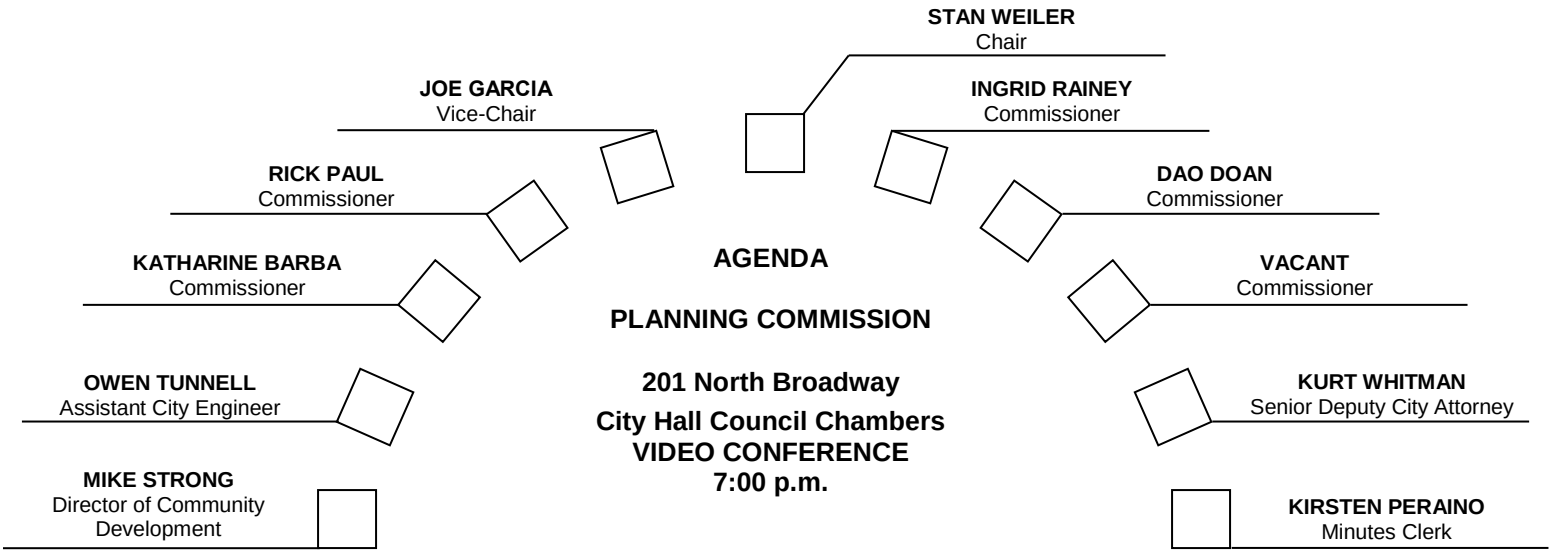
CITY OF ESCONDIDO

Planning Commission and Staff Seating



AGENDA

PLANNING COMMISSION

201 North Broadway
City Hall Council Chambers
VIDEO CONFERENCE
7:00 p.m.

September 22, 2020

A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/08/20

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Zoning Administrator and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link https://www.escondido.org/public-comment-form.aspx. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: https://www.escondido.org/public-comment-form.aspx. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: https://www.escondido.org/ and click on the graphic showing **"live stream - meeting in progress**".

To watch the archived Planning Commission meeting(s) please visit:
https://escondido.12milesout.com/presentations/boards-and-commissions-and-state-of-the-city-videos

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission. For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:
Please try to limit your testimony to 3 minutes.

1. TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT/PLOT PLAN, AND NON-EMERGENCY DEMOLITION PERMIT; MITIGATED NEGATIVE DECLARATION – SUB 19-0010, PHG 19-0050 AND ENV 19-0007:

REQUEST: Tentative Subdivision Map along with a Condominium Permit/Plot Plan for the proposed development of 42 air-space, three-story condominium units. A Non-Emergency Demolition Permit is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. The structure originally was constructed as a single-family residence and was converted into a restaurant in 1963 (most recently known as “Hacienda de Vega”), which was shuttered in 2017. Access to the site would be provided from South Escondido Boulevard via a 24-foot-wide private street. South Escondido Boulevard would be improved across the project frontage (eastern side) to include curb, gutter, and sidewalk. A southbound left-turn lane would be striped across the project frontage. Up to 95 parking spaces would be provided on-site (garages/open guest spaces). On-street spaces would be restricted. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.75 acres of land generally located on the eastern side of S. Escondido Boulevard, south of Citracado Parkway, east of S. Centre City Parkway, addressed as 2608 S. Escondido Boulevard (Assessor Parcel Nos.: 238-152-06-00 and 238-152-07-00).

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, beginning on March 16, 2020, and ending April 6, 2020, in conformance with the California Environmental Quality Act (CEQA). Sixteen (16) written comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources and noise to a less than significant level.

APPLICANT: Kitchell Development Company / South Escondido, LP

STAFF RECOMMENDATION: Approval to City Council (Recommend that the City Council adopt the Final Initial Study/Mitigated Negative Declaration for the project; Recommend that the City Council conditionally approve the project)

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DENSITY TRANSFER AGREEMENT, PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE DEVELOPMENT PLAN), SPECIFIC ALIGNMENT PLANS, GRADING EXEMPTIONS, TENTATIVE SUBDIVISION MAP; AND NON-EMERGENCY DEMOLITION PERMIT; ENVIRONMENTAL IMPACT REPORT – SUB 18-0011, PHG 18-0049, and ENV 18-0009 (CONTINUED FROM AUGUST 25, 2020):

REQUEST: The project involves a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, Grading Exemptions, and Tentative Subdivision Map for the redevelopment of the former Palomar Hospital Downtown Campus and surrounding properties ("Project Site"). The project proposes to construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 10,000 square feet of commercial/office space on property currently occupied by the hospital buildings and surrounding medical and general office buildings. All existing buildings on the Project Site would be demolished in order to accommodate the proposed project. The General Plan Amendment would downgrade the roadway classification for a portion of N. Fig Street from "Collector" to "Local Collector." The Specific Plan Amendment would eliminate the requirement for ground-floor commercial uses at the project site through a Planned Development Permit process. The Density Transfer Agreement would allow the transfer of 15 dwelling units from the City's downtown Density Credit Pool to the property west of Valley Boulevard (senior apartment building). The Planned Development Permit would allow ground-floor residential uses on the property, as well as a reduction in the number of required parking spaces and a minor setback encroachment along E. Grand Avenue. The Specific Alignment Plan for Valley Boulevard would accommodate a change to one-way (northbound-only) traffic, with on-street parking on both sides. The Specific Alignment Plan for N. Fig Street is necessary as a result of the reduction in the roadway classification. Grading exemptions are required for fill slopes along the eastern side of the property and at the main project entryway (at the corner of Valley Boulevard, E. Valley Parkway, and N. Hickory Street). The Tentative Subdivision Map would create eight lots (seven residential and one open space) and allow for the creation of 202 residential condominium units. The proposal also includes a request to certify the Final Environmental Impact Report for the project and adopt the related Findings and Mitigation Monitoring and Reporting Program.

PROPERTY SIZE AND LOCATION: The approximately Project Site 13.8-acre is located at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south, and is comprised of ten parcels (APNs 229-450-06-00, 229-450-05-00, 229-442-18-00, 229-442-04-00, 229-442-03-00, 229-442-01-00, 230-163-01-00, 230-163-02-00, 230-163-05-00, and 230-163-04-00). The reference address is 555 E. Valley Parkway.

ENVIRONMENTAL STATUS: An Environmental Impact Report ("EIR") has been prepared for this project to assess potential environmental impacts. The EIR for the proposed Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was prepared to identify and discuss potential impacts and mitigation measures for identified environmental subject areas. The Draft EIR was made available and circulated for a 45-day public review period, from March 20, 2020 to May 4, 2020. The public review period was subsequently extended an additional 15 days, to May 19, 2020, to allow additional time for the public to review and comment on the document in light of the COVID-19 pandemic. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received. It also establishes a Mitigation Monitoring and Reporting Program to

monitor the proposed mitigation measures. The Draft and Final EIR will be utilized by the Planning Commission and City Council during the decision-making process for the proposed Project. A decision to approve the Project would be accompanied by written findings.

APPLICANT: The Palomar Heights Project Owner, LLC (Integral Communities / Ninia Hammond)

STAFF RECOMMENDATION: Approval to City Council (Recommend that the City Council certify the Environmental Impact Report (SCH No. 2019059013) prepared for the project; Recommend that the City Council conditionally approve the project)

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

Agenda Item No.: D

CITY OF ESCONDIDO

ACTION MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION VIDEO/VIRTUAL CONFERENCE

September 8, 2020

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chair Weiler, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Stan Weiler, Chair; Joe Garcia, Vice-Chair; Katharine Barba´, Commissioner; Dao Doan, Commissioner; Rick Paul, Commissioner; and Ingrid Rainey, Commissioner. One Vacancy

Commissioners absent: None.

Staff present: Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Jay Paul, Senior Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Barba´ and seconded by Commissioner Rainey to approve the Action Minutes of the August 25, 2020 Planning Commission meeting with the correction to the meeting date. Motion carried unanimously. (6-0-0; one vacancy).

WRITTEN COMMUNICATIONS: Received.

FUTURYE NEIGHBORHOOD MEETINGS: None.

ORAL COMMUNICATIONS: None.

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PUBLIC HEARINGS:

1. <u>MASTER AND PRECISE DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, ZONE CHANGE AND SPECIFIC ALIGNMENT PLAN – PL 20-0447:</u>

REQUEST: The project involves a Master and Precise Development Plan and Conditional Use Permit for the development of a proposed Carvana Fulfillment Center / Vending Machine auto dealership, which was previously occupied by the Talone Meats/North County Packing Company. The project consists of an approximately 5,800 SF, 8-tier glass and steel tower structure up to 75 feet in height. All existing remaining components of the previous building and site improvements would be removed. The Master Plan also includes a request to allow an increase in allowable wall signage for the project. The existing General Industrial (M-2) zoning designation would be changed to Planned Development-Industrial (PD-I). The project includes a Specific Alignment Plan (SPA) for Hale Avenue to modify the design of the street frontage and intersection of Hale Avenue and Tulip Street to include dual southbound left-turn lanes. The improvements would add turn lane capacity to the southbound leg of the intersection without removing existing southbound through lanes, therefore providing additional storage space for southbound left-turning vehicles. The site would be accessed via two project driveways. The northern driveway will allow only right-in right-out movements, and the southern driveway would form the west leg of the N Hale Avenue/Tulip Street intersection, allowing all movements. The proposed class II bike lane would be eliminated across the project frontage. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 1.85-acre site is located along the northern side of Hale Avenue, east of Interstate 15, west of W. Washington Street and NCTD/Sprinter line, addressed as 559 N. Hale Avenue (APN 232-061-2500).

ENVIRONMENTAL STATUS:The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332, “In-Fill Development Projects.”

STAFF RECOMMENDATION: Approval to City Council

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PUBLIC SPEAKERS:

Jo M. Ryan, Applicant spoke in favor of the project.

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

ACTION:

Motion by Vice-Chair Garcia, seconded by Commissioner Rainey to recommend approval to City Council with the added modifications to Engineering Drainage Conditions #2 and #5 and Planning General Conditions "A" No. 2 Permit Expiration. Motion carried 4-2-0 (Doan and Paul voted No and one vacancy).

2. <u>ZONING CODE AMENDMENT (UNCODIFIED CODE AMENDMENT) – PL 20-0528:</u>

REQUEST: The City Council adopted Urgency Ordinance No. 2020-12 on May 20, 2020 to reduce outdoor retail regulations, parking regulations, and signage restrictions in response to COVID-19. The series of business relief measures was referred to, in part, as the Escondido Business Recovery Strategy. The business relief measures were effective for 90 days. Urgency Ordinance No. 2020-12 was extended by the City Council on August 19, 2020 through Urgency Ordinance No. 2020-21. If City Council does not extend Urgency Ordinance No. 2020-21, it will expire and lapse on the 90th day after its adoption. Rather than extending business relief measures by urgency ordinance every 90 days, this proposal includes a term that is tied to the duration of the state of local emergency pertaining to COVID-19. This proposal includes temporary, uncodified amendments to the Escondido Zoning Code. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS:Exemption under Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c), as a project undertaken to prevent or mitigate an emergency; categorical exemption under CEQA Guidelines section 15304(e) for minor alterations to land for temporary uses that have negligible or no permanent effects on the environment; and categorical exemption

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under CEQA Guidelines section 15311(c) for the construction of or replacement of minor structures and temporary use items accessory to existing commercial, industrial, or institutional facilities.

STAFF RECOMMENDATION: Approval to City Council

PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):
None.

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

ACTION:

Motion by Commissioner Rainey, seconded by Commissioner Paul recommend approval to City Council. Motion carried unanimously (6-0-0; one vacancy).

CURRENT BUSINESS:

1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:

Provide an update for the on-going Climate Action Plan.

- **Presentation by Escondido Community Advisory Committee**

Information was provided and the Commissioners discussed various aspects of the project.

PUBLIC SPEAKERS (SUBMITTED PUBLIC WRITTEN COMMENTS)

Molly Kirkland, on behalf of Southern California Rental Housing Association, has no position but provided comments regarding inclusion of the existing building retrofit program

ACTION:

None taken, information provided.

ORAL COMMUNICATIONS: None.

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PLANNING COMMSSIONERS: Commissioner Paul referenced a handout he wanted to share with the Commissioners.

ADJOURNMENT: Chair Weiler adjourned the meeting at 9:28 p.m. The meeting was delayed approximately twenty minutes after the start of the meeting due to technical difficulties. The next regularly scheduled Planning Commission meeting will be held at 7:00 p.m. on Tuesday, September 22, 2020, in the City Council Chambers via video conference, 201 North Broadway Escondido, California.

_____ _____

Mike Strong, Secretary to the Escondido Planning Commission

Kirsten Peraino, Minutes Clerk

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ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.1
Date: September 22, 2020

PROJECT NUMBER / NAME: SUB 19-0010, PHG 19-0050 and ENV 19-0007 "Hacienda de Vega"

REQUEST: Tentative Subdivision Map along with a Condominium Permit and Plot Plan for the proposed development of 42 air-space, three-story condominium units. A Non-Emergency Demolition Permit is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. Access to the site would be provided from South Escondido Boulevard via a 24-foot-wide private street. South Escondido Boulevard would be improved across the Project frontage (eastern side) to include curb, gutter, and sidewalk. A southbound left-turn lane would be stripped across the Project frontage. Up to 95 parking spaces would be provided on-site (garages/open guest spaces). The request also includes adoption of the environmental determination for the Project in accordance with the California Environmental Quality Act ("CEQA").

LOCATION: 2608 S. Escondido Boulevard

APN / APNS: 238-152-0600 and 238-152-0700

GENERAL PLAN / ZONING: Specific Plan / Southern Entry District (Mixed-Use Overlay) of the South Centre City Specific Plan

APPLICANT: Kitchell Development Co. / South Escondido L.P.

PRIMARY REPRESENTATIVE: Tony Cassoloto, South Escondido L.P.

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map, Condominium Permit, Plot Plan, Non-Emergency Demolition Permit, and adoption of the Final Initial Study/Mitigated Negative Declaration prepared for the Project.

PREVIOUS ACTIONS: Denial of Non-Emergency Demolition Permit by the Historic Preservation Commission (vote 2-2).

PROJECT PLANNER: Mike Strong, Director of Community Development, mstrong@esccondido.org; Jay Paul, Senior Planner, jpaul@escondido.org

CEQA RECOMMENDATION: Recommend that the City Council adopt the Final Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Recommend that the City Council conditionally approve the Project.

REQUESTED ACTION: Approve Planning Commission Resolution No. 2020-11

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS: ☒ Mike Strong, Community Development Director

A. BACKGROUND:

The approximately 1.75-acre site is developed with an abandoned single-story adobe structure constructed in 1946 and other outbuildings that previously were used for residential and commercial/restaurant purposes. The restaurant use (formally called Hacienda de Vega) ceased operation in 2017, and the site is now secured by chain-link fencing. Since the shuttering of the restaurant, the property and buildings on the premises have fallen into disrepair. The property and buildings also have been subject to trespass and vandalism. The property slopes and drains to the southeast and does not contain any significant topography. Surrounding land uses includes multi-family condominium development to the north and a hotel on the east and south. Single-family residential is located further to the east. The site fronts onto and takes access from South Escondido Boulevard (designated as a Local Collector Road) along the western frontage. Vegetation on the site primarily consists of ornamental landscaping associated with the previous uses and a variety of mature trees. The site does not contain any native or sensitive habitat or species.

In order to accommodate the Project, the existing adobe structure and all accessory structures would be demolished and removed from the premises. Because one of the structures is identified as a significant historic resource, Article 40 (Historical Resources Ordinance) of the Escondido Zoning Code requires the authorization of a Non-Emergency Demolition Permit by the City Council, subject to consideration by the Historic Preservation Commission that acts in an advisory role on this matter. The analysis of the issues surrounding the historic resources has been included herein this staff report and the findings necessary to support the issuance of the Non-Emergency Demolition Permit have been included within draft Resolution No. 2020-11.

B. PROJECT ANALYSIS:

1. General Plan / Zoning

The General Plan land-use designation for the subject site is Specific Plan ("SP") and is located in the Southern Entry District (mixed-use overlay) of the South Centre City Specific Plan. The Southern Entry District serves as the southern entrance into Escondido from Interstate-15 and Centre City Parkway. Existing development is primarily a mix of existing commercial and residential uses, and undeveloped properties. The area is under transition and several new medium-density residential projects have recently been constructed or are in progress. The Southern Entry District permits multi-family/condominium type development with a maximum density of up to 30 dwelling units per acre. Based on the property size of 1.75 acres the underlying zoning would allow up to 52 units with structures up to three (3) stories and 45 feet in height. The request to construct 42 units results in an overall proposed density of 24 du/ac and three-story structures up to approximately 37 feet in height is consistent with the land use density and development requirements envisioned for this area.

2. Specific Plans Goals and Objectives:

The proposed Project would be consistent with the goals and objectives of the Southern Entry District that encourages opportunities for residential development around a local commercial node. The land use concept for the Southern Entry District (mixed use overlay) accommodates a housing type for those who do not want or need a traditional detached single-family home with yard, but who may prefer a suburban area. The mixed-use overlay zone offers flexibility to allow new higher-density housing options. The Project would redevelop an underutilized parcel and abandoned use. The Project also would increase the residential population within the area, thereby increasing the volume of shoppers, frequency of diners, and patrons to the local businesses. The additional residents along the corridor ultimately would continue to improve the overall economics of the area and the business community while providing additional ownership opportunities.

3. Fiscal Analysis:

New development can provide a significant benefit to a city or county. As part of the overall decision-making process to move forward with a proposed development project, it is important to evaluate the contributions and demands that development will place upon a public agency's general fund and the city or county's ability to provide ongoing public services. To avoid the need for a city or county to subsidize new development, cities and counties can establish or require special funding mechanisms to ensure that new development pays for itself.

In this particular instance, the City of Escondido hired a financial consultant in 2019 who conducted a Fiscal Impact Analysis ("FIA") and determined that future ongoing revenue received as a result of new residential units throughout the city is less than the cost to provide municipal services, including police, fire and infrastructure maintenance, to those new units. In January 2020, the results of the FIA were presented to the City Council. On April 8, 2020, a Resolution was passed declaring the City's intent form a Community Facilities District (collectively referred to herein as the "CFD") to offset the cost of governmental services associated with new development, as identified in the FIA.

CFD No. 2020-1, Citywide Services, was formed by City Council on May 13, 2020. The special tax that will be assessed on properties as a result of the development of new residential units is based upon the FIA that was prepared to support the creation of CFD No. 2020-01. Developers to whom these residential project entitlements are assigned are responsible to establish a funding mechanism to provide a source of funds for the on-going municipal services required for the project. The benefit of entering CFD No. 2020-01 is that the annexation process is significantly streamlined, which saves staff time and costs to Developers.

The Applicant/Owner has signed a letter of consent to agree to enter into the CFD (provided as Attachment 4). Therefore a condition has been added to the Conditions of Approval, Exhibit "C" of Resolution No. 2020-11, to reflect the Applicant's submission of the unanimous consent form and interest annex the Project into the CFD. Based on the adopted Resolution, the subject property falls under the "Category 2" rate at $725.00 per unit per year through June 30, 2021. Based on a 42 unit development, the current estimated annual amount for ongoing services is $30,450, subject to annual adjustments.

4. Non-Emergency Demolition Permit

The property contains a single-story Colonial Revival-style adobe building constructed by Charles H. Paxton in 1946, which he used as a model home for the Longview Acres Estate subdivision that consisted of over 25 adobe homes. Charles Paxton was part owner and operator of the Adobe Brick Manufacturing Company in Escondido and the Adobe Construction Company in La Jolla. In 1962 and the building was remodeled into "Pat Brillo's Adobe Hacienda Mexican Restaurant." The restaurant was renamed "Los Amigos" in 1964 when Benjamin Cueva. Sr. took over. In 2017, the "Hacienda de Vega" restaurant lease was terminated and the property has remained vacant since that time.

The proposed Project includes the demolition of the 1946 adobe structure and all accessory structures on the site. The Applicant prepared a Historic Resources Evaluation Report (included in the draft Initial Study/Mitigated Negative Declaration Appendices) to determine the level of historic significance for the existing structures and to assess potential eligibility for national, state or local historic registers. Although the 1946 adobe structure and accessory structures are not identified on the City's Historic Sites Survey or listed as a Local Register structure/property, the initial historic letter report prepared by Brian Smith and Associates indicated that because the building is potentially eligible for listing on the Escondido Register, impacts to the structure are potentially significant under CEQA. Based on the results of the initial analysis, a detailed Historic Structures Assessment was prepared by Brian Smith and Associates. The adobe brick structure was evaluated as eligible for designation on the City of Escondido Register under eligibility Criteria 1, 3, 5 and 7. However, the Assessment concluded the building only retains two of seven original aspects of integrity; is structurally unsound; and does not currently meet code requirements for commercial or residential structures.

Because of the historic nature of the 1946 adobe structure and potential eligibility for listing on the Local Historic Register, demolition of the structure is subject to the provisions of Article 40 (Historic Resources) of the Escondido Zoning Code and would require the approval of a Non-Emergency Demolition Permit by the City Council, subject to the findings listed below. The Historic Resources Ordinance also requires the Historic Preservation Commission and City Council to conduct noticed public hearings prior to the demolition of a significant historic resource. Staff believes the proposed project would be in conformance with the following findings:

1. *That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;*

There remains in the community and surrounding area similar adobe resources that were constructed during the same time period and reflect the Colonial Revival-style of architecture. Although the building was one of the first in the area to be built by Charles Paxton and served as the model home for the surrounding Longview Acres Estates residences, an entire subdivision of similarly designed and constructed residences is still present in Escondido along Verda Avenue, Ultimo Avenue, Ross Land and Las Palmas Avenue. Some of these structures where designed by another adobe developer, the Weir Brothers, that also are historic in age and represent the same style and type of adobe residential construction portrayed by the 2608 South Escondido Boulevard building.

2. *That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;*

The subject site is located within the South Centre City Specific Plan (Southern Entry District). The Project includes the development of 42 condominium units on the 1.75-acre site, along with grading, supporting roadway improvements, internal driveways and infrastructure to support the proposed development in accordance with the provisions of the South Centre City Specific Plan. The Applicant has shown that there is no reasonable alternative left to pursue, other than demolition. The overall site and buildings have fallen into significant disrepair since being shuttered in 2017. Based on an evaluation of the building by the Applicant's consultants, the structure appears to be structurally unsound and currently does not meet building code requirements for commercial and/or residential structures. The Applicant has indicated the estimate cost for proposed demolition, salvage and rebuilding of the 2,725 SF building is approximately $350 per square foot, which would make the proposed Project unfeasible from a total development cost and project objective standpoint. In addition, due to its central location on the lot, incorporating the existing structure into the design of the Project for commercial or recreational purposes is impractical and would result in a significant reduction in developable area for the multi-family components of the Project; therefore, making the overall Project infeasible.

3. *That the continued existence of the historical resource is detrimental to the public health, safety and welfare;*

Since shuttering of the restaurant and change of ownership of the property, the site has faced a constant breach of the security fencing surrounding the property and break ins of the existing buildings despite continued efforts to secure the property and repair vandalism. The building and grounds have not been maintained since the restaurant was closed and has fallen into disrepair, with some of the building and landscape elements removed and/or damaged. The Escondido Police Department has cleared the site of trespassers on a number of occasions at the property owner's request. Neighboring residents in the adjacent multi-family project also have complained that trespassers of the site have been stealing packages throughout the complex. Therefore, until this site can be cleared of the structures and despite the ongoing attempts to adequately secure

the site, it will continue to serve as an attractive nuisance for trespassers and remain a threat to the public health, safety and welfare.

4. *If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;*

Appropriate mitigation measures listed below have been included to reduce impacts to less than a significant level and the Historical Society and/or other appropriate historic agency will have access to the building to retrieve any historic material.

MM/CUL-1: The Project Applicant shall ensure Level I or II Historic American Buildings Survey documentation (or equivalent) of the residence be conducted in order to achieve mitigation by exhausting the research potential of the resource.

MM-CUL-2: Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

MM-CUL-3: The Project Applicant shall work with Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy.

5. *The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.*

The proposed Project and environmental determination will be considered by the City Council along with this request for a non-emergency demolition permit at a noticed public hearing. Should the Project not be approved, the demolition of the building would not be authorized.

The Historic Preservation Commission ("HPC") considered the request on July 16, 2020 and voted 2-2 (Commissioners Paul and Doan voting no) regarding a motion to approved the recommended Findings of Fact to support the Non-Emergency Demolition Permit. A tie vote is an effective denial of the motion. Twelve (12) letters/emails were received from the public regarding the demo request and were read aloud at the hearing. The HPC staff report and correspondence is included as Attachment "2." Each of the thirteen (1) letters/emails expressed opposition to the demolition. Subsequent to the HPC hearing, staff has received three (3) additional letters/emails. The correspondences express concerns regarding the demo permit, traffic, or supporting the Project. These correspondences are provided as Attachment "3." City staff also received notification of a change.org petition to preserve and rehabilitate the site and covert the surrounding area into a park. The link is provided below. (The link is being provided

as a convenience and for informational purposes only. The City does not bear any responsibility for the accuracy, legality, or content of the external site or for that of subsequent links.)

https://www.change.org/p/citron-townhomes-residents-preserve-rehabilitate-historic-site-and-convert-surrounding-land-into-a-community-park?cs_tk=&utm_campaign=335e3eb71a2345aa8fcab526dbd5c228&ut

A. PROJECT COMPONENTS:

1. Design:

The Applicant proposes to construct 42 air-space condominium units consisting of eight (8) three-story structures within the Southern Entry District of the South Centre City Specific Plan with a resulting density of 24 dwelling units per acre (du/ac). The design includes a mix of two- and three-bedroom units. Up to 95 parking spaces are proposed that include a combination of enclosed two-car garages for each unit with eleven open guest spaces. The building is approximately 37 feet in height to the top of ridgeline and incorporates a California/Mediterranean style of architecture with varying wall planes and rooflines, S-type tile roofs, white and earth tone stucco exterior, exposed rafter tails and wooden trellis and window elements, fabric window awnings and arched entryways. Open space amenities includes exterior passive and active recreation areas and private upper-story decks for each unit. Project plans are attached to this staff report as Exhibit “D” to draft Planning Commission Resolution No. 2020-11.

2. Open Space Common Areas and Private Areas:

A minimum of 300 square feet of open space is required per unit, which would require 12,600 square feet of open space. The Project would provide a combination of private and common open space areas totaling approximately 15,620 square feet to include passive landscape and active recreation areas. Each unit also would contain a private upper-story deck. A large landscape storm water basin would be located along the southern and eastern perimeter of the site, but this area is not factored into the passive landscape open space area. The basin also includes specifically designed tree wells to accommodate perimeter trees without affecting the function of the basin.

3. Circulation and Parking

The Project fronts onto and will take access from South Escondido Boulevard on the west. South Escondido Boulevard is classified as a Local Collector Road (66’ right-of-way) on the City’s Circulation Element Map. A single driveway would provide access to the project with an internal looped private circulation pattern. Secondary access could be provided in an emergency via a proposed locked gate towards the northeastern corner of the site through the adjacent motel parking lots, but the easement only is authorized for public utility access and is designed to accommodate the extension of the sewer and water mains. The Project is required to widen the street along the Project frontage to include curb, gutter and sidewalk to connect to existing

sidewalk north and south of the site. The Project will restripe the roadway to install a dedicated left-turn lane into the site. Full width improvements are not provided along the western side of South Escondido Boulevard due to location/configuration of Centre City Parkway. The Project will be required to install a raised curb along the western side of the roadway to match existing improvements to the north. On-street parking would be restricted along the Project frontage. The Project would provide a total of 95 parking spaces through a combination of individual two-car garages for each unit along with 11 open guest spaces (including one disabled space). The Project is consistent with the code provisions for the amount of individual unit and guest spaces required for multi-family projects. The necessary 80 cubic yards of additional storage would be provided for each unit within the garage with the installation of overhead storage racks.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 1.75 acres (2 parcels

2. Number of Units: 42 air-space condominium units within 8 separate buildings

3. Density: 24 dwelling units per acre (42 units per 1.75 acres). Southern Entry District allows up to 30 du/ac

4. Building/Unit Mix: 8 separate three-story buildings consisting of 4, and 6 unit configurations.
   8 Plan 1 (2B/2.5 BA) 1,185 SF
   13 Plan 2 (2B = Den/2.5 BA) 1,265 SF
   10 Plan 3 (3 B/2.5 BA) 1,600 SF
   11 Plan 4 (3B + Den/2.5BA) 1,750 SF

5. Building Height: 3 stories up to approximately 37 feet in height (top of ridgeline). The Southern Entry District allows structures up to 3 stories and 45 feet in height. The zoning code allows certain non-habitable elements to exceed height limits, include towers and other architectural features and equipment.

6. Design/Materials: Mediterranean style design with varying wall planes and roof lines. S-style tile roof in orange/red tones. White and tan and earth tone stucco exteriors. Stone cladding wall accents for Buildings A fronting South Escondido Boulevard. Lower floor stone accents on Building D.

	Required	Proposed
7. Parking:	94 spaces	95 (includes 42 garage and 11 open) 80 cf storage provided in garages with hanging racks

8. Setbacks	Required	Proposed
Street Front (SEB):	10’ (1st and 2nd story) 8’ setback for 3rd story	10’ and 8’ 3rd story step back Bldgs. 1 and 2
Side (north and south)	5’	5’+
Rear: (east)	15’	15’+

9. Open Space	Required	Proposed
	300 SF per unit x 42 12,600 SF required	15,620 total open space includes 12,540 SF common area 3,080 SF private decks

10. Signage: All building/wall signage and freestanding signage subject to conformance with the South Centre City Specific Plan and Article 66 (Sign Code).

11. Landscaping: New ornamental landscaping throughout premises and perimeter irrigation, and street trees to be provided along S. Escondido Boulevard. Bioretention features are designed within the landscaped areas.

12. Trash: Individual trash storage areas provided within each garage. Trash collection service would be provided by Escondido Disposal.

13. Heating & Ventilation**:** Heating, ventilation, and air conditioning (HVAC) units would be installed on ground-level pads for each units. All HVAC equipment would be installed on mechanical pads with visual screening.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The proposed Project would be served by the Escondido Police Department (EPD). The EPD maintains the standard initial response times of less than 5 minutes for Priority 1 calls and less than 6.5 minutes for Priority 2 calls (General Plan Community Protection Element). The proposed project would result in an increase of residents in the area, but this increase is accounted for in the General Plan and is expected to generate an incrementally increased demand for police protection services.

2. Effect on Fire Service – The site is served by Fire Station No. 1 (310 North Quince Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Development of the site would contribute incremental increases in demand for fire services. Comments received from the Escondido Fire Department indicate that additional fire hydrants will constructed for the Project and adequate turning radius for fire apparatus will be constructed for the Project. 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 – According to the Engineering Division, the Project does not materially degrade the levels of service on the adjacent streets. The Project is required to improve the S. Escondido Boulevard frontage with curb, gutter and sidewalk. A dedicated left turn lane into the Project would be striped within S. Escondido Boulevard. Parking along S.

Escondido Boulevard is restricted. A raised curb would be installed along the western side of S. Escondido Boulevard.

4. Utilities – City sewer mains with sufficient capacity to serve the Project are available within the adjacent roadways and utility easements. The Project would not materially degrade the levels of service of the public sewer and water system.

5. Drainage – The Project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. The Project has provided a drainage study and designed drainage facilities to control runoff. Runoff from the Project will be directed into a series of BMP treatment features to separate targeted pollutants from the runoff before it leaves the site. The Project does not materially degrade the levels of service of the existing drainage facilities.

D. ENVIRONMENTAL STATUS:

A Draft Initial Study/Mitigated Negative Declaration ("IS/MND") was issued for a 20-day public review, beginning on March 16, 2020, and ending April 6, 2020, in conformance with the California Environmental Quality Act (CEQA). Sixteen (16) written comments were received during the public review period. The Final IS/MND incorporates response to comments received during the review period along with mitigation measures that will avoid or reduce potentially significant environmental impacts related to cultural/tribal cultural resources and noise to a less than significant level. The final IS/MND and technical studies are available on the City's web site and be viewed at:: https://www.escondido.org/2608-south-escondido-blvd-project.aspx

E. CONCLUSIONS:

The proposed Project is consistent with the General Plan and the South Center City Specific Plan as it encourages higher density urban residential growth within the Southern Entry District. The Project would further the Land Use and Community Form goals in Chapter II of the Escondido General Plan, including those related to community character and smart growth, as well as the Housing goals in Chapter IV of the General Plan, which include planning for sustainable growth and providing housing opportunities for all income groups and household types, in addition to others.

All land use development applications that consist of a Tentative Subdivision Map, Condominium Permit, and Plot Plan are subject to design review and the decision-maker is the Planning Commission. For projects including other discretionary actions at a higher level than the Planning Commission, the design review will also be decided upon at that higher level. Non-Emergency Demolition Permits are issued by the City Council. Therefore, the Planning Commission acts as an advisory body to the City Council on this land use development application request. Staff believes that the proposed Project is consistent with the guiding principles for the South Centre City Specific Plan identified in the Land Use and Community Form Element of the Escondido General Plan because they accommodate the type of high-density urban development envisioned

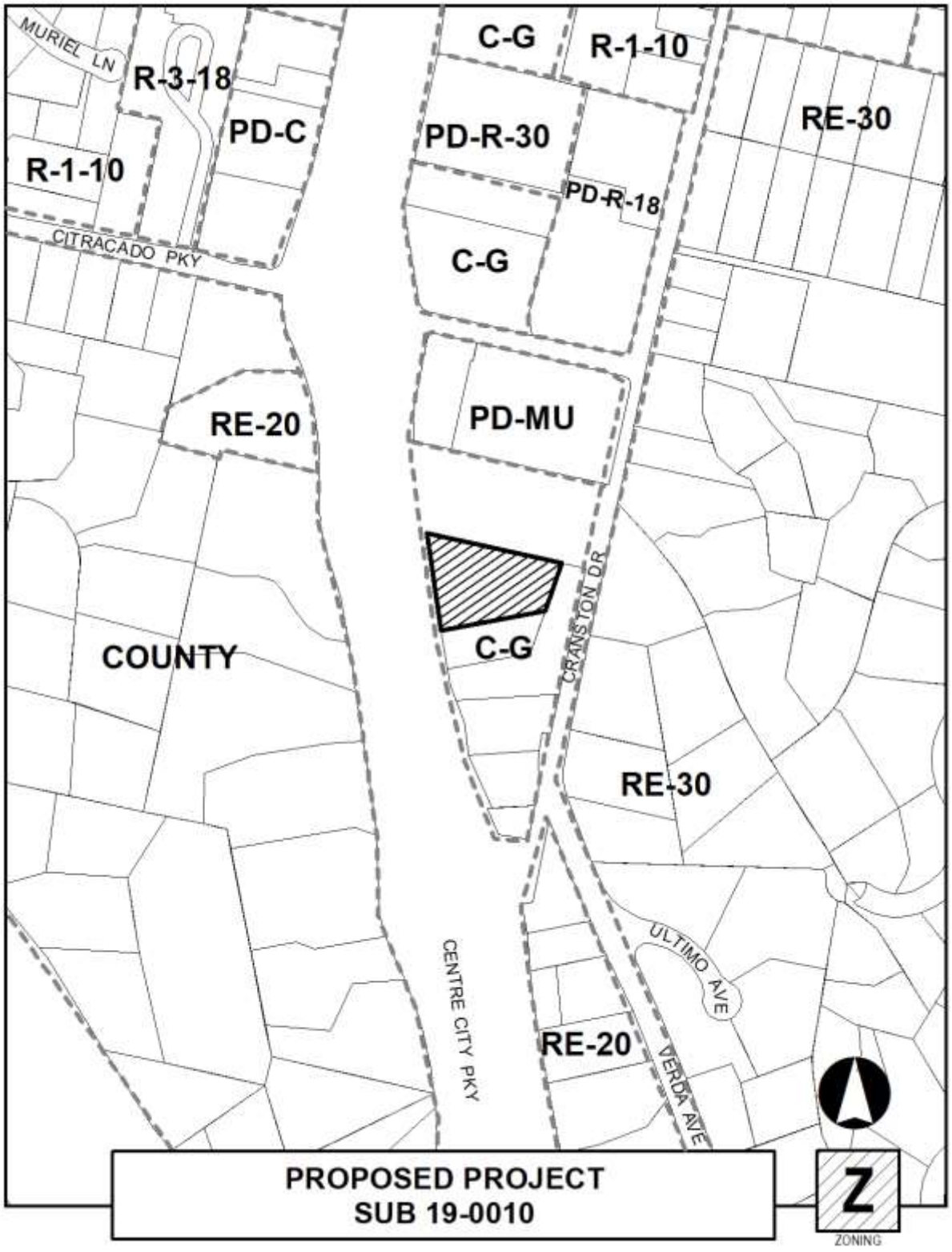
for the area. Staff also believes the proposed Project provides for a well-designed, residential development that will be beneficial to its future residents and provide visual appeal in an area that is currently undergoing significant revitalization.

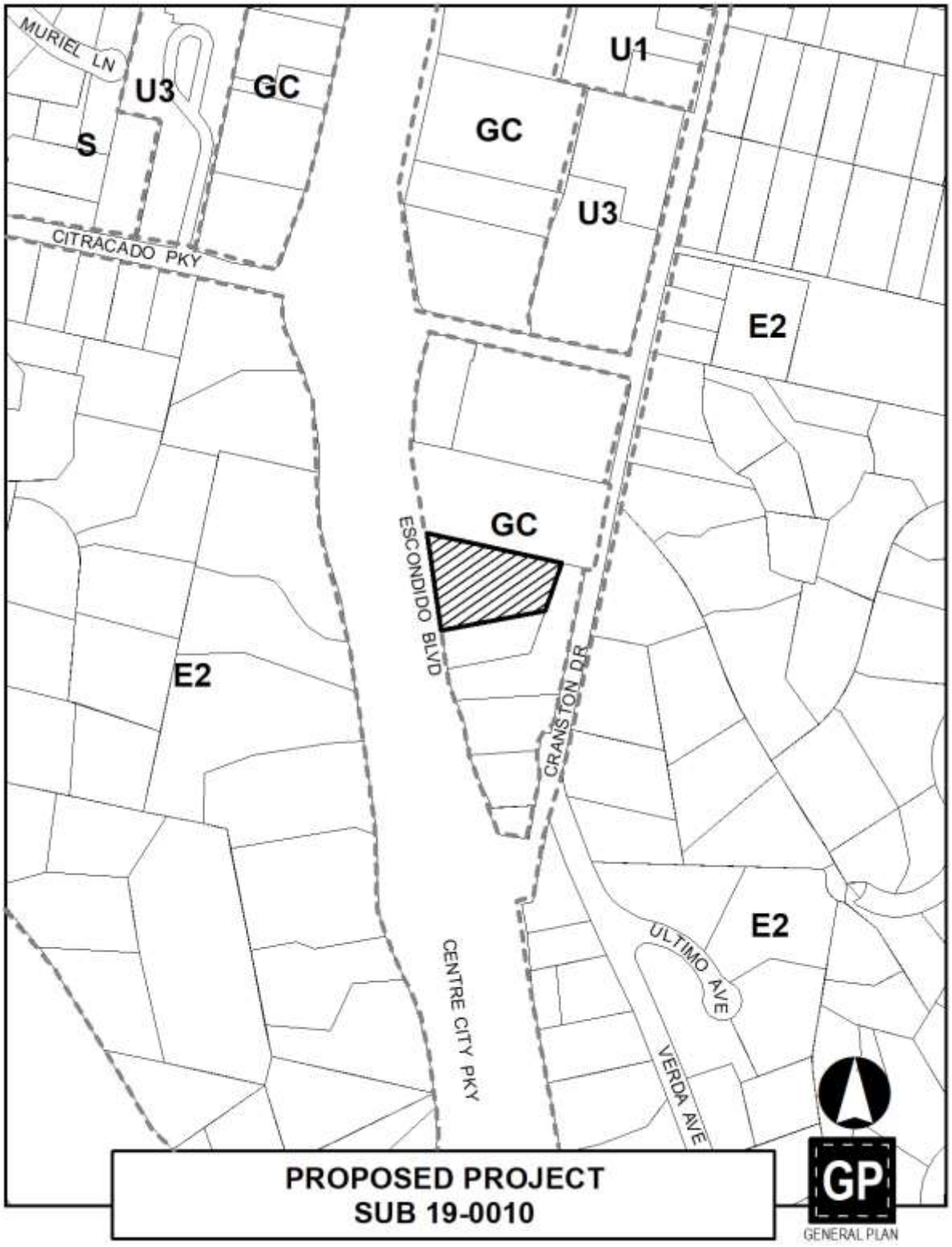
Staff recommends the Planning Commission adopt Resolution 2019-11, recommending approval of the proposed Tentative Subdivision Map, Condominium Permit, Plot Plan and Non-Emergency Demolition Permit, as described in this staff report, and as detailed in Exhibits “A” through “D” to draft Planning Commission Resolution No. 2020-11.

ATTACHMENTS:

1. Location and General Plan Map
2. Historic Preservation Commission staff report and correspondence
3. Comment letter(s)
4. CDF Consent Letter
5. Resolution 2020-11

ATTACHMENT 1




MURIEL LN
U3
GC
S
U1
GC
U3
CITRACADO PKY
E2
GC
ESCONDIDO BLVD
CRANSTON DR
E2
E2
ULTIMO AVE
CENTRE CITY PKY
VERDA AVE
PROPOSED PROJECT
SUB 19-0010
GP
GENERAL PLAN

ATTACHMENT 2

ESCONDIDO
City of Choice

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: July 16, 2020

TO: Historic Preservation Commission

FROM: Jay Paul, Senior Planner

REQUEST: Non-Emergency Demolition Permit (Case No. SUB 19-0010 and PHG 19-0050)

RECOMMENDATION: Forward recommendation of approval to the City Council

PROJECT DESCRIPTION

The applicant proposes to demolish an historic resource in order to redevelop the subject property. The proposed project involves a one-lot Tentative Subdivision Map and a Condominium Permit (City File Nos.: SUB19-0010 and PHG19-0050) for the development of 42 air-space condominium units. Access to the site would be provided from South Escondido Boulevard, which would be widened and improved with curb, gutter and sidewalk across the project frontage. In order to accommodate the project, the existing adobe structure constructed in 1946 and all accessory structures would be demolished. Article 40 (Historical Resources) of the Escondido Zoning Code requires Historic Preservation Commission (HPC) review of a request for the non-emergency demolition of a historic resource. Per Article 40, the Historic Preservation Commission acts in an advisory role to the City Council on this matter.

