

PLANNING COMMISSION

Agenda Item No.: H.1
Date: September 12, 2017

CASE NUMBER: PHG 17-0013

APPLICANT: Johnathan Webster

LOCATION: Located at the south side of Reed Road, just east of Citrus Avenue and east of Bear Valley Parkway, addressed as 3251 Reed Road (APN 240-190-65)

TYPE OF PROJECT: Extension of Time for a Previously Approved Tentative Parcel Map (SUB08-0030), Grading Exemptions and the removal of 0.50-acres of Diegan Coastal Sage Scrub.

PROJECT DESCRIPTION: A request for a two-year Extension of Time for a previously approved four-lot Tentative Parcel Map (SUB08-0030), on a 14.37-acre parcel in the RE-20 Zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 Zone (Residential Estates, 80,000 SF minimum lot size). The resulting lot sizes would be 25,264 SF (Parcel 1), 21,344 SF (Parcel 2), 31,759 SF (Parcel 3), and 541,015 SF (Parcel 4). The project also includes Grading Exemptions, the removal of 0.50-acres of Diegan Coastal Sage Scrub, the establishment of a Fuel Management Area, including off-site areas, and an on-site 20,000-gallon water tank for Parcel 4 are also proposed. The project site is within the Hillside/Ridgeline Overlay District and includes proposed development on an intermediate ridge. No changes to the project are proposed in conjunction with this extension, however conditions of approval have been revised to reflect changes to storm water and landscaping requirements.

STAFF RECOMMENDATION: Approval of extension for two (2) additional years.

GENERAL PLAN DESIGNATION: Estate II (E2) & Rural II (R2)

ZONING: RE-20 Zone (Residential Estates, 20,000 SF minimum lot size) and RE-80 Zone (Residential Estates, 80,000 SF minimum lot size).

BACKGROUND/SUMMARY OF ISSUES: A Tentative Parcel Map (TPM) for a four-lot subdivision at 3251 Reed Road was reviewed and approved by the Planning Commission on August 10, 2010. An approved TPM does not divide the property, rather it sets the conditions under which a division can occur. To actually divide the property an applicant must file a Parcel Map. Except for special circumstances specified in the Government Code Section 66410 et. seq. (State Subdivision Map Act), a TPM expires three years after its approval unless extensions are granted by State law or the local agency.

The TPM was due to expire on August 24, 2013. State legislative actions (AB 208, and AB 116) automatically extended the Tentative Map for four years until August 24, 2017. Under the terms of the City of Escondido Subdivision Ordinance, time extensions of an additional five years, may be granted. On June 15, 2017, the applicant filed a request for a two-year extension. Since the request was filed prior to the current expiration date, expiration of the map is suspended until a final decision is made regarding the extension request.

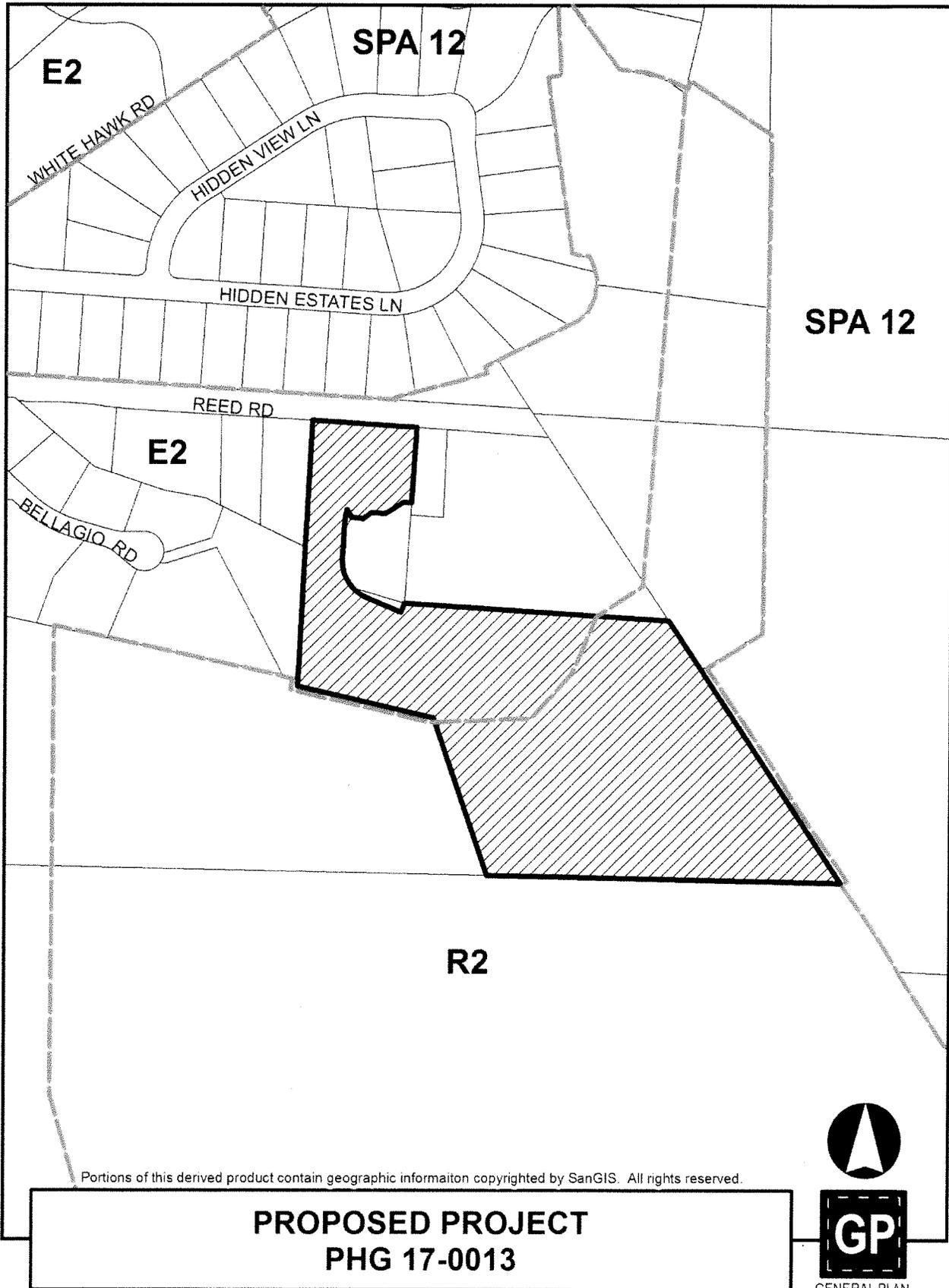
The applicant and his engineer are currently working with the Engineering Services Department on the final parcel map, grading plans and improvement plans, and to post the necessary bonds for improvements in order to record the map. No modifications are proposed to the approved Tentative Parcel Map. Minor changes to the conditions of approval have been made in order to comply with revisions to the City's landscape ordinance and the City's Storm Water regulations.

