

R E P O R T

MEETING DATE: August 4, 2008

TO: Planning Commission

FROM: Development Services

SUBJECT: TSM 462 (08TE); Cal-West Development

Request: A time extension for a previously approved Tentative Subdivision Map to subdivide 20.20 acres into sixteen (16) one-acre (minimum) lots in the Agricultural (A-1) Zone in the Twin Oaks Valley Community.

Applicant: CalWest Development

Location: 1320 Richland Road (just north of Tres Ranchos Road, south of Twain Court). APN: 218-210-12

Background:

- Tentative Subdivision Map was originally approved on June 5, 2006, in conjunction with Grading Variance (GV 06-78) to allow the sixteen (16) lot subdivision. (Original staff report and resolutions are attached).
- The applicant has indicated that the request for the time extension is due to the slow down of the housing market and overall downturn of the economy.
- The conditions have been updated to reflect current standards, including compliance with the new Regional Stormwater permit.

Staff Recommendation:

Staff recommends the Planning Commission grant a twelve (12) month time extension until June 5, 2009, subject to the conditions contained in the attached Resolution PC 08-4038, in conjunction with the previously approved Grading Variance 06-78 (PC 06-3899).

Submitted by:


Jerry Backoff
Planning Division Director


Michael Edwards
City Engineer

Reviewed by:

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3 Charlie Schaffer
4 Charlie Schaffer, Director
5 Development Services Department

6 Attachments: A. Location map
7 B. Tentative Subdivision Map
8 C. Resolution PC 08-4038
9 D. Original staff report/resolutions (TSM 462 & GV 06-78)
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R E P O R T

MEETING DATE: June 5, 2006

TO: PLANNING COMMISSION

FROM: DEVELOPMENT SERVICES DEPARTMENT

SUBJECT: CalWest Development. - TSM 462 /GV 06-78/ND 06-737

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A Request:

The project will require the following entitlements:

- A Tentative Subdivision Map subdividing 20.20 acres into a sixteen one-acre (minimum) lots.
- A Grading Variance to allow slopes that exceed twenty (20) feet in height.
- A grading permit to create pads for the subdivision.
- A Demolition Permit to remove an existing single family home on the site.
- Building permits to construct sixteen single-family homes.
- Detachment from Vista Irrigation District for water services and annexation into Vallecitos Water and Sewer Improvement District for water and sewer services.

Applicant: CalWest Development

Location: 1320 Richland Road (just north of Tres Ranchos Road, south of Twain Court). APN: 218-210-12

Environmental Findings:

☐ Negative Declaration

☐ Categorical Exemption,

☒ Mitigated Negative Declaration (ND 06-737)

☐ EIR required

Staff Recommendation:

☐ Approval

☒ Conditional approval

☐ Denial

☐ Recommend approval to the City Council

☐ Continuance to ☐

B. Site/project characteristics:

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- The subject property consists of an irregularly shaped 20.20 acre parcel of land. The site currently contains an existing single family residence at the southwest corner of the site. The remaining portion of the site is vacant and was used for agricultural purposes in the past.
- The project site is characterized with natural slope gradients that approach 3:1 maximum with an approximate 120 foot vertical relief across the site. The subject site has an average slope of approximately 14.8 percent.
- The minimum lot areas lot will be 1 net acre, and will range in size from 1 acre to 1.72 gross acres.
- The one internal street will take access off of Richland Road and serve as a public street providing access to each lot within the proposed subdivision.

Existing	General Plan		
Property	Land use	Zoning	Designation
Subject	Residence	A-1	Rural Res .125-1 du/ac
North	Residential	A-1	Rural Res .125-1 du/ac
West	Residential/agricultural	A-1	Rural Res .125-1 du/ac
South	Residential	E-1-20	Estate Res 1-2 du/ac
East	City of Escondido		Open Space

Flood Hazard Zone ___ yes X no
 Resource Conserv. Area ___ yes X no
 Redevelop. Proj. Area ___ yes X no
 Sewers* X yes ___ no
 Septic X yes ___ no
 Water X yes ___ no
 Gen. Plan Conformance X yes ___ no
 Land Use Compatibility X yes ___ no

*Subject site will connect to VWD sewer through easements secured through adjacent private property (connection will require LAFCO approval)

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1 **BACKGROUND**

2 • There have been two (2) public workshops for this project. Approximately
3 fifteen (15) residents attended both workshops. Primary issues discussed
4 included drainage, trails, street improvements to Richland Road and
5 associated sidewalk design, water and sewer services, and aesthetics of the
6 proposed single family homes, and potential view blockage that would occur to
7 existing residents of Twain Court, and privacy of existing residents when the
8 future trail was built.