LOCATION

The 1.75-acre site generally is located along the eastern side of S. Escondido Boulevard, east of S. Centre City Parkway, south of Citracado Parkway, addressed as 2608 South Escondido Boulevard (APNs 238-152-06-00 and 238-152-07-00).

BACKGROUND

The property contains a single-story Colonial Revival-style adobe building constructed by Charles H. Paxton in 1946, which he used as a model home for the Longview Acres Estate subdivision that consisted of over 25 adobe homes. Charles Paxton was part owner and operator of the Adobe Brick Manufacturing Company in Escondido and the Adobe Construction Company in La Jolla. The pool and detached garage were completed in 1949. A kitchen addition was added to the northeast corner of the building in 1962 and the building was remodeled into "Pat Brillo's Adobe Hacienda Mexican Restaurant" that opened in 1963. The restaurant was renamed "Los Amigos" in 1964 when Benjamin Cueva. Sr. took over. The 1949 detached garage was converted into a bar at an unknown date. A parking lot was constructed to the north of the site in 1996. In 2003, the Vega family leased the property and operated the "Hacienda de Vega" restaurant. Circa 2005, another parking lot was constructed on the southern side of the building. The swimming pool located towards the rear of the building was converted into a "dining deck pond" in 2011. Various additional modifications were made to the site at unknown dates, including the replacement of all exterior doors; replacement of a window and window frame on the west wing; addition of a door opening on the south facade; addition of patio covers and pergolas to the front and back yards; application of plaster patches to the west and south facades of the west wing; enlargement/enhancement of the adobe brick wall surrounding the property; addition of a stone walkway, fountain and backyard landscaping, and replacement of the original roof underlayment. In 2017, the "Hacienda de Vega" restaurant lease was terminated and the property has remained vacant since that time.

HISTORIC RESOUCES ORDINANCE

The proposed project includes the demolition of the 1946 adobe structure and all accessory structures on the site. The applicant prepared a Historic Resources Evaluation Report (included in the draft Initial Study/Mitigated Negative Declaration Appendices) to determine the level of historic significance for the existing structures and to assess potential eligibility for national, state or local historic registers. Although the 1946 adobe structure and accessory structures are not identified on the City's Historic Sites Survey or listed as a Local Register structure/property, the initial historic letter report prepared by Brian Smith and Associates indicated that because the building is potentially eligible for listing on the Escondido Register, impacts to the structure are potentially significant under California Environmental Quality Act (CEQA). Based on the results of the initial analysis, a detailed Historic Structures Assessment was prepared by Brian Smith and Associates. The adobe brick structure was evaluated as eligible for designation on the City of Escondido Register under eligibility Criteria 1, 3, 5 and 7. However, the Assessment concluded the building only retains two of seven original aspects of integrity; is structurally unsound; and does not currently meet code requirements for commercial or residential structures, specifically earthquake compliance due to lack of structural framing.

Because of the historic nature of the 1946 adobe structure and potential eligibility for listing on the Local Historic Register, demolition of the structure is subject to the provisions of Article 40 (Historic Resources) of the Escondido Zoning Code and would require the approval of a Non-Emergency Demolition Permit by the City Council, subject to the findings listed below. The Historic Resources Ordinance also requires the Historic Preservation Commission and City Council to conduct noticed public hearings prior to the demolition of a significant historic resource. Staff believes the proposed project would be in conformance with the following findings:

1. ***That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;***

   There remains in the community and surrounding area similar adobe resources that were constructed during the same time period and also reflect the Colonial Revival-style of architecture. Although the building was one of the first in the area to be built by Charles Paxton and served as the model home for the surrounding Longview Acres Estates residences, an entire subdivision of similarly designed and constructed residences is still present in Escondido along Verda Avenue, Ultimo Avenue, Ross Land and Las Palmas Avenue. Some of these structures where designed by another adobe developer, the Weir Brothers, that also are historic in age and represent the same style and type of adobe residential construction portrayed by the 2608 South Escondido Boulevard building.

2. ***That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;***

   The subject site is located within the South Centre City Specific Plan (Southern Entry District). The project includes the development of 42 condominium units on the 1.75-acre site, along with grading, supporting roadway improvements, internal driveways and infrastructure to support the proposed development in accordance with the provisions of the South Centre City Specific Plan. The applicant has shown that there is no reasonable alternative left to pursue, other than demolition. Based on an evaluation of the building by the applicant's consultant's, the structure appears to be structurally unsound and currently does not meet building code requirements for commercial and/or residential structures, specifically earthquake compliance. In order to meet code requirements, the adobe brick walls would need to be reinforced or salvaged and uses as a new veneer facade attached to a code compliant block or structurally reinforced new building. The estimated cost for such demolition, salvage and rebuilding of the 2,725 SF building is approximately $1,000.000, which would make the proposed project financially unfeasible from a total development cost and project objective standpoint. In addition, due to its central location on the lot, incorporating the existing structure into the design of the project is impractical and would result in a significant reduction in developable area for the multi-family components of the project; therefore making the overall project infeasible.

3. ***That the continued existence of the historical resource is detrimental to the public health, safety and welfare;***

   Since shuttering of the restaurant and change of ownership of the property, the site has faced a constant breach of the security fencing surrounding the property and break ins of the existing buildings despite continued efforts to secure the property and repair vandalism. The building and grounds have not been maintained since the restaurant was closed and has fallen into disrepair, with some of the building and landscape elements removed and/or damaged. The Escondido Police Department has cleared the site of trespassers on a number of occasions at the property owner's request. Neighboring residents in the adjacent multi-family project also have complained that trespassers of the site have been stealing packages throughout the complex. Therefore, until this site can be cleared of the structures and despite the ongoing attempts to adequately secure the site, it will continue to serve as an attractive nuisance for trespassers and remain a threat to the public health, safety and welfare.

4. ***If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;***

   Appropriate mitigation measures listed below have been included to reduce impacts to less than a significant level and the Historical Society and/or other appropriate historic agency will have access to the building to retrieve any historic material.

   MM/CUL-1: The project applicant shall ensure Level I or II Historic American Buildings Survey documentation (or equivalent) of the residence be conducted in order to achieve mitigation by exhausting the research potential of the resource.

   MM-CUL-2: Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

   MM-CUL-3: The project applicant shall work with Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy.

5. ***The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.***

   The proposed project and environmental determination will be considered by the City Council along with this request for a non-emergency demolition permit at a noticed public hearing. Should the project not be approved, the demolition of the building would not be authorized.

ENVIRONMENTAL REVIEW

A draft Initial Study/Mitigated Negative Declaration (City File No. ENV 19-0002) was issued for the project in conformance with the California Environmental Quality Act (CEQA). Mitigation measures required under CEQA have been developed to reduce the potential for adverse impacts with respect to cultural/historic resources and noise. The draft IS/MND currently was issued for 20-day public review and comment. The City received 14 written comments regarding the draft environmental document and proposed project. The draft document, technical appendices and public comments are available on the City's web site at: https://www.escondido.org/2608-south-escondido-blvd-project.aspx.

SUMMARY

Staff supports the applicant's request for a Non-Emergency Demolition Permit because they have demonstrated there are no reasonably feasible alternatives to demolition of the proposed historic resources in order develop the proposed multi-residential project with the proposed density and required infrastructure improvements to support the project. In addition, all of the required findings to support the demo permit can be made and appropriate mitigation measures would be implemented.

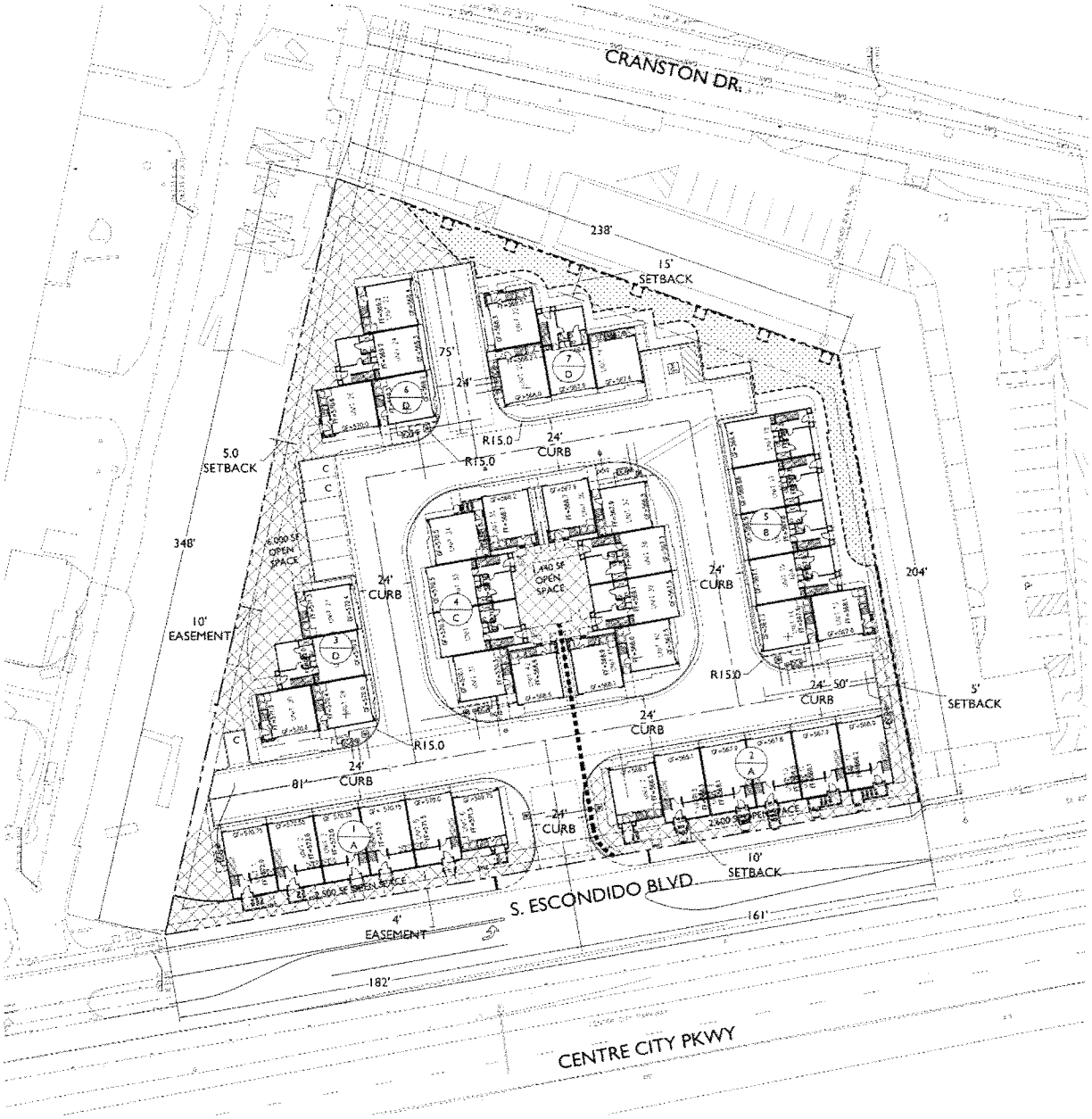
Charles Paxton Adobe taken around 1949

Hacienda de Vega restaurant

PROJECT LOCATION

Image Source: Nearmap (Dated September 2019)

Parcel Boundary



PROPOSED PROJECTS: SUB 19-0010
SITE PLAN

Architectural Perspectives
(Building Types A, B, C, D)

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 4:20 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 104.177.113.166
Email jennykhove@gmail.com
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # PHG 19-0050 SUB 19-0010
Subject Read Aloud
Position In Opposition
First and Last Name Jenny Hove
Escondido Resident False
Street Address 2362 Royal Crest Dr
City Escondido
State CA
Zip 92025
Comments My husband and I moved to Escondido about 12 years ago. We fell in love with its old town charm, the gorgeous scenery, and the many parks in the area. We were able to purchase an adobe house and have been working on the house for several years as we absolutely love the beauty of the older homes. The purpose of this email is to share my concern about two matters regarding the Hacienda de Vega site and its possible 'demolition' and also the construction of an apt. building in its place. 1) One of the charms of a city are those special places, the unique sites and places that your friends, the town's residents, and its visitors always remember. The Hacienda de Vega restaurant was very special and has had a long history in Escondido. Yes, just like our house when we purchased it, it needs cleaning and a bit of sprucing up. Over the past few years we have added TLC to our 1958 home, and that is pretty much what this unused building seems to need as well. Looking over the info regarding this property, I see on one hand it is noted as a historical property. But then when going over the section specifically dealing with its 'historical status' it appears that a decision was made to basically overrule this 'historical' status. There were several sections. I was very surprised to read the many conclusions made. When I read that even the "Integrity of Feeling," referring to its historic sense of property, was overruled, I was floored. And saddened. It is not even historic? I am not going to go through the other sections; this one made me question everything about the integrity of the report. Who was responsible for making this decision? Is this a committee or a person that is an expert in the field? Or, was this decision made by someone with a vested interest in the apartments? 2)The town of Escondido of late is slowly losing its charm with the absorption of apartment areas in small areas. I am in agreement that we all need to contribute to more affordable housing. But the people living there deserve a place with green areas. The neighbors deserve to have parking and not be concerned with excessive congestion, noise and pollution as people attempt to enter and exit the freeway nearby. I appreciate you taking the time to read this. As a person overseeing the planning division I realize you see a need to grow and have the city prosper, but also to keep the specialness of a community as an integral part of the process. Best regards, Jenny Hove

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=61e56b95-102a-4667-a10d-6b692e71c7e7

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 3:19 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 98.176.92.139
Email erik@zedelmayer.com
Meeting type Historic Preservation Commission
Meeting Date July 16, 2020
Planning Case # PHG 19-0050 SUB 19-0010
Subject Read Aloud
Position In Opposition
First and Last Name Erik Zedelmayer
Escondido Resident True
Street Address 2655 LAS PALMAS AVE
City Escondido
State CA
Zip 92025
Comments We are family that has partially overlooked the subject site for over 15 years. As two working executives, we firmly believe in, and drive, accountability in the slice of corporate America we influence. We expect the same from local government. Historical sites need to be protected, and when a corporate entity purchases one, they have made a commitment to preserve it as well. Everyone should be held accountable. We need our local government to stand up for preservation of historical sites, and not be manipulated by corporations strictly out to increase their profit, then move on to the next project with no long term commitment to the community. The purchaser of the site knew what they were buying, maybe with the assumption that the local government would roll over without opposition later. Please set an important example and precedent here. If an entity purchased the site, they should be expected to integrate and maintain the historical site into their plan, just as we do with our neighboring historic adobe homes. There was not even an appearance of the purchaser trying utilize the facility as a new restaurant, and long before Covid19 surfaced. As our community agents, please preserve our local history. We've kept this short to invite the commissions comments and response, they would be appreciated in this new virtual format. Thank you.

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=f78ab8b9-cdfd-4c93-9ce7-3abbd4627281

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 3:06 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 104.177.112.58
Email aclausen07@hotmail.com
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # : PHG 19-0050 SUB 19-0010
Subject Read Aloud
Position In Opposition
First and Last Name Alexa Clausen
Escondido Resident False
Street Address 2030 Ridgecrest Place
City Escondido
State CA
Zip 92029
Comments I wish to oppose the demolition of the Paxton adobe. I authored a brief history of this building in 2014 when it was on the Adobe Home Tour. At the time, the restaurant management, of the former Hacienda de Vega supported the tour by offering a coupon and special dining space to boost the success of this fundraising event. This past April, I submitted my research to City Planning to provide the historical context of this property and to demonstrate that the Paxton adobe meets all of the City Criterion for recognition as a local historic landmark. It had long been a place that connected our community through the many memories that were created through cultural and social events important to many generations of families. With further research, it has become clear that the adobe is a historic resource relating to Escondido's rich Latino history, which is very under-represented in Escondido's Historic Preservation efforts. Following a pattern of economic growth after World War 2, construction of residential neighborhoods were in demand, Escondido was no exception. Citrus grower and land developer, L.R. Green invested in the building of today's Las Palmas neighborhood. Represented in the construction of the Paxton adobe is adobe mason, a skilled tradesman, Abel Sanchez and his family. The commercial development of the adobe expanded significantly when it was converted into a Mexican Restaurant by Pat Brillo Osorio who was well- known to the entire San Diego region for his fine dining restaurants. The adobe addition for restaurant use was contracted with an Escondido adobe builder, Hyrum Arrowsmith, whose family was an multi generational building contractors. Years later, even more popular restaurant was designed and developed by a multi- generation Latino family who purchased the property and restaurant to expand their small business which was once located in downtown Escondido. Ben and Esperanza Cueva elevated their dining establishment, Los Amigos, to a more significant level of popularity as a place where cultural, social and family connected to the larger Escondido community. In the process it became an institution on South Escondido Blvd. The preservation of the adobe will symbolize our community's respect for our heritage --which it deserves as the cornerstone of South Escondido Blvds neighborhood and as a beloved community gathering place. Out-of-towners who purchase our landmarks must be held to our preservation standards and our identity as a City. If they are unhappy with our standards, and do not understand our history and identity, or wish to help us preserve them, perhaps Escondido should not be their city of choice.

A form has been submitted, click the link below to view the submission:

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 3:51 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 68.8.234.129
Email dbartletti@icloud.com
Meeting type Historic Preservation Commission
Meeting Date 7/15/2020
Planning Case # PHG 19-0050 SUB 19-0010
Subject READ ALOUD
Position In Opposition
First and Last Name Diana Bartletti
Escondido Resident False
Street Address 712 Berkeley Way
City Vista
State CA
Zip 92084
Comments My family has a heritage adobe home, built by my father in neighboring Valley Center. I am writing to ask you to support historic preservation of the Paxton Adobe. I grew up in Escondido and have fond memories eating out at such a special restaurant - the old adobe ambience a unique part of Escondido. The Paxton Adobe is a valuable and irreplaceable local treasure, its demolition would be a grievous loss to the community. Thank You Diana Rice Bartletti

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=73e64697-912e-447f-8830-69685e8d88cb

Jay Paul

From: noreply@escondido.org
Sent: Tuesday, July 14, 2020 2:47 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 174.65.117.32

Email ahayes.SOHOSanDiego@gmail.com
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # H1 & H2
Subject 1. NON-EMERGENCY DEMOLITION PERMIT – PHG19-0050, SUB19-0010, ENV19-0007 & 2. NON-EMERGENCY DEMOLITION PERMIT – SUB18-0011, PHG18-0049, ENV18-0009
Position No Position
First and Last Name Amie Hayes, Save Our Heritage Organisation
Escondido Resident False
Street Address 2476 San Diego Avenue
City San Diego
State CA
Zip 92110
Comments City of Escondido Historic Preservation Commission 201 North Broadway Escondido, CA 92025-2798 Re: July 16th agenda – Items H.1) 2608 S. Escondido Blvd. and H.2) 121-141 North Fig St. Historic Preservation Commissioners, Item H.1) 2608 S. Escondido Boulevard - After reviewing the Initial Study/Mitigated Negative Declaration (MND) and the Historic Structure Assessment for the Paxton Adobe at 2608 South Escondido Boulevard, as well as the HPC staff report, Save Our Heritage Organisation (SOHO) continues to find the Paxton Adobe a unique and significant resource, which is intact and eligible for the California Register of Historical Resources (CRHR) under Criteria 1, 2 and 3 as well as the City of Escondido under all seven criteria. A MND does not meet the City's legal requirements under the California Environmental Quality Act (CEQA) with regard to this important resource and SOHO finds an Environmental Impact Report (EIR) must be prepared to strategize ways of preserve the adobe building, as well as to devise mitigation that is appropriate for such a significant resource. Potentially subject to a legal challenge, the Paxton Adobe warrants more than HABS documentation and salvaging of materials. Further, SOHO asserts Findings 1 and 2 under Article 40 have not been made because the City's historical inventory would be diminished through loss of the Paxton Adobe and not all feasible alternatives have been evaluated. First, Finding 1 has not been made due to the Paxton Adobe being a KEY link in the continuity of adobe house construction for the southwestern United States, as well as a model home and office for the Longview Acres Estates subdivision. The staff report notes that "similar adobe resources" of the same time period and style are still existent, however the report does not appear to understand the contextual significance of this specific resource with regard to its various periods of significance, evolutions of use, and association with significant people to Escondido's history. Other adobe resources cannot tell the story of the Paxton adobe because it is unique within the larger historical context and significant beyond its period of construction and style. The staff report should adequately respond to the five other aspects of criteria. The second Finding also fails because there are options other than demolition. Such a large project already has a budget for mitigation and since the report states $1,000 would be

needed to meet code requirements, it appears inaccurate to assert this is not plausible when HABS documentation to document a demolished building costs more than $1,000. Further, stating the Paxton adobe cannot be seismically retrofitted is misguided because stabilized adobe resources with short thick walls are inherently stable as well as simple and cost effective to retrofit. SOHO has provided contact information for and encouraged an opinion from respected expert, Tony Court. SOHO finds the Paxton adobe at 2608 South Escondido Blvd. to be a unique and significant resource that is eligible for the CRHR under Criteria 1, 2, and 3 at the local and state levels. This cultural link represents the continuity of building adobe houses throughout the decades within the entire southwestern region and a MND does NOT meet the City's legal requirement under CEQA. Further, Finding 1 and 2 have not been met. Challengeable under CEQA, SOHO asserts an Environmental Impact Report (EIR) must be prepared for the Paxton adobe, which must include alternatives to preserve the full adobe building. Item H.2 - 121-141 North Fig St. - After reviewing the Draft Environmental Impact Report (DEIR), Historic Report, and staff report, Save Our Heritage Organisation (SOHO) encourages the project to make every effort to relocate and/or adaptively reuse this Master Architect Russell Forester resource, which is a modest sized building. Mid Century Modernism is part of Escondido's sense of place, especially for the downtown area; this project should seek to complement its neighborhood, by finding an appropriate new location and helping with relocation costs as part of the mitigation. Thank you for the opportunity to comment, Bruce Coons Executive Director Save Our Heritage Organisation

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=e5465147-0faa-43a4-8d6e-4413c7ebccb5

Jay Paul

From: noreply@escondido.org
Sent: Tuesday, July 14, 2020 2:51 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 174.65.117.32

Email bdcoons@aol.com
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # H1 & H2
Subject Read Out Loud - H1 & H2
Position No Position
First and Last Name Bruce Coons, Save Our Heritage Organisation
Escondido Resident False
Street Address 2476 San Diego Avenue
City San DIego
State CA
Zip 92110
Comments Tuesday, July 14, 2020 City of Escondido SEP Historic Preservation Commission 201 North Broadway Escondido, CA 92025-2798 Re: July 16th agenda – Items H.1) 2608 S. Escondido Blvd. and H.2) 121-141 North Fig St. Historic Preservation Commissioners, Item H.1) 2608 S. Escondido Boulevard - After reviewing the Initial Study/Mitigated Negative Declaration (MND) and the Historic Structure Assessment for the Paxton Adobe at 2608 South Escondido Boulevard, as well as the HPC staff report, Save Our Heritage Organisation (SOHO) continues to find the Paxton Adobe a unique and significant resource, which is intact and eligible for the California Register of Historical Resources (CRHR) under Criteria 1, 2 and 3 as well as the City of Escondido under all seven criteria. A MND does not meet the City's legal requirements under the California Environmental Quality Act (CEQA) with regard to this important resource and SOHO finds an Environmental Impact Report (EIR) must be prepared to strategize ways of preserve the adobe building, as well as to devise mitigation that is appropriate for such a significant resource. Potentially subject to a legal challenge, the Paxton Adobe warrants more than HABS documentation and salvaging of materials. Further, SOHO asserts Findings 1 and 2 under Article 40 have not been made because the City's historical inventory would be diminished through loss of the Paxton Adobe and not all feasible alternatives have been evaluated. First, Finding 1 has not been made due to the Paxton Adobe being a KEY link in the continuity of adobe house construction for the southwestern United States, as well as a model home and office for the Longview Acres Estates subdivision. The staff report notes that "similar adobe resources" of the same time period and style are still existent, however the report does not appear to understand the contextual significance of this specific resource with regard to its various periods of significance, evolutions of use, and association with significant people to Escondido's history. Other adobe resources cannot tell the story of the Paxton adobe because it is unique within the larger historical context and significant beyond its period of construction and style. The staff report should adequately respond to the five other aspects of criteria. The second Finding also fails because there are options other than demolition. Such a large project already has a budget for mitigation and since the report states $1,000 would be needed to meet code requirements, it appears inaccurate to assert this is not plausible when HABS

documentation to document a demolished building costs more than $1,000. Further, stating the Paxton adobe cannot be seismically retrofitted is misguided because stabilized adobe resources with short thick walls are inherently stable as well as simple and cost effective to retrofit. SOHO has provided contact information for and encouraged an opinion from respected expert, Tony Court. SOHO finds the Paxton adobe at 2608 South Escondido Blvd. to be a unique and significant resource that is eligible for the CRHR under Criteria 1, 2, and 3 at the local and state levels. This cultural link represents the continuity of building adobe houses throughout the decades within the entire southwestern region and a MND does NOT meet the City's legal requirement under CEQA. Further, Finding 1 and 2 have not been met. Challengeable under CEQA, SOHO asserts an Environmental Impact Report (EIR) must be prepared for the Paxton adobe, which must include alternatives to preserve the full adobe building. Item H.2 - 121-141 North Fig St. - After reviewing the Draft Environmental Impact Report (DEIR), Historic Report, and staff report, Save Our Heritage Organisation (SOHO) encourages the project to make every effort to relocate and/or adaptively reuse this Master Architect Russell Forester resource, which is a modest sized building. Mid Century Modernism is part of Escondido's sense of place, especially for the downtown area; this project should seek to complement its neighborhood, by finding an appropriate new location and helping with relocation costs as part of the mitigation. Thank you for the opportunity to comment, Bruce Coons Executive Director Save Our Heritage Organisation

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=297b6b1f-42f4-423d-a101-f12b5cc17e8b

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 1:53 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 72.169.96.96
Email mariaweirwerth@gmail.com
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # PHG 19-0050 SUB 19-0010
Subject Read Aloud
Position In Opposition
First and Last Name Maria A Weir Werth
Escondido Resident False
Street Address 785 Tucker Road, Suite G, PMB 272
City Tehachapi
State CA
Zip 93561
Comments When I saw the green tarp around the old Paxton adobe home my heart sank. I had a feeling then that the City was planning on tearing the building down. I called the Planning Department and was told that was not part of the plan. It's hard to believe that your planning department would be considering this move during a time of a massive world crisis. But what perfect time to get an unpopular thing passed when most people are more worried about staying alive than preserving the City's history. I grew up in Escondido and my father, Larry Weir, and uncle, Jack Weir, started building adobe homes in 1952 under the company name of Weir Brothers. I am very honored that the city chose to preserve one of my family's adobe homes just up the street from this proposed demolition. What is hard to believe is that the house on the chopping block is older and may be one of the oldest adobe homes in the City of Escondido among those which are from the era of mid-century adobe construction revival. I didn't see that addressed in the study and it would seem an important part of this "assessment." The Historic Structure Assessment did mention that the Paxton home was built as a model home for adobe homes in the area. The house was an inspiration to builders and architects and the beginning of the adobe building era. That was one of the reasons my family came to Escondido. How can the authors justify that there is no historical significance when its existence produced a modified Spanish revival building style that spread throughout the city and into the surrounding areas including Poway, Encinitas, Rancho Santa Fe, Pala Mesa and beyond. I spent time last Fall in Escondido researching a book on my father's work in adobe construction. Initially, I was going to write a book on adobe construction in general but found so much history in just my father and uncle's work that I had to narrow the focus on their work. Adobe construction is a specialized trade and very few people are left to keep the legacy alive. That alone should make you take a second look at this project. That home or parts of it should be kept intact to preserve the history that is slipping away. After reading through the report used to substantiate your plans, it became obvious to me that the authors have no adobe building expertise. The closest thing to adobe knowledge is a 2013 study for the Los Peñasquitos Adobe Drainage Project. Did that project include an assessment of the condition of its structure? In addressing the conclusion that due to the lack of rebar the building is unstable, then every building built before the 1950's in the State of California (and beyond) would need to be torn down because they are unstable. In those days it is my understanding that the builders did use horizontal rebar every four courses or so when building adobe walls. They also used a twelve inch or more concrete bond beam across the top of the walls for added stability. The

issue is vertical steel which didn't come into law until the 1970's. Have you ever tried remodeling an adobe home with sixteen-inch-thick walls? These buildings can take an enormous amount of shaking and have done quite well in earthquakes. In the 1952 Tehachapi Earthquake, Portland Concrete presented a fraudulent study to the State of California. They claimed that every adobe failed in that earthquake. They thought adobe was going to take over as a building medium and attempted to get it outlawed even back then. My father and uncle flew up to Tehachapi to determine the extent of the damage and found the buildings that failed were the downtown red brick facades. The adobe buildings were in good condition, with little damage. The brothers presented their findings to the State and Portland Concrete did not show up to defend their unsubstantiated claims. Your study showed that the Paxton home met 4 out of 7 Criterion and yet summarize with a mention about how expensive it would be to preserve the City's history. I wish to repeat the question: did the authors consult an adobe expert? Adobe is not comparable to other traditional building methods. Was an adobe architect or contractor consulted? In my many contacts and research of adobes, the oldest to the more recent adobes dating through California history have been stabilized or restored with the guidance of licensed and professional adobe constructions experts. Escondido should embrace its adobe history instead of wanting to demolish one of the oldest adobe buildings in the city. It may be the oldest from the adobe revival era during the middle of the last century. Has that been determined? Escondido could be known as a destination weekend getaway that would welcome people who are interested in adobe architecture. A driving tour of adobe homes should be made available for those interested in this work. Due to the changes in building codes, adobe homes are no longer built. There may be no adobe manufacturing brickyards left in California. You would have to travel to another state or country to see anyone building with adobe. I urge you not to tear down Escondido's historical home. Adobe homes are so precious and no longer built. They are beautiful and significant. The adobe is an amazingly well insulated structure. They have an insulation factor that surpasses most building materials. The homes are warm in the winter and cool in the summer. If you ever lived in an adobe home like I have or spent time inside of one, you would have a change of heart. Yours truly, Maria A. Weir Werth Former resident of Escondido From 1953 – 1969 (1538 So. Escondido Blvd. and Windsong Lane)

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=10ede339-b51c-4607-9419-a9cba4c46ba4

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 6:04 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 68.7.175.32
Email sage.yarns@yahoo.com
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # unknown
Subject 2608 S. Escondido Blvd demolition
Position In Opposition
First and Last Name Victoria Tenbrink
Escondido Resident False
Street Address 2425 Cranston Dr. Unit 3
City Escondido
State CA
Zip 92025
Comments I oppose this demolition.. There are already 4 (count them, 4) large, multifamily complexes strung along S Escondido Blvd most of them relatively new. One of them opened just last yea, and it isr near or actually adjacent to the historic site. There are already serious traffic safety issues getting onto the City Center I-15 on ramp at W Citracado Pkwy morning and evenings There are a lot of people being jammed into the terminus of Escondido Blvd. The City needs to relieve the pressure and look at providing open space, recreation, fine dining, and other amenities that provide quality of life to Escondido residents. This is a perfect location for combining these needs with historic preservation. The adobes of the neighborhood behind Escondido Blvd are actually world famous (the residential Weir adobes). I believe preservation is the best and highest use of this property, I understand about 1 million dollars would be needed for earthquake stabilization and other safety measures. I suggest the City pursue funding for this, so that a piece of Escondido's fine history will be enjoyed by residents of the local multifamily and single family dwellings near this location, as well as by all of Escondido and the surrounding area..

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=b8a567da-85b9-4cc3-9db0-ee8e7dad208f

July 16, 2020

Shaunté Johnson
2548 S. Escondido Blvd Unit 910
Escondido, CA 92025

Greetings Members of the Committee,

As a resident of the Citron Townhomes and member of the Escondido Community, I am writing you to ask that you preserve and rehabilitate the deteriorated historic property identified as the Spanish Colonial Revival style adobe structure and converting the surrounding plot of land into a community park. The historic property provides tangible links to the community's historical and cultural history. The maintenance, rehabilitation, and adaptive reuse of older buildings creates economic benefits locally and are sustainable and green practices.

- **It is an efficient use of resources.** Historic preservation conserves resources, reduces waste, and saves money by repairing and reusing existing buildings instead of tearing them down and building new ones. Reusing a historic structure versus tearing it down and building with new materials helps to greatly reduce the carbon footprint of a building.

- **It can add character and/or charm to a community, and emphasize its uniqueness**. The preservation of old buildings, neighborhoods, and landscapes can determine the look of a community, and may be an attraction for tourists as well. If these elements are historically significant or unusual, they can also be a source of community pride, and lead to other improvements.

- **It can attract investment and change the nature of a deteriorating neighborhood or area**. A rehabilitated historic building or neighborhood might be the focus of a new residential or commercial development. An area restored to its original appearance could serve as a magnet for tourists, and provide jobs for local residents. Local residents could also be employed in rehabilitation or restoration as artisans or workers, if they have the skills, or as trainees. In the latter case, by the end of the project, many may have developed enough competencies as carpenters, masons, or the like to start new careers.

Sincerely yours,

Shaunté Johnson

Works Cited:

Office of Historic Preservation. Local Preservation Commission Resources. State of California, 2020, http://ohp.parks.ca.gov/?page_id=24832. Accessed July 16, 2020

The Community Tool Box. Center for Community Health and Development at the University of Kansas, 1994-2020, https://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/historic-preservation/main. Accessed July 16, 2020

Jay Paul

From: Jay Paul
Sent: Wednesday, July 15, 2020 11:55 AM
To: Kirsten Peraino
Cc: Jay Paul
Subject: FW: [EXT] Hacienda de Vega

Another item for HPC item H.1

From: katherine fromm
Sent: Wednesday, July 15, 2020 11:47 AM
To: Jay Paul ; katherine fromm ; aclausen07@hotmail.com
Subject: [EXT] Hacienda de Vega

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

To the Historic Preservation Commission

I was born and raised here. My family knew members of the Green family, since we have been here since the 30s.

I object strenuously to the demolition of buildings associated with historic preservation--particularly an adobe building.

The developers of this site can use the building within their planning of houses/condos--whatever, which they are doing for a profit, not for the soul and well-being of Escondido.

Thank you,

Katherine B. Fromm
Class of 59, Escondido (Union) High School
Palomar College etc.

907 Luna Vista Drive (Park Hill

Jay Paul

From: Jay Paul
Sent: Wednesday, July 15, 2020 8:24 AM
To: Kirsten Peraino
Cc: Jay Paul
Subject: FW: [EXT] Fw: Sight disabled comments for HPC vote - Paxton demolition request

Kirsten:

Here is a real aloud public comments for item H.1 on the HPC agenda for Thursday ("Hacienda de Vega")

Jay

From: Alexa Clausen
Sent: Tuesday, July 14, 2020 9:05 PM
To: Jay Paul
Cc: Lucy Berk
Subject: [EXT] Fw: Sight disabled comments for HPC vote - Paxton demolition request

CAUTION : This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

Hello Jay: Below is a response from Lucy. She cannot manage to fill-in the Read Aloud Form because of sight impaired issues. Could you please enter Lucy's Read Aloud response so that it is put into the record for the HPC meeting on Thursday? I do not know of any provisions for this disability, so I agreed to assist Lucy in this matter.

Thank you.
Alexa

From: Lucy Berk <lucyberk@att.net>
Sent: Tuesday, July 14, 2020 4:03 PM
To: Alexa Clausen <aclausen07@hotmail.com>
Subject: Re: Comments for HPC vote - Paxton demolition request

A: I just can't do the sending; poor vision, poor skills. If you can forward for me I will be most appreciative. Thanks, Lucy

Paxton Adobe

The charming curb appeal of the Paxton Adobe should be enough to keep it on the original site. The aesthetically pleasing building portrays the Spanish Colonial Style representing the time that California was part of Mexico.

It serves as an introduction to the historic community of adobe homes picturesquely scattered over the former Green Ranch.

The building has witnessed the transportation and population changes along its roadway since WWII, from a two-lane country road to an interstate to a freeway off ramp.

The Paxton Adobe, built of indigenous material, has served Escondido as a home, plant nursery, restaurant, glass shop, and again an extremely popular eating, drinking, and meeting spot.

It should be re-purposed again in a new residential complex as a picturesque entrance, community activity rooms, manager's office and home, or some other imaginative service to its new community and in turn preserve its long recognize roadside charm for passers by.

I urge you to vote to preserve the Paxton Adobe on site.

Lucy Berk

760-745-5667

710 W. 13th Ave., F208

Escondido, CA 92025

lucyberk@att.net

Jay Paul

From: noreply@escondido.org
Sent: Monday, July 13, 2020 10:59 AM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 68.111.207.24
Email tracibass@coldwellbanker.com
Meeting type Historic Preservation Commission
Meeting Date 7/15/2020
Planning Case # PHG 19-0050 SUB 19-0010
Subject Paxton Adobe
Position In Opposition
First and Last Name Traci A Bass
Escondido Resident False
Street Address 608 S Grape St
City Escondido
State CA
Zip 92025
Comments This is an Historic building and I feel it would be a shame to destroy it. It is the pathway to the Adobe Home district. I feel the build could use the home in this development as a club house or something else which would be of use to the community he his building. Also I am hoping he is planning on having the buildings look like they are adobe. I know there used to be a building ordinance in the area that everything build had to appear to look adobe.

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=a264fc75-0008-4de3-bff9-5da44813e57a

Jay Paul

From: noreply@escondido.org
Sent: Wednesday, July 15, 2020 4:04 PM
To: Kirsten Peraino
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 162.201.148.46
Email fox@escondidohistory.org
Meeting type Historic Preservation Commission
Meeting Date 7/16/2020
Planning Case # PH-19-0050
Subject Read Out Loud
Position In Opposition
First and Last Name Robin Fox
Escondido Resident False
Street Address 1806 S. Juniper
City Escondido
State CA
Zip 92025
Comments The former Hacienda de Vega restaurant was originally the Charles Paxton adobe and the model home for L. R. Green's launch of adobe home construction. It is an Escondido landmark! The City Planning Dept. is well aware of its authenticity and contribution to Escondido's history. Several years ago adobe construction was honored by the City as part of the preservation of Escondido's heritage. This particular property was singled out and received its own award. For this and other reasons, the demolition of the adobe should not be permitted.

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=eedcd01e-43e6-44e8-8804-6965d33a79c3

ATTACHMENT 3

Correspondence received since HPC meeting on

From: noreply@escondido.org <noreply@escondido.org>
Sent: Sunday, September 13, 2020 1:15 PM
To: Kirsten Peraino <kperaino@escondido.org>; Mike Strong <mstrong@escondido.org>; Adam Finestone <afinestone@escondido.org>
Subject: Form Submission Received - (Community Development Department and related decision-making body Comment Form)

From Url: https://www.escondido.org/public-comment-form.aspx
From IP Address: 68.111.153.129

Email ttmatsu@pacbell.net
Meeting type Planning Commission
Meeting Date 9/22/2020
Planning Case # SUB 19-0010
Subject "Hacienda De Vega" Condo Project traffic mitigation
Position No Position
First and Last Name Ted Matsuoka
Escondido Resident True
Street Address 2990 Su Siempre Pl
City Escondido
State CA
Zip 92025
Comments This is the fourth high density project around the South Escondido/Citracado intersection. While I acknowledge the city has made improvements to the intersection (3 way stop from 2 way stop, left turn only lane from North bound Escondido, and lengthening the green light time for Citracado), the city has not acted to improve flow from South bound Escondido by putting in a left turn/through traffic lane. City engineers just keep telling me it will be done with the next project. A street resurfacing project was completed with no change. There is no indication that this latest housing project will include this needed through/left turn lane (please don't make it left turn ONLY - it needs to also be for through traffic). I have no objection to high density in-fill projects, I just want the city to do all it can to mitigate the traffic impacts to residents.

A form has been submitted, click the link below to view the submission:
https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5324&pageid=3185&rid=d60f524f-170c-419e-8b5c-5c2e2f506fab

From: noreply@escondido.org <noreply@escondido.org>
Sent: Wednesday, September 09, 2020 2:56 PM
To: Mike Strong <mstrong@escondido.org>
Subject: Contact Executive Staff - Planning: Project 2608 S. Escondido Blvd

Marion Hanlon
hanlonmarion1@gmail.com

Dear Mike,

As one of the two Historic Preservation Commissioners in favor of the demolition of the property known in general as the Hacienda de Vega adobe, I wanted to let you know that I am still in favor of it's demolition. This property is in extremely poor condition and the location of the adobe on the property makes it impossible to build around. Currently it is providing shelter to homeless and this is not doing the property any favors.

While I am committed to and believe in saving our historic resources, I believe that this property is just too degraded. Considering the cost and use of the property I am in favor of the proposed project.The plans that were presented to us were thoughtful and considerate with moderate density. The commemorative wall constructed from reclaimed site materials is a good nod to the past.

I urge your approval of the project and any necessary permits to allow it.

Sincerely

Marion Hanlon,

Historic Preservation Commission

HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_13_6) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/84.0.4147.125 Safari/537.36
REMOTE_HOST: 68.7.158.213
REMOTE_ADDR: 68.7.158.213
LOCAL_ADDR: 10.255.2.56

Jay Paul

From: Gayle Powers <gaylepowers@sbcglobal.net>
Sent: Tuesday, September 8, 2020 6:40 PM
To: Jay Paul
Cc: dbartletti@icloud.com; bloescher@lma.la; adobe622@yahoo.com; Carol C Rea; lucyberk@att.net; Alexa Clausen; Maria Werth; chirosurf@sbcglobal.net; vincentnrossi@sbcglobal.net; dixon222@cox.net; jennykhove@gmail.com; erik zedelmayer.com; ttmatsu@pacbell.net; AHayes SOHO
Subject: [EXT] Re: Hacienda de Vega condo project (City file No. SUB 19-0010)

CAUTION : This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

Hi Jay

Thanks for the notifications. Could you remind us what step of the bureaucratic process this public meeting is before the final decision?
Also is the Community Development Department considering a "pocket park" within this corridor of density housing? If not then when and how is that something is put on an agenda
to ensure future projects along South Escondido Blvd. that incorporates "green space" amongst the concrete now before it's too late.

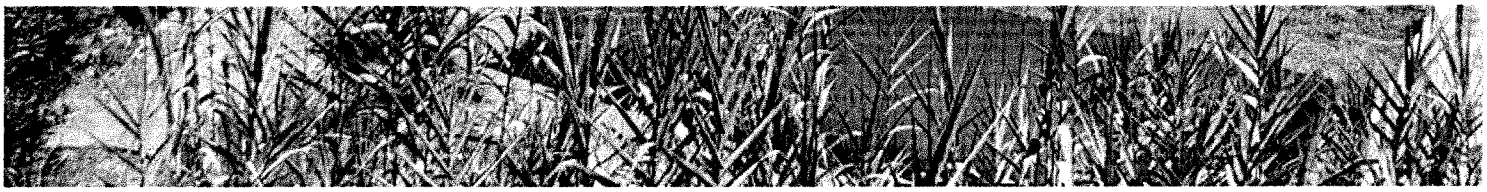
If that was to happen and the adobe bricks are all that's left of Hacienda de Vega my suggestion is they are incorporated into a pocket park. This could be a walkway with the bricks and
art that focuses on the incredible history of the adobe homes and bricks that are such an interesting part of Escondido history. Developer fees, grants and private fundraising could include "preserving history"
in a way that contributes to making a city and neighborhood unique and in this situation may be the best of all compromises in regards to this situation.