The applicant is requesting an extension per the Subdivision Map Act 66452.6 (e) and the City of Escondido Subdivision Ordinance, which would extend SUB08-0030 an additional two years to August 24, 2019. An extension of time is not automatic. The City has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years.

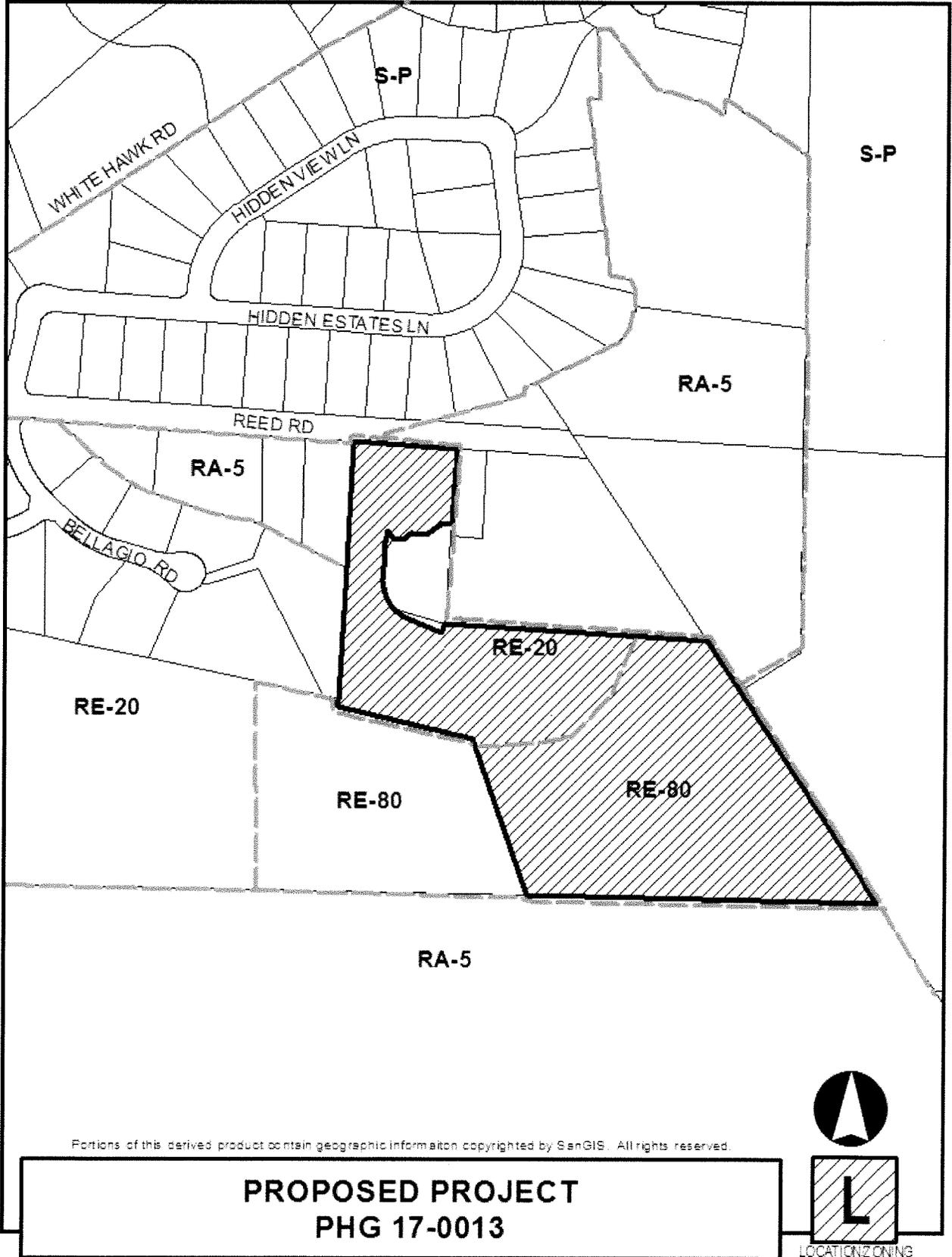
Respectfully Submitted,



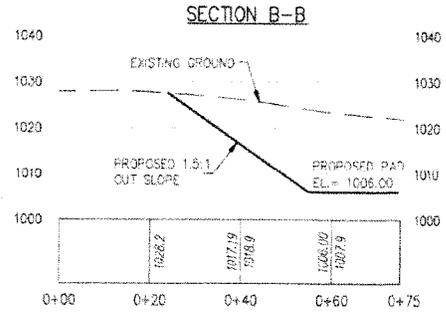
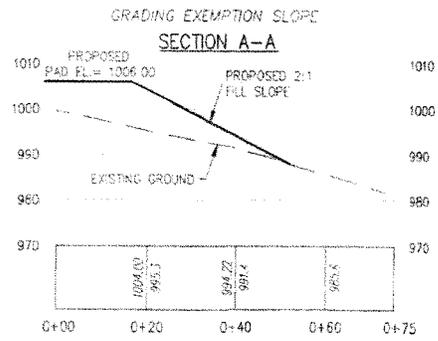
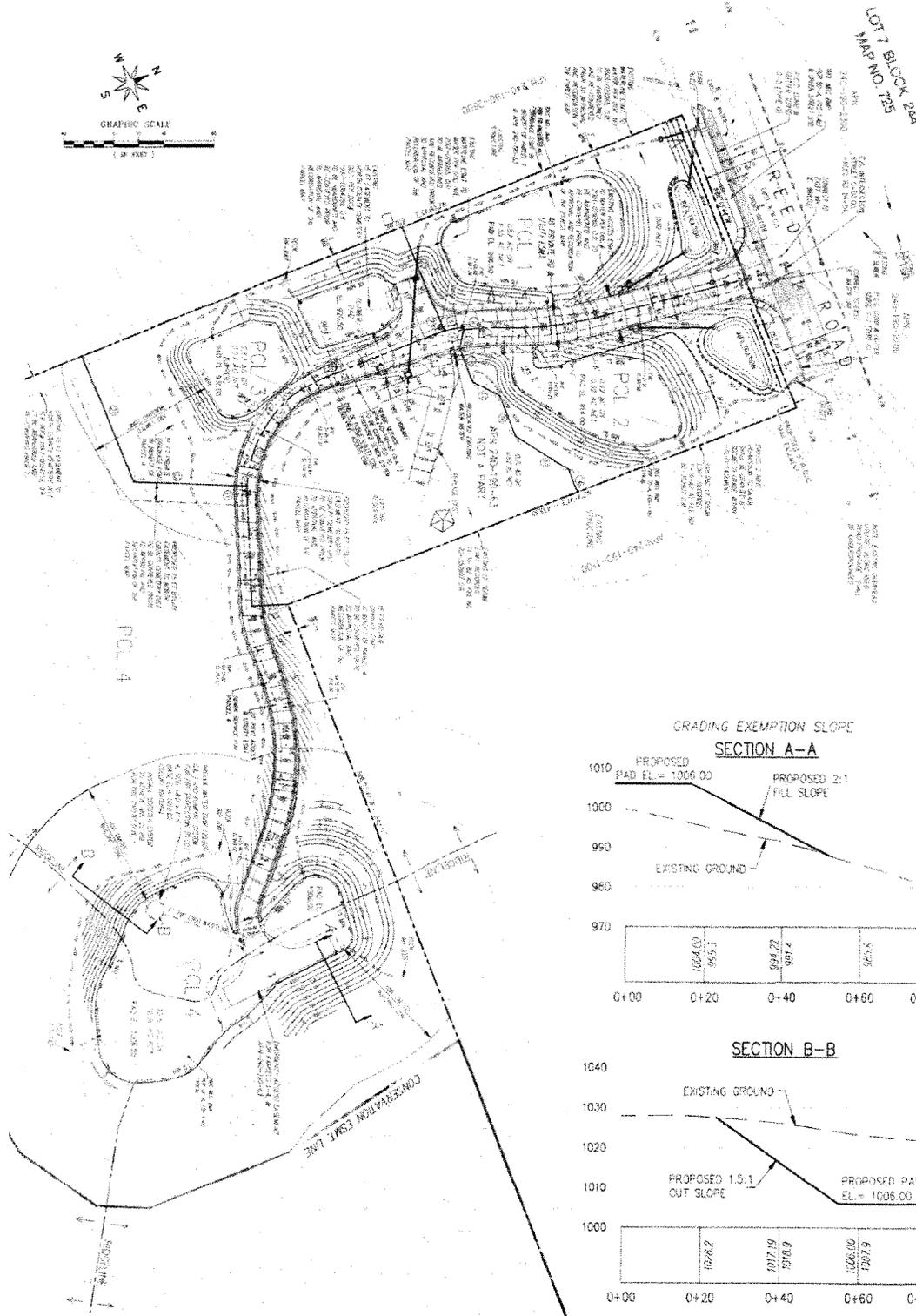
Darren Parker
Assistant Planner II



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CITY OF ESCONDIDO TENTATIVE PARCEL MAP - NO. 08-0030



**PROPOSED PROJECT
 PHG 17-0013**



TENTATIVE MAP

ANALYSIS

General Plan Consistency- The General Plan land-use designations on the site are Estate II (E2) which allows up to 2 dwelling units per acre, based on slope, with a minimum lot size of 20,000 SF and Rural II (R2) which allows up to 1 dwelling unit per two acres, based on slope, with a minimum lot size of 2-acres. The maximum yield allowed for this 14.37-acre site is 8.22 units based on the slope categories present on site. The four (4) proposed lots result in a density for this project of 0.27 du/acre. The project meets the General Plan and Zoning criteria since the zoning and lot sizes are consistent with the General Plan. The project also addresses the General Plan Ridgeline/Hillside Policy 3.5 (page X-67) which regulates development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent.

