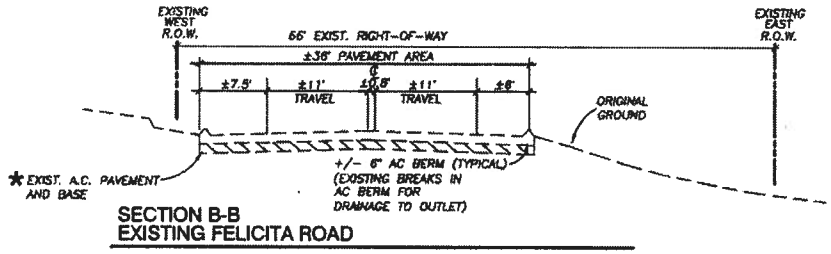


SECTION G-G
EXISTING FELICITA ROAD

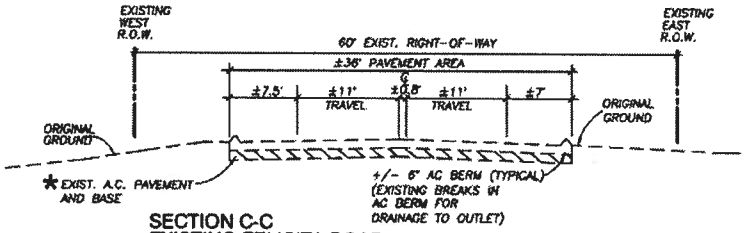


SECTION G-G
PROPOSED FELICITA ROAD

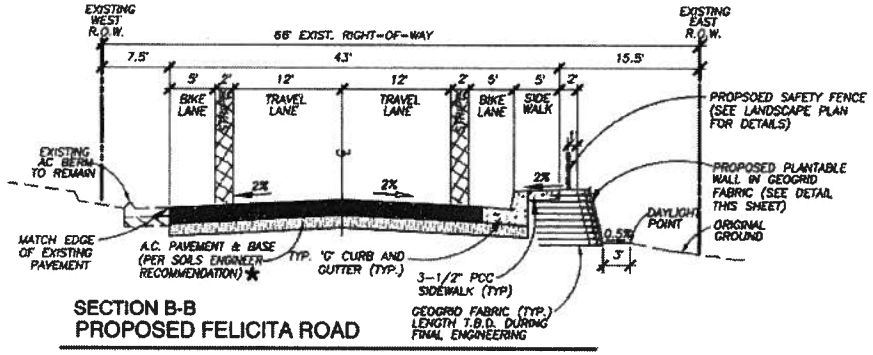
PROPOSED PROJECT
PHG 13-0002



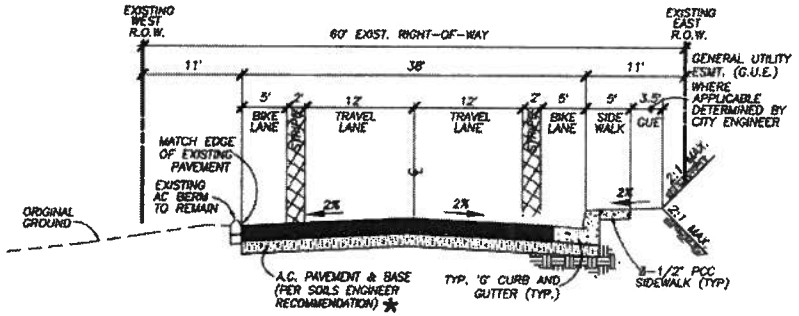
SECTION B-B
EXISTING FELICITA ROAD



SECTION C-C
EXISTING FELICITA ROAD



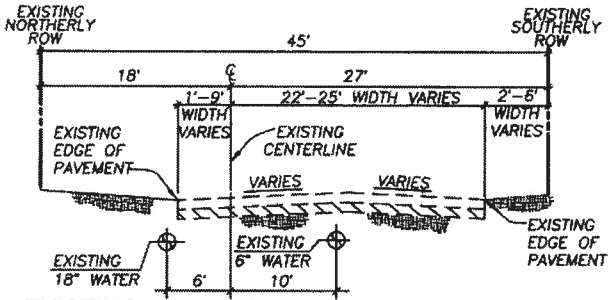
SECTION B-B
PROPOSED FELICITA ROAD



SECTION C-C
PROPOSED FELICITA ROAD

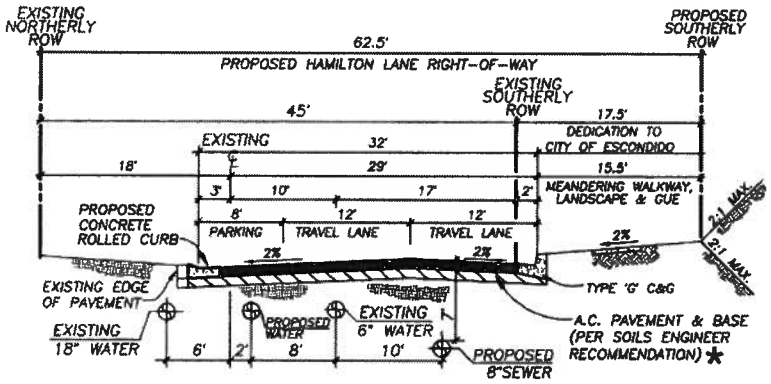
★ EXISTING PAVEMENT MAY BE SAVED AND OVERLAYED IN LIEU OF REPLACEMENT, SUBJECT TO APPROVAL OF CITY ENGINEER.

STREET SECTION



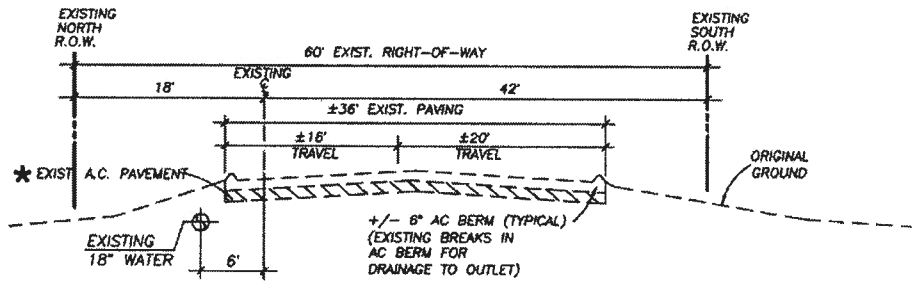
EXISTING HAMILTON LANE (FROM FELICITA TO MILLER AVE.)

NOT TO SCALE



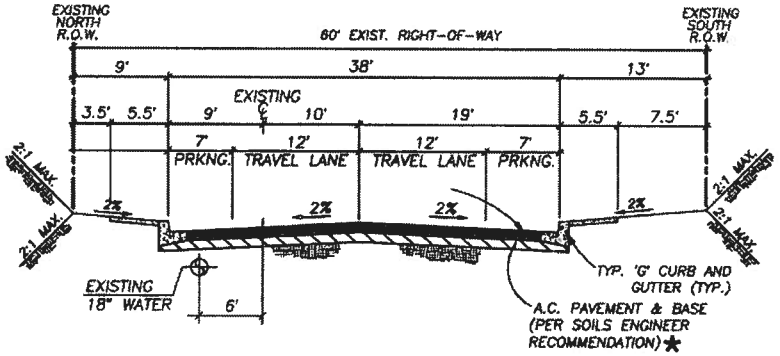
MODIFIED LOCAL COLLECTOR
PROPOSED HAMILTON LANE (FROM FELICITA TO MILLER AVE.)

NOT TO SCALE



EXISTING HAMILTON LANE (EAST OF MILLER AVE. TO PROJECT BOUNDARY)

NOT TO SCALE



MODIFIED LOCAL COLLECTOR
PROPOSED HAMILTON LANE (EAST OF MILLER AVE. TO PROJECT BOUNDARY)

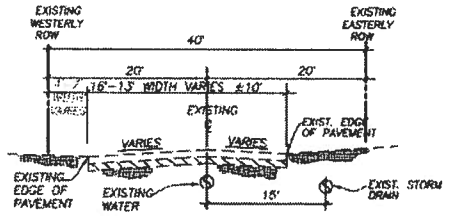
NOT TO SCALE

* EXISTING PAVEMENT MAY BE SAVED AND OVERLAYED IN LIEU OF REPLACEMENT, SUBJECT TO APPROVAL OF CITY ENGINEER.

PROPOSED PROJECT
PHG 13-0002

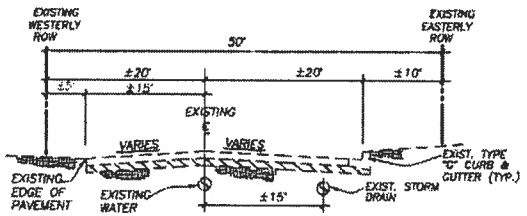
15

STREET SECTION



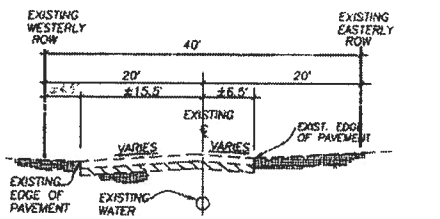
SECTION D-D' EXISTING MILLER AVENUE

NOT TO SCALE



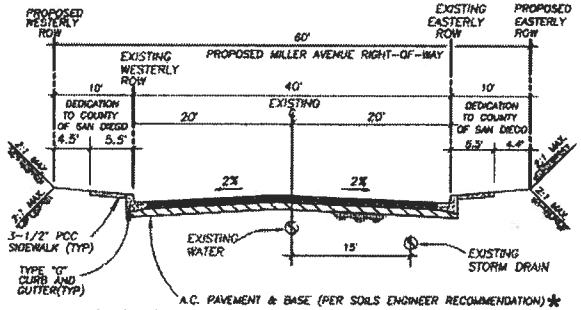
SECTION E-E' EXISTING MILLER AVENUE

NOT TO SCALE



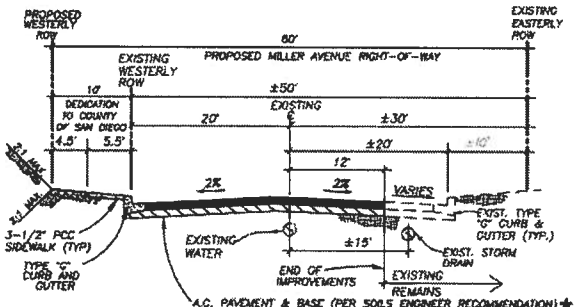
SECTION F-F' EXISTING MILLER AVENUE

NOT TO SCALE



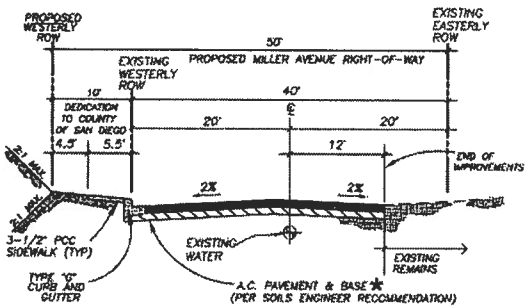
SECTION D-D' PROPOSED MILLER AVENUE

NOT TO SCALE



SECTION E-E' PROPOSED MILLER AVENUE

NOT TO SCALE

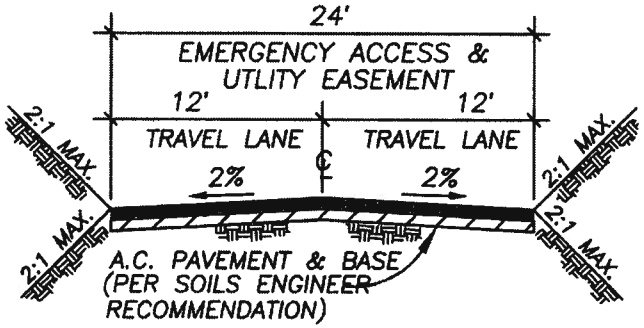


SECTION F-F' PROPOSED MILLER AVENUE

NOT TO SCALE

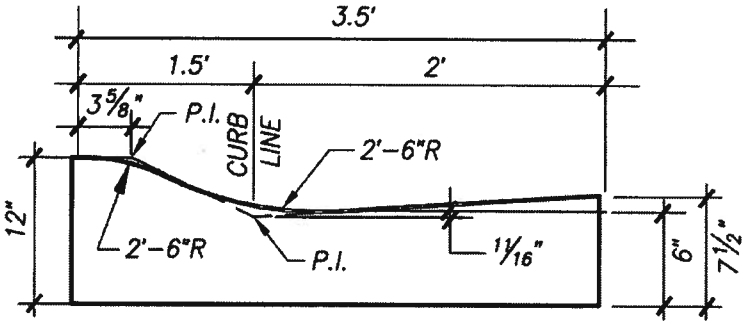
PROPOSED PROJECT
PHG 13-0002

STREET SECTION



TYPICAL PRIVATE EMERGENCY ACCESS @ PRIVATE ST. "A" & "B" CUL-DE-SAC

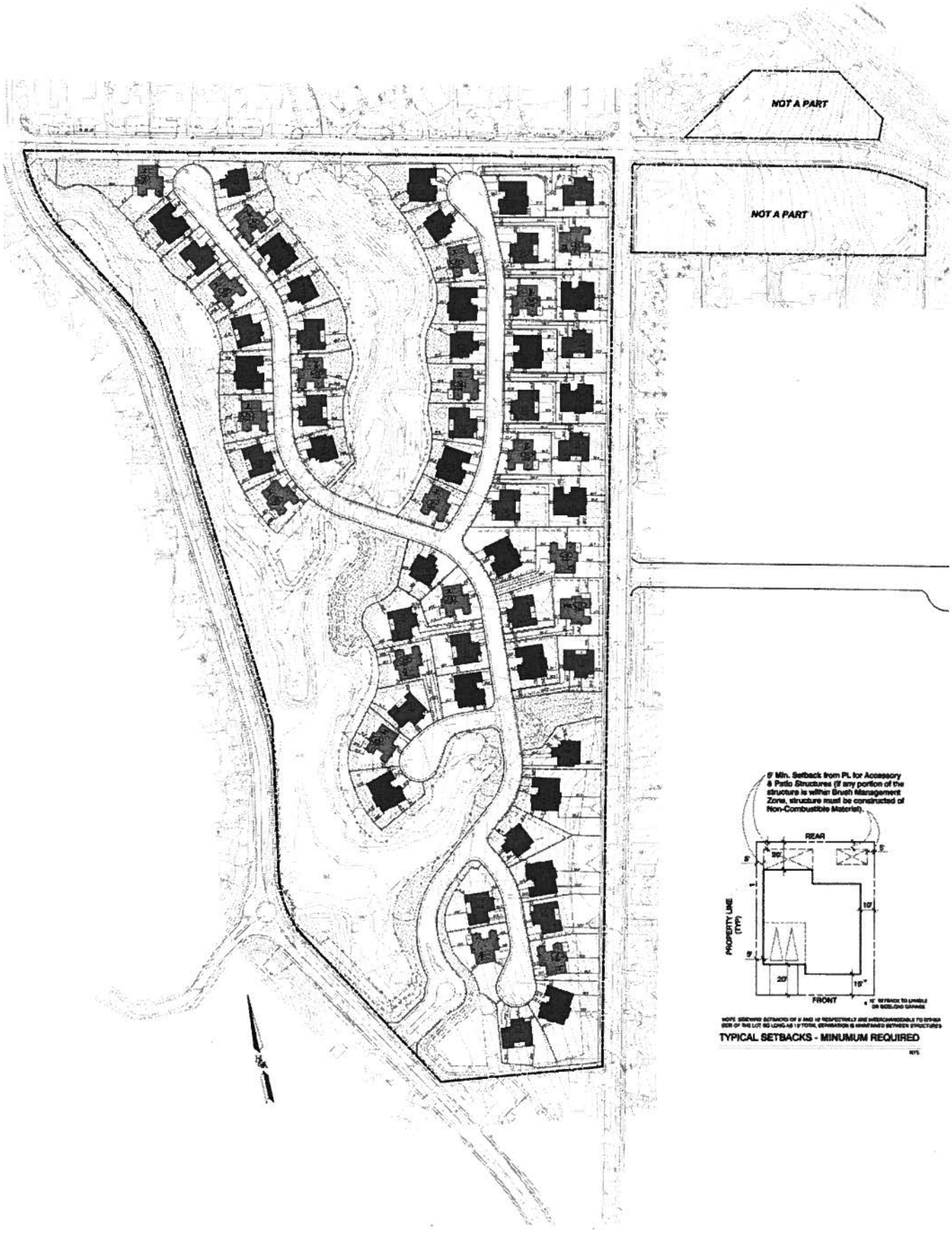
NTS



MODIFIED 4" ROLLED CURB

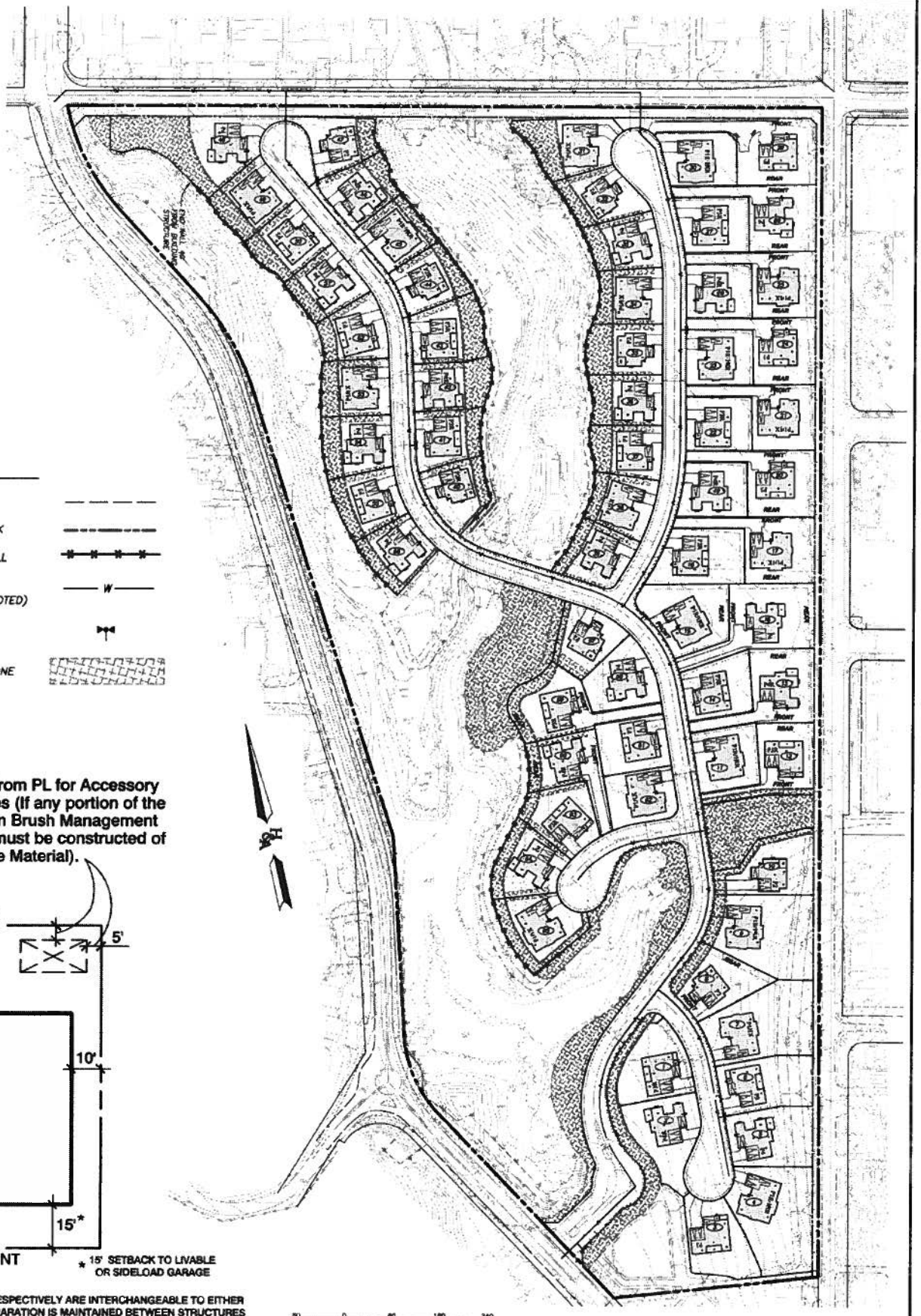
NOT TO SCALE

STREET SECTIONS AND DETAILS



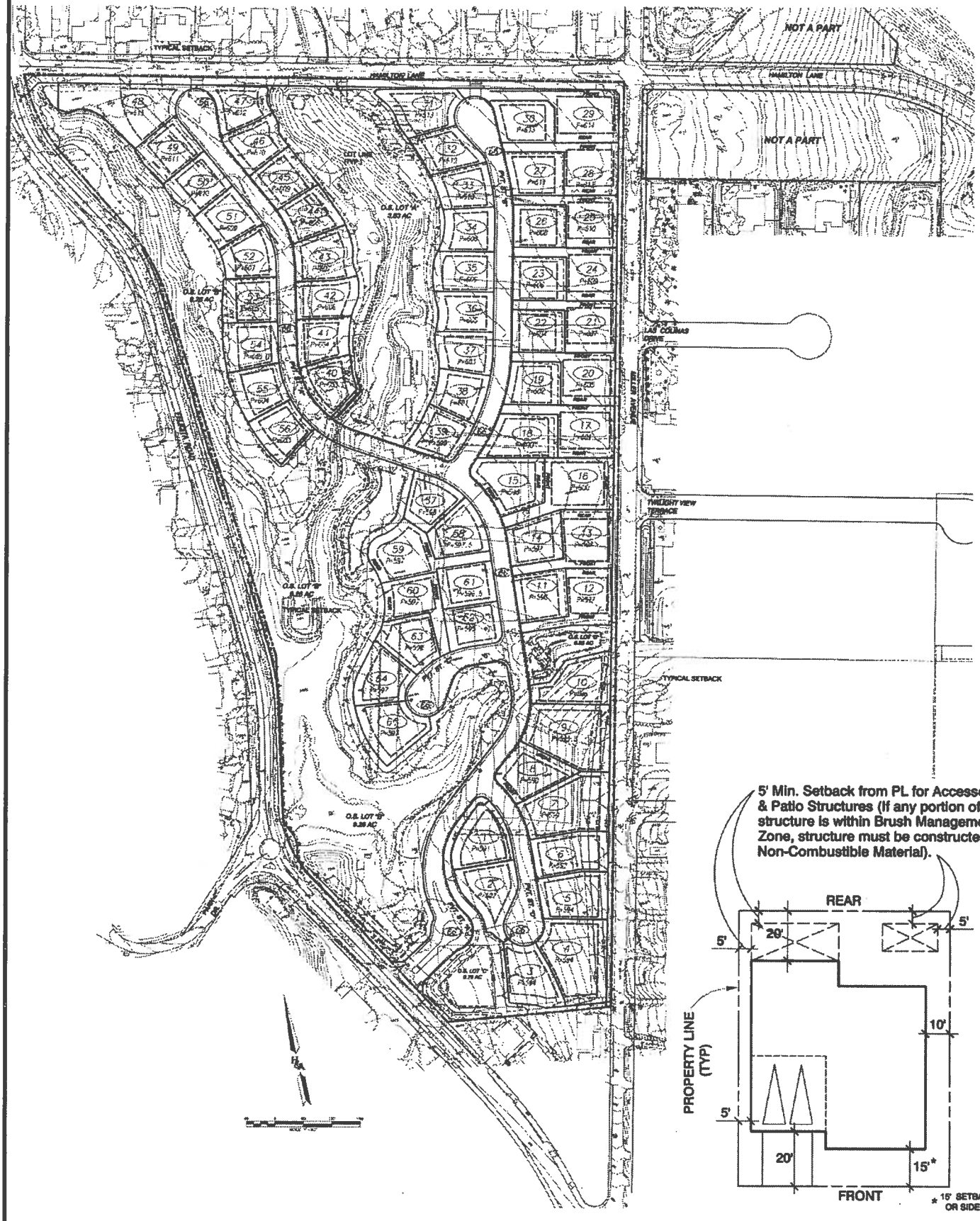
PROPOSED PROJECT
SUB 13-0002

PLOT PLAN



PROPOSED PROJECT
SUB 13-0002

FUEL MANAGEMENT ZONES



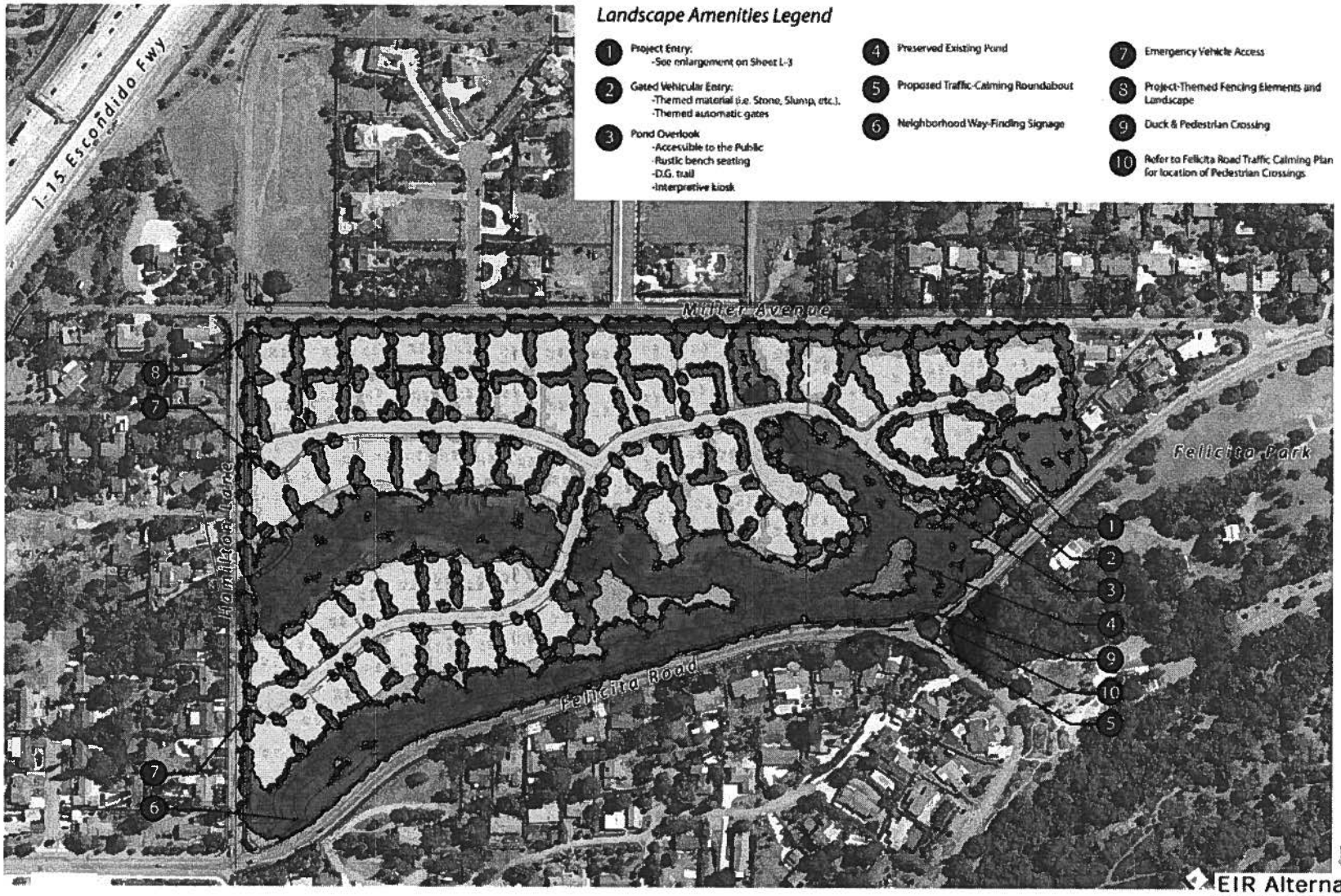
NOTE: SIDEYARD SETBACKS OF 5' AND 10' RESPECTIVELY ARE INTERCHANGEABLE TO EITHER SIDE OF THE LOT SO LONG AS 15' TOTAL SEPARATION IS MAINTAINED BETWEEN STRUCTURES

TYPICAL SETBACKS - MINUMUM REQUIRED

PROPOSED PROJECT
SUB 13-0002

MP
MASTER PLAN

PROPOSED PROJECT
SUB 13-0002



EIR Alternative #4
Oak Creek
New Urban West
L-2

LAND CONCERN

Overall Landscape Exhibit

San Diego County, California

LANDSCAPE PLAN

PROPOSED PROJECT
SUB 13-0002
21

LANDSCAPE PLAN

PLANT PALETTE

Trees

Arbutus unedo + cvs	Strawberry Tree
Prunus cerasifera	Cleveland Plum Tree
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Ilex vomitoria	Holly Oak

Shrubs

Arbutus unedo 'Compacta'	Compact Strawberry Tree
Agapanthus L 'Bush Blue'	Dwarf Lily of the Nile
Callistemon viminalis	Dwarf Bottle Brush
Cistus salvifolius	Sageleaf Rockrose
Crassula argentea	Jade Plant
Dietes bicolor	Fortnight Lily
Encelia californica	California Bush Sunflower
Leonotis leonurus	Lion's Tail
Trichostema lanatum	Woolly Blue Curls

Groundcover

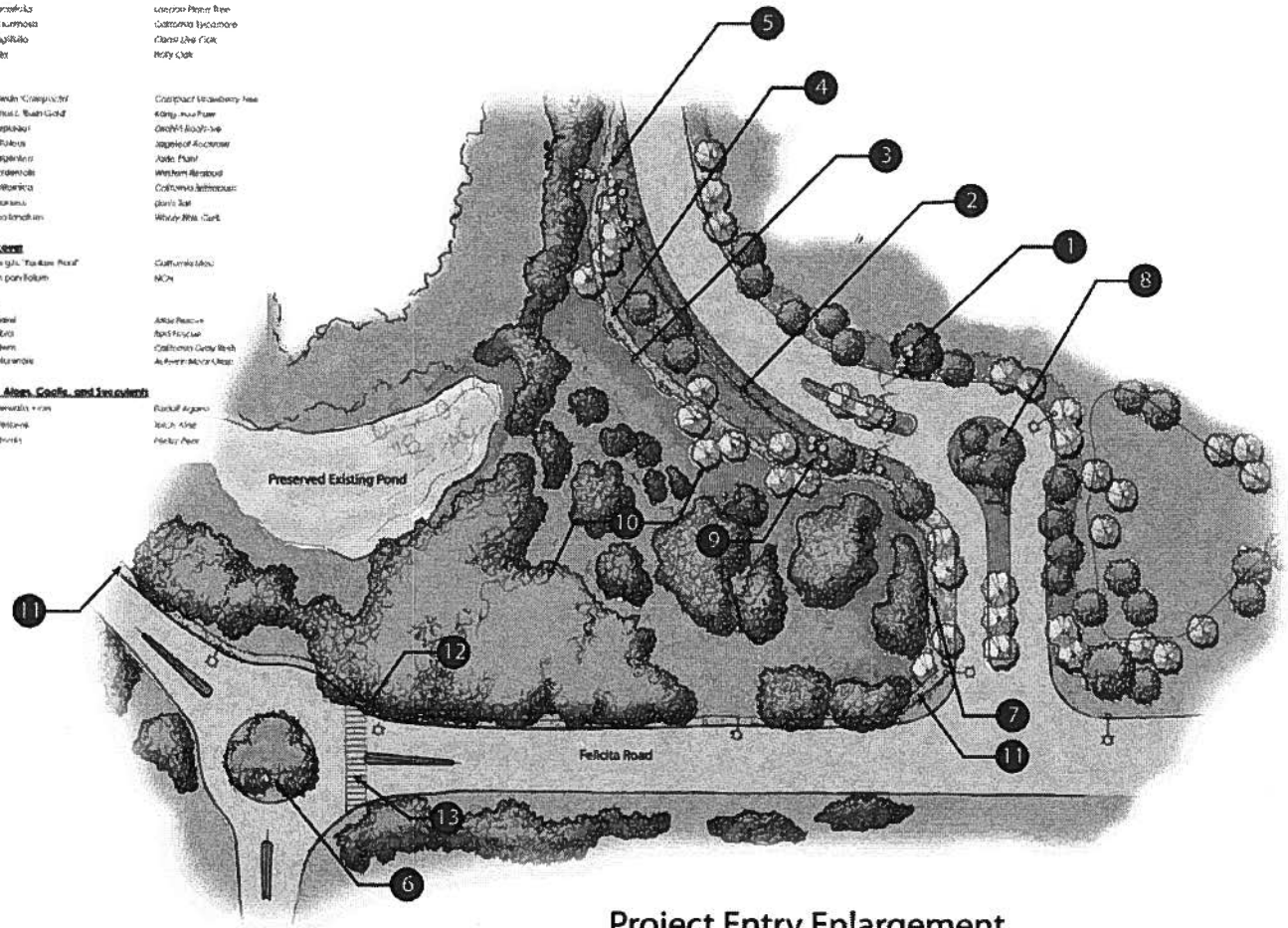
Ceanothus gloriosus 'Yankee Point'	California Lilac
Mesembryanthemum	Ice Plant

Grasses

Festuca mairei	Atlas Fescue
Helictotrichon sempervirens	Blue Oat Grass
Juncus patens	California Gray Rush
Muhlenbergia rigens	Deer Grass

Agaves, Aloes, Cacti, and Succulents

Agave attenuata	Foxtail Agave
Aloe barberae	Tree Aloe
Opuntia ficus-indica	Mission Fig



Landscape Amenities Legend

1. Gated Vehicular Entry:
   - Themed material (i.e. Stone, Slump, etc.).
   - Themed automatic gates
2. View Fence
3. Interpretive kiosk
4. Pond Overlook
   - Accessible to the Public
   - Rustic bench seating
   - D.G. trail
5. Resident's Pedestrian Entry
6. Proposed Traffic-Calming Roundabout
7. 5' D.G. Sidewalk
8. Specimen Oak
9. Relocated Native Boulders
10. Preserved Riparian Open Space
11. Public Walkway
12. Duck & Pedestrian Crossing Signage
13. Refer to Felicita Road Traffic Calming Plan for location of Pedestrian Crossings

LAND CONCERN
LANDSCAPE ARCHITECTURE

Project Entry Enlargement

San Diego County, California

EIR Alternative #4
Oak Creek
New Urban West
L-3
12/23/2014

PROPOSED PROJECT
SUB 13-0002

22

LANDSCAPE PLAN

6' Wood Fence
5'-6" View Fence
3'-6" Rustic Wood Rail Fence
5' Heat Deflecting Glass Wall Atop 1' Masonry or 6' Height Masonry Wall
Cable Rail Fence at Plantable Wall
Vehicular Entry Gates
Emergency Access Gates
Themed Monmuent Signage

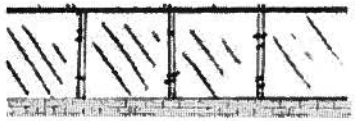
View Fence

3'-6" Rustic Wood Rail Fence Elevation

Plantable Wall

Cable Rail Fence

Wood fence at project perimeter and between lots. Perimeter fence to be screened with planting and vines.

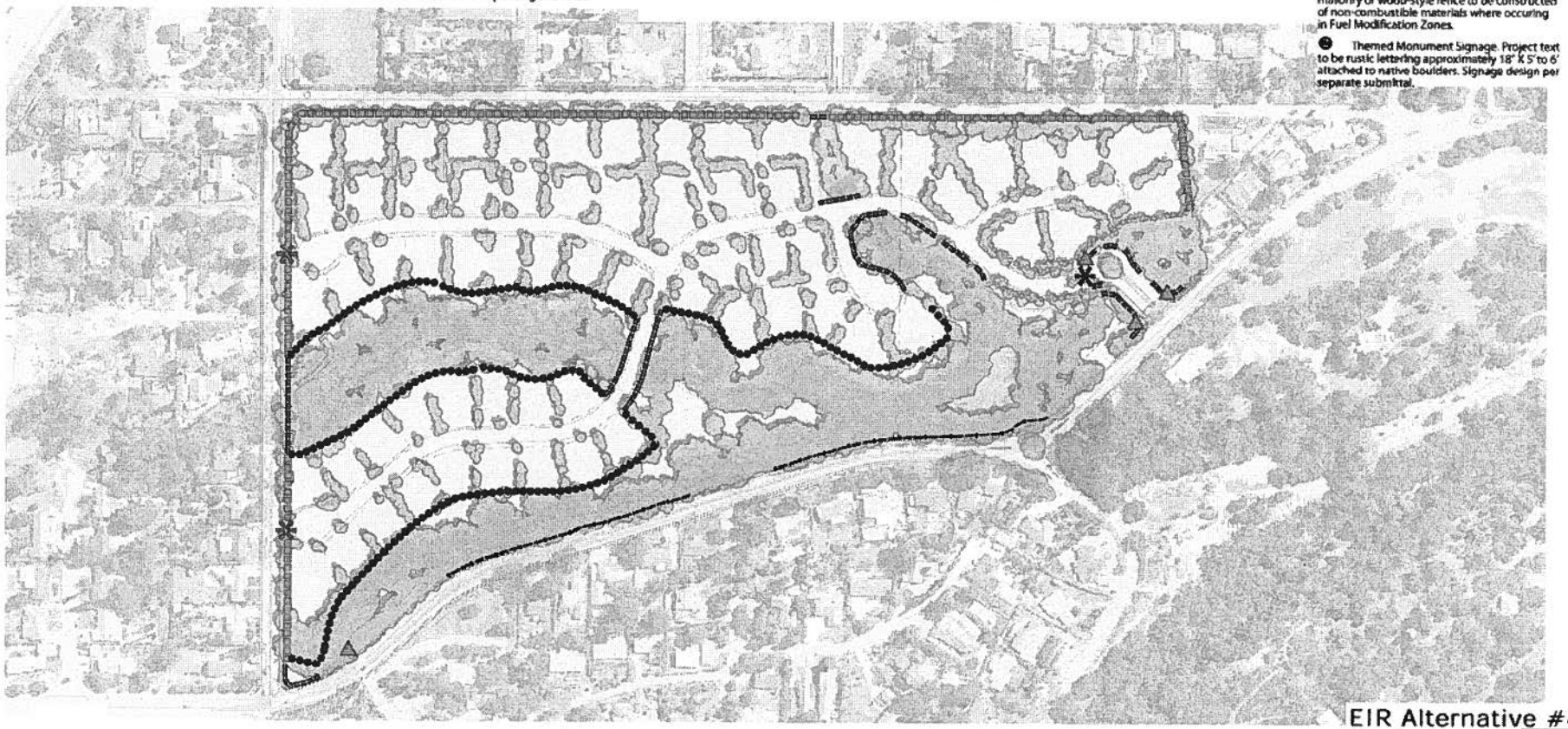


5' Heat Deflecting Glass Wall Atop 1' Masonry

Notes:
Refer to Civil Engineer's drawings for retaining conditions.

1 Between-lot fence may be full height masonry or wood-style fence to be constructed of non-combustible materials where occuring in Fuel Modification Zones.

2 Themed Monument Signage. Project text to be rustic lettering approximately 18" X 5'-to 6' attached to native boulders. Signage design per separate submittal.



EIR Alternative #4
Oak Creek
New Urban West

L-4

12/17/2014

LAND CONCERN
LANDSCAPE ARCHITECTURE

Overall Fence & Wall Exhibit

San Diego County, California

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - County RR (Rural Residential – 15,000 SF minimum lot size) zoning – Across Hamilton Lane from the proposed residential development site is a neighborhood of single-family residences on lots ranging from approximately 15,000 SF to 1.24 acres in size. I-15 borders the northern side of the remainder of the proposed annexation area.

SOUTH - County RR zoning and Felicita County Park – Several single-family residences on lots ranging from approximately 10,000 SF to 20,000 SF in size are located immediately south of the project area between Felicita Road and Miller Avenue. Felicita County Park is located south of the project area across Felicita Road. Felicita County Park features 53 acres of dense oak groves, two horseshoe pits, picnic tables, barbecues, playgrounds, restrooms, volleyball court, nature trail, and hiking trails. South of the remainder of the proposed annexation area on the eastern side of Miller Avenue is a relatively new, small neighborhood of single-family residences on lots approximately one acre in size.

EAST - County A-70 (Limited Agriculture) and County RR zoning – Single-family residences on lots ranging from approximately 15,500 SF to 2.18 acres in size are located across Miller Avenue from the proposed project.

WEST - County RR zoning – Across Felicita Road is a neighborhood of single-family residences on lots ranging from approximately 12,500 SF to 1.94 acres in size. This neighborhood is generally separated from the site by both Felicita Road and the existing line of trees in the creek area along the western edge of the project site.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The project site would be annexed to the City, and the City of Escondido Police Department (EPD) would assume the responsibility for police protection. EPD response time standards to calls for service are 5 minutes for life-threatening calls and 6 minutes and 30 seconds for calls regarding crimes in progress and/or having probability for suspect apprehension. These response times are consistent with the Escondido General Plan Quality of Life Standard #4 for police services. 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. 5 (2319 Felicita Road), which is well 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 the Oak Creek Fire Protection Plan (Appendix J in the Final EIR) adequately provides for appropriate building construction and fuel modification methods that will aid in the protection of future residents in the development. 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/Circulation – The proposed project would take access from Felicita Road, which is classified as a Local Collector (66' r.o.w. with 42' curb-to-curb improvement) in the Circulation Element of the Escondido General Plan. Hamilton Lane is also classified as a Local Collector. Development of the proposed residential project would generate 780 new vehicle trips (780 ADT) associated with new residents. A Traffic Impact Analysis prepared by Linscott, Law and Greenspan is included as Appendix O-1 in the Oak Creek Final EIR.

   According to the Traffic Impact Analysis, the proposed development would not result in a significant impact to any roadway intersection under the Existing + Project, Future (Year 2018), or Long-term (Year 2035) scenario because traffic delay would be minimal and would not deteriorate LOS. The project would not result in a significant impact to any roadway segment under the Existing + Project, Future (Year 2018), or Long-term (Year 2035) scenario based on the City of Escondido's significance criteria as no long-term significant impacts identified as project-related increases in V/C ratio on poorly operating (LOS D, E, or F) segments would exceed 0.02.

The project includes a Specific Alignment Plan (Appendix A of the Oak Creek Final EIR) for Felicita Road and Hamilton Lane because the proposed improvement of these streets does not conform to the City of Escondido General Plan and Mobility and Infrastructure's requirements for Collector Streets and Local Collectors. Felicita Road is designated a Collector north of Hamilton Lane and a Local Collector south of Hamilton Lane in the Circulation Plan, and Hamilton Lane is a Local Collector. Both existing streets would require significant widening to conform to the requirements. Widening the roadways would result in the removal or relocation of numerous existing public and private improvements on both Felicita Road and Hamilton Lane. The widening also would create additional biological impacts along Felicita Road, conflict with project goals for Felicita Road, and not offer any significant benefits or improvements for conveying traffic. The Specific Alignment Plan proposes improvements to Felicita Road and Hamilton Lane consistent with the City of Escondido's General Mobility Plan goal of creating "Complete Streets," emphasizing the accessibility of all road users, including pedestrians and bicyclists. The existing edge of pavement would be maintained on the western side of Felicita Road while a minimal amount of widening to accommodate bicycle lanes and a sidewalk would occur on the project (eastern) side of the street.

The project would include half-street roadway improvements along Miller Avenue and Hamilton Lane frontage. Improvements to Hamilton Lane would include widening the right-of-way to approximately 62 feet, which would include widening the roadway to a maximum width of approximately 38 feet. Improvements to Miller Avenue would include widening the right-of-way to a maximum of 60 feet, with one section being 50 feet, including widening the roadway to a maximum width of 40 feet. The overall right-of-way for Felicita Road north of Park Drive is 66 feet wide with a pavement width of approximately 36 feet. With implementation of the project, the paved roadway area would be widened to up to 38 feet with striped bicycle lanes and a five-foot-wide, concrete sidewalk adjacent to the project site. Thirteen street lights would be installed along the east side of Felicita Road adjacent to the project site. Sidewalks also are proposed on the south side of Hamilton Avenue and the west side of Miller Avenue as part of roadway improvements to these road segments.

Felicita Road also is proposed to be improved with roadway traffic calming features. These measures would include the construction of a roundabout at the intersection of Felicita Road and Park Drive to channelize traffic flow and slow speeds along Felicita Road; traffic calming signage and markings to reduce vehicular speeds; 5-foot-wide bike lanes with a buffer (2 feet wide) for northbound and southbound bicycle traffic, which will create driver awareness of bicyclists and reduce vehicular speeds along Felicita Road; and the installation of lower speed limit signs, if warranted. Portions of the proposed Felicita Road improvements are located north and south of the project site property line within the County of San Diego, including some traffic calming signage and markings.

4. Utilities – Project utilities construction would include the extension of gas and electric transmission facilities, sewer and water pipelines, and communications facilities. Existing San Diego Gas and Electric (SDG&E) overhead electrical lines extend in an east-west direction across the southern portion of the site between Felicita Road and Miller Avenue. These electrical lines would be removed as part of the project, and underground utility lines would be installed along all project frontage streets.

   The City of Escondido Utilities Department would provide sewer service to the proposed development. As a separate and independent project, the City has decided to eliminate Lift Stations 6, 9 and 11 in part by extending new 8-inch and 12-inch-diameter gravity sewer lines in Felicita Road and Via Rancho Parkway. Effluent from the proposed development would gravity flow to a connection point with the new pipeline near the southernmost portion of the project site. Flows would then continue south in the new pipeline down Felicita Road to the new pipeline in Via Rancho Parkway and on to Lift Station 1 located near the intersection of Via Rancho Parkway and I-15. Eliminating the three lift stations and constructing new gravity lines would be accomplished as part of the City's 2030 Capital Improvement Program (CIP) and are not within the scope of the proposed development. Potential environmental impacts and mitigation for the CIP project are currently being analyzed as part of a separate environmental document.

   The entire project site and proposed reorganization area are presently located within the authorized service area of Rincon Del Diablo Municipal Water District; therefore, Rincon Water would provide water service to the project site. A 12-inch-diameter water line would be constructed in Hamilton Lane east of Felicita Road. The water pipelines serving the proposed development would connect to the 8-inch water line in Felicita Road at the south end of the project site.

Improvements to the existing potable water pipelines would be determined as part of the final design following approval of the project. A hydraulic analysis of water lines would be conducted as part of final engineering for the project. In addition, as an alternate water supply, the proposed development may obtain water from the City of Escondido Utilities Department. However, this is not considered likely unless Rincon stops issuing water connections due to the implementation of additional drought response measures. The water supply improvements described above would be the same for either water supply agency.

5. Drainage – Portions of the project site lie within the 100-year flood zone as designated on current flood insurance rate maps. A Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) before grading plans for the project can be approved.

   The project would be designed so that runoff from the residential lots would drain to the private streets within the subdivision. The project site would be graded to generally maintain drainage patterns toward the western and southern boundaries. On-site drainage improvements would include a storm drain system and flood attenuation/bioretention basins to safely convey runoff, clean urban runoff, provide hydromodification management, and to mitigate increases in peak stormwater flow rates discharging from the Project.

   On-site bioretention facilities would be constructed to treat runoff for water quality and retain it to provide hydromodification management. These bioretention areas would be dispersed throughout the site, adjacent to the drainage management area that they are designed to treat. Sizing for these basins assumes 50 percent impervious surfaces for each pad area. Each basin would attenuate flows and then discharge to the two existing drainages. Additional drainage improvements would include upsizing a pipeline crossing in Hamilton Lane between Felicita Road and Miller Avenue; upsizing a pipeline at the downstream end of the site at Felicita Road; and constructing a berm adjacent to Felicita Road to contain stormwater, thereby allowing runoff to pass through the Felicita Road pipeline and alleviating current flooding conditions on that road. The project is conditioned to provide a final drainage study, which will determine the extent of drainage facilities necessary to control runoff.

C. ENVIRONMENTAL STATUS

A Draft Environmental Impact Report (City Log No. ENV 13-0006) was issued for a 45-day public review on August 15, 2014. Responses to comments received on the Draft EIR have been incorporated into the Final EIR. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise.