I will not be able to attend the virtual meeting but if my input can be put on record by this email I would appreciate it.

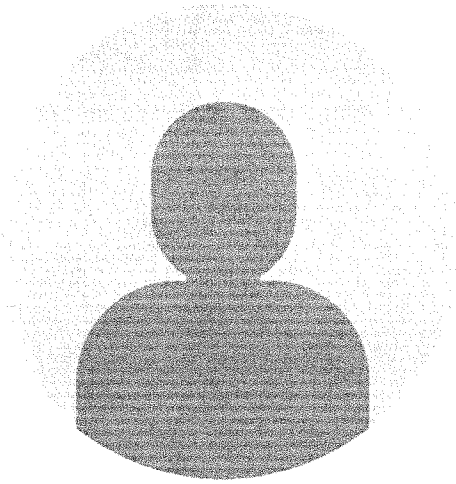
Thanks,
Gayle Powers

> On Sep 8, 2020, at 4:49 PM, Jay Paul <jpaul@escondido.org> wrote:
>
> See attached public hearing notice for the September 22, 2020 Planning Commission hearing regarding the Hacienda de Vega condo project.
>
> <image001.jpg>
> Jay Paul
> Senior Planner
> Community Development Department | City of Escondido
> Direct: 760-839-4537
> jpaul@escondido.org

Escondido: Preserve, rehabilitate Historic site, and convert surrounding land into a Park



290 have signed. Let's get to 500!



Shaunté Johnson started this petition to Senior Planner | Community Development Department | City of Escondido Jay Paul and 1 other

Preserve and rehabilitate the deteriorated historic property identified as the Spanish Colonial Revival style adobe structure and converting the surrounding plot of land into a community park. The historic

property provides tangible links to the community's historical and cultural history. The maintenance, rehabilitation, and adaptive reuse of older buildings creates economic benefits locally and are sustainable and green practices.It is an efficient use of resources. Historic preservation conserves resources, reduces waste, and saves money by repairing and reusing existing buildings instead of tearing them down and building new ones. Reusing a historic structure versus tearing it down and building with new materials helps to greatly reduce the carbon footprint of a building.
It can add character and/or charm to a community, and emphasize its uniqueness. The preservation of old buildings, neighborhoods, and landscapes can determine the look of a community, and may be an attraction for tourists as well. If these elements are historically significant or unusual, they can also be a source of community pride, and lead to other improvements.
It can attract investment and change the nature of a deteriorating neighborhood or area. A rehabilitated historic building or neighborhood might be the focus of a new residential or commercial development. An area restored to its original appearance could serve as a magnet for tourists, and provide jobs for local residents. Local residents could also be employed in rehabilitation or restoration as artisans or workers, if they have the skills, or as trainees. In the latter case, by the end of the project, many may have developed enough competencies as carpenters, masons, or the like to start new careers.

Start a petition of your own

Start a petition of your own

This petition starter stood up and took action. Will you do the same?
Start a petition

Updates

Gratitude
Thank you so much for your support!! Will you help me to get more support by sharing this petition with ten other people? If enough of us sign we can't be ignored! Here's a link to share http://chng.it/fZk2w2V

Gratitude
Thank you so much for your support!! Will you help me to get more support by sharing this petition with ten other people? If enough of us sign we can't be ignored! Here's a link to share http://chng.it/fZk2w2V

Jay Paul

From: Shaunté Johnson via Change.org <change@e.change.org>
Sent: Wednesday, July 22, 2020 10:36 AM
To: Jay Paul
Subject: [EXT] New petition to you: Escondido: Preserve, rehabilitate Historic site, and convert surrounding land into a Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

change.org

Jay Paul: you've been listed as a decision maker

Shaunté Johnson started a petition on Change.org and listed you as a decision maker. Learn more about Shaunté Johnson's petition and how you can respond:

Shaunté Johnson is petitioning Jay Paul (Senior Planner | Community Development Department | City of Escondido)

Escondido: Preserve, rehabilitate Historic site, and convert surrounding land into a Park

Preserve and rehabilitate the deteriorated historic property identified as the Spanish Colonial Revival style adobe structure and converting the surrounding plot of land into a community park. The historic property provides tangible links to the community's historical and cultural history....

View the petition

WHAT YOU CAN DO

1. View the petition: Learn about the petition and its supporters. You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: Post a response to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Learn more.

This notification was sent to jpaul@escondido.org, the address listed as the decision maker.

Privacy policy

ATTACHMENT 4

UNANIMOUS APPROVAL

Community Facilities District No. 2020-1
of the City of Escondido (Services)

SEPT 1, 2020

Community Facilities District No. 2020-1
of the City of Escondido (Services)
201 North Broadway
Escondido, CA 92025
Attention: City Manager

The City of Escondido (the "City") has formed Community Facilities District No. 2020-1 of the City of Escondido (Services) (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act"). The purpose of the District is to finance (1) certain services (collectively, the "Services") described in Attachment "B" to Resolution No. 2020-24 of the City Council of the City adopted April 9, 2020 (the "Resolution of Intention") caused by development within the District and (2) "Incidental Expenses" as said term is defined in the Rate and Method of Apportionment.

The undersigned property owner (the "Owner") here by states and certifies as follows:

1. This Unanimous Approval is submitted by the Owner who is the record owner of fee title to the real property and improvements thereon as described in Attachment "A" hereto (collectively, the "Annexation Territory"). The Owner has provided the District sufficient and current evidence of their ownership of fee title to the Annexation Territory and possesses all legal authority necessary to execute this Unanimous Approval.

2. There are no registered voters residing within the Annexation Territory and have been none during the 90-day period preceding SEPT 1, 2020

3. This Unanimous Approval constitutes the unanimous approval of the Owners in favor of the following within the meaning of Sections 53329.6, 53339.2 and 53339.3 of the Act:

(a) Annexation. The annexation of the Annexation Territory to the District for the purpose of financing the Services and Incidental Expenses set forth in Attachment "B" to the Resolution of Intention.

(b) Special Tax. The levy of special taxes (the "Special Tax") in the Annexation Territory to finance the Services and the Incidental Expenses in accordance with the Rate and Method and this Unanimous Approval.

Pursuant to Section 53329.6 of the Act, this Unanimous Approval constitutes the vote of the qualified elector in favor of the matters addressed in this Section 3 for purposes of the California Constitution, including, but not limited to Articles XIII A and XIII C.

4. The Owner hereby acknowledges that no further hearings or procedures are required with respect to the approval of the matters set forth in Section 3 above.

5. The Owner understands and hereby unanimously approves that the Special Tax is authorized to be levied on the Annexation Territory annexed to the District, and the lien is a continuing lien which shall secure each annual levy of the Special Taxes and which shall continue in force and effect until the Special Tax obligation is canceled in accordance with law or until the Special Tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

6. The Owner hereby waives any and all requirements with respect to the approval of the matters set forth in this Unanimous Approval, including without limitation, the preparation of an impartial analysis, arguments or rebuttals concerning elections as provided for by Elections Code Sections 9160 to 9167, inclusive, and 9190 and preparation of a tax rate statement as provided in Section 9401 of the Elections Code and any further notices of such approvals as may be required pursuant to the Elections Code or the Government Code. Having been fully advised with respect to the approval process set forth herein, the Owner waives compliance with any and all provisions of the Elections Code and Government Code, with any time limits or other procedural requirements pertaining to this Unanimous Approval.

The undersigned hereby represents that compliance with any additional procedural requirements for the Unanimous Approval provided for herein, including the receipt of any arguments for or against such approval and impartial analyses and the time limitations which may apply in connection with scheduling, mailing and publishing notices, are unnecessary in light of the fact that the undersigned has received sufficient information regarding the imposition of the special tax as set forth in Resolution No. 2020-44 of the City Council of the City adopted May 13, 2020 (the "Resolution of Formation") to allow it to properly complete the this Unanimous Approval. The Owner further waives its right to make any protest or complaint or undertake any legal action challenging the validity of this Unanimous Approval and any proceedings taken in connection therewith or the levy of the special tax to finance the costs of the Services for the benefit of the Annexation Territory.

7. The Owner hereby authorizes the District to execute and record in the office of the Recorder of the County of San Diego, a notice of special tax lien in accordance with Streets & Highways Code Section 3117.5, which shall give notice that a lien to secure payment of the Special Tax is imposed by the District.

8. This Unanimous Approval shall be effective upon its execution and delivery.

The foregoing Unanimous Approval is hereby executed this 1ST day of SEPT 2020 in ESCONDIDO, California.

Anthony Coletti MEMBER
record owner of the Property.

ATTACHMENT A

ANNEXATION TERRITORY

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

Assessor's Parcel Nos: 238-152-06, 07

ATTACHMENT 5

Planning Commission
Hearing Date: September 22, 2020

Effective Date: September 23, 2020

PLANNING COMMISSION RESOLUTION NO. 2020-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISON MAP, CONDOMINIUM PERMIT, PLOT PLAN AND NON-EMERGENCY DEMOLITION PERMIT FOR A 42-UNIT CONDOMINUM DEVELOPMENT

APPLICANT: Kitchell Development Company / South Escondido L.P.

CASE NO: SUB 19-0010; PHG 19-0050 and ENV 19-0007

WHEREAS, Kitchell Development Company / South Escondido L.P. ("Applicant"), filed a land use development application (Planning Case Nos. SUB 19-0010 and PHG 19-0050) constituting a request for a Tentative Subdivision Map along with a Condominium Permit and Plot Plan for the proposed development of 42 air-space, three-story condominium units ("Project"). A Non-Emergency Demolition Permit is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. The approximately 1.75-acre site generally is located on the eastern side of S. Escondido Boulevard, south of Citracado Parkway, addressed as 2608 S. Escondido Boulevard (APNs 238-152-0600 and 238-152-0700), in the Southern Entry District of the South Centre City Specific Plan; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the land use development application was submitted to, and processed by, the Planning Division of the Community Development Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code Section 65920 et seq.) and California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.); and

WHEREAS, multi-family residential development (air-space condominium units) are permitted uses within the Southern Entry District of the South Centre City Specific Plan, subject to the approval of a Tentative Subdivision Map, Condominium Permit and Plot Plan; and

WHEREAS, pursuant to CEQA and CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project as depicted on the plan set shown in Exhibit "D," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements.

WHEREAS, on September 22, 2020, the Planning Commission of the City of Escondido did hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
b. Oral testimony from City staff, interested parties, and the public;
c. The staff report, dated September 22, 2020, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.

2. A Final Initial Study / Mitigated Negative Declaration ("IS/MND") has been prepared in compliance with all requirements contained in CEQA, CEQA Guidelines, and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation

measures were developed to reduce potential impacts to cultural/tribal cultural resources and noise. The Project Applicant has agreed to implement all mitigation measures identified in the Final IS/MND in order to reduce all potentially significant environmental impacts to a less-than-significant level, in accordance with the Mitigation Monitoring Reporting Program ("MMRP") prepared for the Project. Mitigation measures incorporated as part of the Project's conditions of approval reduce impacts to a level less than significant, therefore a "IS/MND" is appropriate for adoption.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and in its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The application to use the subject property for said purpose specified above and subject to each and all of the conditions, hereinafter set forth in Exhibit "C," and the "MMRP", hereinafter set forth in Exhibit "E," is hereby recommended by the Planning Commission for approval by the City Council. This Planning Commission expressly declares that it would not have approved this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

5. The Planning Commission, therefore, recommends City Council approval of the Project as described in the September 22, 2020 Planning Commission staff report, and as attached as Exhibit "D".

6. Said plan is on file in the Planning Division of the Community Development Department and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in

this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22nd day of September, 2020, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____
STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

_____
MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____
KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"

LEGAL DESCRITPION

Planning Case Nos.: SUB 19-0010 and PHG 19-0050

PARCEL 1:

ALL THAT PORTION OF LOT "C" OF THE RESUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 6, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "C" DISTANT THEREON NORTH 77°48' WEST 75.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT "C"; THENCE ALONG SAID NORTH LINE, NORTH 77°48' WEST 347.62 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 29, 1956 IN BOOK 6362, PAGE 146 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 10°21'58" EAST (RECORD 10°28'58" EAST) 244.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10°21'58" EAST 97.82 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO CHARLES H. PAXTON RECORDED AUGUST 28, 1948 IN BOOK 2928, PAGE 349 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, NORTH 79°08' EAST 204.14 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAND; THENCE ALONG THE EASTERLY LINE OF SAID LAND, NORTH 19°03' EAST 112.83 FEET TO A LINE WHICH BEARS NORTH 79°08' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 79°08' WEST 259.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF LOT "C" OF RESUBDIVISION OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 30 AND LOTS 2, 3, 6, 7, 17, 18, 19, 20 AND 21 IN BLOCK 32 OF HOMELAND ACRES ADDITION NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1721, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1921 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "C" DISTANT THEREON NORTH 77°48' WEST 75.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT "C"; THENCE ALONG SAID NORTH LINE NORTH 77°48' WEST 347.62 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 29, 1956 IN BOOK 6362, PAGE 146 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 10°21'58" EAST (RECORD 10°28'58" EAST) 244.87 FEET; THENCE NORTH 79°08' EAST 259.50 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO CHARLES H. PAXTON RECORDED AUGUST 28, 1948 IN BOOK 2928, PAGE 349 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 19°03' EAST 125.35 FEET TO THE POINT OF BEGINNING.

APNs 238-152-0600 and 238-152-0700

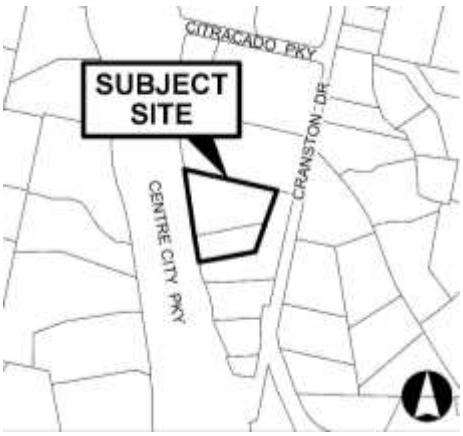


EXHIBIT "B"

Findings of Fact/Factors to be Considered

SUB 19-0010 and PHG 19-0050

Environmental Determination(s)

1. Pursuant to the California Environmental Quality Act, (CEQA, Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations Section 15000 et. seq., the City of Escondido is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.

2. All of the requirements of the California Environmental Quality Act have been met because a Final Initial Study / Mitigated Negative Declaration ("IS/MND") has been prepared (City File No. ENV 19-0007) in compliance with all requirements contained in CEQA, CEQA Guidelines, and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts to cultural/tribal cultural resources and noise. The Project Applicant has agreed to implement all mitigation measures identified in the Final IS/MND in order to reduce all potentially significant environmental impacts to a less-than-significant level, in accordance with the Mitigation Monitoring Reporting Program ("MMRP") prepared for the Project. Mitigation measures incorporated as part of the Project's conditions of approval reduce impacts to a level less than significant, therefore a IS/MND is appropriate for adoption.

Tentative Subdivision Map Determination(s)

1. The location, design, and residential density of the proposed 42-unit condominium development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use development is permitted and encouraged in the Southern Entry District of the South Centre City Specific Plan. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to plan for quality managed and sustainable growth and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The Project site is physically suitable for the proposed density of development because the property is within a commercial and high-density redevelopment area that was previously used for residential and commercial purposes. The Project site currently is abandoned and in disrepair. Development of the property will assist in the ongoing revitalization of the South Centre City Specific Plan and Southern Entry District by establishing a permanent residential base along the transitioning corridor. The Southern Entry District allows multi-family development up to 30 du/ac. The Southern Entry District permits multi-family/condominium type development with a maximum density up to 30 dwelling units per

acre. Based on the property size of 1.75 acres the underlying zoning would allow up to 52 units with structures up to three (3) stories and 45 feet in height. The request to construct 42 units (overall density of 24 du/ac) with three-story structures up to approximately 37 feet in height, is consistent with the land use density and development requirements envisioned for this area. Furthermore, the proposed Tentative Map is consistent with applicable provisions of the General Plan that addresses growth management and maintaining the fiscal stability of the City because the Applicant minimizes ongoing costs to taxpayers through the establishment of a CFD or other funding mechanism.

2. The approval of the proposed Project would be based on sound principles of land use and is well-integrated with its surroundings near residentially and commercially developed properties because adequate parking, access, on-site circulation, utilities, landscaping and open space would be provided (as detailed in the staff report). The residential project also would not be out of character for the area which contains other multi-story residential developments. The design of the Project would be in conformance with the Southern Entry District because the project would provide residential units to accommodate a wide range of housing needs (with ownership opportunities). The Project includes a variety of amenities such as individual balconies for each unit along with various common areas and features. All vehicular traffic generated by the Project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.

3. The Project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features. The proposed grading design would not result in any manufactured slopes or pad elevations that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views.

4. The Project site is physically suitable for this proposed type of residential development and density of development. Approval of the tentative subdivision map would not violate the requirements, goals, policies, or spirit of the General Plan or South Centre City Specific Plan. The site is suitable for this residential type of development and density because the General Plan and Southern Entry District allows for multi-story high density residential development up to 30 dwelling units per acre. The request to construct 42 units (overall density of 24 du/ac) with three-story structures up to approximately 37 feet in height, is consistent with the land use density and development requirements envisioned for this area. The project would be compatible with the surrounding uses because the subject site within an urban commercial/residential area developed with a variety of commercial and multi-story residential developments of varying density and design. The site is relatively flat and extensive grading is not proposed. The topography of the site allows for appropriate pedestrian access and the creation of buildable pad areas without the need to export or import significant quantities of dirt. The Project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical

features. The Project would be compatible with the surrounding area because the subject site is located within an urban commercial/residential area developed with a variety of commercial and multi-story residential developments of varying density and design. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the Project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections. Appropriate noise attenuation would be provided for the new units. The proposed project also would not result in a significant impact to biological or natural resources.

5. The design of the subdivision and the type of improvements are not likely to cause serious public health problems. The Project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; unit configuration; traffic and emergency access; grading; and open space and recreational amenities were all reviewed for compliance with relevant City policies and codes. The Project would not cause substantial environmental damage and avoidably injure fish or wildlife or their habitat because the site is located within an urban setting and previously has been developed with a residential/commercial use.

6. The design of the map and the type of improvements will not conflict with 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 map because any existing easements and improvements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.

7. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The lot sizes and the subdivision configuration provides opportunities for passive/solar heating.

8. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code (Chapter 33 Zoning) will have been obtained prior to the recordation of the map.

9. The proposed map and associated condominium permit/plot plan will not conflict with regional or local housing because the proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. 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. All lots would maintain all development standards of the applicable zone and observe the density of the General Plan and area plans, as noted in the sections above.

10. In consideration of the above, the proposed Project meets all of the requirements of section 66474 of the California Government Code and the proposed map meets all of the requirements or conditions imposed by the Map Act and the Escondido Zoning Code, as detailed in the staff reports, the Escondido General Plan and above findings.

Condominium Permit/Plot Plan

1. The location, design, and residential density of the proposed 42-unit condominium development are consistent with the goals and policies of the Escondido General Plan because high-density residential and mixed-use development is permitted and encouraged in the Southern Entry District of the South Centre City Specific Plan. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to plan for quality managed and sustainable growth and provide a range of housing opportunities for all income groups and populations with special needs, and which encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The site is physically suitable for the proposed density of development because the property is within a commercial and high-density redevelopment area that was previously used for residential and commercial purposes. The subject site currently is abandoned and in disrepair. Development of the property will assist in the ongoing revitalization of the South Centre City Specific Plan and Southern Entry District by establishing a permanent residential base along the transitioning corridor. The Southern Entry District allows multi-family development up to 30 du/ac. The Southern Entry District permits multi-family/condominium type development with a maximum density up to 30 dwelling units per acre. Based on the property size of 1.75 acres the underlying zoning would allow up to 52 units with structures up to three (3) stories and 45 feet in height. The request to construct 42 units (overall density of 24 du/ac) with three-story structures up to approximately 37 feet in height, is consistent with the land use density and development requirements envisioned for this area.

2. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, because adequate residential amenities, parking, on-site circulation, access, city services and landscaping would be provided, and the design of the development is consistent with a high quality, urban infill project that will provide housing opportunities. The Project's open space is well-designed, properly distributed, and does not unreasonably restrict disabled access. The project contains architectural and site-planning features commonly found in projects that maintain a majority of owner-occupied units.

3. The proposed development would be well integrated into its surroundings, because the new structures would incorporate compatible and integrated architecture, materials and colors, and the Project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. Extensive grading is not required to support the Project, and the Project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the

site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.

4. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, as determined by the Engineering Division and detailed in Final Initial Study/Mitigated Negative Declaration that was prepared for the Project. City services and adequate utilities and other infrastructure can be provided to the project without significant upgrades to existing systems.

5. The improvements are not likely to cause substantial environmental concerns because the property was previously developed and used for residential and commercial/restaurant purposes and on-site paved parking. The site does not contain any sensitive or protected habitat or other environmental concerns that cannot be mitigated as determined during the environmental review. The design of the project and the type of improvements are not likely to cause serious public health problems because the project will not degrade the levels of service on the adjoining streets or drainage system as the project incorporates street and drainage improvements are part of the project and city sewer and water is available to the site.

6. The condominium development will be required to establish a Homeowners Association (HOA) to provide appropriate ongoing maintenance for the Project. The overall size of the project/number of units would be sufficient to provide a sustainable association.

Non-Emergency Demolition Permit

1. *That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;*

There remains in the community and surrounding area similar adobe resources that were constructed during the same time period and reflect the Colonial Revival-style of architecture. Although the building was one of the first in the area to be built by Charles Paxton and served as the model home for the surrounding Longview Acres Estates residences, an entire subdivision of similarly designed and constructed residences is still present in Escondido along Verda Avenue, Ultimo Avenue, Ross Land and Las Palmas Avenue. Some of these structures where designed by another adobe developer, the Weir Brothers, that also are historic in age and represent the same style and type of adobe residential construction portrayed by the 2608 South Escondido Boulevard building.

2. *That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;*

The subject site is located within the South Centre City Specific Plan (Southern Entry District). The project includes the development of 42 condominium units on the 1.75-acre site, along with grading, supporting roadway improvements, internal driveways and infrastructure to support the proposed development in accordance with the provisions of the South Centre City Specific Plan. The applicant has shown that there is no reasonable alternative left to pursue, other than

demolition. The overall site and buildings have fallen into significant disrepair since being shuttered in 2017. Based on an evaluation of the building by the applicant's consultants, the structure appears to be structurally unsound and currently does not meet building code requirements for commercial and/or residential structures. The applicant has indicated the estimate cost for proposed demolition, salvage and rebuilding of the 2,725 SF building is approximately $350 per square foot, which would make the proposed project unfeasible from a total development cost and project objective standpoint. In addition, due to its central location on the lot, incorporating the existing structure into the design of the project for commercial or recreational purposes is impractical and would result in a significant reduction in developable area for the multi-family components of the project; therefore making the overall project infeasible.

3. *That the continued existence of the historical resource is detrimental to the public health, safety and welfare;*

Since the shuttering of the restaurant and change of ownership of the property, the site has faced a constant breach of the security fencing surrounding the property and break ins of the existing buildings despite continued efforts to secure the property and repair vandalism. The building and grounds have not been maintained since the restaurant was closed and has fallen into disrepair, with some of the building and landscape elements removed and/or damaged. The Escondido Police Department has cleared the site of trespassers on a number of occasions at the property owner's request. Neighboring residents in the adjacent multi-family project also have complained that trespassers of the site have been stealing packages throughout the complex. Therefore, until this site can be cleared of the structures and despite the ongoing attempts to adequately secure the site, it will continue to serve as an attractive nuisance for trespassers and remain a threat to the public health, safety and welfare.

4. *If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;*

Appropriate mitigation measures listed below have been included to reduce impacts to less than a significant level and the Historical Society and/or other appropriate historic agency will have access to the building to retrieve any historic material.

MM/CUL-1: The project applicant shall ensure Level I or II Historic American Buildings Survey documentation (or equivalent) of the residence be conducted in order to achieve mitigation by exhausting the research potential of the resource.

MM-CUL-2: Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

MM-CUL-3: The project applicant shall work with Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or

commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy.

5. *The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.*

The proposed Project and environmental determination will be considered by the City Council along with this request for a non-emergency demolition permit at a noticed public hearing. Should the project not be approved, the demolition of the building would not be authorized.

EXHIBIT "C"

CONDITIONS OF APPROVAL

Planning Case No. SUB 19-0010 and PHG 19-0050

Nothing in this permit shall relieve the Applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. **This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.**

Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the conditional use permit conditions.

A. <u>GENERAL:</u>

1. **Acceptance of Permit.** Should the applicant fail to file a timely and valid appeal of this Permit with the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:

   a. Acceptance of the Permit by the applicant; and

   b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.

2. **Permit Expiration.** The Tentative Subdivision Map and corresponding Condominium Permit/Plot Plan shall automatically expire after three (3) years from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code or Zoning Code. The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Community Development, or his/her designee, is authorized and directed to make, or require the applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with final action on the Project. This includes amending the Project drawing as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. Said Plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the project.

4. **Conformance to Approved Plans.**

    a. The operation and/or use of the subject property shall be consistent with the Details of Request, designated with the Approval Plan set.

    b. Nothing in this Permit shall authorize the applicant to intensify the authorized activity beyond that which is specifically described in this Permit.

    c. Once a permit has been issued, the applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Community Development to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. **Limitations of Use.** Prior to any use of the Project site pursuant to this Permit, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Director.

6. **Certificate of Occupancy.**

    a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

    b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Community Development.

7. **Availability of Permit Conditions.**

    a. Prior to building permit issuance, the applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Community Development.

    b. The applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that is submitted to the Building Division for the plan check processing.

8. **Right of Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or opening hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

   No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. **Fees.** 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 Director of Community Development. Through plan check processing, the applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Community Development Department.

11. **Public Partnership Program.** All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for participating in the City Public Art Program.

12. **Clerk Recording.**

    a. **Notice of Determination;** The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two (2) working days of the effective date of the adoption of the environmental document, a check payable to the "County Clerk," in the amount that is published by the County Clerk's Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. The County

Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.

b. For further information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, section 753.5.

13. **Legal Description Adequacy.** 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 responsivity for the accuracy of said legal description.

14. **Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The applicant may be liable for any costs associated with rescission of such permits.

15. **Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Community Development for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

    This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

    a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or

    b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or

    c. The use as presently conducted creates or constitutes a nuisance.

16. **Indemnification.** The applicant shall hold harmless the City, its Council Members, its Commission and Boards, officers, agents, employees , and representatives from liability for any award, damage, cost and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this Permit and from and against any and all claims, losses, proceedings, damages, cause of action, liabilities, cost and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or

negligence of applicant, or their respective contractors, licensees, invitees, agents, sub lessees, servants or employees, wherever on or adjacent to the property the same may occur; (ii) any use of the property, or any accident, injury, death, or damage to any person or property occurring in, or on or about the property, or any part thereof, or from the conduct of the applicant or owner's business or from any activity, work or thing done, permitted or suffered by the applicant or owner or its sub lessees, contractors, employees, or invitees, in or about the property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of applicant's or ones part to performed under the terms of this Agreement, or arising from any negligence of applicant or owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, applicant or owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City. Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney fees.

B. <u>Construction, Maintenance, and Operation Obligations</u>;

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulation or to obtain permits from other agencies

   At all times during the effective period of this permit, the applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be undergrounded.

4. **Signage.** All proposed signage associated with the Project must comply with the South Centre City Specific Plan and City of Escondido Sign Ordinance (Ord. 92-47, Zoning Code Article 66) for the underling zone, and as may be approved pursuant to the Condominium Permit/Plot Plan, along with any exhibits included in the staff report(s), to the satisfaction of the Planning Division. Separate sign permits (Planning Division Sign Permit) will be required for Project signage prior to the issuance of building permits for the signage.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

    a. Prior to issuance of building permit(s), the applicant shall submit an exterior-to-interior noise report completed by a qualified acoustical consultant to demonstrate compliance with interior noise levels as required by the California Building Code of 45 dB. The report shall assume a "windows closed" conditions with regard to vehicles traveling along the adjacent roadways in accordance with the identified speed limits. The report would determine the predicted interior noise levels for the units, and would identify any necessary architectural materials or techniques that would be necessary to conform to interior noise levels.

6. **Lighting.** All exterior lighting shall conform to the requirements of Zoning Code Article 35, Outdoor Lighting).

7. **General Property Maintenance.** The property owner(s) or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

8. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

9. **Anti-Litter**. The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code. This shall include a combination of appropriate architectural features/screens and landscaping.

11. **Trash Enclosures.** Appropriate trash enclosure(s) or other approved trash system shall be approved by the Planning Division and Engineering Department. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. If public trash enclosures are provided, trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

14. **Parking and Loading/Unloading.**

    a. A minimum of 95 parking spaces shall be provided on site as discussed in the staff report to the satisfaction of the City Engineer and Director of Community Development. Parking for disabled persons shall be provided in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All required parking spaces shall remain available for operable vehicles and shall not be used for inoperable vehicles or general storage.

15. **Landscaping Maintenance.** The property owner(s) or management company assumes all responsibility for maintaining all on-site landscaping and irrigation; any landscaping in the public right-of-way adjacent to the property, and any retaining and freestanding walls/fencing in a manner that satisfies the conditions contained herein.

    a. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in an operational condition.

    b. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

    c. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

16. **Landscaping Plans.** Applicant shall install all required improvements including any fencing, walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.

    a. A final landscape and irrigation plan shall be submitted to the Engineering Division for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five (5) copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project any fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the

Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. 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, except where stricter requirements are imposed by the State of California.

b. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

c. The final landscape plan shall include an appropriate mix of trees, shrubs and groundcover along the South Escondido Boulevard street frontage in accordance with the South Centre City Specific Plan landscape design requirements.

C. Project Specific Conditions

1. Community Facility District or Separate Funding Mechanism. The Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District ("CFD") or the establishment of another lawful funding mechanism reasonably acceptable to the City ("Public Services Funding Agreement"). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.

2. Permitted animals/pets shall be allowed in conformance with those identified in the Escondido Zoning Code for R-4 zoned properties, unless more restrictive standards are applied by the property owner and included in the project CC&Rs.

3. Balconies and patios shall be kept in a neat and orderly manner. Items shall not be hung over, across or on balconies or patios (such as towels, clothing, etc.).

4. Any wall and retaining walls shall incorporate decorative block/finish to complement the overall design of the buildings. This shall be noted on the final plans.

5. The project shall be managed by a professional management company. A self-managed HOA shall not be allowed. This shall be reflected in the project CC&Rs.

D. Mitigation Measures

The approval of the Tentative Subdivision Map, Condominium Permit, Plot Plan, and Non-Emergency Demolition Permit, Planning Case No. SUB 19-0010, PHG 19-0050 and ENV 19-0007, is granted subject to the approval of the Final IS/MND and is subject to all Project features and mitigation measures contained therein and described below. Applicant shall implement, or cause the implementation of the Final IS/MND Mitigation Monitoring and Reporting Program ("MMRP"), provided as "Exhibit E," which is incorporated herein by reference as though fully set forth herein.

Cultural/Tribal Cultural Resources

MM-CUL-1: The project applicant shall ensure Level I or II Historic American Buildings Survey documentation (or equivalent) of the residence be conducted in order to achieve mitigation by exhausting the research potential of the resource.

MM-CUL-2: Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

MM-CUL-3: The project applicant shall work with Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy. Although implementation of this mitigation measure may reduce impacts on historical resources, it would not lessen the effects to a less than significant level.

MM-CUL-4: The City Planning Division recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are: (1) to provide the applicant with clear expectations regarding tribal cultural resources and (2) to formalize protocols and procedures between them. The applicant/owner and the TCA Tribe responsible for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities.

MM-CUL-5: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

MM-CUL-6: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

MM-CUL-7: During the initial demolition, site grading, excavation, or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

MM-CUL-8: In the event that previously-unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

MM-CUL-9: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe, and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

MM-CUL-10: If a potentially significant tribal cultural resources and/or unique archaeological resource is discovered, the avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

MM-CUL-11: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. 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, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

MM-CUL-12: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the TCA Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

MM-CUL-13: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Noise

MM-NOS-1: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and

packers should be avoided, as feasible, near sensitive areas.

MM-NOS -2: The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m. Monday through Friday, 5:00 p.m. and 9:00 a.m. on Saturday, and all day on Sunday. Additionally, while construction would occur up to the property edge, the majority of construction would take place in the center of the site, which would be approximately 100 feet from the nearest sensitive receptor. With implementation of mitigation measures N-1 and N-2, impacts would be reduced to less than significant.

BUILDING

1. Approval and subsequent development is subject to all conditions and requirements of the California Building Code and Building Division.

ENGINEERING CONDITIONS OF APPROVAL

GENERAL

1. The Developer shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits.

3. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.

4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. 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 any building permit.

6. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:

   a) All conditions of the Tentative Subdivision 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.

7. 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.

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

9. The Developer's engineer shall submit to the Planning Division three (3) copies of the Tentative Map as presented to the Planning Commission and approved by the City Council together with any changes contained in the adopted final conditions of approval. The Tentative Map will be certified by the Planning Department verifying that they are an accurate reproduction of the approved Tentative Map and must be included with the first Final Engineering submittal for plan check to the Engineering Department.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, curb returns and pedestrian ramps, drainage, lighting, etc. shall be to the satisfaction of the City Engineer.

2. Prior to first occupancy 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 adjoining the project boundary:

STREET	CLASSIFICATION
S. Escondido Blvd.	Mod. Local Collector per Tentative Map (38' curb-to-curb)

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

3. The project's access drive shall be constructed as an alley-type driveway apron with a minimum throat width of 24-feet and a driveway apron with a 4-feet minimum ADA path of travel maintained near the R/W line to the satisfaction of the City Engineer.

4. All on-site driveways and parking areas are private, and shall be paved with a minimum of 3" asphalt concrete (AC) over 6" of aggregate base (AB) or 7" Portland concrete cement (PCC) over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.

5. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.

6. Public sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.

7. The minimum radius of the curb returns at intersecting private streets shall be 28 feet. The entrances to the private alleyways serving as vehicle access to the units off these private streets shall be designed and constructed with 15-foot minimum radius standard curb returns, concrete cross gutters, and pedestrian ramps (where sidewalk is required).

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 and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.

9. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.

10. Street lighting shall be required on all on-site private streets and alleyways. It shall be the responsibility of the Home Owner's Association to maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.

11. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.

12. The address of each dwelling unit shall either be painted on the curb or posted in such a manner that the address is clearly visible from the private roadways. The address shall be placed in a manner and location approved by the City Engineer, Community Development Director, and Fire Marshal.

13. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

14. An Encroachment Permit shall be obtained from the Engineering Department for all work within the public right-of-way. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections, and note on the plans.

GRADING

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by three (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. Any proposed retaining walls not a part of the building foundations or stem 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. The cost of any independent third party review deemed necessary by the City Engineer shall be reimbursed by the developer. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.

3. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public right-of-way.

4. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or work necessary to construct the project and/or the required improvements.

5. Erosion control, including riprap, interim slope planting, 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 project.

6. 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.

7. A Construction General Permit is required from the State Water Resources Control 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.

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

9. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

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 a Drainage Study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.

2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Home Owner's Association. Provisions stating this shall be included in the CC&R'S.

3. The project shall limit drainage flows to their pre-construction rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.

4. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.

5. All site drainage with emphasis on the parking and driveway 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.

6. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

7. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the Home Owner's Association.

8. The Developer's engineer shall design and the Developer shall construct any permeable surfaces proposed for the project to the specifications of the County of San Diego Green Streets manual in effect at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H20 loading.

9. The Home Owner's Association shall perpetually maintain all permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right

to require qualified third party testing at the property association's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The Home Owner's Association will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project Home Owner's Association will be responsible to replace the pervious pavers system with an alternate method of storm water treatment.

10. The Developer shall be required to clean the existing corrugated metal pipe storm drain pipe located along the project's frontage on S. Escondido Boulevard, provide the City's Field Engineering Inspector closed-circuit television video of the storm drain pipe, and rehabilitate the pipe with a method that provides a minimum 25-year life expectancy for the pipe. The pipe shall be cleaned and rehabilitated from the existing upstream and downstream in-line storm drain structures.

WATER SUPPLY

1. The locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
2. Improvement plans for all proposed water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.
3. All water improvements shall be designed and constructed per the City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
4. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
5. The Developer shall construct a 12-inch looped on-site water main designed to provide adequate water service and/or fire protection for the proposed project as shown on the Tentative Map. All proposed water mains shall be sized to provide the required fire flow while still meeting City of Escondido Standards.
6. All water mains shall be looped.
7. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
8. All proposed fire hydrants shall be public and meet the current City of Escondido Standards, and shall connect to a minimum 8" diameter public water main.
9. Water services, meters and backflow prevention devices shall be a minimum of 1-inch in size. Water meters and backflow prevention devices shall not be installed within driveway aprons or drive areas.
10. Backflow prevention assemblies are private and should be located outside public utility easements. Backflows shall be located directly behind the public meter.

11. All water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.

12. All fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.

13. No trees or deep-rooted plants shall be planted within 10 feet of any public water main.

14. All water mains within easements shall be installed under a minimum 20-foot wide all-weather road surface designed to the satisfaction of the Utilities Engineer.

15. There shall be no permanent structures or private facilities allowed within a public utility easement. Where private storm drains are necessary, they shall be the outer-most utility.

16. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

17. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department.

18. All on-site water lines and backflow prevention devices beyond a City water meter or detector Check valve and/or not in public easements or the City's right of way shall be considered a private water system. The Home Owner's Association will be solely responsible for all maintenance or repair of these water lines and facilities.

SEWER

1. The location and sizing of all sewer mains shall be per City of Escondido Design Standards and to the satisfaction of the Director of Utilities and the Utilities Engineer.
2. Improvement plans for all proposed sewer mains shall be prepared by a Civil Engineer and shall be submitted to the City for review and approval.
3. All sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Director of Utilities and Utilities Engineer.
4. The Developer shall construct 8-inch public backbone sewer systems on-site to serve the project as shown on the Tentative Map.
5. All manholes shall be accessible at all times by City vactor trucks.
6. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector. The existing sewer lateral sewering to the existing public sewer main to the north of the property shall be abandoned at the public main to the satisfaction of the Utilities Engineer and the City

Inspector. After this lateral is abandoned, the existing public sewer main shall be abandoned at the public main in Cranston.

7. The developer shall cap and plug the existing public sewer main currently sewering under the existing motel to the satisfaction of the Utilities Engineer and the City Inspector.
8. The location of all sewer laterals shall be shown on the improvement plans.
9. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
10. All sewer laterals are considered private and the Home Owner's Association will be responsible for all maintenance and replacement of sewer laterals..
11. A minimum 20-foot all weather access road (suitable for use by the City's vactor trucks) shall be required for access to all sewer manholes.
12. There shall be no permanent structures or private utilities located within public sewer or public utility easements. Where it is necessary that the private storm drains share a public easement, they shall be placed on the outer-most edge away from the public sewer or water.
13. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
14. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system.

LANDSCAPE

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan for review and approval by Engineering Department and Planning Division. The initial submittal of the landscape plans shall include the required plan check fees.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.

2. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.

3. A public utility easement shall be dedicated over the private streets. The public utility easement width shall be 24 feet and extend curb-to-curb.

4. A public utility easement shall be dedicated along the S. Escondido Boulevard project frontage. The public utility easement width shall be 4 feet.

5. 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 any building in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS & FEES

1. A sewer repayment of $1,391.98 is due to the City of Escondido for existing sewer improvements in S. Escondido Boulevard that will serve this development.

2. 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 City Engineer.

3. The Developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.

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

CC&Rs

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

2. The Developer shall make provisions in the CC&Rs for maintenance by the Home Owners' Association of private driveways, pavers, parking areas, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-ways. These provisions must be approved by the Engineering and Planning Departments prior to approval of the Final Map.

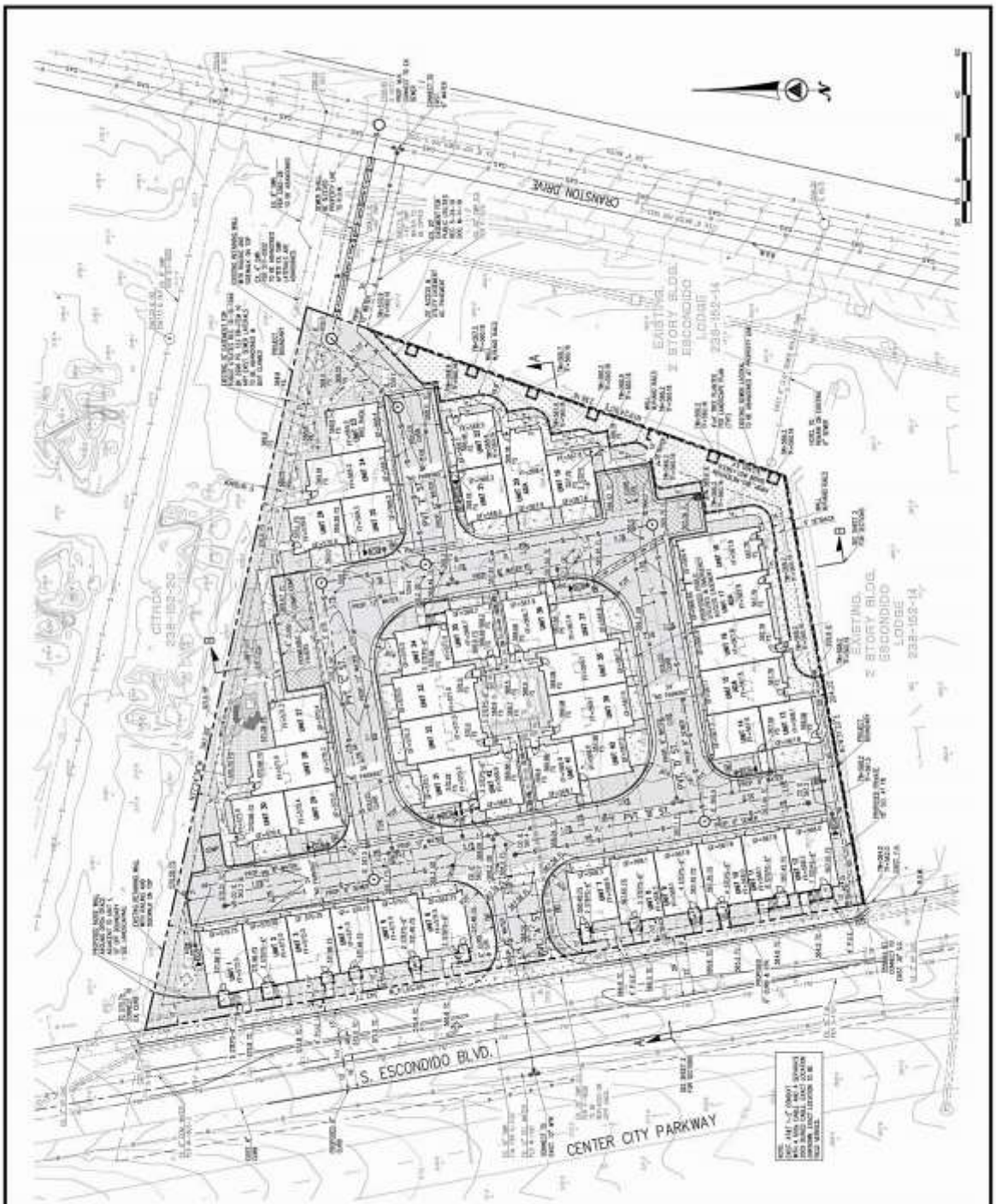
3. The CC&Rs must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.