The proposed map will not conflict with regional or local housing needs because all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The project would be developed with single-family residential homes in conformance with the Estate II (E2) and Rural II (R2) land-use designation. The project would provide for additional housing stock in accordance with the General Plan Housing Element.

Zoning Compliance - The current zoning designations on the site are RE-20 (Residential Estates, 20,000 SF minimum lot size) and RE-80 (Residential Estates, 80,000 SF minimum lot size), which are consistent with the General Plan Land Use designations of Estate II (E2) and Rural II (R2). The approved Tentative Parcel Map consists of four lots. Proposed lot sizes of 25,264 SF (Parcel 1), 21,344 SF (Parcel 2), and 31,759 SF (Parcel 3) are consistent with the minimum 20,000 SF lot size required by the RE-20 zone. Parcel 4 is split zoned RE-20 and RE-80, due to slopes over 35 percent and sensitive habitat. The proposed lot area for Parcel 4 of 541,015 SF meets the more restrictive RE-80 minimum lot size. In addition, each proposed lot has an adequate pad size to accommodate a single-family residence.

Grading Exemptions- The original project included a Conditional Use Permit for required grading exemptions (The zoning code has since been amended to remove this requirement.) The proposed grading exemptions would not have any significant visual impact or damage any hillside or ridgeline. The 30' fill slope would be located to the east of the building pad area for parcel 4 and would be screened by the existing avocado groves. The 30' cut slope would be located to the west of the building pad area for parcel 4 and would be fully landscaped in accordance with the city's landscape ordinance for slope planting and in accordance with the approved fire protection plan. The proposed manufactured slopes would not block adjacent views due to the orientation of the slopes and the topography of the area. Additionally, the site is higher than the adjacent properties and the sliver fill slope would be 25+' from the property line. Appropriate slope landscaping also would be provided to screen and soften visual effects of the manufactured slopes from surrounding properties. Any grading and subsequent compaction of the site, as necessary, would be per City standards to the satisfaction of the City Engineer. All future grading or compaction of the site would be reviewed to ensure that it's consistent with the grading ordinance and City standards to the satisfaction of the City Engineer.

Staff supports the proposed grading design, since the proposed 30-foot high fill slope would be approximately 200 feet away from the nearest residence and that the cut slope would be more than 200' away from the nearest residence to the south. In addition, all manufactured slopes would be landscaped, with trees, shrubs and groundcover, as required by the Landscape Ordinance and in accordance with the approved Fire Protection Plan. The landscaping of the manufactured slopes would help soften the appearance of the proposed fill and cut slopes.

Habitat Preservation- A biological survey was prepared for the project by Vincent N. Scheidt, and indicated that the property supports three vegetation communities; disturbed vegetation, agriculture (avocado groves) and unoccupied Diegan Coastal Sage Scrub. The report also stated there were no sensitive plants or animals detected during the survey. The project requires the removal of 0.50-acres of unoccupied Diegan Coastal Sage Scrub for the development of the pad and fuel management area for Parcel 4. The biologist determined the quality of the Coastal Sage Scrub present as "High Quality" which would require the habitat to be preserved or mitigated. The owner proposes to preserve 8.478-acres of Diegan Coastal Sage Scrub over the remaining portion of parcel 4 through a conservation

easement, which would mitigate for the small loss of habitat (0.50-acres). In addition, the project is in conformance with the draft MHCP (Multiple Habitat Conservation Plan) which requires 75 percent preservation of sensitive habitat in this area, as the project would preserve 8.478-acres (or 95 percent being preserved) on site.

Hillside Ridgeline Conformance- The subject property is located on the top and sides of an identified Intermediate Ridgeline that is depicted on the City's Hillside and Ridgeline Map. It is an undeveloped remnant portion of the ridgeline. Residential development has occurred on the ridgeline to the north within the county and to the south within the City of Escondido prior to the adoption of the Hillside Ridgeline Ordinance. Primary views of the project site and ridgeline are from adjacent residential properties to the west and northwest, the east, and residential properties located further northeast and southeast. General Plan Ridgeline/Hillside Policy 3.5, which regulates development on intermediate ridges, hilltops, and hillsides, and provides guidance on how to preserve hillside and ridgelines resource, while still allowing property owners to responsibly develop their lands.

- prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor;
- Concentrate development in subordinate or hidden locations, which shall not project above the natural landform;
- Prepare grading plans that minimize disruption of the natural landform and vegetation; and
- Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

The Escondido Zoning Code, Section 33-1067 (Grading Ordinance) applies to lands within areas characterized by significant features that include ridgelines, hillsides and provides design guidelines for their development such as increasing the lot widths from the minimum RE-20 requirements of 100 feet to 200 feet; restricting buildings or structures in proximity to an intermediate ridge to be located and designed to minimize its impact upon the ridgeline; only single-story structures or portions of multiple single-story-stepped structures designed to conform to the site shall be permitted to project above the ridgeline; and landscaping should be utilized to recreate the linear silhouette and to act as a backdrop for structures. The City has identified these areas and placed them within a Hillside and Ridgeline Overlay District, which may be used in conjunction with any zone district in the city. The Ordinance provided all of the instructions and information necessary to allow developers, contractors, and homeowners to develop and maintain hillside properties in an environmentally fashion. The project has been designed and/or conditioned to conform to these requirements. The project is in conformance with the Hillside Ridgeline provisions since Parcel 4 is the only parcel adjacent to the ridgeline that needs to conform to the 200-foot lot width requirement. The other 3 building pads are situated below the ridgeline; grading of the ridgeline is limited to development of the driveway, turnaround and building pad area; and the project has been conditioned to restrict the development of Parcel 4 to a single-story residence.