9
10 **C. Summary of issues:**

11 X General Plan Conformance/Land Use Compatibility

12 X Drainage/Storm Water Compliance

13 X Grading Variance/Subdivision Design

14 X Richland Road Improvements

15 X Trails

16 X Water/Sewer Service

17 **D. Issue Analysis:**

18 **General Plan Conformance/Land Use Compatibility:**

19 • The area is designated as "Rural Residential." Policies and objectives of
20 the Twin Oaks Valley Community Plan are to limit future residential
21 development to equestrian/agricultural estates, ranches, hillside estates and
22 large lot detached single family residences.

23 • The allowable density in the "Rural Residential" designation and zone is
24 0.125 to 1 units per acre. The proposed 16 residential dwelling units translates
25 to 0.79 du/ac in conformance with the allowable range, although on the higher
26 side of the density range. Given that the average slope of the property is under
27 15%, the proposed yield and lot size is in conformance with the City's Slope
28 Density Ordinance. The proposed density for this project is similar to the
29 density of TSM 459 (0.84 du/ac), which was approved by the Planning
30 Commission in April 2006 and is northwest of this site.

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- 1 • The project is conditioned to pay in-lieu fees for the affordable housing
2 program to meet their affordable housing obligation.
- 3 • The current land use to the north of the site is developed with one-acre
4 lots and an eight lot subdivision to the northwest was just approved for one-
5 acre lots.
- 6 • One of the issues discussed at the public workshops included whether the
7 applicant will construct single story or two story homes. At this time the homes
8 are anticipated to be a mixture of single story, with some of the lots built with two
9 story homes due to the lot configuration. However, due to the proposed grading
10 of the site, pad elevations for lots 1-4 range from approximately the same
11 elevation up to five feet (+/-) higher than existing homes on Twain Court.
12 Therefore, staff has conditioned the project to restrict homes on these lots to
13 single story. This will be enforced through a deed restriction.
- 14 • Projects are required to comply with City Council Resolution 2001-5607,
15 which established compatibility guidelines for projects contiguous to existing
16 development. These would include:
 - 17 - Lot size, width & depth,
 - 18 - Setbacks,
 - 19 - Dwelling height,
 - 20 - Location / Orientation of second story windows,
 - 21 - Buffer Zones/location and types of Landscaping separation,
 - 22 - Size of dwelling unites,
 - 23 - Placement and type of fencing,
 - 24 - Grade/Topographic separations.
- 25 • As indicated above the project design combined with staff conditions, will
26 implement these guidelines to ensure compatibility.
- 27 • To augment the future proposed architectural elevations (minimum of three
28 styles), staff is recommending that architectural enhancements be added. These
29 enhancements are to include but not limited to the following: varied floor and roof
30 plans, popouts and wall projections, features such as stone, brick, wood,

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shutters, corbel wood rafters, window sills, and trims. The final architectural plans and enhancements will be approved by the Planning Division Director. These enhancements will be required on all sides and rear elevations facing public streets and trails, and rear and side elevations facing Richland. All lots will require enhanced rear elevations, and lots 1, 4, 5, 10, and 16 will require enhanced side elevations.

Drainage/Stormwater Requirements:

- During the processing of this application and subsequent public workshops, drainage concerns were raised, primarily by Mr. Frank Bons, who owns and operates a vineyard on property that is contiguous along a portion of the western property line of the subject site, and Mr. Chester, who owns property on Stevenson Court.

- Mr. Bons expressed concern with off-site drainage that will occur onto his property if the proposed subdivision is constructed, and indicated to staff that he was concerned with the effectiveness of the proposed on-site detention basin. Mr. Chester indicated similar concerns, however, he also indicated concern with the impact the detention would have on his existing leach fields.

- Staff worked extensively with the project engineer and reviewed the preliminary drainage study and requested the engineer revise the drainage study in conformance with City of San Marcos standards. The revised drainage study concludes that with the proposed drainage basin and other on-site structural improvements, the preconstruction and post construction excess flow will be the same.