4. The CC&Rs must state that if stamped concrete or pavers are used in the private driveway and parking areas, the Home Owner's Association is responsible for replacing the stamped concrete in kind if the City has to trench these areas for repair or replacement of a City utility.

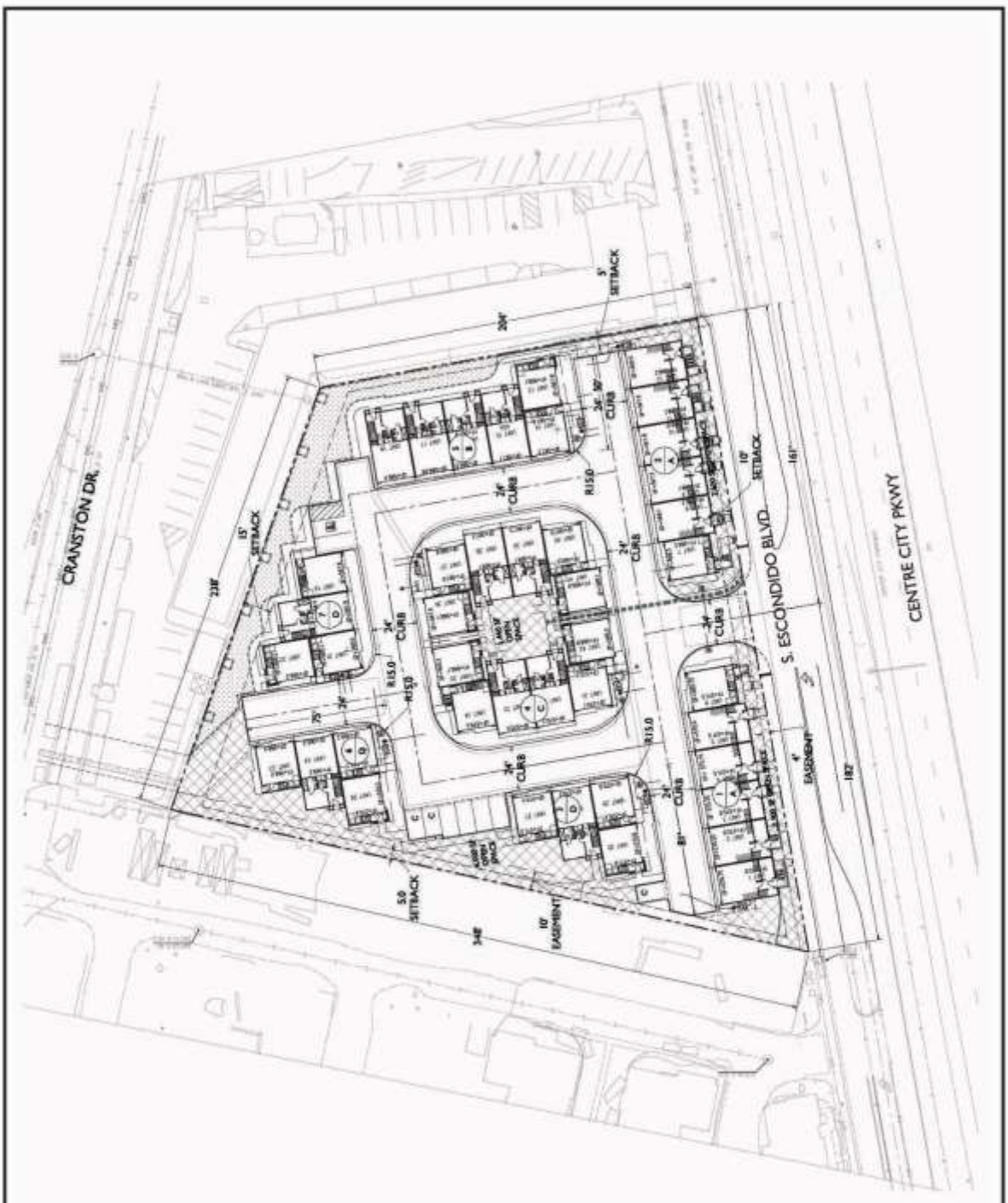
5. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.

EXHIBIT "D"

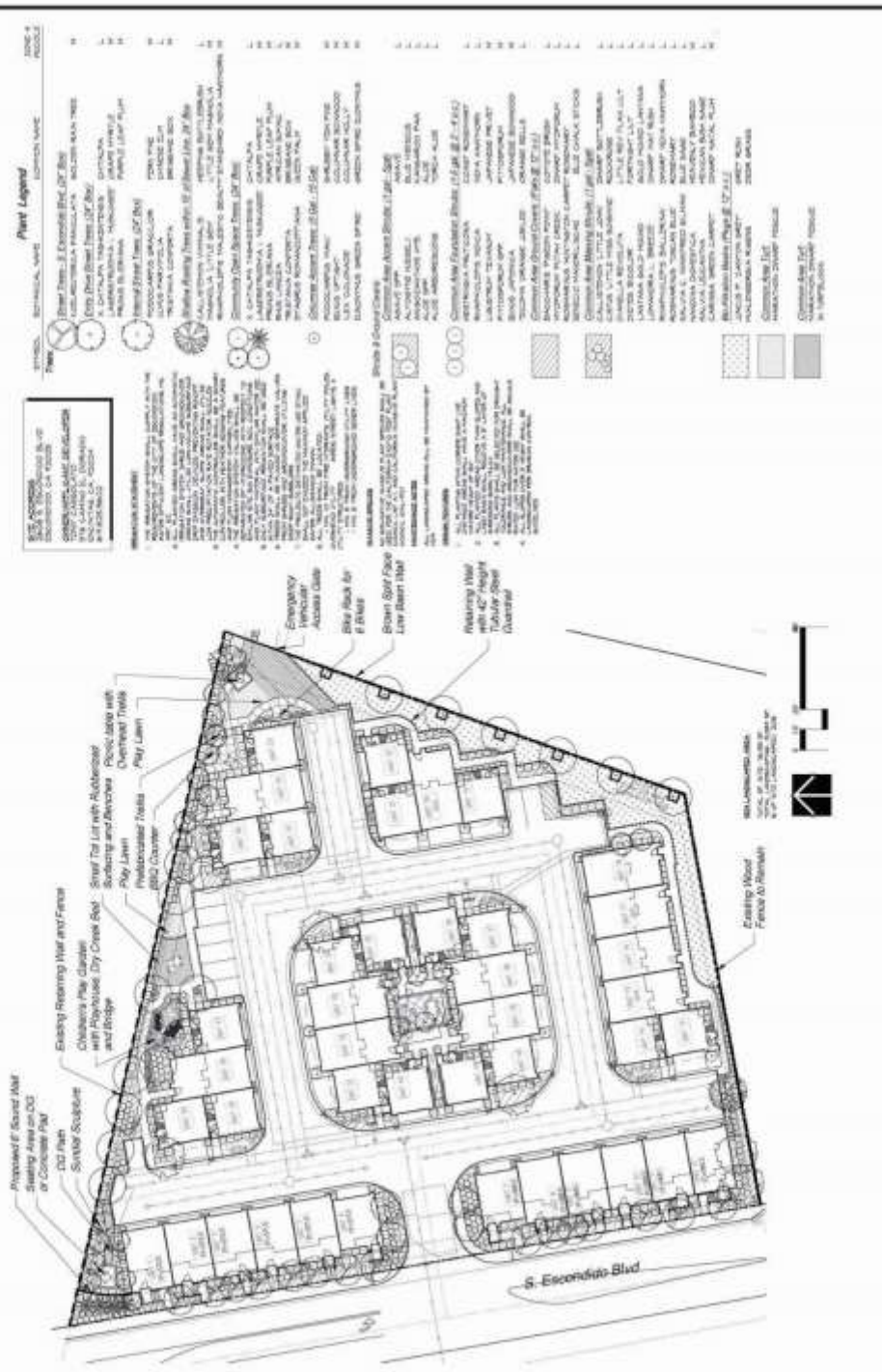
PROJECT PLANS/EXHIBIT
SUB 19-0010 and PHG 19-0050



PROPOSED PROJECT: SUB 19-0010
TENTATIVE SUBDIVISION MAP



PROPOSED PROJECT: SUB 19-0010
CONCEPTUAL SITE PLAN



PROPOSED PROJECT: SUB 19-0010
LANDSCAPE CONCEPT PLAN

PROPOSED PROJECT: SUB 19-0010

BUILDING A ELEVATIONS - SCHEME A

RIGHT

REAR

LEFT

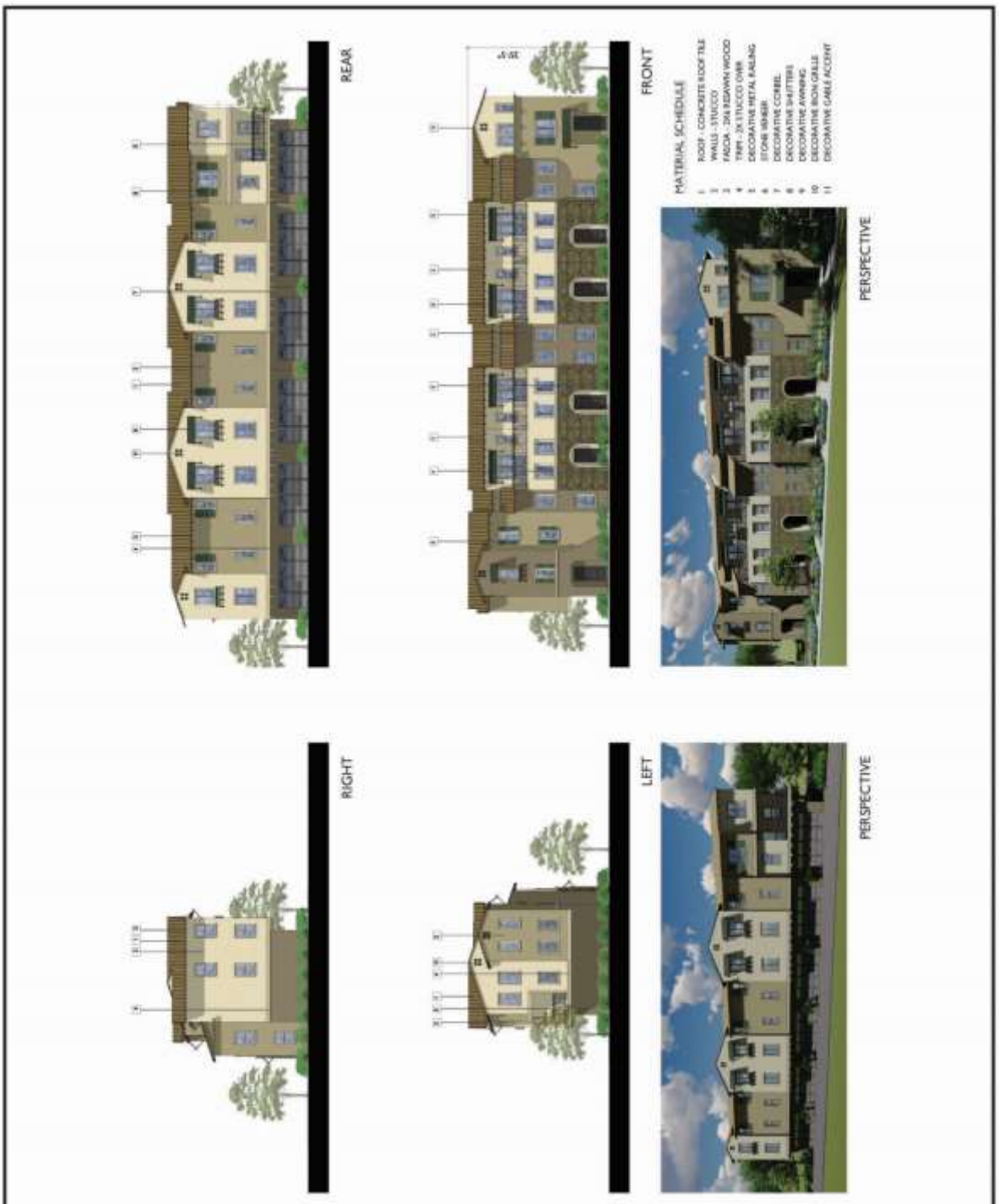
FRONT

PERSPECTIVE

PERSPECTIVE

MATERIAL SCHEDULE

1	ROOF - CONCRETE ROOF TILE
2	WALLS - STUCCO
3	FASCIA - 2X6 RESAWN WOOD
4	TRIM - 2X STUCCO OVER
5	DECORATIVE METAL RAILING
6	STONE VENEER
7	DECORATIVE CORBEL
8	DECORATIVE SHUTTERS
9	DECORATIVE AWNING
10	DECORATIVE IRON GRILLE
11	DECORATIVE GABLE ACCENT



PROPOSED PROJECT: SUB 19-0010
BUILDING A ELEVATIONS - SCHEME B

PROPOSED PROJECT: SUB 19-0010

BUILDING B ELEVATIONS - SCHEME A

RIGHT

REAR

LEFT

FRONT

PERSPECTIVE

PERSPECTIVE

MATERIAL SCHEDULE

1	ROOF - CONCRETE ROOF TILE
2	WALLS - STUCCO
3	FASCIA - 2X6 RESAWN WOOD
4	TRIM - EX STUCCO OVER
5	DECORATIVE METAL RAILING
6	STONE VENEER
7	DECORATIVE CORBEL
8	DECORATIVE SHUTTERS
9	DECORATIVE AWNING
10	DECORATIVE IRON GRILLE
11	DECORATIVE GABLE ACCENT

PROPOSED PROJECT: SUB 19-0010

BUILDING C ELEVATIONS - SCHEME B

RIGHT

REAR

LEFT

FRONT

PERSPECTIVE

PERSPECTIVE

MATERIAL SCHEDULE

1	ROOF - CONCRETE ROOF TILE
2	WALLS - STUCCO
3	FASCIA - 2X6 RESAWN WOOD
4	TRIM - 2X STUCCO OVER
5	DECORATIVE METAL RAILING
6	STONE VENEER
7	DECORATIVE CORBEL
8	DECORATIVE SHUTTERS
9	DECORATIVE AWNING
10	DECORATIVE IRON GRILLE
11	DECORATIVE GABLE ACCENT

PROPOSED PROJECT: SUB 19-0010

BUILDING D ELEVATIONS - SCHEME A

RIGHT

REAR

LEFT

FRONT

PERSPECTIVE

PERSPECTIVE

MATERIAL SCHEDULE

1	ROOF - CONCRETE ROOF TILE
2	WALLS - STUCCO
3	FASCIA - 2X6 RESAWN WOOD
4	TRIM - 2X STUCCO OVER
5	DECORATIVE METAL RAILING
6	STONE VENEER
7	DECORATIVE CORBEL
8	DECORATIVE SHUTTERS
9	DECORATIVE AWNING
10	DECORATIVE IRON GRILLE
11	DECORATIVE GABLE ACCENT

PROPOSED PROJECT: SUB 19-0010

BUILDING D ELEVATIONS - SCHEME B

RIGHT

REAR

LEFT

FRONT

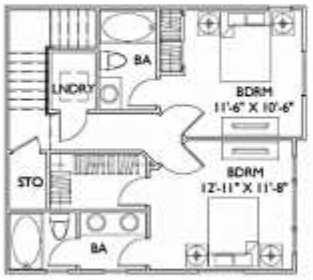
PERSPECTIVE

PERSPECTIVE

MATERIAL SCHEDULE

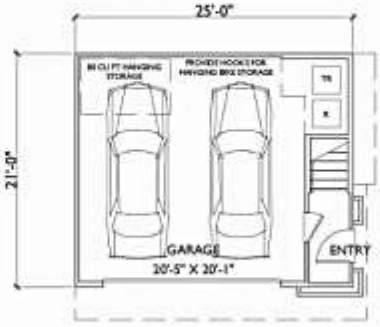
1	ROOF - CONCRETE ROOF TILE
2	WALLS – STUCCO
3	FASCIA - 2X6 RESAWN WOOD
4	TRIM - 2X STUCCO OVER
5	DECORATIVE METAL RAILING
6	STONE VENEER
7	DECORATIVE CORBEL
8	DECORATIVE SHUTTERS
9	DECORATIVE AWNING
10	DECORATIVE IRON GRILLE
11	DECORATIVE GABLE ACCENT

PROPOSED PROJECT: SUB 19-0010
UNITS FLOOR PLANS



THIRD FLOOR

SECOND FLOOR



FIRST FLOOR

PLAN 1:	2BD/2BA
1ST FLR -	60 S.F.
2ND FLR-	535 S.F.
3RD FLR-	590 S.F.
SUBTOTAL	1185 S.F.
GARAGE -	465 S.F.
TOTAL	1650 S.F.

THIRD FLOOR

SECOND FLOOR

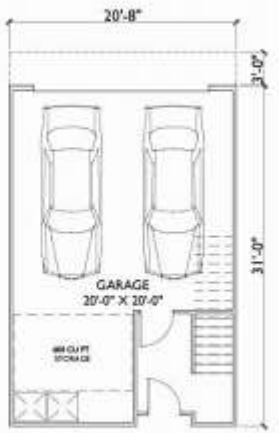
FIRST FLOOR

PLAN 2:	2BD+DEN/2.5BA
1ST FLR -	60 S.F.
2ND FLR-	560 S.F.
3RD FLR-	645 S.F.
SUBTOTAL	1265 S.F.
GARAGE -	465 S.F.
TOTAL	1730 S.F.

PROPOSED PROJECT: SUB 19-0010
UNITS FLOOR PLANS

THIRD FLOOR

SECOND FLOOR

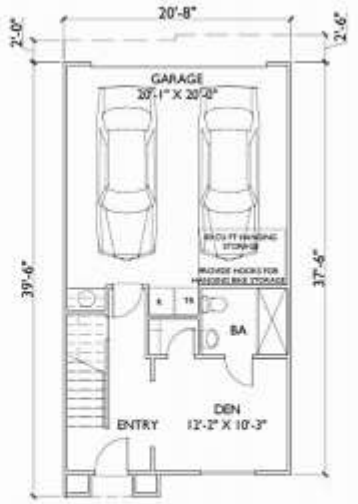


FIRST FLOOR

PLAN 3:	3BD/3BA
1ST FLR -	95 S.F.
2ND FLR-	700 S.F.
3RD FLR-	525 S.F.
SUBTOTAL	1320 S.F.
GARAGE -	540 S.F.
TOTAL	1860 S.F.

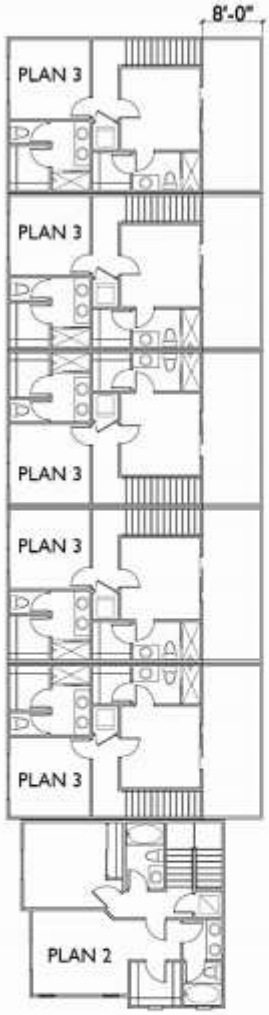
THIRD FLOOR

SECOND FLOOR



FIRST FLOOR

PLAN 4:	3BD+DEN/3BA
1ST FLR -	340 S.F.
2ND FLR-	700 S.F.
3RD FLR-	710 S.F.
SUBTOTAL	1750 S.F.
GARAGE -	440 S.F.
TOTAL	2190 S.F.



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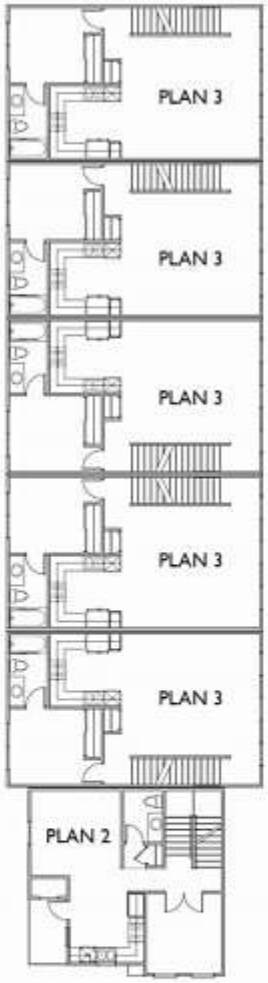
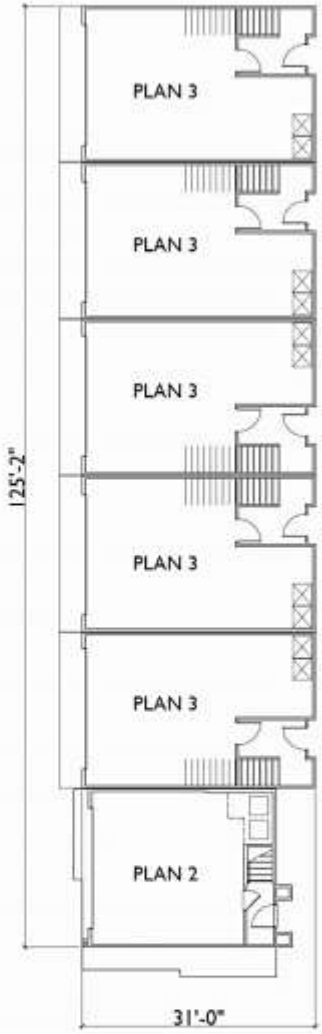
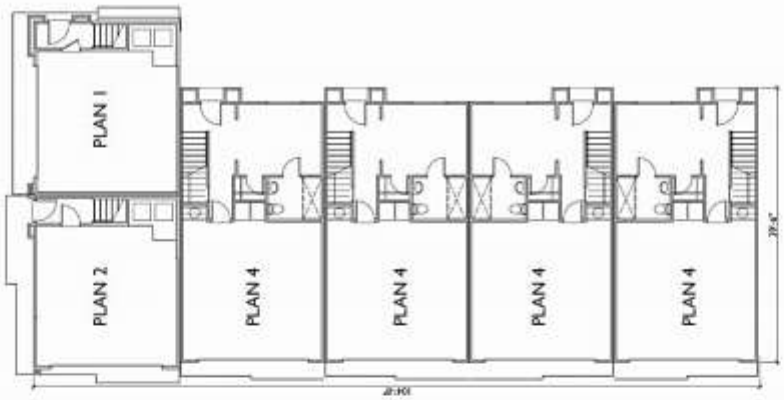


SECOND FLOOR



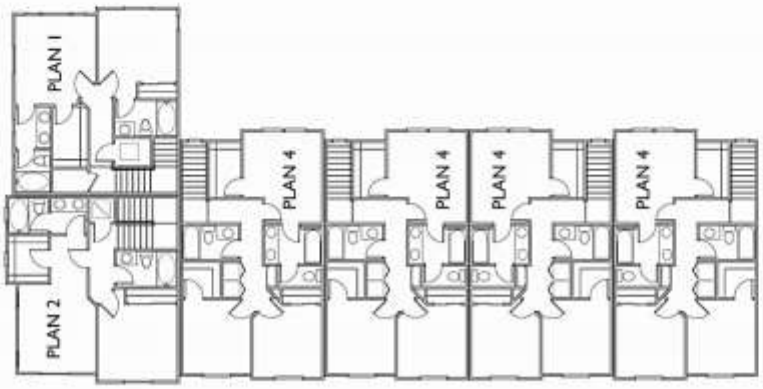
FIRST FLOOR

PROPOSED PROJECT: SUB 19-0010
BUILDING A COMPOSITE



FIRST FLOOR

SECOND FLOOR

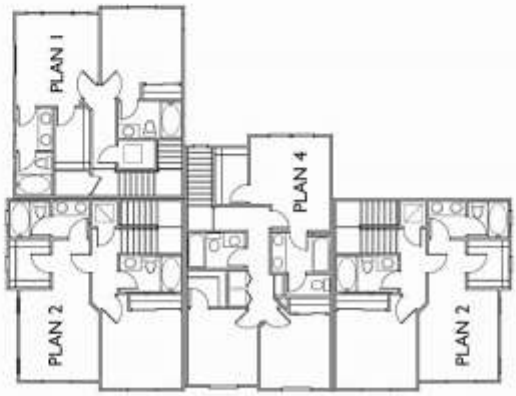


THIRD FLOOR

PROPOSED PROJECT: SUB 19-0010
BUILDING B COMPOSITE

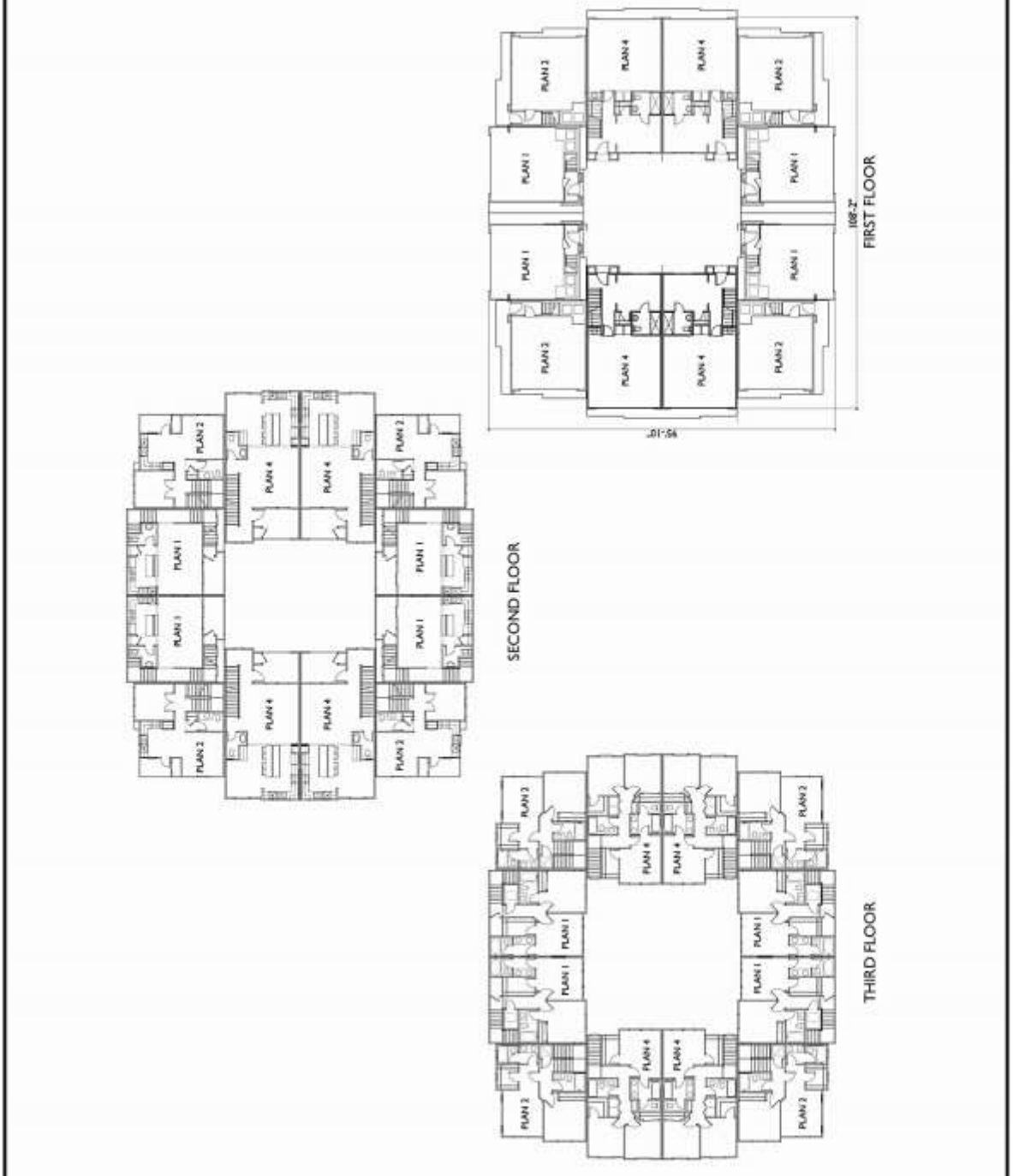
FIRST FLOOR

SECOND FLOOR



THIRD FLOOR

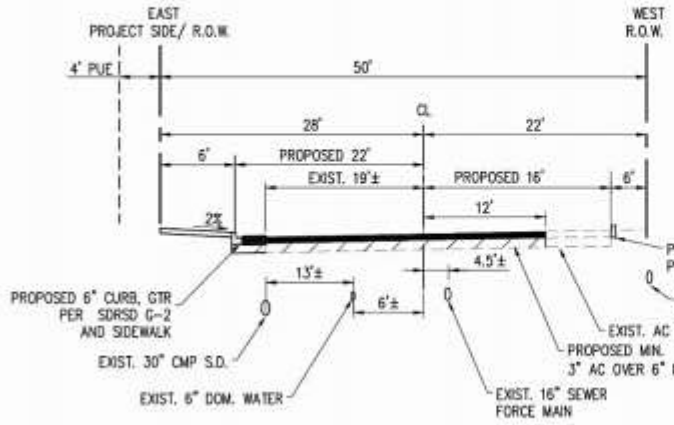
PROPOSED PROJECT: SUB 19-0010
BUILDING D COMPOSITE



PROPOSED PROJECT: SUB 19-0010
BUILDING C COMPOSITE

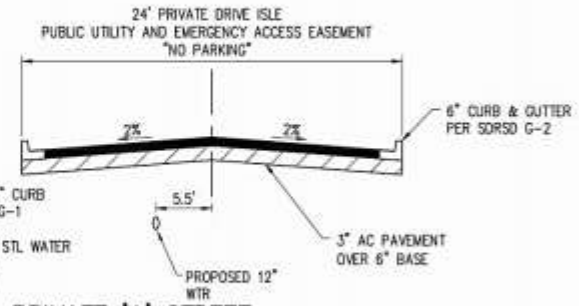
PROPOSED PROJECT: SUB 19-0010

SECTIONS & DETAILS



SOUTH ESCONDIDO BLVD.

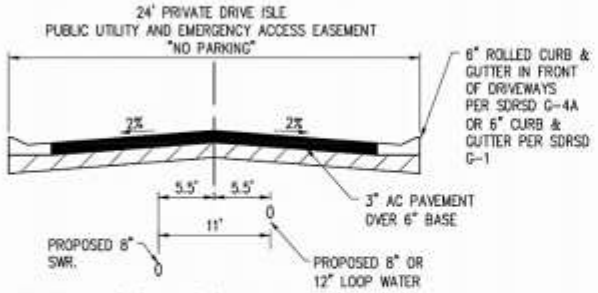
N.T.S.



PRIVATE 'A' STREET

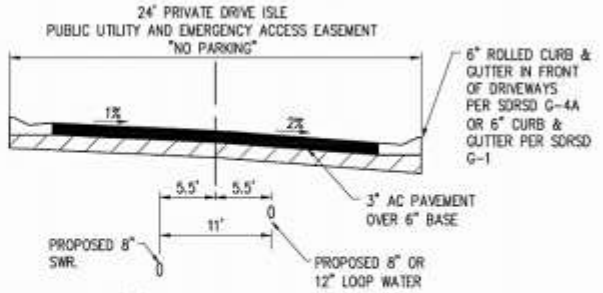
N.T.S.

24' PRIVATE DRIVE ISLE
PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT



PRIVATE 'B' – 'E' STREET

'B' Northerly to 'A' Street N.T.S.



PRIVATE 'B'

From 'A' Street to Southerly end

EXHIBIT "E"

MITIGATION MONITORING REPORTING PROGRAM (MMRP)

PROJECT NAME: Hacienda de Vega Condominium Project (City File Nos.: SUB 19-0010 and PHG 19-0050)

NEG. NEC. NO. : ENV 19-0007

SCH NO.: N/A

APPROVAL BODY: Escondido City Council

PROJECT DESCRIPTION: Tentative Subdivision Map along with a Condominium Permit and Plot Plan for the proposed development of 42 air-space, three-story condominium units. A Non-Emergency Demolition Permit is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. Access to the site would be provided from South Escondido Boulevard via a 24-foot-wide private street. South Escondido Boulevard would be improved across the project frontage (eastern side) to include curb, gutter, and sidewalk. A southbound left-turn lane would be stripped across the project frontage. Up to 95 parking spaces would be provided on-site (garages/open guest spaces).

PROJECT LOCATION: 2608 S. Escondido Boulevard (238-152-0600 and 238-152-0700)

APPLICANT/CONTACT PERTSON: Tony Cassoloto, South Escondido L.P.

PROJECT MANAGER: Jay Paul, Senior Planner, City of Escondido Planning Division Phone No.: (760) 839-4537 Email: jpaul@escondido.org

Mitigation Monitoring and Reporting Program

Mitigated Negative Declaration/Initial Study Environmental Checklist

Project No. ENV 19-0007

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 Project, which is the subject of the Mitigated Negative Declaration (MND) and Initial Study Environmental Checklist, complies with all applicable environmental mitigation requirements. The mitigation described in the MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

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 MND and Initial Study Environmental Checklist. Only those subsections of the environmental issues presented in the Initial Study Environmental Checklist that have mitigation measures are provided below in the MMRP table. All other subsections do not contain mitigation measures. For each mitigation measure, the MMRP table identifies the following: (1) mitigation measure; (2) implementation action; (3) responsible agency/party; (4) monitoring schedule; and (5) verification date.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources						
CUL-1: The project applicant shall ensure Level I or II Historic American Buildings Survey documentation (or equivalent) of the residence be conducted in order to achieve mitigation by exhausting the research potential of the resource.	• Applicant submit HABS documentation/survey	Applicant: City of Escondido Community Development Department Planning Division	X			
CUL-2: Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.	• Require salvage, reuse if feasible and make materials available for reuse.	Applicant: City of Escondido Community Development Department Planning Division	X			
CUL-3: The project applicant shall work with Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy. Although implementation of this mitigation measure may reduce impacts on historical resources, it would not lessen the effects to a less than significant level.	• Require interpretive program	Applicant: City of Escondido Community Development Department Planning Division	X			
CUL-4: The City of Escondido Planning Division (City) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the	• Applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement.	Applicant; City of Escondido Community Development Department Planning Division	X			

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Project Location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.						
CUL-5: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.	• Require verification and approval of qualified archaeologist and has retained Native American Monitor(s).	Applicant; City of Escondido Community Development Department Planning Division	X			
CUL-6: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	• Require monitoring program coordination.	City of Escondido Community Development Department Planning Division; Qualified Archaeologist; Grading Contractor	X			

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
CUL-7: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	• Require on-site archaeological monitor and Native American Monitor(s).	City of Escondido Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division	X	X		
CUL-8: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	• Require identification and preservation of any unidentified cultural resources.	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner; Native American Monitor		X		

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
CUL-9: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.	• Require identification and preservation of any significant tribal resource. • Consultation with Native American Monitor.	City of Escondido Community Development Department Planning Division; Project Archaeologist; Native American Monitor; TCA Tribe		X		
CUL-10: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.	• Require research design and data recovery program. • Consultation with Native American Monitor.	City of Escondido Community Development Department Planning Division; Project Archaeologist; TCA Tribe		X		

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
CUL-11: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. 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, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.	• Require identification and preservation of any undiscovered cultural resources or human remains.	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner		X		

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
CUL-12: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the TCA Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.	• Require that a Native American monitor is present during any testing or cataloging. • Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe, and/or curated.	City of Escondido Community Development Department Planning Division; Project Archaeologist		X	X	
CUL-13: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	• Require documentation of analysis and data by the qualified archaeologist. • Consultation with Native American Monitor.	Qualified Archaeologist; Native American Monitor			X	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Noise						
NOI-1: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses to the north. In addition, the use of vibratory rollers and packers should be avoided, as feasible, near sensitive areas.	• Require certain equipment to be located away from noise sensitive uses and avoid use of vibratory rollers and packers.	Applicant; Construction Contractor	X	X		
NOI-2: The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m. Monday through Friday, 5:00 p.m. and 9:00 a.m. on Saturday, and all day on Sunday. Additionally, while construction would occur up to the property edge, the majority of construction would take place in the center of the site, which would be approximately 100 feet from the nearest sensitive receptor. With implementation of mitigation measures N-1 and N-2, impacts would be reduced to less than significant.	• Prohibit use of large equipment that generates high levels of vibration during certain hours.	Applicant; Construction Contractor		X		

ESCONDIDO
City of Choice

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 22, 2020

PROJECT NUMBER / NAME: SUB 18-0011 – PALOMAR HEIGHTS

REQUEST: A General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (N. Fig Street and Valley Boulevard), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, for the proposed redevelopment of the former Palomar Hospital Downtown Campus ("Project"). The request also includes the consideration of the Environmental Impact Report prepared for the project.

LOCATION: 555 E. Valley Parkway and surrounding properties

APN / APNS: 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00

GENERAL PLAN / ZONING: SPA-9 / Downtown Specific Plan – Historic Downtown District

APPLICANT: Integral Communities

PRIMARY REPRESENTATIVE: Ninia Hammond

DISCRETIONARY ACTIONS REQUESTED: General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, and certification of the Final Environmental Impact Report prepared for the project.

PROJECT PLANNER: Adam Finestone, Principal Planner, afinestone@escondido.org

CEQA RECOMMENDATION: Recommend that the City Council Certify the Environmental Impact Report (SCH No. 2019059013) prepared for the Project

STAFF RECOMMENDATION: Recommend that the City Council conditionally approve the Project

REQUESTED ACTION: Approve Planning Commission Resolution Nos. 2020-12 and 2020-13

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS: ☒ Mike Strong, Director of Community Development

BACKGROUND:

The Project site is the Palomar Health Downtown Campus ("Hospital Campus") site and various adjacent properties/parcels. The site is currently developed with hospital, medical office, and commercial uses, and associated parking facilities. The Hospital Campus first opened its doors in in 1953, and until 2012 served as a major health facility in the region, with beds for intensive care and additional beds for patients that needed long-term care. In 2012, Palomar Health opened the Palomar Medical Center Escondido located at 2185 Citracado Parkway, Escondido. At that time, certain facility uses of the Downtown Palomar Heath Facility were relocated to the new Palomar Medical Center. Since the opening of the new Palomar Medical Center Escondido, the need for the Downtown Palomar Health Facility has decreased and several of the floors of the main building at 555 E. Valley Parkway are vacant. With the hospital no longer serving as the primary source of economic activity in the area, demand has decreased for associated medical office uses, and the surrounding medical office buildings (both those within the Project site and those outside it) have seen increased vacancies.

On December 24, 2018, the Planning Division of the Community Development Department received an application from Integral Communities to redevelop the former Palomar Hospital Downtown Campus. The proposed project, referred to as Palomar Heights (the "Project"), would include the demolition of all existing buildings on the Project site, and construction of 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and 10,000 square feet of commercial/office space. The application includes a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (N. Fig Street and Valley Boulevard), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes to accommodate the Project. Details regarding each requested action are provided later in this report.

Previous Actions:

On December 9, 2018, the City Council authorized staff to process an amendment to the Downtown Specific Plan related to this project. On October 8, 2019, the Planning Commission conducted a design review session on the proposed project. On July 16, 2020, the Historic Preservation Commission recommended that the City Council authorize the demolition of a potentially significant structure on the project site.

Site Description:

The Project site consists of approximately 13.84 acres of land at the eastern end of the Downtown Specific Plan area, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south. The majority of the Project site (approximately 12.8 acres) sits east of Valley Boulevard and currently is occupied by the former Palomar Hospital and other medical and general office uses. The portion of the Project site to the

west of Valley Boulevard (slightly over one (1) acre), the majority of which consists surface parking, along with a general office building and a small retail building. All parcels involved in the Project are owned by either the applicant or Palomar Pomerado Health, who has authorized the applicant to pursue the Project.

The Project site sits on a small hillside at the eastern end of downtown Escondido, rising from an elevation of approximately 670 feet along Valley Boulevard (western portion of the Project site) to approximately 715 feet at the center of the site, before dropping back down to 670 feet at N. Fig Street (eastern property line). The low point on the north side of the property (along E. Valley Parkway) sits at an elevation of approximately 660 feet, with the southern side of the site (along E. Grand Avenue) rising with the natural grade to an elevation of approximately 705 feet at its high point. Surrounding topography is generally flat to the west, north and east, and continues to gain elevation toward the south of the site.

Access is provided to the main portion of the Project site (i.e. the hospital buildings) from a primary driveway at the signalized intersection of E. Valley Parkway/Valley Boulevard/N. Hickory Street. Two additional driveways E. Grand Avenue, and one on E. Pennsylvania Avenue also provide access to the main portion of the site. Access to the smaller properties at the southeast corner of the Project site (near the signalized intersection of E. Grand Avenue/N. Fig Street) is provided by three driveways along E. Grand Avenue and three along N. Fig Street. A public alley also provides access to the properties along N. Fig Street. Properties to the west of Valley Boulevard are accessed by two driveways along Valley Boulevard and two driveways along the alley behind said properties. That alley serves as the western boundary of the Project site.

Project Description

The Project, which includes both sides of Valley Boulevard between E. Valley Parkway to the north and E. Grand Avenue to the south, proposes to demolish all existing structures on the subject property, and construct a mixed-use residential and commercial development. The Project would include 510 residential dwelling units with a resulting residential density of 36.8 dwelling units per acre. The Project would also contain up to 10,000 square feet of commercial space. In addition, the Project would include supporting open space and recreational amenities, landscaping, parking, and associated site improvements. Infrastructure improvements would include new on-site water and sewer lines, and upsizing of existing sewer facilities in the public right-of-way. Frontage improvements would be provided along the public rights-of-way, the most significant of which would involve changing Valley Boulevard to a one-way (northbound) roadway to allow for increased pedestrian space on both sides of the street.

1. Site Design

    a) Eastern Portion of the Project Site

        The Project site is divided by Valley Boulevard, with most of the site being on the east side. The portion of the Project site that is east if Valley Boulevard is approximately 12.8 acres and, as proposed, would accommodate 258 apartment units in three (3) buildings,

72 rowhomes in 11 buildings, and 90 villas in nine (9) buildings. This portion of the Project site (i.e. east of Valley Boulevard) would be graded to create a relatively flat pad to accommodate the proposed buildings. Grading of the site would have a very gentle slope, indicative of the knoll that exists today, but at a much smaller degree. The design attempts to maintain the ease of internal access, circulation and development while accommodating the existing topography along the project frontages. This requires retaining walls along many areas of the project site, with portions of the site sitting approximately 12 – 14 feet above adjacent roadways. This is primarily the case along N. Fig Street, E. Valley Parkway and at the main project driveway (intersection of Valley Boulevard, E. Valley Parkway and N. Hickory Street).

- Apartment buildings: Three of the buildings on the main Project site would be multi-story apartment buildings, which would be located on the western portion of the site. The largest of them appears as an "E" shape when viewed from above, with the longest side fronting on Valley Boulevard. The building would measure nearly 300,000 square feet, and would include the commercial space and tower element that serves as the focal point of the project at the corner of Valley Boulevard and E. Grand Avenue. The second apartment building would be 132,700 square feet and would sit on the opposite side of the main project entryway from the "E" shaped building, with frontage on E. Valley Parkway. The third apartment building would front on E. Grand Avenue, across the western driveway from the "E" shaped building. This building would measure 77,840 square feet. All apartment buildings would have pedestrian access facing the street frontages, though the second building would sit above E. Valley Parkway and would not provide a direct entrance from the street.