Sections of the Draft EIR have been clarified or expanded in the Final EIR, but no new significant impacts have been identified, no impacts increased in severity, and no new alternatives have been identified. Several new mitigation measures have been provided for clarity in the document to address previously identified impacts, but would not constitute "significant new information" as described in CEQA Section 15088.5. As such, the Draft EIR document was not fundamentally or basically inadequate in nature and the conclusions do not require reevaluation or recirculation. Staff feels the Final EIR adequately addresses all project-related issues. The Oak Creek Project Final EIR can be viewed at the City of Escondido Planning Division, the Escondido Public Library, and is available in the Planning Division section of the City's website at the following link:

http://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakcreek/VolumeII-Navigation_Index.pdf

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The County General Plan designates the property as "Village Residential (VR-2.9)". This designation allows 2.9 dwelling units per gross acre. Since Village Residential densities are not calculated based on a site's topographic conditions, the maximum yield based on the County General Plan would be 122 dwelling units. Actual attainment of this density would

be predicated on the availability of sewer service which currently is not available to properties within this area of the County's jurisdiction.

The Escondido General Plan has adopted a lower density land use designation for the site. The Estate II designation allows up to 2 dwelling units per acre with the maximum development yield of a property calculated according to topography/slope categories. Based on the variable slope provisions of the Estate II land use designation contained in the City's General Plan, up to 74 dwelling units/lots would be allowed on the project site. The proposed project density of 1.75 du/acre is consistent with the Estate II designation. 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.

Appropriateness of Proposed Annexation and Prezones

Consistent with Escondido General Plan Annexation Policy 16.1, the City does not actively seek out annexation opportunities, except for land owned by the City. In this case, the applicant first approached the City with an annexation and development proposal approximately two years ago. The 41.4-acre project site is located within the unincorporated area of the County immediately south of the City of Escondido within the City's adopted Sphere of Influence. The project site shares a nominal common boundary with the City and would connect to the existing city limits at the northwestern corner of the site at the intersection of Felicita Road and Hamilton Lane. The project site and the Chalice Unitarian Universalist Congregation property would be annexed to the City as part of the project. A small neighborhood north of the project site with homes on Hamilton Lane and Monticello Drive would remain within the County's jurisdiction with a map connection to other County properties on the eastern side of I-15, thus avoiding the creation of a "County Island" following completion of the annexation process.

Annexation would not be required to construct a residential development on the project site. The County has designated the site as Village Residential 2.9, which would allow up to 122 homes to be constructed on the site under the County's jurisdiction. However, this density is not nearly achievable under current conditions because the County does not provide sewer service in this area, and the City does not extend sewer service outside of its boundary to serve County developments. Therefore, annexation is required to provide sewer service to the project site.

The Escondido General Plan designation for the proposed annexation area is Estate II, which allows up to two dwelling units per acre. The minimum lot size for Estate II is 20,000 square feet, unless the development is clustered in accordance with the cluster provisions contained in the General Plan. Clustering is only permitted in conjunction with a specific plan or planned development proposal for a site and requires the zoning to be changed to SP or PD-R accordingly. The project area on the western side of Miller Avenue where a clustered, planned residential development is proposed would be prezoned PD-R 1.75 (Planned Development – Residential 1.75 dwelling units per acre) to reflect the density of the proposed development. The remainder of the annexation area on the eastern side of Miller Avenue consisting of two vacant parcels of land and the Chalice Unitarian Universalist Congregation property would be prezoned RE-20 (Residential Estates – 20,000 SF minimum lot size), which is a standard residential zone consistent with the Estate II designation for both minimum lot size and density. The zoning established by the prezones would become effective upon approval and recordation of the proposed annexation. Staff feels both of the proposed prezones are appropriate and consistent with the Estate II designation of the General Plan.

Appropriateness of the Residential Clustering Design for the Planned Development and the Single Point of Resident Access into the Development

As described in the Escondido General Plan Land Use and Community Form Element, "Residential Lot Clustering (clustering) is a useful development tool for protecting sensitive resources, avoiding hazardous areas, and/or preserving the natural appearance of hillsides. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through an on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce the cost of building and maintaining public roads, and decrease grading in environmentally sensitive areas."

The proposed development utilizes residential lot clustering. The clustering design for the proposed development would not increase the overall density of the site, but would allow for reduced lot sizes, larger open space lots, and preservation of the on-site drainage courses and biological resources. As stated in the Escondido General Plan, "The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories and adjusted for natural floodways as prescribed in the General Plan policies." The proposed 65 residential units are less than the City's maximum permitted General Plan yield of 74 dwelling units.

The minimum lot size for Estate II is 20,000 square feet, unless the proposed development is clustered in accordance with the cluster provision contained in the General Plan. The minimum lot size standard for single-family clustered development within the Estate II land use designation is 10,000 square feet. The Project has been designed in accordance with the Estate II residential land use designated for the project area by the General Plan and with the clustering provisions resulting in residential lot sizes ranging from approximately 10,000 to 22,500 square feet. Although clustering permits a reduction in lot sizes, Residential Clustering Policy 5.9 provides that, "In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development." The proposed development complies with this policy as the reduction of lot sizes of 519,228 square feet is less than the 606,660 square feet of open space within the development.

Approximately half of the residential lots adjacent to the proposed development site range from 10,000 to 20,000 square feet in size. Most of these residential lots are located to the north, southeast, south, and west of the project site. Larger-lot estate homes (40,000+ square feet) front on Las Colinas Drive, Miller Avenue, and Twilight View Terrace to the east of the project site. Existing residential development in the area includes a mixture of single- and two-story homes. Two-story homes are predominantly concentrated east of Miller Avenue; however, there are scattered two-story residences along and to the west of Felicita Road. The applicant is proposing four distinct models for the 65 homes proposed in the development. Up to 100 percent of the homes could be two stories based on the inclusion of an optional second-story element for the otherwise single-story Plan 1 model. The predominance of two-story homes is somewhat offset by the site being lower in elevation as compared to the surrounding neighborhood. While the proposed development would have more two-story homes than the surrounding neighborhoods, in most cases the homes would be visually screened due to existing and proposed trees, both along the project site perimeter and within the project. The proposed development would implement enhanced architectural features to ensure high quality residential development consistent with surrounding residential homes. A combination of walls and fencing would generally separate residences from surrounding development to provide privacy, consistent with existing homes adjacent to the site. Staff feels the proposed planned development and residential clustering would be compatible with the community character of the existing surrounding neighborhoods.

The proposed development has been designed with a single private street access extending into the project site from Felicita Road in the southwestern portion of the project site. This new private street would be located approximately 400 feet south of Park Drive and approximately 800 feet north of the Felicita Road/Miller Avenue intersection. Residents in the area have consistently expressed concerned with this method of access feeling it places an inordinate amount of vehicle trips on Felicita Road when additional street access to Hamilton Lane or Miller Avenue could relieve added congestion on Felicita Road. The applicant has steadily resisted providing other access points feeling the enhanced project landscaping and vehicular gates at the project entrance would establish a project theme and identity creating a sense of neighborhood for all residents of the new development. While staff would likely support additional private street access points if proposed in appropriate locations, the applicant's proposal meets public safety needs by providing emergency access to Hamilton Lane at the end of two on-site cul-de-sacs. In addition, the Traffic Impact Analysis prepared for the development indicates the proposed development with a single point of primary access would not result in a significant impact to Felicita Road or any other roadway segments or intersections under the Existing + Project, Future (Year 2018), or Long-term (Year 2035) scenarios.

Whether the Introduction of Additional Impervious Surfaces in the Area would Increase the Potential for Downstream Flooding on Felicita Creek

Existing drainage conditions on the proposed development site rely on sheet flows to two drainages running north-south through the property. The westerly drainage crosses under Hamilton Lane via a 5-foot by 5-foot concrete culvert, and the

easterly drainage crosses Hamilton Lane via a 72-inch diameter culvert. Additional runoff from a lined ditch on the east side of Miller Avenue discharges to the site at its eastern boundary. The two drainages confluence within the boundaries of the project and then confluence with the runoff from the east before leaving the site through the 60-inch diameter culvert crossing to the southwest, under Felicita Road. All runoff drains to Felicita Creek, then Hodges Reservoir to the south.

The proposed development site would be graded to generally maintain drainage patterns toward the western and southern boundaries. On-site drainage improvements would include a storm drain system and flood attenuation/bioretention basins to safely convey runoff, clean urban runoff, provide hydromodification management, and to mitigate increases in peak stormwater flow rates discharging from the project. Sizing for these basins assumes 50 percent impervious surfaces for each pad area. Each basin would attenuate flows and then discharge to the two existing drainages. Proposed drainage improvements would include upsizing the easterly pipeline crossing in Hamilton Lane; upsizing the pipeline at the downstream end of the site at Felicita Road; and constructing a berm adjacent to Felicita Road to contain stormwater, thereby allowing runoff to pass through the Felicita Road pipeline and alleviating current flooding conditions on that road.

The Water Quality Technical Report prepared for the proposed development utilized the San Diego County Hydrology Manual for the hydrologic calculations for the project. Based on the anticipated amount of impervious surface in the development and the number and size of detention basins proposed as part of the development project, the post-development condition of the project site would decrease overall runoff from 757 cubic feet per second (cfs) experienced in existing conditions, to an anticipated 755 cfs in developed conditions, a decrease of approximately 2 cfs. Furthermore, the proposed improvements to the culvert crossing at Felicita Road (described above) would reduce the amount of overtopping flow and increase the amount conveyed through the culvert crossing; however, there would be no net change to flow reaching the downstream properties since it would all commingle within Felicita Park upstream of Via Rancho Parkway. By using on-site detention to reduce peak flow rates discharging from the Project to equal or less than pre-Project conditions, and by maintaining existing drainage patterns through the site, the Project would not result in adverse impacts to downstream drainage facilities and/or properties.

Detailed calculations have been identified throughout the Drainage Study and Water Quality Technical Report resulting in the selection of a maximum 50% impervious factor for the proposed residential pad areas to maintain the peak flow rates described above. As is standard and part of final engineering, prior to issuance of grading and building permits, it shall be confirmed that the amount of imperviousness remains equal to or less than 50% on average, per lot. The sizing for the onsite bioretention/detention basins have been calculated based on 50% impervious surface for each lot, and 100% imperviousness for streets and fire access. The actual impervious area on each lot has been calculated to be approximately 34% average, which includes the building, driveway, and sidewalk. After all the impervious area proposed by the builder is accounted for, there is still 2,053-square feet available to the homeowner to install additional impervious hardscape, which is 16% of the lot, providing a total pad imperviousness of 50%. Mitigation measure Hydro-2 requires the builder to provide a disclosure to all homebuyers informing purchasers of this limitation. Additional project conditions will include a requirement that the CC&Rs for the project include a prohibition on any future homeowner installations of impervious area that exceed the maximum allowance. Prior to issuance of grading or building permits for improvements by a future homeowner, the landscape or architectural consultant to the HOA shall provide an area calculation of all impervious surfaces (excluding water surface area in pools) that have been installed on the property since the initial purchase date from the builder plus the additional impervious area proposed by the homeowner. This calculation will be reviewed by the Planning Division with the plans at the time of permit application to ensure consistency with the mitigation measure and the project conditions of approval.

Whether Future Residents in the Proposed Development would be Exposed to Groundwater or Soil Vapor Contamination Associated with the Nearby Chatham Brothers Barrel Yard Site

The Phase I Environmental Site Assessment (ENVIRON 2012) included a database review of surrounding properties that may result in contamination at the project site and identified the Chatham Brothers Barrel Yard site as a nearby source of contamination potentially affecting groundwater beneath the project. The yard is located approximately 0.3 mile northwest of the project site and up-gradient with respect to groundwater flow. The yard was historically used for waste oil and solvent recycling. As a result, groundwater beneath the barrel yard site and vicinity is known to be contaminated with

trichloroethylene (TCE), which is a VOC. Remedial actions are underway at the Chatham Brothers Barrel Yard site under the oversight of the State of California Department of Toxic Substances Control (DTSC).

To evaluate potential risks posed by any chlorinated VOC concentrations in soil vapor arising from the underlying contaminant plume in groundwater (currently measured as present between 17 and 26 feet below ground surface) originating at the Chatham Barrel Yard Site, a Phase II Environmental Site Assessment (Gannett Fleming) was completed in 2013. The investigation consisted of soil and soil vapor sampling and analysis, as recommended by the Phase I Environmental Site Assessment (Final EIR Appendix H). The methodology of the investigation is detailed in the Phase II Environmental Site Assessment (Appendix I-1 and I-2 in Final EIR). The results of the recent Phase II Environmental Site Assessment indicate that no VOCs were present in soil vapor at levels above applicable regulatory thresholds (California Human Health Screening Levels, or "CHHSLs"). However, low but elevated concentrations of arsenic were detected in fill soils at the project site, and a small pocket of petroleum hydrocarbon-impacted soil was discovered. Mitigation measures Haz-3 and Haz-4 would provide remediation for the on-site arsenic and petroleum hydrocarbon-impacted soil.

To further assess groundwater contamination associated with the Chatham Brothers Barrel Yard, a *Site Assessment Report, Soil Vapor and Groundwater Results* (Tetra Tech, Inc. 2014) was prepared (Final EIR Appendix I-5), as was a *Site Assessment Report, Soil Results* (Tetra Tech, Inc. 2014; Final EIR Appendix I-6). The *Soil Vapor and Groundwater Results* report summarizes the results of groundwater and soil vapor investigation activities conducted at the project site from August through October 2014. The *Soil Results* report summarizes the results of soil investigation activities conducted on the project site from August through October 2014.

The potential environmental and human health risks posed by the Chatham Brothers Barrel Yard relate to (1) hazardous substances in groundwater, including VOCs such as tetrachloroethylene (or PCE) and trichloroethylene (or TCE), and (2) volatilization of hazardous substances from the groundwater into soil vapor migrating upward. Both of these categories of risks have been adequately investigated and analyzed by the applicant under the oversight of the California Department of Toxic Substances Control (DTSC). In September 2014, Tetra Tech, Inc., performed groundwater sampling at the project site to evaluate potential risks associated with the groundwater. The results of the groundwater sampling from seven sampling sites were "non-detect" (i.e., below the certified laboratory's method detection limits) for VOCs at six of the seven sampling locations throughout the project site. With respect to the one sampling site where VOCs were detected (sampling site TtGW-4 north of the duck pond near Felicita Road), the detected levels were 1.7 micrograms per liter for PCE and 1.8 micrograms per liter for TCE. Both levels are well below the applicable regulatory cleanup standard (the USEPA's Maximum Contaminant Levels) of 5.0 micrograms per liter for both constituents. In addition, sampling site TtGW-4 is not within an area of the project site where residential construction would occur. Four groundwater monitoring wells currently are on the project site. The results of groundwater monitoring at the wells – since 2008 – have been "non-detect" for VOCs.

With respect to soil vapor, Gannett Fleming, Inc., and Tetra Tech, Inc. have performed three rounds of soil vapor sampling under DTSC oversight at 26 locations at depths varying from 5 feet below ground surface to 15 feet below ground surface. The extent of sampling has complied with the DTSC's requirements for characterizing the extent of impacts to soil vapor, and the results show that contaminant levels in soil vapor are below DTSC-approved screening levels for residential use. USEPA Regional Screening Levels (as modified by DTSC) combine human health toxicity values with standard exposure factors to estimate chemical concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil). VOCs were detected at levels above Regional Screening Levels at a single on-site location outside of the development footprint (soil vapor sample location TtSV-1; located near TtGW-4). Neither groundwater nor soil vapor on the project site are impacted at levels exceeding applicable human health-protective regulatory standards, with one exception regarding soil vapor – at a location outside the development footprint. Nevertheless, DTSC has indicated that groundwater extraction will be prohibited at the project site. To ensure that groundwater will not be used in the proposed development for any purpose, the applicant will record a deed restriction on the title for the project site that will prohibit the use or extraction of groundwater beneath the project site for any purpose. In addition, a prohibition on the use of groundwater from beneath the project site will be included in the CC&Rs and included as a condition of approval.

Whether the Proposed Tree Restoration Program Adequately Compensates for the Removal of Mature Trees on the Site

Approximately one-third of the project site would be conserved as open space, the vast majority of which includes the creeks with their dense riparian forest and woodland habitats, the seasonal pond in the southwestern corner of the site, and the retention basins. The creek, including buffers, and the pond would be preserved as permanent open space. Enhancement and restoration of the open space areas would include recontouring a portion of the stream channel, removal of non-native species, and seeding/planting with a mix of native shrubs and trees. A biological resource buffer from existing native vegetation that varies in width from 0 feet to 135 feet would be provided to separate on-site open space areas from the proposed development.

A linear cluster of predominantly native oak trees that line Felicita Road contributes to the community character of the local area. A Tree Management and Preservation Plan was prepared for the project (Dudek, 2014; Final EIR Appendix C) as biological mitigation for the potential loss of native trees. The Plan identifies the location, number, and type of trees found on the site. Based on project development plans, it was estimated (conservatively) that 238 (22.9 percent) of the mature on-site trees would require removal, 92 (8.9 percent) would experience encroachment into the tree protected zone, and 706 (68.1 percent) of the on-site trees would be preserved in place with no direct impacts. Off-site improvements would result in the potential removal of 9 mature trees and 14 trees would experience potential encroachment. Impacted trees would include those adjacent to Felicita Road for roadway and sidewalk improvements, those adjacent to Hamilton Lane and Miller Avenue for grading and roadway improvements, and numerous trees in the interior of the project site for grading and infrastructure improvements.

The tree preservation plan to be implemented through Mitigation Measure Bio-6 includes replacement of the impacted oak trees with 453 landscape area tree plantings, as well as a minimum of 1,500 to 2,000 native tree plantings in the preserved woodlands/riparian areas. The larger tree plantings would be incorporated into the site's landscape plan. The smaller plantings are appropriate for the habitat. This tree planting program is a sustainable and site-customized oak restoration program. The final number of planted trees is expected to be between 1,953 and 2,453, depending on germination and establishment rates. The anticipated result is a significant increase in the number of trees over existing conditions and provision for the next generation of oaks and riparian willow, cottonwood, and sycamore trees. The planting program provides many benefits including focusing restoration on degraded riparian woodlands, providing protection measures for developing seedlings and saplings, including planting in the transition areas of the development to soften the edge between wildland and developed areas, and integrating the oak mitigation with mitigation for other plant communities, as possible. The landscape component will incorporate native oaks as a major component of the planting program.

Although numerous trees would be removed as a result of project grading and infrastructure construction/improvement activities, those trees would be replaced/replanted pursuant to the Tree Management and Preservation Plan. Potential tree removals along Felicita Road are substantially lessened by the proposed Specific Alignment Plan that minimizes street improvements on the project side to those which are essential for safety and circulation. Most of the trees in the drainage areas would remain and would form a visual backdrop for viewers along Felicita Road. The impact to the community character of the area, including that of the Felicita Road view corridor, from tree removal would be minimal because most the existing trees in this area would remain, and those residents view of the project site would be blocked by the existing trees.

Appropriateness of the Proposed Grading Exemptions

In accordance with Article 55 of the Escondido Zoning Code (Grading and Erosion Control) grading exemptions will be required to implement the proposed grading design. EZC Section 33-1066 limits cut and fill slopes to a maximum height of 20 feet with an additional limitation of 10 feet in height for fill slopes within 50 feet of an existing property line. The code provides for a Grading Exemption process where these limits can be exceeded through a discretionary permit reviewed by the Planning Commission.

The applicant is proposing two Grading Exemptions. Grading Exemption No. 1 is a proposed 2:1 cut slope up to 35 feet in height on Lots 4-9 where the Grading Ordinance permits a 20-foot-high cut slope. This cut slope would be located adjacent to Miller Avenue in the southern area of the proposed development and is necessary to provide flat residential

pad areas level with the private street that provides access for the affected lots. The cut slope will be lower than and not visible from Miller Avenue. Residences placed in front of the slope will limit most views of the slope to the residents on the affected lots. Landscaping installed on the slope would assist in softening any potential distant views from elevated residences on the western side of Felicita Road. Grading Exemption No. 2 is a proposed 2:1 combination cut/fill slope up to 17 feet in height between Lot 3 and Lot "C" where the Grading Ordinance permits a 10-foot-high fill slope. This exemption results from the creation of a detention basin on Lot "C" adjacent to Lot 3, placing part of the slope below street level. This slope is considered an exemption only because of its location within 50 feet of an exterior property line. An off-site residence located adjacent to the proposed slope is oriented in a perpendicular manner to the slope with a pad level at about the mid-point of the slope. Views of this slope will primarily be from motorists on Felicita Road and the project entry street. As with all graded slopes in the proposed development, landscaping will enhance views of the area. Staff feels the proposed exemptions would be appropriate given the screening that will occur, combined with limited view opportunities from off-site residences.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The proposed project site is located in the unincorporated area of San Diego County immediately south of Escondido and within the City's Sphere of Influence. The project site and the 2.34-acre Chalice Unitarian Universalist Congregation property would be annexed to the City as part of the project. The project site currently contains a residential unit, agricultural uses (limited fields and support structures), open space, and a seasonal pond in the southwest corner of the site. Two drainages flow southerly through the project site and converge near the pond; a lined ditch also converges with the drainages. The site is generally surrounded by residential development to the north, west, and southeast, and by Felicita County Park to the southwest.

The site is relatively flat and gently sloping to the southwest. Elevations on the property range from approximately 620 MSL near the Northeastern boundary to 576 MSL near the Southwestern boundary. The site is underlain by undocumented fill, alluvium, colluvium and granitic bedrock. The project site supports 13 vegetation communities: southern cottonwood-willow riparian forest, freshwater marsh, emergent wetland (disturbed), coast live oak woodland, southern coast live oak riparian forest, Diegan coastal sage scrub, non-native grassland, eucalyptus woodland, non-native vegetation, intensive agriculture, extensive agriculture, disturbed habitat, and developed.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size:

Annexation Area:	43.73 acres (includes development site, two "Not a Part" parcels, and 2.34-acre church property).
Residential Project Area:	37.59 acres (gross)
Lots 1-65:	18.78 acres
Internal Private Streets:	3.91 acres
Public Street Dedications:	0.98 acre
Open Space:	13.92 acres
TOTAL:	37.59 acres

2. Number of Lots: 70

Residential Lots:	65
Open Space Lots:	4
Private Street Lots:	1
TOTAL:	70

3. Project Density: 1.75 dwelling units per acre

4. Residential Lot Size:

Minimum:	10,000 SF
Maximum:	22,500 SF
Average:	12,585 SF

5. Proposed Unit Mix: Plan 1 is a one-story unit. Plans 1X, 2, 3 and 4 are two-story units. The proposed development may include all two-story homes. Unit mix may be modified subject to approval of the Director of Community Development.

Plan 1/1X:		18 units (27.7%)
Plan 2:		8 units (12.3%)
Plan 3:		20 units (30.8 %)
Plan 4:		19 units (29.2 %
	TOTAL	65 units (100%)

6. Building Size:

Plan 1:	One-Story	3,334 SF + 3-car garage	4 bdrm/4.5 bath
Plan 1X:	Two-Story	3,956 SF + 3-car garage	3-6 bdrm/5.5 bath
Plan 2:	Two-Story	3,825 SF + 3-car garage	4-5 bdrm/4.5-5.5 bath
Plan 3:	Two-Story	4,198 SF + 3-car garage	4-6 bdrm/3.5-4.5 bath
Plan 4:	Two-Story	4,617 SF + 3-car garage	5-6 bdrm/4.5-5.5 bath

7. Building Colors/Materials: Two architectural styles (Traditional Early California and Ranch Estate) are provided for each model. The color scheme of the homes would be light earth tones with eight different stucco and trim color palettes. Cultured stone veneers are provided for four of the five plans. Barrel and flat concrete roof tile are offered in five color variations. Some of the homes would have a side-facing single-car garage not readily visible from the street.

8. Open Space: 13.93 acres (At least 11.92 acres of open space are required to compensate for the clustering plan and offset the total amount of reduced lot sizes from the standard 20,000 SF per lot required in the Estate II General Plan designation).

Lot A:		3.53 acres
Lot B:		9.26 acres
Lot C:		0.79 acre
Lot D:		0.35 acre
	TOTAL:	13.93 acres

9. Requested Master Plan Deviations from Zoning Code and RE-20 Development Standards:

Front yard Setback:	Reduce from 25 feet to 15 feet.
Side yard setback:	Reduce to allow five feet on one side.
Street side yard fencing:	Reduce fencing setback on Miller Avenue from 10 feet to 0 feet for panhandle lots.
Panhandle Lots:	Allow length of panhandle to exceed maximum length of 120 feet on 12 lots.
Lot Width:	Reduce from 100-foot minimum to allow 80-foot minimum width.
Lot Coverage:	Exceed maximum of 30% to allow 45%.
Floor Area Ratio:	Exceed maximum of 0.5 to allow 0.55.

10. Proposed Grading Exemptions: Two Grading Exemptions are proposed.

Grading Exemption No. 1 is a proposed 2:1 cut slope up to 35 feet in height on Lots 4-9 where the Grading Ordinance permits a 20-foot-high cut slope.

Grading Exemption No. 2 is a proposed 2:1 combination cut/fill slope up to 17 feet in height between Lot 3 and Lot "C" where the Grading Ordinance permits a 10-foot-high fill slope.

11. Landscaping:

The proposed development would enhance and retain public pedestrian access to the seasonal duck pond area. The Hamilton Lane and Miller Avenue street frontages would use a meandering sidewalk interlaced with a tree palette of oak, sycamore, toyon and western redbud trees. Under plantings of rustic shrub masses would demonstrate a variety of color and texture. Project slopes would be planted with low water use trees and spreading type shrubs, which would be mulched to prevent erosion and provide a barrier for weed abatement. The main entry would be designed with mature accent and theme trees combined with shrub groupings to create a rustic/rural composition. Additional entry softening would be accomplished through a landscaped median leading up from Felicita Road to the main entry structure and gate elements. Sidewalks within the subdivision would be provided along one side of the private streets. Internal tree design for street frontages would use as many as two or three different tree species in groups. These plantings would include oaks, willows, sycamore, and koelreuterias (medium-sized deciduous trees with small, yellow flowers) as main elements in varying intervals. Homeowners would be required by the CC&Rs to landscape their properties within six months following purchase. The builder has a typical front yard plan that may be offered as an option to purchasers.

C. CODE COMPLIANCE ANALYSIS

		Proposed Master Plan	RE-20 Standard
1.	Setbacks:		
	Front:	15 feet for residence 20 feet for fronting garage	25 feet
	Side:	5 feet one side/10 feet other	10 feet
	Street Side:	10 feet	10 feet
	Rear:	20 feet	20 feet
2.	Lot Width:	80 feet min.	100 feet
3.	Building Height:	35 feet max.	35 feet max.
4.	Lot Coverage:	45% max.	30% max.
5.	Floor Area Ratio:	0.55 max	0.5 max.
6.	Signage:	Under separate permit and per Sign Ord. standards	

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED
SUB 13-0002, PHG 13-0017, ENV 13-0006

Tentative Subdivision Map

1. The proposed tentative map with a density of 1.75 du/ acre (proposed 65 dwelling units) is consistent with the applicable General Plan land use designation of Estate II, 2.0 du/ac, maximum yield of 74 units based on site-specific slope conditions.

2. The site is physically suited for this type of development, which will be pre-zoned to be Planned Development and the proposed project would be consistent with the development standards of the Residential Development policies and goals in the General Plan.

3. The design of the tentative map and proposed improvements are not likely to cause substantial environmental damage or injury to fish, wildlife, or their habitat and approximately 13.93 acres will be permanently preserved as biological open space.

4. The design of the tentative map and the type of improvements are not likely to cause serious public health problems since city water and sewer facilities exist in the area or will be provided to the site, and the project proposes street improvements and traffic calming features.

5. The design of the subdivision map and the type of improvements will not conflict with existing easements of record, or easements established through court judgments or acquired by the population at large, for access through, or use of, property within the proposed subdivision map. Otherwise, the project design reflects all existing easements.

6. The requirements of the California Environmental Quality Act have been met since it was found that the project will not have a significant effect on the environment that cannot be mitigated to a less than significant impact, as demonstrated in the Oak Creek Project Final Environmental Impact Report.

7. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to recordation of the map.

Annexation:

1. The proposal conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element that are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.

2. The property to be annexed is in the Escondido Sphere of Influence area and the property owners desire to annex into the city.

3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (Regional Communications). The site will also be excluded from the Rincon Municipal Water District - Improvement District "E" for fire services and the two remainder lots within the panhandle will be included within the Rincon Del Diablo Municipal Water District- Improvement District "I" for water service. The actions involving the improvement districts are subject to approval by Rincon Water.

4. The City of Escondido already provides fire and emergency response to the proposed annexation territory. The City would provide sewer service rather than private septic systems. The City of Escondido Police Department, which already patrols the general area and works cooperatively with the Sheriff, would assume responsibility for

law enforcement. Annexation would allow the City to increase their road maintenance responsibility. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.

Prezone:

1. The project site is proposed to be pre-zoned to Planned Development - Residential 1.75 (PD-R 1.75) and the Chalice Unitarian Universalist Congregation Property is proposed to be pre-zoned to Residential Estates- 20,000 square foot minimum lot size (RE-20), both of which are consistent with the Escondido General Plan designation of Estate II (up to 2 dwelling units per acre) and would allow for project development. The Planned Development is conditioned on the approval and recordation of the proposed annexation.

2. The public health, safety and welfare will not be adversely affected by the proposed change because the zoning will be consistent with the existing Estate II General Plan designation on the subject properties and the primary use of the Chalice Unitarian Universalist Congregation property will remain unchanged.

3. The properties involved are suitable for the uses permitted by the proposed zone since the permitted use on the proposed development site will be the same single-family residential use permitted by the previous County zoning and the primary use of the Chalice Unitarian Universalist Congregation property will remain unchanged. In addition, the proposed density is consistent with surrounding residential development.

4. The proposed project would be consistent with the development standards of the Escondido Zoning Code and the General Plan designation and policies. Using the Planned Development process allows flexibility, if necessary, to achieve the basic public purposes of the Escondido General Plan and Zoning Code; to enhance the appearance and livability of the community; to promote and create public and private open space as an integral part of the proposed project design; and, to enhance and preserve the site and its topography and landscape features.

5. The landscape and character of the project would reinforce the community character of the surrounding neighborhoods with frontage improvements that would be well integrated into its surroundings, since excessive grading would not be required; the new structures would incorporate compatible and integrated architecture, materials and colors; the project would not be visually obstructive or disharmonious with surrounding areas; or harm protected views from adjacent properties.

6. The proposed project will restore, enhance, and maintain the existing creek including a buffer, and establish the area adjacent to the seasonal pond as an amenity which is accessible to the public.

Preliminary, Master and Precise Development Plan

1. The location, design and density of the proposed residential development is consistent with the goals and policies of the Escondido General Plan. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.

2. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Oak Creek Project Final Environmental Impact Report, the traffic impact analysis for the project prepared by Linscott, Law & Greenspan on July 31, 2014, and the Engineering Division.

4. All public facilities, sewer and water service are existing or will be available to the subject site, with proposed and anticipated improvements and annexation.

5. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide ownership housing within walking distance of Felicita Park and close to schools, retail, commercial and office uses, consistent with the area's growing demand for high quality homes.

6. The proposed development would be well integrated into its surroundings, since excessive grading would not be required, the new structures would incorporate compatible and integrated architecture, materials and colors, the project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, and the development would restore and maintain the existing seasonal pond which is accessible to the public.

7. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities and access would be provided for the development of the project (as detailed in the staff report).

Specific Alignment Plan for Felicita Road and Hamilton Lane:

1. In response to site conditions and constraints, the project is proposing modifications to Local Collector standards for Felicita Road and Hamilton Lane though the use of a Specific Alignment Plan. Once approved, the Specific Alignment Plan would serve as the applicable requirements for these City roadways.

2. Widening Felicita Road and Hamilton Lane to the standards identified for these roads in the City of Escondido General Plan Mobility and Infrastructure Element would result in additional adverse environmental and neighborhood impacts and would not be necessary to maintain acceptable traffic conditions.

3. The roadway improvements to Felicita Road proposed in the Specific Alignment Plan that would be implemented as a result of the project would create a more "complete street" by improving circulation for vehicles, bicyclists, and pedestrians; provide a modified Local Collector that achieves City standards for acceptable levels of service; introduce traffic calming measures to combat speeding vehicles; minimize environmental impacts, particularly to sensitive biological resources; respond to the preferences of existing unincorporated residents to maintain a rural atmosphere without full city improvements on the portions of their property that front Felicita Road; and minimize disruptions to existing properties by avoiding the need to relocate or remove private or public improvements such as driveways, mail boxes, retaining walls and power poles.

4. The roadway improvements to Hamilton Lane will complete the "half plus 12 feet" improvements with a rolled curb on the northern side of the street.

Grading Exemption:

1. Granting the proposed new and modified Grading Exemptions is consistent with the Grading Design Guidelines for the following reasons:

    a. The grading activity does not affect sensitive biological species or habitats, mature or protected trees, and required landscaping, and the development shall incorporate erosion control measures as defined in the City's stormwater management requirements.
    b. The proposed Grading Exemptions would not create a negative visual impact upon neighboring properties and the public right of way because landscaping on the slopes will assist in softening the visual effect.
    c. The proposed slopes would not intrude into or disturb the use of any adjacent property or adversely block the primary view of any adjacent parcels, which generally are situated at a higher elevation; disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcel.

d. The proposed design of the slopes would not adversely affect any adjoining septic systems since the cut slope is located in an area of the project where no impacts would occur to nearby septic systems. The proposed project will be provided with sewer service.
e. The project's homes would be built on lots that would be generally lower in elevation as compared to the surrounding neighborhood.
f. The proposed cut and fill slopes would be structurally stable since all slopes will be manufactures to a standard 2:1 inclination.

All graded areas shall be protected from wind and water erosion through compliance with the City's stormwater management requirements. The development will be required to incorporate interim erosion control plans, certified by the project engineer and reviewed and approved by the City's Public Works Department.

EXHIBIT "B"

CONDITIONS OF APPROVAL
SUB 13-0002, PHG 13-0017, ENV 13-0006

Project Mitigation Measures

1. **Air-1 Construction Dust Control Measures.** The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust during all grading and site preparation activities including, but not limited to, the following actions:
   1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
   2. Temporary hydroseeding with irrigation shall be implemented on all graded areas on slopes, and areas of cleared vegetation shall be revegetated as soon as possible following grading activities in areas that will remain in a disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase.
   3. Operate all vehicles on the construction site at speeds less than 15 miles per hour.
   4. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.
   5. If a street sweeper is used to remove any track-out/carry-out, only PM_{10}-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.
   6. Grading shall be terminated when winds exceed 25 mph.
   7. Sweepers, wheel washers and water trucks shall be used to control dust and debris at public street access points.
   8. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.

   Non-toxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas.

2. **Bio-1** Potential direct impacts to migratory bird species covered under the MBTA shall be mitigated by restricting brush removal and site grading to outside of the breeding season of most bird species (February 15 to September 15). Grubbing, grading, or clearing during the breeding season of MBTA covered species could occur if it is determined through a pre-construction survey by a qualified biologist that no nesting birds are present immediately prior to grubbing, grading, or clearing activities. A nesting survey report shall be submitted to the City for review and approval confirming that no breeding or nesting avian species are present in areas proposed for grubbing, grading, or clearing no longer than seven days prior to grading.

3. **Bio-2** The following measures shall be implemented to reduce indirect impacts to sensitive species to below a level of significance.
   1. Active construction areas and unpaved surfaces shall be watered pursuant to City grading permit requirements to ensure that generation of fugitive dust is minimized.
   2. Orange construction fencing shall be installed prior to the start of construction to define the proposed limits of construction impacts and clearly define the grading boundaries, and biological monitoring of on-site open space shall be conducted during grading and construction activities prevent unintended impacts.
   3. The Project shall address potential water quality impacts through compliance with the City's Grading Ordinance (See Section 33-1062, 33-1063, 33-1068, 33-1069) and implementation of the proposed best temporary construction management practices outlined in the Stormwater Management Plan (silt fence, fiber rolls, street sweeping and vacuuming, storm drain inlet protection, solid waste management, stabilized construction entrance/exit, desilting basin, gravel bag berm, sandbag barrier, material delivery and storage, and any minor slopes will be covered with a plastic or tarp prior to a rain event).
   4. All construction and security lighting associated with the Project shall be shielded or directed away from the open space.
   5. After construction is complete, Project landscaping shall not include any California Invasive Plant Council (Cal-IPC) List A species.

6. A homeowner education program shall be implemented to alert homeowners of the need to keep pets outside of the on-site open space areas. The homeowners association shall be responsible for implementing rules related to resident's pets.
7. A management plan shall be provided for the on-site open space that will include all stewardship measures, such as upkeep of fencing and signs, restricting trespassing, and removing debris. The management plan will be implemented by the HOA. All fuel modification zones in open space lots will be maintained by the HOA. The HOA will be responsible for all vegetation management throughout the common areas of the project site, in compliance with the requirements. The HOA will be responsible for ensuring long-term funding and ongoing compliance with all provisions of the Project's Fire Protection Plan, including vegetation planting, fuel modification, vegetation management, and maintenance requirements throughout the private portions of the project site. Individual property owners will be responsible for maintaining zones on their property.

4. **Bio-3** All brush removal, grading, and clearing of vegetation on the project site shall take place outside of the bird breeding season (February 15 [January 1 for tree dwelling raptors] through September 15). If construction activities are proposed to occur during the breeding season, a pre-construction survey shall be conducted by a qualified biologist no longer than seven days prior to the start of construction to determine if nesting birds are present on site. No construction activities shall occur within 300 feet of burrowing owl burrows, tree dwelling raptor nests, or least Bell's vireo, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq}, which will reduce the impact to below a level of significance.

5. **Bio-4** The Project would cause direct impacts to 1.1 acre of coast live oak woodland (0.9 acre of which is outside of CDFW jurisdiction), 0.1 acre of Diegan coastal sage scrub, and 3.1 acres of non-native grassland. Impacts to 0.9 acre of coast live oak woodland shall be mitigated at a 3:1 ratio through acquisition of 2.7 acres of credit from the Daley Ranch Mitigation Bank. The remaining 0.27 acre of coast live oak woodland within CDFW jurisdiction is addressed in mitigation measure Bio-5 below. Impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated at a 2:1 ratio through acquisition of 0.2 acre of credits from the Daley Ranch Mitigation Bank, while impacts to non-native grassland shall be mitigated at a 0.5:1 ratio through acquisition of 1.6 acres of credits from the Daley Ranch Mitigation Bank. See Table 5.4-8 for a summary of mitigation requirements.

Table 5.4-8

Resource	Impact (Acres)	Mitigation Ratio	Mitigation
Jurisdictional Habitats			
Southern willow riparian forest	0.23	3:1	0.69 acre on-site restoration
Southern coast live oak riparian forest	0.04	3:1	0.12 acre on-site restoration
Coast live oak woodland	0.27	3:1	0.81 acre on-site restoration
Eucalyptus woodland	0.02	1:1	0.02 acre on-site restoration
Streambed	0.04	1:1	0.04 acre on-site restoration
Subtotal	0.60		
Upland Habitats			
Coast live oak woodland	0.9	3:1	2.7 acres at Daley Ranch
Diegan coastal sage scrub	0.1	2:1	0.2 acre at Daley Ranch
Non-native grassland	3.1	0.5:1	1.6 acres at Daley Ranch

Subtotal	4.1		
Total	**4.71**		

Note: Areas are presented in acre(s) rounded to the nearest 0.01.
Source: Helix Environmental 2014

6. **Bio-5** The Project applicant shall be required to obtain wetland permits and approvals for impacts to USACE and California Department of Fish and Wildlife (CDFW) jurisdictional areas. See Table 5.4-9 for a summary of mitigation requirements for jurisdictional areas. Impacts to southern willow riparian forest, southern coast live oak riparian forest, and coast live oak woodland jurisdictional habitats are anticipated to require a 3:1 mitigation ratio through creation and/or restoration and/or enhancement of riparian or oak woodland habitat on site. Impacts to CDFW eucalyptus woodland and non-wetland Waters of the U.S./CDFW streambeds shall be mitigated through creation/restoration at a 1:1 ratio. This will require creation/restoration of approximately 0.07 acre of drainages, of which a minimum of 0.07 acre must be USACE jurisdictional. Wetland mitigation is proposed to occur within the 9.8 acres of open space along existing on-site drainages, with final mitigation requirements to be determined by the resource agencies through the permitting process. On-site mitigation is proposed to consist of recontouring a portion of the stream channel, removal of non-native species, and seeding/planting with a mix of native shrubs and trees. A detailed restoration, maintenance and monitoring plan shall be prepared by a qualified restoration ecologist/biologist and shall be approved by the City prior to issuance of a grading permit. More detail information regarding the performance standards that will be used in the implementation of this mitigation measure is provided in the Riparian Habitat Mitigation Plan for the Oak Creek Project found in Appendix G of the Biological Technical Report, which is Appendix F in the Final EIR.
The biological open space lots would be preserved in their natural state within a permanent conservation easement and mechanism for privately funded on-going maintenance managed in perpetuity for biological resource values by the HOA. Conserved areas on site would be placed in an open space easement and managed through funding provided by the Project's Homeowners Association (HOA), with management overseen by a qualified biologist/resource manager.

Table 5.4-9

Jurisdictional Area	Ratio	USACE [1]		CDFW	
		Impacts	Mitigation	Impacts	Mitigation
Southern willow riparian forest	3:1	0.05	0.15	0.23	0.69
Southern coast live oak riparian forest	3:1	--	--	0.04	0.12
Coast live oak woodland	3:1	--	--	0.27	0.81
Eucalyptus woodland	1:1	--	--	0.02	0.02
Non-wetland Waters of the U.S / Streambed	1:1	0.07	0.07	0.04	0.04
Total	--	0.12	0.22	0.60	1.68

Note: Areas are presented in acre(s) rounded to the nearest 0.01.
[1] USACE is a subset of the CDFW jurisdiction.
Source: Helix Environmental 2014

7. **Bio-6** Prior to the issuance of grading permits, the Project applicant shall submit a Conceptual Habitat Restoration Plan (CHRP) to the City Community Development Department for review and approval. The CHRP, which is described more fully in Appendix C Tree Management and Preservation Plan, shall be a cohesive restoration and monitoring plan that addresses site-wide restoration/mitigation efforts and includes a tree planting, canopy cover goal, and monitoring component. The CHRP shall specify native oak, willow, sycamore, and cottonwood tree planting details, locations, and long-term maintenance and monitoring for the mitigation of trees. The CHRP shall be used to prepare bidding construction documents for site preparation, tree installation, and maintenance. The CHRP shall require that a knowledgeable arborist or biologist be retained to monitor mitigation tree plantings for a period of five years. The CHRP also shall outline reporting protocols and standards for mitigation tree replacement, should it be necessary if canopy cover goals are not being achieved. Table 5.4-13, Landscape Tree Replacement Calculation, identifies the total number of plantings required to meet the intent of the City's tree protection and replacement requirements. Upon approval of the CHRP, the Project applicant shall implement the plan. Implementation of the CHRP shall achieve at a minimum 2:1 replacement of trees at the end of five years.

Table 5.4-13

Impacted Tree Type	Grading Related	Replacement Ratio	Replacement Species[1]	Total Number Replacement Trees[2]
Cedrus deodora	1	1:1	--	1
Eucalyptus camaldulensis	38	1:1	--	38
Eucalyptus cinerea	2	1:1	--	2
Eucalyptuscladocylax	2	1:1	--	2
Fraxinus uhdei	2	1:1	--	2
Olea eurpea	37	1:1	--	37
Phoenix canariensis	2	1:1	--	2
Pinus elderica	3	1:1	--	3
Quercus agrifolia (protected)	97	2:1	--	194
Q. agrifolia (mature)	98	1:1	--	98
Q. englemanii (protected)	3	2:1	--	6
Q. englemanii (mature)	3	1:1	--	3
Salix goodingii	18	1:1	--	18
Salix lasiolepis	11	1:1	--	11
Schinus molle	2	1:1	--	2
S. terebenthifolius	7	1:1	--	7
Ulmas parvifolia		1:1		3
Washingtonia robusta	24	1:1	--	24
Minimum Required Escondido Mitigation Tree Plantings				453
Minimum Proposed Landscape Plantings				453
Minimum Proposed Habitat Area Tree Plantings				1,500 to 2,000

[1] Replacement species will be a combination of native oak, sycamore, willow, and cottonwood in the riparian areas and native oak and other landscape trees within the urbanized area of the Project.

[2] Total replacement trees include coast live oak and other suitable native or ornamental species that would be planted to comply with Section 33-1069 of the City's Municipal Code, as well as trees that would be provided to mitigate habitat impacts as required in mitigation measures Bio-4 and Bio-5.

Source: Dudek 2014

8. **Cul-1** The following mitigation monitoring program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the project site and off site. This program shall include, but not be limited to, the following actions:
   1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the lead agency. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program, including. a qualified Native American monitor.

2. The qualified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on site full-time to perform periodic inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
4. A Native American monitor shall accompany the archaeologist monitor during all times that the archaeological monitor(s) is on site.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field so the monitored grading can proceed.
6. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City's Project manager at the time of discovery of previously unidentified cultural resources within the project site. The archaeologist, in consultation with the City's Project manager, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. The archaeologist shall contact the County DPR Resource Management Division and County Archaeologist at the time of discovery of previously unidentified cultural resources within off-site construction areas.
7. If any human bones are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains.
8. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
9. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility meeting the standards of Title 36 CFR, Part 79, and located within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
10. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include California Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

9. **Geo-1** All recommendations contained in the geotechnical feasibility review (Appendix D) shall be incorporated into the Project during construction. These recommendations include the following:
   1. Transition lots shall be undercut at least 3 feet and at least one-third the maximum fill thickness on any lot, such that the ratio of 3:1 (maximum:minimum) fill thickness, or flatter is attained. Cut lots shall also be undercut to mitigate perched water conditions. All undercuts shall be sloped to drain away from the building area.
   2. The fill cap shall extend to at least one foot below the lowest utility invert in street areas to facilitate trenching operations.
   3. For fill slopes descending to property lines, removals shall be completed above a 1:1 projection beginning at the property line, or a point located at least 5 feet laterally from any adjacent street, or any nearby utility. Relatively deep removals adjacent to property line at Lots 3, 4, 43, 44, and Open Space Lot C may necessitate the use of structural setbacks within the building area, or possibly deepened foundations.
   4. Any planned import soil shall be very low to low expansive.

10. **Haz-1** At least 10 days prior to demolition or removal of existing on-site structures, the project applicant shall submit an **Asbestos Demolition or Renovation Operational Plan** (*Notice of Intention*) to the City Community Development Department. This Plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration to conduct an asbestos inspection in compliance with Asbestos *National Emission Standard for Hazardous Air Pollutants* (NESHAP) requirements. The

Asbestos NESHAP, as specified under Rule 40, CFR 61, Subpart M, (enforced locally by the San Diego Air Pollution Control District, under authority, per Regulation XI, Subpart M - Rule 361.145), requires the owner of an establishment set for demolition to submit an **Asbestos Demolition or Renovation Operational Plan** at least 10 working days before **any** asbestos stripping or removal work begins (such as site preparation that would break up, dislodge or similarly disturb **asbestos containing material**.)

Removal of all asbestos-containing material or potential asbestos-containing material on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA standards; and the San Diego County Air Pollution Control District Rule 361.145, Standard for Demolition and Renovation.

11. **Haz-2** Demolition or removal of existing on-site structures constructed pre-1979 shall be performed by a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint. Lead-based materials exposure is regulated by Cal OSHA. Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed Cal OSHA standards.

12. **Haz-3** The following mitigation measure addresses contaminated soils and their export off-site.
    1. Prior to issuance of a grading permit the applicant shall prepare a Response Plan in conformance with DTSC standards to address risks associated with the detected concentrations of TPH-DRO and arsenic on the project site. The Response Plan shall be approved by DTSC and submitted to the City prior to the issuance of a grading permit. The Response Plan will include one of the following three remedial methods to reduce impacts to a less than significant level. Remedial Method Options 1, 2 and 3 would require a small amount of soil export amounting to up to approximately 1,353 cubic yards of soil.

Remedial Method Option 1

a) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and arsenic-impacted soil (AIS), approximately 1,333 cubic yards.
b) Overseeing Agencies: California DTSC, along with California Department of Fish and Wildlife (CDFW) and RWQCB for portions of the project site near the creek.

Remedial Method Option 2

c) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and excavation and on-site burial of AIS, approximately 1,333 cubic yards.
d) Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.