Proposed Water Tank Storage- Parcel 4 is the largest parcel and located on top of the ridge at an elevation of 1005 feet above mean sea level, surrounded by an existing avocado orchard to the west and north. An existing cemetery is located directly to the south of the subject site. According to the fire department, the subject site is located within a High Severity Fire Zone that would require the clearing and thinning of vegetation around the residence (outlined in the Fire Protection Plan) and adequate water pressure to serve the residence. Adequate water pressure for fire protection for Parcel 4 cannot be achieved without the installation of a booster system and a 20,000-gallon private water tank, due to the elevation of the pad. The proposed 20,000-gallon private water tank would be supplied with water from the East Grove Reservoir, a pumping system would boost the pressure at the outlet point of the water tank to accomplish adequate pressure (20 pounds per square inch) for fire protection. Domestic water use and fire sprinklers would be supplied through a second pumping system placed on the side of the private water meter. The 11' tall water tank would be tucked into the 30' high cut slope, which would help screen the tank from adjacent views to the east and south. The tank would be approximately 300' + away from the nearest residence to the north which is at a lower elevation than the subject site. The tank would be conditioned to be painted a natural color to help blend with the topography and additional landscaping around the front of tank would be required.

ENVIRONMENTAL STATUS

A Mitigated Negative Deceleration was issued on March 23, 2010. The findings of the analysis identified sensitive habitat and adequate water pressure impacts as potentially significant, but mitigation measures (included in the conditions of approval) would reduce these impacts to a less than significant level. There have been no substantial changes in the project or circumstances under which the project was undertaken which would require revisions to the environmental document. The Mitigated Negative Declaration was certified by the Planning Commission on August 10, 2010, and adequately addresses the environmental impacts of the proposed development.

Other Issues:

All conditions of approval for recordation of a Parcel Map have been complied with, with the exception of some minor corrections to the improvement plans, and payment of fees and posting bonds for improvements with the Engineering Division. The Extension of Time is needed so that the Tentative Parcel Map does not expire while the applicant is working with the City to record the Parcel Map.

The Planning Division and Engineering and Fire Departments have reviewed the Extension of Time request. Conditions of approval have been modified in order to meet current storm water and landscaping requirements. With the revised conditions of approval incorporated, the proposed project is in compliance with the zoning requirements and the previously approved Tentative Parcel Map. State law permits a local jurisdiction to define what "period or periods" it desires to authorize per extension. In staff experience and in consideration of the status of the proposed project, a two-year extension of the map is a reasonable period of time for the applicant to finish satisfying conditions of the map in order to file for final map. City staff feels a two-year Extension of Time should be approved.

FINDINGS OF FACT
Extension of Time, TPM SUB 08-0030
EXHIBIT "A"

Tentative Parcel Map SUB 08-0030

1. The Planning Commission finds that the extension request is reasonable, was filed within the time periods specified, and meets all requisite findings for extension of time on the Tentative Parcel Map.
2. The proposed map with a density of 0.27 du/acre (4 lots on 14.37 acres) is consistent with the General Plan designations of Estate II (E2), which permits a maximum of 2 du/acre, dependent on slope and the Rural II (R2) which permits up to 1 du/2acres, dependent on slope. In addition, the proposed lot sizes of 25,264 SF, 21,344 SF, 31,759 and 541,041 SF meets the Estate II minimum of 20,000 SF and the Rural II minimum lot sizes of two-acres. The design and improvements of the proposed subdivision are consistent with all requirements of the General Plan and the Zoning Code, since the proposed lot sizes and configuration are consistent with the Estate II and R II designations and the RE-20 and RE-80 zone requirements. No changes in City policy have occurred that would conflict with the project. This approval will extend the Tentative Parcel Map to August 24, ~~2020~~ ²⁰¹⁹.
3. All findings of fact associated with the Planning Commission Resolution #5903, which approved Case No. SUB08-0030, are incorporated herein as though fully set forth. All of the findings for approval of projects in the Hillside and Ridgeline Overlay District have been made and the proposed project will comply with all the applicable regulations, conditions, and polices imposed by the Escondido Municipal and Zoning Codes.
4. The site is physically suited for the residential development proposed, as the site is currently zoned for single-family residential development, and is bordered by existing residential development on three sides and cemetery to the southwest. All future grading will be in accordance with the requirements of the Grading Ordinance, and all access and utilities are available to the site.
5. The design of the map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife occurs on the property, as determined during the environmental review of the project.
6. The design of the map and the type of improvements are not likely to cause serious public health problems since the project will not degrade the levels of service on the adjoining streets or drainage system, and city water and sewer are available, and can be provided with minor extension of nearby facilities.
7. All of the requirements of the California Environmental Quality Act (CEQA) have been met and a Mitigated Negative Declaration was issued for the proposed project on March 23, 2010. The findings of the analysis identified impacts that might potentially be significant, but mitigation measures would reduce these impacts to a less than significant level. The mitigation measures have been included in the Conditions of Approval.
8. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to the recordation of the map. The Tentative Parcel Map meets all of the requirements or conditions imposed by the Map Act and the Escondido Zoning Code and is consistent with the General Plan.