- Rowhome and Villa buildings: The remainder of the site would be comprised of a series of rowhome and villa buildings, as well as a central recreation area and additional open spaces. The 11 rowhome buildings would be located on the southeastern portion of the site, with private alleyways on one side of the buildings, and front doors with walkways on the other side. The nine (9) villa buildings would be located near the middle of the site and would have garages on both sides of the building, such that the units are back-to-back. The central recreation area, including a pool, spa and clubhouse, would provide convenient access for residents from all parts of the project site. A small pocket park would be located on the east side of the project site (adjacent to N. Fig Street), and another would be located near the main project driveway adjacent to the main apartment building. A dog park would be located at the northeastern corner of the property.

The main portion of the Project site (east of Valley Boulevard) would be accessed by three driveways and served by an internal, looped roadway system. The main project entryway would be at the signalized intersection of Valley Boulevard / E. Valley Parkway / N. Hickory Street. Full turning movements would be permitted into and out of the driveway. The other two access points would be along E. Grand Avenue, approximately 700-feet apart from each other. The eastern driveway would be limited to right-in/right-out movement only,

while the western driveway would allow left turns into the site though still restrict exit movements to right-turn only. In addition to the three vehicular access points, pedestrian access would also be available from N. Fig Street and from the corner of Valley Boulevard and E. Grand Avenue (through the commercial portion of the building and the parking garage). The internal, looped roadway system would provide access to the buildings and parking spaces via a series of private alleyways. Rowhome and villa units would have private garages accessed directly from the alleyways, while the apartment buildings would have shared garages that are accessed directly from the looped roadway system. On-site pedestrian circulation would be provided by an accessible path of travel on both sides of the looped roadway system, as well as other sidewalks between various buildings and around the central recreation area.

b) Western Portion of the Project Site

The portion of the Project site west of Valley Boulevard is slightly over one acre in size, and is proposed to be developed as a senior apartment building. The 1.03 acre parcel west of Valley Boulevard would be developed with one (1) 113,506 square foot building. Vehicular access would be provided to the parking garage via two gated driveways from the alley west of the building. A third driveway would provide access from the alley to guest parking spaces. Pedestrian access would be provided at a central doorway along Valley Boulevard. The portion of the project site that is west of Valley Boulevard is relatively flat, and no significant grading is proposed.

- Senior apartment building: The building would span nearly the entire length of Valley Boulevard, and would have two (2) wings coming off the rear (west) side of the building. The wings would create triangular areas of the property that would not be covered by a building, which would be landscaped. One of those areas, on the southwest side of the site, would be tucked between the proposed building and an existing commercial building on an adjacent property, creating a private garden area that could be used either as outdoor dining space for the commercial component of the project, or for use by project residents. In front of the building, at the northwest corner of Valley Boulevard and E. Grand Avenue, outdoor seating for the commercial component of the building, and a public plaza area would be provided.

2. Building Design (i.e. Residential Components)

The project has been designed with four distinct residential product types. Two are intended as “for-rent” products, while the other two would be “for-sale” products.

a) Apartments

A total of 258 apartments would be provided within three buildings. The proposed buildings would be five levels, with four floors and a mezzanine. The first floor of the buildings would consist of shared garages with access to the ground floor of townhomes. Access to that

ground floor would also be provided from the exterior of the buildings, and most ground floor living space would serve as an entryway with minimal useable living area. The townhomes would include two (2) and three (3) bedroom units would occupy the second and third floors of the buildings, with living space on the second floors and bedrooms on the third floors. The fourth floors would be accessed by elevators from the parking garages, and would contain one-bedroom units with lofts. The apartment building along Valley Boulevard would include 148 units as well as approximately 7,500 square feet of commercial space, the apartment building located on the northern side of the Project site along E. Valley Parkway would include 70 units, and the apartment building east of the Project driveway on E. Grand Avenue would include 40 units. Apartment units would range in size from approximately 650 to 1,550 square feet, and all units would have washers and dryers, and balconies/decks. The table below provides additional detail regarding the apartment units.

	Quantity	Bedroom	Bathroom	Size
Plan 1	129	1	1	650
Plan 2	96	2	2	1,170
Plan 3	33	3	2	1,450
Total	258			

b) Senior Apartments

Ninety (90) senior apartment units would be situated within one four-story building on the western portion of the Project site (west of Valley Boulevard). The ground floor would provide on-site parking and one residential unit, as well as approximately 2,500 square feet of commercial space. The floors above would be composed of residential units accessed from an elevator in the ground-floor lobby. Four of the second-floor units would also be provided with direct access to Valley Boulevard via interior stairways. The units would be a mix of one and two bedrooms, and would range in size from approximately 550 to 800 square feet. All units would have washers and dryers and a majority of the units would have decks. The table below provides additional detail regarding the senior apartment units.

	Quantity	Bedroom	Bathroom	Size
Plan 1	26	1	1	550
Plan 2	29	1	1	600
Plan 3	15	1	1	650
Plan 4	11	2	1	730
Plan 5	9	2	2	800
Total	90			

c) Rowhomes

The project would include 11 rowhome buildings with a total of 72 units. Six (6) of the buildings would contain seven (7) units each, and five (5) of the buildings would contain

six (6) units each. Each unit would have a private, two-car garage. Garages for 22 of the units would be tandem. Rowhomes would consist of 22 two-bedroom units measuring 1,495 square feet, and 50 three-bedroom units measuring between 1,415 square feet and 1,875 square feet. Two of the floor plans would include a bedroom and bathroom on the first floor, and one would have an office. The fourth floor plan would not have any usable living area on the first floor. All units would have kitchens and great rooms on the second floor, and bedrooms on the third floor, and all would have a deck on the second floor, with one of the floor plans also having a deck on the third floor. All units would also have washers and dryers. The table below provides additional detail regarding the rowhomes.

	Quantity	Bedroom	Bathroom	Size
Plan 1	22	3	2.5	1,415
Plan 2	22	2	2.5	1,495
Plan 3	12	3	3	1,795
Plan 4	16	3	3	1,875
Total	72			

d) Villas

The Project proposes 90 villas within nine (9) buildings. All buildings would contain ten (10) three-story units, with eight of the buildings having five (5) back-to-back units, and the ninth building having four back-to-back units with two additional units on one side. All units would have two-car attached garages, with one of the floor plans having a bedroom and full bathroom on the ground floor, and another having a den and powder room. The other floor plan would not have any usable living area on the ground floor. The second floor of all units would consist of great rooms and kitchens, with bedrooms on the third floor. All units would have decks on the second floor, and all would have washers and dryers. The table below provides additional detail regarding the villas.

	Quantity	Bedroom	Bathroom	Size
Plan 1	55	2	2	1,104
Plan 2	18	3	2.5	1,405
Plan 3	17	3	3	1,646
Total	90			

e) Commercial Component

The Project proposes 10,000 square feet of commercial space. Approximately 7,500 square feet would be located in the primary apartment building, on the northeast corner of Valley Boulevard and E. Grand Avenue (eastern portion of the Project site). The other 2,500 square feet would be located in the senior apartment building, on the northwest corner of Valley Boulevard and E. Grand Avenue (western portion of the Project site).

The commercial space located on the east side of Valley Boulevard would include approximately 2,400 square feet of commercial space on the ground floor (two 1,200 square foot spaces), and a restaurant on the top floor. Current plans also call for co-working space and a lounge on the second floor, and a gym on the third floor. The restaurant would have decks for outdoor dining along both Valley Boulevard and E. Grand Avenue, as well as a rooftop deck above it. The gym would have decks along both Valley Boulevard and E. Grand Avenue as well. A portion of the commercial space would be used for a leasing office, though the exact location is currently undetermined. The use of the commercial space is flexible so that different uses could occupy it as market conditions change. The commercial space on the west side of Valley Boulevard is envisioned as a café or restaurant. It would have outdoor seating on a plaza in front and an additional outdoor dining area behind the space as well.

f) Open Space and Recreation

Open space and recreational amenities include a centrally located pool/spa and clubhouse building, a gym within the main apartment building, and dog park located in the northeastern portion of the Project site. Two pocket parks with outdoor seating and barbeques would also be provided, one near the southeastern corner of the Project site and the other next to the main apartment building adjacent to the primary Project driveway. The central open space area would be the largest and is in a location that is easily accessible to residents throughout the project site. In the pool/spa area there would be lounge chairs, cabanas, a splash pad, tables and chairs, and barbeque islands, as well as a restroom building with outdoor showers, and a pool equipment room. The clubhouse building would have kitchen facilities and restrooms, and would open onto the pool/spa area with sliding or accordion doors. The entire area would be gated for safety purposes.

The dog park would be fully fenced and would include a dual gate to provide an area for a dog's parents to leash/unleash their pets. It would include a sizeable open area for dogs to run and play, as well as benches and shade trees around the exterior for parents to relax during play time. Pocket parks would have outdoor seating areas, shade structures, and barbeque islands, as well as ornamental landscaping. An area near the park on the southeastern corner of the site would also include space for a bocce ball court or a similar activity. Additional common open space areas for passive use would include walkways, courtyards, and open landscaped areas. Plazas and courtyards along street frontages would provide additional open space amenities which would be available for public use as well as for that of Project residents.

In total, just under 130,000 square feet of common open space area would be provided. Private open space totaling over 45,000 square feet would also be included, in the form of balconies/decks and patios associated with the residential units. In total, the project would provide upwards of 175,000 square feet of usable open space, at a rate of 343 square feet per unit.

g) Frontage and Infrastructure Improvements

In consideration of the full Project site, significant improvements would be made to Valley Boulevard which would provide several public and semi-public plazas and outdoor seating areas, as well as wider sidewalks, on-street parking, a bus stop, rideshare spaces, and enhanced landscaping. At the corner of Valley Boulevard and E. Grand Avenue, bulb-outs in the sidewalk would create larger public pedestrian areas and also serve to slow traffic as it approaches Valley Boulevard. The public plaza at the northeast corner of Valley Boulevard and E. Grand Avenue would serve as a major focal point for the project since it would be visible when approaching the site from both E. Grand and E. 2nd Avenues. A proposed tower element on this corner would further serve to mark it as the main public plaza. At the northern end of Valley Boulevard, a large landscaped plaza would be provided in a triangular area of public right-of-way.

The most significant public improvements required for the Project consist of major modifications to Valley Boulevard. Modifications include the elimination of the existing southbound lane and the change to a northbound only roadway. As part of this modification, the Project would require the City to vacate approximately 7.5 feet on the east side of the roadway, and would dedicate approximately one half foot on the west side of the roadway. The roadway would be built out with parallel parking on both sides, two (2) 12-foot drive aisles, and a five (5) foot bike lane. There would be a three foot buffer between the drive aisle and parking spaces on the west side of the roadway, and a two (2) foot buffer between on both sides of the bike lane on the east side of the roadway, with the drive aisle on one side and parallel parking on the other. A ten (10) foot sidewalk would be provided on each side of the carriageway. (Additional landscaping and other improvements would be provided on the Project site immediately adjacent to the Valley Boulevard public right-of-way.)

Additional street improvements would include widening of both E. Grand Avenue and N. Fig Street. A two (2) foot right-of-way dedication along E. Grand Avenue would be necessary accommodate the required eight (8) foot expansion of the roadway. (The existing right-of-way includes a 50-foot paved carriageway within an 80-foot right of way. The ultimate paved carriageway for E. Grand Avenue is required to be 64-feet. The two (2) foot dedication would allow the north (Project) side of E. Grand Avenue to be widened to its ultimate width.) N. Fig Street is currently paved with a 36-foot carriageway within an 80-foot right-of-way. The requested reclassification of this segment of N. Fig Street to a Local Collector roadway would allow the ultimate right-of-way to be reduced to 66 feet, though the carriageway would need to be widened by six (6) feet. The Project would be responsible for the three (3) feet of widening on their side of the street.

Public utilities (sewer and water) would be provided as a backbone network through the project site, generally within the internal looped roadway system. The sewer system would consist of an eight (8) inch sewer main that would direct the flow from 498 units to an existing 12-inch main in N. Hickory Street. The remaining 12 units would be connected to a sewer main in N. Fig Street, which would be upsized to a ten (10) inch main for a distance

of 540 feet (from the alley between E. Ohio Avenue and E. Pennsylvania Avenue to a point north of E. Valley Parkway). Each building would connect to the proposed eight (8) inch on-site mains via six (6) inch private laterals. The Project would also install a new eight (8) inch public sewer main in Valley Boulevard, which would provide service to the proposed senior apartment building.

The proposed water system would consist of an 8-inch and 12-inch public pipeline system within the Project that would connect to the City's water system within the adjacent roadways. There are two proposed connections to the existing City of Escondido public system; one to the 12-inch pipeline in E. Valley Parkway and another to a line in E. Grand Avenue that is proposed to be upsized from a six (6) inch main to a 12-inch main from N. Hickory Street to N. Fig Street.

A proposed on-site storm drainage network within the Project site would tie into the existing drainage network in E. Valley Parkway and N. Fig Street. The existing 18-inch storm drain within E. Valley Parkway would be replaced with a 36-inch storm drain in order to accommodate the Project flows. No extensions or expansion of the existing drainage network within N. Fig Street would be necessary to serve the Project.

Entitlements Requested

The proposed project requires several entitlements, as identified in the Escondido Zoning Code and the Downtown Specific Plan. The various entitlements are dependent upon each other, and are listed in an order below such that each cannot be approved unless the prior is also approved.

1. General Plan Amendment – Mobility and Infrastructure Element

N. Fig Street, between E. Valley Parkway and E. Grand Avenue, is currently classified as a Collector Street in the Mobility and Infrastructure Element of the City of Escondido General Plan. Such classification is intended to provide for a four-lane roadway and center turn late, with a 64-foot paved width within an 80 – 84-foot right-of-way. Parking is not allowed on a Collector Street, and direct residential driveway access is discouraged. This segment of N. Fig Street is currently improved as a two-lane roadway and has a paved width of 36-feet within an 80-foot right-of-way. It has a partial painted centerline, residential driveway access, and allows on-street parking. It is essentially built as a local road with sufficient right-of-way to accommodate a Collector Street.

The applicant has provided a technical memorandum identifying anticipated traffic volumes which supports the reclassification of this segment of N. Fig Street from a Collector Street to a Local Collector Street. The required right-of-way would be reduced from 80-feet to 66-feet, and the ultimate paved width would be 42-feet, and would accommodate a two-lane roadway with parking on both sides of the street. This reduction would allow the applicant to request the vacation of approximately seven feet of right-of-way along their N. Fig Street frontage in order to accommodate the project. The applicant would be responsible for widening their side of the existing roadway to meet the Local Collector standard. Attachment 3 depicts the change to the Circulation Diagram that would result from this amendment.

2. Specific Plan Amendment – Downtown Specific Plan

The project would include a Specific Plan Amendment to allow two modifications to the Downtown Specific Plan. Necessary revisions to the text and figures contained in the Downtown Specific Plan are depicted in Attachment 4 to this staff report.

a) Ground-floor residential allowance:

The Downtown Specific Plan currently requires ground-floor commercial uses within the Historic Downtown District. This district is centered on Grand Avenue, and runs from S. Centre City Parkway on the west to N. Fig Street on the east. It includes the retail core area along E. and W. Grand Avenue. A majority of the retail core area consists of older, sometimes historic, single-story buildings with a retail presence at the front property line. The retail core ends approximately one block west of the project site, however the entire Historic Downtown District requires ground floor commercial uses.

The proposed amendment would allow ground-floor residential uses at the project site through a Planned Development Permit process. Commercial uses would still be allowed on the ground floor, however residential uses could also be proposed. The Planned Development Permit process gives a property owner flexibility in determining how best to develop or redevelop his or her property, but also allows the City to maintain a level of control that would ensure that ground floor residential uses are designed in a manner that is appropriate for the surrounding environment. The amendment would require a revision to Figure II-4 to designate the site as allowing ground-floor residential land uses, and a minor text revision on Page V-4 to specify that non-residential ground floor uses are required in the retail core area, not the entire Historic Downtown District.

b) Clarification of height allowances:

The Downtown Specific Plan contains a table and exhibit (Figures III-5 and III-6, respectively) which identify the maximum height allowance for structures in the Downtown Specific Plan area. The two exhibits conflict with one another as it relates to the height limitation for the project site, as well as that for other portions of the Historic Downtown District. The two exhibits are proposed to be modified to eliminate the inconsistencies and clarify the maximum height allowed in the various portions of the District. Additionally, the amendment would remove language related to the allowable height for the hospital tower, as it would be no longer applicable to the zoning standards for the area.

3. Density Transfer Agreement

In 2019, the City established a Density Transfer Program and created a Density Credit Pool to allow flexibility and encourage residential development within the Downtown Specific Plan area. The pool would act as a bank into which properties that develop or redevelop at a density lower than that permitted by the Downtown Specific Plan would deposit that excess density. For

example, if a property is allowed to develop 100 dwelling units but only develops 50 dwelling units, the remaining 50 dwelling units would be placed into the pool. Other properties could then be developed at a density greater than that otherwise permitted by the Downtown Specific Plan by using (i.e. withdrawing) units from the pool. In order to request the use of units from the pool, a project would be required to process a Planned Development Permit and a Development Agreement or other agreement approved by the City. The goal of this program is to assist the City in meeting its housing goals by providing a way for unused density to be captured and used elsewhere within the specific plan area.

A majority of the Project site allows up to 100 dwelling units per acre, however the portion of the Project site that is west of Valley Boulevard is limited to 75 dwelling units per acre. After dedication of a two (2) foot strip of land along the alley, that western portion of the project site would be 1.03 net acres in size, and thus allow 77.25 dwelling units. That portion of the project site is proposed to be developed with a 90-unit senior apartment building, which is 12.75 dwelling units more than otherwise allowed by the Downtown Specific Plan. In order to accommodate the development of the senior apartment building, the property would need to request 13 dwelling units from the density credit pool.

The portion of the Project site located east of Valley Boulevard has a total net size of 12.81 acres, and could thus accommodate 1281 dwelling units. Since the Project only proposes to develop 420 dwelling units on that portion of the site, there would be 861 dwelling units of excess density that are not being used. This excess density would be deposited into the Density Credit Pool for use by property owners elsewhere in the Downtown Specific Plan area. (The deed for the portion of the Project site east of Valley Boulevard would reflect a restriction on the development of additional dwelling units, however a developer could request the use of units in the pool, if any, should they wish to further redevelop the site.) The net increase in the size of the Density Credit Pool would be 848 dwelling units, which would then be eligible to repurpose elsewhere in the Downtown Specific Plan. The addition of this density to the Density Credit Pool could provide a significant resource and incentive to encourage residential development elsewhere in the Downtown Specific Plan area. A draft of the Density Transfer Agreement is included with this staff report as Attachment 5.

4. Planned Development Permit – Master and Precise Development Plan

The Planned Development Permit process is intended to provide flexibility in the development of a property by allowing deviations from the standards identified in the Downtown Specific Plan. The Palomar Heights project requires a Planned Development Permit in order to accommodate four deviations.

a) Ground-floor residential allowance

As discussed in the Specific Plan Amendment section above, the Project has proposed ground-floor residential uses on a majority of the site. The Specific Plan Amendment would allow this through a Planned Development Permit process, however it should be noted that, should the City Council choose not to approve the Specific Plan Amendment, the

Planned Development Permit could not be requested to allow for ground-floor residential uses.

b) Request for units from the Density Credit Pool

As discussed in the Density Transfer Agreement section above, the Project proposes to exceed the allowable density for the portion of the site west of Valley Boulevard. Pursuant to the Density Transfer Program, a Planned Development Permit is required in addition to the Density Transfer Agreement when a project requests the use of units from the Density Credit Pool. The Planned Development Permit requirement gives the City control over the use of units in the Pool, with the goal of achieving high quality and appropriate density throughout the Downtown Specific Plan area. Similar to the ground-floor retail allowance, it must be noted that, should the City Council choose not to approve the Density Transfer Agreement, the Planned Development Permit could not be requested to allow the use of units in from the Pool.

c) Modification to parking requirements

The Downtown Specific Plan requires a minimum number of parking spaces for a project. This requirement depends on the number of bedrooms in each residential unit, and the square footage of commercial space. Guest parking is also required for residential units. Parking ratios required by the specific plan are as follows:

1-bedroom:	1.5 spaces/unit
2-bedroom:	1.75 spaces/unit
3-bedroom:	2.0 spaces/unit
Residential guest:	0.25 spaces/unit
Commercial:	1.0 space/250 square feet

The specific plan allows a reduction in the total number of required parking spaces through the Planned Development Permit process. Based on the requirements above, the project would need to provide 1,039 parking spaces on-site. The project proposes to provide 849 spaces on-site, with another 30 spaces available on the street (Valley Boulevard and E. Valley Parkway), for a total of 879 spaces, representing a reduction of 160 spaces or 15.4%. (The use of on-street parking for guest spaces may be approved by the City Council on a case-by-case basis.) Additional information on the number of parking spaces required and provided can be found in the Supplemental Details of Request section of this staff report.

Part of the reduction results from the applicant’s use of a parking standard for senior housing projects contained in the Escondido Zoning Code that has not been incorporated into the Downtown Specific Plan. The use of that standard would result in the need for 78 fewer parking spaces, leaving a deficiency of 82 spaces or 7.9 percent. (The Escondido Zoning Code was amended to include that standard for senior housing projects in 2018. Said amendment requires 0.75 spaces for a 1-bedroom unit, 1.5 space for a 2-bedroom

unit, and two (2) additional spaces for staff. A subsequent request to amend the Downtown Specific Plan to incorporate that standard was proposed as part of a specific development project in 2019. Rather than amend the Downtown Specific Plan to incorporate the reduced parking standard throughout, the City Council chose to act on the specific development project only, so there remains no separate parking standard in the Downtown Specific Plan for senior housing projects.)

The Downtown Specific Plan also allows for the use of tandem spaces for residential units through the Planned Development Permit process. A maximum of 25 percent of residential units may be approved to use tandem parking spaces, which would amount to 128 units. The Project proposes to provide tandem garages for 22 units, representing a total of 4.3 percent of the units on the project site.

(Note that the architectural site plan and the tentative map include parking information that is not accurate based on the description above. This information will be rectified prior to presenting the project to City Council.)

d) Reduction of setback on E. Grand Avenue

Setbacks of 14' from the face of the curb, or at the property line, whichever is greater, are required for all buildings fronting on a public street. Building 23 has a setback of 11 feet from E. Grand Avenue, which is three (3) feet less than required by the specific plan. It should be noted that, based on the angle of the building, the encroachment only occurs at the southeast corner of the building, and is less than 50 square feet in size. Other than that location, all structures on the project site meet required setbacks.

5. Specific Alignment Plans

A Specific Alignment Plan (SAP) is required for any street segment which deviates from design standards required by the Mobility and Infrastructure Element of the General. The Project requires SAPs for Valley Boulevard and N. Fig Street.

a) Valley Boulevard

Valley Boulevard is classified as a Collector Street in the Mobility and Infrastructure Element of the General Plan. This classification requires a four-lane road (two lanes in each direction) with a center left-turn lane, a shared Class III bike lane, and no on-street parking. A Collector Street requires a paved width of 64 feet within an 84 foot right-of-way. The applicant has proposed to modify Valley Parkway to include two northbound travel lanes, eliminate the required southbound travel lanes and left-turn lane, and provide parallel parking on both sides. The plan also includes a Class II bike lane on the east side of the street, with buffers on both sides (between the vehicular travel lane and the bike lane, and between the bike lane and the parking spaces). An additional buffer would be provided between the parking lane on the west side of the street and the adjacent vehicular travel lane.

b) N. Fig Street

The requested Specific Alignment Plan for N. Fig Street would accommodate the reclassification of the segment of N. Fig Street between E. Grand Avenue and E. Valley Parkway from a Collector Street to a Local Collector. The segment is currently built to a residential street standard (two-lanes with parking on both sides, with a paved width of 36 feet) within a right-of-way necessary to accommodate a Collector Street. Since the requested reclassification of N. Fig Street would be limited to a short, two-block segment, the SAP would address the transition of the segment to the Collector Street segment remaining on both sides. It would also establish a plan for future right-of-way vacation and street improvements in front of properties on this segment which are not a part of the Project.

6. Grading Exemptions – Fill Slopes

A grading exemption is required for any fill slope greater than ten feet in height located within 50 feet of a property line. The project would require two grading exemptions.

a) Main Project Entrance

The main project entrance, at the intersection of Valley Boulevard, E. Valley Parkway, and N. Hickory Street, includes a driveway that slopes up from the intersection toward the interior of the project site. The building pad and open space area on the right side of the entrance (when looking into the site) sits approximately 11 feet above the street level below.

b) Eastern and Northeastern Property Line

A majority of the northeast and eastern property lines include a series of retaining walls, up to 19 feet in height in some locations. Much of the grade difference above ten feet in height occurs where a natural topographical change exists, however retaining walls are provided to make it steeper in some locations. In other locations on this side of the project, particularly along N. Fig Street, retaining walls are pushed toward the property line to accommodate the pads for several buildings.

7. Tentative Subdivision Map for Condominium Purposes

The Project site currently consists of 12 lots, including seven (7) on the east side of Valley Boulevard and five (5) on the west side of Valley Boulevard. Through the subdivision process, the Project would consolidate all lots and create an eight (8) lot subdivision to accommodate the cohesive redevelopment of the Project site. The subdivision would contain seven (7) residential lots and one (1) open space lot. One (1) of the residential lots would be west of Valley Boulevard and would accommodate the senior apartment building. The other six (6) residential lots would be on the main Project site, with three (3) of them being occupied by the three (3) apartment

buildings (one (1) building on each lot), and the remaining three containing the villas and rowhomes. The open space lot would contain the central residential amenities, consisting of a pool, spa, and rec-room/club house on the main portion of the Project site. In addition to dividing the property into eight (8) physical lots, the Project also proposes to create 510 airspace condominium units. While the rowhomes and villas are intended to be sold as condominiums, and the apartments and senior apartments are intended to be rental units, the applicant has requested to include the apartments in their requested condominium map to allow for sale of those units at some future date should market conditions change. This is a common request made by developers, and is the case for a majority of projects that the City has processed in recent years or is currently reviewing. (Note that the information contained on the Tentative Map plan set states that the project proposes 202 condominium units. This error will be rectified prior to presentation of the Project to City Council.)

PROJECT ANALYSIS:

1. General Plan Consistency

The project has a General Plan Land Use designation of Specific Plan Area (SPA), and is within SPA #9. This SPA is governed by the provisions and regulations contained in the Downtown Specific Plan, and is intended to accommodate a mix of commercial and residential land uses to create a cohesive, walkable and pedestrian oriented downtown environment with a jobs / housing balance. Goals and policies contained in various elements of the General Plan must be considered in relation to the project. Select provisions are provided in Attachment 6, and a full analysis of applicable goals and policies can be found as Appendix H of the EIR.

2. Downtown Specific Plan Consistency

The Vision Statement contained in the Downtown Specific Plan reads, “Downtown Escondido is envisioned as a dynamic, attractive, economically vital city center providing social, cultural, economic, and residential focus while respecting its historic character. The environment is pedestrian oriented, attracting local and non-local visitors to experience an atmosphere that is entertaining and vibrant with activity occurring throughout the day, evening and weekend hours.” The Project would assist the City in fulfilling this vision by establishing a large residential population that would anchor the east end of downtown and provide a significant customer-base for existing businesses while also attracting new ones. While the Project does include a small amount of commercial space, the intent is that the added population in the downtown area will help existing downtown businesses thrive and attract new businesses to fill vacant commercial spaces along Grand Avenue and elsewhere in the vicinity rather than creating a significant amount of new commercial space to compete with those existing businesses. By limiting the amount of commercial space on-site, the project will increase demand for area businesses and help create the vibrant, walkable environment envisioned. Additional goal and policy conformance analysis is provided in Attachment 7.

3. Design of Proposed Project

a) Architectural

i. Apartments

The apartment product would provide 258 apartment units separated into three (3) buildings. The buildings have front doors on all street-facing facades as well as a majority of the facades oriented toward the interior of the site. The buildings include a variety of materials, including stucco, brick veneer, and siding. Each building would have a unique, yet complementary, color scheme. Colors would predominantly include various shades of off-white, beige/tan, and grey stucco, grey siding, and grey and red brick.

The buildings have been designed to provide both vertical and horizontal relief, and upper floors are stepped back on all sides facing public streets. Building heights range from 51 feet to 67 feet 6 inches, with squared roof lines, some of which include cornices. Parking garages are integrated into the first floor of the buildings and do not have entrances facing the streets, so vehicles will be fully screened from view. Shaded balconies and/or decks are provided in each unit, which would provide private outdoor space for all residents. The largest of the buildings (Building 23) incorporates the primary commercial component of the project, which adds variety and interest to the building architecture at the corner of Valley Boulevard and E. Grand Avenue.

Staff believes that the applicant has made a good faith effort to design buildings that would be provide architectural interest and has incorporated an appropriate mix of colors and materials to break up the street-facing facades. Additional enhancements such as rooftop decks, and wrap-around balconies on corner units would be a way to further improve building aesthetics from public streets, and the interior of the project site would benefit from similar stepped-back upper floors as have been provided along street-facing facades. Additionally, much of the variation in building height is due to pad elevations and site topography, such that building heights appear much more similar than the total height would lead one to believe. Staff has included conditions of approval to provide architectural enhancements to improve the visual quality of the apartment buildings.

ii. Senior Apartments

The senior apartment building sits directly across Valley Boulevard from the primary apartment building discussed above, and uses similar colors and materials and architectural style. The front side of the building includes decorative corbels and metal grillwork to add architectural interest and aesthetic appeal. The building provides minimal horizontal articulation, however recessed balconies/decks, awnings, and materials assist in breaking up the façade. Additionally, the curve on Valley Boulevard brings a driver and pedestrian closer to the building at times, which helps change the

perspective from the street. The building is 56 feet high, and would benefit from additional variation in height, similar to the apartment buildings.

iii. Rowhomes and Villas

The rowhomes and villas are smaller, lower-profile buildings than the apartments and senior apartments. From a visual perspective, the most significant difference between two is that the rowhomes have garages on one side and front doors and walkways on the other side, while the villas are back-to-back units that have garages on both sides. Both products include two distinct styles; one is similar to the apartments and senior apartments, while the other is unique to the project site due to the different rooflines and accent materials and colors. Rowhones are between 37 feet, 7 inches and 38 feet, 7 inches in height, and villas range from 36 feet, 6 inches and 39 feet, 6 inches.

Most buildings are generally rectangular in shape (with the exception of one of the villa buildings that includes two more units on one side than on the other), though the rowhome buildings do provide more horizontal articulation since garages are only on one side. Villa buildings contain ten units in each building, while rowhome buildings have either six or seven units per building. The rowhome and villa architectural style which is similar to the apartment and senior apartment buildings would benefit from additional variation in height, while the rowhome and villa buildings with the unique architectural style would be improved by providing different roof pitches (which would provide variety in height as well). Conditions of approval have been included with the Project which would require these modifications.

iv. Commercial Space

The Project contains commercial space within the primary apartment building and in the senior apartment building. Since the space is integrated into those buildings, they use the same colors and materials as the buildings themselves. The space in the senior apartment building is located immediately adjacent to the northwest corner of Valley Boulevard and E. Grand Avenue. As mentioned previously, the space is intended for use as a café/restaurant, though there is no tenant identified at this time. The space features storefront glass, a decorative awning, and adequate space for signage. Additional detail regarding the entrance to the space will be required to be shown on the building plans, but staff believes roll-up glass doors out to seating/outdoor dining area on the adjacent plaza would be an attractive way to open up the space and enhance the pedestrian orientation of the space.

The commercial space on the east side of Valley Boulevard would be located in the southwestern corner of the primary apartment building. Its location makes it highly visible from historic downtown Escondido as one looks east down E. Grand Avenue. The building provides four floors of commercial space, some of which is intended as community space for project residents (gym, lounge and co-working space). Since E. Grand Avenue gains in elevation as one heads toward the project site, the commercial

space would have a strong presence at the visual terminus of E. Grand Avenue, which would be further enhanced by a tower feature, reaching a height of 75 feet.

Beyond the community space identified above, additional commercial space is available on the ground floor, and a restaurant is intended to occupy the top floor (as of this writing, a commercial tenant has not been identified). With the exception of the gym (located on the third floor) and restaurant space (top floor), the use of the remaining commercial and community space could be occupied by any business identified as a permitted use in the Downtown Specific Plan's land use matrix. Since it is identified as a recreational amenity for the project, the gym must be available for use by project residents without a fee, however it could be open to the public should the landlord desire to do so.

Decks on the third and fourth floors would provide impressive views of the valley floor, as would a rooftop deck above the restaurant space on the fourth floor. Above the deck would be a round, open metal tower feature that would be lighted in order to enhance its purpose as a focal point anchoring the east end of downtown. Staff believes the design of the commercial space, on a highly visible corner, provides an attractive visual terminus when viewed from downtown due to its mix of colors and materials, and the significant vertical and horizontal articulation created by the varied facades and decks. A tiered public plaza with public art in front of the commercial space further enhances its appeal.

b) Site Design

As a complete redevelopment of the former Hospital Campus, the applicant will be demolishing all buildings on-site and starting with a blank slate. Coupled with the size of the site, this allows for the utmost flexibility in site design, and its prominent location in the heart of Escondido provides a rare opportunity to create something truly special. The design of the site must accommodate the proposed buildings and uses, allow for access and circulation, provide adequate parking, and include open spaces and recreational opportunities in an attractive setting.

i. Location and Orientation of Structures

Proposed structures include apartments, senior apartments, rowhomes, and villas. Additional minor structures include a clubhouse/rec room, and pool equipment and restroom buildings. The largest of the structures (the primary apartment building) sits at the northeast corner of Valley Boulevard and E. Grand Avenue. It is the most prominent structure on-site and is appropriately placed in the most prominent/visible location, measuring over 400 feet in length and spanning the full length of Valley Boulevard, from E. Grand Avenue to the main project driveway. It is placed close to the street to help establish the urban context appropriate for a project in this location. Additionally, the tower element and horizontal and vertical articulation of the

commercial space at the corner of the building help anchor it in place and make it the building around which the site is designed.

Across Valley Boulevard, the senior apartment building occupies a majority of the one-acre site it sits on, and also has a strong street presence. Like the primary apartment building, it is close to the street and spans the full block, though due to the curve in the street, it is approximately 100 feet shorter. Taking into account the fact that the senior apartment building is shorter than the main apartment building across the street, its size and placement is appropriate and complements the apartment building without detracting from it as the project focal point.

The two other apartment buildings are smaller in scale than the primary building along Valley Boulevard, but are still large buildings with a decidedly urban appearance. They are placed along street frontages on E. Grand Avenue and E. Valley Parkway, and are visible when approaching the site from various directions. The larger of the two buildings, located adjacent to E. Valley Parkway, sits higher than the street and a bit farther back than the primary apartment building. The increased setback is appropriate for the building since E. Valley Parkway is a more heavily trafficked street than either Valley Boulevard or E. Grand Avenue, and is classified as a Major Road in the Mobility and Infrastructure Element of the General Plan. (The other two streets are classified as Collector roads.) This building is on the other side of the main project driveway from the primary apartment building, which helps keep the primary apartment building as the focal point while preserving the urban context along E. Valley Parkway.

The third apartment building is the smallest of the three and is located on E. Grand Avenue. It has a similar street-level orientation and setback as the primary apartment building, but its smaller size and its location further from the project focal point (corner of Valley Boulevard and E. Grand Avenue) serve to complement the primary building rather than compete with it. Overall, the three apartment buildings and the senior apartment building create an urban environment that is appropriate for the location.

East of the third apartment building described above, smaller and lower-profile rowhome buildings are proposed, which would be oriented perpendicular to, and separated from, the street. A series of six rowhome buildings would be placed parallel to each other, with either walkways or private alleyways between them. Beyond those six buildings, and across the eastern project driveway would be another series of rowhome buildings. These would be rotated 90 degrees and would be perpendicular to N. Fig Street. The first one would be located at the corner of E. Grand Avenue and N. Fig Street, but would be topographically separated from those streets and no direct access would be available. These four rowhome buildings would be split into pairs with a pocket park between them. One additional rowhome building would be oriented perpendicular and across a private driveway from the northern pair.

Nine villa buildings would occupy the interior of the site with no public street frontage. There would be four buildings on each side of the primary interior looped roadway,

and each would be separated from the next by a private alleyway. One additional villa building would be placed to the north of the four buildings on the east side of the looped roadway. This building and the two to the south of it would be adjacent and perpendicular to the interior property line on the east side of the site. The closest building would be setback almost twenty feet from that property line.

In general, and to achieve conformance with several General Plan and Specific Plan objectives and policies, a new building's height should be compatible with adjacent structures and, when necessary, incorporate sensitive transitions in height between low-rise and taller structures. The Project's proposed transition, setbacks and variable roof heights (as provided in the site plan and as proposed to be strengthened in the conditions of approval) help divide a building's mass into increments that correspond to the scale and massing of neighboring structures. The taller buildings (i.e. building's height and mass) are proposed along Valley Boulevard and help defines the Project's relationship to other structures and the street, as well as contributes to a downtown area's identity. The proposed building height and scale, orientation, architectural and landscaping elements of the rowhomes and villas facilitates the Project's integration into a neighborhood with a smaller scale. This helps reduce the perception of bulk and incompatibility with adjacent structures to the east.

ii. Site Access and Internal Circulation

As detailed in the Project Description section earlier in this report, the main portion of the project site (east of Valley Boulevard) would be accessed via three driveways; one at the intersection of Valley Boulevard / E. Valley Parkway / N. Hickory Street, and the other two located along E. Grand Avenue. An additional pedestrian access point would be located along N. Fig Street on the eastern side of the site. Vehicular access to the senior apartment building would be through the alley behind it, with a pedestrian entryway on Valley Boulevard.

Within the main portion of the project site, a looped roadway provides access to parking areas, garages, and private alleyways, with individual units taking access from those alleyways. A series of sidewalks and walkways between buildings provide an accessible path of travel through the project site, connecting the various units to the recreation area and public streets. Many of the interior driveways have sidewalks on both sides. Staff believes that the elimination of the sidewalk on one side of the private driveways would allow for additional landscaping and reduce the amount of pavement, which would benefit the project. As such, a condition of approval has been included for the project which would require the removal of sidewalks when they are not necessary as accessible paths of travel.

Pedestrian access is also provided into the project site from the corner of Valley Boulevard and E. Grand Avenue, however it is limited to residents only and requires users to walk through the building's garage. While staff appreciates the effort made by the applicant to provide access to the corner, having to walk through the parking

garage to get there is not an appropriate way to do so. Rather, most residents would likely exist the project site and walk along the public sidewalk adjacent to the site. This discourages pedestrian access both to the commercial and open space amenities at the corner, and to the rest of downtown.

iii. Landscaping, Open Space and Recreational Amenities

Overall, the site provides more than 175,000 square feet of active, passive and private open space, and an additional 24,500 square feet of landscaped slopes. Public plazas and expanded/enhanced sidewalks along Valley Boulevard provide additional green spaces. On-site landscaping consist of a mixture of trees, shrubs and ground cover. Landscaping would be provided along walkways, in the open space/recreation areas, on slopes, and in parking areas. Turf would be provided in strategic locations that would are appropriate for use as active open space areas, such as the pocket parks and dog park. Parking spaces near the central recreation area would use grass-crete or another similar material, and pergolas are provided at the end of the project alleyways. Hardscape such as decorative pavers and stamped concrete would be provided at project entrances and along the main project driveway.

Overall, staff believes that the landscaping provided on-site is similar to that one would expect to see at garden-style apartment project and/or townhome development and provides green space appropriate for a more suburban multi-family project. In a downtown environment such as this, staff would expect to see less landscaping due since more of the site would be covered with buildings. Location aside, site landscaping would provide an aesthetically pleasant setting and appropriate shaded areas.

Common open space areas described earlier in this report include a central recreation area, a dog park, two pocket parks, and a bocce ball court, and walkways, courtyards and plazas. The senior apartment building also features a deck above the guest parking area at the back of the property, accessed from lounges on either side. Private open space for the project takes the form of decks and balconies on most units.

The primary open space area would consist of a pool, spa, outdoor seating area to accommodate approximately 100 people, a barbeque island, cabanas, and a restroom building with outdoor showers. A clubhouse/recreation room, measuring approximately 1,600 square feet and opening onto the pool deck, with a kitchen, open area with a fireplace and seating, and additional restrooms would also be provided. Pocket parks would include seating areas, barbeque islands and trellises. A gym within the commercial area of the primary apartment building would also serve as a recreational amenity for residents.

Similar to the landscaping analysis above, staff believes the open space and recreational amenities provided by the project are appropriate for a garden-style apartment project or suburban townhome development. In an urban downtown area,

however, one would expect open space and recreational amenities overall to be smaller in size, but more centralized and active. Features such as rooftop decks, fire pits, media/game rooms, and social areas could be expected. As such, staff has conditioned the project to provide additional recreational/open space amenities including a rooftop deck on the corner of the apartment building adjacent along E. Valley Parkway, and a fire pit and shade sails in the pocket park on the north side of the primary apartment building.

iv. Parking

The project proposes to provide 879 parking spaces, inclusive of 30 on-street spaces. Aside from the on-street spaces, most parking spaces would be screened from view from public streets surrounding the site. There would be some spaces visible from the project driveways on the main portion of the project site (east of Valley Boulevard), however the closest would be almost 100 feet set back from the right-of-way, and no garages would be visible. On the portion of the site west of Valley Boulevard, all parking areas would appropriately accessed from the alley behind the building, and the ground-level garage would be heavily screened with decorative grillwork and landscaping to minimize the visibility of vehicles.

The senior apartment building would have 75 parking spaces, 65 of which would be located in the ground-level parking garage, and the remaining 10 underneath a large deck at the rear of the building. This total is similar to that required for senior housing projects by Article 39 of the Escondido Zoning Code, which would require 84 spaces. However, the senior housing parking standard has not been incorporated into the Downtown Specific Plan, so the building would be required to provide the same amount of parking as required for other multi-family units. That requirement is 162 spaces, so the project is providing 78 fewer spaces than required. Staff supports this reduction for two reasons. First, staff believes that the parking standard for senior housing found in the zoning code is appropriate, and ultimately intends to bring forward a request to incorporate that standard into the Downtown Specific Plan. Second, the site is less than two blocks from the heart of downtown Escondido, making the site very walkable and reducing the need for vehicle ownership.

The main portion of the project site includes 420 multi-family dwelling units, and provides 774 spaces. Each apartment unit would have one covered parking space in a shared garage on the ground floor of the building. Each rowhome and villa would have its own private two-car garage. A total of 584 covered parking spaces are provided, and an additional 189 open/guest parking spaces would be appropriately distributed throughout the project site. (One on-site loading/delivery space is also identified near one of the apartment buildings, bringing the total number of spaces provided to 774.) Accessible parking spaces would be provided in compliance with the California Building Code and Escondido Zoning Code, and would be placed near the open space amenities, as well as in the garages of the apartment and senior apartment buildings, and elsewhere on the project site.