Remedial Method Option 3

e) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and capping of AIS with 800 cubic yards of soils (therefore, no excavation and off-site disposal of AIS is required). Capping is a process used to cover contaminated soils to prevent the migration of pollutants and is a reliable technology for sealing off contamination from the above-ground environment and significantly reducing underground migration of pollutants away from the site. The cap shall be made of soil native to the site.
f) Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.

2. Prior to issuance of a grading permit for the selected remedial method (options 1, 2, or 3), any areas proposed for disturbance on the project site where previous hazardous materials releases have occurred must be mitigated in accordance with the requirements of the overseeing regulatory agency (DTSC, RWQCB or CDFW, as appropriate) for the proposed residential use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site-specific health and safety plan, prepared by a licensed professional in accordance with California Division of Occupational Safety and Health (Cal OHSA) regulations (contained in Title 8 of the California Code of Regulations) to protect the public and all workers in the construction area prior to the commencement of groundbreaking.

3. Following completion of the selected remedial method, the project applicant shall seek and obtain written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the TPH- and arsenic-impacted soil. Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.

4. The transportation of the exported soil is included as part of the grading activities associated with the Project and is described in Section 4.3.3, Site and Infrastructure Improvements and is addressed in Sections 5.3 Air Quality, 5.11 Noise and 5.14 Transportation and Traffic.

5. Regarding potential dust migration impacts associated with the excavation, loading and transport of contaminated soils, all trucks transporting soil or waste shall comply with 22 California Code of Regulations (CCR) Part 66263.16, Standards Applicable to Transporters of Hazardous Waste. The following mitigation measures that will be implemented include but are not limited to:
    a. Dust monitoring shall be conducted during loading of contaminated soil in conformance with the procedures and standards described below under mitigation measure Haz-4.
    b. Water shall be used for dust suppression, if necessary.
    c. Transport trucks shall have the contaminated soils loads covered with a retractable during transportation;
    d. Transport trucks shall have at a minimum one foot of freeboard with the truck is loaded to prevent spillage.
    e. Standard SWPPP procedures described in Section 5.9.3.1 Issue 1: Water Quality Standards and Requirements shall be implemented to prevent the migration of contaminated soil from the project site, such as installation of devices specially designed to clear tires of sediment and hold it for later cleanout.

6. Potential human health risk mitigation measures would include the installation of soil vapor barriers beneath proposed building structures to prevent soil vapor intrusion if the vapor levels exceed regulatory standards. Additionally, the pockets of soil impacted by petroleum hydrocarbons and/or by heavy metals at concentrations above regional background levels will be mitigated through a removal action with either on-site strategic placement to eliminate the exposure pathway or off-site disposal at a suitable landfill.

7. The truck haul route for the export of contaminated soils will head north from the project site along Felicita Road to Gamble Lane and then to Interstate 15. The return route would follow the same roadways.

13. **Haz-4** This measure addresses potential health impacts from exposure to contaminated dust during construction, both for workers at the Project and for residents around the Project during construction. This measure would take place during grading activities associated with remediating the contaminated soils on site and it would be monitored by a qualified hazardous materials specialist. The features of the measure are as follows.

    1. Remedial excavation work and grading activities will be performed pursuant to a Site Health & Safety Plan developed in accordance with federal law, as set forth at 29 CFR 1910.20 (i.e., the "Hazardous Waste Operations and Emergency Response," also known as the HAZWOPER standard), which requires, among other things, that all personnel dealing with disturbed soil have the training, experience and medical clearance to work on the Project.

    2. Air will be monitored for contaminant concentrations in dust in comparison to action levels based on the Occupational Safety and Health Administration (OSHA) Permissible Exposure Limit (PEL) for arsenic of 0.01 milligrams per cubic meter (mg/m3) and the PEL for trichloroethylene (TCE) of 100 ppm. The Mitigation Report further specifies that arsenic will act as the surrogate for all other particulate exposures because it has the most stringent respirable dust action level of all the potential dust contaminants at the Project and that TCE will act as the surrogate for volatile organic compounds because it is the hazardous constituent potentially present in groundwater at the highest concentration.

    3. In the event the results of ongoing air monitoring indicate contaminant concentrations at least 75 percent of the established Action Levels, developed using the PELs for arsenic and TCE, exposure risks will be controlled through the use of personal protective equipment by workers at the Project to prevent their exposure to these

contaminants, which equipment is designed to minimize the risk of exposure of contaminants by the on-site workers.

4. In addition to the air monitoring performed during earth movement activities within the areas in which on-site workers may inhale airborne dust, air monitoring will also be performed downwind of the earth movement activities – at the boundaries of the Project. The monitoring results will be compared to exposure limits and site-specific health-based air action levels developed in consideration of the characteristics of the soils that will be disturbed at the Project (see Mitigation Report attached to the Final EIR as Appendix I-3 at pp. 2-3 and Tables 1-2), in order to determine whether mitigation measures (set forth in section (5), immediately below) are warranted; and

5. If, during the excavation activities, monitoring results indicate contaminant levels that are 75 percent or more of the lowest identified fugitive dust health-based air action level derived (as specified above), the following dust mitigation measures will be employed:
    a. Water (or another non-hazardous agent) will be applied to exposed soil to prevent dust migration from arising during earth movement activities (e.g., excavation and/or grading);
    b. Water will be applied to stockpiled soil, which will also be covered with plastic sheeting to prevent dust migration; and

    During periods of high wind (i.e., instantaneous wind speeds exceeding 25 miles per hour as measured by an anemometer), earth movement activities will be discontinued until wind speeds decrease to speeds less than 25 miles per hour. The 25 mile per hour standard is set forth at page 403-3 of the South Coast Air Quality District (SCAQMD) Rule 403 and was selected as the nearest applicable standard (because San Diego County does not have published standards regarding maximum wind speeds). SCAQMD Rule 403 is available at the following address: http://www.aqmd.gov/search?q=Rule 403

14. **Haz-4a** As required by the DTSC, the applicant will include a deed restriction on the title for the Project that prohibits the use of groundwater at the project site for any purpose including, without limitation, any extraction of groundwater.

15. **Haz-5** Prior to the start of construction, the construction contractor shall notify the Escondido Police Department of the location, timing and duration of any lane closure(s) on Felicita Road, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulance services, shall also be notified of the lane closure(s).

16. **Hydro-1** A Letter of Map Revision (LOMR) certifying that all houses within the Project been elevated above the base flood level of the 100-year floodplain is required from the Federal Emergency Management Agency. The Project is required to model stormwater flow through the channel system as part of final Project engineering to meet FEMA requirements.

17. **Hydro-2 Impervious Cover on Homeowners Lots** - The sizing for the on-site bioretention/detention basins have been calculated based on 50% impervious surface for each lot and 100% impervious for streets and fire access. The actual impervious area installed by the builder on each lot has been calculated to be an average of approximately 34%, leaving 2,053 square feet available to each homeowner to install additional impervious hardscape or impervious structural improvements on their property. The builder will be required to provide a disclosure to all homebuyers informing purchasers of this limitation. Prior to issuance of grading or building permits for improvements by a future homeowner, the landscape or architectural consultant to the HOA shall provide an area calculation of all impervious surfaces (excluding water surface area in pools) that have been installed on the property since the initial purchase date from the builder plus the additional impervious area proposed by the homeowner. This calculation shall be provided to the City of Escondido Planning Division with the plans at the time of permit application for their approval to ensure consistency with this mitigation measure and the project conditions of approval.

18. **Noi-1 Limit Vibration-generating Equipment.** The construction contractor shall not operate a vibratory roller, or equipment with the potential to result in an equivalent level of vibration, within 75 feet of any residence.

19. **Noi-2** The construction contractor shall implement a noise mitigation plan to ensure that construction noise levels will not exceed an hourly average noise level of 75 dBA at any residence. The plan shall be verified by a qualified acoustical engineer and be subject to approval by the City Engineer. Measures to be included in the plan shall include the following, as necessary, to achieve compliance with the City's noise ordinance for construction within 140 feet of an off-site residential lot:
    1. Equipment and trucks used for Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds).
    2. Construction contractors shall use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting.
    3. Stationary noise sources, such as temporary generators, shall be located as far from nearby receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
    4. Temporary plywood noise barriers eight feet in height shall be installed as needed around the construction site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses, unless an acoustical engineer submits documentation that confirms that the barriers are not necessary to achieve the attenuation levels.

Planning Division Conditions

Tentative Map

1. This approval is subject to the parcels annexing into the City of Escondido. The proposed annexation shall be recorded prior to recordation of the final map or issuance of any City permits for the project.

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 permits are issued, including any applicable City-Wide Facilities fees.

3. 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.

4. 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.

5. 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.

6. All new utilities shall be underground.

7. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. 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 "County Clerk", in the amount of $3,119.75 for a project with an Environmental Impact Report. These fees include an authorized County administrative handling fee of $50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Wildlife filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Wildlife documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be

operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).

8. Prior to issuance of a grading permit, the emergency access road width, pavement and gate specifications shall be reviewed and approved by the Fire Department.

9. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.

10. Three copies of a revised Tentative Map, reflecting all modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading plans, landscape plans and the final map.

11. All residential lots shall meet the minimum 10,000 SF lot area and 80-foot average lot width requirements of the Master Development Plan. In no event shall the reduction of lot sizes for this clustered residential development exceed the amount of open space area within the development. Conformance with these requirements shall be demonstrated on the Tentative Map submitted for certification, the grading plan and final map. Non-compliance with these minimum standards will result in revisions to the map.

12. No street names are established as part of this approval. A separate request shall be submitted prior to final map.

13. Two exemptions from the Grading Ordinance are approved as part of this project. Grading Exemption No. 1 is a proposed 2:1 cut slope up to 35 feet in height on Lots 4-9 where the Grading Ordinance permits a 20-foot-high cut slope. Grading Exemption No. 2 is a proposed 2:1 combination cut/fill slope up to 17 feet in height between Lot 3 and Lot "C" where the Grading Ordinance permits a 10-foot-high fill slope.

14. Prior to recordation of the final map or issuance of a grading permit, two copies of the CC&Rs shall be submitted to the Planning Division for review and approval. The CC&Rs shall contain provisions for the maintenance of any common landscaping (including landscaping in the public right-of-way fronting the project), open space, fences/walls, emergency access roads, detention basins, common drainage facilities, fuel modification zones, etc. to the satisfaction of the Planning and Engineering Divisions. Other conditions of approval identified for inclusion into the CC&Rs shall be included to the satisfaction of the Planning Division. A review fee established in the current fee schedule shall be collected at the time of submittal.

15. This Tentative Subdivision Map and Planned Development shall expire three years after the date of final approval if a final map has not been approved or an extension of time has not been granted. The life of the associated project entitlements shall run concurrently with the life of the Tentative Map.

16. Prior to issuance of a grading permit, the applicant shall provide evidence to the Planning Division indicating the Department of Toxic Substances Control has approved a "Response Plan" for the remedial work necessary to address contaminants in the soil at the project site.

17. Prior to issuance of grading or building permits, the applicant shall record a deed restriction over the entire project site that prohibits the use of groundwater on the project site for any purpose, including without limitation any extraction of groundwater.

18. Prior to the recordation of the final map, the applicant shall submit to the City for review and approval a standalone homebuyer disclosure providing the homebuyer clear and concise notice of the maximum allowable impervious area on their lot as part of the home purchase process. Prior to issuance of building permits for the final phase, the homebuilder shall provide signed copies of the disclosure statements for all lots in previous phases to the Planning Division.

19. Prior to issuance of building permits, the applicant shall record a deed restriction on all residential lots within the development that prohibits any future property owner from installing more than the maximum allowable impervious

surface area (anticipated to be 2,053 square feet, but will be re-confirmed during final engineering). This restriction against installing more than the maximum allowable impervious area shall be incorporated into the CC&Rs as well.

20. The CC&Rs shall set forth requirements for the HOA to review and approve all homeowner landscape and hardscape plans to ensure compliance with the maximum impervious area parameter and the approved Fire Protection Plan. Such review and approval process shall be conducted by a licensed landscape architect or licensed architect hired by the HOA. Such plans shall clearly notate in schedule form the square footage of existing hardscape and hardscape proposed to be added so as to demonstrate that it does not exceed the maximum impervious area allowed on the lot. The water surface area for swimming pools and other water features shall not count towards impervious areas since they do not contribute runoff.

21. Street lights are to be installed in conformance with the street lighting plan which is illustrated and textual described in Attachments B and C of Appendix A Specific Alignment Plan Analysis of the Final EIR to the satisfaction of the City Engineer. Some of the key features of the lighting plan shall include decorative light fixtures that have the International Dark Sky Association "Fixture Seal of Approval." Street light spacing on Felicita Road will be similar to that of the City standards with light fixtures installed only on the project side of the street. No street light fixtures will be installed on the western side of Felicita Road or northern side of Hamilton Lane so as to avoid any conflict with existing improvements located on neighbors' property.

22. Street improvement plans for Felicita Road shall include the features identified in the traffic calming plan which can be found in Appendix O-1 Traffic Impact Analysis in the Final EIR to the satisfaction of the City Engineer.

23. The final map shall include a conservation easement over the biological open space lots. The HOA shall be responsible to contract with a qualified biologist/resource manager to oversee management of these areas.

Preliminary, Master and Precise Development Plan

1. The Project includes a Fire Protection Plan which is found in Appendix J of the Oak Creek Final EIR and describes the wildland fire resistance features incorporated into the project. The key fire resistance features incorporated into the project are listed below:
    a. Any structure or landscape item in the designated Fuel Modification Zone areas must be constructed from non-combustible materials such as stone, steel, or heavy timber/pre-treated, fire retardant wood. HOA must enforce as part of the CC&Rs, a landscape plan review process for a formal landscape improvement plan submittal and approval by a licensed landscape architect to ensure that plant palette and non-combustible materials are employed within the designated Fuel Modification Zones.
    b. Fuel modification for common area lots will be pre-designed and installed by the project developer. For private lots, landscape plans for front, side, and rear yards for the entire project will need to be approved by the HOA landscape committee through a formal process prior to any landscape improvement work by a homeowner.
    c. Designated Fuel Modification Zones that include rear and side-yard areas (outside house setback envelopes) will be inspected annually by the landscape committee and/or Escondido Fire Department for conformance with the requirements provided in the project's Fire Protection Plan. CC&R's shall include this language so that homeowners acknowledge this provision.
    d. External dryer vents will be baffled or fitted with ember resistant mesh.
    e. Exposed wood, including fascia and architectural trim boards, will not be allowed on the side of structures facing the wildland fuels unless considered "heavy timber" or beams with a minimum nominal dimension of 4 inches.
    f. No combustible fences will be allowed in the Fuel Modification Zone areas. Fences using fire retardant treated wood products will be subject to approval of the Escondido Fire Department.
    g. Heat deflecting landscape walls will be provided for all structures that abut the on-site riparian restoration areas as shown on the plan for the Oak Creek Fuel Management Zones.

2. 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.

3. All exterior residential lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All residential outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.

4. The project shall be developed with the unit mix and location of proposed units as identified on the Preliminary Plotting Plan. Deviations from the Preliminary Plotting Plan may be approved on a case-by-case basis by the Director of Community Development.

5. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.

6. Setbacks for residential structures and accessory structures shall be required as described in the Details of Request section of the staff report and as illustrated on the Planned Development Permit Site Plan. California rooms provided as an option by the builder must meet the rear yard setback. Open-sided structures, such as patio covers, gazebos, outdoor kitchens and fireplaces may encroach 15 feet into the rear yard setback. Room additions and enclosed structures may encroach 10 feet into the rear yard setback. Attached or detached accessory structures and room additions within the rear yard setback shall be limited to one-story and shall not include second-floor decks or balconies. Swimming pools, spas and associated equipment shall not be permitted in the front yard and must be located at least five feet from side and rear property lines.

7. Exterior stairways for the Plan 1X shall be required to meet all building setbacks required for the primary structure.

8. A minimum 15' separation between homes shall be maintained at all times.

9. The administrative adjustment process administered by the Planning Division may be utilized by homeowners to request encroachments into setback areas up to 25% of the required setback.

10. Guest homes shall not be permitted within this development.

11. Prior to issuance of building permits for the first phase, the applicant shall submit a complete design review package to the Planning Division for the entry guardhouse, entry monumentation and gates, and project identification signage.

12. Project identification signs shall be permitted in the locations shown on Sheet L-4 of the Overall Fence and Wall Exhibit. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs.

13. The proposed six-foot-high heat deflecting landscape walls shown on the fencing plan adjacent to the fuel modification zones shall be constructed of masonry or some other opaque fire resistive material to the satisfaction of the Planning Division and the Fire Department. Glass shall not be permitted for these walls unless the glass has been modified to prevent bird collisions using materials recommended by the American Bird Conservancy or approved equal to the satisfaction of the Planning Division.

14 Prior to issuance of a building permit for Lot 55, which is located approximately 110 feet from the Felicita Road centerline, an interior noise analysis shall be submitted to the Planning and Building Divisions to include the implementation of noise attenuation measures to reduce interior noise levels to 45 dBA. Building plans for Lot 55 shall include the noise attenuation construction features identified in the noise analysis prior to approval of a building permit for that lot.

15. Perimeter fuel modification areas shall be implemented and approved by the Escondido Fire Department prior to combustible materials being brought on the site.

16. As proposed by the applicant in the Oak Creek Project Final EIR, in response to neighborhood concerns the applicant shall purchase agricultural mitigation credits from either a California land trust, authorized to accept grants by the Department of Conservation's California Farmland Conservancy Program, or the San Diego County Purchase of Agricultural Conservation Easement (PACE) Program Mitigation Bank, in an amount sufficient to acquire an agricultural conservation easement over land of annual economic productivity equal to that of the 25.1 acres lost through the development of the Project. As an example, if the annual economic productivity of the 25.1 acres lost through the development of the Project is $100,000 and the annual economic productivity of an acre of land subject to a California land trust or the PACE Program is $20,000, then the applicant shall purchase five mitigation credits from the land trust or the PACE Program Mitigation Bank. Verification of a qualifying credit purchase shall be provided to the Planning Division prior to issuance of a grading permit.

Landscaping Conditions

1. The landscaping for the proposed development will be implemented in a manner consistent with the project's planting plan as illustrated in Appendix P Planting Plan – Reduced Residential Footprint Alternative in the Final EIR to the satisfaction of the Planning Division. All landscaping proposed within fuel modification zones shall be consistent with the Fire Protection Plan for the project (Final EIR Appendix J).

2. Prior to issuance of building permits for the second residential phase, all habitat restoration, detention basin and perimeter landscaping shall be installed. Slope and interior street landscaping shall be installed commensurate with each phase of the development. All vegetation (including existing vegetation to be retained) 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.

3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the planting 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.

4. The project landscape plan and individual homeowner landscape plans for fuel modification areas shall be prepared in accordance with the concept plans provided with the project and the following criteria listed in the Fire Protection Plan for the project (Final EIR Appendix J) to the satisfaction of the Fire Department and the Planning Division:

a. Non-fire resistive trees (including conifers, pepper trees, eucalyptus, cypress, Washingtonia palms and acacia species), shall not be planted on this site. All fire resistive tree species (many species including oak) shall be planted and maintained at a minimum of 10 feet from the tree's drip line to any combustible structure.
b. For streetscape plantings, fire resistive trees can be planted 10 feet from edge of curb to center of tree trunk. Care should be given to the type of tree selected, that it will not encroach into the roadway, or produce a closed canopy effect.
c. Limit planting of large unbroken masses especially trees and large shrubs. Groups should be two to three trees maximum, with mature foliage of any group separated horizontally by at least 10 feet, if planted on less than 20% slope, and 20 feet, if planted on greater than 20% slope.
d. If shrubs are located underneath a tree's drip line, the lowest branch should be at least three times as high as the understory shrubs or 10 feet, whichever is greater.
e. Existing trees can be pruned 10 feet away from roof, eave, or exterior siding, depending on the tree's physical or flammable characteristics and the building construction features.
f. All tree branches shall be removed within 10 feet of a fireplace chimney or outdoor barbecue.

5. The installation of the common area and right-of-way 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.

6. Street trees shall be provided along each of the site's street frontages, in conformance with the project planting plan and the City of Escondido Street Tree List. Trees within five feet of the pavement shall be provided with root barriers.

7. Street trees shall be permitted in roadside fuel management zones provided the following standards are maintained by the HOA.
   a. Crowns of trees located within defensible space shall maintain a minimum horizontal clearance of 10 feet for fire resistant trees. No non-fire resistive trees will be allowed.
   b. Mature trees shall be pruned to remove limbs one-third the height or 6 feet, whichever is less, above the ground surface adjacent to the trees.
   c. Dead wood and litter shall be regularly removed from trees.
   d. Ornamental trees shall be limited to groupings of 2–3 trees with canopies for each grouping separated horizontally as described in Table 4907.3 from Escondido Fire Code.

8. Prior to issuance of building permits, all fuel modification zones required to be maintained by the HOA shall be permanently marked at the property line to delineate the zones and aid ongoing maintenance activities that will occur on site.

9. The CC&Rs for the proposed development shall require that the homeowner landscape installation on residential lots must be completed within six (6) months of close of escrow.

10. The builder will be responsible for providing initial stabilization of the front yards, using hydro-seed and the homeowner shall be responsible for maintaining the method of stabilization through the completion of landscape improvements installed by the homeowner.

Fire Department Conditions

Fire Protection Systems

1. ☐ NFPA 13 ☒ NFPA 13R ☒ NFPA 13D **automatic fire sprinkler system** will be required.

2. Sprinklers will be required on all overhangs exceeding four feet.

3. Fire hydrants capable of delivering ☐ 1,500 GPM ☒ 2,500 GPM at 20 PSI residual pressure are required every ☐ 500 feet ☒ 300 feet ☐ other _____

Access

4. Access roads exceeding 20% slope are not allowed. Access roads over 15% slope require fire sprinkler systems in the served homes. Homes with driveways exceeding 15% will require Portland cement with rake or broom finish.

5. Dead-end roads over 600' (urban) and 800' (rural) require a secondary access.

6. Driveways serving three or more homes are considered access roads and must be a minimum of 24' wide. (Engineering may require a minimum width of 28')

7. Speed humps/bumps will not be allowed.

8. Access roads serving a single-family home must have a paved driveway within 150 feet of the furthest point of the structure and must be a minimum of 16-feet wide (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

9. Dead-end access roads and driveways over 150' and/or exceeding 15% slope require a Fire Department turn-around and may require a turn-out near the mid point.

10. Minimum radius for a cul-de-sac is 36 feet.

11. All-weather paved access, able to support the weight of a fire engine (75K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site (Escondido Ordinance 2011-03 (RR) Section 503.2.1).

12. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by Fire Department strobe detectors, Opticom and Knox switches and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements **must** be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.

13. A 28' inside turning radius will be required on all corners.

14. Must maintain a minimum required access width of 28' to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).

15. 13 feet 6 inches of vertical clearance must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.

16. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" signs are required in 24'-wide access areas and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted to the Escondido Planning Division. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Police Department.

17. The Fuel Modification Zones must be permanently marked and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted to the Planning Division.

18. Hose pull lengths shall be limited to a maximum of 150 feet to the furthest point of the residence and shall be shown on the building plans to the satisfaction of the Fire Department.

19. Homes located in or adjacent to a very high fire severity zone will require enhanced building construction as noted below.

    To mitigate for the reduction of a 100' fuel modification zone, the following conditions are required and must comply with CBC 2010, Chapter 7A:

    a. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors must be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested according to ASTM E 2010. Skylights must be tempered glass or a Class "A" rated assembly.

    b. Roofs must have a Class A roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the spaces must be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 cap sheet installed over the combustible decking.

c. Exterior wall surfaces shall comply with provisions of the 2010 C.B.C. and the following requirements: the exterior wall surface shall be of a non-combustible material. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

d. Roof and attic vents, when required by Chapter 15 of CBC, must resist the intrusion of flame and embers into the attic area of the structure, or must be protected by corrosion-resistant, non-combustible wire mesh with ¼-inch (6mm) openings or its equivalent. Vents must not be installed in the eaves and cornices. Eaves and soffits must be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

e. Exterior door assemblies must be of approved non-combustible construction, solid-core wood having stiles and rails not less than 1 ⅜" thick with interior field panel thickness of no less than 1 ¼" or have a fire protection rating of not less than 20 minutes when tested according to ASTM E 2074. Windows within doors and glazed doors shall comply with the above glazing requirements (CBC 708A.3).

f. Paper-faced insulation shall be prohibited in attics and ventilated spaces.

g. Gutters and downspouts shall be constructed of non-combustible material. Gutters must be designed to reduce the accumulation of leaf litter and debris that contribute to roof edge ignition.

h. Fencing attached to or immediately adjacent to structures which face wildland fuels must have the first five feet constructed of non-combustible heavy timber, or fire retardant pressure-treated wood or materials.

i. Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and other similar architectural appendages and projections where any portion of such surface is within 10 feet of the primary structure, must be of non-combustible construction, fire retardant treated wood, heavy timber construction, or one-hour fire resistive construction.

ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT NUMBER SUB 13-002

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 the Final Subdivision Map.

2. No Grading Permit shall be issued for the project until a Conditional Letter of Map Revision (CLOMR) is issued by the FEMA. After issuance of CLOMR, Grading or Building Permits will not be issued for any construction within this subdivision until the recordation of Final Subdivision Map or as approved by the City Engineer.

3. The project owner will be allowed to submit project final plans and map for plan check by the City prior to annexation of the project.

4. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

6. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be designed and constructed to City Design Standards and as specified by the approved Specific Alignment Plans for Felicita Road, Hamilton Lane and the Subdivision Tentative Map. Private Streets shall be designed and constructed in accordance with the City Design Standards and any modifications to the standards shall be in conformance with the approved Tentative Subdivision Map and the project master development plans. The project offsite improvements within the County shall be designed and constructed in accordance with the County requirements.

2. The developer shall construct street improvements in accordance with the approved Specific Alignment Plans and Subdivision Tentative Map , including but not limited

to, roadway removal and reconstruction, curb& gutter, sidewalk, street lights, street trees, signing and striping on the following streets:

STREET	CLASSIFICATION
Felicita Road	Specific Alignment Plan
Hamilton Lane	Specific Alignment Plan Modified Local Collector (Felicita Road to Miller Ave.)
	Local Collector (Miller Ave. to easterly boundary of 2422 Hamilton Ln)
Miller Avenue	Residential (City/County)
Interior Streets	Modified Private Residential (32'wide, rolled curbs, sidewalk on one side and modified street lighting and spacing)
Project Entry	Modified Private Residential (variable width with sidewalk on one side and center median and modified street lighting)

3. Street lighting for Felicita Road, Hamilton Lane and internal streets shall be in accordance with the approved Specific Alignment Plans and Subdivision Tentative Map.

4. The developer shall be responsible for improvement of intersection of Felicita and Hamilton to allow for a 4-way stop control to the satisfaction of the City Engineer.

5. The developer shall be responsible for design and construction of Felicita Avenue, between Hamilton Lane and Clearance Lane in accordance with the approved Specific Alignment Plan/Traffic Calming Plan to the satisfaction of the City Engineer.

6. Public Utilities Easement access road improvements and easement and improvements shall be in accordance with the requirements of the Utilities Engineer.

7. Cul-de-sacs "A" and B" shall be provided with Fire Department approved gates at the ends.

8. The Developer's engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved roadways and traffic related improvements on and off site. The developer will be responsible for removal of all existing signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.

9. Adequate horizontal sight distance shall be provided at project entrance on Felicita Road in accordance with the requirements of the City Engineer.

10. The address of each dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer and Fire Marshal.

11. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.

2. 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 retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.

4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres.

6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

7. Unless specifically permitted to remain by the County Health Department, any existing wells within the project shall be abandoned and capped, and all existing

septic tanks within the project shall be pumped and backfilled per County Health Department requirements.

8. Prior to approval of final plans, the developer will be required to obtain permission from adjoining property owners for any off-site street improvements, grading and slopes necessary to construct the project and/or the required improvements.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on the approved drainage study prepared by the Developer's engineer.

2. Portions of the project lie within the 100-year flood zone as designated on current flood insurance rate maps. All proposed development within these zones shall conform to the City's Floodplain Ordinance. A Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to Grading Plan approval. A Letter of Map Revision (LOMR) shall be issued by FEMA prior to final occupancy of any unit.

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 onsite drainage system, storm water treatment and retention facilities and their drains including the bio-retention basins shall be maintained by home owners' association. Provisions stating this shall be included in the CC&Rs.

5. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement by the home owners' association to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

6. All storm drain systems within the project are private. The responsibility for maintenance of these storm drains shall be that of the home owners' association. Provisions stating this shall be included in the CC&Rs.

WATER SUPPLY

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

2. This project is located within Rincon Del Diablo Water District. The developer shall coordinate all water related improvements for the project with Rincon staff.

Approved water improvement plans for the project shall be submitted to the City Engineer prior to approval of grading or improvement plans by the City.

SEWER

1. Sewer improvements for the project shall include design and construction of all internal public sewer system and connection to public sewer along project frontages at project boundaries, as determined by the Utilities Engineer. In addition, developer shall provide stub-outs at two locations each extending from the end of the cul-de-sacs adjacent to Hamilton Lane out to the public right of way to the satisfaction of the Utilities Engineer.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.

2. The developer shall make provisions in the CC&R's for maintenance by the home owners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement area and emergency access road and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

3. CC&R shall make provisions for maintenance frontage landscaping, irrigation, fencing, retaining walls and street lightings along project frontage on Felicita Road, Hamilton Lane and Miller Avenue by the home owners' association. CC&R should include provisions for maintenance of non-contiguous sidewalk along project frontage on Hamilton Lane by the home owners' association.

4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Water Quality Technical Report for the project.

5. The CC&R's must state that the home owners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the Property Owners' Association when repair or replacement of private utilities is done.

6. The CC&R's must state that (if stamped concrete or pavers are used in the private street) the home owners' association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications for public rights-of-way for public streets or public utilities and emergency access easements for the private streets according to the following street classifications.

STREET	CLASSIFICATION
Felicita Road	Specific Alignment Plan
Hamilton Lane	Specific Alignment Plan Modified Local Collector (Felicita Road. to Miller Ave.)
	Local Collector (Miller Ave. to easterly boundary of 2422 Hamilton Ln)
Miller Avenue	Residential (City/County)
Interior Streets	Modified Private Residential per Tentative Map
Project Entry	Modified Private Residential per Tentative Map

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

REPAYMENTS, FEES AND CASH SECURITIES

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, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.

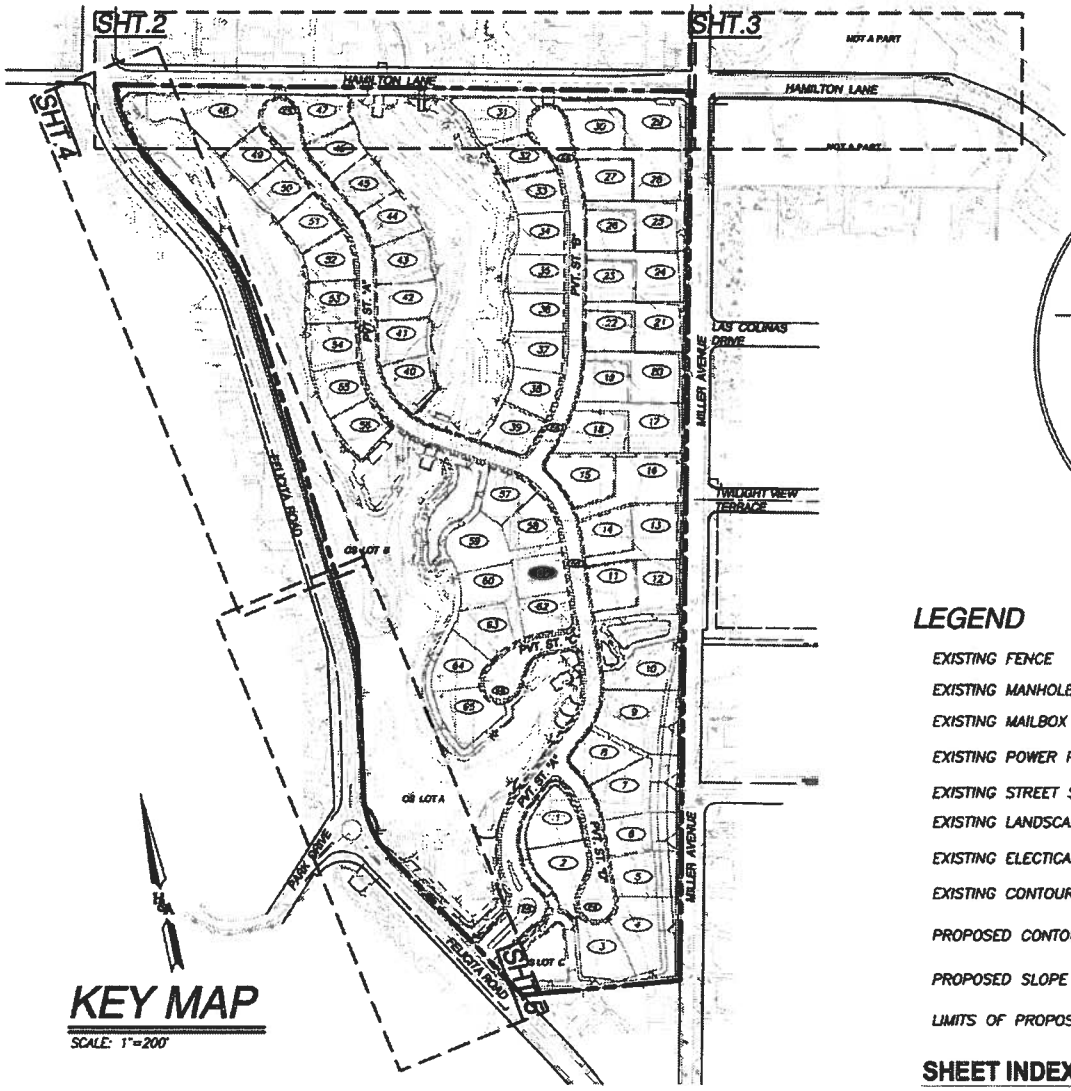
UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer will not be responsible for undergrounding of overhead utilities on the other side of the fronting streets.

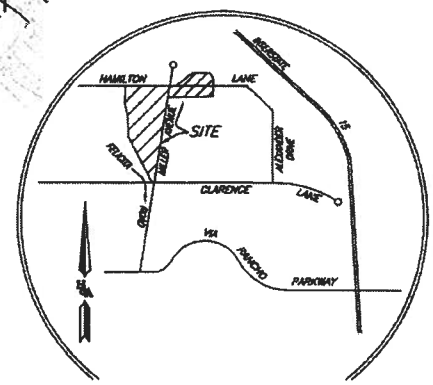
2. All new dry utilities to serve the project shall be constructed underground.

3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

SPECIFIC PLAN FOR THE ALIGNMENT OF:
FELICITA RD AND HAMILTON LN
(PROPOSED BY PROJECT)



KEY MAP
SCALE: 1"=200'

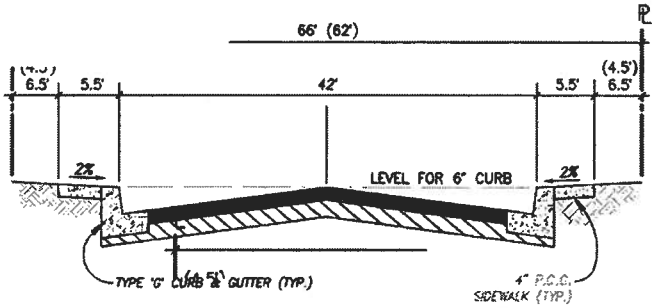


VICINITY MAP
NTS

LEGEND

EXISTING FENCE	
EXISTING MANHOLE	
EXISTING MAILBOX	MB
EXISTING POWER POLE	
EXISTING STREET SIGN	
EXISTING LANDSCAPING	
EXISTING ELECTICAL BOX	
EXISTING CONTOURS	
PROPOSED CONTOURS	600
PROPOSED SLOPE (2:1 MAX.)	
LIMITS OF PROPOSED GRADING/DAYLIGHT	

SHEET INDEX



LOCAL COLLECTOR STREET
CITY STANDARD

CERTIFICATION OF ADOPTION

CITY COUNCIL RESOLUTION NUMBER _____
ON THIS ____ DAY OF ____ 20____ .

PLANNING DEPARTMENT:

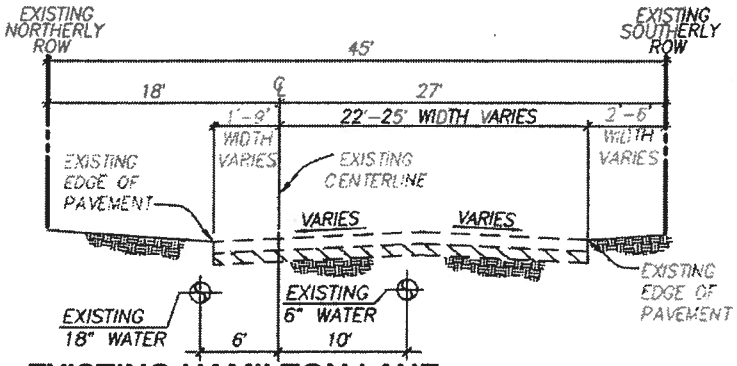
_____ _____
DIRECTOR COMMUNITY DEVELOPMENT DATE

ENGINEERING DEPARTMENT:

_____ _____
DIRECTOR PUBLIC WORKS / ENGINEERING DATE

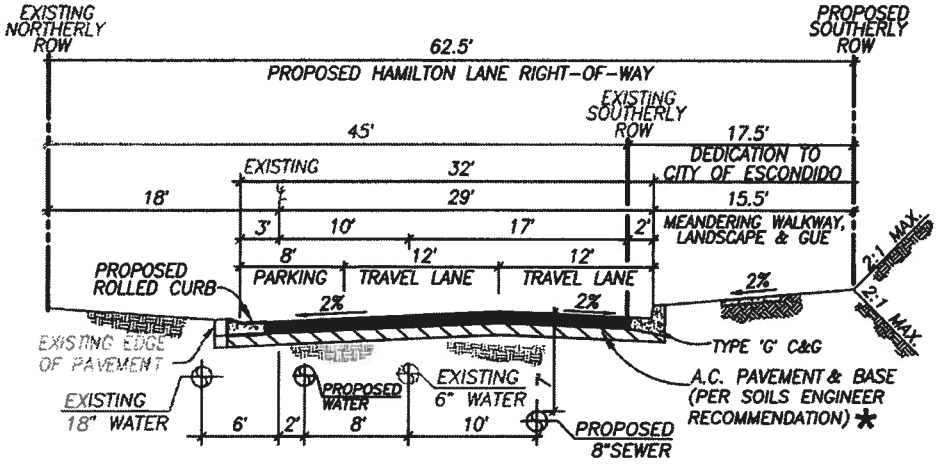
PROPOSED PROJECT
SUB 13-0002

SAP



EXISTING HAMILTON LANE (FROM FELICITA TO MILLER AVE.)

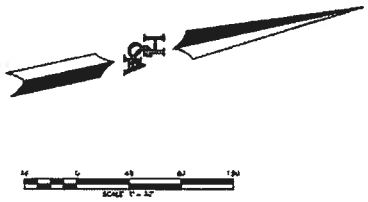
NOT TO SCALE

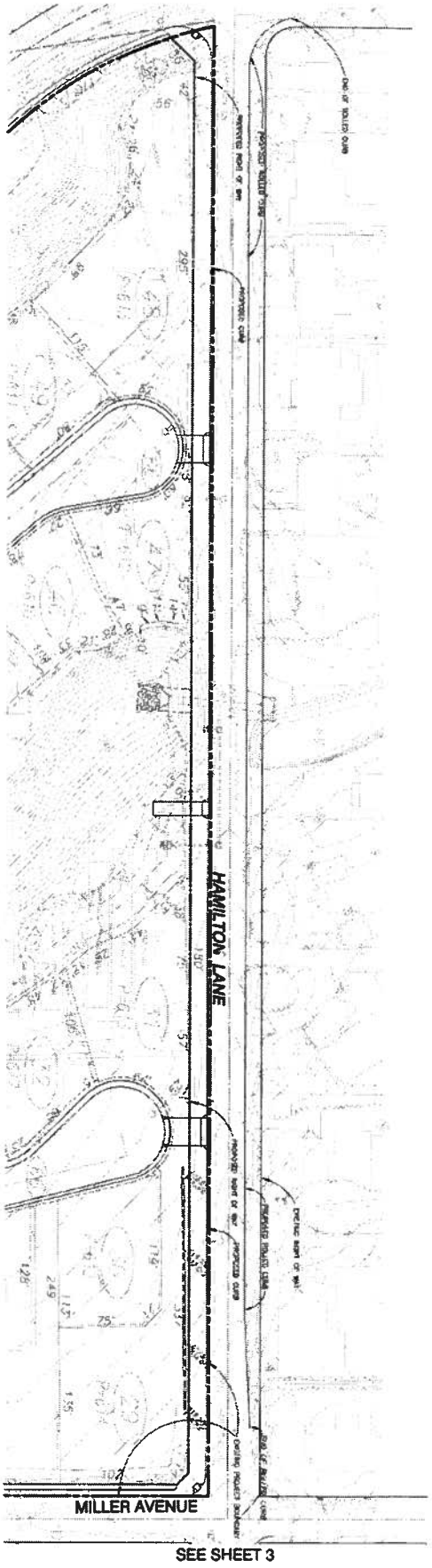


MODIFIED LOCAL COLLECTOR
PROPOSED HAMILTON LANE (FROM FELICITA TO MILLER AVE.)

NOT TO SCALE

* EXISTING PAVEMENT MAY BE SAVED AND OVERLAYED IN LIEU OF REPLACEMENT, SUBJECT TO APPROVAL OF CITY ENGINEER.



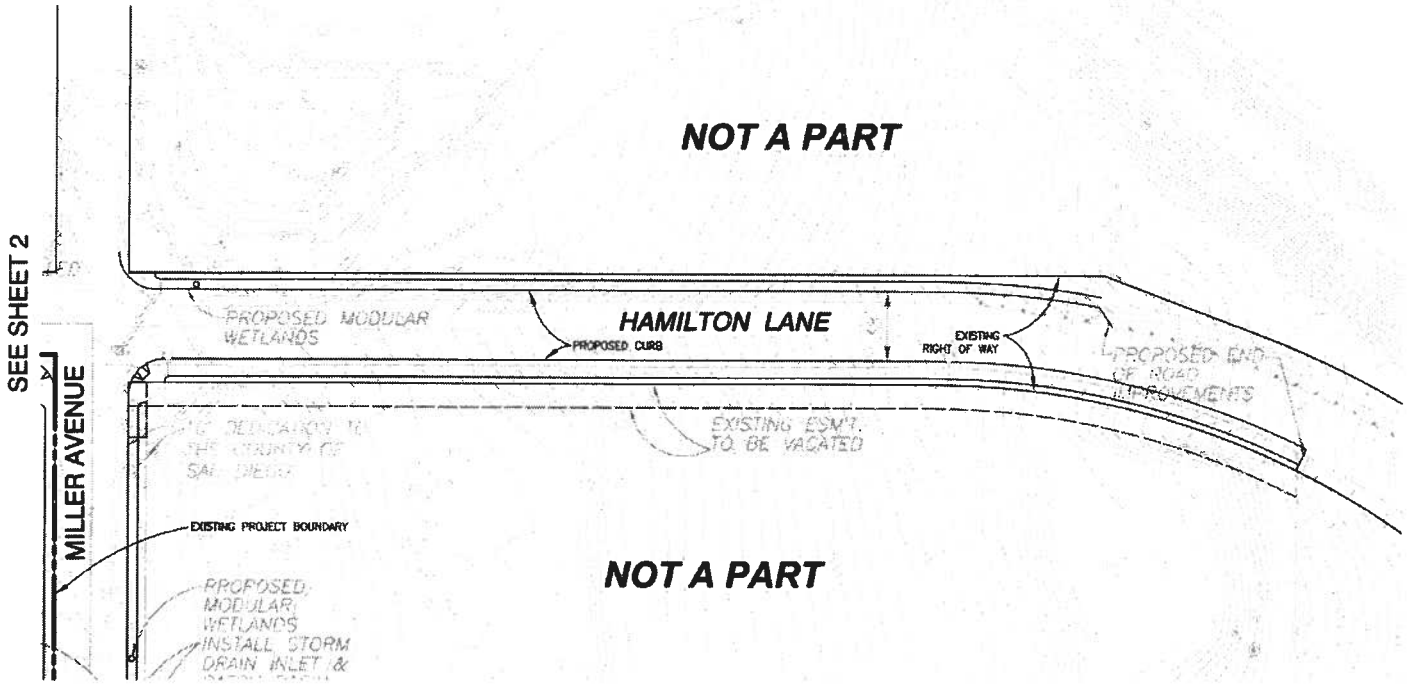


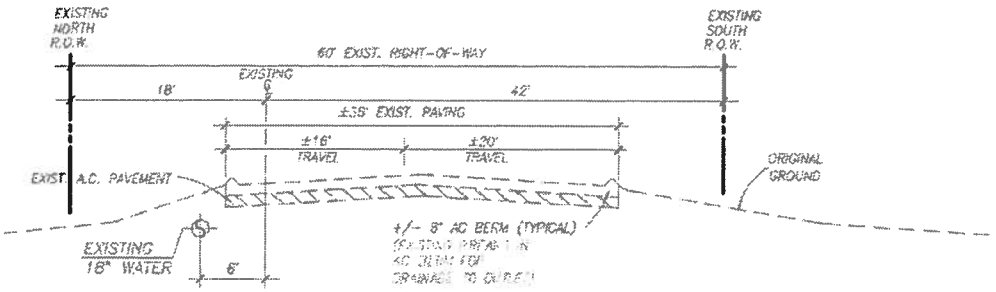
SEE SHEET 3

PROPOSED PROJECT
SUB 13-0002

SAP

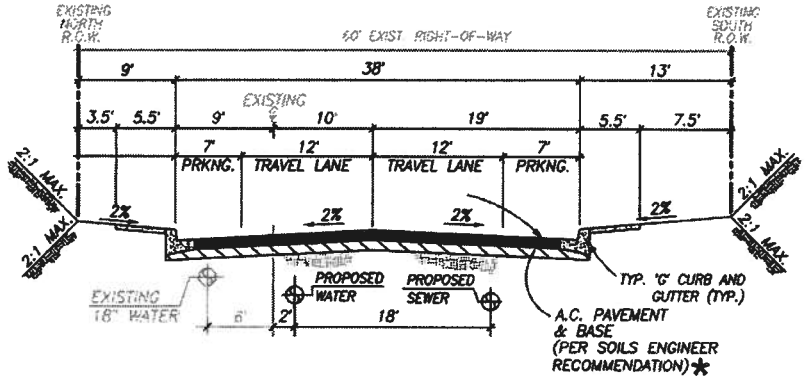
SPECIFIC ALIGNMENT PLAN

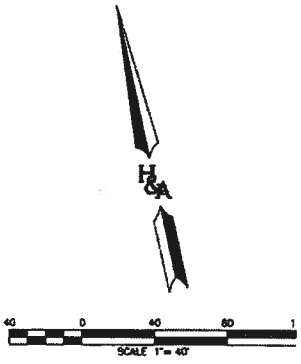




EXISTING HAMILTON LANE (EAST OF MILLER AVE. TO PROJECT BOUNDARY)

NOT TO SCALE





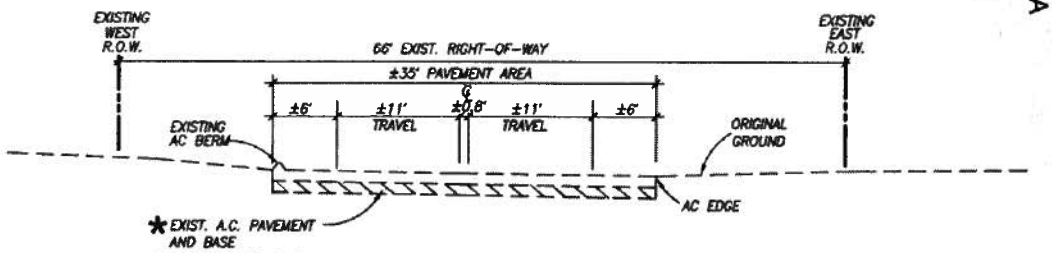
MODIFIED LOCAL COLLECTOR
PROPOSED HAMILTON LANE (EAST OF MILLER AVE. TO PROJECT BOUNDARY)

NOT TO SCALE

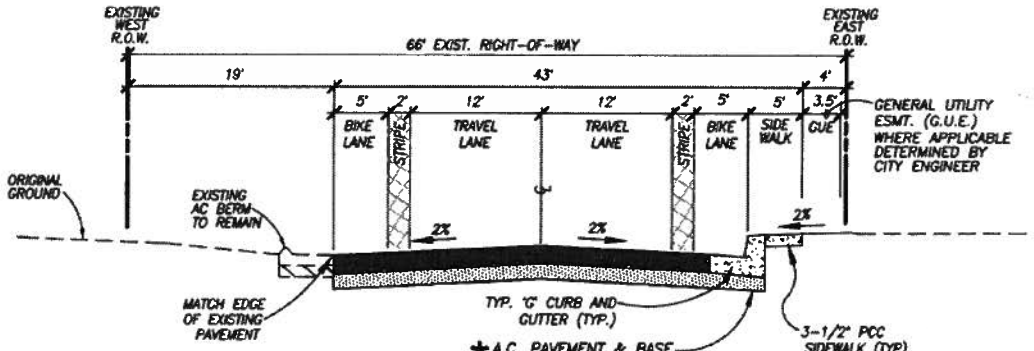
* EXISTING PAVEMENT MAY BE SAVED AND OVERLAYED IN LIEU OF REPLACEMENT, SUBJECT TO APPROVAL OF CITY ENGINEER.