CONDITIONS OF APPROVAL
Extension of Time TPM SUB 08-0030
EXHIBIT "B"

General

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Department, and Fire Department.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal descriptions.
3. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
4. Access for use of heavy firefighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
5. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
6. 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.
7. All exterior lighting shall conform to the requirements of Escondido Zoning Code Article 35, Outdoor Lighting.
8. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Community Development Director.
9. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
10. Prior to Parcel Map approval, a note shall be included on the Final Parcel Map, or other documents provided, stating that grading shall be in conformance to the submitted conceptual design.
11. Any parcels not associated with the Tentative Parcel Map shall be labeled "Not a Part."
12. No street names are part of this approval. A separate request shall be submitted prior to Parcel Map recordation.
13. Prior to the issuance of grading permits and/or building plans, the applicant shall submit a final Fire Management Plan to Fire Department for review and approval. Any necessary measures/requirements of the plan shall be incorporated into the grading, landscape and building plans for the project.
14. The City's Master Plan for Parks, Trails and Open Space requires that a 10' wide Spur trail be provided along the frontage of the property adjacent to Reed Road and shown on the revised Tentative Parcel Map.

15. The grading plans shall contain appropriate measures/instructions to protect the existing Diegan Coastal Sage Scrub vegetation (located on to the east of parcel 4) during grading and construction. Appropriate fencing and signage shall be provided around the native vegetation prior to grading or construction, and must be maintained in good order during all phases of construction. The Declaration of Restrictions shall contain appropriate language indicating the native vegetation within the designated conservation area is not to be removed; development and any access restrictions into the conservation area, and maintenance requirements/restrictions, as may be required/restricted by the Wildlife agencies.
16. All new utilities shall be underground.
17. The proposed "Water Storage Tank" shall be clearly labeled as "private" on all plans submitted for this project.
18. Grading exempted slopes shall not exceed the height approved by the Planning Commission and indicated in the Details of Request of the staff report, and on the Certified Tentative Parcel Map.
19. Lots in proximity to the intermediate ridgeline are subject to the provisions of the Zoning Code Section 33-1067.F (d) "Intermediate Ridges" regarding the height and development of structures, as determined by, and to the satisfaction of, the Director of Community Development.
20. Development of Parcel 4 shall be restricted to only single-story structures, which shall be noted on the Parcel Map and in the deed restriction.
21. The height of the single-story residence on Parcel 4 (measured from the approved pad elevation to the ridgeline of the structure) shall not exceed 20 feet in height (excluding chimneys and other similar type of structures) in accordance with Escondido Zoning Code, Article Section 33-1067. Ancillary architectural features (such as turrets or vaulted entry features) may exceed the 20 feet in height provided they are in scale with the main building and not excessively tall or create adverse visual impacts to adjacent homes.
22. Building pads with steep or long driveways shall incorporate an appropriate on site turn around area to eliminate vehicles backing up or down long or steep driveways, to the satisfaction of the Engineering Division. Provisions for the turnaround area shall be demonstrated on the precise grading plans. For turnaround areas, a minimum 24-foot back up area shall be provided for vehicles to exit the lot in a forward manner.
23. Each lot shall be required to provide covered parking for two cars to the satisfaction of the Planning Division. Since no on-street guest parking would be provided for Parcel 4, sufficient on-site parking shall be provided to accommodate six vehicles. In order to accommodate on-site parking requirements, one of the following shall be provided:
 - a. A front yard setback of 40 feet shall be provided between the garage and the edge of the easement to provide for a driveway of sufficient length that can accommodate four cars in addition to a two-car garage, or
 - b. A three-car garage shall be provided in addition to a driveway of sufficient width and length to accommodate additional three cars outside of the easement, or
 - c. A circular driveway shall be provided of sufficient width and length to accommodate three or four cars depending on whether a two-or three-car garage is provided with the home.

The grading plan shall be designed with sufficient pad area to accommodate the required off-street parking. Conformance with this condition shall be demonstrated on the grading plan and plotting of the homes in conjunction with the submittal of building permits, to the satisfaction of the Planning Division and Engineering Division.

24. The 20,000-gallon water tank that is required for Parcel 4 shall be painted a natural color and details of the tank and color shall be provided on the final grading, building and landscape plans, to the satisfaction of the Planning Division.
25. The Tentative Parcel Map shall expire after twenty-four (24) months if a Parcel Map is not recorded or an additional extension of time is not granted.
26. A copy of the conservation easement language shall be provided for the City to review and approve prior to issuance of grading and/or building permit. The proposed conservation easement shall be provided over the remaining 8.478-acres of unoccupied Diegan Coastal Sage Scrub on Parcel 4. The conservation easement shall be recorded prior to building occupancy.
27. Prior to the removal of any Coastal Sage Scrub (CSS) habitat, the applicant shall submit an erosion control plan to the satisfaction of the Engineering Department. Erosion control, including riprap, interim slope plantings, sandbags, or other erosion control measures, shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
28. The grading and final landscape plans shall clearly indicate the acreage and location of all Coastal Sage Scrub (CSS) Habitat to be removed and to remain on site.
29. The final grading plan shall depict the required 100-foot fuel modification zone. Should the fuel modification zone be reduced to less than 100 feet, the project shall incorporate appropriate construction measures including but not limited to, protected eaves, limited openings, sprinklers, landscaping, and any other measures as determined to be appropriate by the Fire Department.
30. The following exemptions from the City of Escondido Grading Ordinance are permitted in conjunction with the development of the project:

Slope #A (Parcel 4, facing south) 2:1 fill slope up to 30-feet in height.
Slope #B (Parcel 4, facing north) 2:1 cut slope up to 30-feet in height

All other slopes within the proposed development shall be consistent with the Grading Ordinance standards and Landscape Ordinance.