Per the Downtown Specific Plan, commercial uses require one parking space per 250 square feet. The project has identified 28 parking spaces on the street that could be used to satisfy the commercial parking requirement. While the project would hypothetically require 40 spaces based on the square footage of commercial uses, a portion of that square footage is intended for use by project residents, parking for whom is already addressed by the residential requirement. Staff supports this reduction, with the condition that the on-street spaces be limited to three-hour parking during daytime hours. It should also be noted that two rideshare spaces would be provided on Valley Boulevard in the vicinity of the commercial uses.

Excluding the senior apartments, the project site would require 877 parking spaces. The 774 spaces equate to a required reduction of 103 spaces, or 11.7 percent. Staff believes this reduction is justified and has even encouraged the applicant to further reduce the number of spaces provided for the following reasons:

- The site's proximity to the heart of downtown Escondido, which offers a large array of commercial, reducing the need for vehicle ownership.
- The number of one-bedroom units (129), which would require 1.75 spaces each (inclusive of guest spaces).
- The increased ability for telecommuting provided by the planned co-working space and electronic means of communication.
- The provision of ridesharing parking spaces and a bus stop immediately in front of the property (along Valley Boulevard).
- The presence of on-street parking and city parking lots in downtown Escondido.
- The trend toward reduction in vehicle miles traveled in order to meet greenhouse gas reduction targets established by the State of California and the City's Climate Action Plan update (anticipated for consideration by decision-makers this fall).

Overall, staff believes the urban nature of the site justifies the requested parking reduction.

v. Grading

While the senior apartment building site (west of Valley Boulevard) is relatively flat, the main portion of the project site (east of Valley Boulevard) consists of a small hillside. The low point is approximately 660 above sea level along E. Valley Parkway, and the high point of close to 715 feet above sea level near middle of the site (east/west) along E. Grand Avenue. Rather than design a project that takes advantage of the natural topography of the site, the applicant has proposed to create a relatively flat pad to accommodate their design. The proposal would require retaining walls along a majority of the north, east and south sides of the project site, as well as along the main project entryway. The western portion of the site and part of the southern portion of the site would eliminate the need for retaining walls since the buildings and garages would serve that purpose. This allows the primary apartment building and the smaller

apartment building along E. Grand Avenue to be oriented and provide access directly to the street.

The areas of the project site that sit the highest above street level are at the main project entrance (corner of Valley Boulevard, E. Valley Parkway and N. Hickory Street), and along the eastern and northeastern sides of the property. These areas require grading exemptions, as the entail fill slopes greater than ten feet in height and are within 50 feet of the property line. (Note that fill slopes include retaining walls for the purpose of determining whether a grading exemption is required. The determination is based on the pad elevation at the bottom versus the top of the slope.) The grading exemption required close to the main project driveway is for a fill slope measuring up to 11 feet in height. This slope consists of a series of three-to-four foot retaining walls with flat landscaped areas between them. Usable open space sits at the top of the uppermost retaining wall so that any structures are set back from the slope by 13 feet or more. The terracing of this slope and the open space on top of it provide visual relief and reduce the feel of a pad perched high above the street level. Additionally, the slope creates a unique entryway to the project site and creates an open area above the site to take advantage of westerly views.

The grading exemption required along the northeastern and eastern sides of the project site are necessary to accommodate the building pads for several of the rowhome and villa buildings along those property lines. Like the grading exemption necessary at the project entryway, this slope consists of a series of retaining walls rather than actual graded slopes. The maximum elevation difference of the project site above the adjacent property is approximately 19 feet, and is near the dog park. The area currently sits slightly above the adjacent property, which is the parking lot for a vacant building.

The height of this grading exemption decreases a bit as one heads southeast, and is behind in an area already on a natural slope and sits higher than the adjacent properties. The series of retaining walls turn 90 degrees, and heads toward N. Fig Street, such that they are facing the parking lot of an adjacent residential care facility to the north. This is the point at which the retaining walls diverge from the natural grade differential, and push the fill slope steeper as the walls approach N. Fig Street. It is along N. Fig Street where the walls are most prevalent, sitting 12 to 14 feet above the street. There are two walls measuring up to six feet in height, with a two-to-one slope between them.

On top of the retaining walls along N. Fig Street are four, three-story rowhome buildings. While the buildings are between 36 and 39 feet tall, they are set back seven feet from the top of the slope, and 32 feet from the curb below. The buildings are oriented perpendicular to the street so that their long facades are not facing it. Additionally, a pocket park sits between two of the buildings, and the others are separated by private alleyways with pergolas at the ends of them. This creates numerous breaks in building facades to help soften the bulk of the buildings. The

terraced retaining walls would have trees at the bottom of the lower wall and top of the upper wall, and landscaping between them. A condition of approval has been included for the project which would require that the retaining walls either be plantable keystone walls, or split-face block walls with vines planted to grow up them. Enhanced landscaping at the base and on the slope between them would also be required to help soften their appearance. For these reasons, staff can support the proposed grading exemption along this property line.

AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service

The Police Department has expressed no concern regarding the ability of their facilities to provide service to the site. However, a future deficiency in the ability to serve the site has been identified and is described in the Fiscal Analysis section below.

2. Effect on Fire Service

The site is served by Fire Station No. 1, located at 310 N. Quince Street, which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Additionally, all buildings would be designed with fire sprinklers, and the site would include an adequate number and distribution of fire hydrants, and sufficient fire flow. Development of the site would contribute incremental increases in demand for fire services, which their facilities are anticipated to be able to accommodate. However, a future deficiency in the ability to serve the site has been identified and is described in the Fiscal Analysis section below.

3. Traffic

The proposed modification of Valley Boulevard to a one-way, northbound-only, roadway, the change in roadway classification on N. Fig Street, and the addition of the 510 multi-family residential units were analyzed as part of the project review. A Traffic Impact Analysis determined that there would be impacts to Quality of Life standards contained in the Mobility and Infrastructure Element of the General Plan. In order to offset these impacts, the project would be responsible for the installation of a traffic signal at the corner of E. Valley Parkway and N. Ivy Street, and for paying a fair-share contribution toward the construction of a traffic signal, roundabout, or other necessary improvement at the corner of E. Grand Avenue and Ivy Street.

4. Utilities

With the installation of the on-site and off-site water and sewer improvements described previously in this report, the project would not adversely impact utility services.

5. Drainage

The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. With the installation of the drainage improvements described previously in this report, the project is not anticipated to materially degrade the levels of service of existing drainage facilities. Conditions of approval have been included to address any potential impacts to drainage facilities identified during final engineering design.

FISCAL ANALYSIS

New development can provide a significant benefit to a city or county. As part of the overall decision-making process to move forward with a proposed development project, it is important to evaluate the contributions and demands that development will place upon a public agency's general fund and the city or county's ability to provide ongoing public services. To avoid the need for a city or county to subsidize new development, cities and counties can establish or require special funding mechanisms to ensure that new development pays for itself.

In this particular instance, the City of Escondido hired a financial consultant in 2019 who conducted a Fiscal Impact Analysis ("FIA") and determined that future ongoing revenue received as a result of new residential units throughout the city is less than the cost to provide municipal services, including police, fire and infrastructure maintenance, to those new units. In January 2020, the results of the FIA were presented to the City Council. On April 8, 2020, a Resolution was passed declaring the City's intent form a Community Facilities District (collectively referred to herein as the "CFD") to offset the cost of governmental services associated with new development, as identified in the FIA.

CFD No. 2020-1, Citywide Services ("CFD No. 2020-01") was formed by the City Council on May 13, 2020. The special tax that will be assessed on properties as a result of the development of new residential units is based upon the FIA that was prepared to support the creation of CFD No. 2020-01. Developers to whom these residential project entitlements are assigned are responsible to establish a funding mechanism to provide a source of funds for the on-going services comparable to the uniformed-standardized city-wide rate established by the City Council. The benefit of entering CFD No. 2020-01 is that the annexation process is significantly streamlined, which saves staff time and costs to Developers.

As of this writing, the Planning Division is currently reviewing 24 land use development projects, with a total of 2,364 units, that are expected to be annexed into the Citywide Services CFD per the City Council's policy direction. If the Services CFD implementation is delayed and these projects are allowed to be processed without annexation, taxpayers will be required to subsidize an estimated $1.96-million in public services costs per year as a result of the population growth created by these 24 projects. As a general rule, the enactment of city or county ordinances and resolutions do not exempt existing project applications from their requirements. For this reason, it is important that every project enters the CFD, or establish another funding mechanism to pay for their fair share of impacts.

Development of the Palomar Heights Project requires a CFD or other funding mechanism to mitigate the fiscal impact of the Project's on-going added costs to provide services, such as public safety and infrastructure maintenance, as the cost of providing these services exceeds revenues that the Project would generate. Based on the density of the Project, CFD No. 2020-01 would assign a tax rate of $783 per unit per year through June 30, 2021. For the proposed 510 unit development, the current estimated annual tax rate amount for on-going services is $399,330, subject to annual adjustments. However, the project includes Senior Apartments as well as a mixed-use component that require special analysis. The developer provided information that the annual cost to serve the project is $94,380 greater than revenues received by the City. This analysis is under independent review by a qualified third party financial consultant and will be complete prior to the City Council review of the project.

The Applicant has suggested that the Project may not be subject to CFD No. 2020-01 based on the timing of the application in relation to the City's implementation of CFD No. 2020-01, asserting what appears to be a claim of a "vested right." A vested right, however, would only apply under certain limited circumstances, such as in the context of a Vesting Tentative Map (which is not applicable to this Project and different from the requested Tentative Map for this Project), or an executed Development Agreement (which is also not applicable to this Project). The Applicant has also suggested that the Housing Accountability Act ("HAA") prohibits the City from requiring the Project to fund the costs of additional municipal services associated with the Project. However, this prohibition would only apply if the Applicant had submitted a "preliminary application" that meets certain specified criteria under Government Code section 65941.1 (a statute that did not exist until January 1, 2020). The Applicant has not submitted a "preliminary application" meeting the requisite criteria and has only submitted its initial development application—which is a distinct and separate type of application—prior to the "preliminary application" concept being enacted. Additionally, the HAA generally only applies to residential development projects that have an affordable housing component, which this project does not. For these reasons, the Project is subject to CFD No. 2020-01, or alternatively, the Project may be subject to another lawful funding mechanism to offset costs for municipal services as otherwise authorized by local or state law, or in accord with the City's policies, including policies expressed in the City's General Plan.

Conditions have been added to Exhibit "F" to Resolution No. 2020-13 to require that the project fund the ongoing costs of municipal services in the amount determined by the City through annexing to the Citywide Services CFD. In the alternative, the Applicant could propose another funding mechanism to pay for their fair share of future, ongoing public services costs. All costs for forming and implementing an alternative funding mechanism, including costs for consultants, elections and any legal challenge, are to be at the Applicant's sole expense. Should the Applicant choose to pursue an alternative funding source rather than annexing into CFD No. 2020-01, the City needs to determine and ensure that the Project pays their fair share of any additional fiscal burdens placed upon the City's operational budget as a result of the future development.

Nothing in this section shall preclude the Applicant or any other person from challenging, in an administrative or judicial proceeding, the legality of the proposed condition. If, however, the

Planning Commission or City Council removes the condition, or if the condition is set aside by either an administrative body or court, the Project's General Plan consistency analysis would be considered deficient. The process of preparing, adopting, and amending a specific plan is generally the same as that for a General Plan (Government Code Sections 65350 to 65358). A specific plan may not be adopted or amended unless the proposed plan or amendment is consistent with the General Plan pursuant to Government Code Section 65454. As noted in Attachment 6, there are a number of policies in the Housing Element and Growth Management Element portions of the General Plan that are directly related to assessing fiscal impacts of new development and ensuring provisions to offset costs to public facilities and services.

- Housing Policy 1.1: Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.
- Public Facility Financing Policy 3.1: Maintain and periodically update development impact fees and major infrastructure financing programs to assure that all new and infill developments contribute their proportionate share of funding for necessary municipal infrastructure and public facilities.
- Public Facility Financing Policy 3.2: At the discretion of the city, require larger developments to prepare a fiscal impact analysis and a public facilities financing plan that articulates infrastructure and public facilities requirements, as well as costs and funding mechanisms which document the effects upon the city's operating budget over time.
- Public Facility Financing Policy 3.3: Encourage the use of development agreements and other appropriate financing mechanisms to ensure the timely provision of com-munity facilities at adequate levels to support the demands from new and existing development.

The payment of development impact fees, as well as annexation into the CFD or establishment of another funding mechanism, is necessary to avoid or lessen the likelihood of future impacts related to the provision of public services, as well as to maintain General Plan conformance to enable Project approval and implementation.

SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size: 13.84 acres
2. Number of Lots: Eight
3. Number of Units: 510
4. Project Density: 36.8 dwelling units per acre
5. Parking Summary:

Parking Summary	Required per DSP	Provided
1 bedroom – 199 units 2 bedroom – 193 units 3 bedroom – 118 units	1.50 per unit = 298.5 1.75 per unit = 337.75 2.0 per unit = 236	Open = 217 Garage = 659 Loading = 1

Residential guest Commercial – 10.000 Sq. Ft.	0.25 per unit = 127.5 1 space per 250 Sq. Ft. = 40	Rideshare = 2
	Total Required = 1,039	Total Provided = 879

Additional parking details:

1. Rowhome and Villa units each have two-car attached garages.
2. Apartment units each have one covered parking space.
3. Senior Apartments have been calculated at rate required by the Downtown Specific Plan. Article 39 of the Escondido Zoning Code (Off-Street Parking) would require 78 fewer spaces.
4. Four open spaces would be reserved as loading / delivery spaces during daytime hours.
5. Open parking spaces include 22 on-street spaces on Valley Boulevard and 6 on-street spaces on E. Valley Parkway.

6. Unit Mix/Size

Senior Apartments – 1 Building

Bedrooms	Number of Units	Unit Size
1	70	600 – 700 sq. ft.
2	20	775 – 825 sq. ft.
Total:	90	

Apartments – 3 Buildings

Bedrooms	Number of Units	Unit Size
1	129	650 sq. ft.
2	96	1,270 sq. ft.
3	33	1,550 sq. ft.
Total:	258	

Rowhomes – 11 Buildings

Bedrooms	Number of Units	Unit Size
2	22	1,495 sq. ft.
3	50	1,415 – 1,875 sq. ft.
Total:	72	

Villas – 9 Buildings

Bedrooms	Number of Units	Unit Size
2	55	1,104 sq. ft.
3	35	1,405 – 1,646 sq. ft
Total:	90	

7. Building Size:

Senior Apartment Building: 113,506 sq. ft.

Apartment Buildings (building numbers as shown on site plan)

Building 1: 132,700 sq. ft.
Building 18: 77,840 sq. ft.
Building 23: 298,809 sq. ft.

Villas
10-unit buildings (9 buildings): 19,950 sq. ft. (each)

Rowhomes
6-Unit Buildings (5 buildings): 13,763 sq. ft. (each)
7-Unit Buildings (6 buildings): 16,385 sq. ft. (each)

8. Lot Coverage

Building:	43.93% (6.08 acres)
Streets:	24.42% (3.38 acres)
Landscape:	31.65% (4.38 acres)
	100%

9. Building Height:

Senior Apartments:	56’
Apartments:	67’ 6” (residential portion; maximum) 75’ (tower element)
Rowhomes:	38’ 7”
Villas:	39’ 6”

10. Open Space:

Required:	300 sq. ft. per unit
Provided:	343 sq. ft. per unit

11. Setbacks

Aside from the senior apartment building, many of the buildings are oriented such that they face the interior of the project site. Setbacks identified below indicate distance to property lines for each building that is closest to that property line. Setbacks not identified indicate that there are intervening structures between the building type and the nearest property line.

	Required	Proposed
Senior Apartments:		
Front (Valley Boulevard)	14’ from face of curb	14’ from face of curb
Side (E. Valley Parkway)	14’ from face of curb	24’ from face of curb
Side (E. Grand Avenue)	14’ from face of curb	15’ from face of curb
Rear (alley)	0’	2’
Apartments:		
Valley Boulevard	14’ from face of curb	21’ from face of curb
E. Grand Avenue	14’ from face of curb	11’ from face of curb

E. Valley Parkway	14' from face of curb	18' from face of curb
Rowhomes:		
E. Grand Avenue	14' from face of curb	20' from face of curb
N. Fig Street	14' from face of curb	32' from face of curb
Side (north property line)	0'	28'
Villas:		
Rear (east property line)	0'	18'

12. Signage: No signage has been proposed as part of the Project at this time. A Comprehensive Sign Program will be required in order to regulate signage in a manner that is compatible and complementary to site design and building architecture. All future signage will be required to comply with the applicable provisions of the Downtown Specific Plan and the Escondido Zoning Code.

13. Loading and Deliveries: One loading/delivery space has been provided off the alley behind the senior apartment building. One loading/delivery space has been provided on the main project site, and an additional four spaces have been designated as loading zones during daytime hours (8 a.m. – 6:00 p.m. Conditions of approval on the project will require that the spaces to be larger than standard spaces so that they can accommodate larger vehicles, and that they be distributed appropriately throughout the site. Two passenger loading/rideshare spaces are located on Valley Boulevard, near the corner of E. Grand Avenue.

14. Solid Waste: Trash and recycling dumpsters will be located within the garage areas of the apartment and senior apartment buildings. Villas and rowhomes will have individual trash and recycling bins.

15. Lighting: Conditions of approval have been included with the project which would address site lighting. All lighting would be provided for safety and circulation purposes, and would conform to Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A photometric plan and lighting specifications must be submitted and approved by city staff prior to issuance of building permits.

ENVIRONMENTAL STATUS:

The California Environmental Quality Act (section 21000, et. seq. of the California Public Resources Code, hereafter "CEQA") requires an environmental analysis of public agency approvals of discretionary projects. A Draft Environmental Impact Report ("EIR"), State Clearinghouse House ("SCH") No. 2019059013 (City Log No. ENV 18-0009), was issued in

accordance with applicable local and State laws to address potential environmental effects associated with the proposed Project. Conclusions to the potential impacts were classified as either less than significant or less than significant after incorporation of mitigation measures. The Draft EIR was made available for public review from March 20, 2020 to May 4, 2020. The public review period was subsequently extended to May 19, 2020, to allow additional time for the public to review and comment on the document in light of the COVID-19 pandemic.

The City evaluated comments on the environmental issues received from persons who reviewed the Draft EIR during the circulation period. A total of 29 comments were received. In accordance with CEQA, the City duly investigated each comment and prepared written responses describing the disposition of significant environmental issues raised. Responses to comments received on the Draft EIR have been incorporated into the Final EIR. The Final EIR also includes revisions to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City. The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR. None of these revisions resulted in significant changes to the Project Description or findings of the Draft EIR that would have require recirculation of the Draft EIR.

As reflected in the Final EIR, mitigation measures were developed to reduce the potential for adverse effects with respect to biological resources, cultural resources, hazards/hazardous materials, noise, and tribal cultural resources. A Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for the proposed Project, to capture all mitigation measures, as well as project design features and other measures required for compliance with various local, state and federal regulations, that are needed to help reach the conclusion that all potentially significant impacts would be mitigated to less than significant levels. In determining whether the proposed Project has a significant effect on the environment, the City is able to base its decision on substantial evidence and has complied with CEQA sections 21081.5 and 21082.2 and CEQA Guidelines section 15901(b).

Potentially significant impacts associated with the project were identified in the areas of Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, as briefly described below. A full analysis of the potential impacts can be found in the Final EIR prepared for the project attached as Exhibit "B" to Resolution No. 2020-12. Mitigation measures have been developed and incorporated into a Mitigation Monitoring and Reporting Program ("MMRP"), which would be adopted concurrently with City Council certification of the Final Environmental Impact Report and approval of the project.

California law requires that the Planning Commission conduct a public hearing on the Final EIR and on the Project and to make a recommendation to the City Council. City Staff is recommending that the Planning Commission recommend certification of the Final EIR in accordance with the attached Planning Commission resolutions. Public Resources Code section 21081.6 also requires lead agencies to adopt the MMRP to describe measures that have been adopted or included as conditions of Project approval in order to mitigate or avoid significant effects on the

environment. The Project's proposed conditions of approval incorporate the mitigation measures identified in the MMRP, and are attached as Exhibit "F" to Resolution No. 2020-13.

Potentially significant impacts:

1. Biological Resources - The project could have significant impacts to nesting birds if nesting habitat was disturbed during the breeding season.

2. Cultural Resources - The project would require the removal of a historically significant International-Style office building located at 121 – 141 N. Fig Street. The building is eligible for listing on the California Register of Historic Resource under Criterion 3 and the City of Escondido Local Register of Historic Places under City of Escondido Criteria 2 and 5. There is also potential for discovery of previously undetected archaeological cultural resources and/or human remains during grading and clearing activities.

3. Hazards and Hazardous Materials - There are known and potentially unknown underground storage tanks on the project site. There is also known to be asbestos and lead-based paint in the existing structures on the site. Removal of the tanks and demolition of the structures has the potential to release contaminated materials into the air and/or soil.

4. Noise - Construction noise would exceed the established City threshold of 75 dBA. This would be a temporary but potentially significant impact.

5. Tribal Cultural Resources - There is the potential for unknown tribal cultural resources on the project site, which could be disturbed during grading operations.

AREAS OF CONCERN:

General areas of concern related to the project have been identified by both staff and members of the public over the course of the last 18 months. Most have been described in detail through the course of this report. They are summarized below. Correspondence received by the public, whether related to the concerns summarized below or otherwise, has either been provided with this report as Attachment 10 or included in the Final EIR for the project.

1. Project Density: Staff has consistently recommended that the site be developed at a higher density than the 36.8 dwelling units per acre proposed by the applicant. Similar sentiment has been echoed by various members of the public and environmental and climate-change advocacy groups. Other members of the public have recommended a lower density for the project site, citing concerns regarding traffic, parking, aesthetics and other quality of life issues. Issues related to density are listed below.

    a. Staff is concerned that project does not provide enough dwelling units to assist the City in meeting its housing needs based on future Regional Housing Needs

Assessment ("RHNA') requirements for actual housing production in the forthcoming eight (8) year housing cycle (i.e. Cycle 6, 2021-2029).

b. Environmental and climate-change advocates have stated that the project should be built at a higher density in order to reduce the need to build housing in outlying areas that are less walkable and would generate more vehicle miles traveled ("VMT") than providing those units in an area closer to public transportation and commercial establishments.
c. Higher density projects are appropriate for mixed use areas such as downtown Escondido, and promote smart-growth principles.
d. More units would provide a larger consumer base to support local businesses and help revitalize downtown Escondido.
e. The eastern side of the site is oriented around the automobile, with two-car garages provided for each unit, which discourages alternative modes of transportation that would bring more consumer spending to local businesses.
f. High-density housing would mean vehicles, creating parking and traffic concerns, would create more noise, and would be out of character with the project area, particularly to the east of the site.

2. Fiscal Impacts: A thorough discussion of concerns related to fiscal impacts associated with the provision of public services has been provided in the General Plan and Fiscal Analysis sections of this report. The establishment of a funding mechanism to offset future general fund deficiencies would address this concern. (Please note that a condition has been added to the Conditions of Approval to require additional annexation into the citywide CFD or separate funding mechanism.)

3. Open Space, Recreation, and Amenities: While the project provides more open space than is required based on the number of dwelling units proposed (300 square feet per unit required; 343 square feet per unit proposed), more than half of it is passive rather than active open space. This is a result of the development proposed, which lends itself to a garden-style setting with fringe building setback and separation (i.e. open space) benefits. A response to this concern is detailed in the Project Analysis section of this report. (Please note that a condition has been added to the Conditions of Approval to require additional recreational amenities.)

4. Consistency with the Downtown Specific Plan: The Downtown Specific Plan establishes a vision for a walkable and vibrant mixed-use environment with high-density residential development and a diverse mix of commercial uses. The goal is to create a lively, active and attractive downtown with an 18-hour atmosphere. Concerns raised by staff and members of the public as to whether the project assist the City in achieving this vision include site design, density concerns, commercial use concerns, and limited pedestrian access into and through the site is limited. A response to this concern is detailed in the Project Analysis section of this report.

5. Historic Resource Impacts: The project includes the demolition of the former Palomar Health downtown hospital campus and surrounding structures, some of which date back

to the 1950s or earlier. While the property is certainly a visual landmark and has significance for many members of the community, a Historic Structure Assessment determined that numerous modifications to most of the structures have been made over the years, and as such, most have lost their historic integrity. The assessment determined that only one structure on the site was historically significant. The Historic Preservation Commission considered the demolition of that structure at public hearing on July 16, 2020, and recommended that the City Council approve the issuance of a demolition permit for the structure. The staff report from that Historic Preservation Commission hearing has been attached here for reference (Attachment 8). City Council will consider the demolition request concurrently with their consideration of the project. In addition to the analysis detailed above, there are concerns related to whether the project is appropriate for its location within the Historic Downtown District of the Downtown Specific Plan. Members of the public and Historic Preservation Commissioners have questioned whether the design of the project is compatible with the historic fabric of the District.

6. Project Design: Primary concerns related to project design include the appropriateness of the design for the project site, compatibility with surrounding structures, project architecture, product type, access and circulation, pedestrian orientation, and others. These concerns have been described in detail throughout this report. On October 8, 2019, the Planning Commission conducted a preliminary design review session on the proposed project. Some of the Commission's comments have been integrated into the revised Project. Some comments have not. Additional information is included in attached the Planning Commission staff report and analysis from the October 8, 2019, design review discussion related to the project (Attachment 9).

7. Parking. The project proposes a 15.4 percent reduction in the number of required parking spaces. While some members of the public support a parking reduction and would encourage an even larger reduction, other members of the public believe that a parking reduction is not appropriate because parking issues might spillover into the surrounding residential areas or commercial districts. This could cause an adverse impacts to the surrounding neighborhoods. However, on-site parking considerations have been analyzed and discussed in detail previously in this report.

8. Project Review Timelines. The Draft EIR for the project was released for public review on March 20, 2020, just days after the declaration of a local emergency related to the COVID 19 pandemic. Members of the public raised concerns regarding their ability to review and comment on the document as a result of the declared emergency. The public review period was subsequently extended an additional 15 days. A discussion of concerns surrounding the public review of environmental documents was included in the Environmental Review section of this document.

CONCLUSION AND STAFF RECOMMENDATION:

The proposed project is consistent with the General Plan and Downtown Specific Plan as the project would revitalize the site and help facilitate, improve, and bookend the downtown area, as

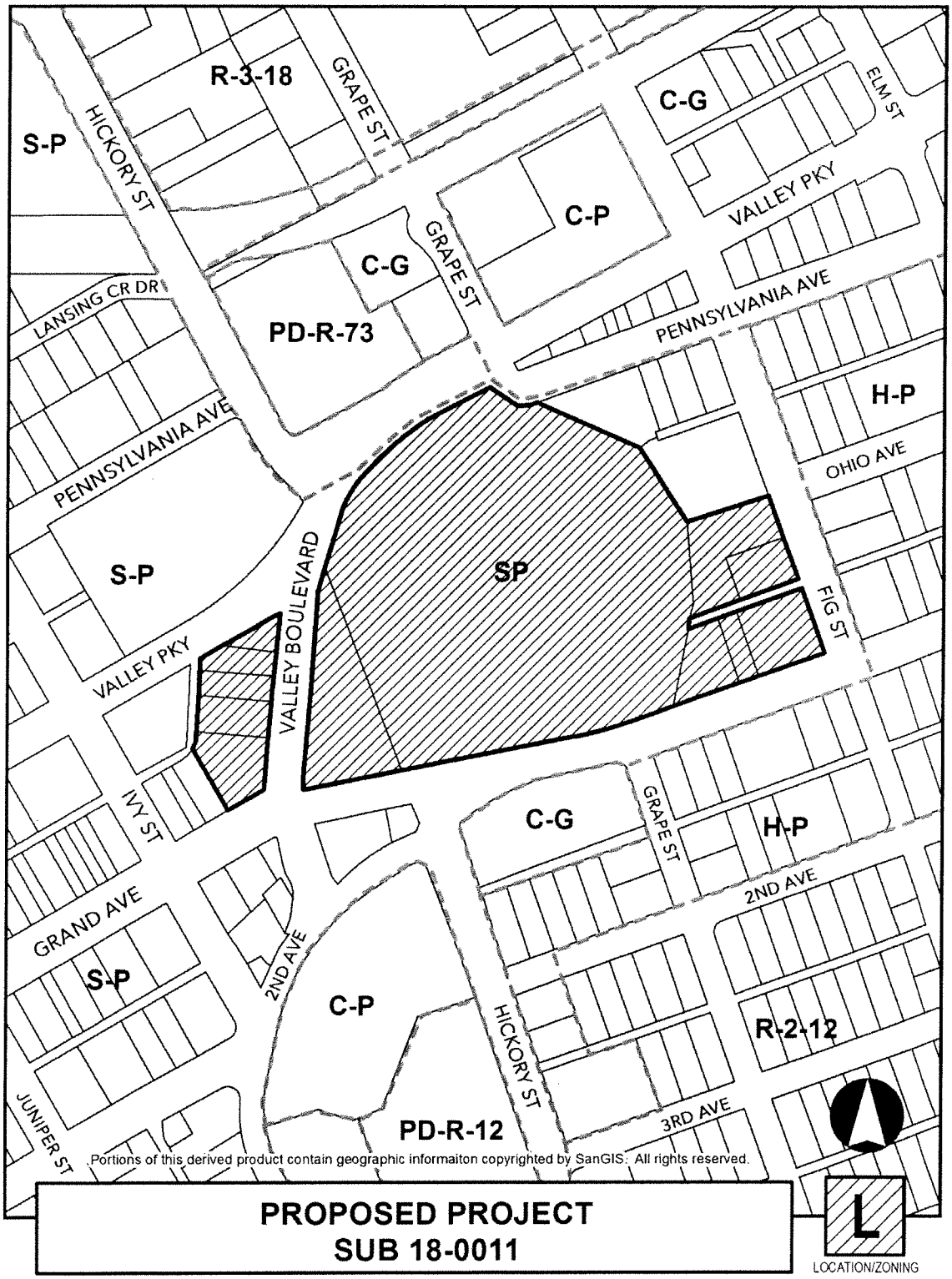
Escondido's City center. The Project would provide a key implementation project to help ensure continued growth and revitalization to benefit both downtown residents and the larger community. Residents would bring a consistent population and activate the area throughout the day and night. Residents also bring a market base that supports local businesses and transit beyond that of a daytime population alone. This activity creates an "Alive after Five" atmosphere furthering reinvestment in the downtown to achieve an economically viable, self-sustaining area that will thrive over time.

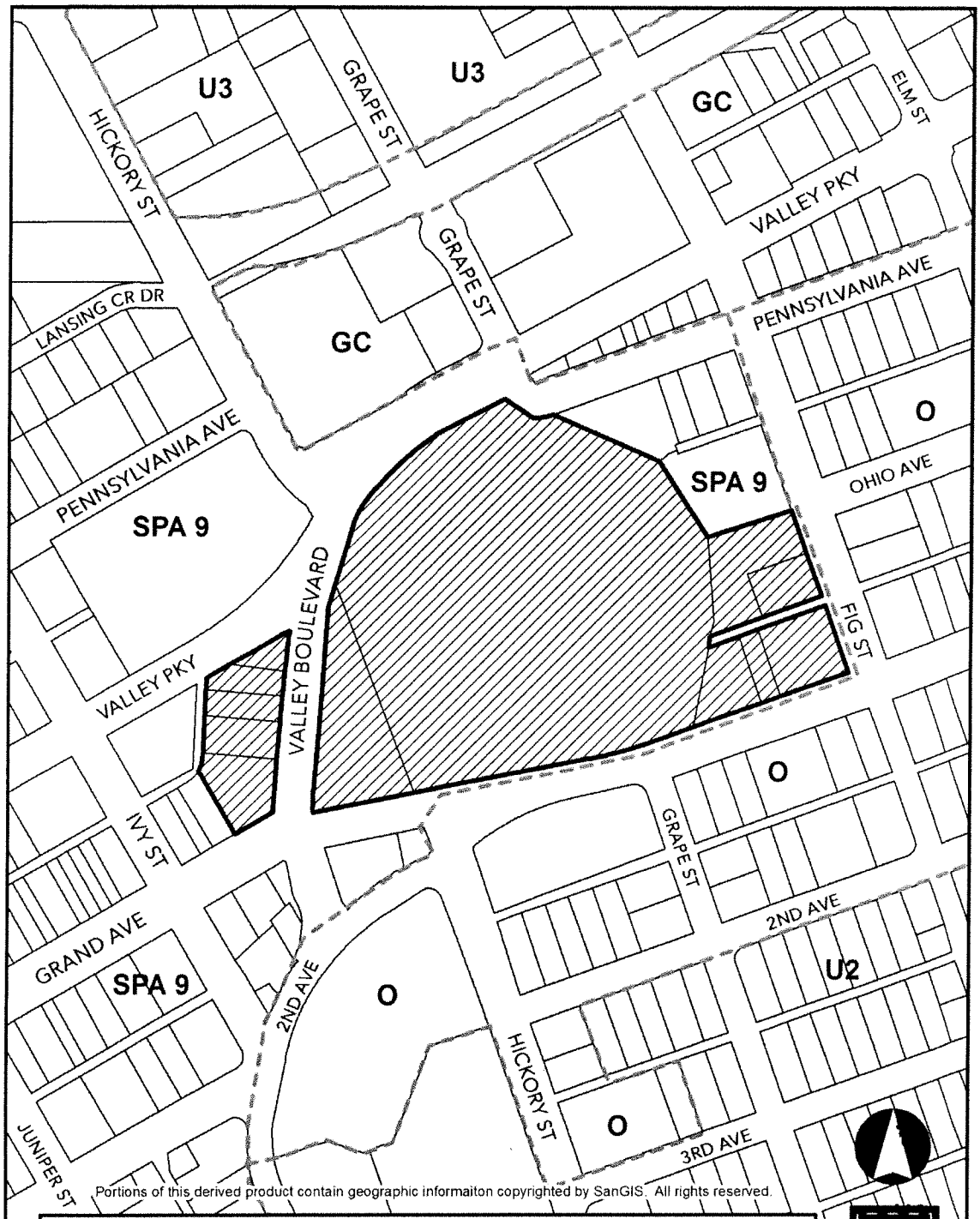
The Planning Commission acts as an advisory body to the City Council on applications for General Plan Amendments, Specific Plan Amendments, Planned Developments, and Specific Alignment Plans. Staff recommends the Planning Commission adopt Resolution Nos. 2020-12 and 2020-13, recommending approval of the proposed Project described in this staff report, and as detailed in Exhibits "A" through "F" to draft Planning Commission Resolution No. 2020-13.

ATTACHMENTS:

1. Project Location Map
2. Representative Project Plans
3. General Plan Amendment
4. Specific Plan Amendment
5. Density Transfer Agreement
6. General Plan Consistency Analysis
7. Downtown Specific Plan Consistency Analysis
8. July 16, 2020, Historic Preservation Commission Staff Report
9. October 8, 2019, Planning Commission Design Review Staff Report and Information
10. Public Comments
11. Resolution No. 2020-12
12. Resolution No. 2020-13

ATTACHMENT 1




U3
U3
GC
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HICKORY ST
GRAPE ST
GRAPE ST
ELM ST
VALLEY PKY
LANSING CR DR
PENNSYLVANIA AVE
PENNSYLVANIA AVE
O
OHIO AVE
SPA 9
SPA 9
VALLEY BOULEVARD
FIG ST
VALLEY PKY
O
IVY ST
GRAPE ST
2ND AVE
GRAND AVE
SPA 9
O
2ND AVE
U2
HICKORY ST
O
3RD AVE
JUNIPER ST
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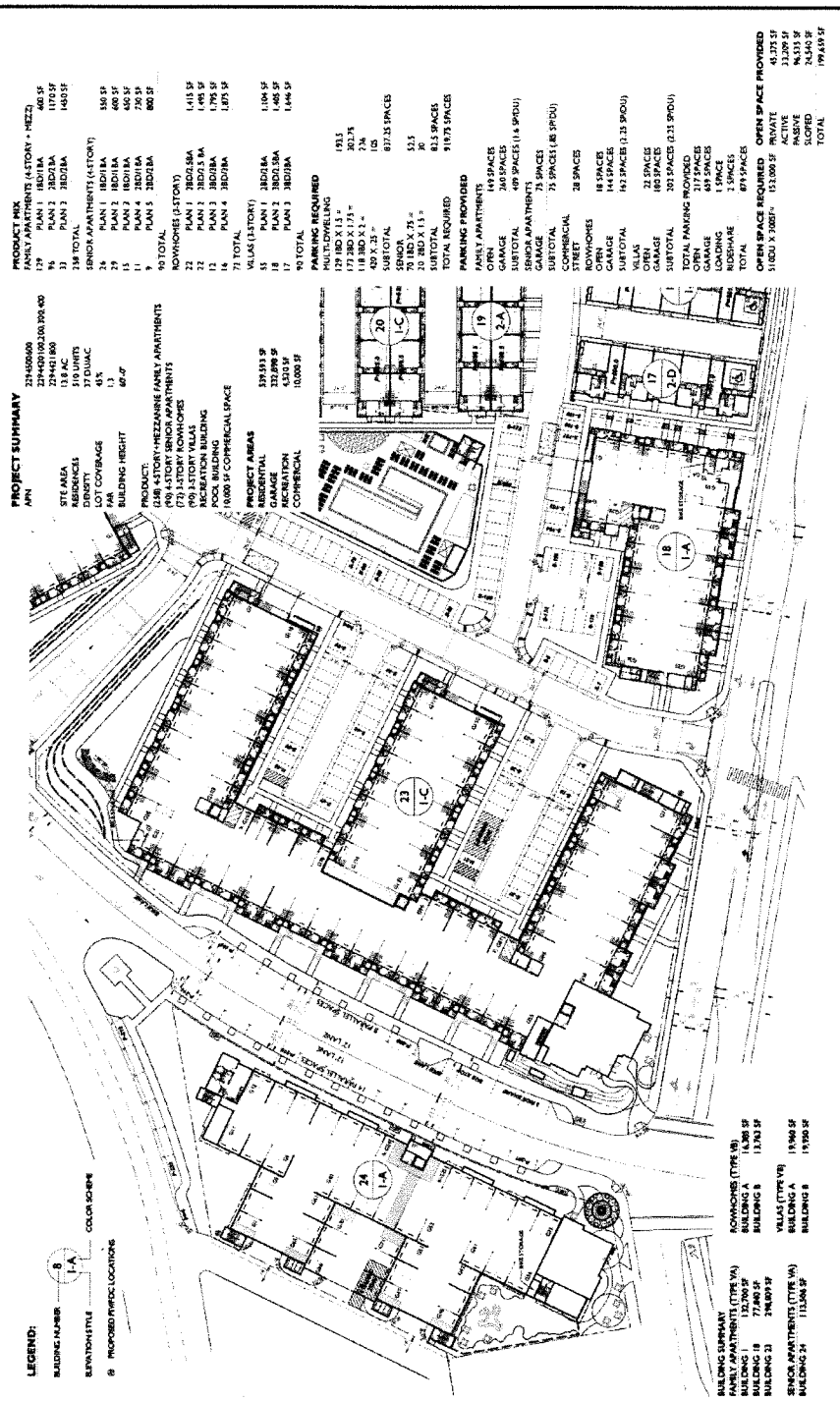
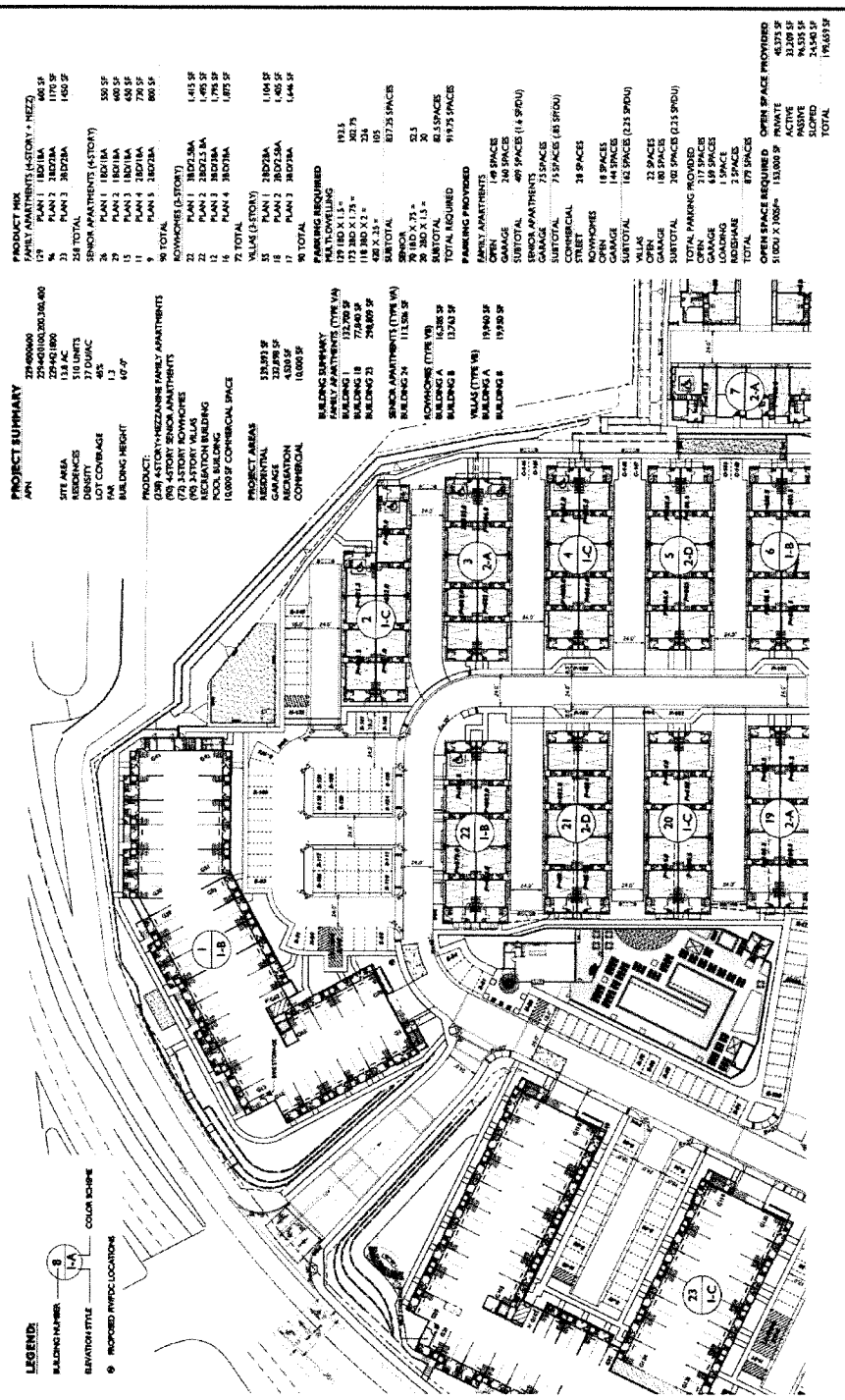
PROPOSED PROJECT
SUB 18-0011
GP
GENERAL PLAN