PROPOSED PROJECT
SUB 13-0002

SAP

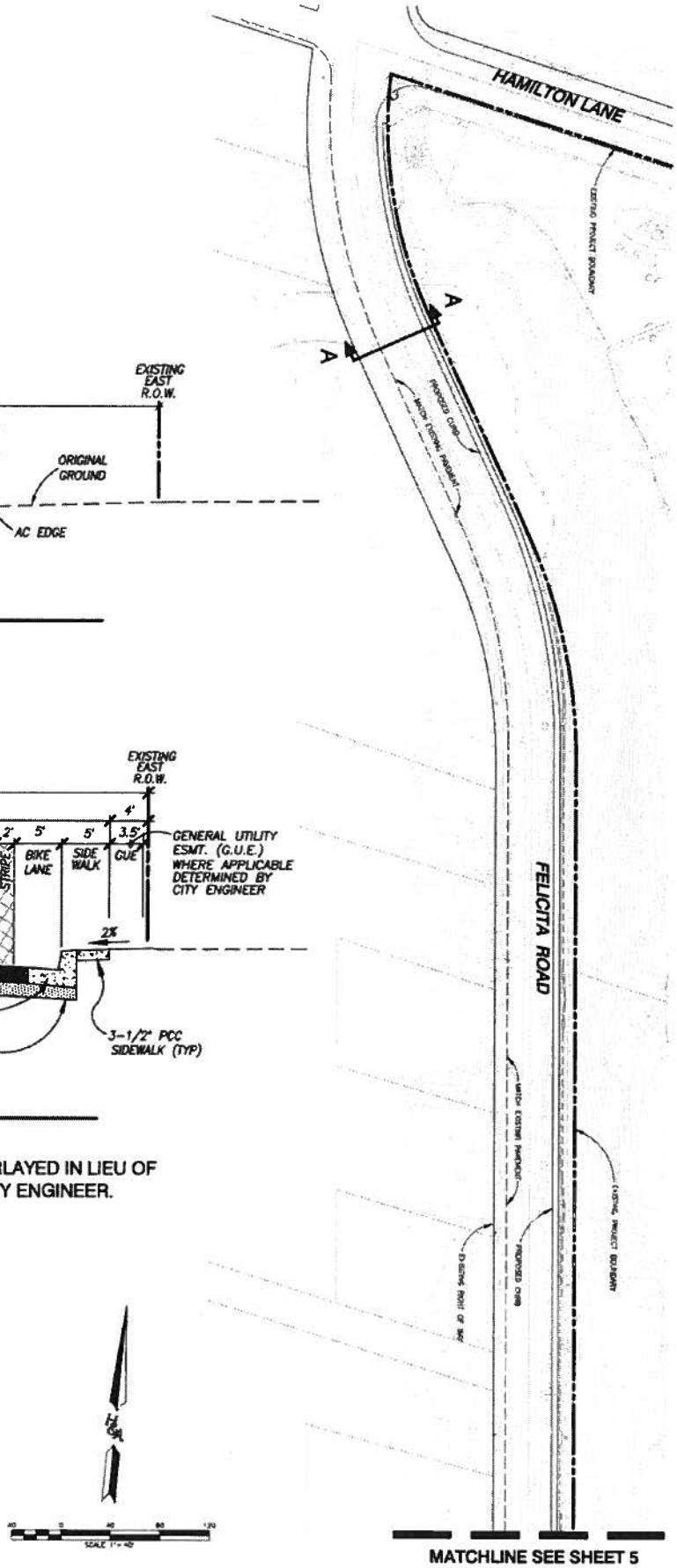


SECTION A-A
EXISTING FELICITA ROAD



SECTION A-A
PROPOSED FELICITA ROAD

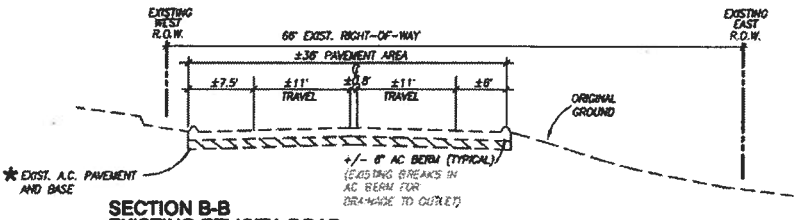
★ EXISTING PAVEMENT MAY BE SAVED AND OVERLAYED IN LIEU OF REPLACEMENT, SUBJECT TO APPROVAL OF CITY ENGINEER.



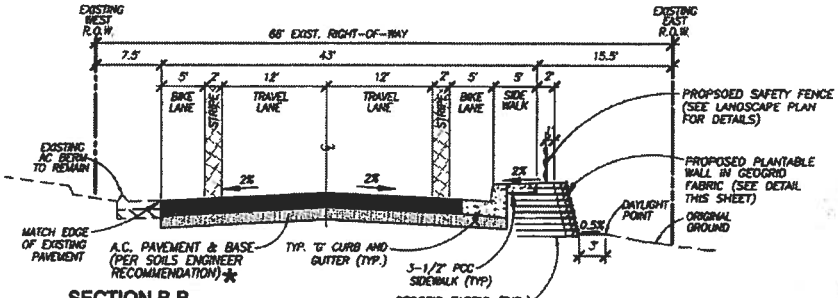
PROPOSED PROJECT
SUB 13-0002

SAP

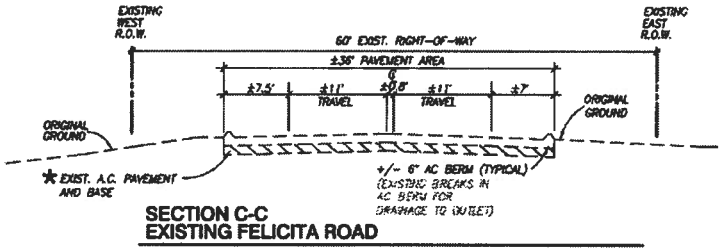
SPECIFIC ALIGNMENT PLAN



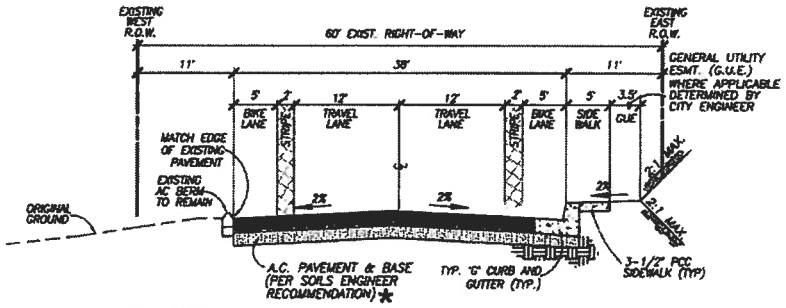
SECTION B-B
EXISTING FELICITA ROAD



SECTION B-B
PROPOSED FELICITA ROAD

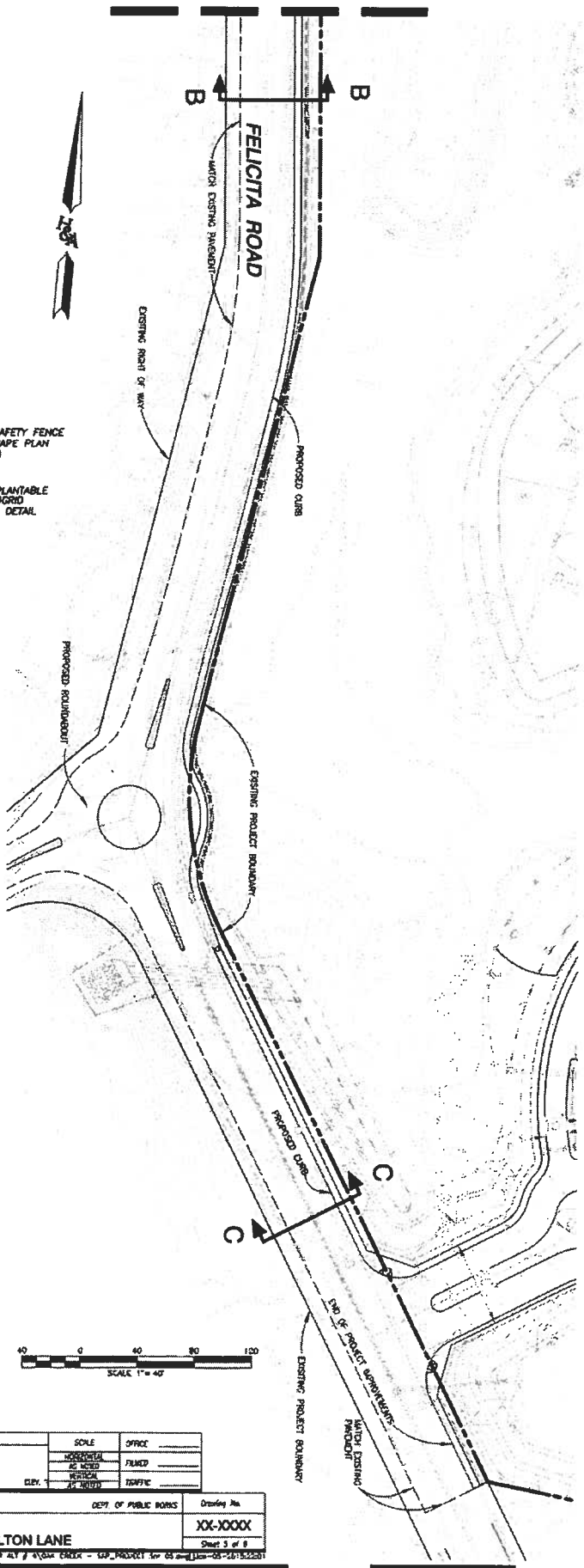


SECTION C-C
EXISTING FELICITA ROAD



SECTION C-C
PROPOSED FELICITA ROAD

★ EXISTING PAVEMENT MAY BE SAVED AND OVERLAYED IN LIEU OF REPLACEMENT, SUBJECT TO APPROVAL OF CITY ENGINEER.



CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	APP'D	DATE	BENCH MARK	SCALE	SPACE
CONTRACTOR							BENCH NUMBER	HORIZONTAL AS NOTED	FILMED
INSPECTOR							DESCRIPTION	VERTICAL AS NOTED	TRAFFIC
DATE COMPLETED							ELEV.		

DESIGNED BY	DRAWN BY	CHECKED BY
PLANS PREPARED UNDER SUPERVISION OF		
DATE		
R.C.E. NO.		

APPROVED

BY DEPUTY DIRECTOR OF ENGINEERING SERVICES

CITY OF ESCONDIDO — DEPT. OF PUBLIC WORKS — Drawing No. XX-XXXX

SPECIFIC PLAN FOR THE ALIGNMENT OF:

FELICITA ROAD AND HAMILTON LANE

Sheet 3 of 9

R:\1152\EPlan\FM Specific Alignment Plan (SAP) EIP #27 # 4\Old CHECK - SAP_PROJECT for 65 amd[Use-05-26]522.dgn

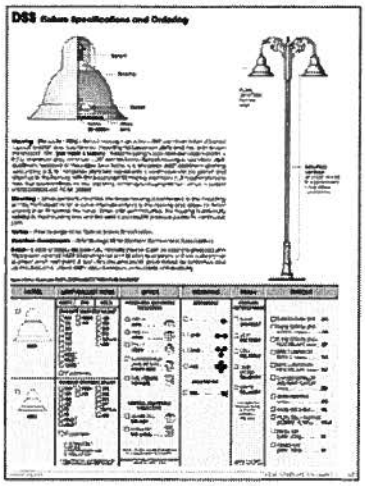
PROPOSED PROJECT
SUB 13-0002

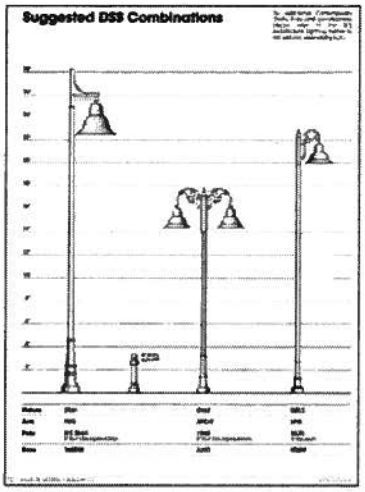
SAP

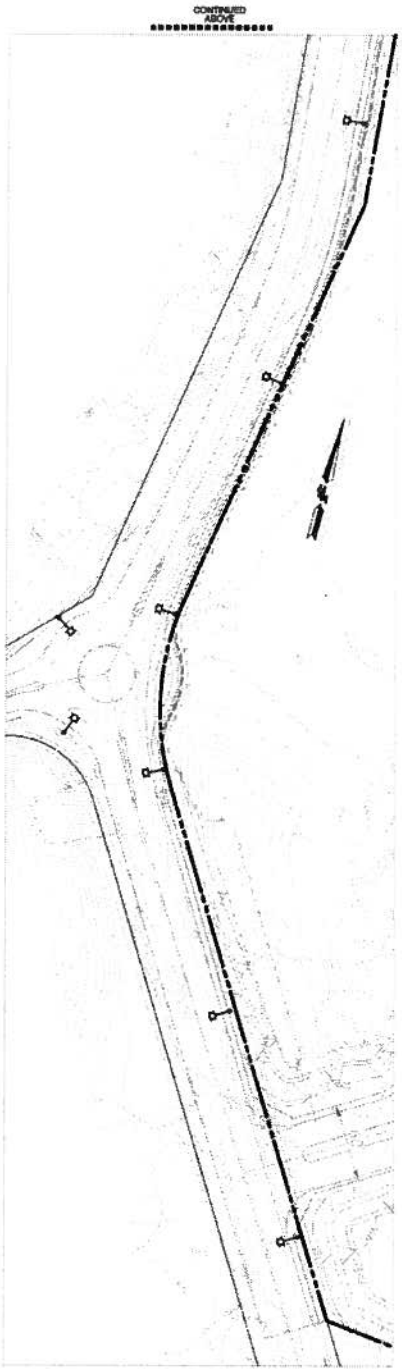
SPECIFIC ALIGNMENT PLAN

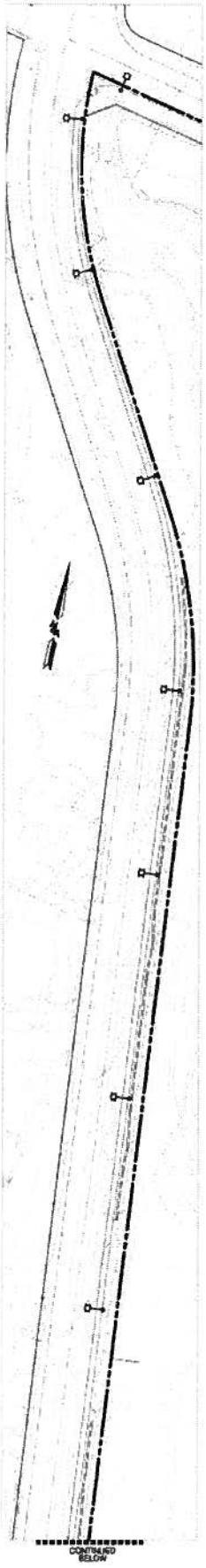
STREET LIGHT DETAIL

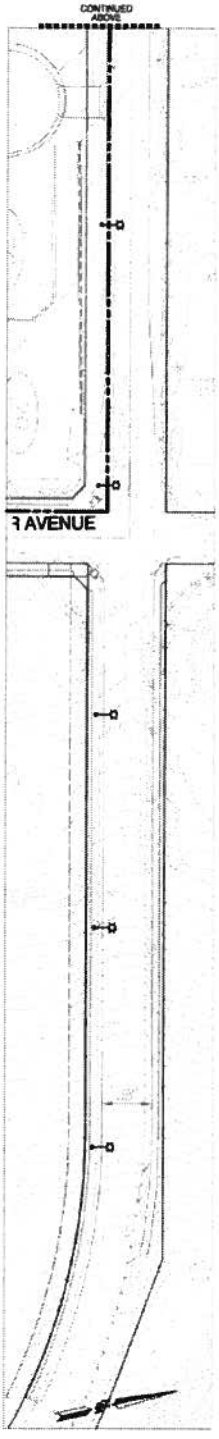
(DETAIL SHOWN OR EQUIVALENT SHALL BE PROVIDED)

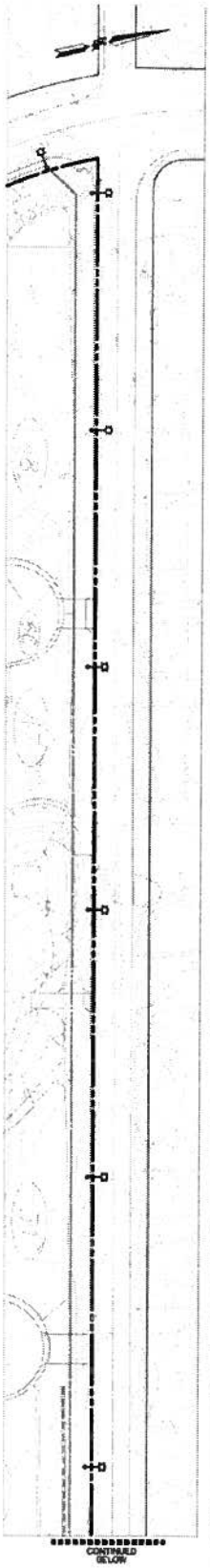












NOTES:

ABOVE ARE ILLUSTRATIONS OF SAMPLE LIGHT FIXTURE LAMP AND POLES

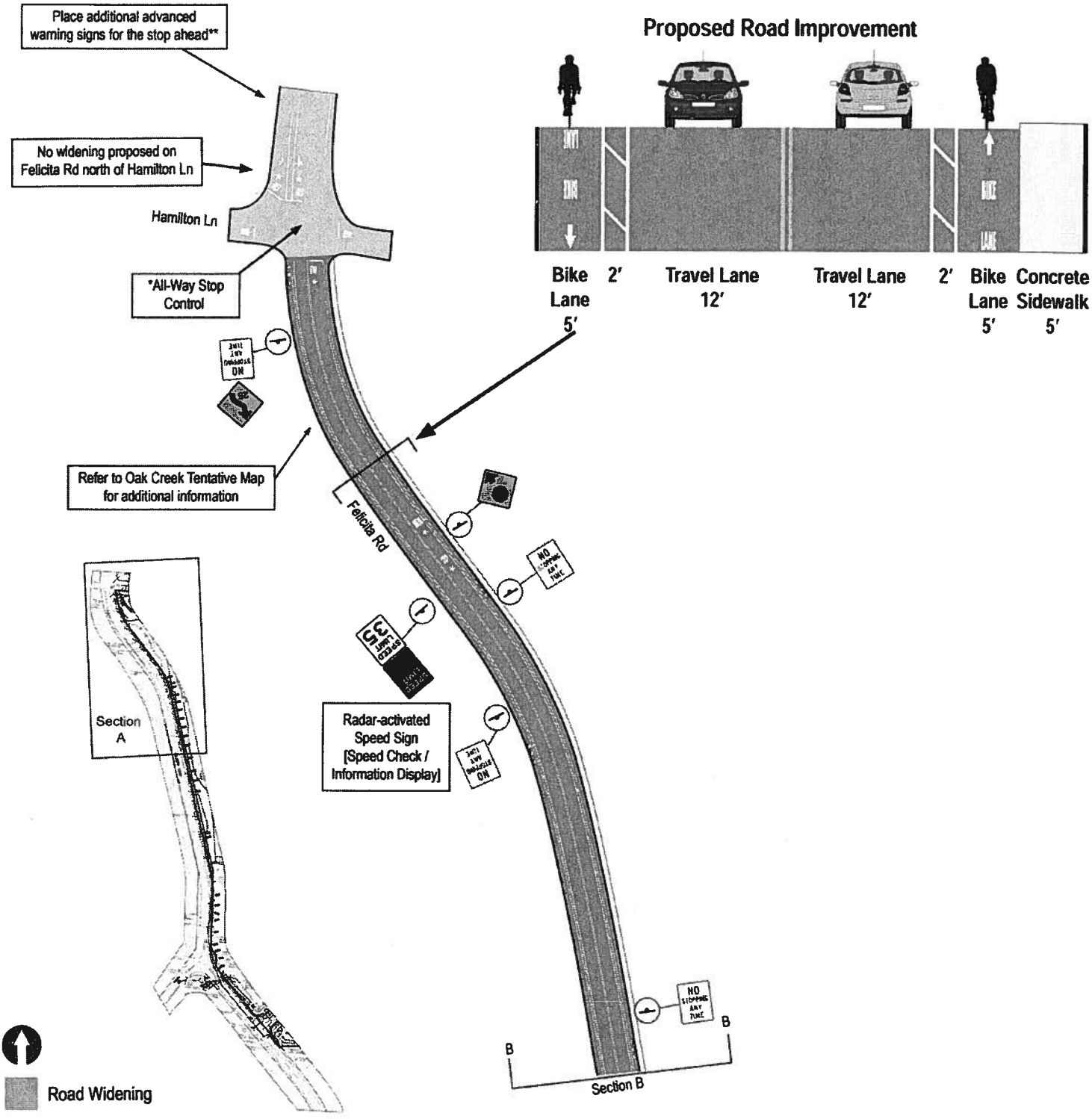
CITY HAS REVIEWED THE TECHNICAL REQUIREMENTS FOR STREET LIGHTING AS PROPOSED IN THIS SPECIFIC ALIGNMENT PLAN AND CONFIRMED THAT IT MEETS CITY OF ESCONDIDO REQUIREMENTS