Mitigation Measures-Conditions of Approval

31. To compensate for the loss of 0.50-acres of unoccupied Diegan Coastal Sage Scrub, the owner shall establish an open space conservation easement on site (Parcel 4) over the remaining 8.478-acres of Diegan Coastal Sage Scrub, as shown on the graph (figure 2) in the biological report prepared by Vincent N. Scheidt, Biological Consultant, dated July 16, 2009. The easement shall be shown and established on the final Parcel Map to the satisfaction of the Planning and Engineering Divisions prior to issuance of grading permits (Mitigation Measure).
32. Prior to issuance of grading permits, temporary protective fencing shall be installed around the conservation easement to prevent human and pet entrance, to the satisfaction of the Planning Division. The location and detail of the fence shall be shown on the final grading and landscaping plans to the satisfaction of the Planning Division (Mitigation Measure).
33. The clearing and grubbing of, and construction adjacent to, sensitive habitat shall occur outside of the gnatcatcher breeding season (February 15 to August 31). If the project construction, including clearing and grubbing of sensitive habitats is necessary on the project site or adjacent to sensitive habitat during the gnatcatcher breeding

season, a qualified biologist shall demonstrate to the satisfaction of the Wildlife Agencies that all nesting is complete. The pre-construction survey shall begin not more than three (3) days prior to the beginning of construction activities (Mitigation Measure).

34. Protective barriers or fencing (temporary) shall be placed around the drip-line of any and all mature/protected trees that are designated to remain. The barricades or fencing are to remain in place until completion of all grading and construction and shall be shown on the final grading and landscape plans to the satisfaction of the Planning Division (Mitigation Measure).
35. Prior to issuance of grading permits, the location and details of permanent identification markers along the boundary of the conservation easement shall be shown on the final grading and landscape plans to the satisfaction of the Planning Division (Mitigation Measure).
36. Prior to final approval of the grading and removal of the temporary fencing, permanent identification markers shall be installed along the boundary between the development area and/or fuel management zones on Parcel 4 and the conservation area to delineate the edge of the conservation easement (Mitigation Measure).
37. To compensate for the loss of adequate water pressure to serve parcel 4, the owner shall construct a 20,000-gallon water tank (minimum 10,000 gal Fire suppression/10,000 gal irrigation) as shown on the fire exhibit map in the fire protection plan prepared by Mr. David C. Bacon, dated May 5, 2009. The proposed water tank shall be reviewed and approved by the City prior to issuance of grading permits (Mitigation Measure)

Landscaping:

1. Prior to occupancy of future units, all perimeter, slope and street landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
2. If the proposed rehabilitated landscaping totals 2,500 SF or more, or new landscaped areas total 500 SF or more, a Landscape Documentation Package shall be prepared by, or under the supervision of, a licensed design professional and shall conform to the Escondido Zoning Code, Article 62 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall indicate any existing trees or landscaping that is to remain as well as new landscape areas
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 to, or superior to, the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee will be collected at the time of the submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12 and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
5. The installation of the landscaping and irrigation shall be inspected by the project landscape architect/design professional 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 Department and request final inspection.
6. Prior to recordation of the Parcel Map, a tree survey shall be submitted to the Planning Division, to determine the location of all mature trees (except agricultural trees) on the property and determine how many mature trees

would be removed as a result of the proposed development. The landscape design shall include 24"-box size trees on a 1:1 ratio to mitigate the removal of each existing mature tree on the site as required by the Tree Preservation Ordinance (Ord. 93-11) to the satisfaction of the Planning Division. Any existing trees to remain within the project shall be identified on the landscape and grading plans, noted as "to remain".

7. A minimum of eight (8) street trees shall be required along Reed road; eight (8) street trees are required along the frontage of parcel 1; six (6) trees are required along the frontage of parcel 2; and nine (9) trees are required along the frontage of Parcel 3. The minimum tree size shall be 15-gallon in size; six-feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements and they are identified on the landscape plan.
8. The retaining walls on Parcel 3 and along the driveway shall be constructed with a decorative block material, such as slump block or split-face block in a beige or tan color, or may be plantable and detailed on the final grading and landscape plans to the satisfaction of the Planning and Engineering Divisions.
9. Details of the project's fencing including materials and colors shall be provided on the final landscape plans to the satisfaction of the Planning and Engineering Division.
10. Additional landscaping shall be provided in front of the water tank (facing north) to soften the appearance and shall be shown on the final landscape plans to the satisfaction of the Planning Division.
11. Any proposed walls, fire mitigation walls, and retaining walls shall be constructed out of decorative material to the satisfaction of the Planning Division. The materials and location of the wall(s) shall be identified on the grading plans, building plans and the final landscape plans to the satisfaction of the Planning Division.
12. Appropriate plant materials shall be incorporated into the final landscape design in order not to adversely affect existing views, but to provide privacy where required, to the satisfaction of the Planning Division.
13. Any existing trees to remain on site and any trees to be removed shall be identified on the final landscape and grading plans and to the satisfaction of the Planning Division.
14. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.

FIRE CONDITIONS:

1. All structures constructed on this project will be located per approved "Fire Protection Plan" and to the satisfaction of the Fire Marshall.

**ENGINEERING CONDITIONS OF APPROVAL for
ESCONDIDO TENTATIVE PARCEL MAP No. SUB 08-0030
3251 Reed Road**

GENERAL

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
3. As surety for the construction of required off-site and on-site improvements and grading, 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 recordation of the Final Parcel Map.
4. No Grading or Building Permits shall be issued for any construction within this Subdivision until the Final Parcel Map is recorded and either:
 - a) All conditions of the Tentative Parcel Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. 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.
6. 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.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
Reed Road	Residential Road

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

3. The project entrances shall be designed as a street intersection with curb returns, cross gutter and spandrel, sidewalk ramps or as an alley-type driveway apron per Escondido Standard Drawing E-5-E, with a minimum throat width of 28 feet.