ATTACHMENT 2

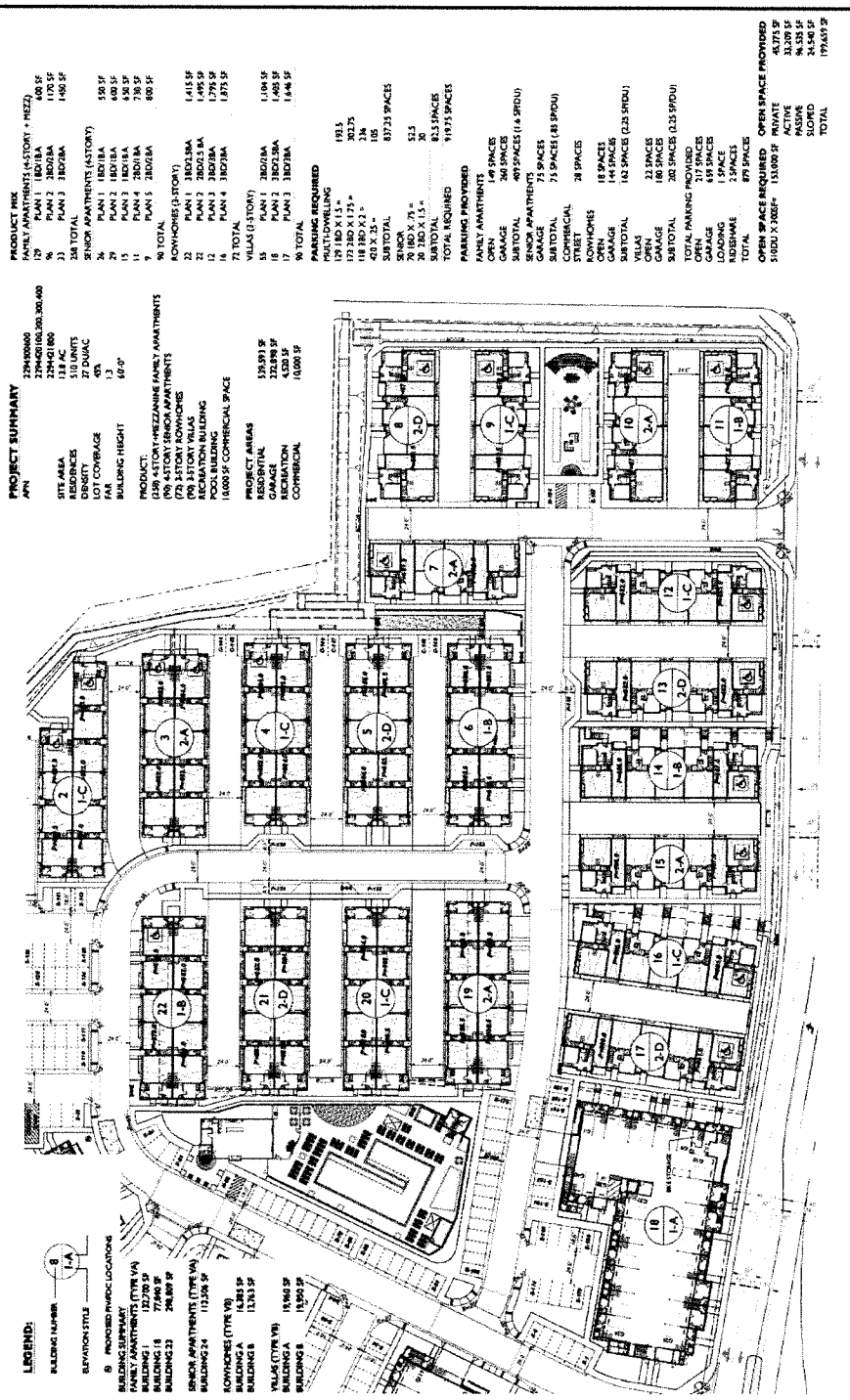
PROPOSED PROJECT: SUB 18-0011
COLORED SITE PLAN



PROPOSED PROJECT: SUB 18-0011
CONCEPTUAL SITE PLAN

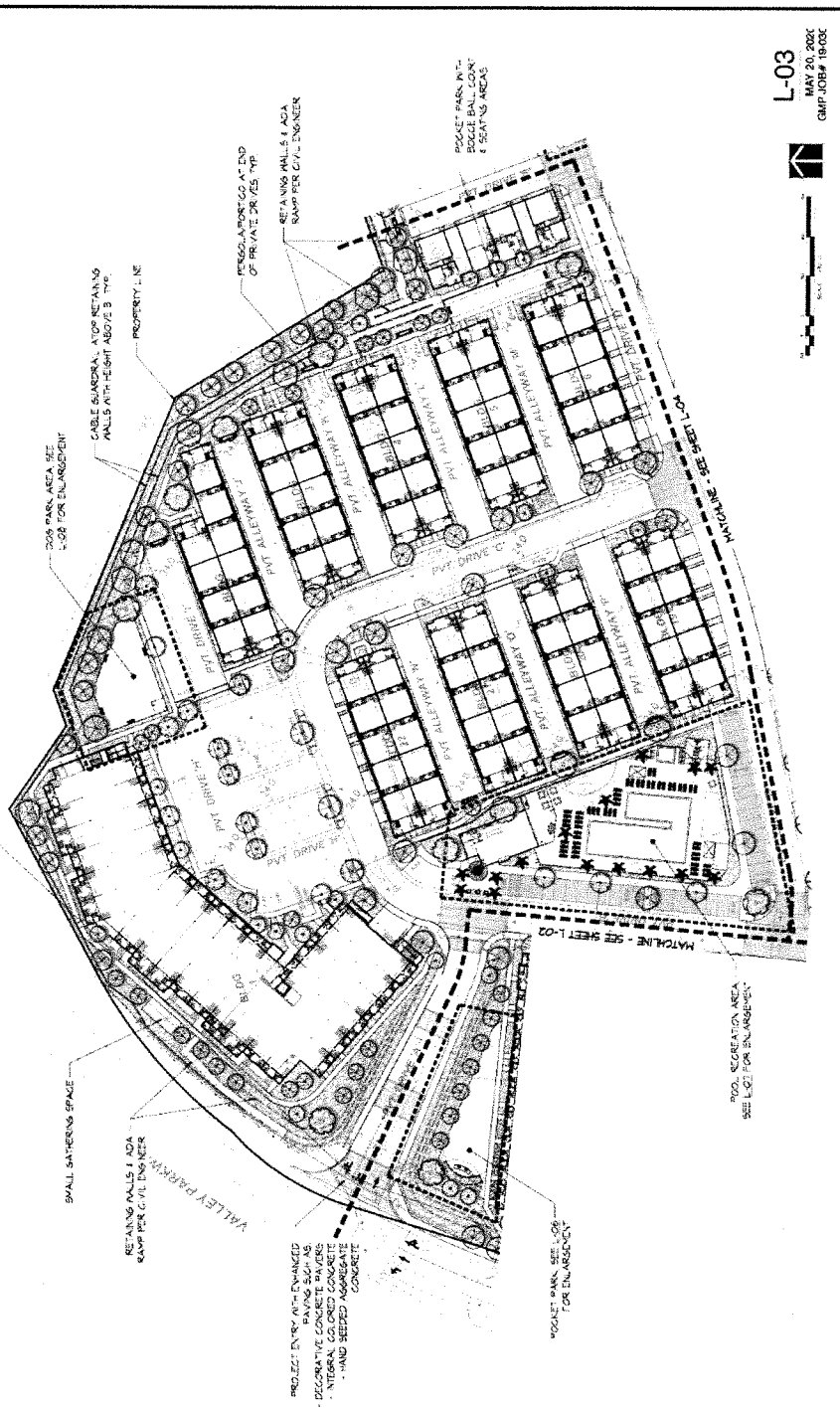


PROPOSED PROJECT: SUB 18-0011
CONCEPTUAL SITE PLAN

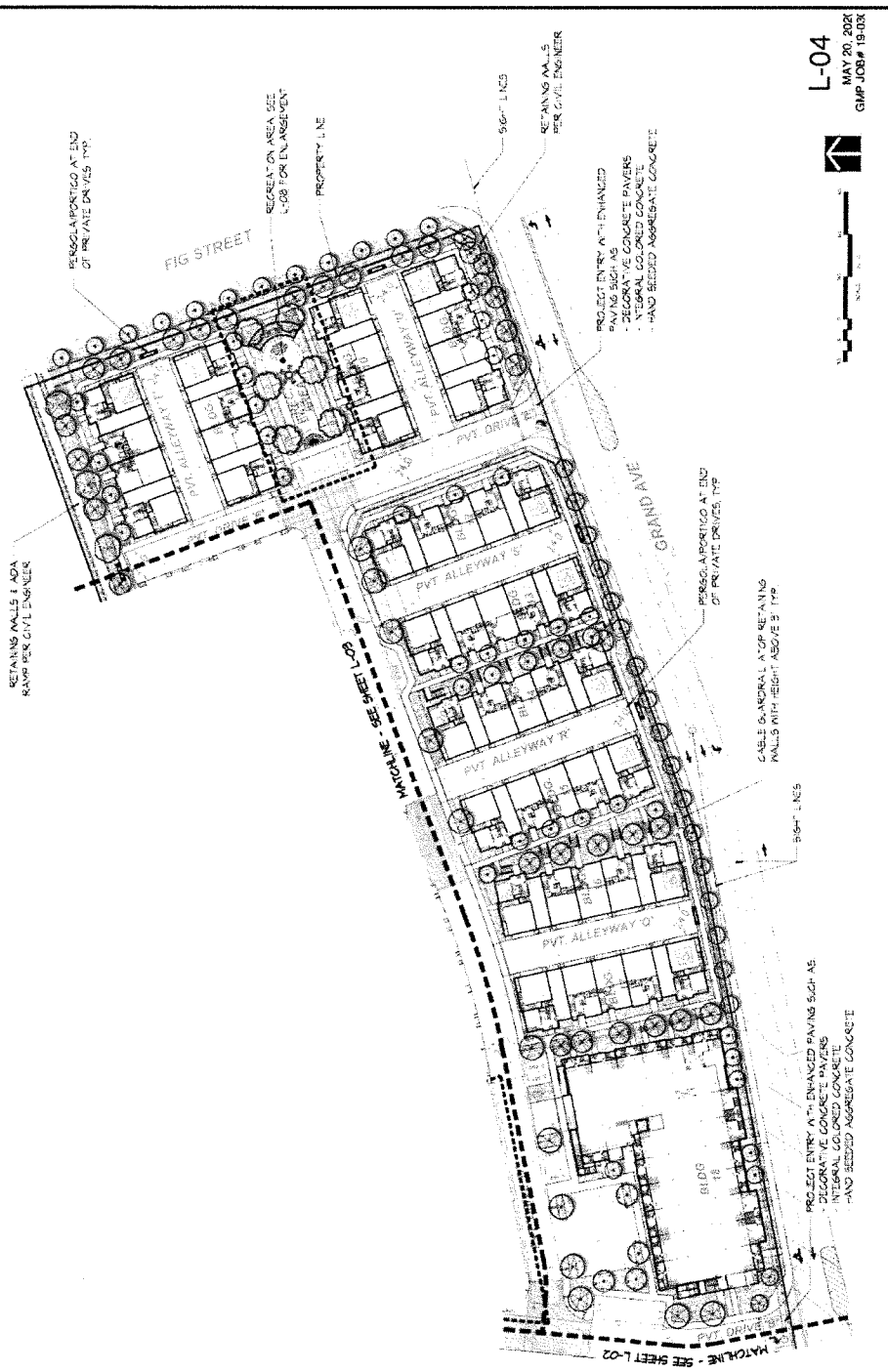


PROPOSED PROJECT: SUB 18-0011
CONCEPTUAL SITE PLAN

PROPOSED PROJECT: SUB 18-0011
CONCEPT LANDSCAPE PLAN



PROPOSED PROJECT: SUB 18-0011
CONCEPT LANDSCAPE PLAN



PROPOSED PROJECT: SUB 18-0011
CONCEPT LANDSCAPE PLAN

VALLEY PARKWAY

SOUTHEAST

PROPOSED PROJECT: SUB 18-0011
RENDERING SIMULATION

NORTH

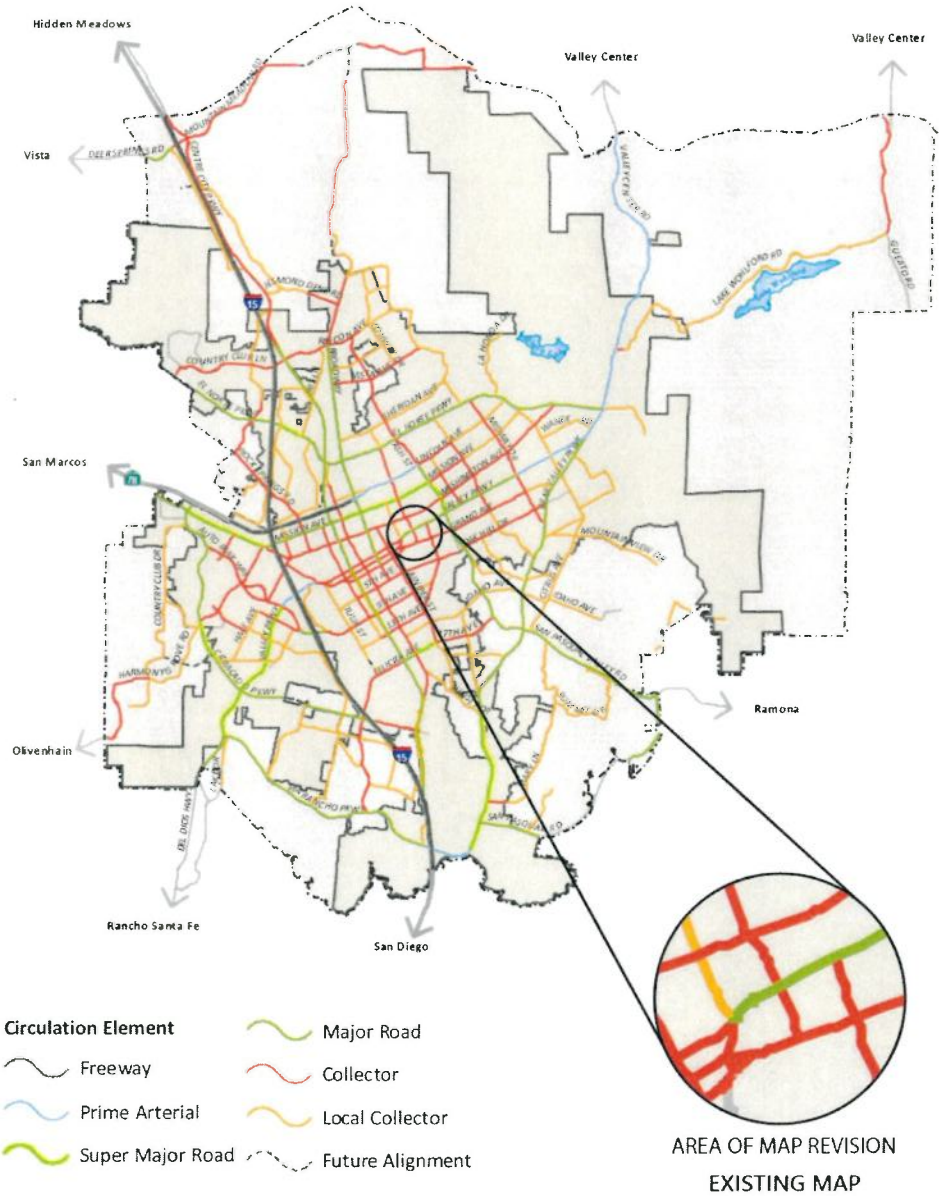
WEST

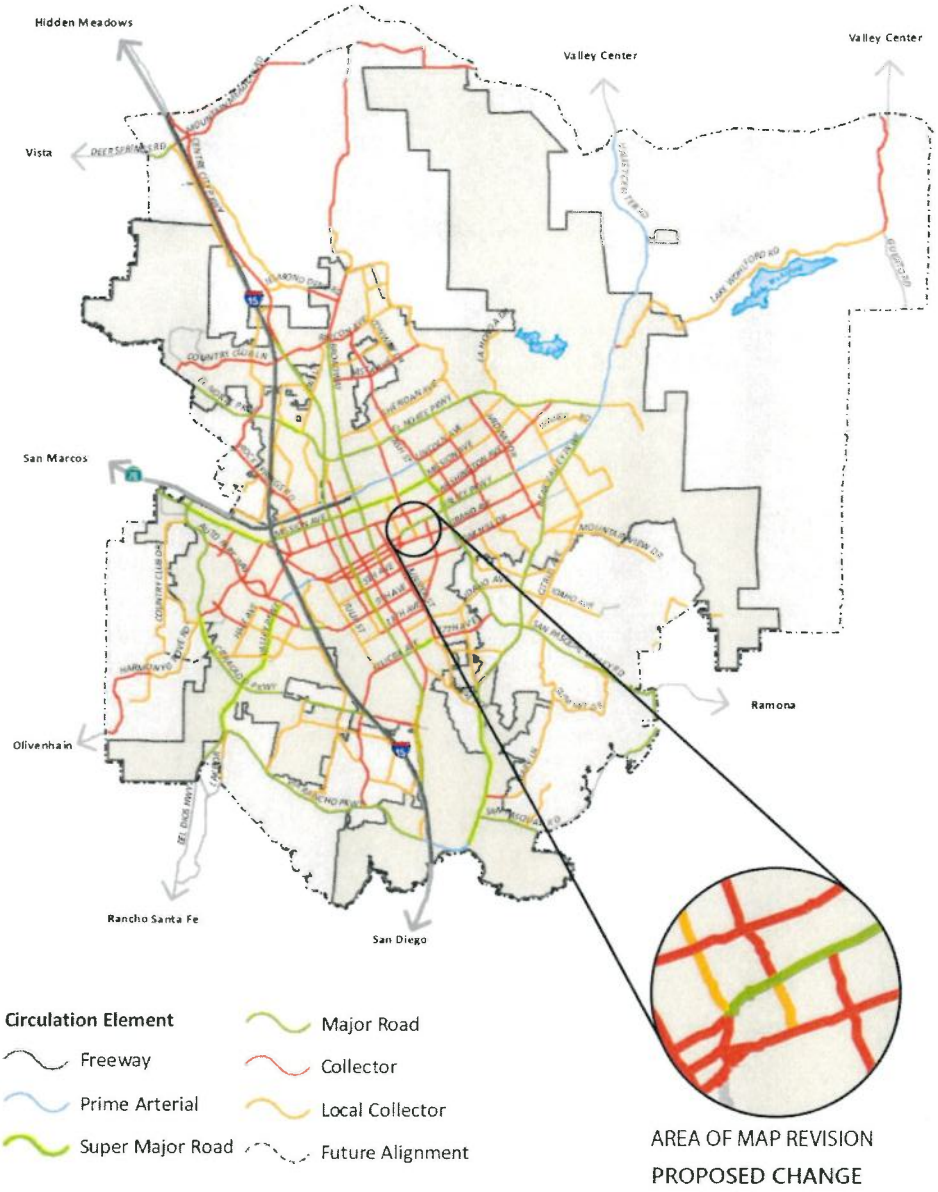
PROPOSED PROJECT: SUB 18-0011
RENDERING SIMULATION

PROPOSED PROJECT: SUB 18-0011
RENDERING SIMULATION

GENERAL PLAN AMENDMENT

Change the roadway classification for the segment of N. Fig Street between E. Grand Avenue and E. Valley Parkway from a Collector Street to a Local Collector. The change would be made to the Circulation Diagram on Page III-14 of the Mobility and Infrastructure Element of the Escondido General Plan, as depicted in the images below. Exhibit "C" to Planning Commission Resolution No. 2020-13 provides a clean version of the revised diagram.

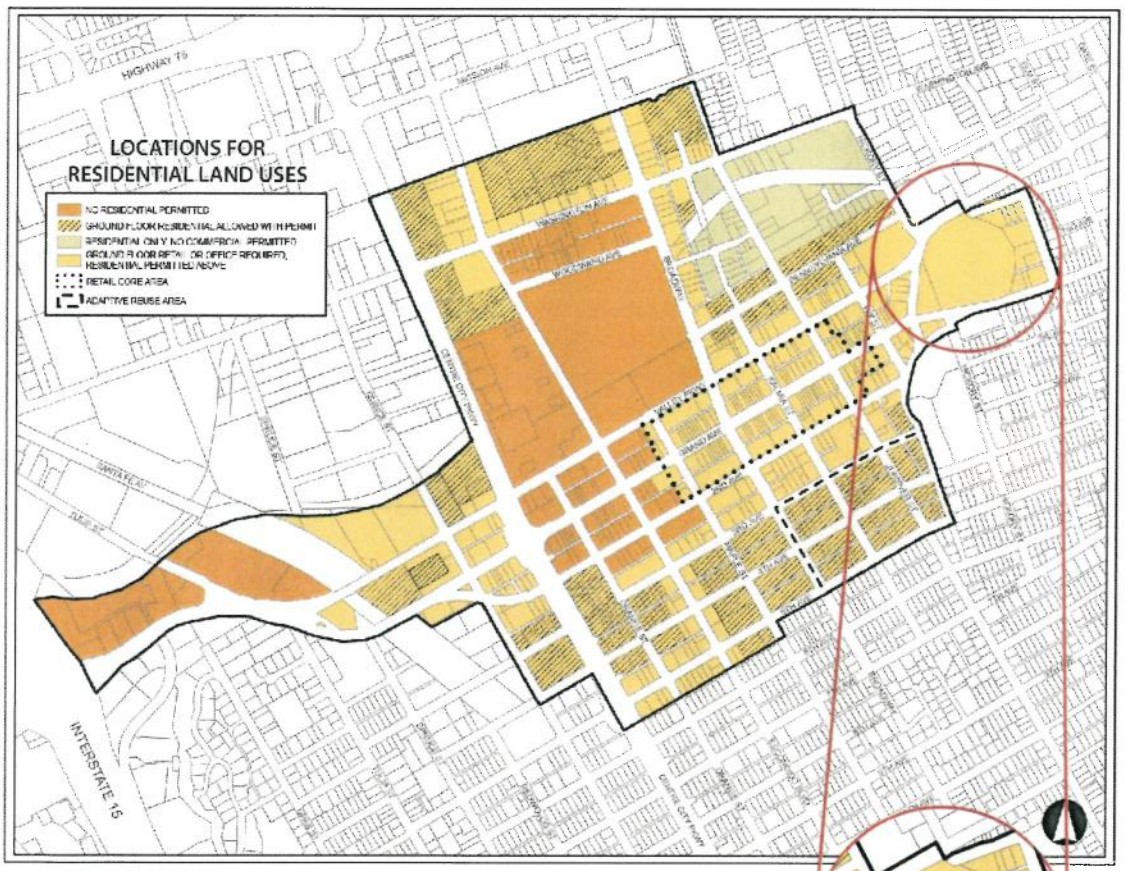



Hidden Meadows
Valley Center
Valley Center
Vista
San Marcos
Ramona
Olivenhain
Rancho Santa Fe
San Diego
Circulation Element
Freeway
Prime Arterial
Super Major Road
Major Road
Collector
Local Collector
Future Alignment
AREA OF MAP REVISION
PROPOSED CHANGE

DOWNTOWN SPECIFIC PLAN AMENDMENT

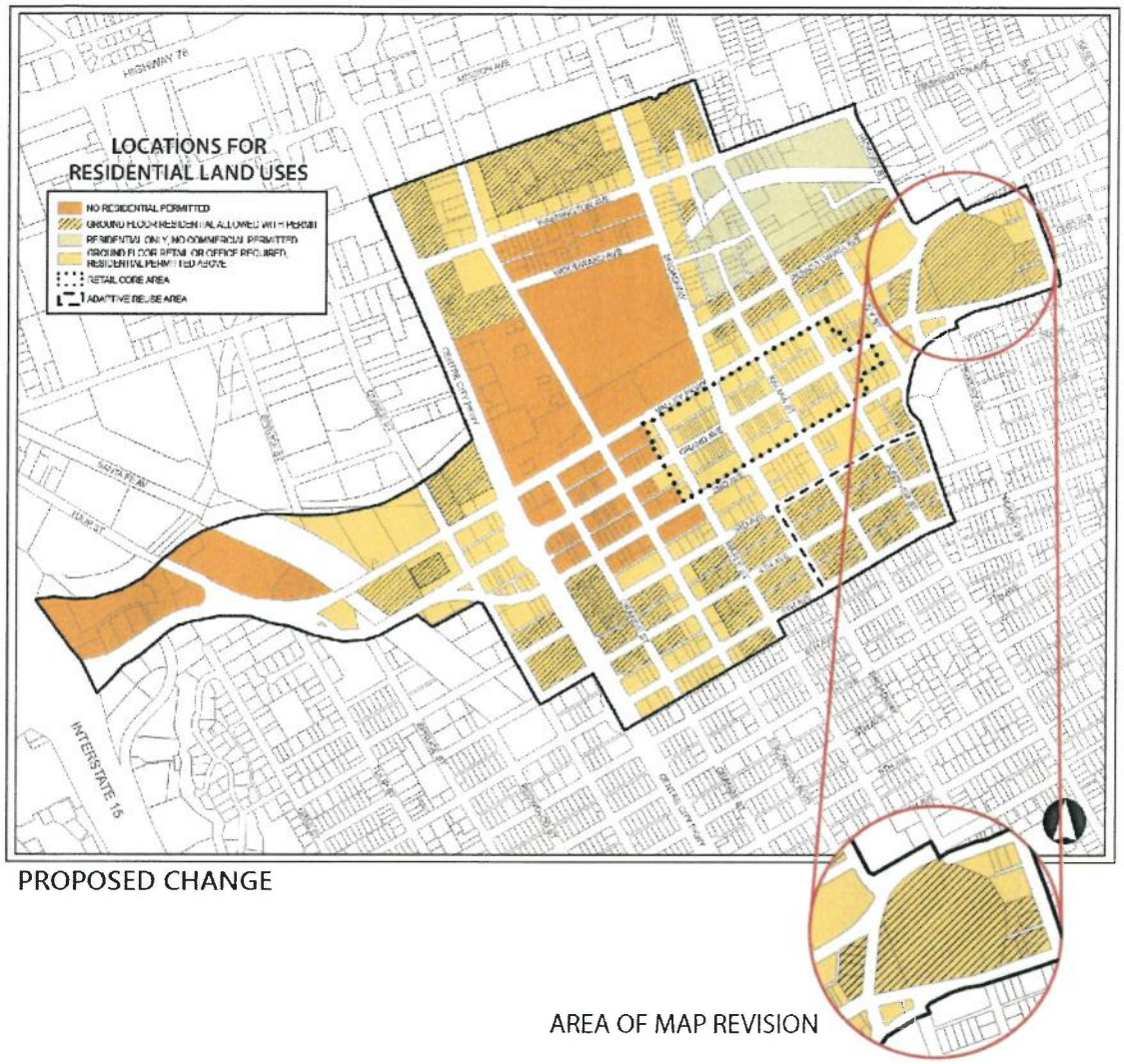
The changes described below are proposed to the Downtown Specific Plan. Exhibit "D" to Planning Commission Resolution No. 2020-13 provides a clean version of the revised figures and text.

1. Revise Figure II-4 to allow ground-floor residential uses at the project site through the Planned Development Permit process, as depicted in the Area of Map Revision detail in the images below.



EXISTING MAP

AREA OF MAP REVISION



PROPOSED CHANGE

AREA OF MAP REVISION

2. Revise Figure III-5 to clarify the maximum height allowance in the Historic Downtown District of the Downtown Specific Plan.

   Existing Text:

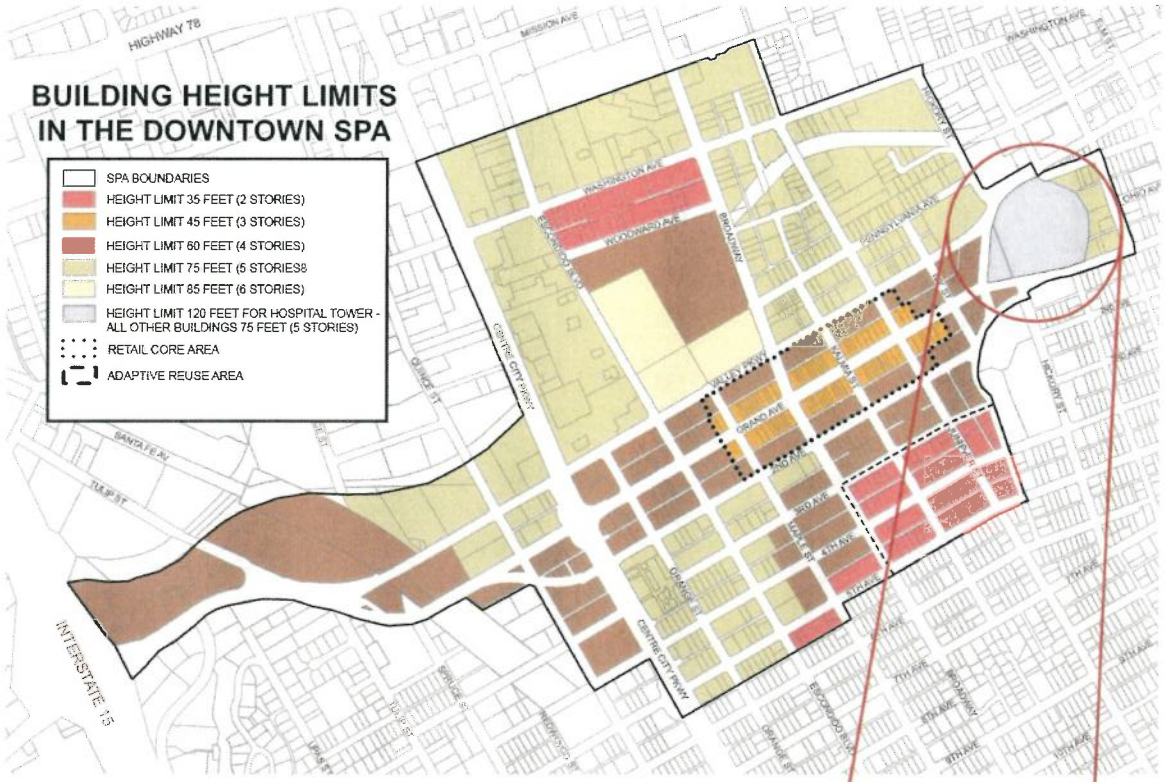
   45' (up to 3 stories) along Grand Avenue in Retail Core Area
   60' (up to 4 stories) outside Retail Core Area between Valley Pky and Second Ave.
   75' (up to 5 stories) south of Second Ave. (120' for hospital tower)
   (see Figure III-6)

   Proposed Text:

   45' (up to 3 stories) along Grand Avenue in the Retail Core Area.
   75' (up to 5 stories) east of Valley Boulevard, and north of E. Valley Parkway.

60' (up to 4 stories) in all other locations.
(see Figure III-6)

3. Revise Figure III-6 to change the height allowance for the Project site, as depicted in the Area of Map Revision in the images below.



EXISTING MAP

AREA OF MAP REVISION

4. Revise the text at the bottom of Page V-4 (below Figure V-2) of the Downtown Specific Plan as shown below. ~~Strikeout~~ typeface indicates deletions and <u>underline</u> typeface indicates new text.

   Areas east and west of the Downtown Retail Core provide for expansion and development of offices and services. Businesses in these areas include a full range of professional and medical office uses, but might involve retail establishments based on market demand. Non-residential ground-floor uses are required throughout the ~~Historic Downtown District~~ <u>Retail Core Area</u>. Mixed-use developments, with residential uses on upper floors, are encouraged for areas east of Maple Street. A larger concentration of financial and office development is located generally west of Maple Street. This area is intended for more intense non-residential commercial and office development to support a larger downtown workforce.

5. Add the underlined text to the paragraph at the top of page V-5:

Palomar Health Downtown Campus is located in the eastern area of the district and comprises a multi-story medical structure, parking garage, and emergency helicopter pad. A Memorandum of Understanding between the City and the Palomar Medical District outlines major renovations for the downtown hospital involving the construction of intern housing, support medical, office, and related uses. The Memorandum of Understanding expired in 2020.

EXEMPT FROM FEES pursuant to Gov't Code §§ 6103, 27383, and 27388.1 (filing requested/executed by municipality)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City Clerk's Office
City of Escondido
201 North Broadway
Escondido, CA 92025

This Space for Recorder's Use Only

DENSITY TRANSFER AGREEMENT

This DENSITY TRANSFER AGREEMENT ("**Agreement**") is dated as of _____, 2020 ("**Effective Date**"), by and between the City of Escondido, a California municipal corporation ("**City**"), and _____ ("**Owner**"). (The City and Owner are collectively referred to herein as the "**Parties.**")

RECITALS

A. Owner is the owner of the real property that is the subject of this Agreement, assessor's parcel numbers 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ("**Property**").

B. On _____, the City Council approved an application for certain discretionary approvals, including a Tentative Subdivision Map, Specific Plan Amendment, Planned Development Permit (Master and Precise Plans), a General Plan Amendment (Mobility and Infrastructure Element), a Specific Alignment Plan (SAP), and a Grading Exemption, to develop a mixed-use commercial and residential project on the Property known as the Palomar Heights Project, consisting of approximately 510 multi-family dwelling units and 10,000 square feet of commercial space ("**Project**").

C. The City Council, via Resolution No. 2019-69, has established a Density Transfer Program that authorizes the transfer of available density from undeveloped or underutilized properties to a density pool ("**Density Credit Pool**"), which may be used by a developer to increase density beyond what otherwise would be permitted by the Downtown Specific Plan on a project site.

D. The Project will require use of the Density Credit Pool as to the portion of the Property located on the west side of Valley Boulevard, having assessor's parcel numbers 229-442-01-00, 229-442-02-00. 229-442-03-00, 229-442-04-00, and 229-442-18-00, and more particularly described in Exhibit B, attached hereto and incorporated herein by this reference ("**Receiving Area**").

E. The Density Transfer Program states that a developer's request for use of the Density Credit Pool requires "City Council approval of a Planned Development Permit and Development Agreement (or other agreement approved by City)."

F. Because the Project does not otherwise require a Development Agreement, the Parties are entering into this Agreement so that the Owner may make use of the Density Credit Pool.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the mutual benefits derived therefrom, the Parties hereby mutually agree as follows:

1. The Recitals set forth above are included herein by reference as part of this Agreement, and the Parties agree that said Recitals are essential facts to this Agreement.

2. Owner shall execute this Agreement prior to recordation of the Final Map for the Project, after which this Agreement and the covenants herein shall remain in effect unless and until rescinded and released by mutual written agreement of the City and Owner by the authority of the City's Director of Community Development upon submittal of request, applicable fees, and evidence that this Agreement is no longer required by law.

3. Upon execution, this Agreement shall be recorded in the Official Records of the County San Diego ("**Recording Date**").

4. Upon the Recording Date, the City shall transfer thirteen (13) units from the Density Credit Pool to the Receiving Area, and Owner shall deposit 861 units of excess density from the Property into the Density Credit Pool, as required by the conditions of approval for the Project.

5. Upon the Recording Date, the obligations and benefits provided for in this Agreement shall run with the above-described land and shall be binding on the Parties hereto; all parties having or acquiring any right, title, or interest in the Property; and their heirs, legal, representatives, successors, and assigns. As such, it is the intent of the Parties that after the Recording Date, this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of Owner; and (iii) shall bind Owner and its respective successors and assigns during the term of this Agreement. Further, Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in interest or title, or owner or operator of the Property, shall be bound by the terms herein.

6. The rights and obligations of Owner under this Agreement may be assigned by Owner, prior to or after the Recording Date, in whole or in part, to any party acquiring an interest in the Property ("**Assignment**"). Owner shall provide 30 days' advance written notice to the City of any Assignment.

7. This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives:

OWNER: _____
BY: _____

Date: _____ By_____
Name _____
Title _____
Authorized Representative

CITY OF ESCONDIDO

Date: _____ By_____
Mike Strong
Director of Community Development

(Above Signatures Must Be Notarized; Acknowledgment Pages Follow)

Approved as to Form:

OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

_____
Kurt G. Whitman, Senior Deputy City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me,

_____, a Notary Public, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

City

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

PHPOLLC

Exhibit A

Legal Description of Property

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO: 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-06-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1940, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029.

Exhibit B

Legal Description of Receiving Area

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ATTACHMENT 6
GENERAL PLAN CONSISTENCY ANALYSIS

LAND USE AND COMMUNITY FORM ELEMENT

The Specific Plan Area (SPA) Land Use designation provides much of the land use guidance for the use of the subject property. Detailed information can be found in the Downtown Specific Plan Consistency Analysis (Attachment 7) In addition, various policies related to Community Character, Planned Developments, Mixed-Use Development, and Environmental Review are applicable to the project, as detailed below.

Community Character Policy 1.1
New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas.

The Project proposes to build a high-density, mixed-use project on the eastern edge of downtown Escondido. This proposal is in line with the policy identified above in that it provides a large-scale high-intensity project in the appropriate area, which will assist the City in providing needed housing without impacting outlying areas.

Planned Development Policy 6.3
Development proposals involving Planned Developments shall address and/or include, if applicable:
g) Superlative architectural design features of all structures;
h) Adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape;
i) Preservation / maintenance of common open space or community area
(Note that several items from this list contained in this Policy have been removed since they are not applicable to this Project.)

The Project site is located at the eastern end of downtown Escondido and is visible from most of the valley floor. As such, portions of the site visible from the public right-of-way and adjacent properties should be designed to reflect the prominence of the site. The design should be aesthetically appealing, use high-quality materials, and withstand the test of time. In other words, one should be able to look at the project 50 years from now and be impressed with the design in the same manner as today. An analysis of site and building design is provided later in this report and should be referred to with regard to this policy.

Mixed Use Overlay Policy 7.3
Focus the tallest buildings and developments with the highest intensities and densities in mixed use districts in the downtown and key urban activity centers that are well-served by transit, close to employment, services, utilities, and recreational facilities.

As noted in relation to the Community Character policy discussed above, the project proposes a high-intensity development at the eastern end of downtown Escondido. The denser and taller buildings on the Project site are located on the portion closest to the heart of downtown, which is appropriate and in compliance with this policy since that area provides more employment

opportunities and shopping/dining/entertainment establishments. Further, the project will provide easy access to public transit through the provision of a bus stop and rideshare opportunities along Valley Boulevard.

Mixed Use Overlay Policy 7.4

Review proposed projects in mixed use overlay districts and encourage features that:

a) Promote a wide range of housing opportunities;
b) Facilitate the establishment of childcare homes and centers;
c) Create a walking environment to encourage pedestrian activity;
d) Maximize alternative transportation modes;
e) Provide opportunities for residents to conduct routine errands close to their residence;
f) Integrate with surrounding uses to become a part of the neighborhood rather that an isolated project;
g) Incorporate architectural elements or themes from the surrounding neighborhood;
h) Provide appropriate transition between land use designations to minimize compatibility conflicts;
i) Provide adequate infrastructure;
j) Ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas;
k) Integrate on-site or fund off-site development of neighborhood parks;

The Project includes four different product types, offering both rental and for-sale products, and provides age-restricted housing opportunities for senior citizens. While the for-sale products are more automobile-oriented, the apartments and senior apartments are oriented toward the public streets in the downtown area and are designed to promote walkability, with many retail and service establishments within walking distance. Public transit and rideshare opportunities would be available immediately in front of the main apartment building. The site is designed such that the larger and higher density buildings are closer to the heart of downtown, with smaller and lower density buildings proposed on the eastern side, near lower density residential and office uses. Adequate infrastructure would be provided, as described earlier in this report, and the project would pay development impact fees for development and improvement of future parks. An analysis of other elements of the project (architecture, landscaping, parking, etc.), is provided later in this report. Generally, the project complies with this policy, though the for-sale products do so to a lesser degree since they will likely be accessed primarily through attached garages that do not encourage interaction with the surrounding neighborhood.

Environmental Review Policy 18.2

Require environmental review and mitigation of impacts, if necessary, consistent with city, state, and federal requirements for development projects the Planning Area

An Environmental Impact Report was prepared for the project which demonstrates compliance with applicable city, state, and federal requirements, and mitigation measures have been identified to reduce the significance of anticipated environmental impacts.

MOBILITY AND INFRASTRUCTURE ELEMENT

Relevant Mobility and Infrastructure policies include those related to complete streets, pedestrian and bicycle networks, the street network, public transit, parking, and traffic calming, among others.

Complete Streets Policy 2.2
Provide a safe, efficient and accessible transportation network that meets the needs of users of all ages including seniors, children, disabled persons, and adults.

Subject to the approval of the General Plan Amendment and Specific Alignment Plans, the project would provide frontage improvements that meet or exceed those required by the General Plan. These include accessible sidewalks and bicycle facilities. Additionally, the project would provide a bus turn-out and rideshare parking spaces to accommodate alternative forms of transportation.

Pedestrian Network Policy 3.4
Preserve and enhance pedestrian connectivity within existing neighborhoods via the Escondido Creek trail, sidewalks, and trails, and require a pedestrian network in new developments that provides efficient and well-designed connections to adjacent land uses, commercial districts, schools, and parks.

The Project would remove existing walkways connecting the former hospital site to Valley Boulevard and E. Grand Avenue. However, since these walkways only provide access to the site and not through the site, their removal would not impact existing pedestrian connectivity. The proposed project would include an onsite pedestrian circulation system that provides access throughout the site, and accommodates four pedestrian access points from the public right-of-way. It does not, however, provide public access at the corner of Valley Boulevard and E. Grand Avenue (the focal point of the project), though project residents could access the site from this corner through the parking garage of the building. While not ideal, the project does provide adequate onto the site, and the pedestrian-only access point along N. Fig Street provides an accessible path of travel through the site that does not currently exist.

Bicycle Network Policy 4.3
Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion and improve public health.

A bicycle lane is proposed along Valley Boulevard which will provide cyclists with a safer way to access the Escondido Creek Trail from downtown. Additionally, the project includes storage areas within the units and/or garages for bicycles, and bike racks by the commercial areas.

Transit System Policy 5.8
Require that new developments incorporate transit-supporting facilities into the project design, where appropriate.

The project will provide a bus turnout along Valley Boulevard, and a condition has been placed on the project that would require the developer to install and maintain a bus shelter adjacent to the turnout.

Transit System Policy 5.9

Construct, when appropriate, transit facilities such as bus pullouts on Prime Arterials, Major Roads, and Collector streets.

The project would include a bus turnout along Valley Boulevard.

Street Network Policy 7.1

Plan, design, and regulate roadways in accordance with the street classification in the Circulation Element Diagram.

The Project would reclassify the segment of N. Fig Street from E. Grand Avenue to E. Valley Parkway to a Local Collector road. As such, with the exception of Valley Boulevard, the all roadways would be improved to standards required by the Circulation Element Diagram. A Specific Alignment Plan is proposed for Valley Boulevard to allow flexibility from the identified Collector Street standard, as described in Street Network Policy 7.2 below.

Street Network Policy 7.2

Allow Specific Alignment Plans for unique situations when standard widening is not adequate for future needs or when special conditions / constraints exist which require a detailed implementation plan.

A Specific Alignment Plan has been proposed for Valley Boulevard which would remove southbound lanes and provide additional on-street parking and pedestrian space along the roadway. Staff believes this is appropriate based on the design and density of the project, and any potential impacts associated with the change in traffic patterns has been adequately analyzed in the Traffic Impact Analysis prepared for the project and addressed through conditions of approval. A Specific Alignment Plan has also been proposed for N. Fig Street between E. Grand Avenue and E. Valley Parkway in order to accommodate the reclassification of the roadway. An analysis of the proposed reclassification identified no adverse impacts, and the Specific Alignment Plan appropriately implements the change.

Street Network Policy 7.3

Strive to maintain LOS C or better throughout the city except for within the urban core. Establish LOS D as the threshold for determining significant impacts and appropriate mitigation. Due to physical design characteristics, implementation of pedestrian-oriented „smart growth" and Complete Streets design improvements, high density infill areas, environmental resource considerations, existing development, freeway interchange impacts, and incomplete system improvements, alternative levels of service may be appropriate for isolated areas as determined by the city.