PROPOSED FIXTURE WILL HAVE DARK SKY ASSOCIATION "FIXTURE SEAL OF APPROVAL" PRIOR TO INSTALLATION

PROPOSED PROJECT
SUB 13-0002

SAP

SPECIFIC ALIGNMENT PLAN



Conceptual Not to Scale Schematic

Figure 1

Section A

FELICITA ROAD TRAFFIC CALMING

PROPOSED PROJECT
SUB 13-0002

STREET SECTION

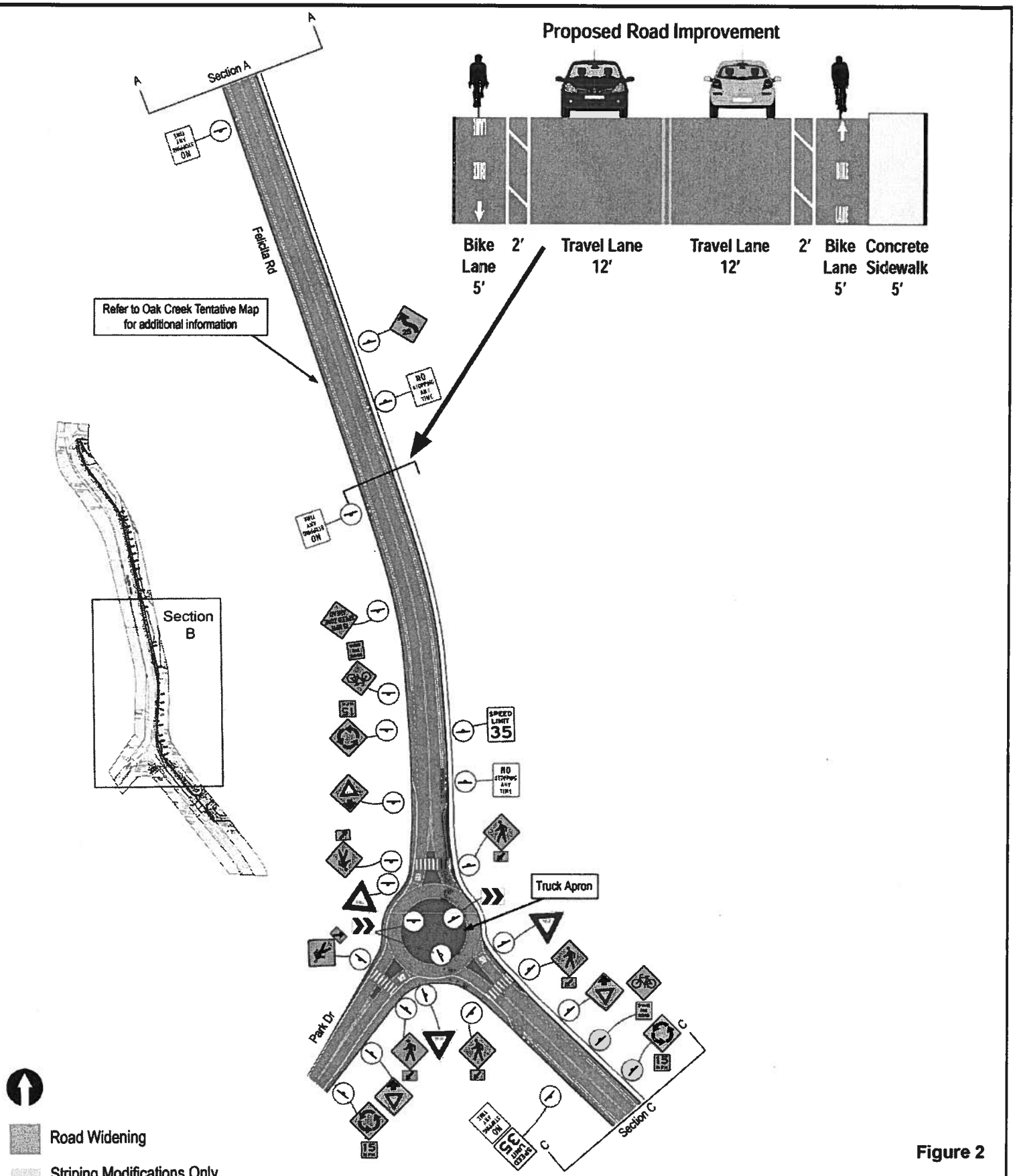


Figure 2

Section B

FELICITA ROAD TRAFFIC CALMING

PROPOSED PROJECT
SUB 13-0002

STREET SECTION

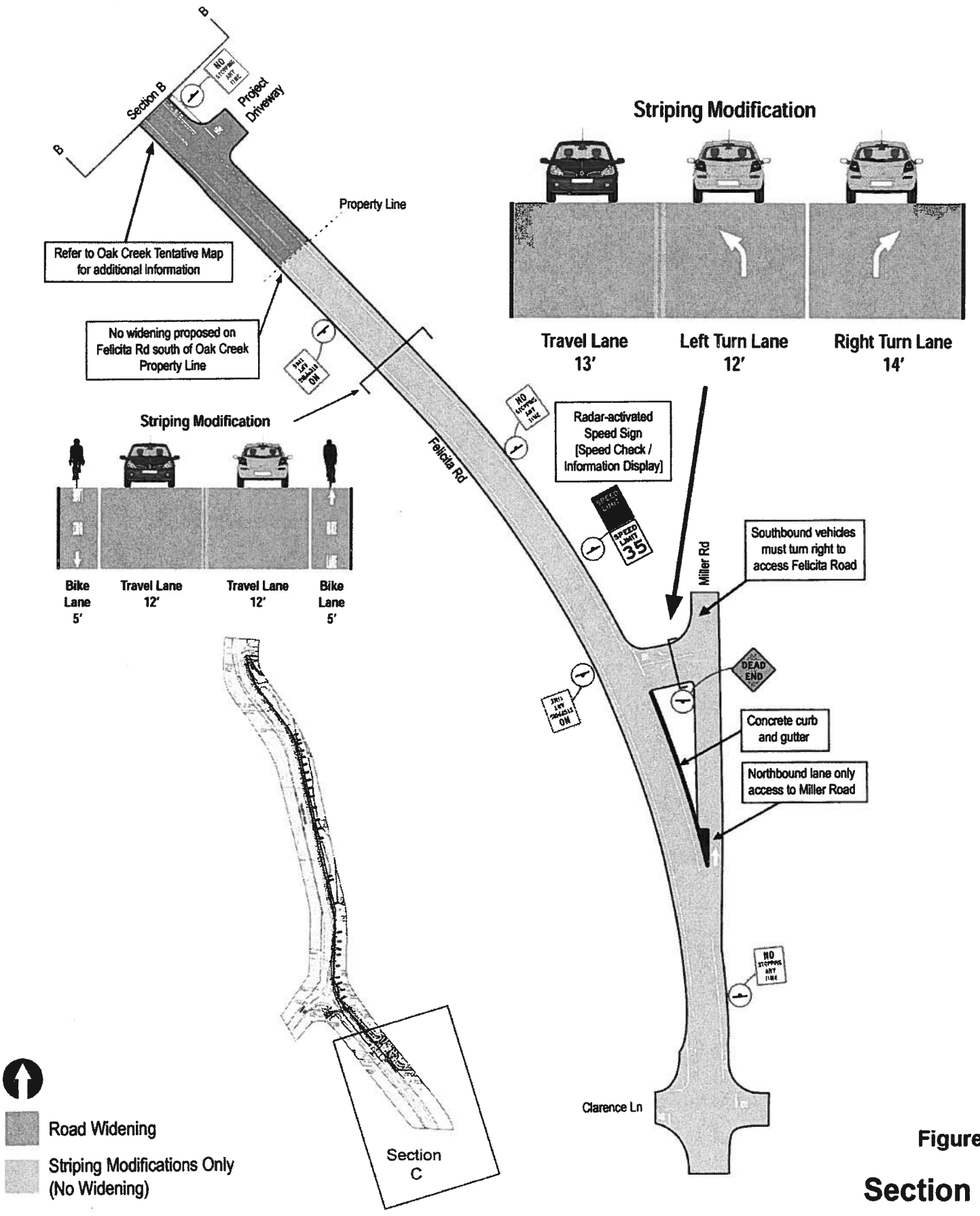


Figure 3

Section C

Conceptual Not to Scale Schematic

FELICITA ROAD TRAFFIC CALMING

PROPOSED PROJECT
SUB 13-0002

STREET SECTION

PROPOSED PROJECT
SUB 13-0002

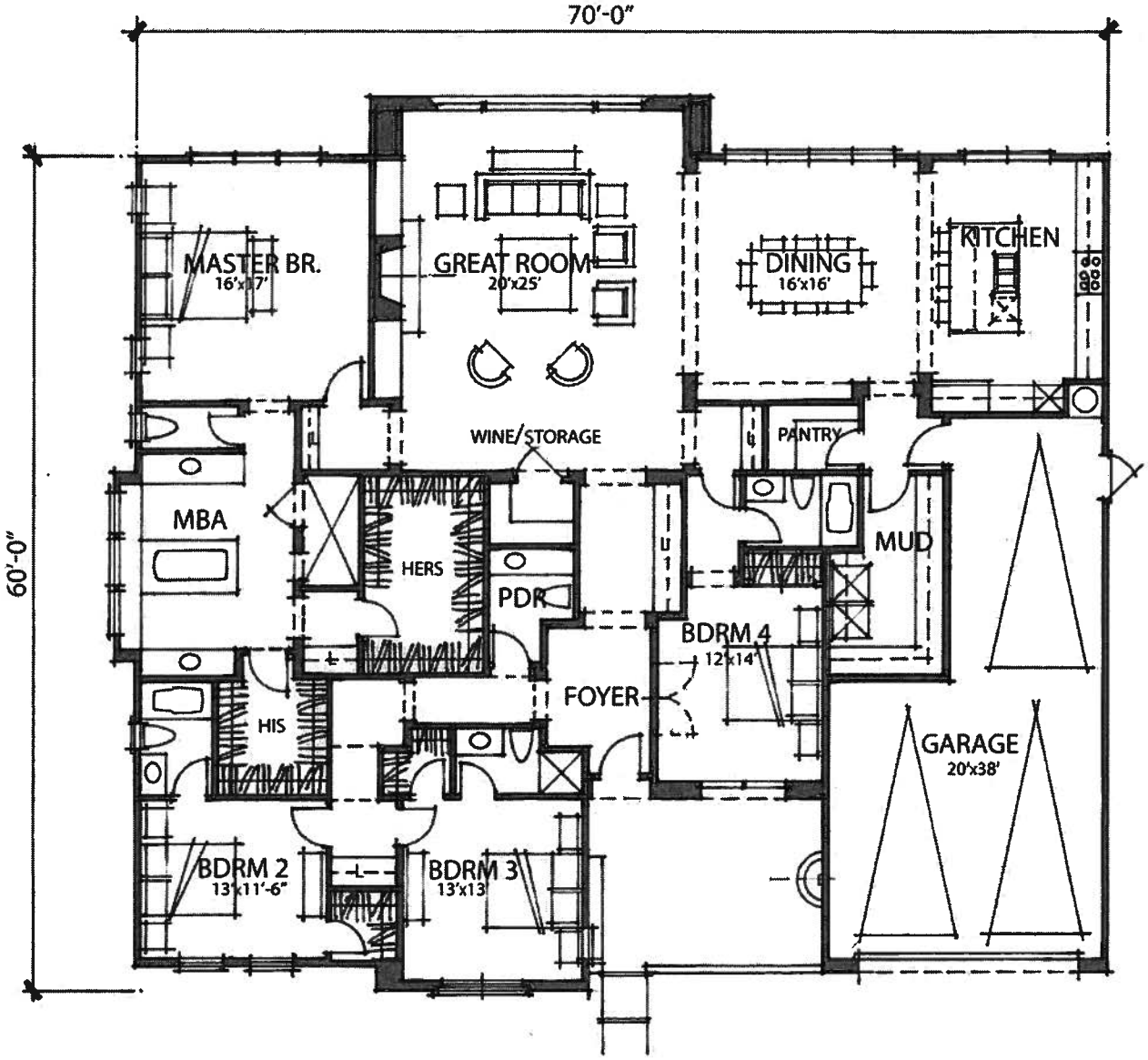
71

COVER PAGE

OAK CREEK

ESCONDIDO, CA

ARCHITECTURAL DESIGN REVIEW



PLAN 1

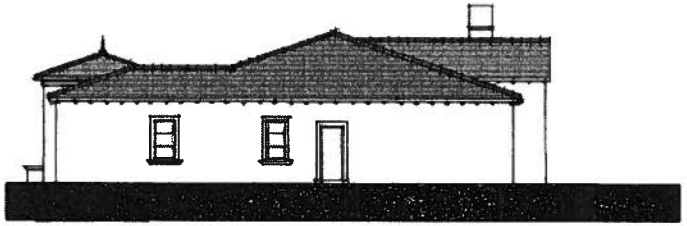
3,334 SF TOTAL

PROPOSED PROJECT
SUB 13-0002

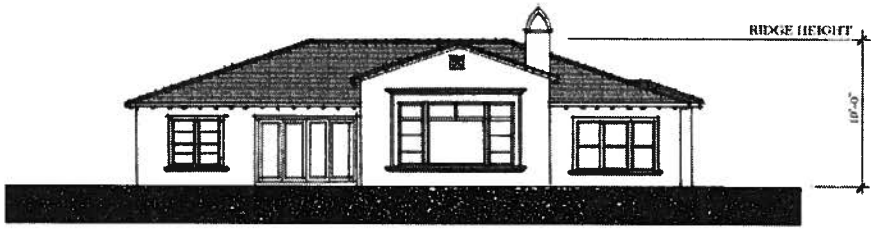
FLOOR PLAN

PROPOSED PROJECT
SUB 13-0002

ELEVATIONS

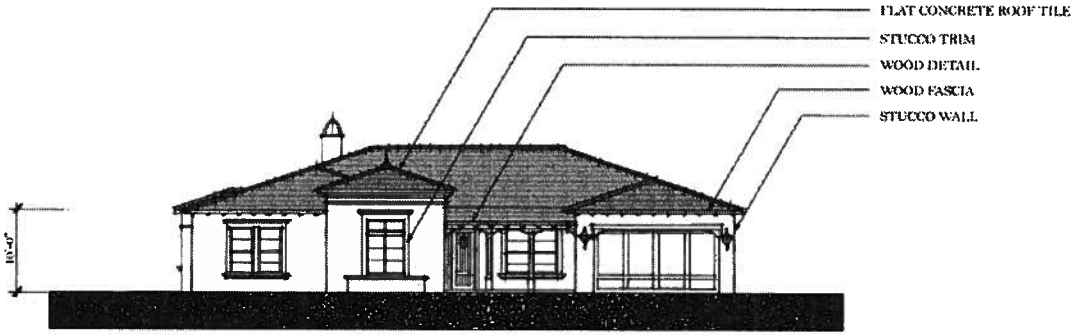


RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

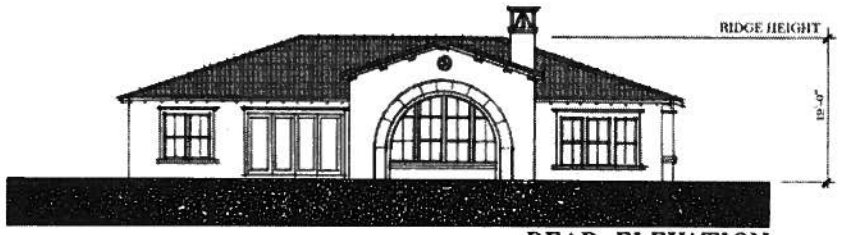
ELEVATIONS 1A

PROPOSED PROJECT
SUB 13-0002

74

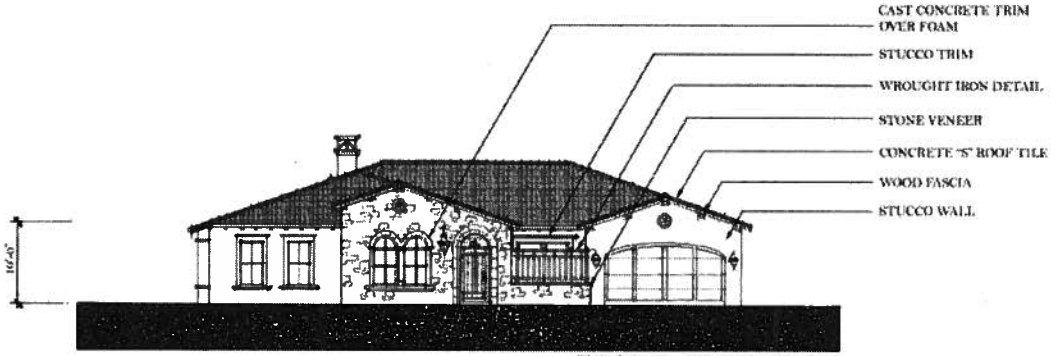
ELEVATIONS

RIGHT ELEVATION



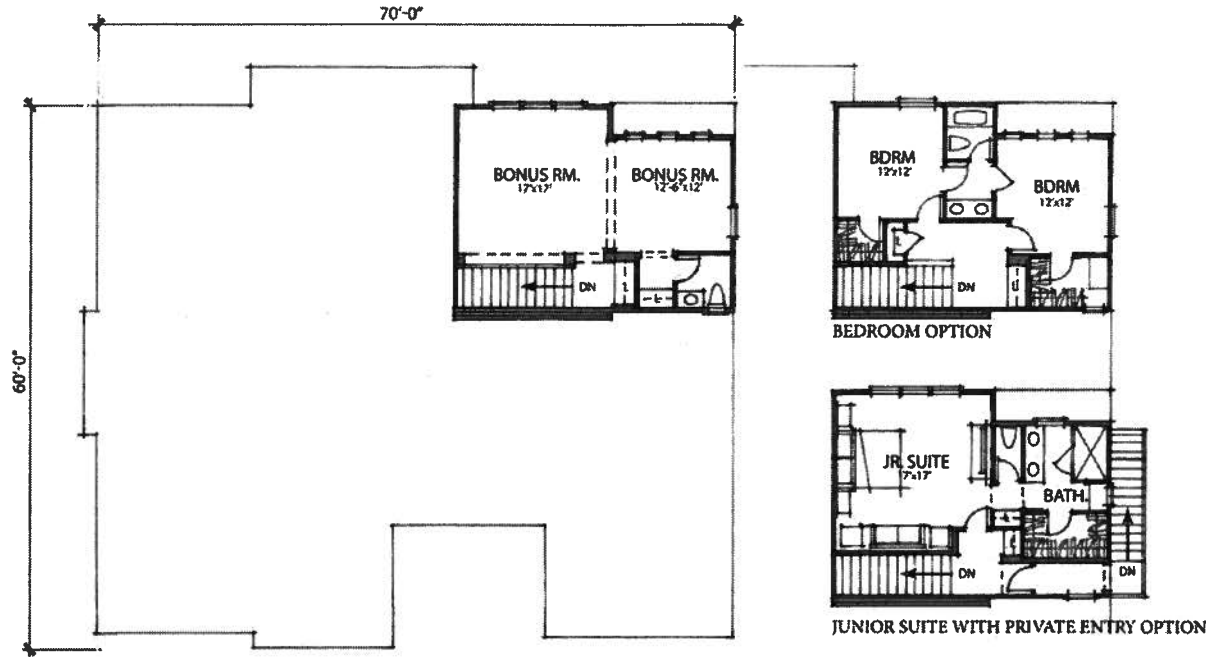
REAR ELEVATION

LEFT ELEVATION



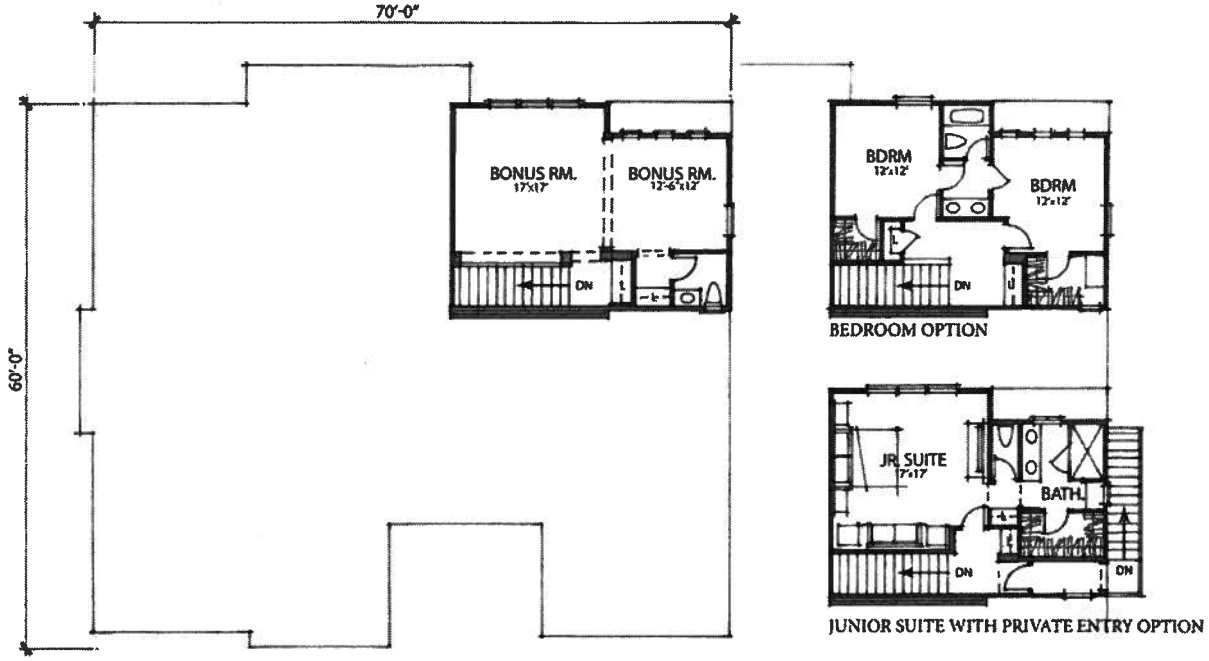
FRONT ELEVATION

ELEVATIONS 1B



PLAN 1X

UPPER LEVEL 622 SF



PLAN 1X

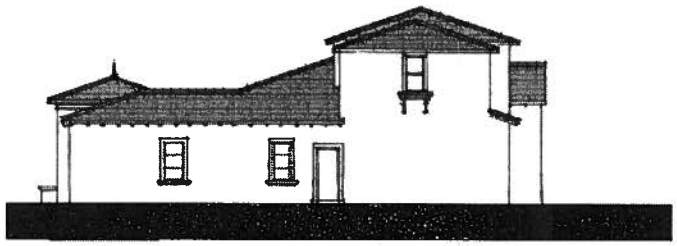
UPPER LEVEL 622 SF

PROPOSED PROJECT
SUB 13-0002

FLOOR PLAN

PROPOSED PROJECT
SUB 13-0002

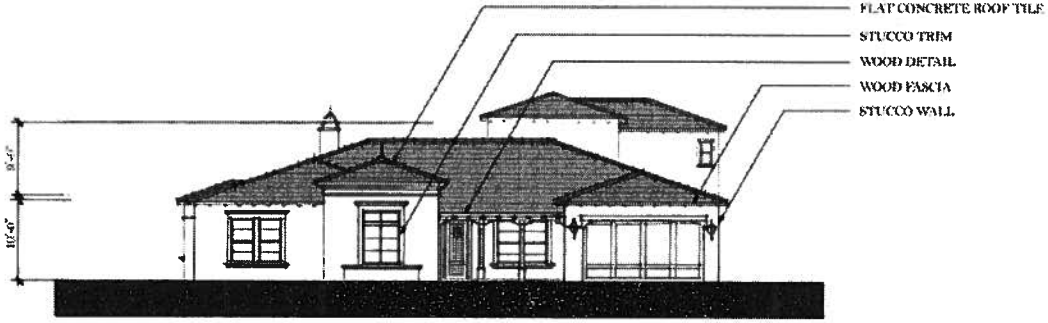
ELEVATIONS



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



FRONT ELEVATION

ELEVATIONS 1A-X

PROPOSED PROJECT

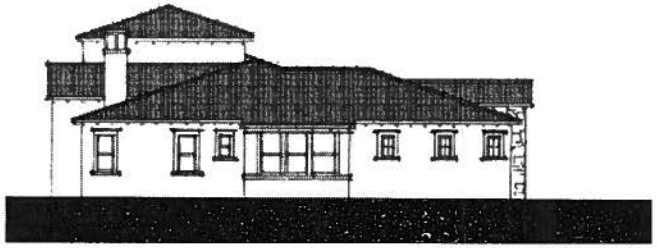
SUB 13-0002

77

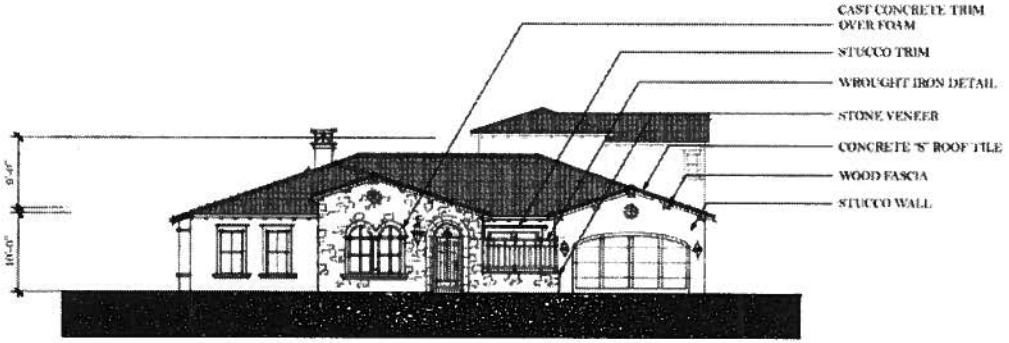
ELEVATIONS

RIGHT ELEVATION

REAR ELEVATION

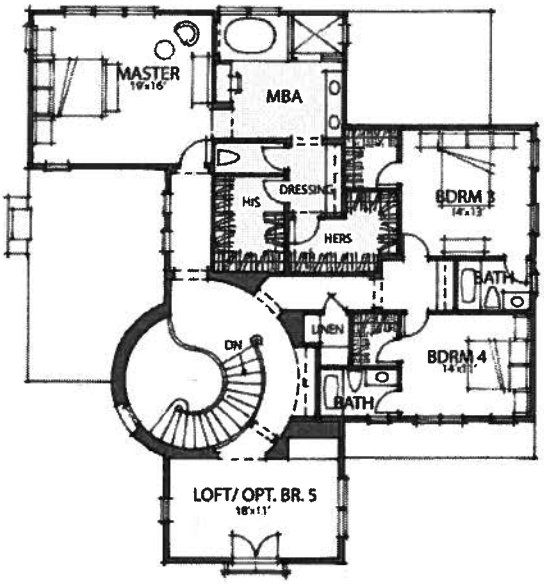


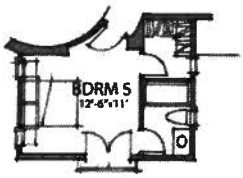
LEFT ELEVATION



FRONT ELEVATION

ELEVATIONS 1B-X



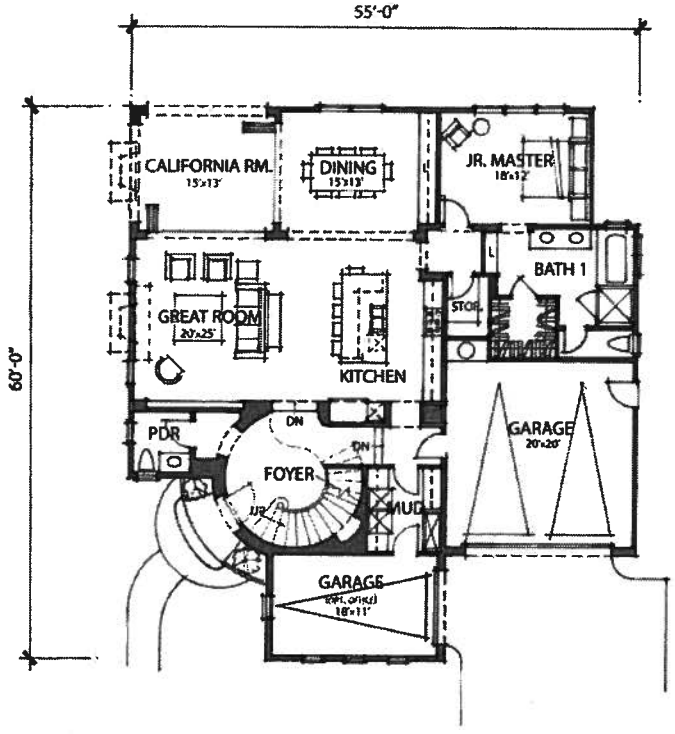


BEDROOM 5 OPTION

PLAN 2

UPPER LEVEL

1,959 SF



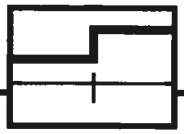
PLAN 2

LOWER LEVEL

1,866 SF

3,825 SF TOTAL

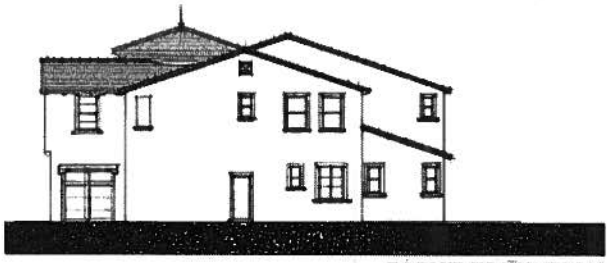
PROPOSED PROJECT
SUB 13-0002



FLOOR PLAN

PROPOSED PROJECT
SUB 13-0002

ELEVATIONS



RIGHT ELEVATION

REAR ELEVATION

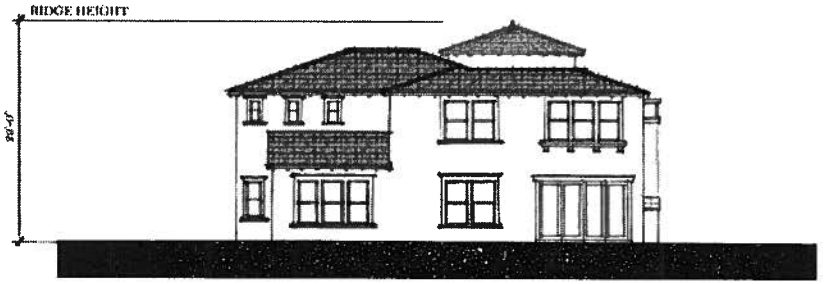
LEFT ELEVATION

FRONT ELEVATION

ELEVATIONS 2A

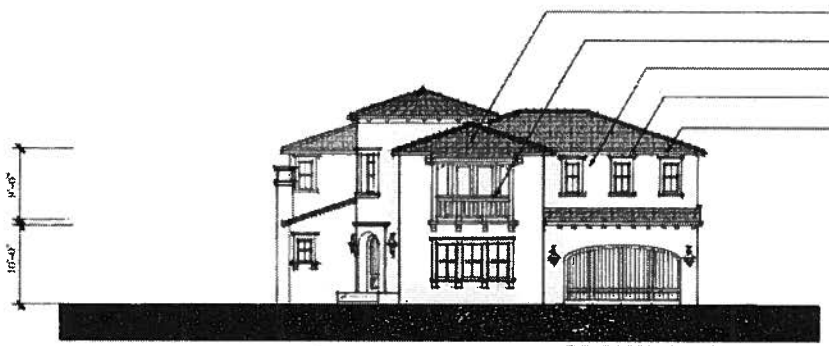
PROPOSED PROJECT
SUB 13-0002

RIGHT ELEVATION



REAR ELEVATION

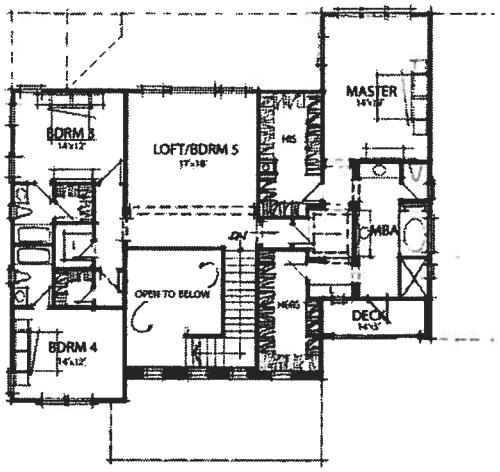
LEFT ELEVATION



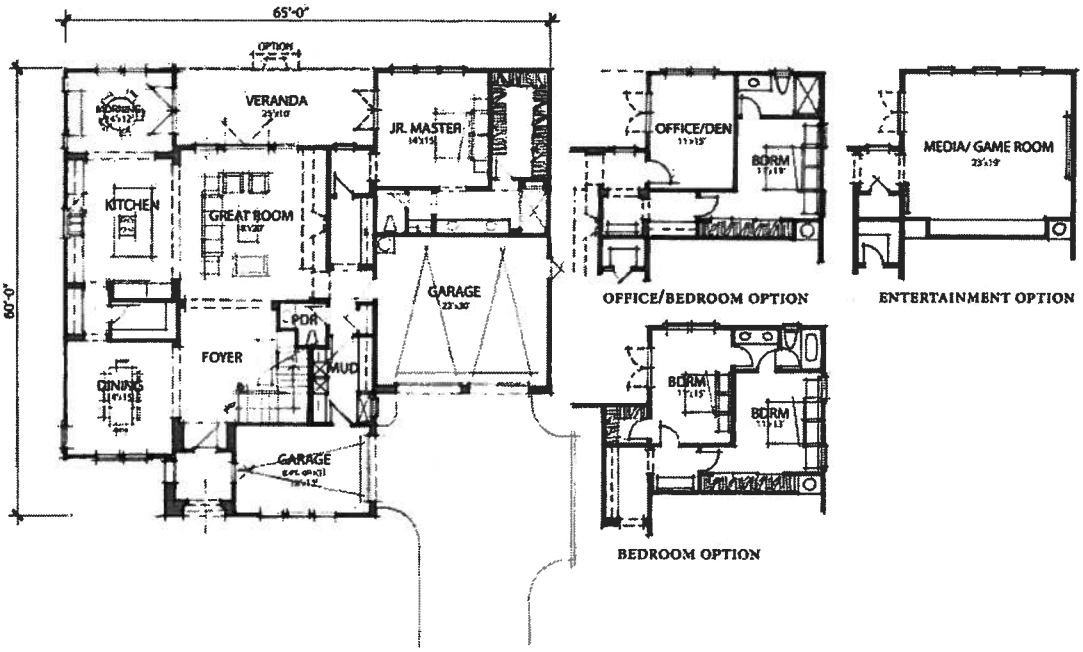
FRONT ELEVATION

ELEVATIONS 2B

ELEVATIONS



PLAN 3
UPPER LEVEL
1,885 SF



PLAN 3
LOWER LEVEL
2,313 SF
4,198 SF TOTAL

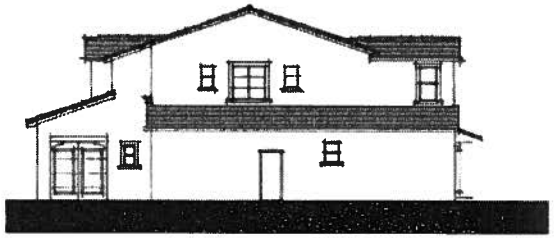
PROPOSED PROJECT
SUB 13-0002

FLOOR PLAN

PROPOSED PROJECT
SUB 13-0002

82

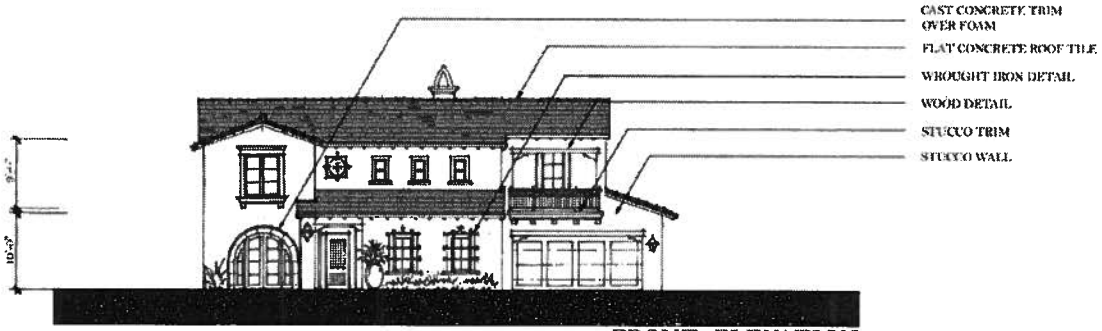
ELEVATIONS



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



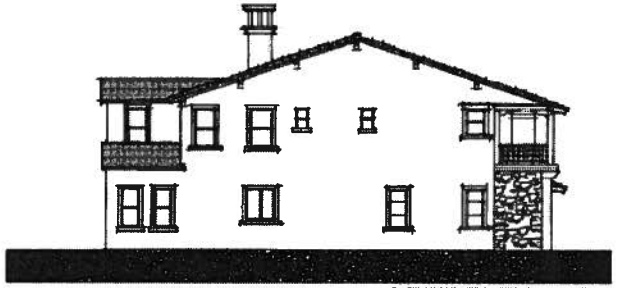
FRONT ELEVATION

ELEVATIONS 3A

PROPOSED PROJECT
SUB 13-0002

RIGHT ELEVATION

REAR ELEVATION

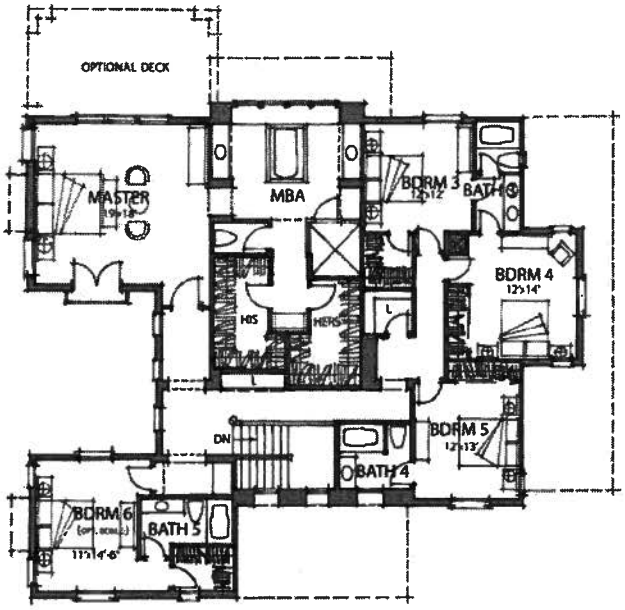


LEFT ELEVATION

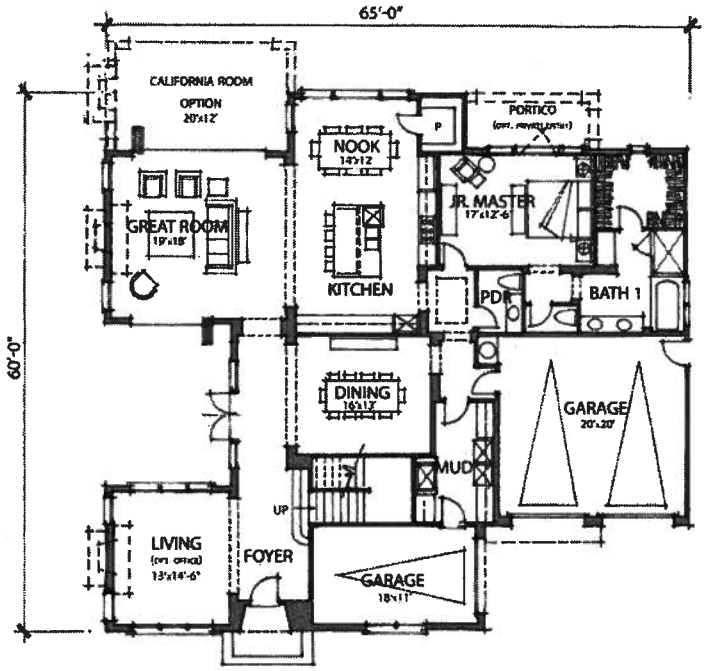
FRONT ELEVATION

ELEVATIONS 3B

ELEVATIONS



PLAN 4
UPPER LEVEL
2,337 SF



PLAN 4
LOWER LEVEL
2,380 SF
4,617 SF TOTAL

PROPOSED PROJECT
SUB 13-0002

FLOOR PLAN

PROPOSED PROJECT
SUB 13-0002

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

ELEVATIONS 4A

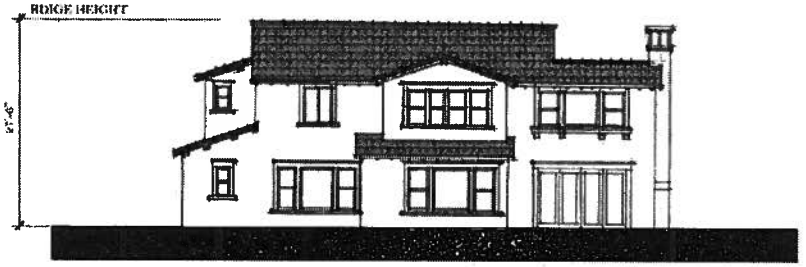
ELEVATIONS

PROPOSED PROJECT
SUB 13-0002

86

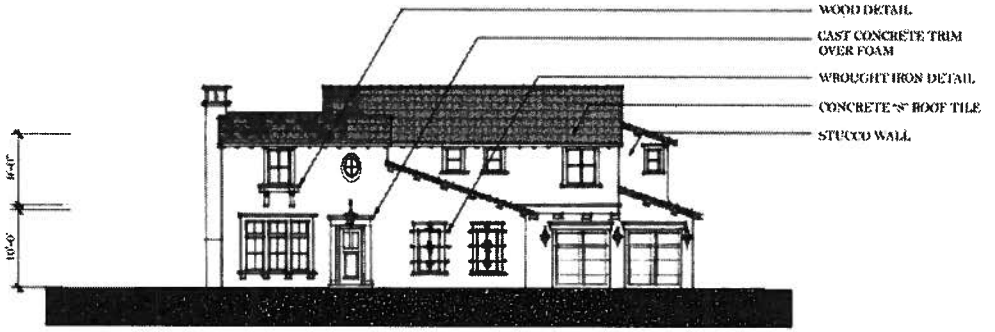
ELEVATIONS

RIGHT ELEVATION



REAR ELEVATION

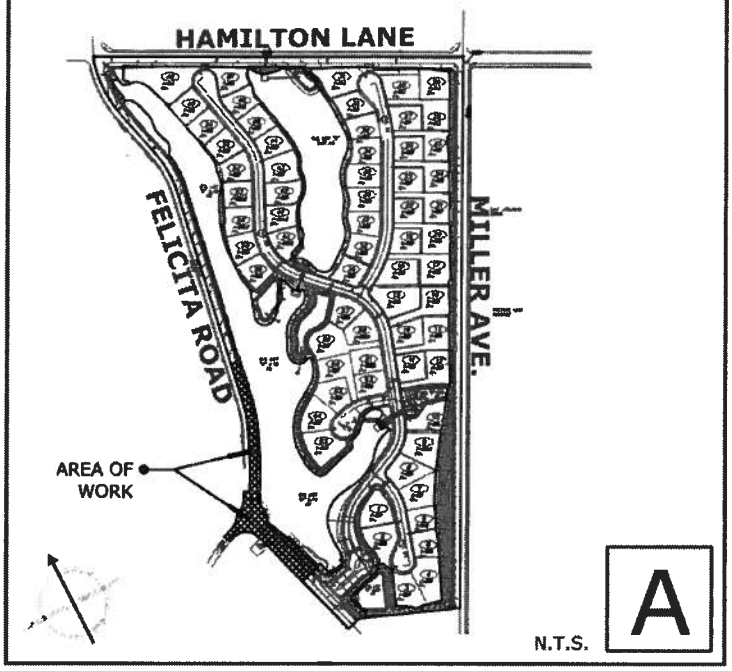
LEFT ELEVATION

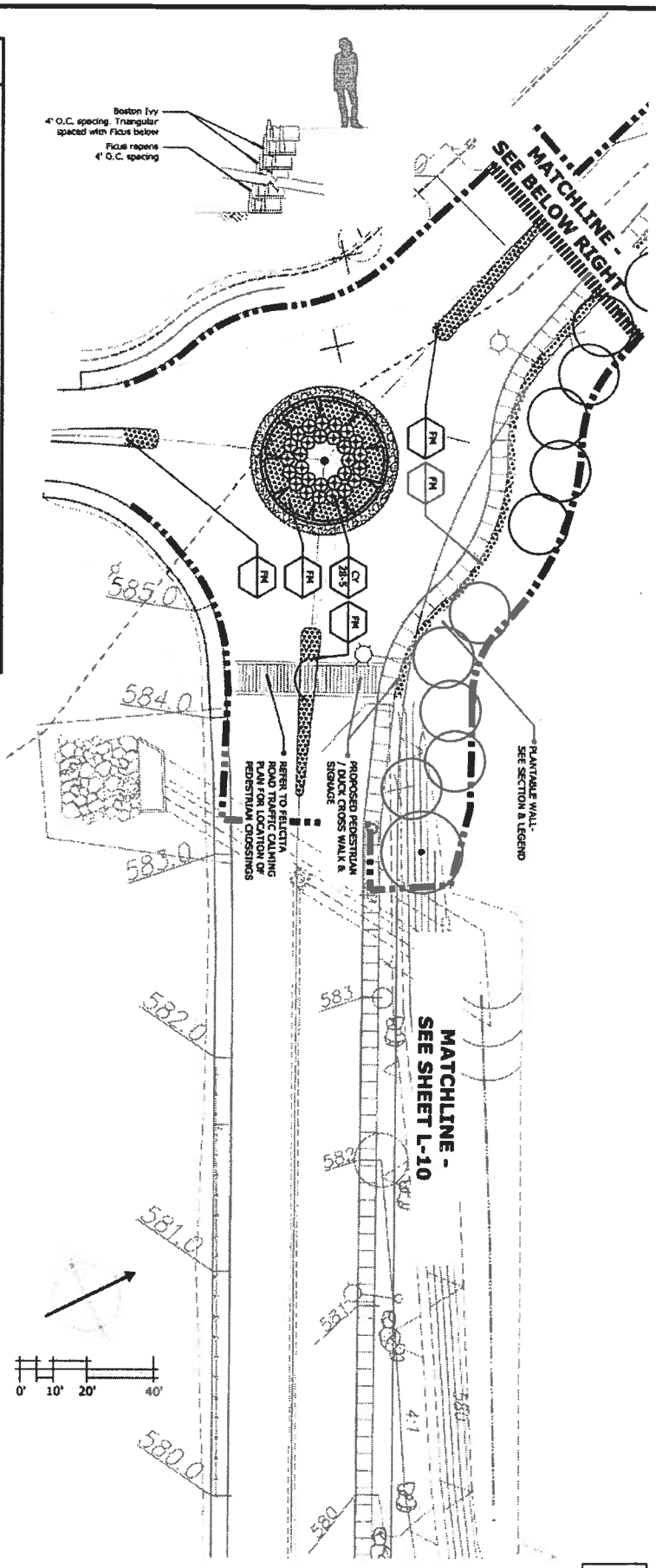


FRONT ELEVATION

ELEVATIONS 4B

KEY MAP





Plantable Wall

PERIMETER STREETS - SHRUB SCHEDULE						
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AB	Anigozanthus f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
--	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceonothus g.h. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salvifolious	Sapeleaf Rockrose	1 Gal	30" O.C.	L
--	CA	Crassula argentea	Jade Plant	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
--	EP	Epilobium canum	California Fuschia	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Ive hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

PLANTABLE WALL SCHEDULE				
BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
Ficus repens	Creeping Fig	4' O.C.	1 Gal.	M
Parthenocissus tricuspidata	Boston Fig	4' O.C.	1 Gal.	M

NOTE: Refer to civil engineer's plans for plantable wall heights and locations.
Refer to diagram on sheets 4 & 5 of this package.

L-1

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

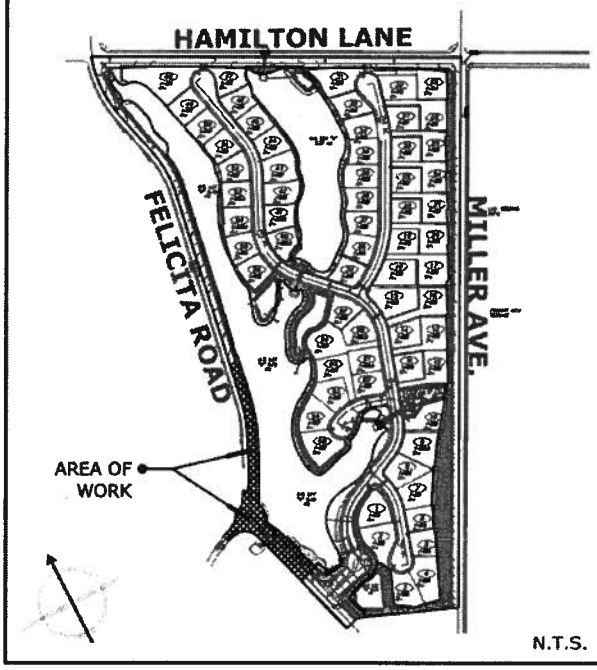
PERIMETER STREETS - TREE SCHEDULE

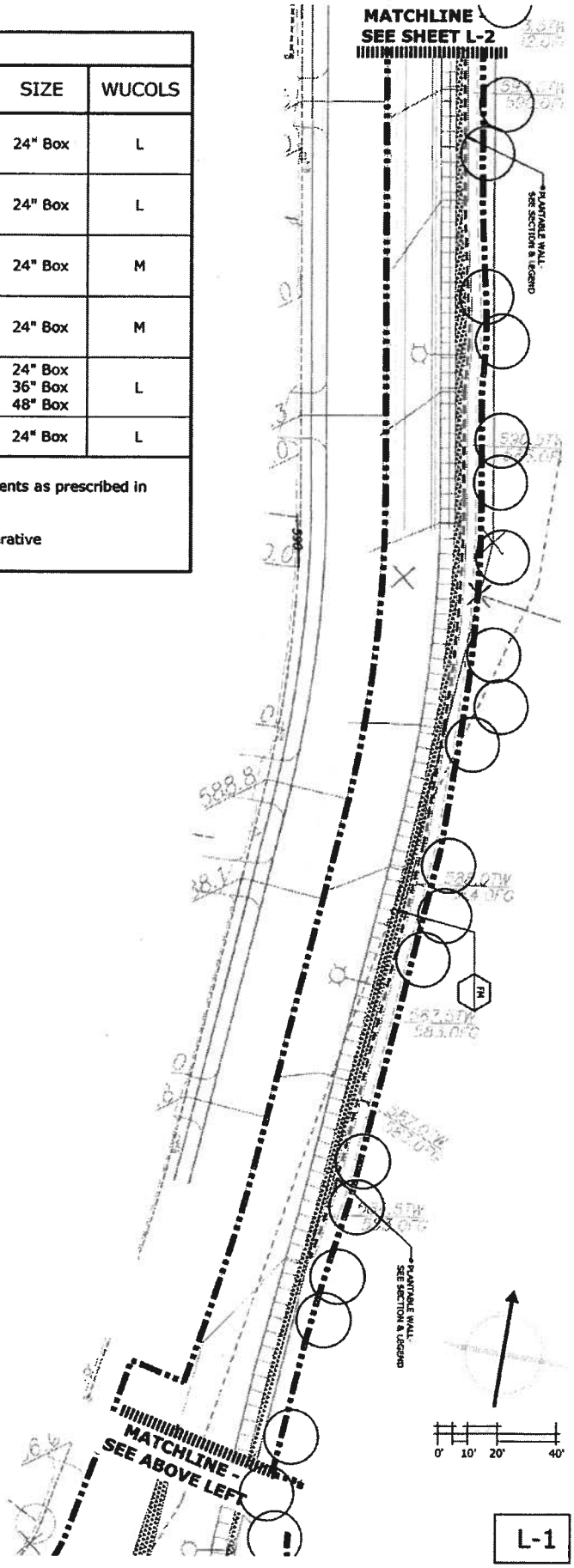
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Heteromeles arbutifolia	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

KEY MAP





PROPOSED PROJECT
SUB 13-0002

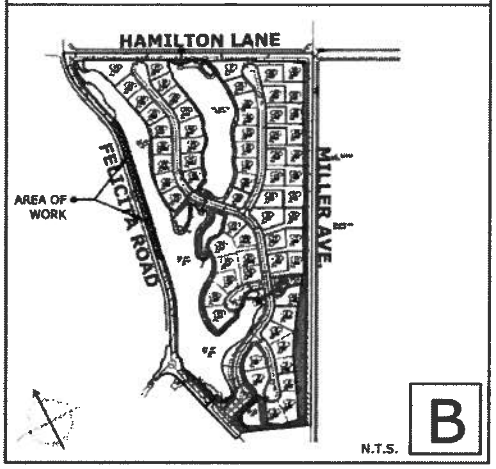
LANDSCAPE PLAN

Plantable Wall

PLANTABLE WALL SCHEDULE				
BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
Ficus repens	Creeping Fig	4' O.C.	1 Gal.	M
Parthenocissus tricuspidata	Boston Fig	4' O.C.	1 Gal.	M

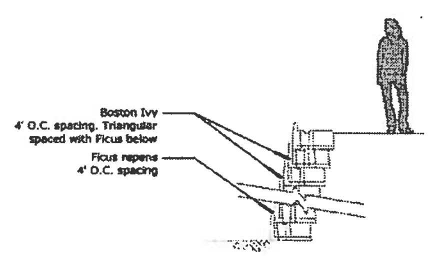
NOTE: Refer to civil engineer's plans for plantable wall heights and locations. Refer to diagram on sheets 4 & 5 of this package.

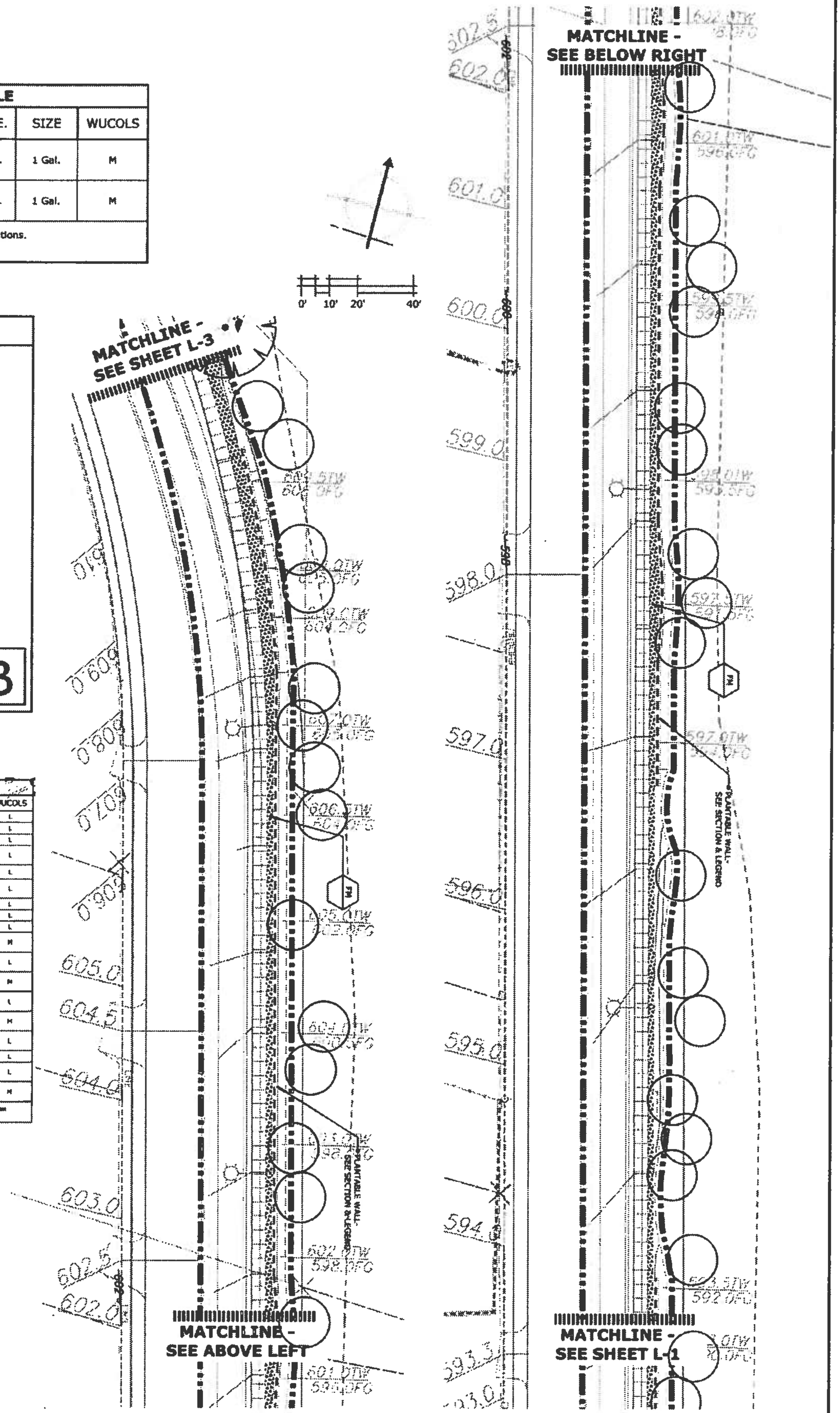
KEY MAP



PERIMETER STREETS - SHRUB SCHEDULE						
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AB	Anigozanthos f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
--	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	35" O.C.	L
	CS	Cistus salviifolius	Sageleaf Rockrose	1 Gal	30" O.C.	L
--	CA	Crassula argentea	Jade Plant	5 Gal	30" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
--	EP	Epilobium canum	California Fuchsia	1 Gal	30" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	4' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	8' O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.



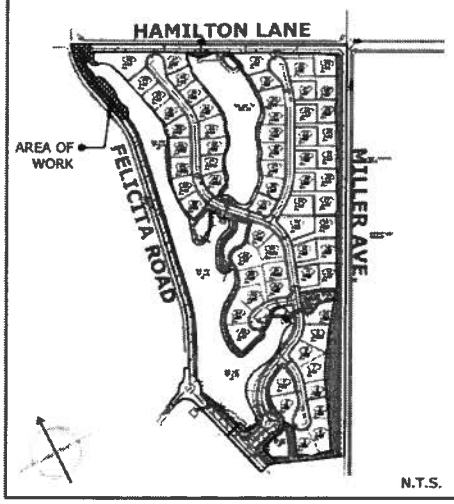


L-2

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

KEY MAP



Plantable Wall

PLANTABLE WALL SCHEDULE				
BOTANICAL NAME	COMMON NAME	SPACE.	SIZE	WUCOLS
Ficus repens	Creeping Fig	4' O.C.	1 Gal.	M
Parthenocissus tricuspidata	Boston Fig	4' O.C.	1 Gal.	M

NOTE: Refer to civil engineer's plans for plantable wall heights and locations.
Refer to diagram on sheets 4 & 5 of this package.

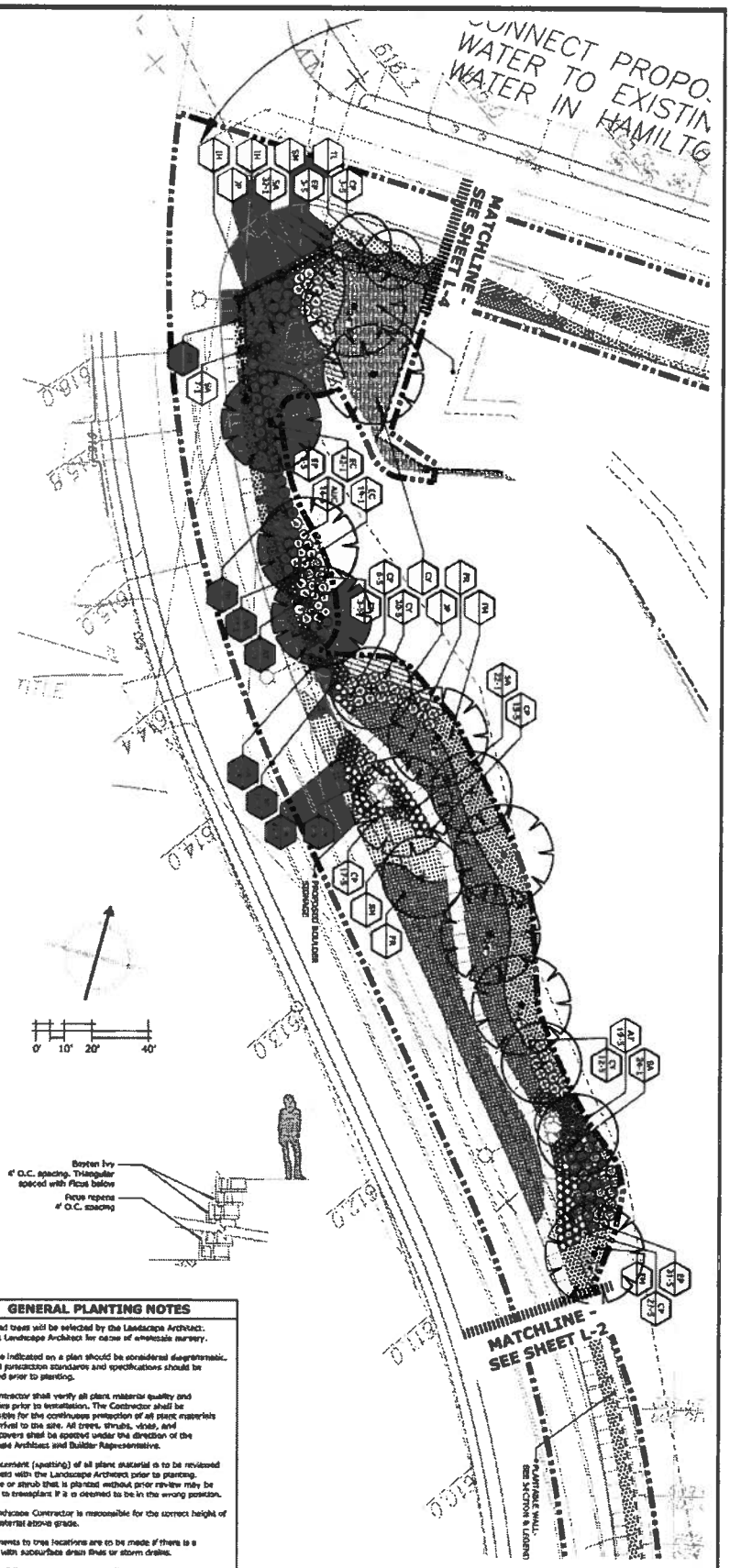
PERIMETER STREETS - TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Heteromeles arbutifolia	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - SHRUB SCHEDULE						
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AB	Anigozanthus f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
--	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceanothus g.n. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salvifolious	Sageleaf Rockrose	1 Gal	30" O.C.	L
--	CA	Crassula argentea	Jade Plant	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
--	EP	Epilobium canum	California Fuschia	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.



GENERAL PLANTING NOTES

All bidded trees will be selected by the Landscape Architect. Contact Landscape Architect for name of wholesale nursery.

Any tree indicated on a plan should be considered diagrammatic. All local jurisdiction standards and specifications should be reviewed prior to planting.

The Contractor shall verify all plant material quality and quantities prior to installation. The Contractor shall be responsible for the continuous protection of all plant materials upon arrival to the site. All trees, shrubs, vines, and groundcovers shall be spaced under the direction of the Landscape Architect and Builder Representative.

The placement (spotting) of all plant material is to be reviewed in the field with the Landscape Architect prior to planting. Any tree or shrub that is planted without prior review may be subject to transplant if it is deemed to be in the wrong position.

The Landscape Contractor is responsible for the correct height of plant material above grade.

Adjustments to tree locations are to be made if there is a conflict with subsurface drain lines or storm drains.

All trees 24" box or larger are to be fine pruned after planting. Review in field with Landscape Architect.

Thirty (30) days after installation, all landscape areas shall be fertilized with a commercial grade fertilizer of 16-8-8 or approved equal, applied at the rate of 6 lbs. per 1000 sq. ft. Fertilizer application shall be continuous thereafter at monthly intervals.

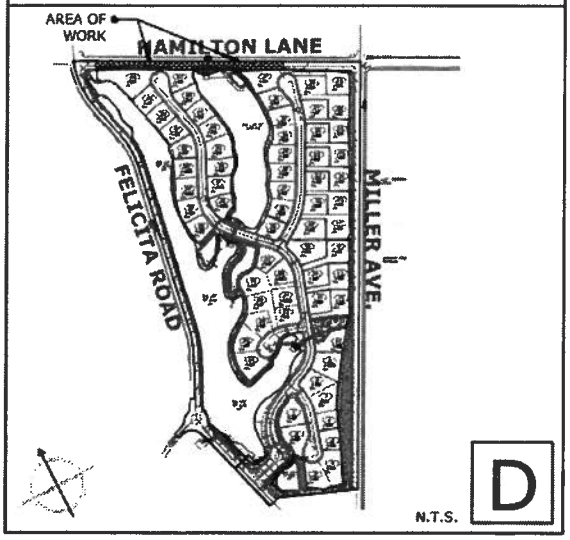
During the last 30 days of maintenance, the Builder is responsible for obtaining as builts, controller charts and watering schedules from his Landscape Contractor. These copies are to be submitted to the master or sub association and Maintenance Contractor.

L-3

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

KEY MAP



PERIMETER STREETS - VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Hardenbergia violacea	Purple Vine Lilac	5 Gal.	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - TREE SCHEDULE

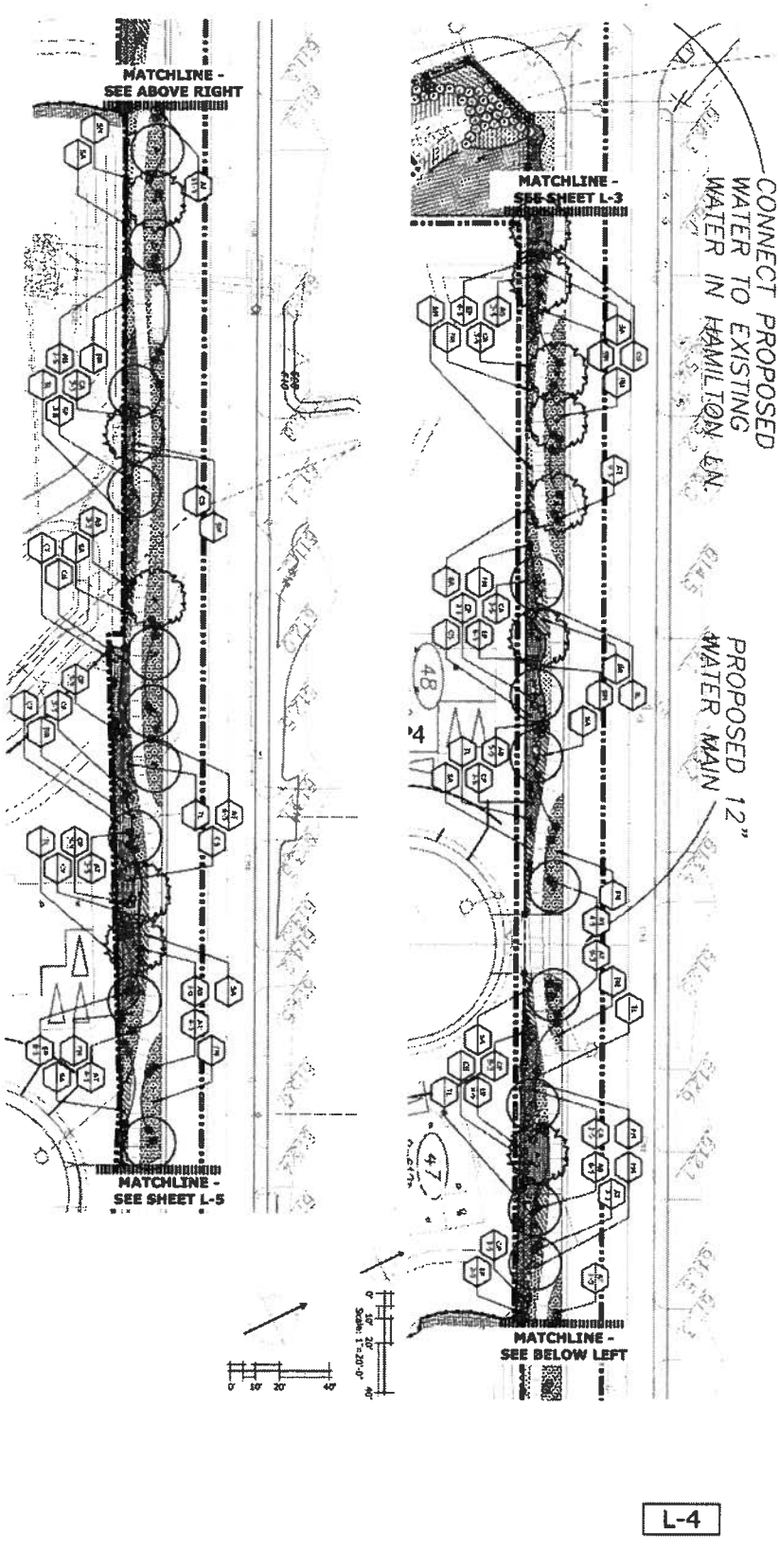
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Heteromeles arbutifolia	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	AB	Anigozanthus f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salvifolius	Sageleaf Rockrose	1 Gal	30" O.C.	L
	CA	Crassula argentea	Jade Plant	5 Gal	36" O.C.	L
	EC	Encelia californica	California Brittlebush	1 Gal	30" O.C.	L
	EP	Epilobium canum	California Fuschia	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

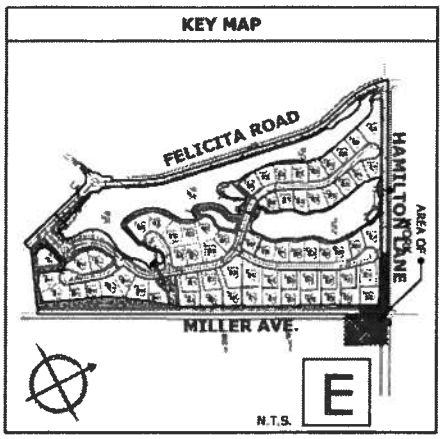
FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

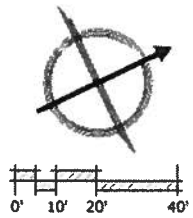


L-4

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN





PERIMETER STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	AB	Arctostaphylos f. 'Emily Gray'	Kangaroo Paw	5 Gal	30" O.C.	L
	ALC	Artemisia ludo 'Compacta'	Dwarf Silvermound Tree	1 Gal	48" O.C.	L
	CF	Ceanothus g.h. 'Tattoo Point'	California Lilac	2 Gal	5' O.C.	L
	CP	Cistus x. 'Peggysue'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salvifolius	Sageleaf Rockrose	1 Gal	30" O.C.	L
	CA	Ceanothus angustus	Island Mountain Lilac	5 Gal	36" O.C.	L
	EC	Encelia californica	California Sunflower	1 Gal	30" O.C.	L
	EP	Eschscholzia californica	California Poppy	1 Gal	30" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	18" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	JV	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Salvia clevelandii	Autumn Sage Cross	1 Gal	24" O.C.	M
	MP	Muehlenbeckia p. 'Pacificum'	Creeping Pruppenum	1 Gal	6' O.C.	L
	RC	Ribes viburnifolium	Catalina Perfect	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Teucrium chamaedrys	Wall or Blue Germander	1 Gal	24" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

PERIMETER STREETS - VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Hardenbergia violacea	Purple Vine Lilac	5 Gal.	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Arbutus menziesii	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	California Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

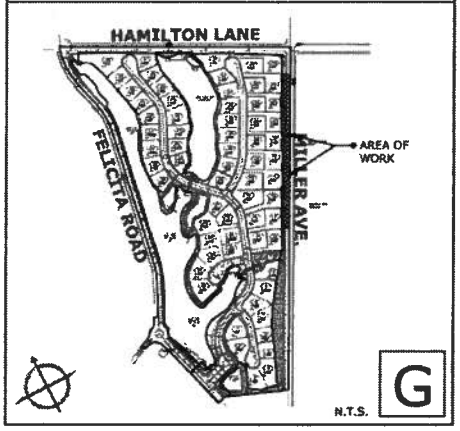
FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

L-5

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

KEY MAP



PERIMETER STREETS - VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Hardenbergia violacea	Purple Vine Lilac	5 Gal.	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - TREE SCHEDULE

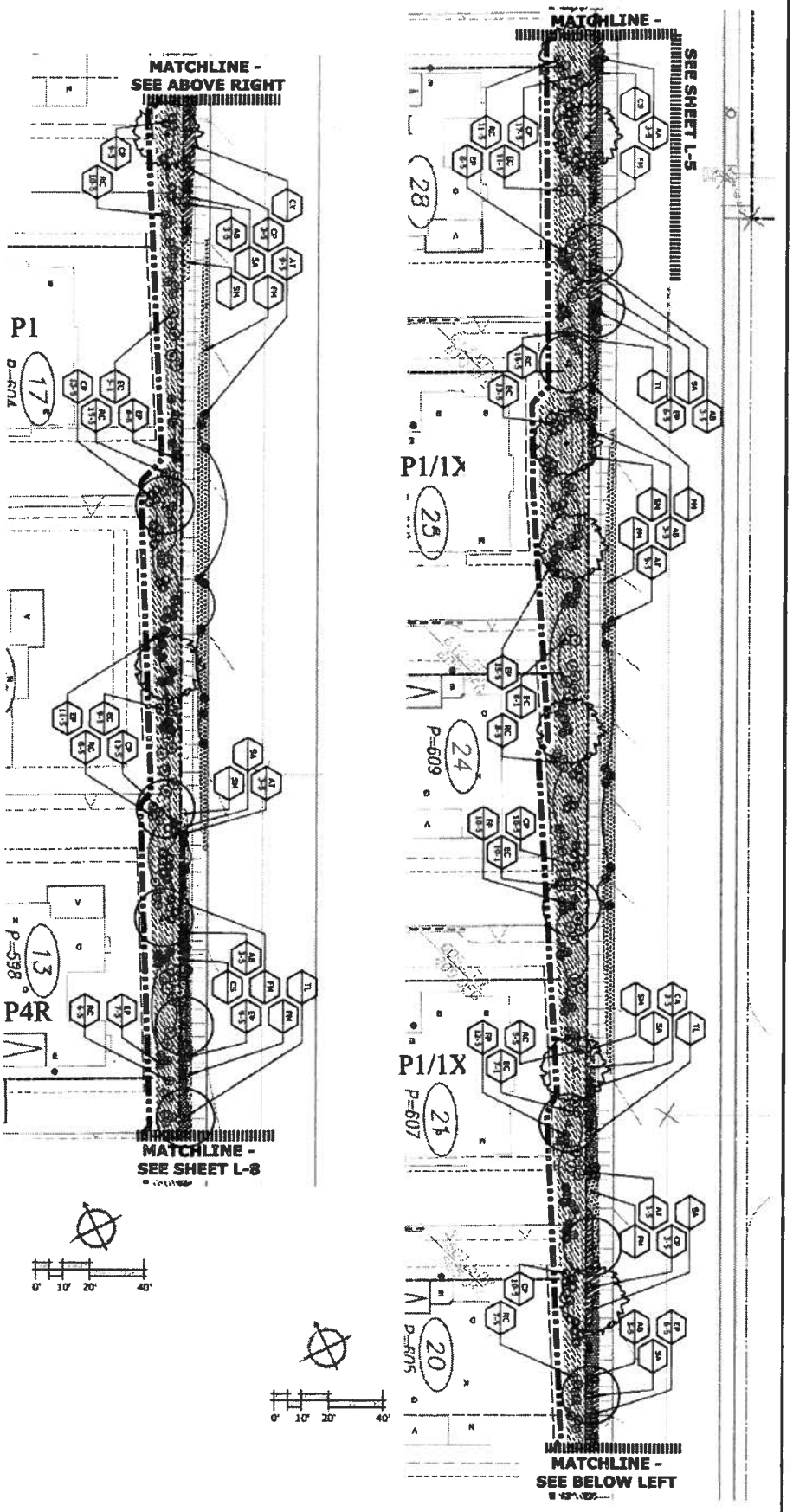
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Heteromeles arbutifolia	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AB	Anigozanthos f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
--	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salviifolius	Sageleaf Rockrose	1 Gal	30" O.C.	L
--	CA	Crassula argentea	Jade Plant	5 Gal	36" O.C.	L
--	EC	Escalla californica	California Fuchsia	1 Gal	36" O.C.	L
--	EP	Epilobium canum	California Fuschia	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	PC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.