4. The address of each lot/dwelling unit shall either be painted on the curb or 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.
5. All on-site roads, driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Fire Marshal.
6. The private access road shall be improved to a minimum width of 28 feet (Reed Road to Parcel 3 turn around) with proper transition to a 16-foot wide driveway to serve parcel 4. The private access road shall be in conformance with the Design Standards. Plans for this private access road shall be submitted to and approved by the City Engineer prior to recordation of the Final Parcel Map.
7. Sidewalk along Reed Road shall be contiguous to the curb in accordance with current Escondido Design Standards.
8. A turnaround conforming to current Escondido Design Standards shall be constructed at the southerly end of parcel 3.
9. The developer will be required to provide a detailed detour and traffic control plan, for all construction within the public right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to issuance of an Encroachment Permit for work in the public right-of-way
10. The developers engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signage and striping shall be done by a private contractor
11. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkways widths, open space easements and restrictions on landscaping may be required at the discretion of the City Engineer.
12. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
13. The developer shall be required to install a LED street light in accordance with Escondido Standard Drawing E-1-E at the project entrance on Reed Rd.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to prevent sediment and silt from leaving the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.

4. The 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 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. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks shall be pumped and backfilled, per the San Diego County Health Department Requirements. These well and septic tank abandonments shall be completed prior to Parcel Map recordation.
9. The developer will be required to obtain written permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
10. The private access road and all private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
12. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
2. All site drainage with emphasis on the roadway, parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
3. All onsite storm drains, ditches, inlets, junction structures, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owners as designated in the recorded Declaration of Restrictions and the recorded Storm Water Control Facility Maintenance Agreement.

4. The Developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

1. Water supply for the project shall include construction of an 8-inch public water line in the private access drive to the extent approved by the Utilities Director. A fire hydrant shall be installed at the end of the public water line to the satisfaction of the Utilities Director.
2. A private 20,000-gallon water tank, pumping system, and private water service line sized to provide adequate flows in accordance with City Standards and applicable Fire and Plumbing Codes to the satisfaction of the Fire Marshall, Utilities Director, and Building Official shall be designed and constructed to provide water service for both domestic use and fire protection to Parcel 4 and shall be a condition of any Building Permit to build on Parcel 4.
3. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
4. Because fire sprinklers are required by the Fire Department, a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas.
5. All on-site water lines, backflow prevention devices, pumps, and tanks beyond the City water meter will be considered a private water system. The property owner will be responsible for all maintenance of these water lines and devices as designated in the recorded Declaration of Restrictions.
6. No trees or deep rooted plants shall be planted within 10 feet of any water service.
7. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. Required sewer main improvements for the project include construction of an 8-inch public sewer main in the private access drive to the satisfaction of the Utilities Director. The sewer main location in the private access road shall be to the satisfaction of the City Engineer and Utilities Director.
2. Public sewer shall be extended to the project's easterly boundary at such locations as required by the Utilities Director.
3. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement shall be constructed for each Parcel and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The sewer lateral for Parcel 4 shall be constructed up to the house pad area. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
4. The existing house on the adjacent property (APN 240-190-63) shall be verified to be connected to City Sewer prior to Parcel Map recordation.

5. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.
6. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main in the private access road.

FINAL PARCEL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be clearly delineated and noted on the Final Parcel Map.
2. 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 Parcel Map.
3. The developer is required to complete the exchange of private access and utility easements with the adjacent property (APN 240-190-63) labeled as "Not a Part" on the TPM prior to approval of the Final Parcel Map. This requirement shall include the acquisition of a 10' min. wide private access easement across this adjacent property (APN 240-190-63) to complete the private access easement serving Parcel 4.
4. The developer is required to delineate both private access and utility easements as well as private drainage easements on the Final Parcel Map as needed to provide these rights between all 4 parcels and shall label them as "proposed private _____ easement to be granted upon subsequent transfer of title".
5. The developer is required to obtain offsite private drainage easements as necessary to complete the private drainage facilities as approved by the City Engineer prior to approval of the Final Parcel Map.
6. A public utility easement shall be granted to the City on the Final Parcel Map over the private access road. The public utility easement shall extend a minimum of five (5) feet beyond the improved, curb-to-curb private roadway width and shown on the improvement and grading plans.
7. A 5' wide public trail easement shall be granted to the City on the Final Parcel Map across the project's full Reed Road frontage and shall be contiguous to the existing Reed Road right-of-way and shown on the improvement and grading plans.
8. Public Emergency Access Easements as required by the Fire Marshal shall be granted to the City on the Final Parcel Map and shown on the improvement and grading plans.

CASH SECURITY AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$60,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer will be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

DECLARATION of RESTRICTIONS

1. Copies of the Declaration of Restrictions shall be submitted to the Engineering and Planning Departments for their review and approval. The approved Declaration of Restrictions shall be filed with the County Recorder prior to recordation of the Final Parcel Map. A note to this effect along with the recording information of the Declaration of Restrictions shall be included on the Final Parcel Map title sheet.
2. The Declaration of Restrictions shall include clear provisions for the maintenance of the private access road, parking areas, drainage facilities, and storm water treatment facilities, landscaping along Reed Rd, fencing, private utilities, and fire lane signage by owners of appurtenant parcels.
3. The Declaration of Restrictions must state that the property owners assume liability for damage and repair to City utilities in the event that damage is caused by the property owners or their contractors when repair or replacement of private utilities or other improvements is done.
4. The Declaration of Restrictions must state that (if stamped concrete or pavers are used in the private access road) the property owners are 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.