- Staff has conditioned the following drainage mitigation measures to address runoff from the project:

- The subdivider shall be responsible for mitigating impacts created by changes in drainage runoff course, concentration, or quantity to the satisfaction of the City Engineer for both on-site and off-site drainage, which may require the subdivider to provide all necessary drainage easements and improvements to accommodate drainage

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1 and flood control structures extending beyond the boundaries of the
2 project.

- 3 ○ Mr. Bons expressed concerns with runoff sheet flowing across his
4 property. City and State standards only require the proposed
5 development to mitigate runoff to predevelopment conditions. Staff
6 has conditioned the project to design and construct a drainage pipe
7 from the outflow of the detention basin to the northeasterly corner of
8 Mr. Bons' property line and then west along the northerly line of said
9 parcel to the point of daylight. A concrete open channel shall also be
10 designed along the northerly line of said parcel from the outflow of
11 the pipe to Mulberry Drive. Also, the adequacy of the existing
12 drainage channel along Mulberry Drive shall be analyzed to ensure
13 there is adequate capacity. If warranted, the channel shall be
14 improved to the satisfaction of the City Engineer. Adequate channel
15 protection shall be provided at Mulberry Drive.

- 16 ○ The above stated work within APN 182-132-32 is contingent upon
17 permission by the property owner. In case the property owner does
18 not grant permission, the surface water runoff will then be directed
19 to alternative drainage facilities of sufficient size and scope,
20 satisfactory to the City Engineer.

- 21 ○ In order to address Mr. Chester's concerns, staff has confirmed with
22 the County Department of Environmental Health that a fifty (50) foot
23 setback is required for detention basins from existing leach fields.
24 The Tentative Map shows a fifty-foot setback, which complies with
25 this setback.

- 26 • The construction of the off-site drainage pipe and construction of a
27 concrete channel will serve to mitigate potential nuisance flows
28 resulting from the development of the subject site.
29 • The project has been conditioned to provide the Best Management
30 Practices (BMPs) as determined appropriate by the City Engineer,

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which include a reduced street design with a curb-to-curb width of 38 feet, which will accommodate sidewalks on both sides of the street. The City Engineer may consider reduction of the street width for water quality considerations by dropping 6 feet of pavement and sidewalk on one side and introducing a landscape parkway instead.

Grading Variance/Subdivision Design

- The project site is irregularly shaped lot characterized with natural slope gradients that approach a 3:1 maximum gradient, with an approximate 120 foot vertical relief across the property. The site has an elevation range of approximately 715 to 845 above mean sea level and is characterized by a hard rock hill to the south that transitions to gentler terrain to the north.
- The applicant has requested a Grading Variance to allow for slopes that exceed twenty feet in height. Based on the existing topography and elevation of Richland Road, the design of the subdivision include slopes that are approximately 50' on lots 9, 14, and 15, with 30' to 40' slopes on lots 1, 10, and 16. The slopes on these lots (and lots 12 and 13) will be required to be maintained by the Homeowner's Association, due to the height, visibility, and proximity to the public trail and VID flume. These slopes are due in part to the difference in elevation of Richland Road and designing the interior street to comply with the City's Urban Street design standards (street is designed at approximately 6.6% grade).
- Staff has conditioned the project to design all slopes at a 2:1 grade to ensure slopes can be adequately landscaped.
- Staff has also conditioned the project to redesign some of the grading to reduce the height of the proposed slopes on Lots 8 and 9, which had slopes approximately 40 and 50 feet high, respectively. By raising the pad elevations of these lots, the slopes can be reduced in height, but will also require some adjustment to slopes on Lots 6 and 7.

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Staff feels the redesign will reduce some of the visual impacts associated with the slopes.

- Lot 8 on the Tentative Map exceeds the allowed 3:1 lot (depth to width) ratio and will be required to be adjusted in order to comply with the Subdivision Ordinance. This can be accomplished by revising the lot lines.

Richland Road Improvements:

• The project fronts Richland Road, with the City of San Marcos jurisdictional boundary at the center line of the street. The eastern twenty (20) feet of right of way of Richland Road is within the City of Escondido. Richland Road south of the subject site is within the County of San Diego.

- Access to each lot will be through the internal public cul-de-sac with access to Richland Road.

• The project has been conditioned to improve Richland Road along the subdivision frontage based on a centerline to curb width of 20 feet, plus a twelve (12) foot travel lane on the other side of the centerline. Richland Road is conditioned to be improved off-site, by the subdivider across Tres Rancho Lane as well as APN 218-210-18 based on a centerline to right-of-way width of 30 feet, plus the roadway design shall meet the minimum geometrical standards of the City of San Marcos, the City of Escondido, and San Diego County. These improvements will be required to tie into the existing improved section of Richland Road that was completed with the Sage Canyon subdivision.