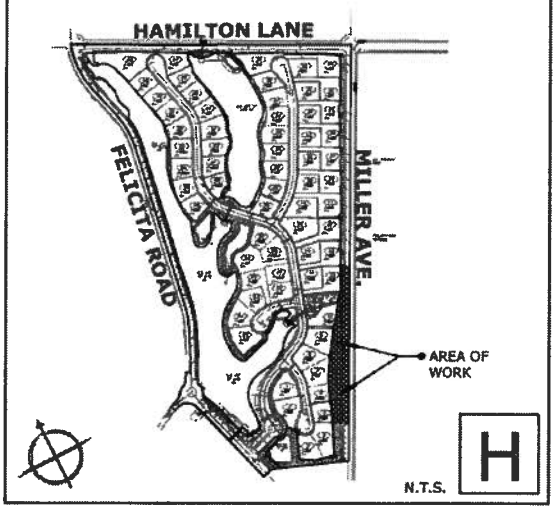
L-7

PROPOSED PROJECT
SUB 13-0002

93

LANDSCAPE PLAN

KEY MAP



PERIMETER STREETS - VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Hardenbergia violacea	Purple Vine Lilac	5 Gal.	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - TREE SCHEDULE

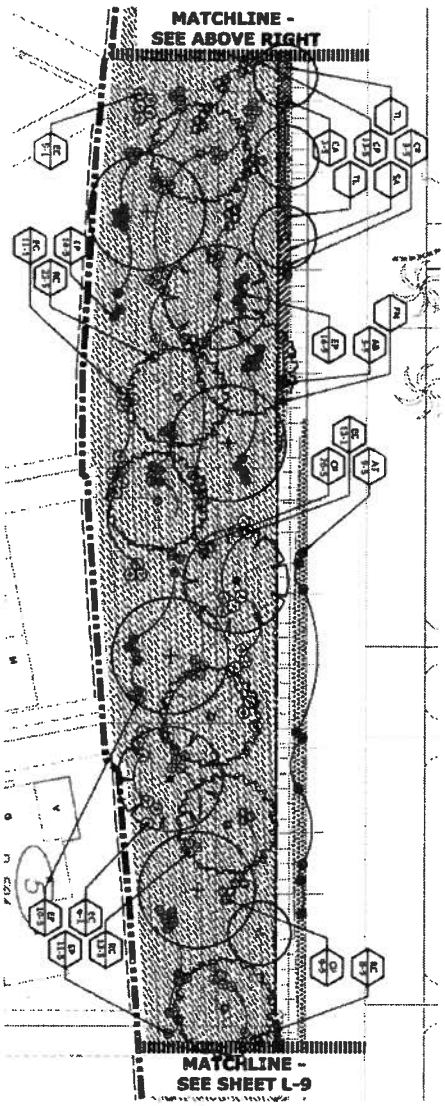
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Heteromeles arbutifolia	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

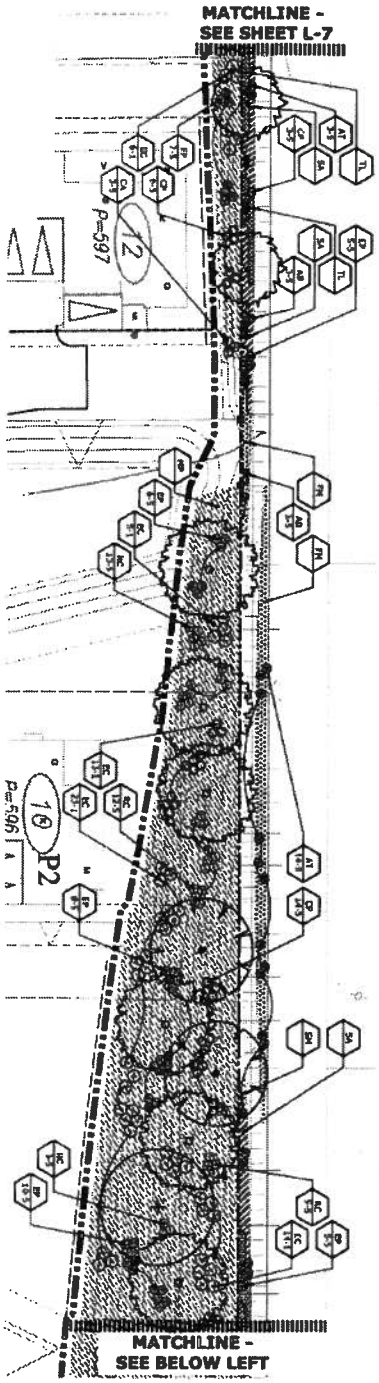
FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AB	Anigozanthos f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
--	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salvifolious	Sageleaf Rockrose	1 Gal	30" O.C.	L
--	CA	Crassula argentea	Jade Plant	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
--	EP	Epilobium canum	California Fuschia	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.



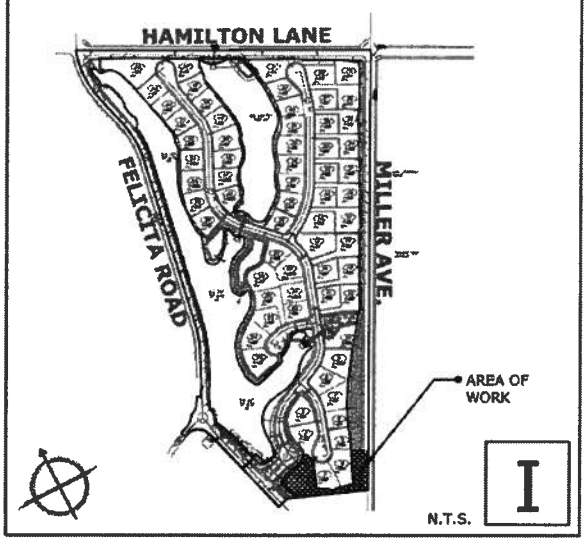


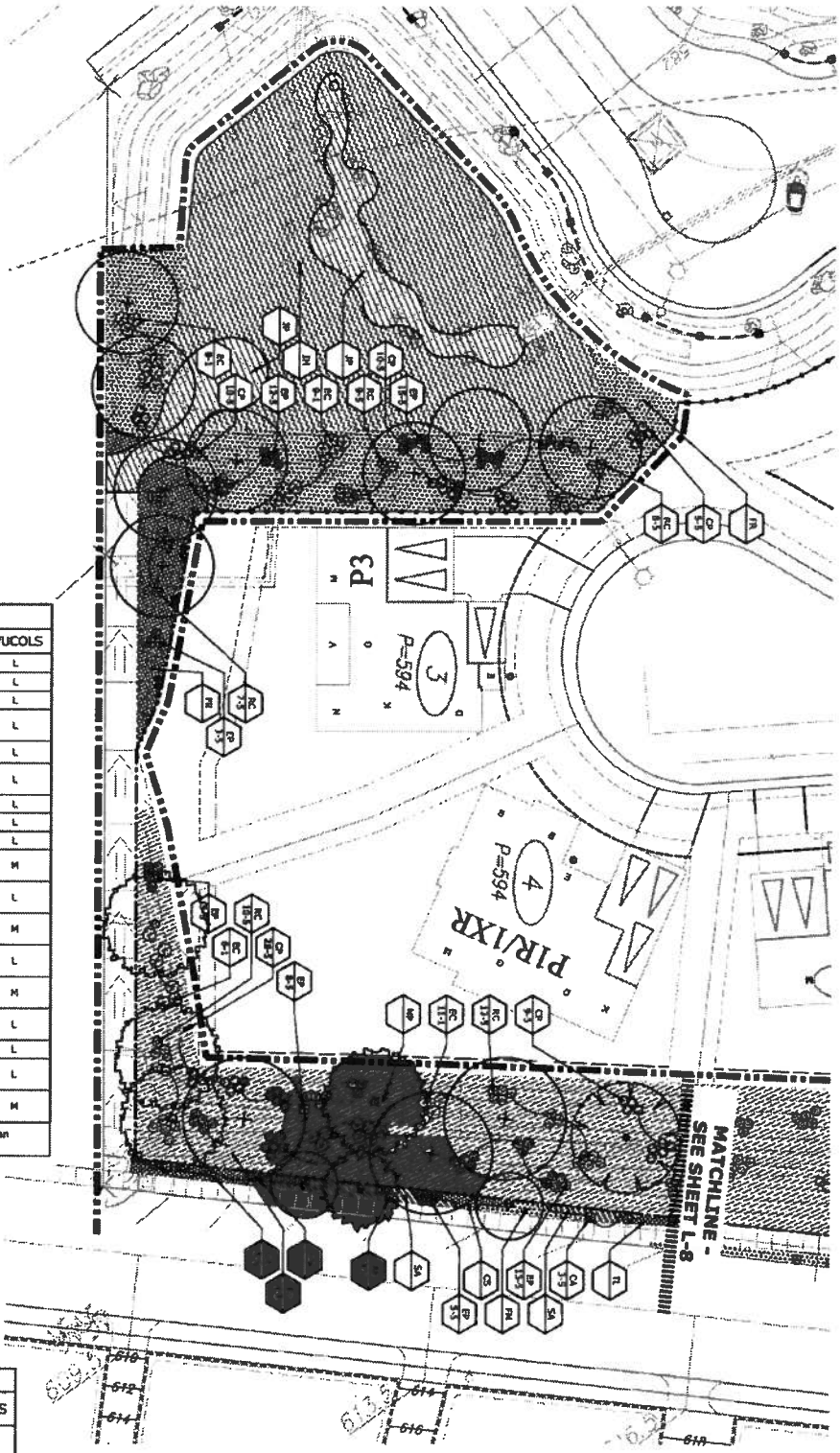
L-8

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

KEY MAP





PERIMETER STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AB	Anigozanthus f. 'Bush Gold'	Kangaroo Paw	5 Gal	30" O.C.	L
--	AUC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 Gal	48" O.C.	L
	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	5' O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	CS	Cistus salvifolius	Sageleaf Rockrose	1 Gal	30" O.C.	L
--	CA	Crassula argentea	Jade Plant	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
--	EP	Epilobium canum	California Fuschia	1 Gal	36" O.C.	L
	FN	Festuca mairei	Atlas Fescue	Liners	24" O.C.	M
	FR	Festuca rubra	Red Fescue	Liners	10" O.C.	L
	JP	Juncus patens	California Gray Rush	Liners	18" O.C.	M
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pots	18" O.C.	L
	TL	Teichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

PERIMETER STREETS - VINE SCHEDULE

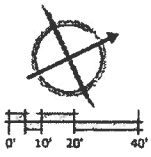
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Hardenbergia violacea	Purple Vine Lilac	5 Gal.	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

PERIMETER STREETS - TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Heteromeles arbutifolia	Toyon	Multi	24" Box	L
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus acerifolia	London Plane Tree	Std.	24" Box	M
	Platanus racemosa	Western Sycamore	Std.	24" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L

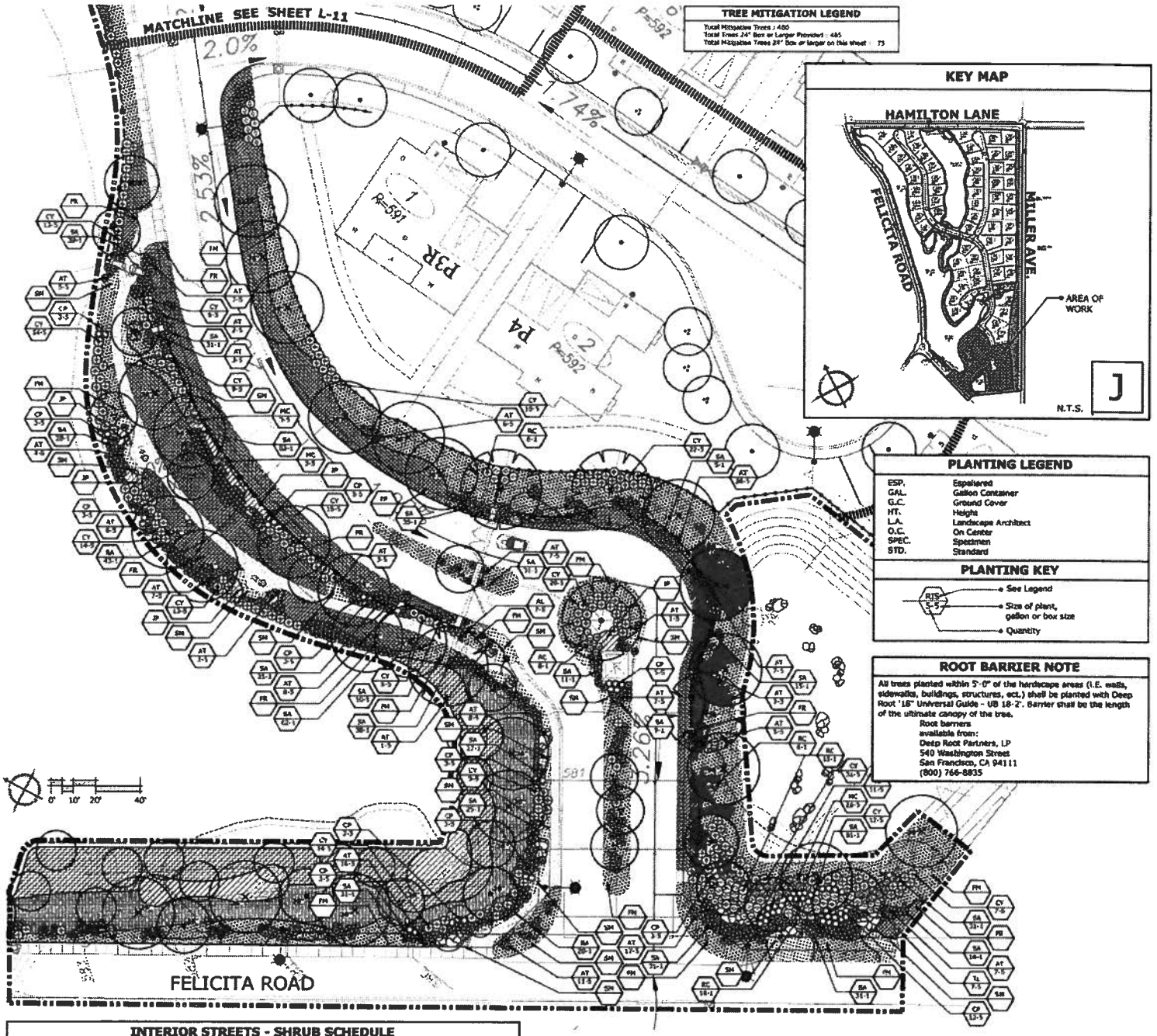
FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.



L-9

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN



TREE MITIGATION LEGEND

Total Mitigation Trees : 480
Total Trees 24" Box or Larger Provided : 485
Total Mitigation Trees 24" Box or larger on this sheet : 75

KEY MAP

PLANTING LEGEND

ESP.	Espaliered
GAL.	Gallon Container
G.C.	Ground Cover
HT.	Height
L.A.	Landscape Architect
O.C.	On Center
SPEC.	Specimen
STD.	Standard

PLANTING KEY

RTS 5-5
- See Legend
- Size of plant, gallon or box size
- Quantity

ROOT BARRIER NOTE

All trees planted within 5'-0" of the hardscape areas (i.e. walls, sidewalks, buildings, structures, ect.) shall be planted with Deep Root '16" Universal Guide - UB 18-2'. Barrier shall be the length of the ultimate canopy of the tree.

Root barriers available from:
Deep Root Partners, LP
540 Washington Street
San Francisco, CA 94111
(800) 766-8835

INTERIOR STREETS - SHRUB SCHEDULE

SYMB.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AL	Aloe arborescens	Torch Aloe	5 Gal	36" O.C.	L
--	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	48" O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	1 Gal	24" O.C.	M
	FR	Festuca rubra	Red Fescue	5 Gal	10" O.C.	L
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	5 Gal	24" O.C.	M
--	LL	Leonotis leonurus	Lion's Tail	5 Gal	48" O.C.	M
--	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	30" O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	RVS	Ribes viburnifolium 'Spooners Nese'	San Diego Evergreen Currant	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	1 Gal	12" O.C.	L
--	TL	Triccostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

INTERIOR STREETS - TREE SCHEDULE

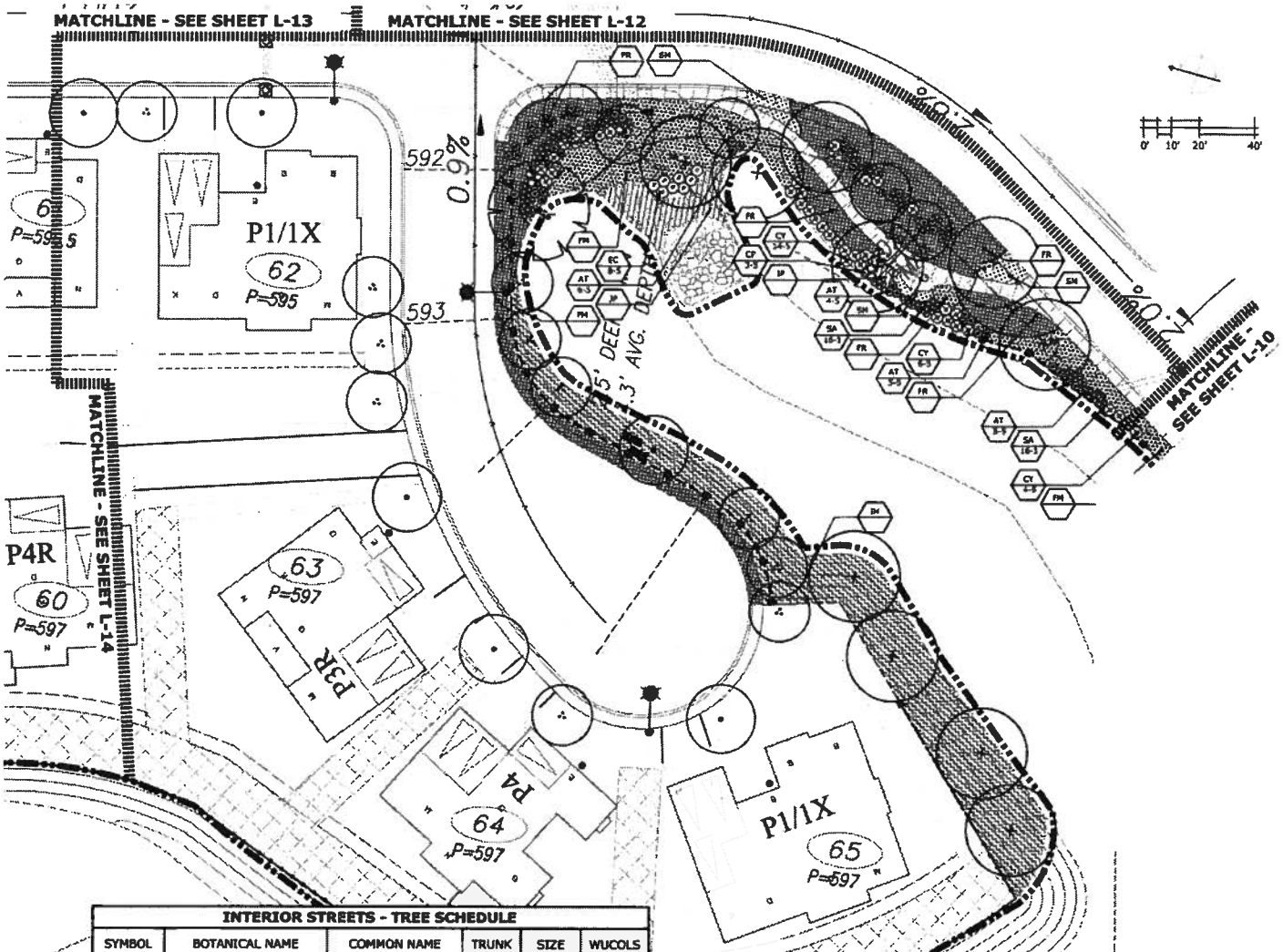
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
A	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

L-10

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN



INTERIOR STREETS - TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

INTERIOR STREETS - SHRUB SCHEDULE

SYMB.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AL	Aloe arborescens	Torch aloe	5 Gal	36" O.C.	L
--	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	48" O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebrush	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	1 Gal	24" O.C.	M
	FR	Festuca rubra	Red Fescue	5 Gal	10" O.C.	L
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	5 Gal	24" O.C.	M
--	LL	Leonotis leonurus	Lion's Tail	5 Gal	48" O.C.	M
--	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	30" O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	RVS	Ribes viburnifolium 'Spooners Hedge'	San Diego Evergreen Currant	1 Gal	48" O.C.	L
	SM	Senecio mandraliscae	Blue Chalksticks	1 Gal	12" O.C.	L
--	TL	Trichostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

TREE MITIGATION LEGEND

Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 32

PLANTING SCHEDULE NOTE

Refer to sheet L-10 for Interior Street - Shrub Schedule & Interior Street - Shrub Schedule.

KEY MAP

L-11

PROPOSED PROJECT
SUB 13-0002

97

LANDSCAPE PLAN

INTERIOR STREETS - SHRUB SCHEDULE

SYMB.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
--	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
--	AL	Aloe arborescens	Torch aloe	5 Gal	36" O.C.	L
--	CY	Ceanothus g.h. 'Yankee Point'	California Lilac	5 Gal	48" O.C.	L
--	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
--	EC	Encelia californica	California Brittlebush	1 Gal	36" O.C.	L
	FM	Festuca mairei	Atlas Fescue	1 Gal	24" O.C.	M
	FR	Festuca rubra	Red Fescue	5 Gal	18" O.C.	L
	IH	Iva hayesiana	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	Juncus patens	California Gray Rush	5 Gal	24" O.C.	M
--	LL	Leonotis leonurus	Lion's Tail	5 Gal	48" O.C.	M
--	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	MP	Myoporum p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
--	MC	Myrica californica	Pacific Wax Myrtle	5 Gal	30" O.C.	L
--	RC	Romneya coulteri	Matilija Poppy	1 Gal	48" O.C.	L
	RVS	Ribes viburnifolium 'Spooners Mesa'	San Diego Evergreen Currant	1 Gal	48" O.C.	L
	SN	Senecio mandraliscae	Blue Chalksticks	1 Gal	12" O.C.	L
--	TL	Triccostema lanatum	Woolly Blue Curls	5 Gal	36" O.C.	M

FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

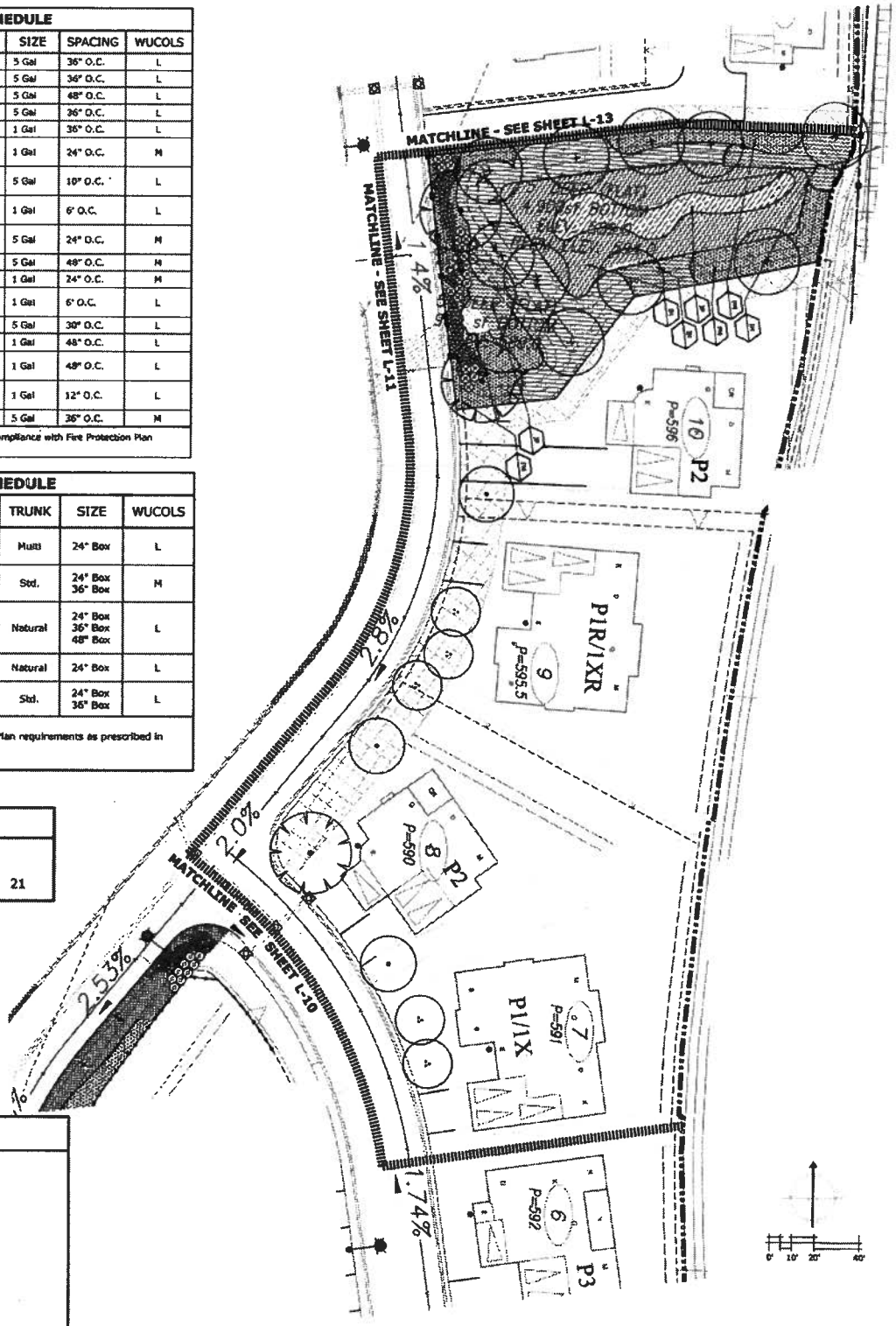
INTERIOR STREETS - TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

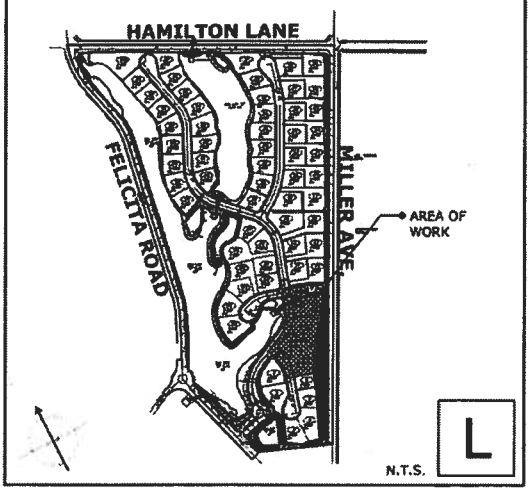
FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

TREE MITIGATION LEGEND

Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 21



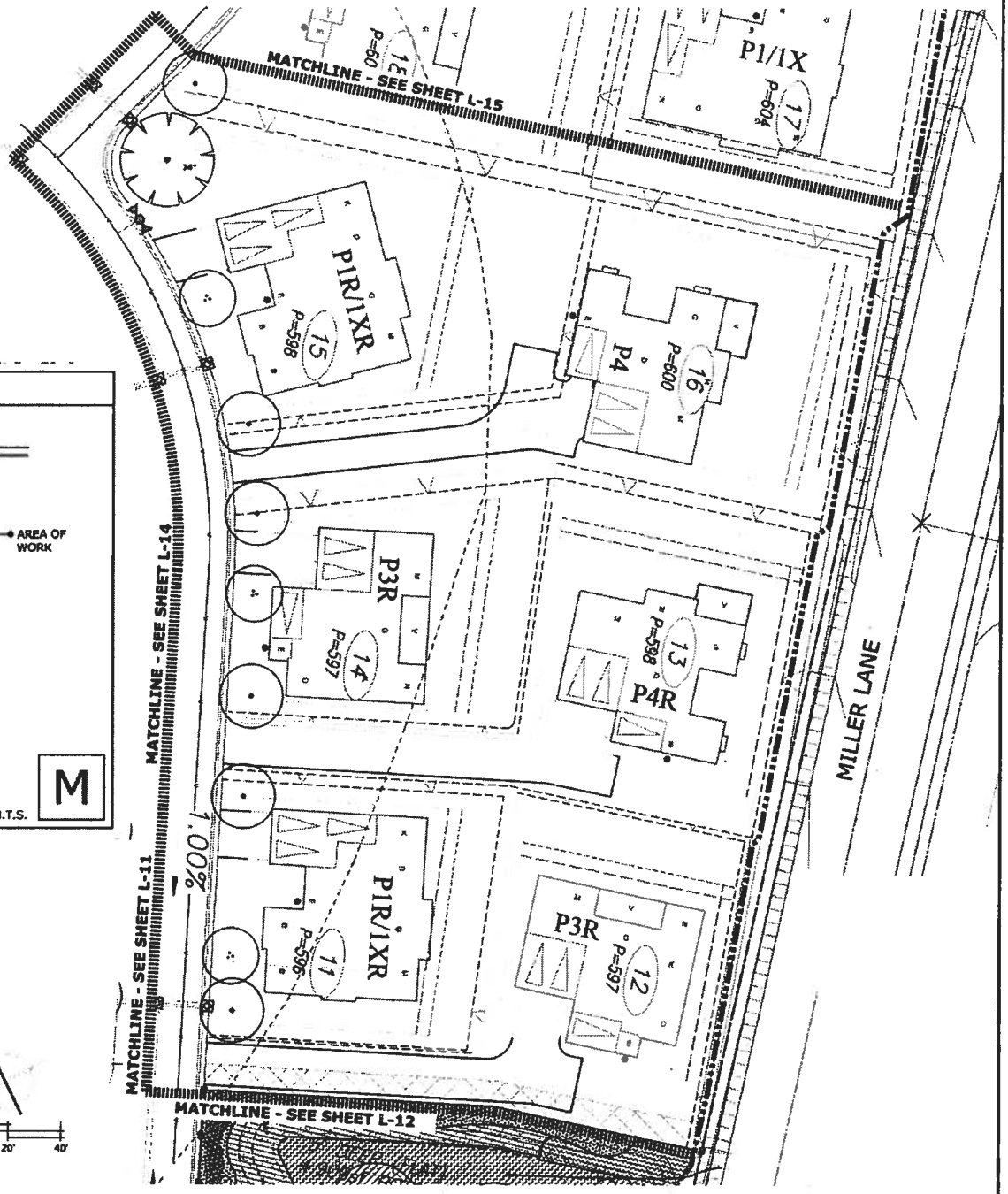
KEY MAP



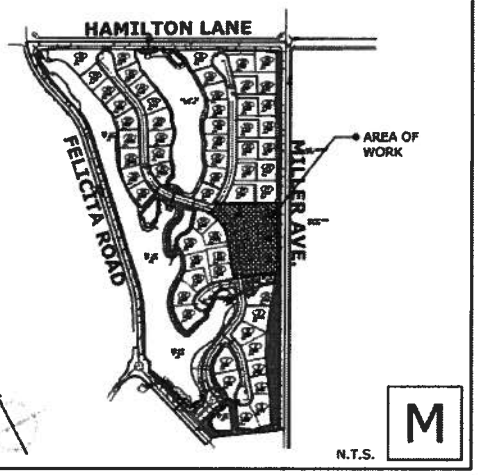
L-12

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN



KEY MAP



INTERIOR STREETS - TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

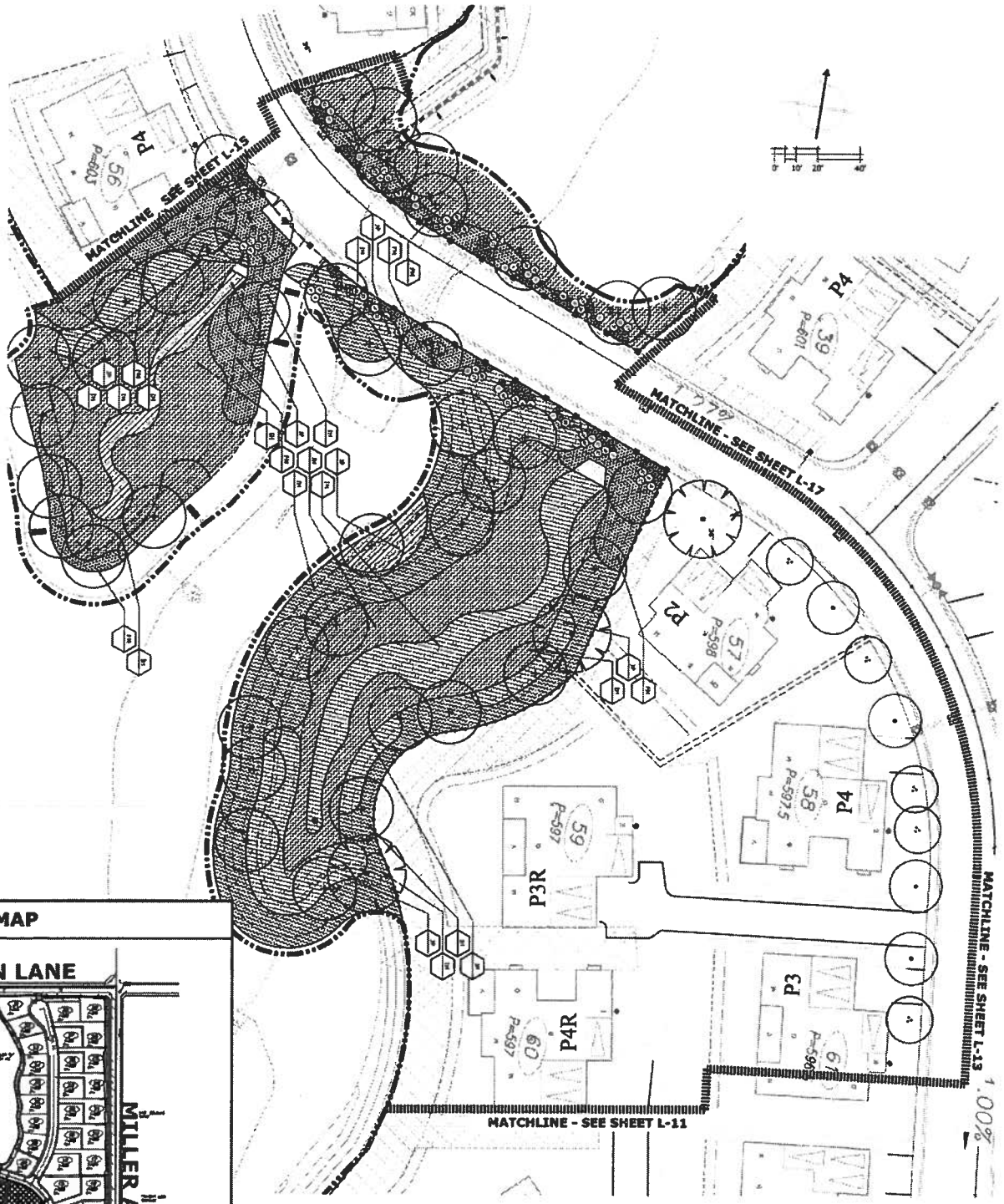
TREE MITIGATION LEGEND
Total Mitigation Trees : 460 Total Trees 24" Box or Larger Provided : 465 Total Mitigation Trees 24" Box or larger on this sheet : 10

PLANTING SCHEDULE NOTE
RRCer to sheet L-12 for ISAerior Street - Shrub Schedule.

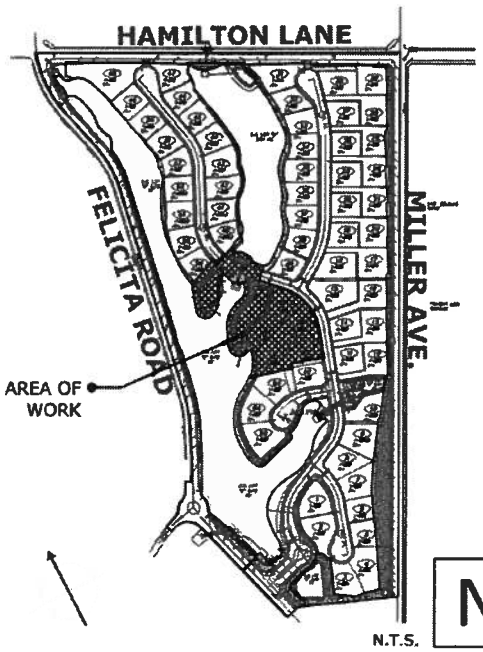
L-13

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN



KEY MAP



PLANTING SCHEDULE NOTE

RRCer to sheet L-12 for ISAerior Street - Shrub Schedule & ISAerior Street - Shrub Schedule.

TREE MITIGATION LEGEND

Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 52

L-14

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

INTERIOR STREETS - TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
A	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

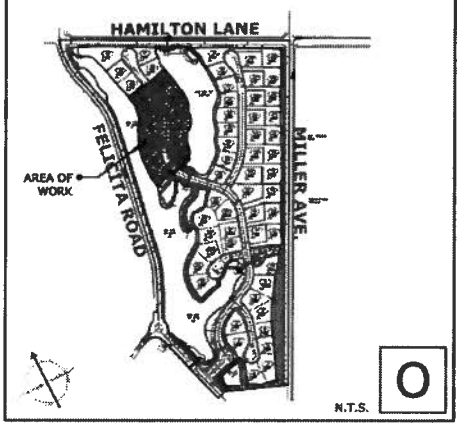
PLANTING SCHEDULE NOTE

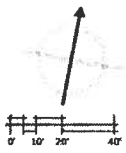
RRCer to sheet L-12 for ISAerior Street - Shrub Schedule.

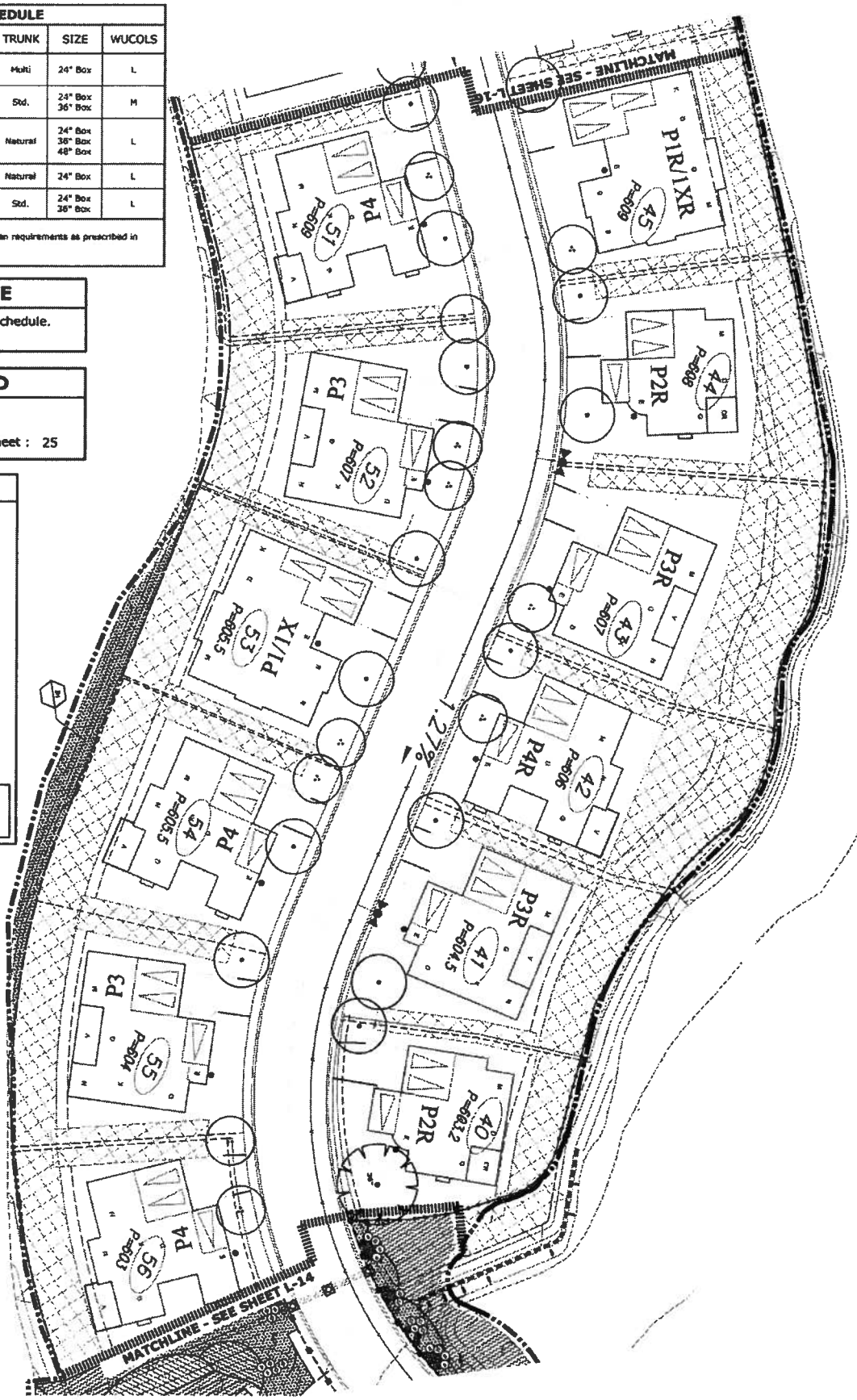
TREE MITIGATION LEGEND

Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 25

KEY MAP



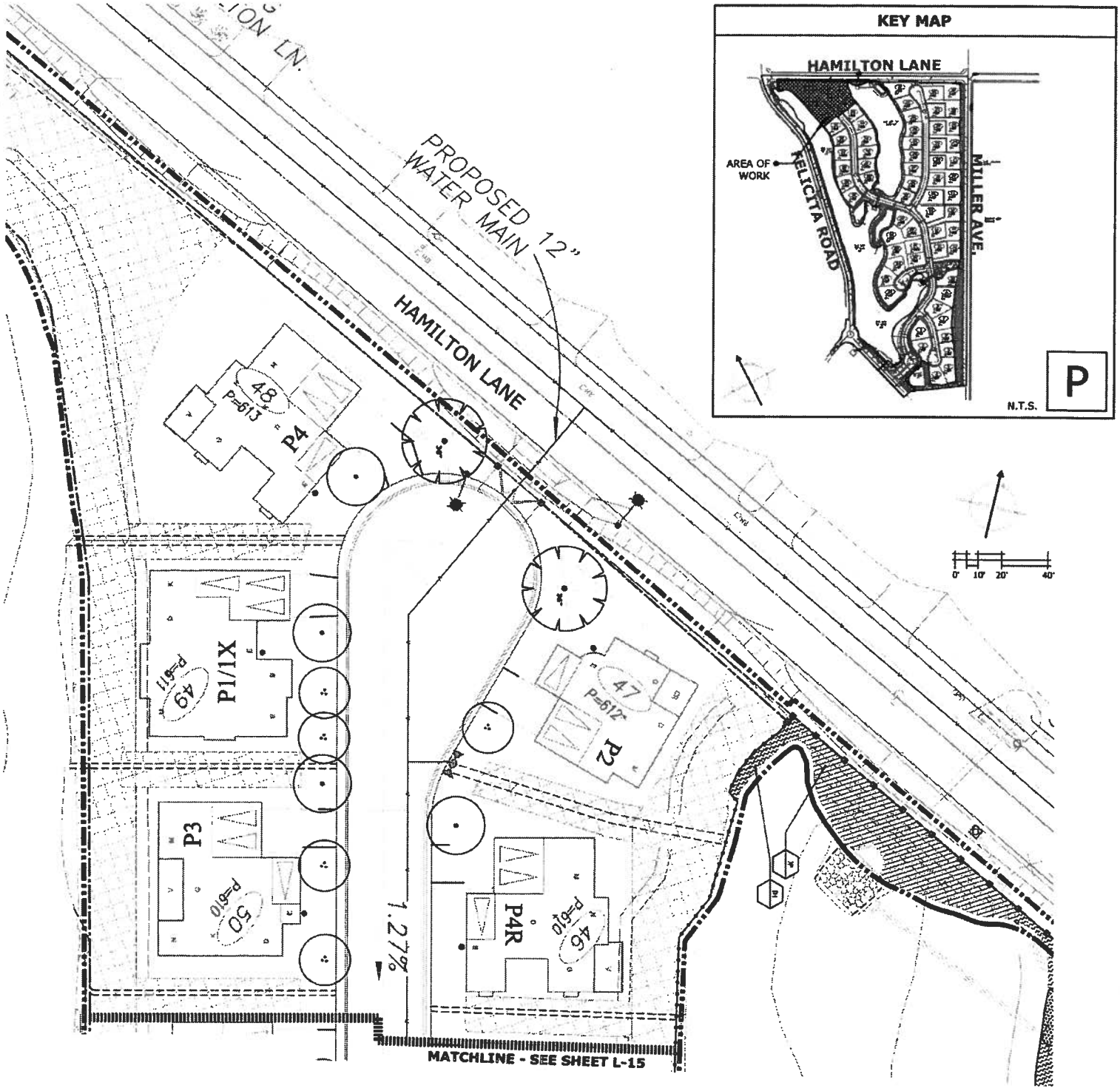




L-15

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN



INTERIOR STREETS - TREE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

PLANTING SCHEDULE NOTE

RRCer to sheet L-12 for ISAerior Street - Shrub Schedule.

TREE MITIGATION LEGEND

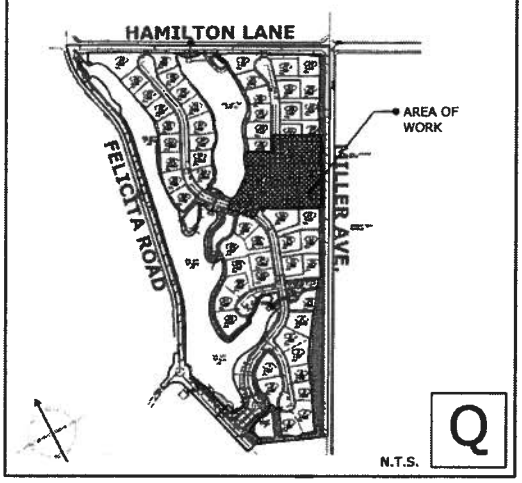
Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 11

L-16

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

KEY MAP

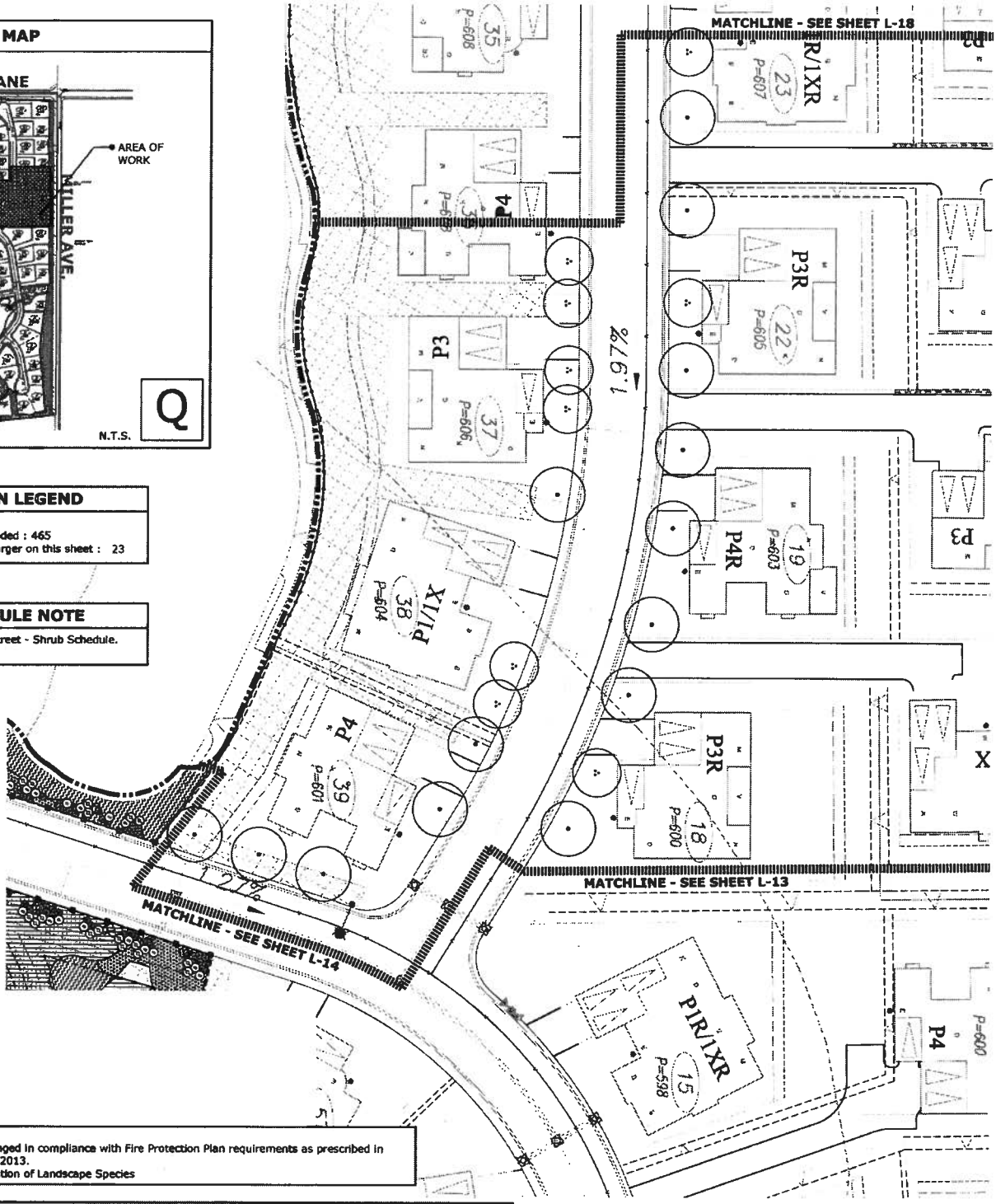


TREE MITIGATION LEGEND

Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 23

PLANTING SCHEDULE NOTE

RRCer to sheet L-12 for ISAerior Street - Shrub Schedule.



FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

INTERIOR STREETS - TREE SCHEDULE

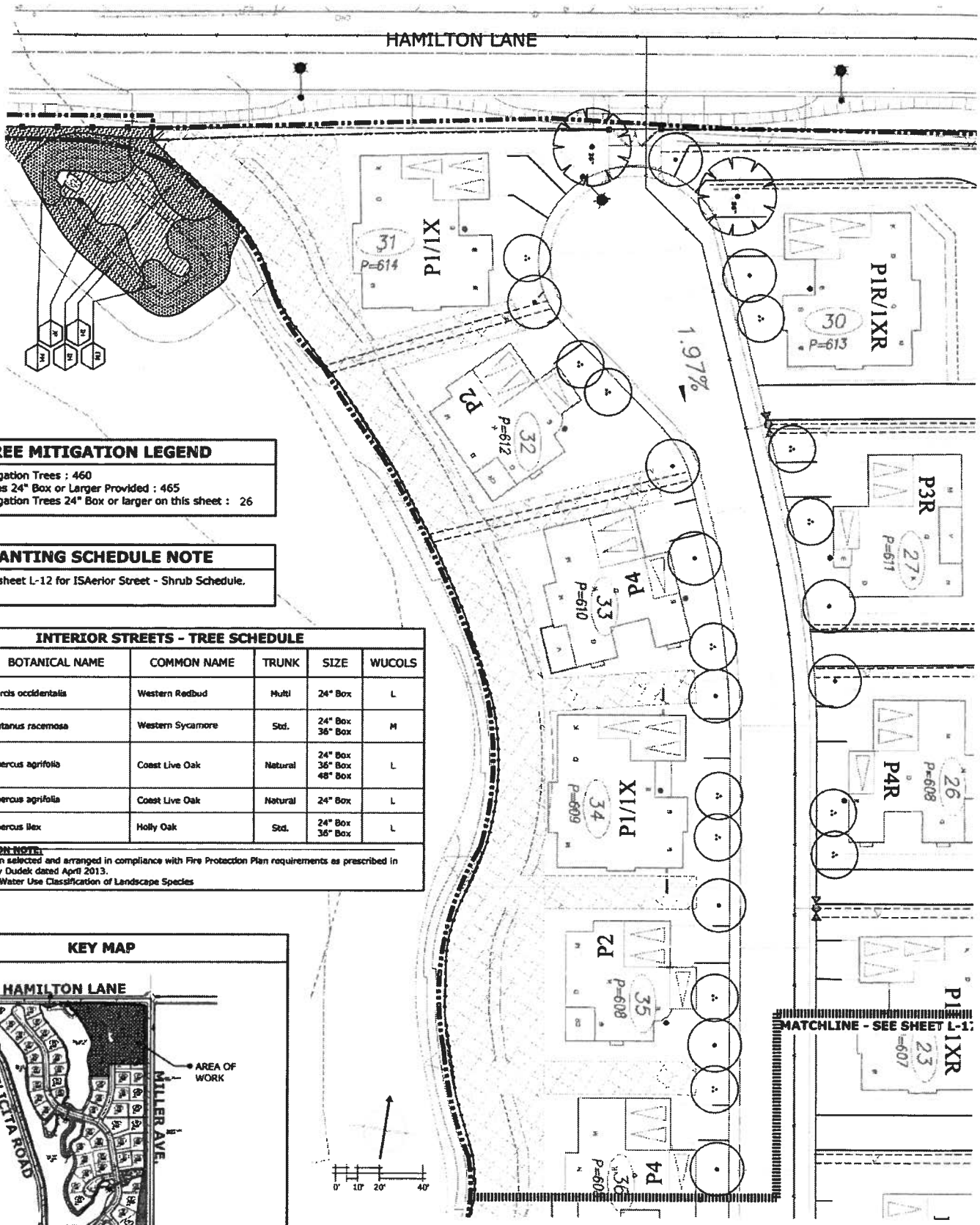
SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

0' 10' 20' 40'

L-17

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN



TREE MITIGATION LEGEND

Total Mitigation Trees : 460
Total Trees 24" Box or Larger Provided : 465
Total Mitigation Trees 24" Box or larger on this sheet : 26

PLANTING SCHEDULE NOTE

RRCer to sheet L-12 for ISAerior Street - Shrub Schedule.

INTERIOR STREETS - TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
A	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species

KEY MAP

L-18

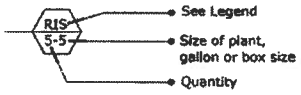
PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

PLANTING LEGEND

ESP.	Espaliered
GAL.	Gallon Container
G.C.	Ground Cover
HT.	Height
L.A.	Landscape Architect
O.C.	On Center
SPEC.	Specimen
STD.	Standard

PLANTING KEY



TYPICAL FRONT - SHRUB SCHEDULE

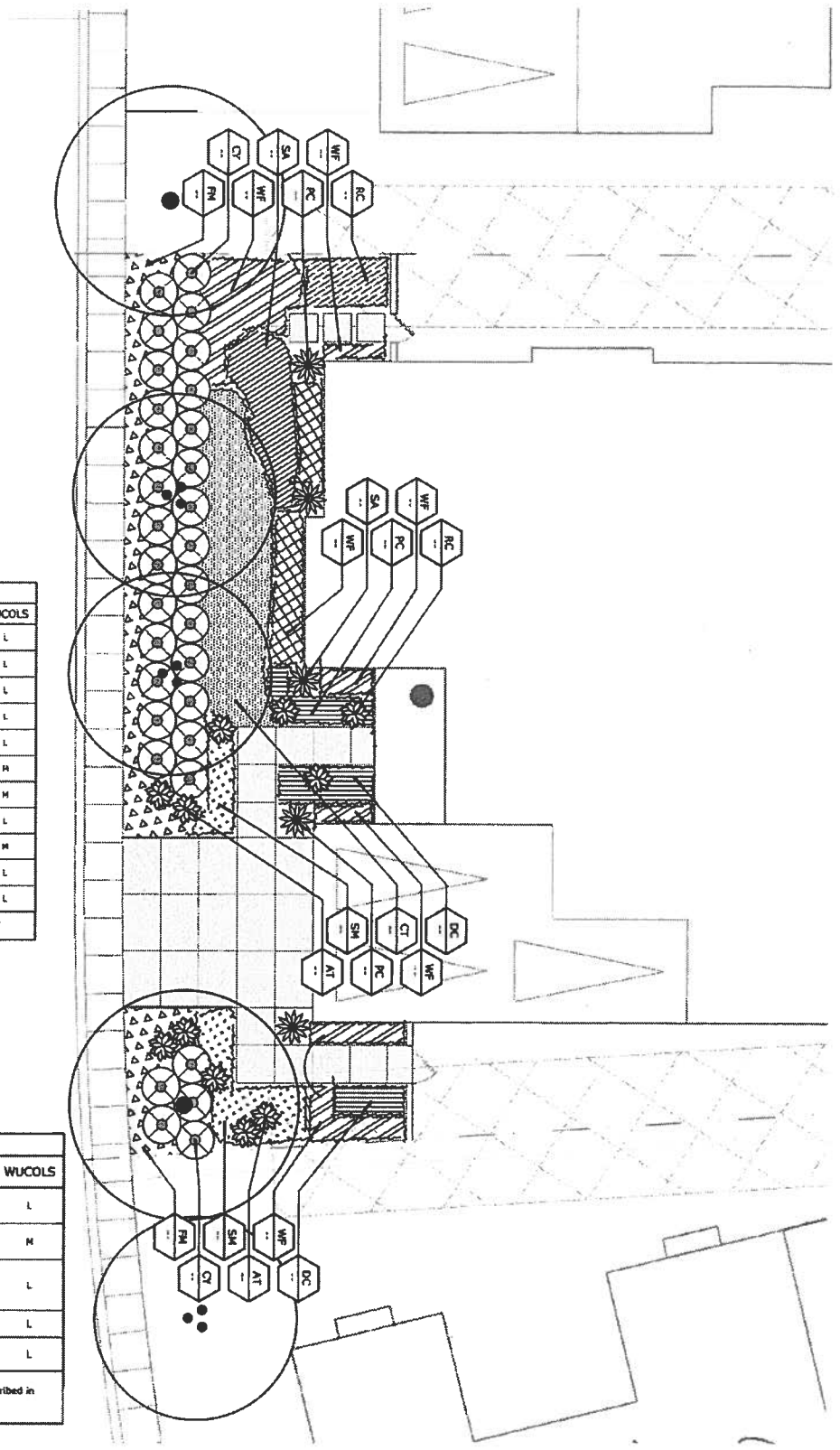
SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	Agave attenuata	Foxtail Agave	5 Gal	36" O.C.	L
	CT	Carex tumulicola	Foothill Sedge	1 Gal	12" O.C.	L
	CV	Ceanothus g.h. 'Yankee Point'	California Lilac	1 Gal	48" O.C.	L
	CP	Cistus x. 'Purpureus'	Rockrose	5 Gal	36" O.C.	L
	DC	Dianella caerulea 'King Alfred'	Blue Flax Lily	1 Gal	24" O.C.	L
	FM	Festuca mairei	Atlas Fescue	1 Gal	36" O.C.	M
	PC	Saltocarpus dicipens	Japanese Blueberry	15 Gal	As Shown	M
	RC	Rhamnus californica	Coffeeberry	5 Gal	36" O.C.	L
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal	24" O.C.	M
	SM	Senecio mandraliscae	Blue Chalksticks	4" Pot	12" O.C.	L
	WF	Westringia fruticosa	Coast Rosemary	5 Gal	36" O.C.	L

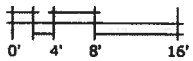
FIRE PROTECTION NOTE: All plant material has been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.

INTERIOR STREETS - TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	Cercis occidentalis	Western Redbud	Multi	24" Box	L
	Platanus racemosa	Western Sycamore	Std.	24" Box 36" Box	M
	Quercus agrifolia	Coast Live Oak	Natural	24" Box 36" Box 48" Box	L
	Quercus agrifolia	Coast Live Oak	Natural	24" Box	L
	Quercus ilex	Holly Oak	Std.	24" Box 36" Box	L

FIRE PROTECTION NOTE:
All trees have been selected and arranged in compliance with Fire Protection Plan requirements as prescribed in report prepared by Dudek dated April 2013.
WUCOLS NOTE: Water Use Classification of Landscape Species





NOTE:
This exhibit is intended only to provide guidance and does not reflect final landscaping decisions made by homeowners in accordance with deed restrictions and CC&R's.

PROPOSED PROJECT
SUB 13-0002

LANDSCAPE PLAN

Mitigation Monitoring and Reporting Program for the Oak Creek Project Reduced Residential Footprint Alternative

City File: SUB 13-0002, PHG 13-0017, ENV 13-0006

SCH # 2014041092

January 6, 2015

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Oak Creek Project (Project), which is the subject of the Final Program Environmental Impact Report (EIR), complies with all applicable environmental mitigation requirements.

The mitigation described in the EIR and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts. These measures include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, rectifying impacts by repairing, rehabilitating, or restoring the affected environment, and/or reducing or eliminating impacts over time through preservation and maintenance operations over the life of the proposed project.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the Final EIR. Only those subsections of the environmental issues presented in the EIR that have mitigation measures are provided below in the MMRP table. All other subsections in the EIR do not contain mitigation measures. For each specified mitigation measure, the MMRP table identifies the following: 1) Implementation Action; 2) Method of Verification; 3) Timing of Verification; 4) Responsible Agency/Party; and 5) Verification Date.

In addition to the mitigation measures described below, this document also includes a list of project features that would avoid significant impacts.

PROJECT FEATURES

1. Fire Resistance

The Project includes a Fire Protection Plan which is found in Appendix J of the Final EIR and describes the wildland fire resistance features incorporated into the Project. The key fire resistance features incorporated into the Project are listed below:

a. Any structure or landscape item in the designated Fuel Modification Zone areas must be constructed from non-combustible materials such as stone, steel, or heavy timber/pre-treated, fire retardant wood. HOA must enforce as part of the CC&Rs, a landscape plan review process for a formal landscape improvement plan submittal and approval by a licensed landscape architect to ensure that plant palette and non-combustible materials are employed within the designated Fuel Modification Zones.

b. Fuel modification for common area lots will be pre-designed and installed by the project developer. For private lots, landscape plans for front, side, and rear yards for the entire project will need to be approved by the HOA landscape committee through a formal process prior to any landscape improvement work by a homeowner.

c. Designated Fuel Modification Zones that include rear and side-yard areas (outside house setback envelopes) will be inspected annually by the landscape committee and/or Escondido Fire Department for conformance with the requirements provided in the project's Fire Protection Plan. CC&R's shall include this language so that homeowners acknowledge this provision.

d. External dryer vents will be baffled or fitted with ember resistant mesh.

e. Exposed wood, including fascia and architectural trim boards, will not be allowed on the side of structures facing the wildland fuels unless considered "heavy timber" or beams with a minimum nominal dimension of 4 inches.

f. No combustible fences will be allowed in the Fuel Modification Zone areas. Fences using fire retardant treated wood products will be subject to approval of the Escondido Fire Department.

g. Heat deflecting landscape walls will be provided for all structures that abut the on-site riparian restoration areas.

2. Noise

a. Lot 55, which is located approximately 110 feet from the Felicita Road centerline, would be impacted by a calculated noise level from Felicita Road of 61 dBA CNEL at the rear backyard edge of this lot. According to the Escondido General Plan, noise levels between 60 dBA CNEL and 70 dBA CNEL may be compatible with residences with implementation of noise attenuation to reduce interior noise levels. Noise attenuation for the home on this lot would be necessary to ensure that interior noise levels would be an acceptable. Therefore, the Project will incorporate building features for the home on this lot to achieve a calculated interior noise level of 45dBA CNEL that would meet the City's noise compatibility standards based on an exterior noise level of 61dBA CNEL.

3. Fence and Wall Plan

a. The Project will incorporate a fence and will plan as illustrated in Figure 7-3 Fence and Wall Plan, Reduced Residential Footprint Alternative in the Final EIR.

4. Landscape Plan

a. The Project's landscaping will be implemented in conformance with the Project's Planting Plan as illustrated in Appendix P Planting Plan – Reduced Residential Footprint Alternative in the Final EIR.

5. Agricultural Resources

a. In response to neighborhood concerns the Project will purchase agricultural mitigation credits from either a California land trust, authorized to accept grants by the Department of Conservation's California Farmland Conservancy Program, or the San Diego County Purchase of Agricultural Conservation Easement (PACE) Program Mitigation Bank, in an amount sufficient to acquire an agricultural conservation easement over land of annual economic productivity equal to that of the 25.1 acres lost through the development of the Project. As an example, if the annual economic productivity of the 25.1 acres lost through the development of the Project is $100,000 and the annual economic productivity of an acre of land subject to a California land trust or the PACE Program is $20,000, then the applicant shall purchase five mitigation credits from the land trust or the PACE Program Mitigation Bank.

6. Street Lighting

a. The Project includes a street lighting plan which is illustrated and textual described in Attachments B and C of Appendix A Specific Alignment Plan Analysis in the Final EIR. Some of the key features of the lighting plan are:

1) Street lights are to be installed in conformance with Attachments B and C of Appendix A Specific Alignment Plan Analysis of the Final EIR
2) A decorative light fixture as illustrated on Appendix A Specific Alignment Plan;
3) A light fixture that would have Dark Sky Association "Fixture Seal of Approval" prior to installation;
4) Light fixture spacing that would be similar to that of the City standards with light fixtures installed only on the project side of the street; and
5) No street lights fixture would be installed on the existing neighbors' side of Felicita Road or Hamilton Lane so as to avoid any conflict with existing improvements located on neighbors' property.

7. Traffic Calming

a. The Project will include a traffic calming plan which can be found in Appendix O-1 Traffic Impact Analysis in the Final EIR, with many of the elements illustrated on the Tentative Map. Some of the key features of the traffic calming plan include:

1) A roundabout at the intersection of Felicita Road and Park Drive
2) Speed limit signage
3) Cross walk warning signs
4) Bike lanes

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
AIR QUALITY					
Air-1 Construction Dust Control Measures. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust during all grading and site preparation activities including, but not limited to, the following actions: 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent. 2. Temporary hydroseeding with irrigation shall be implemented on all graded areas on slopes, and areas of cleared vegetation shall be revegetated as soon as possible following grading activities in areas that will remain in a disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase. 3. Operate all vehicles on the construction site at speeds less than 15 miles per hour. 4. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 5. If a street sweeper is used to remove any track-out/carry-out, only PM_{10}-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances. 6. Grading shall be terminated when winds exceed 25 mph. 7. Sweepers, wheel washers and water trucks shall be used to control dust and debris at public street access points. 8. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading. 9. Non-toxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas.	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
BIOLOGICAL RESOURCES					
Bio-1 Potential direct impacts to migratory bird species covered under the MBTA shall be mitigated by restricting brush removal and site grading to outside of the breeding season of most bird species (February 15 to September 15). Grubbing, grading, or clearing during the breeding season of MBTA covered species could occur if it is determined through a pre-construction survey by a qualified biologist that no nesting birds are present immediately prior to grubbing, grading, or clearing activities. A nesting survey report shall be submitted to the City for review and approval confirming that no breeding or nesting avian species are present in areas proposed for grubbing, grading, or clearing no longer than seven days prior to grading.	Require that the specified measures be implemented prior to and during construction activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	
Bio-2 The following measures shall be implemented to reduce indirect impacts to sensitive species to below a level of significance. 1. Active construction areas and unpaved surfaces shall be watered pursuant to City grading permit requirements to ensure that generation of fugitive dust is minimized. 2. Orange construction fencing shall be installed prior to the start of construction to define the proposed limits of construction impacts and clearly define the grading boundaries, and biological monitoring of on-site open space shall be conducted during grading and construction activities prevent unintended impacts. 3. The Project shall address potential water quality impacts through compliance with the City's Grading Ordinance (See Section 33-1062, 33-1063, 33-1068, 33-1069) and implementation of the proposed best temporary construction management practices outlined in the Stormwater Management Plan (silt fence, fiber rolls, street sweeping and vacuuming, storm drain inlet protection, solid waste management, stabilized construction entrance/exit, desilting basin, gravel bag berm, sandbag barrier, material delivery and storage, and any minor slopes will be covered with a plastic or tarp prior to a rain event). 4. All construction and security lighting associated with the Project shall be shielded or directed away from the open space. 5. After construction is complete, Project landscaping shall not include any California Invasive Plant Council (Cal-IPC) List A species.	Require that the specified measures be implemented prior to and during construction activities, as applicable, for future development projects	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
6. A homeowner education program shall be implemented to alert homeowners of the need to keep pets outside of the on-site open space areas. The homeowners association shall be responsible for implementing rules related to resident's pets. 7. A management plan shall be provided for the on-site open space that will include all stewardship measures, such as upkeep of fencing and signs, restricting trespassing, and removing debris. The management plan will be implemented by the HOA. All fuel modification zones in open space lots will be maintained by the HOA. The HOA will be responsible for all vegetation management throughout the common areas of the project site, in compliance with the requirements. The HOA will be responsible for ensuring long-term funding and ongoing compliance with all provisions of the Project's Fire Protection Plan, including vegetation planting, fuel modification, vegetation management, and maintenance requirements throughout the private portions of the project site. Individual property owners will be responsible for maintaining zones on their property.					
Bio-3 All brush removal, grading, and clearing of vegetation on the project site shall take place outside of the bird breeding season (February 15 [January 1 for tree dwelling raptors] through September 15). If construction activities are proposed to occur during the breeding season, a pre-construction survey shall be conducted by a qualified biologist no longer than seven days prior to the start of construction to determine if nesting birds are present on site. No construction activities shall occur within 300 feet of burrowing owl burrows, tree dwelling raptor nests, or least Bell's vireo, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq}, which will reduce the impact to below a level of significance.	Require that the specified measures be implemented prior to and during construction activities, as applicable, for future development projects	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Bio-4 The Project would cause direct impacts to 1.1 acre of coast live oak woodland (0.9 acre of which is outside of CDFW jurisdiction), 0.1 acre of Diegan coastal sage scrub, and 3.1 acres of non-native grassland. Impacts to 0.9 acre of coast live oak woodland shall be mitigated at a 3:1 ratio through acquisition of 2.7 acres of credit from the Daley Ranch Mitigation Bank. The remaining 0.27 acre of coast live oak woodland within CDFW jurisdiction is addressed in mitigation measure Bio-5 below. Impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated at a 2:1 ratio through acquisition of 0.2 acre of credits from the Daley Ranch Mitigation Bank, while impacts to non-native grassland shall be mitigated at a 0.5:1 ratio through acquisition of 1.6 acres of credits from the Daley Ranch Mitigation Bank. See Table 5.4-8 for a summary of mitigation requirements.	Require that the specified measures be implemented for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Table 5.4-8

Resource	Impact (Acres)	Mitigation Ratio	Mitigation
Jurisdictional Habitats			
Southern willow riparian forest	0.23	3:1	0.69 acre on-site restoration
Southern coast live oak riparian forest	0.04	3:1	0.12 acre on-site restoration
Coast live oak woodland	0.27	3:1	0.81 acre on-site restoration
Eucalyptus woodland	0.02	1:1	0.02 acre on-site restoration
Streambed	0.04	1:1	0.04 acre on-site restoration
Subtotal	0.60		
Upland Habitats			
Coast live oak woodland	0.9	3:1	2.7 acres at Daley Ranch
Diegan coastal sage scrub	0.1	2:1	0.2 acre at Daley Ranch
Non-native grassland	3.1	0.5:1	1.6 acres at Daley Ranch
Subtotal	4.1		
Total	**4.71**		

Note: Areas are presented in acre(s) rounded to the nearest 0.01.

Source: Helix Environmental 2014

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Bio-5 The Project applicant shall be required to obtain wetland permits and approvals for impacts to USACE and California Department of Fish and Wildlife (CDFW) jurisdictional areas. See Table 5.4-9 for a summary of mitigation requirements for jurisdictional areas. Impacts to southern willow riparian forest, southern coast live oak riparian forest, and coast live oak woodland jurisdictional habitats are anticipated to require a 3:1 mitigation ratio through creation and/or restoration and/or enhancement of riparian or oak woodland habitat on site. Impacts to CDFW eucalyptus woodland and non-wetland Waters of the U.S./CDFW streambeds shall be mitigated through creation/restoration at a 1:1 ratio. This will require creation/restoration of approximately 0.07 acre of drainages, of which a minimum of 0.07 acre must be USACE jurisdictional. Wetland mitigation is proposed to occur within the 9.8 acres of open space along existing on-site drainages, with final mitigation requirements to be determined by the resource agencies through the permitting process. On-site mitigation is proposed to consist of recontouring a portion of the stream channel, removal of non-native species, and seeding/planting with a mix of native shrubs and trees. A detailed restoration, maintenance and monitoring plan shall be prepared by a qualified restoration ecologist/biologist and shall be approved by the City prior to issuance of a grading permit. More detail information regarding the performance standards that will be used in the implementation of this mitigation measure is provided in the Riparian Habitat Mitigation Plan for the Oak Creek Project found in Appendix G of the Biological Technical Report, which is Appendix F in the Final EIR. The biological open space lots would be preserved in their natural state within a permanent conservation easement and mechanism for privately funded on-going maintenance managed in perpetuity for biological resource values by the HOA. Conserved areas on site would be placed in an open space easement and managed through funding provided by the Project's Homeowners Association (HOA), with management overseen by a qualified biologist/resource manager.	Require that the specified measures be implemented prior to, and during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Table 5.4-9 **Jurisdictional Area** / **Ratio** / **USACE [1]** (Impacts, Mitigation) / **CDFW** (Impacts, Mitigation) Southern willow riparian forest — 3:1 — 0.05 — 0.15 — 0.23 — 0.69 Southern coast live oak riparian forest — 3:1 — -- — -- — 0.04 — 0.12 Coast live oak woodland — 3:1 — -- — -- — 0.27 — 0.81 Eucalyptus woodland — 1:1 — -- — -- — 0.02 — 0.02 Non-wetland Waters of the U.S / Streambed — 1:1 — 0.07 — 0.07 — 0.04 — 0.04 Total — -- — 0.12 — 0.22 — 0.60 — 1.68 Note: Areas are presented in acre(s) rounded to the nearest 0.01. [1] USACE is a subset of the CDFW jurisdiction. Source: Helix Environmental 2014					
Bio-6 Prior to the issuance of grading permits, the Project applicant shall submit a Conceptual Habitat Restoration Plan (CHRP) to the City Community Development Department for review and approval. The CHRP, which is described more fully in Appendix C Tree Management and Preservation Plan, shall be a cohesive restoration and monitoring plan that addresses site-wide restoration/mitigation efforts and includes a tree planting, canopy cover goal, and monitoring component. The CHRP shall specify native oak, willow, sycamore, and cottonwood tree planting details, locations, and long-term maintenance and monitoring for the mitigation of trees. The CHRP shall be used to prepare bidding construction documents for site preparation, tree installation, and maintenance. The CHRP shall require that a knowledgeable arborist or biologist be retained to monitor mitigation tree plantings for a period of five years. The CHRP also shall outline reporting protocols and standards for mitigation tree replacement, should it be necessary if canopy cover goals are not being achieved. Table 5.4-13, Landscape Tree Replacement Calculation, identifies the total number of plantings required to meet the intent	Require that the specified measures be implemented prior to grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
of the City's tree protection and replacement requirements. Upon approval of the CHRP, the Project applicant shall implement the plan. Implementation of the CHRP shall achieve at a minimum 2:1 replacement of trees at the end of five years.					

Table 5.4-13

Impacted Tree Type	Grading Related	Replacement Ratio	Replacement Species[1]	Total Number Replacement Trees[2]
Cedrus deodora	1	1:1	--	1
Eucalyptus camaldulensis	38	1:1	--	38
Eucalyptus cinerea	2	1:1	--	2
Eucalyptuscladocylax	2	1:1	--	2
Fraxinus uhdei	2	1:1	--	2
Olea eurpea	37	1:1	--	37
Phoenix canariensis	2	1:1	--	2
Pinus elderica	3	1:1	--	3
Quercus agrifolia (protected)	97	2:1	--	194
Q. agrifolia (mature)	98	1:1	--	98
Q. englemanii (protected)	3	2:1	--	6
Q. englemanii (mature)	3	1:1	--	3
Salix goodingii	18	1:1	--	18
Salix lasiolepis	11	1:1	--	11
Schinus molle	2	1:1	--	2
S. terebenthifolius	7	1:1	--	7
Ulmas parvifolia		1:1		3
Washingtonia robusta	24	1:1	--	24
Minimum Required Escondido Mitigation Tree Plantings				453
Minimum Proposed Landscape Plantings				453
Minimum Proposed Habitat Area Tree Plantings				1,500 to 2,000

[1] Replacement species will be a combination of native oak, sycamore, willow, and cottonwood in the riparian areas and native oak and other landscape trees within the urbanized area of the Project.

[2] Total replacement trees include coast live oak and other suitable native or ornamental species that would be planted to comply with Section 33-1069 of the City's Municipal Code, as well as trees that would be provided to mitigate habitat impacts as required in mitigation measures Bio-4 and Bio-5.

Source: Dudek 2014

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
CULTURAL RESOURCES					
Cul-1 The following mitigation monitoring program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the project site and off site. This program shall include, but not be limited to, the following actions: 1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the lead agency. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program, including. a qualified Native American monitor. 2. The qualified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. 3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on site full-time to perform periodic inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. 4. A Native American monitor shall accompany the archaeologist monitor during all times that the archaeological monitor(s) is on site. 5. Isolates and clearly non-significant deposits shall be minimally documented in the field so the monitored grading can proceed. 6. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City's Project manager at the time of discovery of previously unidentified cultural resources within the project site. The archaeologist, in consultation with the City's Project manager, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. The archaeologist shall contact the County DPR Resource Management Division and County Archaeologist at the time of discovery of previously unidentified cultural resources within off-site construction areas.	Require that the specified measures be implemented prior to, and during grading activities for future development projects.	Department review and approval	Prior to project approval	City of Escondido Community Development Department – Planning Division	Require that the significant archaeological resources be preserved or adequately mitigated.

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
7. If any human bones are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains. 8. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 9. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility meeting the standards of Title 36 CFR, Part 79, and located within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. 10. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include California Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.					
GEOLOGY AND SOILS					
Geo-1 All recommendations contained in the geotechnical feasibility review (Appendix D) shall be incorporated into the Project during construction. These recommendations include the following: 1. Transition lots shall be undercut at least 3 feet and at least one-third the maximum fill thickness on any lot, such that the ratio of 3:1 (maximum:minimum) fill thickness, or flatter is attained. Cut lots shall also be undercut to mitigate perched water conditions. All undercuts shall be sloped to drain away from the building area. 2. The fill cap shall extend to at least one foot below the lowest utility invert in street areas to facilitate trenching operations. 3. For fill slopes descending to property lines, removals shall be completed above a 1:1 projection beginning at the property line, or a point located at least 5 feet laterally from any adjacent street, or any nearby utility. Relatively deep removals adjacent to property line at Lots 3, 4, 43, 44, and Open Space Lot C may necessitate the use of structural setbacks within the building area, or possibly deepened foundations.	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services-Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
4. Any planned import soil shall be very low to low expansive.					
HAZARDS AND HAZARDOUS MATERIALS					
Haz-1 At least 10 days prior to demolition or removal of existing on-site structures, the project applicant shall submit an **Asbestos Demolition or Renovation Operational Plan** (*Notice of Intention*) to the City Community Development Department. This Plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration to conduct an asbestos inspection in compliance with Asbestos *National Emission Standard for Hazardous Air Pollutants* (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40, CFR 61, Subpart M, (enforced locally by the San Diego Air Pollution Control District, under authority, per Regulation XI, Subpart M - Rule 361.145), requires the owner of an establishment set for demolition to submit an **Asbestos Demolition or Renovation Operational Plan** at least 10 working days before **any** asbestos stripping or removal work begins (such as site preparation that would break up, dislodge or similarly disturb **asbestos containing material.**) Removal of all asbestos-containing material or potential asbestos-containing material on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA standards; and the San Diego County Air Pollution Control District Rule 361.145, Standard for Demolition and Renovation.	Require that the specified measures be implemented prior to grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services Department – Field Engineering Section	
Haz-2 Demolition or removal of existing on-site structures constructed pre-1979 shall be performed by a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint. Lead-based materials exposure is regulated by Cal OSHA. Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed Cal OSHA standards.	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services Department – Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
Haz-3 The following mitigation measure addresses contaminated soils and their export off-site. **1.** Prior to issuance of a grading permit the applicant shall prepare a Response Plan in conformance with DTSC standards to address risks associated with the detected concentrations of TPH-DRO and arsenic on the project site. The Response Plan shall be approved by DTSC and submitted to the City prior to the issuance of a grading permit. The Response Plan will include one of the following three remedial methods to reduce impacts to a less than significant level. Remedial Method Options 1, 2 and 3 would require a small amount of soil export amounting to up to approximately 1,353 cubic yards of soil. **Remedial Method Option 1** a) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and arsenic-impacted soil (AIS), approximately 1,333 cubic yards. b) Overseeing Agencies: California DTSC, along with California Department of Fish and Wildlife (CDFW) and RWQCB for portions of the project site near the creek. **Remedial Method Option 2** c) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and excavation and on-site burial of AIS, approximately 1,333 cubic yards. d) Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek. **Remedial Method Option 3** e) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and capping of AIS with 800 cubic yards of soils (therefore, no excavation and off-site disposal of AIS is required). Capping is a process used to cover contaminated soils to prevent the migration of pollutants and is a reliable technology for sealing off contamination from the above-ground environment and significantly reducing underground migration of pollutants away from the site. The cap shall be made of soil native to the site. f) Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services Department – Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
2. Prior to issuance of a grading permit for the selected remedial method (options 1, 2, or 3), any areas proposed for disturbance on the project site where previous hazardous materials releases have occurred must be mitigated in accordance with the requirements of the overseeing regulatory agency (DTSC, RWQCB or CDFW, as appropriate) for the proposed residential use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site-specific health and safety plan, prepared by a licensed professional in accordance with California Division of Occupational Safety and Health (Cal OHSA) regulations (contained in Title 8 of the California Code of Regulations) to protect the public and all workers in the construction area prior to the commencement of groundbreaking. 3. Following completion of the selected remedial method, the project applicant shall seek and obtain written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the TPH- and arsenic-impacted soil. Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek. 4. The transportation of the exported soil is included as part of the grading activities associated with the Project and is described in Section 4.3.3, Site and Infrastructure Improvements and is addressed in Sections 5.3 Air Quality, 5.11 Noise and 5.14 Transportation and Traffic.					

120

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
5. Regarding potential dust migration impacts associated with the excavation, loading and transport of contaminated soils, all trucks transporting soil or waste shall comply with 22 California Code of Regulations (CCR) Part 66263.16, Standards Applicable to Transporters of Hazardous Waste. The following mitigation measures that will be implemented include but are not limited to: a. Dust monitoring shall be conducted during loading of contaminated soil in conformance with the procedures and standards described below under mitigation measure Haz-4. b. Water shall be used for dust suppression, if necessary. c. Transport trucks shall have the contaminated soils loads covered with a retractable during transportation; d. Transport trucks shall have at a minimum one foot of freeboard with the truck is loaded to prevent spillage. e. Standard SWPPP procedures described in Section 5.9.3.1 Issue 1: Water Quality Standards and Requirements shall be implemented to prevent the migration of contaminated soil from the project site, such as installation of devices specially designed to clear tires of sediment and hold it for later cleanout. 6. Potential human health risk mitigation measures would include the installation of soil vapor barriers beneath proposed building structures to prevent soil vapor intrusion if the vapor levels exceed regulatory standards. Additionally, the pockets of soil impacted by petroleum hydrocarbons and/or by heavy metals at concentrations above regional background levels will be mitigated through a removal action with either on-site strategic placement to eliminate the exposure pathway or off-site disposal at a suitable landfill. 7. The truck haul route for the export of contaminated soils will head north from the project site along Felicita Road to Gamble Lane and then to Interstate 15. The return route would follow the same roadways.					
Haz-4 This measure addresses potential health impacts from exposure to contaminated dust during construction, both for workers at the Project and for residents around the Project during construction. This measure would take place during grading activities associated with remediating the contaminated soils on site and it would be monitored by a qualified hazardous materials specialist. The features of the measure are as follows.					

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
1. Remedial excavation work and grading activities will be performed pursuant to a Site Health & Safety Plan developed in accordance with federal law, as set forth at 29 CFR 1910.20 (i.e., the "Hazardous Waste Operations and Emergency Response," also known as the HAZWOPER standard), which requires, among other things, that all personnel dealing with disturbed soil have the training, experience and medical clearance to work on the Project; 2. Air will be monitored for contaminant concentrations in dust in comparison to action levels based on the Occupational Safety and Health Administration (OSHA) Permissible Exposure Limit (PEL) for arsenic of 0.01 milligrams per cubic meter (mg/m3) and the PEL for trichloroethylene (TCE) of 100 ppm. The Mitigation Report further specifies that arsenic will act as the surrogate for all other particulate exposures because it has the most stringent respirable dust action level of all the potential dust contaminants at the Project and that TCE will act as the surrogate for volatile organic compounds because it is the hazardous constituent potentially present in groundwater at the highest concentration; 3. In the event the results of ongoing air monitoring indicate contaminant concentrations at least 75 percent of the established Action Levels, developed using the PELs for arsenic and TCE, exposure risks will be controlled through the use of personal protective equipment by workers at the Project to prevent their exposure to these contaminants, which equipment is designed to minimize the risk of exposure of contaminants by the on-site workers; 4. In addition to the air monitoring performed during earth movement activities within the areas in which on-site workers may inhale airborne dust, air monitoring will also be performed downwind of the earth movement activities – at the boundaries of the Project. The monitoring results will be compared to exposure limits and site-specific health-based air action levels developed in consideration of the characteristics of the soils that will be disturbed at the Project (see Mitigation Report attached to the Final EIR as Appendix I-3 at pp. 2-3 and Tables 1-2), in order to determine whether mitigation measures (set forth in section (5), immediately below) are warranted; and	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services Department – Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
5. If, during the excavation activities, monitoring results indicate contaminant levels that are 75 percent or more of the lowest identified fugitive dust health-based air action level derived (as specified above), the following dust mitigation measures will be employed: a. Water (or another non-hazardous agent) will be applied to exposed soil to prevent dust migration from arising during earth movement activities (e.g., excavation and/or grading); b. Water will be applied to stockpiled soil, which will also be covered with plastic sheeting to prevent dust migration; and During periods of high wind (i.e., instantaneous wind speeds exceeding 25 miles per hour as measured by an anemometer), earth movement activities will be discontinued until wind speeds decrease to speeds less than 25 miles per hour. The 25 mile per hour standard is set forth at page 403-3 of the South Coast Air Quality District (SCAQMD) Rule 403 and was selected as the nearest applicable standard (because San Diego County does not have published standards regarding maximum wind speeds). SCAQMD Rule 403 is available at the following address: http://www.aqmd.gov/search?q=Rule 403.					
Haz-4a As required by the DTSC, the applicant will include a deed restriction on the title for the Project that prohibits the use of groundwater at the project site for any purpose including, without limitation, any extraction of groundwater.	Require that the specified measures be implemented during grading activities for future development projects.	Plan check	Prior to the issuance of any grading or building permit	City of Escondido Engineering Services Department	
Haz-5 Prior to the start of construction, the construction contractor shall notify the Escondido Police Department of the location, timing and duration of any lane closure(s) on Felicita Road, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulance services, shall also be notified of the lane closure(s).	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	City of Escondido Engineering Services Department – Field Engineering Section	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
HYDROLOGY AND WATER QUALITY					
Hydro-1 A Letter of Map Revision (LOMR) certifying that all houses within the Project been elevated above the base flood level of the 100-year floodplain is required from the Federal Emergency Management Agency. The Project is required to model stormwater flow through the channel system as part of final Project engineering to meet FEMA requirements.	Require that the specified measures be implemented during grading activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit	City of Escondido Engineering Services Department – Field Engineering Section	
Hydro-2 **Impervious Cover on Homeowners Lots** - The sizing for the on-site bioretention/detention basins have been calculated based on 50% impervious surface for each lot and 100% impervious for streets and fire access. The actual impervious area installed by the builder on each lot has been calculated to be an average of approximately 34%, leaving 2,053 square feet available to each homeowner to install additional impervious hardscape or impervious structural improvements on their property. The builder will be required to provide a disclosure to all homebuyers informing purchasers of this limitation. Prior to issuance of grading or building permits for improvements by a future homeowner, the landscape or architectural consultant to the HOA shall provide an area calculation of all impervious surfaces (excluding water surface area in pools) that have been installed on the property since the initial purchase date from the builder plus the additional impervious area proposed by the homeowner. This calculation shall be provided to the City of Escondido Planning Division with the plans at the time of permit application for their approval to ensure consistency with this mitigation measure and the project conditions of approval.	Require that the specified measures be implemented as part of future HOA or homeowner permitted development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit	City of Escondido Engineering Services Department – Field Engineering Section and Planning Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Agency/Party	Verification Date
NOISE					
Noi-1 Limit Vibration-generating Equipment. The construction contractor shall not operate a vibratory roller, or equipment with the potential to result in an equivalent level of vibration, within 75 feet of any residence.	Require that the specified measures be implemented, as applicable, during construction activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	Plan Check: City of Escondido Community Development Department – Building Division Inspection: City of Escondido Engineering Services Department – Field Engineering Section	
Noi-2 The construction contractor shall implement a noise mitigation plan to ensure that construction noise levels will not exceed an hourly average noise level of 75 dBA at any residence. The plan shall be verified by a qualified acoustical engineer and be subject to approval by the City Engineer. Measures to be included in the plan shall include the following, as necessary, to achieve compliance with the City's noise ordinance for construction within 140 feet of an off-site residential lot: 1. Equipment and trucks used for Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds). 2. Construction contractors shall use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting. 3. Stationary noise sources, such as temporary generators, shall be located as far from nearby receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. 4. Temporary plywood noise barriers eight feet in height shall be installed as needed around the construction site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses, unless an acoustical engineer submits documentation that confirms that the barriers are not necessary to achieve the attenuation levels.	Require that the specified measures be implemented, as applicable, during construction activities for future development projects.	Plan check and Site inspection	Prior to the issuance of any grading or building permit and At site inspection	Plan Check: City of Escondido Community Development Department – Building Division Inspection: City of Escondido Engineering Services Department – Field Engineering Section	

CEQA FINDINGS REGARDING SIGNIFICANT EFFECTS FOR THE OAK CREEK RESIDENTIAL DEVELOPMENT SUB 13-0002, ENV 13-0006

The City of Escondido has prepared an Environmental Impact Report (EIR) for the proposed Oak Creek residential project (Project) in compliance with the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 *et seq.*) and the State CEQA Guidelines (California Administrative Code Section 15000 *et seq.* as amended). The Final EIR prepared for the Project consists of two volumes:

Volume 1:	EIR evaluating the proposed project and a reasonable range of alternatives
Volume 2:	Technical Appendices to the EIR

The Final EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural and Paleontological Resources; 6) Geology and Soils; 7) Greenhouse Gas Emissions; 8) Hazards and Hazardous Materials; 9) Hydrology and Water Quality; 10) Land Use; 11) Noise; 12) Public Services; 13) Recreation; 14) Transportation and Traffic; and 15) Utilities and Service Systems.

Of these fifteen environmental subject areas, the Final EIR determined that Project impacts related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise will involve potentially significant impacts. CEQA and the Guidelines require that no public agency shall approve or carry out a project which identifies one or more significant environmental effects of a project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment;
2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can or should be adopted by that other agency; or
3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR (CEQA, §21081(a); Guidelines, §15091(a)).

After consideration of an EIR, and in conjunction with Section 15091 findings, the lead agency may decide whether or how to approve or carry out the project. Pursuant to Section 15091(a)(1) of the Guidelines, the City finds that for each of the significant effects identified in the Final EIR, changes or alterations (mitigation measures) have been required in, or incorporated into, the project which will avoid or substantially lessen each of the significant environmental effects

identified in the Final EIR. The significant effects (impacts) and mitigation measures are stated fully in the Final EIR. The rationale for this finding for each impact is discussed below.

The official custodian of the documents and other materials that constitute the record of proceedings is:

City of Escondido Planning Division
201 North Broadway
Escondido, CA 92025.

Copies of all these documents, which constitute the record of proceedings upon which the City's decision is based, are, and at all relevant times have been, available upon request at the offices of the City, the custodian for such documents.

SECTION I FINDINGS REGARDING CERTIFICATION OF FINAL EIR

Pursuant to CEQA and the Guidelines, the City Council of the City of Escondido as the lead agency under CEQA is responsible for certification of the EIR and therefore makes the following findings:

1. The City Council has reviewed and considered the information in the Final EIR, which has been completed in compliance with CEQA;
2. The Final EIR reflects the City's, as lead agency, independent judgment and analysis; independent judgment and analysis; and,
3. The City Council adopts the Mitigation Monitoring and Reporting Program (Exhibit "—") to reduce or avoid the significant and mitigable impacts of the project.