- Based on discussions with City of Escondido staff, the City of Escondido owns the 62.78 acre parcel on the east side Richland Road along this project frontage. This property is designated as Open Space and is currently proposed for inclusion in the Escondido's Focused Planning Area for the MCHP Subarea Plan, with 100% conservation. Therefore, it will be necessary for the developer to determine the potential

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biological impacts associated with the final street improvement designs, including associated grading. The City of Escondido does not support any project-related impacts that reduce or otherwise negatively affect the FPA conservations levels, and requests that the ultimate (full width) road improvements be designed to avoid impacts to the Escondido-owned property, including any slopes and brush clearing along the future roadway. The project has been conditioned to avoid to the extent feasible the habitat area, however, if it can't be avoided, then to obtain all necessary permits and approvals from the City of Escondido and appropriate wildlife agencies prior to Final Map.

- Because a portion of Richland Road is within the City of Escondido jurisdiction (20' on the east side of the centerline of Richland Road), Escondido has also requested the applicant be required to de-annex this portion of the road from the City of Escondido due to potential delays and confusion regarding the provision emergency services. This portion of Richland Road is serviced by the San Marcos Fire Department and the Sheriff's Department and the Fire Department has indicated this issue will not affect response times. Staff has evaluated this request and does not recommend this portion of the street be de-annexed since it would be a limited portion of roadway. Rather, the project has been conditioned to coordinate the establishment of a maintenance agreement between the County, San Marcos, and Escondido.

- Emergency services are provided to this section of San Marcos by the SM Fire Department and the Sheriff's Department.

- Another issue that was discussed at the public workshops included the material of the sidewalk that will be constructed along the project frontage. Some residents were concerned with the appearance of concrete, since the area is rural in nature and there are no other concrete sidewalks along in this neighborhood. Therefore, the project has been

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1 conditioned to install a D.G. sidewalk/trail along the project frontage and
2 offsite to tie into the existing trail system further south, which will be
3 incorporated into the project's CFD.

4 Trails

5 • Questions at the workshop included the location and design of the
6 trail. An adjacent property owner also had expressed concerns about the
7 proposed trail adjacent to Lots 8, 9 & 11 being located adjacent to the
8 east of their lot. Some residents questioned if the trail would be located
9 along Richland Road.

10 • The Master Trails Plan of the General Plan identifies a portion of
11 Trail Segment 32 within this project boundary, which is a ten foot D.G.
12 trail. There is an existing trail south of the project, within the Sage
13 Canyon subdivision that is along Richland Road and connects to Tres
14 Ranchos Road.

15 • In April 2006 the Planning Commission approved an eight (8) lot
16 subdivision (TSM 459), located at the southeast corner of Richland Road
17 and Mulberry Drive, which required the construction of a 10' trail along
18 Richland Road and along the eastern property line.

19 • Staff has worked with the applicant and the Community Services
20 Department to determine the best suited alignment of the trail, which will
21 pick up the connection at the Tres Ranchos location and continue along
22 the westerly property line. With this project, the trail connection can be
23 made between the two sections mentioned above, with the exception of
24 about one hundred feet along Mr. Bons' property. The applicant is willing
25 to construct the trail along this portion of Mr. Bons' property if he grants
26 permission and dedicates the easement.

27 • The trail alignment shown on the Tentative Map will need to be re-
28 designed per the Community Services Director and Community Facilities
29 District Supervisor, since it is currently shown with severe angles.

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Water/Sewer Service

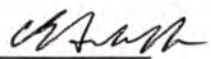
- The subject site is currently within the Vista Irrigation District for water service and is not in any district for sewer service. The applicant is proposing to connect to an existing sewer line located in Richland Road, and has secured private easements from two property owners on Stevenson Court.
- The applicant will be required to detach from the Vista Irrigation District and annex into the Vallecitos Water and Sewer Improvement District, which will require LAFCO approval.

Submitted by:


Jerry Backoff
Planning Division Director


Sassan Haghighi
Deputy City Engineer

Reviewed by:


Charlie Schaffer, Director
Developmental Services Department

Report Attachments: Vicinity Map
Negative Declaration 06-737

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