SECTION II POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CAN BE REDUCED TO INSIGNIFICANCE THROUGH FEASIBLE MITIGATION MEASURES

The Final EIR determined that the proposed Project has potentially significant environmental effects to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise:

AIR QUALITY

Based on the information and analysis set forth in the Final EIR and the record of proceedings, fugitive dust emissions during construction activities for the proposed Project may affect local air quality.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts associated with these facilities to below a level of significance:

Air-1 Construction Dust Control Measures. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust during all grading and site preparation activities including, but not limited to, the following actions:

1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
2. Temporary hydroseeding with irrigation shall be implemented on all graded areas on slopes, and areas of cleared vegetation shall be revegetated as soon as possible following grading activities in areas that will remain in a disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase.
3. Operate all vehicles on the construction site at speeds less than 15 miles per hour.
4. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.
5. If a street sweeper is used to remove any track-out/carry-out, only PM_{10}-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.
6. Grading shall be terminated when winds exceed 25 mph.
7. Sweepers, wheel washers and water trucks shall be used to control dust and debris at public street access points.
8. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
9. Non-toxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas.

Finding

The City finds that Mitigation Measure Air-1 is incorporated into the proposed Project, is feasible, and will reduce potentially significant impacts on air quality resources to less than significant levels, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

The construction-related criteria pollutant emissions for each phase shows that the VOC, NOx, CO, PM10, and PM2.5 project construction emissions would not exceed the pound per day CEQA thresholds adopted by the City of Escondido (Municipal Code section 33-924) and are below the County of San Diego's CEQA screening thresholds and the South Coast Air Quality

Management District regional thresholds of significance (FEIR, Table ___, Page _____). Therefore, a less than significant regional air quality impact would occur during construction of the proposed project. The Escondido General Plan Update EIR does require, however, implementation of construction dust control measures to ensure fugitive dust emissions during construction would not be significant. Implementation of Mitigation Measure Air-1 would reduce the Project's potential impact related to air quality violations to a less than significant level.

BIOLOGICAL RESOURCES

Based on the information and analysis set forth in the Final EIR and the record of proceedings, the proposed Project would result in potentially significant impacts related to special status species, riparian habitat and other sensitive natural communities, jurisdictional waters, and trees.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts associated with these facilities to below a level of significance:

Bio-1 Potential direct impacts to migratory bird species covered under the MBTA shall be mitigated by restricting brush removal and site grading to outside of the breeding season of most bird species (February 15 to September 15). Grubbing, grading, or clearing during the breeding season of MBTA covered species could occur if it is determined through a pre-construction survey by a qualified biologist that no nesting birds are present immediately prior to grubbing, grading, or clearing activities. A nesting survey report shall be submitted to the City for review and approval confirming that no breeding or nesting avian species are present in areas proposed for grubbing, grading, or clearing no longer than seven days prior to grading.

Bio-2 The following measures shall be implemented to reduce indirect impacts to sensitive species to below a level of significance.

1. Active construction areas and unpaved surfaces shall be watered pursuant to City grading permit requirements to ensure that generation of fugitive dust is minimized.
2. Orange construction fencing shall be installed prior to the start of construction to define the proposed limits of construction impacts and clearly define the grading boundaries, and biological monitoring of on-site open space shall be conducted during grading and construction activities prevent unintended impacts.
3. The Project shall address potential water quality impacts through compliance with the City's Grading Ordinance (See Section 33-1062, 33-1063, 33-1068, 33-1069) and implementation of the proposed best temporary construction management practices outlined in the Stormwater Management Plan (silt fence, fiber rolls, street sweeping and vacuuming, storm drain inlet protection, solid waste management, stabilized construction entrance/exit, desilting basin, gravel bag berm, sandbag barrier, material delivery and storage, and any minor slopes will be covered with a plastic or tarp prior to a rain event).

4. All construction and security lighting associated with the Project shall be shielded or directed away from the open space.
5. After construction is complete, Project landscaping shall not include any California Invasive Plant Council (Cal-IPC) List A species.
6. A homeowner education program shall be implemented to alert homeowners of the need to keep pets outside of the on-site open space areas. The homeowners association shall be responsible for implementing rules related to resident's pets.
7. A management plan shall be provided for the on-site open space that will include all stewardship measures, such as upkeep of fencing and signs, restricting trespassing, and removing debris. The management plan will be implemented by the HOA. All fuel modification zones in open space lots will be maintained by the HOA. The HOA will be responsible for all vegetation management throughout the common areas of the project site, in compliance with the requirements. The HOA will be responsible for ensuring long-term funding and ongoing compliance with all provisions of the Project's Fire Protection Plan, including vegetation planting, fuel modification, vegetation management, and maintenance requirements throughout the private portions of the project site. Individual property owners will be responsible for maintaining zones on their property.

Bio-3 All brush removal, grading, and clearing of vegetation on the project site shall take place outside of the bird breeding season (February 15 [January 1 for tree dwelling raptors] through September 15). If construction activities are proposed to occur during the breeding season, a pre-construction survey shall be conducted by a qualified biologist no longer than seven days prior to the start of construction to determine if nesting birds are present on site. No construction activities shall occur within 300 feet of burrowing owl burrows, tree dwelling raptor nests, or least Bell's vireo, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq}, which will reduce the impact to below a level of significance.

Bio-4 The Project would cause direct impacts to 1.1 acre of coast live oak woodland (0.9 acre of which is outside of CDFW jurisdiction), 0.1 acre of Diegan coastal sage scrub, and 3.1 acres of non-native grassland. Impacts to 0.9 acre of coast live oak woodland shall be mitigated at a 3:1 ratio through acquisition of 2.7 acres of credit from the Daley Ranch Mitigation Bank. The remaining 0.27 acre of coast live oak woodland within CDFW jurisdiction is addressed in mitigation measure Bio-5 below. Impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated at a 2:1 ratio through acquisition of 0.2 acre of credits from the Daley Ranch Mitigation Bank, while impacts to non-native grassland shall be mitigated at a 0.5:1 ratio through acquisition of 1.6 acres of credits from the Daley Ranch Mitigation Bank. See Table 5.4-8 for a summary of mitigation requirements.

Table 5.4-8

Resource	Impact (Acres)	Mitigation Ratio	Mitigation
Jurisdictional Habitats			
Southern willow riparian forest	0.23	3:1	0.69 acre on-site restoration
Southern coast live oak riparian forest	0.04	3:1	0.12 acre on-site restoration
Coast live oak woodland	0.27	3:1	0.81 acre on-site restoration
Eucalyptus woodland	0.02	1:1	0.02 acre on-site restoration
Streambed	0.04	1:1	0.04 acre on-site restoration
Subtotal	0.60		
Upland Habitats			
Coast live oak woodland	0.9	3:1	2.7 acres at Daley Ranch
Diegan coastal sage scrub	0.1	2:1	0.2 acre at Daley Ranch
Non-native grassland	3.1	0.5:1	1.6 acres at Daley Ranch
Subtotal	4.1		
Total	**4.71**		

Note: Areas are presented in acre(s) rounded to the nearest 0.01.

Source: Helix Environmental 2014

Bio-5 The Project applicant shall be required to obtain wetland permits and approvals for impacts to USACE and California Department of Fish and Wildlife (CDFW) jurisdictional areas. See Table 5.4-9 for a summary of mitigation requirements for jurisdictional areas. Impacts to southern willow riparian forest, southern coast live oak riparian forest, and coast live oak woodland jurisdictional habitats are anticipated to require a 3:1 mitigation ratio through creation and/or restoration and/or enhancement of riparian or oak woodland habitat on site. Impacts to CDFW eucalyptus woodland and non-wetland Waters of the U.S./CDFW streambeds shall be mitigated through creation/restoration at a 1:1 ratio. This will require creation/restoration of approximately 0.07 acre of drainages, of which a minimum of 0.07 acre must be USACE jurisdictional. Wetland mitigation is proposed to occur within the 9.8 acres of open space along

existing on-site drainages, with final mitigation requirements to be determined by the resource agencies through the permitting process. On-site mitigation is proposed to consist of recontouring a portion of the stream channel, removal of non-native species, and seeding/planting with a mix of native shrubs and trees. A detailed restoration, maintenance and monitoring plan shall be prepared by a qualified restoration ecologist/biologist and shall be approved by the City prior to issuance of a grading permit. More detail information regarding the performance standards that will be used in the implementation of this mitigation measure is provided in the Riparian Habitat Mitigation Plan for the Oak Creek Project found in Appendix G of the Biological Technical Report, which is Appendix F in the Final EIR.

The biological open space lots would be preserved in their natural state within a permanent conservation easement and mechanism for privately funded on-going maintenance managed in perpetuity for biological resource values by the HOA. Conserved areas on site would be placed in an open space easement and managed through funding provided by the Project's Homeowners Association (HOA), with management overseen by a qualified biologist/resource manager.

Table 5.4-9

Jurisdictional Area	Ratio	USACE [1]		CDFW	
		Impacts	Mitigation	Impacts	Mitigation
Southern willow riparian forest	3:1	0.05	0.15	0.23	0.69
Southern coast live oak riparian forest	3:1	--	--	0.04	0.12
Coast live oak woodland	3:1	--	--	0.27	0.81
Eucalyptus woodland	1:1	--	--	0.02	0.02
Non-wetland Waters of the U.S / Streambed	1:1	0.07	0.07	0.04	0.04
Total	--	0.12	0.22	0.60	1.68

Note: Areas are presented in acre(s) rounded to the nearest 0.01.

[1] USACE is a subset of the CDFW jurisdiction.

Source: Helix Environmental 2014

Bio-6 Prior to the issuance of grading permits, the Project applicant shall submit a Conceptual Habitat Restoration Plan (CHRP) to the City Community Development Department for review and approval. The CHRP, which is described more fully in Appendix C Tree Management and Preservation Plan, shall be a cohesive restoration and monitoring plan that addresses site-wide restoration/mitigation efforts and includes a tree planting, canopy cover goal, and monitoring component. The CHRP shall specify native oak, willow, sycamore, and cottonwood tree planting details, locations, and long-term maintenance and monitoring for the mitigation of trees. The

CHRP shall be used to prepare bidding construction documents for site preparation, tree installation, and maintenance. The CHRP shall require that a knowledgeable arborist or biologist be retained to monitor mitigation tree plantings for a period of five years. The CHRP also shall outline reporting protocols and standards for mitigation tree replacement, should it be necessary if canopy cover goals are not being achieved. Table 5.4-13, Landscape Tree Replacement Calculation, identifies the total number of plantings required to meet the intent of the City's tree protection and replacement requirements. Upon approval of the CHRP, the Project applicant shall implement the plan. Implementation of the CHRP shall achieve at a minimum 2:1 replacement of trees at the end of five years.

Table 5.4-13

Impacted Tree Type	Grading Related	Replacement Ratio	Replacement Species[1]	Total Number Replacement Trees[2]
Cedrus deodora	1	1:01	--	1
Eucalyptus camaldulensis	38	1:01	--	38
Eucalyptus cinerea	2	1:01	--	2
Eucalyptuscladocylax	2	1:01	--	2
Fraxinus uhdei	2	1:01	--	2
Olea eurpea	37	1:01	--	37
Phoenix canariensis	2	1:01	--	2
Pinus elderica	3	1:01	--	3
Quercus agrifolia (protected)	97	2:01	--	194
Q. agrifolia (mature)	98	1:01	--	98
Q. englemanii (protected)	3	2:01	--	6
Q. englemanii (mature)	3	1:01	--	3
Salix goodingii	18	1:01	--	18
Salix lasiolepis	11	1:01	--	11

Schinus molle	2	1:01	--	2
S. terebenthifolius	7	1:01	--	7
Ulmas parvifolia		1:01		3
Washingtonia robusta	24	1:01	--	24
Minimum Required Escondido Mitigation Tree Plantings				453
Minimum Proposed Landscape Plantings				453
Minimum Proposed Habitat Area Tree Plantings				1,500 to 2,000

[1] Replacement species will be a combination of native oak, sycamore, willow, and cottonwood in the riparian areas and native oak and other landscape trees within the urbanized area of the Project.

[2] Total replacement trees include coast live oak and other suitable native or ornamental species that would be planted to comply with Section 33-1069 of the City's Municipal Code, as well as trees that would be provided to mitigate habitat impacts as required in mitigation measures Bio-4 and Bio-5.

Source: Dudek 2014

Finding

The City finds that Mitigation Measures Bio-1 through Bio-6 are incorporated into the proposed Project, are feasible, and will reduce potentially significant impacts on special status species, riparian habitat and other sensitive natural communities, jurisdictional waters, and trees to less than significant levels, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

Implementation of Mitigation Measures Bio-1 through Bio-6 will reduce the proposed Project's potentially significant impacts on biological resources to less than significant, thereby avoiding any significant impacts, as follows:

Special Status Plant and Wildlife Species. Implementation of mitigation measures Bio-1 through Bio-3 would reduce impacts to sensitive species to less than significant. Mitigation measures Bio-1 and Bio-3 will restrict brush removal and site grading to outside of breeding season of most bird species with grubbing, grading or clearing during breeding season only if allowed by a qualified biologist after a pre-construction survey confirms no nesting birds are present.

Mitigation measure Bio-2 will reduce potentially significant impacts as a result of construction activities, by watering unpaved surfaces to minimize generation of fugitive dust; fencing off the limits of disturbance before start of construction; and, directing all lighting away from open spaces. After construction is complete, implementation of mitigation measure Bio-2 prohibits landscaping to include any invasive species; requires an education program for homeowners to keep pets outside the open space areas; and, a management plan to maintain and protect the on-site open space.

Riparian Habitat and Other Sensitive Natural Communities. Implementation of mitigation measures Bio-4 and Bio-5 would reduce potentially significant direct impacts to 4.6 acres of sensitive vegetation communities through acquisition of mitigation credits and on-site restoration, including recontouring a portion of the stream channel, removal of non-native species, and seeding/ planting with a mix of native shrubs and trees.

Jurisdictional waters. The Project would directly impact 0.04 acre of southern willow riparian forest. This potentially significant impact to federally-protected wetlands would be reduced to less than significant with implementation of mitigation measure Bio-5, which requires the applicant to obtain wetland permits and approvals for impacts to jurisdictional areas and the creation and/ or restoration and/or enhancement of riparian or oak woodland habitat, DCFW eucalyptus woodland, wetland and non-wetland water streambeds on site.

Trees. The removal and encroachment of mature trees is considered a significant impact, but would be mitigated to a less than significant level through implementation of mitigation measure Bio-6, which requires a restoration and monitoring plan that includes mitigation tree plantings to replace the impacted trees.

CULTURAL RESOURCES

Based on the information and analyses set forth in the Final EIR and the record of proceedings, the proposed Project would result in potentially significant impacts related to undiscovered buried archaeological resources within the project site and off site.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts associated with these facilities to below a level of significance:

Cul-1 The following mitigation monitoring program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the project site and off site. This program shall include, but not be limited to, the following actions:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the lead

agency. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program, including. a qualified Native American monitor.

2. The qualified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on site full-time to perform periodic inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
4. A Native American monitor shall accompany the archaeologist monitor during all times that the archaeological monitor(s) is on site.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field so the monitored grading can proceed.
6. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City's Project manager at the time of discovery of previously unidentified cultural resources within the project site. The archaeologist, in consultation with the City's Project manager, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. The archaeologist shall contact the County DPR Resource Management Division and County Archaeologist at the time of discovery of previously unidentified cultural resources within off-site construction areas.
7. If any human bones are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains.
8. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
9. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility meeting the standards of Title 36 CFR, Part 79, and located within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
10. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include California Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

Finding

The City finds that Mitigation Measure Cul-1 is incorporated into the proposed Project, is feasible, and will reduce potentially significant impacts on undiscovered buried archaeological resources to less than significant levels, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

Implementation of the Cul-1 mitigation monitoring program will reduce potential impacts to undocumented archaeological deposits during disturbance through the mandatory on-site presence of archaeological and Native American monitors. If potentially significant cultural resources or human remains are discovered, the monitors shall be able to divert or halt ground disturbance operations. All cultural material collected during the grading monitoring program shall be processed and curated and a final report documenting the field and analysis results will be prepared.

GEOLOGY and SOILS

Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project may result in unstable soil conditions because of unsuitable soils and improperly backfilled excavations. Soil stability on the Project site may also be impacted by saturated soils resulting from groundwater seepage.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts associated with unstable soil conditions to below a level of significance:

Geo-1 All recommendations contained in the geotechnical feasibility review (Appendix D) shall be incorporated into the Project during construction. These recommendations include the following:

1. Transition lots shall be undercut at least 3 feet and at least one-third the maximum fill thickness on any lot, such that the ratio of 3:1 (maximum:minimum) fill thickness, or flatter is attained. Cut lots shall also be undercut to mitigate perched water conditions. All undercuts shall be sloped to drain away from the building area.
2. The fill cap shall extend to at least one foot below the lowest utility invert in street areas to facilitate trenching operations.
3. For fill slopes descending to property lines, removals shall be completed above a 1:1 projection beginning at the property line, or a point located at least 5 feet laterally from any adjacent street, or any nearby utility. Relatively deep removals adjacent to property line at Lots 3, 4, 43, 44, and Open Space Lot C may necessitate the use of structural setbacks within the building area, or possibly deepened foundations.

4. Any planned import soil shall be very low to low expansive.

Finding

The City finds that Mitigation Measure Geo-1 is incorporated into the proposed Project, is feasible, and will reduce potentially significant impacts on unstable soils to less than significant levels, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

The Project would involve site grading, excavations, backfill, and creation of slopes. Unsuitable soils, including fill material, and improperly backfilled excavations could potentially result in unstable soil conditions. Implementation of mitigation measure Geo-1 will reduce these impacts to a less than significant level, and requires compliance with the geotechnical feasibility review recommendations, including, proper placement and compaction of backfill, adherence to the Uniform Building Code and California Building Code guidelines would minimize the risk of unstable soil conditions at the Project site. In addition, the Project will require a grading exemption discretionary permit in accordance with the City of Escondido Municipal Code, Article 55, Grading and Erosion Control, Section 33- 1066, Design Criteria because the Project proposes cut slopes greater than 20 feet in height and fill slopes greater than 10 feet in height.

HAZARDS and HAZARDOUS MATERIALS

Based on the information and analysis set forth in the Final EIR and the record of proceedings, the Project may have potentially significant impacts during construction with the accidental release of hazardous materials, on-site because of existing hazardous materials, and with the implementation of the traffic calming feature on Felicita Road which is part of the emergency response and evacuation plans.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts to below a level of significance:

Haz-1 At least 10 days prior to demolition or removal of existing on-site structures, the project applicant shall submit an **Asbestos Demolition or Renovation Operational Plan** (*Notice of Intention*) to the City Community Development Department. This Plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration to conduct an asbestos inspection in compliance with Asbestos *National Emission Standard for Hazardous Air Pollutants* (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40, CFR 61, Subpart M, (enforced locally by the San Diego Air Pollution Control District, under authority, per Regulation XI, Subpart M - Rule 361.145), requires the owner of an establishment set for demolition to submit an **Asbestos Demolition or Renovation Operational Plan** at least 10

working days before **any** asbestos stripping or removal work begins (such as site preparation that would break up, dislodge or similarly disturb **asbestos containing material.**)

Removal of all asbestos-containing material or potential asbestos-containing material on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA standards; and the San Diego County Air Pollution Control District Rule 361.145, Standard for Demolition and Renovation.

Haz-2 Demolition or removal of existing on-site structures constructed pre-1979 shall be performed by a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint. Lead-based materials exposure is regulated by Cal OSHA. Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed Cal OSHA standards.

Haz-3 The following mitigation measure addresses contaminated soils and their export off-site.

1. Prior to issuance of a grading permit the applicant shall prepare a Response Plan in conformance with DTSC standards to address risks associated with the detected concentrations of TPH-DRO and arsenic on the project site. The Response Plan shall be approved by DTSC and submitted to the City prior to the issuance of a grading permit. The Response Plan will include one of the following three remedial methods to reduce impacts to a less than significant level. Remedial Method Options 1, 2 and 3 would require a small amount of soil export amounting to up to approximately 1,353 cubic yards of soil.

Remedial Method Option 1

a) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and arsenic-impacted soil (AIS), approximately 1,333 cubic yards.

b) Overseeing Agencies: California DTSC, along with California Department of Fish and Wildlife (CDFW) and RWQCB for portions of the project site near the creek.

Remedial Method Option 2

c) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and excavation and on-site burial of AIS, approximately 1,333 cubic yards.

d) Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.

Remedial Method Option 3

e) Remedial Method: Excavation and off-site disposal of TPH-impacted soil, approximately 20 cubic yards; and capping of AIS with 800 cubic yards of soils (therefore, no excavation and off-site disposal of AIS is required). Capping is a process used to cover contaminated soils to prevent the migration of pollutants and is a reliable technology for sealing off contamination from the above-ground environment and significantly reducing underground migration of pollutants away from the site. The cap shall be made of soil native to the site.

f) Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.

2. Prior to issuance of a grading permit for the selected remedial method (options 1, 2, or 3), any areas proposed for disturbance on the project site where previous hazardous materials releases have occurred must be mitigated in accordance with the requirements of the overseeing regulatory agency (DTSC, RWQCB or CDFW, as appropriate) for the proposed residential use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site-specific health and safety plan, prepared by a licensed professional in accordance with California Division of Occupational Safety and Health (Cal OHSA) regulations (contained in Title 8 of the California Code of Regulations) to protect the public and all workers in the construction area prior to the commencement of groundbreaking.

3. Following completion of the selected remedial method, the project applicant shall seek and obtain written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the TPH- and arsenic-impacted soil. Overseeing Agencies: DTSC, along with CDFW and RWQCB for portions of the project site near the creek.

4. The transportation of the exported soil is included as part of the grading activities associated with the Project and is described in Section 4.3.3, Site and Infrastructure Improvements and is addressed in Sections 5.3 Air Quality, 5.11 Noise and 5.14 Transportation and Traffic.

5. Regarding potential dust migration impacts associated with the excavation, loading and transport of contaminated soils, all trucks transporting soil or waste shall comply with 22 California Code of Regulations (CCR) Part 66263.16, Standards Applicable to Transporters of Hazardous Waste. The following mitigation measures that will be implemented include but are not limited to:

    a. Dust monitoring shall be conducted during loading of contaminated soil in conformance with the procedures and standards described below under mitigation measure Haz-4.

    b. Water shall be used for dust suppression, if necessary.

c. Transport trucks shall have the contaminated soils loads covered with a retractable during transportation;

d. Transport trucks shall have at a minimum one foot of freeboard with the truck is loaded to prevent spillage.

e. Standard SWPPP procedures described in Section 5.9.3.1 Issue 1: Water Quality Standards and Requirements shall be implemented to prevent the migration of contaminated soil from the project site, such as installation of devices specially designed to clear tires of sediment and hold it for later cleanout.

6. Potential human health risk mitigation measures would include the installation of soil vapor barriers beneath proposed building structures to prevent soil vapor intrusion if the vapor levels exceed regulatory standards. Additionally, the pockets of soil impacted by petroleum hydrocarbons and/or by heavy metals at concentrations above regional background levels will be mitigated through a removal action with either on-site strategic placement to eliminate the exposure pathway or off-site disposal at a suitable landfill.

7. The truck haul route for the export of contaminated soils will head north from the project site along Felicita Road to Gamble Lane and then to Interstate 15. The return route would follow the same roadways.

Haz-4 This measure addresses potential health impacts from exposure to contaminated dust during construction, both for workers at the Project and for residents around the Project during construction. This measure would take place during grading activities associated with remediating the contaminated soils on site and it would be monitored by a qualified hazardous materials specialist. The features of the measure are as follows.

1. Remedial excavation work and grading activities will be performed pursuant to a Site Health & Safety Plan developed in accordance with federal law, as set forth at 29 CFR 1910.20 (i.e., the "Hazardous Waste Operations and Emergency Response," also known as the HAZWOPER standard), which requires, among other things, that all personnel dealing with disturbed soil have the training, experience and medical clearance to work on the Project;

2. Air will be monitored for contaminant concentrations in dust in comparison to action levels based on the Occupational Safety and Health Administration (OSHA) Permissible Exposure Limit (PEL) for arsenic of 0.01 milligrams per cubic meter (mg/m3) and the PEL for trichloroethylene (TCE) of 100 ppm. The Mitigation Report further specifies that arsenic will act as the surrogate for all other particulate exposures because it has the most stringent respirable dust action level of all the potential dust contaminants at the Project and that TCE will act as the surrogate for volatile organic compounds because it is the hazardous constituent potentially present in groundwater at the highest concentration;

3. In the event the results of ongoing air monitoring indicate contaminant concentrations at least 75 percent of the established Action Levels, developed using the PELs for arsenic and TCE, exposure risks will be controlled through the use of personal protective equipment by workers at the Project to prevent their exposure to these contaminants, which equipment is designed to minimize the risk of exposure of contaminants by the on-site workers;

4. In addition to the air monitoring performed during earth movement activities within the areas in which on-site workers may inhale airborne dust, air monitoring will also be performed downwind of the earth movement activities – at the boundaries of the Project. The monitoring results will be compared to exposure limits and site-specific health-based air action levels developed in consideration of the characteristics of the soils that will be disturbed at the Project (see Mitigation Report attached to the Final EIR as Appendix I-3 at pp. 2-3 and Tables 1-2), in order to determine whether mitigation measures (set forth in section (5), immediately below) are warranted; and

5. If, during the excavation activities, monitoring results indicate contaminant levels that are 75 percent or more of the lowest identified fugitive dust health-based air action level derived (as specified above), the following dust mitigation measures will be employed:

    a. Water (or another non-hazardous agent) will be applied to exposed soil to prevent dust migration from arising during earth movement activities (e.g., excavation and/or grading);

    b. Water will be applied to stockpiled soil, which will also be covered with plastic sheeting to prevent dust migration; and

During periods of high wind (i.e., instantaneous wind speeds exceeding 25 miles per hour as measured by an anemometer), earth movement activities will be discontinued until wind speeds decrease to speeds less than 25 miles per hour. The 25 mile per hour standard is set forth at page 403-3 of the South Coast Air Quality District (SCAQMD) Rule 403 and was selected as the nearest applicable standard (because San Diego County does not have published standards regarding maximum wind speeds). SCAQMD Rule 403 is available at the following address: http://www.aqmd.gov/search?q=Rule 403.

Haz-4a As required by the DTSC, the applicant will include a deed restriction on the title for the Project that prohibits the use of groundwater at the project site for any purpose including, without limitation, any extraction of groundwater.

Haz-5 5 Prior to the start of construction, the construction contractor shall notify the Escondido Police Department of the location, timing and duration of any lane closure(s) on Felicita Road, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulance services, shall also be notified of the lane closure(s).

Finding

The City finds that Mitigation Measures Haz-1 through Haz-5 are incorporated into the proposed Project, are feasible, and will reduce potentially significant impacts through accidental release of hazardous materials during construction, the release of TPH-DRO and arsenic on the project site, and, interference with an adopted emergency plan or emergency evacuation plan to less than significant levels, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

Accidental leaks or spills of hazardous materials may occur during construction of the proposed project, or through improper removal of existing structures. Mitigation measures Haz-1 and Haz-2 require that a demolition and renovation plan be prepared by an asbestos consultant licensed and certified by the state, prior to grading activities, and that demolition and removal be performed by a Certified Lead Inspector/ Assessor which will reduce the potential impacts to less than significant.

The Chatham Brothers Barrel Yard site was identified as a nearby source of contamination potentially affecting groundwater beneath the Project. The potential environmental and human health risks posed by the Chatham Brothers Barrel Yard relate to (1) hazardous substances in groundwater, including volatile organic compounds ("VOCs") such as tetrachloroethylene (or "PCE") and trichloroethylene (or "TCE"), and (2) volatilization of hazardous substances from the groundwater into soil vapor migrating upwards. Groundwater at the Project is not impacted at levels exceeding applicable human health risk-protective regulatory thresholds (see Final EIR Appendix __Site Assessment Report: SVGW, paragraph 2). Therefore, DTSC has required no remediation specific to groundwater beneath the Project. Further, no contaminants were detected in soil vapor at levels exceeding applicable human health risk-protective regulatory thresholds at the areas where residential construction will occur (see Final EIR Appendix __ Site Assessment Report: SVGW, Section 3.1, page 3-1). At a single location outside of the development footprint (i.e., TtSV-1), VOCs were detected at levels above Regional Screening Levels (see Final EIR Appendix __ Site Assessment Report: SVGW, page 3-1, paragraph 5). Because residential development is not going to occur above this area, however, DTSC has required no further investigation of this area (see Final EIR Appendix __ Site Assessment Report: SVGW, page 3-2, first paragraph). With respect to soil, existing impacts to soil at the Project will be remediated under DTSC oversight. With respect to groundwater, Haz-4a prohibits construction or use of wells on the Project site and prohibits future property owners from using the groundwater for any purpose.

Existing, on-site concentrations of hazardous materials may cause a significant impact to the public or the environment. Implementation of mitigation measure Haz-3 and Haz-4, which requires the implementation of one of three remedial measures, the applicant seek a written regulatory closure letter from the DTSC or DEH specifying that residual human health risks on

the project site are within acceptable standards, and on-site air monitoring during construction at the areas where soil will be disturbed, downwind of the earth movement activities, and at the boundaries of the project site to monitory potential risks to personnel and off-site receptors. If the monitoring indicated heavy mental concentration in the dust, mitigation measure Haz-4 requires dust mitigation measures to reduce the impact.

The proposed project includes the installation of traffic calming features on Felicita Road, an identified evacuation route, which may require a temporary closure of one or both lanes of traffic. Mitigation measure Haz-5 requires that prior to the start of construction, the construction contractor notifies the Escondido Police Department of the location, timing and during of any lane closure on any roads in the project area. If necessary, the construction contractor may be required to also notify local emergency services include the fire department and ambulance services, to mitigate the impact to less than significant.

HYDROLOGY and WATER QUALITY

Based on the information and analysis set forth in the Final EIR and the record of proceedings, the project would result in housing within a 100-year flood hazard area and flows within the 100-year flood hazard area would potentially be impeded and redirected by placement of fill.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts associated with these facilities to below a level of significance:

Hydro-1 A Letter of Map Revision (LOMR) certifying that all houses within the Project been elevated above the base flood level of the 100-year floodplain is required from the Federal Emergency Management Agency (FEMA). The Project is required to model stormwater flow through the channel system as part of final Project engineering to meet FEMA requirements.

Hydro-2 **Impervious Cover on Homeowners Lots** - The sizing for the on-site bioretention/detention basins have been calculated based on 50% impervious surface for each lot and 100% impervious for streets and fire access. The actual impervious area installed by the builder on each lot has been calculated to be an average of approximately 34%, leaving 2,053 square feet available to each homeowner to install additional impervious hardscape or impervious structural improvements on their property. The builder will be required to provide a disclosure to all homebuyers informing purchasers of this limitation. Prior to issuance of grading or building permits for improvements by a future homeowner, the landscape or architectural consultant to the HOA shall provide an area calculation of all impervious surfaces (excluding water surface area in pools) that have been installed on the property since the initial purchase date from the builder plus the additional impervious area proposed by the homeowner. This calculation shall be provided to the City of Escondido Planning Division with the plans at the time of permit application for their approval to ensure consistency with this mitigation measure and the project conditions of approval.

Finding

The City finds that Mitigation Measures Hydro-1 and Hydro 2 are incorporated into the proposed Project, are feasible, and will reduce potentially significant impacts on locating housing within a 100-year floodplain, the potential for the project impeding or redirecting flow within the 100-year floodplain, the potential to violate water quality standards, and the potential for causing erosion or siltation, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

The proposed Project including housing placed within a 100-year flood hazard area. The Project proposes to place fill in the proposed development areas to raise the pads out of the floodplain. Per Federal Emergency Management Agency (FEMA) requirements, the development grading and culverts at the existing and proposed road crossings would be designed to protect all pads and structures from the one percent annual chance flood event. Therefore, with implementation of mitigation measure Hydro-1 and Hydro-2, impacts to placing housing within a 100-year flood hazard area and impacts to flow within the flood hazard area would be reduced to a less than significant level. The Project includes construction of a storm drain system and flood attenuation/bioretention basins to safely convey runoff and to mitigate any increase in peak flow from the Project, and would collectively reduce the runoff from the 100-year peak storm event to equal to or less than pre-Project conditions. With the implementation of mitigation measure Hydro-2, potential impacts to water quality and the potential for causing erosion and siltation would be reduced to a less than significant level.

NOISE

Based on the information and analysis set forth in the Final EIR and the record of proceedings, construction activities would general significant, temporary groundborne vibration and noise that could expose nearby noise-sensitive receptors to elevated levels that may disrupt communication and routine activities.

Mitigation Measures: The project includes the following mitigation measures which would mitigate potentially significant impacts associated with these facilities to below a level of significance:

Noi-1 Limit Vibration-generating Equipment. The construction contractor shall not operate a vibratory roller, or equipment with the potential to result in an equivalent level of vibration, within 75 feet of any residence.

Noi-2 The construction contractor shall implement a noise mitigation plan to ensure that construction noise levels will not exceed an hourly average noise level of 75 dBA at any residence. The plan shall be verified by a qualified acoustical engineer and be subject to approval by the City Engineer. Measures to be included in the plan shall include the following, as

necessary, to achieve compliance with the City's noise ordinance for construction within 140 feet of an off-site residential lot:

1. Equipment and trucks used for Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds).
2. Construction contractors shall use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting.
3. Stationary noise sources, such as temporary generators, shall be located as far from nearby receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
4. Temporary plywood noise barriers eight feet in height shall be installed as needed around the construction site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses, unless an acoustical engineer submits documentation that confirms that the barriers are not necessary to achieve the attenuation levels.

Finding

The City finds that Mitigation Measures Noi-1 and Noi-2 are incorporated into the proposed Project, are feasible, and will reduce potentially significant impacts from excessive groundborne vibration and construction activities to less than significant levels, thereby avoiding any significant effects as identified in the Final EIR.

Facts in Support of Finding:

Construction of the Project would generate temporary groundborne vibration and groundborne noise caused by construction activities and equipment. The project site is generally separated from surrounding land uses by Felicita Road, Miller Avenue, and Hamilton Lane; however, homes along these roadways are still located within 135 feet of the edges of the project site. Additionally, Lots 60 through 65 are located adjacent to (approximately 50 feet) the existing religious facility and residences along Miller Avenue and Hamilton Lane. Therefore, Project construction activities would have the potential to exceed the vibration impact criteria and result in a temporary significant impact. Implementation of mitigation measure Noi-1 would reduce the temporary impact to a less than significant level, by limiting the use of vibratory rollers and equivalent equipment within 75 feet of residences.

Construction of the Project would generate noise that could expose nearby noise-sensitive receptors to elevated noise levels that may disrupt communication and routine activities. The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. Implementation mitigation measures Noi-1 and Noi-2, which requires the

implementation of a noise mitigation plan to ensure that construction noise levels do not exceed an hourly average noise level of 75 dBA at any residence, would minimize noise from construction activities and ensure that noise levels would not exceed Noise Ordinance thresholds, and impacts would be less than significant. The noise mitigation plan shall include measures, as necessary, to achieve compliance with the City's noise ordinance for construction within 140 feet of an off-site residential lot.

SECTION II FINDINGS REGARDING PROJECT ALTERNATIVES

The CEQA Guidelines direct lead agencies that the "range of potential alternatives to the proposed Project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects" (Section 15126.6[c]). The Final EIR evaluated a reasonable range of alternatives to the proposed Project. These alternatives are:

- No Project Alternative
- Less Dense Alternative (Without Annexation/ Public Sewers [20 Units])
- Reduced Jurisdictional Habitat Impact Alternative (62 Units)
- Reduced Residential Footprint Alternative (65 Units)

Where a lead agency has determined that, even after the adoption of all feasible mitigation measures, a project as proposed will still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine whether, with respect to such impacts, there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA. An alternative may be "infeasible" if it fails to fully promote the lead agency's underlying goals and objectives with respect to the project. In considering alternatives, a number of factors, including the objectives of the proposed Project were considered, as described in the EIR. The objectives for the proposed Project are as follows:

1. Annex the property consistent with the San Diego Local Agency Formation Commission's adopted sphere of influence for the City of Escondido and the long-range planning policies of the County of San Diego and City of Escondido.
2. Propose an overall residential density that is less than the applicable General Plan land use designations of the City of Escondido (Estate II, 2.0 du/ac, maximum yield of 80 units based on site-specific slope conditions) and County of San Diego (Village Residential, VR-2.9 du/ac, maximum yield of 122 dwelling units).
3. Permanently preserve approximately one-third of the site as open space.
4. Cluster housing to protect environmental resources identified in technical constraints studies.
5. Restore, enhance, and maintain the existing seasonal pond as an amenity which is accessible to the public.
6. Minimize impacts to jurisdictional wetland areas to less than one acre.

7. Ensure that Project traffic from the Oak Creek Project does not create significant impacts as defined by the City of Escondido's CEQA significance criteria.
8. Fund and construct off-site traffic calming features on Felicita Road in response to the community's desire to reduce speed, enhance pedestrian safety, and provide for pedestrian connectivity to Miller Ave, Hamilton Lane and Felicita Road.
9. Provide Felicita Road as a modified Local Collector that minimizes conflicts with adjacent properties' existing off-site improvements.
10. Limit non-emergency vehicular access to the project to reduce potential conflicts with traffic traveling on surrounding streets.
11. Balance transportation needs with the preference of the immediately adjacent neighbors to have more rural-appearing public improvements.
12. Comply with the City of Escondido's goal of developing their portion of the San Diego Association of Governments' fair share Regional Housing Needs Allocation by providing new in-fill housing.
13. Design the project in a manner that appeals to the area's growing demand for high quality homes.
14. Coordinate all design components of the Project such as landscaping, signage, lighting, internal street design, and building materials/elevations.
15. Annex the property to the City of Escondido to provide a connection to a public sewer system rather than relying on private septic tanks.

The applicant has revised the application to be consistent with the project alternative, Reduced Residential Footprint Alternative (65 Units).

NO PROJECT ALTERNATIVE

CEQA requires a No Project Alternative to be addressed in an EIR. Under the No Project Alternative, the existing on-site land uses could continue, and the one vacated single-family house would remain. The project site would remain in an unincorporated area in the County of San Diego and would be subject to the County's development requirements and policies. No infrastructure improvements would occur to the on-site drainages and off-site roadways: Felicita Road would not be improved, and no traffic calming features would be implemented. On-site biological resources, including the seasonal pond, would not be permanently protected within dedicated open space lot or easements.

Feasibility of Alternative

The No Project Alternative would have no impact on aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use, noise, public services, transportation and traffic, and utilities and service systems. Compared to the proposed Project, the No Project Alternative would have similar impacts on air traffic patterns. This alternative would have greater impacts on water quality standards and requirements, flooding and the capacity of stormwater systems.

Overall, the No Project Alternative would result in fewer environmental impacts than the proposed Project.

The No Project alternative was rejected in favor of the proposed Project, because the No Project Alternative does not meet any of the Project objectives. Development would not occur; therefore, development would not be consistent with County of San Diego or City of Escondido land use policies or planning objectives (objectives 1, 2, 4, 12, 15). No permanent open space preservation or biological resources protection and enhancement would occur (objectives 3, 5, 6). Traffic infrastructure would not be improved and no traffic calming features would be implemented (objectives 8, 9). Some Project objectives are Project specific and are not relevant to the No Project Alternative (objectives 7, 11, 13, 14).

LESS DENSE ALTERNATIVE (WITHOUT ANNEXATION/ PUBLIC SEWERS; 20 UNITS)

This alternative would be developed in the County, where the general plan would allow Project development of up to 122 dwelling units. However, due to a lack of available public sewer service from the County, special district or City, development without annexation would require individual private septic systems. Under the Less Dense Alternative (Without Annexation/Public Sewers), the project site and the adjacent Chalice Unitarian Universalist Congregation property would not be annexed to Escondido or excluded from County Service Area No. 135. Water would continue to be provided by Rincon Water, with an inclusion into the improvement district. As such, the site would remain under the jurisdiction of the County of San Diego and would not have public sewer connectivity. Development would be consistent with the existing County zoning. The County has zoned 38.1 acres of the site as Rural Residential (RR), which allows single-family residential development on minimum 15,000 square foot lots, and 3.8 acres of the site as A-70 (Limited Agriculture) (County of San Diego 2013). Smaller lots could potentially be developed employing "clustering."

Assuming approximately 1-acre lots, which is typical for lots on septic in the County, the Less Dense Alternative (Without Annexation/Public Sewers) could construct 20 single-family detached residences. The homes could be built on approximately 1-acre lots: 17 lots within the larger area south and west of Hamilton Lane / Miller Avenue, and 3 lots in the panhandle area east of Miller Avenue. The residential lots would comprise the same acreage as the Project.

The architectural style, color scheme of the homes, and street lighting could be similar to that proposed for the Project but is not guaranteed under this alternative because this would be a custom-lot-sale scenario. This alternative would conserve the same areas of open space within two dedicated open space lots. As with the Project, the open space areas would be primarily in drainage basins in the north-center and western portions of the project site, and would be preserved in their natural state, encompassing a number of sensitive natural communities. Clean-up, restoration, and enhancement of the wetland areas would not be proposed. Public pedestrian access to the pond would be allowed. Sidewalks and landscaping would be constructed in accordance with County regulations.

Three vehicle access points would be available to the development: one from Hamilton Lane, one from Miller Avenue across from Twilight View Terrace, and one from Felicita Road south of Park Drive. An emergency access gate would be provided from Hamilton Lane, east of the Hamilton Lane entrance. This gate would be for emergency vehicle use only and would not be used for day-to-day resident vehicular access.

Felicita Road would be built to County General Plan standards and traffic calming features would not be proposed in this alternative. Some proposed homes fronting on Miller Ave and Hamilton Lane would take access off the two streets rather than a single controlled access on Felicita Road, (which is part of the Project's proposed circulation system).

Project utilities construction would include the extension of gas and electric transmission facilities, water pipelines, and communications facilities. Development would rely on individual septic tanks rather than a public sewer system. Water service would be provided by Rincon Water.

The project site for this alternative would be graded similar to that of the Project. Runoff from the residential lots would drain to the streets within the subdivision and the site would be graded to generally maintain drainage patterns toward the western and southern boundaries. On-site drainage improvements would include a storm drain system and flood attenuation/bio-retention basins to safely convey runoff and handle peak flows through the Project. On-site bio-retention facilities would be constructed throughout the site, adjacent to the drainage management area that they are designed to treat.

The lot layout for this alternative could result in homes being located 100 feet from the existing creek.

Construction of the Less Dense Alternative (Without Annexation/Public Sewers) is anticipated to occur over a similar period as that estimated for the Project.

Feasibility of Alternative

Compared to the propose Project, the Less Dense Alternative (Without Annexation/ Public Sewers; 20 units) would have less of an impact on air quality; soil erosion, stability, and expansive soils; greenhouse gas emissions; emergency response and evacuation plans; excessive groundborne vibration, permanent and temporary ambient noise levels; public services; traffic and level of service standards, road safety and emergency access; and, utility and service systems. This alternative would have similar impacts on aesthetics, agricultural resources, biological resources, cultural, exposure to seismic hazards; hazards and hazardous materials; hydrology and water quality; land use; noise levels, exposure from a public or private airport; air traffic patterns and alternative transportation. This alternative would have greater impacts on wastewater disposal systems.

The Less Dense Alternative (Without Annexation/Public Sewers) would meet Project objectives except objectives 1, 8, 9, 10, and 15. This alternative would not result in the annexation to the City of Escondido, nor would it implement traffic calming features or habitat restoration.

REDUCED JURISDICTIONAL HABITAT IMPACT ALTERNATIVE (62 UNITS)

Under the Reduced Jurisdictional Habitat Impact Alternative the proposed development would be re-configured to avoid on-site jurisdictional habitat impacts that would result in 62 dwelling units with lot sizes similar to those of the Project. Development would no longer be contiguous because of modifications to the circulation system to avoid crossing a jurisdictional area within the project site. The panhandle area east of Miller Avenue would be the same as that proposed for the Project, with six lots. Four vehicular entrance/exit points would provide access to the homes on the project site west of Miller Avenue. Hamilton Lane would have two access points: one to a cul-de-sac in the west that ends at the sensitive habitat, and one to the east. A third access point would be constructed on Miller Avenue across from Twilight View Terrace, and a fourth access would be from Felicita Road south of Park Drive.

The architectural style, color scheme of the homes, and street lighting would be similar to that proposed for the Project. This alternative would conserve an additional 0.4 acre of open space when compared to the Project. As with the Project, the open space areas would be primarily in drainage basins in the north-central and western portions of the project site and would be preserved in their natural state, encompassing a number of sensitive natural communities. Public pedestrian access to the pond would be allowed. Avoidance of jurisdictional habitat would result in a minor amount of additional open space.

Improvements to Felicita Road would be similar to those of the Project, including the traffic calming features.

Project utilities construction would include the extension of gas and electric transmission facilities, water pipelines, wastewater pipelines, and communications facilities. The project site and Chalice Unitarian Universalist Congregation would be annexed to the City and excluded from County Service Area No. 135.

The project site for this alternative would be graded similar to that of the Project except that the jurisdictional habitat on site would be avoided. Runoff from the residential lots would drain to the streets within the subdivision, and the site would be graded to generally maintain drainage patterns toward the western and southern boundaries. On-site drainage improvements would include a storm drain system and flood attenuation / bioretention basins to safely convey runoff and to mitigate any increase in peak flow from the development. On-site bioretention facilities would be constructed throughout the site, adjacent to the drainage management areas that they are designed to treat.

Construction of the Reduced Jurisdictional Habitat Alternative is anticipated to occur over a similar period as that estimated for the Project.

Feasibility of Alternative

Compared to the propose Project, the Reduced Jurisdictional Habitat Impact Alternative (62 units) would have less of an impact on special status plant and wildlife, sensitive natural

communities and federally protected wetlands. This alternative would have similar impacts on aesthetics, agricultural resources, air quality, wildlife corridors, local policies and ordinances, habitat conservation, cultural, geology and soils, greenhouse gas emissions, hazards and hazardous materials; hydrology and water quality; land use; noise, public services, transportation and traffic, and utility and service systems.

The Reduced Jurisdictional Habitat Impact Alternative would meet all Project objectives with the exception of Objectives 2 and 10. Objective 2, which calls for development of 65 units in an overall residential density that is less than the applicable General Plan land use designation of the City, would not be met because this alternative would not develop 65 units. Objective 10, which calls for limited non-emergency vehicular access to the Project, would not be met by The Reduced Jurisdictional Habitat Impact Alternative since there would have four points of access (two on Hamilton Lane, one on Miller Avenue, and one on Felicita Road).

REDUCED RESIDENTIAL FOOTPRINT ALTERNATIVE (65 UNITS)

This alternative would develop the Project, as proposed, except it would eliminate the six units located east of Miller Avenue along Hamilton Lane and develop 65 units in the area bounded by Hamilton Lane, Felicita Road, and Miller Avenue. Although no residences are proposed on the two remainder lots located east of Miller Avenue, these lots would be included in the annexation to the City of Escondido and would be prezoned Residential Estate 20 (RE-20). This zoning category is consistent with both the existing County of San Diego A-70 zone and the City of Escondido General Plan Estate II designation on the property. The panhandle area would be designated as remainder lots on the Tentative Map and removed from the Preliminary Development Plan, Master Development Plan, and Precise Development Plan. As demonstrated in Figure 7-1 of the Final EIR, lot sizes would be slightly reduced in order to accommodate all 65 units within the reduced footprint. The residential development proposed under this alternative would occupy approximately 18.68 acres (compared to 22.44 acres for the Project). The Reduced Residential Footprint Alternative would develop an average residential lot size of 12,520 SF and an overall density of 1.76 du/ac (compared to 15,041 SF and 1.61 du/ac for the Project, respectively). As with the Project, a combination of single- and two-story homes with attached garages would be provided; however, it is expected that this alternative would provide a larger percentage of two-story homes when compared to the Project, including the possibility of all units constructed as multi-story residences. Landscaping for the Reduced Residential Footprint Alternative would be similar to that proposed for the Project. The Planting Plan for this alternative (Appendix P) illustrates the perimeter, entry, and interior landscape plans. Figure 7-2, Fence and Wall Plan, Reduced Residential Footprint Alternative, illustrates the location and type of fences and walls for this alternative.

Feasibility of Alternative

The applicant has revised the application to be consistent with this alternative as it meets all the project objectives and compared to the propose Project, the Reduced Residential Footprint Alternative (65 Units) would have less of an impact on soil erosion or topsoil loss and similar

impacts on aesthetics, agricultural resources, air quality, biological resources, cultural resources, the remaining geology and soils impacts, greenhouse gas emissions, hazards and hazardous materials; hydrology and water quality; land use; noise, public services, transportation and traffic, and utility and service systems. The Reduced Residential Footprint Alternative (65 Units) achieves all Project objectives and removes development in the panhandle area.