The project is within the urban core of the city. As such, the threshold for determining impacts significant impacts is Level of Service (LOS) D. The project has been conditioned to provide necessary improvements to meet this threshold.

Parking Policy 8.2

Consider reducing parking requirements in the downtown and at transit stations as transit ridership increases over time due to increased development intensities and a broader mix of land uses.

The project's location in downtown Escondido makes it an ideal candidate for a parking reduction due to the mixture of uses in the vicinity. As such, the requested reduction in parking as part of the Planned Development Permit is considered appropriate for the site.

Traffic Calming Policy 9.2

Encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) that add character and create opportunity for improved aesthetics while effectively managing traffic.

In addition to the modification of street width and alignment along Valley Boulevard proposed by the Specific Alignment Plan, the project would include a bulb-out on both sides of Valley Boulevard at the intersection with E. Grand Avenue. This serves the dual purpose of slowing traffic and providing public plazas to accommodate pedestrian and street-level activity. An additional plaza area is provided within unused, excess right-of-way in the triangular area where Valley Boulevard merges with E. Valley Parkway. Landscaping and seating are proposed for this plaza to enhance the aesthetics of the project and streetscape.

HOUSING ELEMENT

The Housing Element establishes goals and policies to meet the current and future needs of the City and its ability to accommodate and provide for housing for future population growth.

Housing Policy 1.1

Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.

The project would provide 510 new dwelling units, including apartments, senior apartments and condominiums. The project has been conditioned to establish a funding mechanism to offset future deficiencies related to the provision of public services that are created as a result of the additional units.

Housing Policy 1.3

Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.

The project would be required to pay development impact fees to address the need for public facilities, and would be conditioned to establish a funding mechanism to offset future deficiencies related to the provision of public services.

Housing Policy 2.1
Accommodate the regional share of housing for all income groups.

The project would construct a total of 510 apartments, senior apartments and condominiums, which are more affordable and attainable than single-family homes. Additionally, while the project would fall short of providing the share of housing identified by the latest Regional Housing Needs Assessment (RHNA), it does provide more than the number of units identified in the Housing Element of the General Plan, which is based on the previous RHNA. City staff is currently preparing an update to the Housing Element to address this issue, however the project does comply with the General Plan, as well as the RHNA requirements in place when the project application was submitted.

COMMUNITY PROTECTION ELEMENT

Community Protection Element goals and policies are intended to guide development to meet the City's present and future needs specifically related to enhancing the safety of Escondido.

Fire Protection Policy 2.6
Require new development to contribute fees to maintain fire protection service levels without adversely affecting service levels for existing development.

A condition of approval for the project would require that it establish a funding mechanism to offset potential future deficiencies to existing service levels.

Police Services Policy 3.5
Require new development to contribute fees to maintain police facilities and equipment that meet the needs of the community.

A condition of approval for the project would require that it establish a funding mechanism to offset potential future deficiencies to existing service levels.

RESOURCE CONSERVATION ELEMENT

Goals and policies contained in the Resource Conservation Element of the General Plan are intended to protect the natural environment. This includes air and water quality, as well as cultural, agricultural, mineral and energy resources

Cultural Resources Policy 5.4
Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.

While not determined necessary by the California Environmental Quality Act (CEQA), the an Environmental Impact Report (EIR) was prepared for the project. That report analyzed the potential impacts to cultural resources including historic structures and Native American artifacts,

and mitigation measures have been established to ensure that potential impacts to these resources would not be significant.

Cultural Resources Policy 5.7
Comply with appropriate local, State, or federal regulations governing historical resources.

In addition to the CEQA review process described in Cultural Resources Policy 5.4 above, the project would require demolition of what has been identified as a historically significant structure. Pursuant to Article 40 of the Escondido Zoning Code, a public hearing was held before the Historic Preservation Commission who provided a recommendation to the City Council on the demolition of the structure, which will be considered concurrently with the requested actions which are the subject of this report.

Air Quality and Climate Protection Policy 7.2
Reduce regional greenhouse gas emissions through the following measures including, but not limited to:

a) Implementing land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.);
b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;
c) Supporting public transportation improvements;
d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;
h) Promoting the use of drought-tolerant landscaping.

(Note that several items from this list contained in this Policy have been removed since they are not applicable to this Project.)

The project is located in an urban environment surrounded by a significant supply of commercial goods and services. By providing housing opportunities in an urban environment, the project would reduce the need for residents to get in their car any time a need arises because those needs could be served by businesses close enough to walk to. The project would provide a bus turnout and a Class II bike lane, and would use drought-tolerant landscaping which would replace a large lawn currently on the project site.

GROWTH MANAGEMENT ELEMENT

The Growth Management Element integrates General Plan goals and objectives with adopted Quality of Life Standards to facilitate the orderly development of public and private improvements. An important goal of growth management is to phase capital facility improvements concurrent with population growth so that new development does not compound existing service shortfalls.

Public Facility Financing Policy 3.1
Maintain and periodically update development impact fees and major infrastructure financing programs to assure that all new and infill developments contribute their proportionate share of funding for necessary municipal infrastructure and public facilities.

The project would be required to pay development impact fees to provide proportionate funding for their share of required public facilities and municipal infrastructure. This funding would not address potential needs for maintaining service levels and is related specifically to physical improvements.

Public Facility Financing Policy 3.2

At the discretion of the city, require larger developments to prepare a fiscal impact analysis and a public facilities financing plan that articulates infrastructure and public facilities requirements, as well as costs and funding mechanisms which document the effects upon the city's operating budget over time.

As noted in relation to Public Facility Financing Policy 3.1 above, the project would be required to pay development impact fees to address funding needs for the provision of public facilities. A project-specific fiscal impact analysis is currently under review to determine the future effect on the city's operating budget resulting from the provision of public services required for the project. A condition of approval will require that the project establish an appropriate funding mechanism to cover the costs of any deficiencies to the provision of public services.

Public Facility Financing Policy 3.4

Periodically assess ongoing staffing needs to adequately operate and maintain public facilities and services through the budget process in order to achieve and maintain quality of life thresholds.

The City conducted a Fiscal Impact Assessment that determined that the cost to serve new residential development exceeds the revenue generated from that development. As such, the project would be required to offset this deficiency. The result of the project-specific fiscal impact analysis review, and establishment of the appropriate funding mechanism identified in Public Facility Financing Policy 3.2, would allow the City to adequately operate and maintain the needed public services.

Public Facility Deficiencies Policy 5.2

Monitor and periodically report the performance of development activity and its conformance with quality of life standards. Identify areas where there are critical deficiencies. Establish criteria for and implement moratoria or other strategies to address shortfalls.

The city-wide fiscal impact analysis described in Public Facility Financing Policy 3.4 above has determined that an ongoing deficiency in the City's ability to provide adequate and necessary public services exists. The City has established a Community Facilities District (CFD) as a solution to this deficiency. A project can enter into the CFD or can opt to establish an alternate funding mechanism necessary to address the deficiency.

Public Facility Deficiencies Policy 5.4

Withhold discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable service standards and deficiency thresholds as established in Public Facility Deficiencies Policy 5.1.

Through entrance into the CFD or establishment of an alternate funding mechanism to offset the public services deficiency, as described in Public Facility Deficiencies Policy 5.2 above, the project would not be out of compliance with the applicable service standards so this would not cause the City to withhold discretionary approvals and subsequent building permits.

ECONOMIC PROSPERITY ELEMENT

Existing Economic Districts Policy 6.1

Revitalize the Downtown, East Valley Parkway, Center City Parkway, and Escondido Boulevard commercial areas by upgrading their appearance and achieving a coordinated land use pattern that includes retail, office, visitor serving, and residential development of appropriate density and intensity.

The project would revitalize downtown Escondido by increasing the residential population and providing a built-in customer base in close proximity to historic Grand Avenue and other commercial locations.

ATTACHMENT 7
DOWNTOWN SPECIFIC PLAN CONSISTENCY ANALYSIS

STRATEGIC GOALS

The Downtown Specific Plan includes a number of strategic goals that are intended to facilitate the vision described above. The Project would assist the City in its efforts to achieve many of these goals, as detailed below. (Note that some goals that do not address Project-related issues have been omitted from the list below).

i. An economically viable Downtown with an appropriate mix of retail, office, residential, entertainment and cultural uses.

As described above, the project will provide a large population base to support existing businesses and attract new ones. Adding a large population but limiting the amount of new commercial space will help balance the mix of uses downtown.

ii. A local and regional destination for specialty shopping, dining, nightlife, employment, culture, and the arts.

While the Project would provide limited commercial space, it would include a restaurant with a rooftop deck that overlooks the valley floor. At the top floor of the main apartment building, and located on the intersection of Valley Boulevard and E. Grand Avenue, the restaurant would be visible from historic Grand Avenue, and would provide scenic views to the north and west. The restaurant could be a great place to watch the sunset over Escondido, and attract visitors from outside the area.

iii. A vibrant and exciting environment with land uses that foster an "18- hour" atmosphere, in addition to areas that provide mixed use, office employment and high-density residential opportunities.

Residential uses by their very nature contribute to an "18-hour" atmosphere, especially in mixed-use areas. With more than 500 new dwelling units provided by the Project, downtown Escondido would see more foot-traffic along historic Grand Avenue throughout the day and into the night.

iv. Development and signage that strengthen the character of Downtown and are architecturally compatible with the existing urban fabric.

The Project's proposed architectural style is decidedly different than that in the vicinity, however it is urban in nature, particularly on the western side of the project site (closest to the heart of downtown). By bringing a more modern, urban-style design to downtown Escondido, the project will help create a dynamic and architecturally diverse neighborhood that mixes the old with the new. This approach has been successful in many cities and neighborhoods, including Little Italy in San Diego, and on a smaller scale, in downtown Vista.

v. Street-level and human-scale design elements in new and remodeled developments that improve pedestrian orientation.

The project provides three public plazas and widened/enhanced sidewalks along Valley Boulevard. Two of the plazas are in front of the commercial space on the corner of Valley Boulevard and E. Grand Avenue, and are oriented toward and intended for pedestrian use. Additionally, apartment units along Valley Boulevard and E. Grand Avenue have direct access to those streets with front facing them. Wide sidewalks with expanded parkways provide visual interest, and apartment buildings are stepped back at upper floors to reduce the feeling of the street being dominated by tall buildings.

vi. Preserved historically significant sites and structures that enhance the character of Downtown.

While the existing Palomar Hospital building is a visually prominent structure at the east end of downtown, an Historic Structure Assessment was conducted for as part of the environmental review process for the Project, and determined that there have been substantial modifications to the building which preclude its classification as historically significant. One building on the Project site was identified in the Assessment as being historically significant, however it is on the back side of the site, facing N. Fig Street, and not visible to the downtown area, thus not enhancing the character of downtown Escondido.

viii. Higher residential densities in key locations that support Downtown nonresidential uses.

One of the primary goals of the project is to provide a significant population base near the heart of downtown Escondido that will help revitalize Grand Avenue and provide a built-in customer base for businesses in the area. While the overall density of the Project is less than 37 dwelling units per acre, the size of the property is sufficiently large that it will assist in providing the population growth needed to support the existing non-residential uses. Additionally, since the site is less than two blocks from the heart of downtown Escondido, residents will easily and conveniently be able to walk to downtown year-round.

ix. A pedestrian environment that provides connections, convenient access and opportunities for alternative modes of transportation.

The Project would make significant improvements to Valley Boulevard, including a bus turnout and rideshare parking spaces to encourage the use of alternative forms of transportation. The public plazas on the site will provide pleasant spaces for pedestrians to wait for buses and rideshare vehicles. There will also be a bike lane along Valley Boulevard with buffers on both sides to provide significant separation from traffic and parking spaces.

x. Embellished landscaping, public art, comfortable street furniture and décor that improves walkability and pedestrian connections.

As previously mentioned, expanded landscaping would be provided along Valley Boulevard and public plazas would create areas for pedestrians to congregate. Additionally, the project would be installing or paying a fee in lieu of installing public art in the plaza on the northeast corner of Valley Boulevard and E. Grand Avenue, which would serve as a pedestrian-level focal point at the commercial node.

CONSISTENCY OF PROPOSED SPECIFIC PLAN AMENDMENTS

The amendments to the Downtown Specific Plan include a modification to Figure II-4 (Locations For Residential Land Uses) and associated text amendment to establish a process by which the subject property could request approval of ground-floor residential uses, and clarification of maximum height allowances in the Historic Downtown District through modification of Figures III-5 (Land-Use District Development Standard Matrix) and III-6 (Building Height Limits in the Downtown SPA). The requested change to Figure II-4 would establish a Planned Development Permit requirement to allow ground-floor residential uses throughout the Project site. Such a request would expand the allowance for residential uses, in support of the Strategic Goals described above. Discretion would be maintained by the City since a Planned Development Permit would be required, which involves thorough review by City staff, and consideration by City Council after a formal recommendation by the Planning Commission. As such, the proposed amendment is consistent with the vision and goals of the Downtown Specific Plan.

The latter amendment is a clean-up item that would clarify maximum height allowances for properties in the Historic Downtown District of the Downtown Specific Plan, including the Project site. It would make the text in Figure III-5 consistent with the map in Figure III-6. As such, said change is consistent with existing intent of the Downtown Specific Plan and no further analysis is required.

ESCONDIDO
City of Choice

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: July 16, 2020

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner

REQUEST: Non-Emergency Demolition Permit (Case No. SUB 18-0011, ENV 18-0009 and PHG 18-0049)

RECOMMENDATION: Forward recommendation of approval to the City Council

PROJECT DESCRIPTION

The applicant proposes to demolish a significant historic resource in order to redevelop the subject property. The redevelopment of the property will be undertaken as part of a larger project (known as Palomar Heights) involving the redevelopment of multiple surrounding parcels that comprise the former Palomar Health downtown campus. The proposed redevelopment project would involve the construction of a mixed-use residential and commercial project containing 510 dwelling units (comprised of apartments, condominiums, and senior apartments) and 10,000 square feet of commercial space. The specific request that is the subject of this hearing is for the demolition of an International-style medical office building, which is necessary to accommodate the proposed redevelopment project. Article 40 (Historical Resources) of the Escondido Zoning Code requires Historic Preservation Commission (HPC) review of a request for the non-emergency demolition of a historic resource. Per Article 40, the Historic Preservation Commission acts in an advisory role to the City Council on this matter.

LOCATION

The non-emergency demolition permit is being requested for a building on an approximately 0.25-acre property located on the west side of N. Fig Street, north of E. Grand Avenue and south of E. Valley Parkway, addressed as 121 – 141 N. Fig Street (APN: 230-163-02-00). This property is part of the larger project site which also includes the following addresses: 127–133 Valley Boulevard (parking lot), 151 Valley Boulevard (parking lot), 451–453 E. Valley Parkway, 456 E. Grand Avenue, 147 Valley Parkway (parking lot), 555 E. Valley Parkway, 624 E. Grand Avenue, and 640–660 E. Grand Avenue.

BACKGROUND

A Historic Structure Assessment (*Brian F. Smith and Associates, Inc., 2020*) was prepared for the existing structures (at the addresses identified above) which are proposed for demolition as part of the Palomar Heights project. The assessment is included as Appendix D to the Environmental Impact Report prepared for the project. (The Draft Environmental Impact Report and its technical appendices can be found at the following link: https://www.escondido.org/draft-environmental-impact-report.aspx.) The assessment considered the potential significance of the various structures and their eligibility for placement on the national, state or local historic registers. The assessment determined that the building at 121 – 141 N. Fig Street was considered historically significant and met the eligibility criteria for listing on the California Register of Historic Resources and the City's local register of historic places. All other buildings proposed for demolition as part of the project were determined to not be significant and not eligible for listing on any register. Details on these determinations are contained in the Historic Structure Assessment.

The building at 121 – 141 N. Fig Street was designed as an International-style medical office building by Russell Forester, a City of San Diego-designated master architect. No modifications appear to have been made to the building since its initial construction in 1965. Characteristics of the International style that the building does exhibit include: a flat roof, usually without ledge (coping) at the roofline; windows set flush with

outer walls; unornamented wall surfaces with no decorative detailing at doors or windows; façade composed of large window groupings and expanses of windowless wall surface; a unified wall surface; and asymmetry. As such, the building possesses distinctive characteristics of the International style. The building is considered representative of Russell Forester's body of work and resembles other buildings designed by him, which also incorporate vertical windows that alternate with blank wall space and distinct modules.

HISTORIC RESOUCES ORDINANCE

The proposed project includes the demolition of a 1965 International-style medical office building at 121 – 141 N. Fig Street that has been determined to be historically significant. The Historic Structure Assessment determined that the building would be eligible for listing on the City of Escondido Local Register of Historic Places under eligibility Criteria 2 and 5.

As a result of the determination that the structure at 121 – 141 is historically significant, demolition of said structure is subject to the provisions of Article 40 (Historical Resources) of the Escondido Zoning Code and would require the approval of a Non-Emergency Demolition Permit by the City Council, subject to the findings listed below. The Historic Resources Ordinance also requires the Historic Preservation Commission and City Council to conduct noticed public hearings prior to the demolition of a significant historic resource. In order to approve the non-emergency demolition permit, the City Council is required to make Findings 1, 4 and 5, and either 2 or 3, identified in Section 33-803(c) of the Escondido Zoning Code. Staff believes the proposed project would be in conformance with the following findings:

1. ***That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;***

   The 121-141 N. Fig Street building was designed by master architect Russell Forester in 1965 as an International-style medical office building. The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.

   International-style structures were extremely common in the 1950s and 1960s and are still prevalent throughout Escondido. There remains in the area nearby the site and broader community numerous International-style structures, some examples of which include: 207 Pennsylvania Avenue, 609 South Escondido Boulevard, 350 West Fifth Street, 122 East Fourth Avenue, 480 Quince Street, 506 Washington, 1029 North Broadway, 1010-1060 East Washington, 1070 East Washington, 1120 East Washington, 145 North Escondido Boulevard. Refer to Appendix D, Historic Report, to the Palomar Heights project (Project) EIR (SCH No. 2019059013) for further information.

2. ***That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;***

   As part of the Environmental Impact Report prepared for the proposed Palomar Heights project, the applicant considered Reduced Footprint and Historic Preservation Alternatives, both of which would preserve the building at 121 – 141 N. Fig Street. While these alternative were determined to be environmentally superior to the proposed project, they would not meet the project objectives identified in the report to the same extent that the project would. Preserving the structure would result in the loss of 30 units on the project site and reduce the overall density of the project from 37 dwelling units per acre to 34.8 dwelling units per acre. On a property zoned to allow up to 100 dwelling units per acre, reducing the density below the 37 dwelling units per acre would be economically detrimental to the revitalization of downtown Escondido. Additionally, due to a significant differential in the elevation of the 121 – 141 N. Fig Street property in relation to the main portion of the project site, the structure could not be incorporated into the design of the project.

   Notwithstanding, as a mitigation measure has been proposed for inclusion in the Final Environmental Impact Report (currently in preparation) to encourage the preservation of the resource, the project applicant will make the building available for relocation to another site. Should an interested party desire to do so, such relocation would preserve the resource, though in a different location. (While this

opportunity will be provided, the City nevertheless notes that design and construction of the structure make relocation challenging and acknowledges that this undertaking may be economically infeasible.)

4. ***If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;***

The following mitigation measures have been proposed for inclusion in the Final Environmental Impact Report that would require the applicant to grant access to the building to the Historical Society and/or other appropriate historic agency in order to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications:

M-CR-2
Prior to the issuance of a demolition permit, the Applicant shall provide HABS documentation pursuant to the Level 1 standards as detailed by the National Park Service Heritage Documentation Programs. The documentation shall include a written report done in the outline format; HABS-quality photography of the exterior, interior, and overview shots of the historical resource; measured drawings; and video documentation. The documentation materials would be prepared by a qualified Architectural Historian(s) and an experienced HABS photographer(s). Copies of the resulting documentation shall be submitted to the Library of Congress, the California State Historic Preservation Officer, the South Coastal Information Center at San Diego State University, the Escondido History Center, the San Diego History Center, the Escondido Public Library Pioneer Room, and the City of Escondido Planning Division. All survey work must be conducted and completed prior to any ground disturbance or demolition. The submittal of documentation to the above-listed archives must be completed within 1 year of the initial date of demolition of the structure.

M-CR-3
To preserve, interpret, and display the history of the 121-141 N. Fig St. building, prior to demolition, distinctive representative architectural elements (interior and exterior) shall be identified for salvage and reuse either as part of the proposed Project, to be removed to another on-site location (as provided in the Secretary of the Interior's Standards for the Treatment of Historic Properties to be donated to any interested or archival repositories (i.e., museums, archives, and curation facilities; the public; and nonprofit organizations) to the satisfaction of the City of Escondido Director of Community Development. The materials to become architectural salvage shall include historic-period elements that will be removed as part of the Project, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS recordation and documentation is completed and an inventory of key exterior and interior features and materials is completed by qualified professionals. The inventory of key exterior and interior features and materials may be developed as part of M-CR-1. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, decayed, or whose integrity would not be retained by salvage will not be included in the salvage program and will not be available for future use or display. The City as lead agency will determine which materials are suitable for salvage (the City can utilize the assistance of qualified professionals to make such determinations).

M-CR-4
During demolition and construction with any salvaged materials from the 121-141 N. Fig St. building, a qualified architect shall make daily site visits to monitor demolition and construction activities to ensure compliance with mitigation measures and conditions of approval adopted to reduce impacts to historic resources and provide for salvage of appropriate architectural materials. The construction manager will be responsible for notifying the architectural monitor of daily activities. The monitoring program may be modified at the discretion of the architect based upon the construction schedule, whether or not those activities will have an impact upon previously identified, representative architectural elements intended for salvage or reuse, or the likelihood of encountering previously unidentified historic fabric. During the course of administering and implementing this measure, in the event that previously unidentified historic fabric or representative architectural elements are discovered, a qualified historic architect, in consultation with city staff, shall determine its potential donation or reuse within the framework of the Secretary of the Interior's Standards for Rehabilitation. The architect shall have the authority to temporarily divert or temporarily halt demolition in the event of any unanticipated discovery of unidentified historic fabric or

other materials of historic significance to allow for the evaluation and salvage of such materials. Compliance with this measure shall be documented to the satisfaction of the City of Escondido Director of Community Development prior to issuance of a certificate of occupancy.

5. ***The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.***

   The proposed Palomar Heights project will be considered by the City Council along with this request for a non-emergency demolition permit. Should the project not be approved, the demolition of the building will not be issued.

ENVIRONMENTAL REVIEW

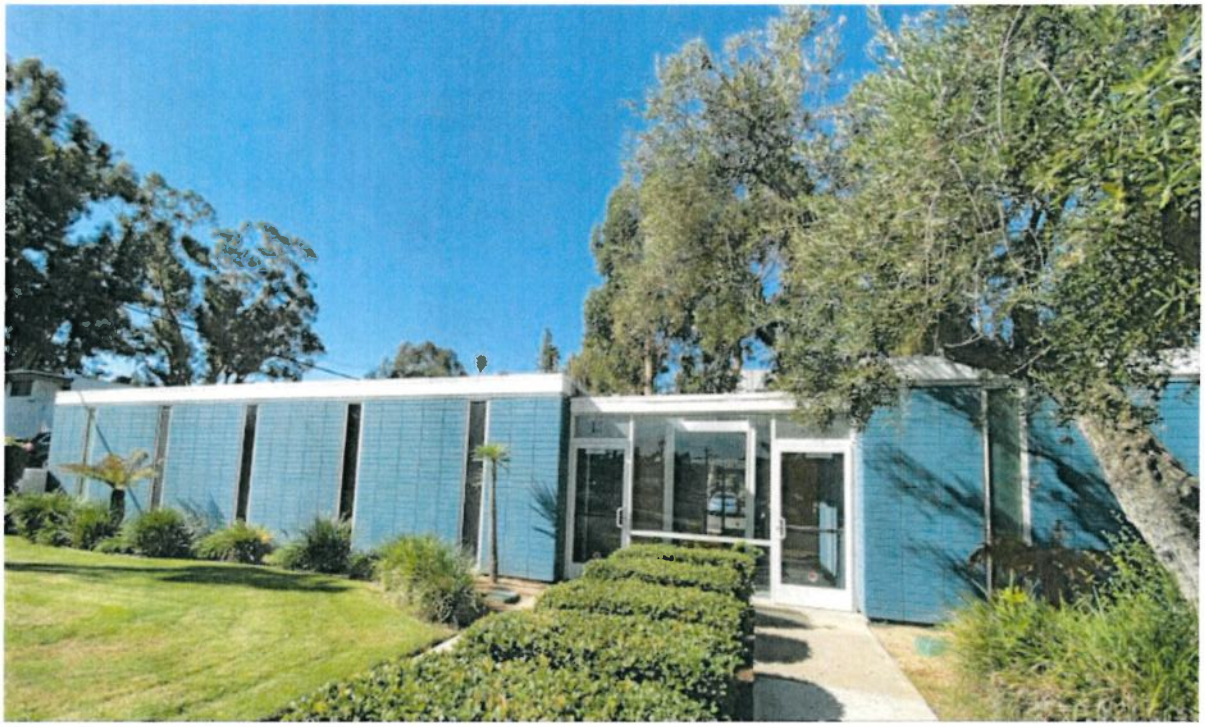
An Environmental Impact Report (City File No. ENV 18-0009) was prepared for the project in conformance with the California Environmental Quality Act (CEQA). The draft Environmental Impact Report (EIR) was circulated for public review from March 20, 2020, through May 19, 2020, and the final EIR is currently in preparation. The City received 29 written comments on the draft EIR which will be responded to in the final EIR prior to presentation of the document for certification by the City Council concurrently with their consideration of the project.

The draft EIR, technical appendices and public comments are available on the City's web site at the link provided above.

SUMMARY

Staff supports the applicant's request for a Non-Emergency Demolition Permit because they have demonstrated there are no reasonably feasible alternatives to demolition of the significant historical resource that meet the objectives of the Palomar Heights project identified in the EIR. In addition, all of the required findings to support the demo permit can be made and appropriate mitigation measures would be implemented.

121 – 141 N. Fig Street



East Façade / Building Entrance

West Façade / Parking Lot

PROJECT LOCATION

Site Plan

Legend
Senior Apartments
Rowhomes
Apartments
Villas
Commercial Tower
Pool
Commercial
Clubhouse
N
SCALE
0
40
80
120

Architectural Renderings

Corner of E. Grand Avenue/Valley Boulevard/E. 2nd Avenue

Apartment Buildings (one of three buildings)

Architectural Renderings

Corner of E. Grand Avenue/Valley Boulevard/E. 2nd Avenue

Apartment Buildings (one of three buildings)

Architectural Renderings

Rowhomes (representative of eleven buildings)

Villas (representative of nine buildings)

Architectural Renderings

Senior Apartments (one building)

Central Recreation Area

ATTACHMENT 9
PLANNING COMMISSION DESIGN REVIEW

PLANNING COMMISSION DESIGN REVIEW INFORMATION

On October 8, 2019, the Planning Commission held a design review session regarding the Project. The staff report for that meeting is not included here due to length, but can be found at the following link:

https://www.escondido.org/Data/Sites/1/media/agendas/PC/2019/100819PCAgendaPacketA.pdf

Commissioners raised various concerns and provided input and comments to the applicant regarding potential improvements to the Project's design and architecture. No formal recommendations were made, and comments provided at that meeting were intended to guide the applicant in refining their Project. It should be noted, as well, that some commissioner comments were inconsistent with others, which is not unexpected when reviewing a project's design. Topics identified at that meeting are noted below, followed by a brief statement from staff regarding project modifications that have been made to address the topic, if any.

- Pedestrian access from the interior of the Project site to the plaza on the corner of Valley Boulevard and E. Grand Avenue.
  Access has been provided through the garage of the primary apartment building.

- Roundabout/traffic circle at the Valley Boulevard/E. Grand Avenue intersection.
  Staff and the applicant's traffic engineer determined that a roundabout was not appropriate for this intersection.

- Tower element:
  a. Not accessible
  b. Eliminate it
  c. Too boxy
  These comments were made by different commissioners. The tower has been modified to have a circular metal frame at the top, and multiple balconies and decks, including a rooftop deck.

- Architecture should promote the Project site's legacy as the home to a former fire station, City Hall (round building), and adobe.
  No modifications to the project were made in response to this comment.

- Lack of density
  No modifications were made in response to this comment.

- More commercial space needed; consider Milpitas example (from slides)
  No additional commercial space was incorporated into the project.

- Rental units should meet condo specs
  Rental units have been designed to meet condo specs and a condominium map has been proposed to provide future flexibility should the owner wish to sell the units at some future date.

- Add bike parking and space for scooters/motorcycles
  Bicycle parking has been provided along Valley Boulevard and is available within the project site as well.

- More parks needed
  No additional park space has been provided.

Additional Planning Commission comments which did not warrant changes to the project included the following:

- Energy efficiency
- Nice design. Mixed use is good.
- Good mix of for-sale and for-rent units
- Outdoor dining area on west parcel is good
- No live music should be permitted on tower deck
- The dog park is a nice amenity

ATTACHMENT 10
PUBLIC CORRESPONDENCE

Due to the number of pages of Attachment 10 the following link has been provided to review the document electronically on the City's web site:

https://www.escondido.org/Data/Sites/1/media/Planning/PalomarHeightsFinalEIR/PublicComments9.17.20.pdf

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

Planning Commission
Hearing Date: September 22, 2020
Effective Date: September 23, 2020

PLANNING COMMISIONRESOLUTION NO. 2020-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2019059013) AND ADOPTING FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PALOMAR HEIGHTS PROJECT

APPLICANT: The Palomar Heights Project Owner, LLC (Integral Communities / Ninia Hammond)

CASE NOS.: SUB 18-0005 and ENV 18-0005

WHEREAS, The Palomar Heights Project Owner, LLC, ("Applicant") filed a land use development application (Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0009) constituting a request for a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (Valley Boulevard and N. Fig Street), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, for the redevelopment of the former Palomar Hospital downtown campus on a 13.7 gross acre (13.84 net acre) site located at 555 E. Valley Parkway and surrounding properties (APNs 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-

00, and 230-163-05-00), as more particularly described in Exhibit "A" to this Resolution, attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Property is located in the SP Zone (Downtown Specific Plan); and

WHEREAS, the redevelopment of the Property includes the demolition of all existing structures on the Property, and construction of a mixed-use residential and commercial development project consisting of 510 residential dwelling units with a resulting residential density of 36.8 dwelling units per acre, and up to 10,000 square feet of commercial space ("Project"). The Project would also provide supporting open space and recreational amenities, landscaping, parking, and associated site improvements; and

WHEREAS, said land use development application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0005, in accordance with the rules and regulations of the Escondido Municipal and Zoning Codes, and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, pursuant to CEQA Guidelines section 15063, the City opted to forego the preparation of an Initial Study, and determined that an Environmental Impact Report ("EIR") would be prepared to address potential direct and cumulative impacts associated

with biological resources, cultural resources, hazards and hazardous materials, noise, and tribal cultural resources; and

WHEREAS, in accordance with CEQA Guidelines section 15082, the City distributed a Notice of Preparation ("NOP") of an EIR to the State Clearinghouse, local and regional responsible agencies, and other interested parties on May 3, 2019, for a 30-day comment period, which ended on June 3, 2019; and

WHEREAS, the City prepared and circulated a Draft EIR for the proposed Project for review and comment by the public, agencies, and organizations pursuant to the CEQA Guidelines by filing a Notice of Availability ("NOA") of the Draft EIR for review with the County Clerk of the County of San Diego. The NOA was also mailed to organizations and parties expressing interest in the Project on March 17, 2020, notifying the general public, public agencies, and interested individuals and organizations that a 45-day public review period would begin on March 20, 2020, and end on May 4, 2020. The NOA was also filed with the City Clerk, published in the Daily Transcript, and posted on the City's website. The public review period was subsequently extended an additional 15 days to May 19, 2020, to allow additional time for the public to review and comment on the document in light of the COVID-19 pandemic; and

WHEREAS, on March 19, 2020, pursuant to CEQA Guidelines section 15085, the City filed a Notice of Completion of the Draft EIR with the Office of Planning and Research through the State Clearinghouse (SCH No. 2019059013), circulating the Draft EIR to State Agencies for review; and

WHEREAS, during the 60-day public comment period of the Draft EIR, the City consulted with and requested comments from all responsible and trustee agencies, other

regulatory agencies and others pursuant to State CEQA Guidelines sections 15086 and 15087; and

WHEREAS, the City received comments concerning the Draft EIR from public agencies, organizations, and individuals, and pursuant to CEQA Guidelines section 15088, the City evaluated and prepared responses to all written comments on environmental issues received on the Draft EIR; and

WHEREAS, the City has determined that the comments received on the Draft EIR did not contain any significant new information within the meaning of CEQA Guidelines section 15088.5 and, therefore, recirculation of the Draft EIR is not required; and

WHEREAS, the City prepared a Final EIR, which contains the information required by CEQA Guidelines section 15132, including the Draft EIR; the technical appendices and referenced documents; revisions and additions to those documents; comments and recommendations received on the Draft EIR; a list of persons, organizations, and agencies who commented on the Draft EIR; and the City's responses to said comments; and

WHEREAS, the Final EIR concludes that all potentially significant environmental impacts would be mitigated to less than significant levels; and

WHEREAS, the Planning Commission did hold a duly noticed public hearing as prescribed by law to consider the certification of the Final EIR on September 22, 2020, during which it considered all factors relating to the EIR and the Project, including additional evidence and public testimony from those wishing to be heard regarding certification of the Final EIR; and

WHEREAS, the Planning Commission has carefully reviewed and considered all environmental documentation comprising the Final EIR, including the Draft EIR and the revisions and additions thereto, the technical appendices and referenced documents, and the public comments and the responses thereto (collectively Exhibit "B" to this Resolution, on file with the Escondido Planning Division and incorporated herein by this reference as though fully set forth herein); and

WHEREAS, the Planning Commission has determined that the Final EIR is complete and adequate, considers all potentially significant environmental impacts of the Project, and complies with all requirements of CEQA and the CEQA Guidelines; and

WHEREAS, the Planning Commission independently and jointly reviewed and analyzed the Draft EIR and Final EIR, and these documents reflect the independent judgment of the Planning Commission and the City as the Lead Agency for the Project. The Planning Commission considered all significant impacts, mitigation measures, and Project alternatives identified in the Final EIR, and considered all written and oral communications from the public regarding the environmental analysis, and found that all potentially significant impacts of the Project have been lessened or avoided to the extent feasible; and

WHEREAS, pursuant to CEQA Guidelines section 15091 and 15097, the City of Escondido has prepared CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program, which have been filed with the City of Escondido (attached hereto as Exhibits "C" and "D" to this Resolution, respectively, and incorporated herein by this reference as though fully set forth herein).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.

2. That the Planning Commission certifies that it has reviewed and considered the Final EIR and determined that it is complete and adequate for this Project.

3. That, for the reasons stated in the Final EIR, the CEQA Findings of Fact, or as otherwise stated in the September 22, 2020, Planning Commission staff report or through additional written and/or verbal testimony, the Planning Commission hereby forwards a recommendation to the City Council to certify the Final EIR and adopt the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22nd day of September, 2020, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____
Stan Weiler, Chair
Escondido Planning Commission

ATTEST:

_____
MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____
KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"
LEGAL DESCRIPTION
ENV 18-0009 (SUB 18-0011)

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO: 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-06-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1940, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029.

EXHIBIT "B"

FINAL ENVIRONMENTAL IMPACT REPORT

ENV 18-0009 (SUB 18-0011)

Due to the number of pages of Exhibit "B," the following link has been provided to review the document electronically on the City's web site:

https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

EXHIBIT "C"

CEQA FINDINGS OF FACT
ENV 18-0009 (SUB 18-0011)

Due to the number of pages of Exhibit "C," the following link has been provided to review the document electronically on the City's web site:

https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

EXHIBIT "D"

MITIGATION MONITORING AND REPORTING PROGRAM

ENV 18-0009 (SUB 18-0011)

Due to the number of pages of Exhibit "C," the following link has been provided to review the document electronically on the City's web site:

https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

Planning Commission
Hearing Date: September 22, 2020
Effective Date: September 23, 2020

PLANNING COMMISSION RESOLUTION NO. 2020-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DENSITY TRANSFER AGREEMENT, PLANNED DEVELOPMENT PERMIT, SPECIFIC ALIGNMENT PLANS, GRADING EXEMPTIONS, AND A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES, FOR THE PROPOSED REDEVELOPMENT OF THE FORMER PALOMAR HOSPITAL DOWNTOWN CAMPUS.

APPLICANT: The Palomar Heights Project Owner, LLC (Integral Communities / Ninia Hammond)

CASE NOS: SUB 18-0011; PHG 18-0049; and ENV 18-0009

WHEREAS, The Palomar Heights Project Owner, LLC, ("Applicant") filed a land use development application (Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0009) constituting a request for a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (Valley Boulevard and N. Fig Street), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, for the redevelopment of the former Palomar Hospital downtown campus on a 13.7 gross acre (13.84 net acre) site located at 555 E. Valley Parkway and surrounding properties (APNs 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-

450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00), as more particularly described in Exhibit "A" to this Resolution, attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Property is located in the SP Zone (Downtown Specific Plan); and

WHEREAS, the redevelopment of the Property includes the demolition of all existing structures on the Property, and construction of a mixed-use residential and commercial development project consisting of 510 residential dwelling units with a resulting residential density of 36.8 dwelling units per acre, and up to 10,000 square feet of commercial space ("Project"). The Project would also provide supporting open space and recreational amenities, landscaping, parking, and associated site improvements; and

WHEREAS, said land use development application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0005, in accordance with the rules and regulations of the Escondido Municipal and Zoning Codes, and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is a permitted use within the Downtown Specific Plan, subject to the approval of a General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, in accordance with Government Code sections 65358(a) and

65453(a); Section 32-105 of the Escondido Municipal Code; Sections 33-408, 33-410, and 33-1066 of the Escondido Zoning Code; and Section II.B.3 of the Downtown Specific Plan; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does hereby recommend approval of the Project as depicted on the development plans shown in Exhibit "B," the General Plan Amendment shown in Exhibit "C," and the Specific Plan Amendment shown in Exhibit "D," which are on file with the Escondido Planning Division and attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, the Planning Commission of the City of Escondido did, on September 22, 2020, hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;

b. Oral testimony from City staff, interested parties, and the public;

c. The staff report, dated September 22, 2020, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and

d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.

2. Through adoption of Planning Commission Resolution No. 2020-12, the Planning Commission made certain findings pursuant to CEQA and recommended that the City Council certify the Project's Final Environmental Impact Report.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations attached hereto as Exhibit "E," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The application to use the Property for the Project, as specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "F," is hereby recommended by the Planning Commission for approval by the City Council. This Planning Commission expressly declares that it would not have recommended approval of this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission further expressly declares that its recommendation is being made under the pretext that the Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be established by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD), or the establishment of another lawful funding mechanism reasonably acceptable to the City. The provisions of such agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to municipal services associated with the Project. Such funding mechanism, including the amount of funding established by said mechanism, shall be identified and agreed to by the Applicant prior to the Project being scheduled for a public hearing before the City Council.

6. The development plan for the Project is on file in the Planning Division of the Community Development Department and is available for inspection by anyone

interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein. This Project is conditionally approved as set forth on the application and Project drawings, all designated as approved by the Planning Commission, and shall not be altered without the express authorization by the Planning Division. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in

this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22nd day of September, 2020, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____
STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

_____
MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____
KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"
LEGAL DESCRIPTION
SUB 18-0011

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

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APN 229-450-06-00

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APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

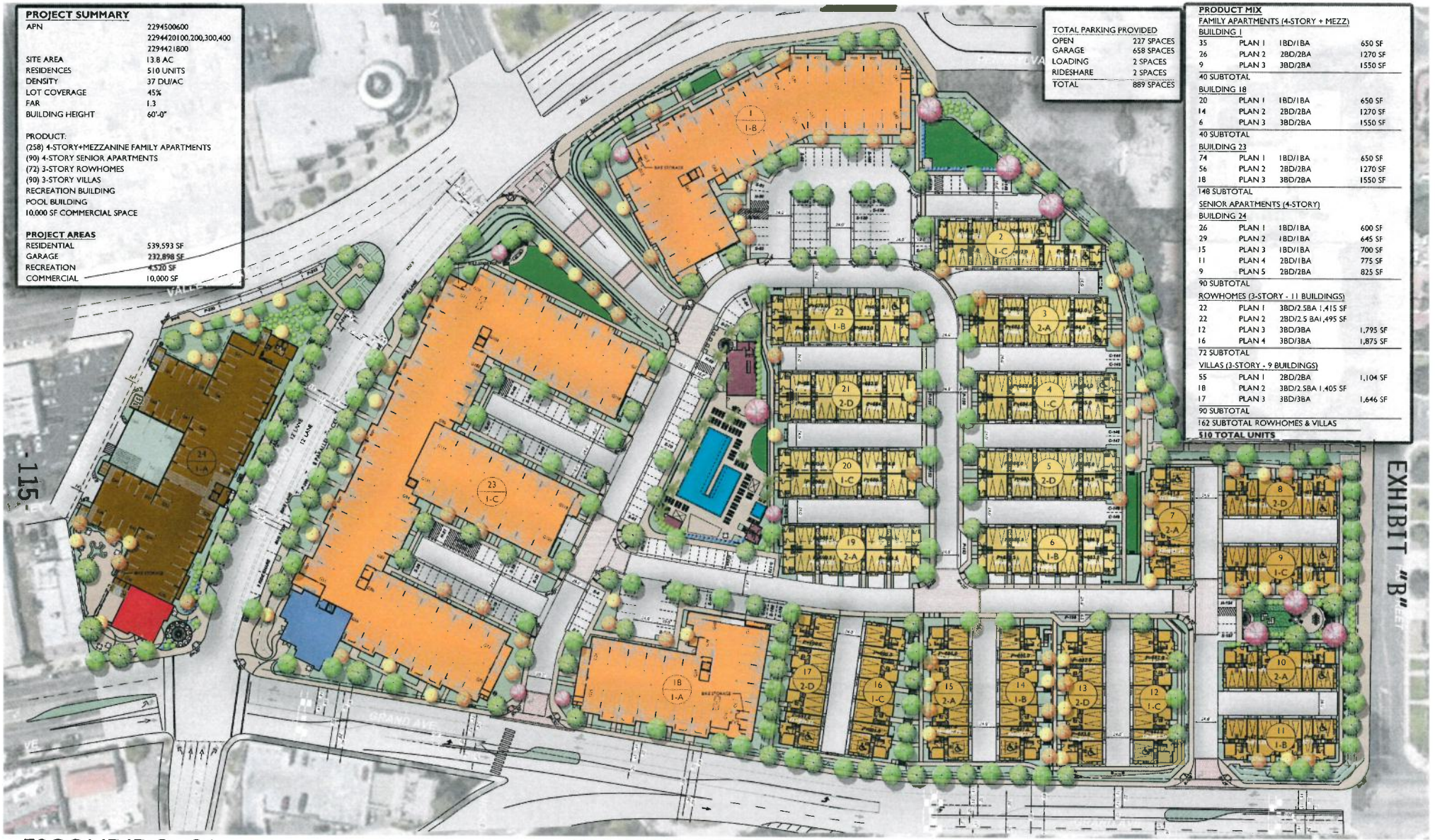
LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029.



ESCONDIDO, CA

PALOMAR HEIGHTS

COLORED SITE PLAN

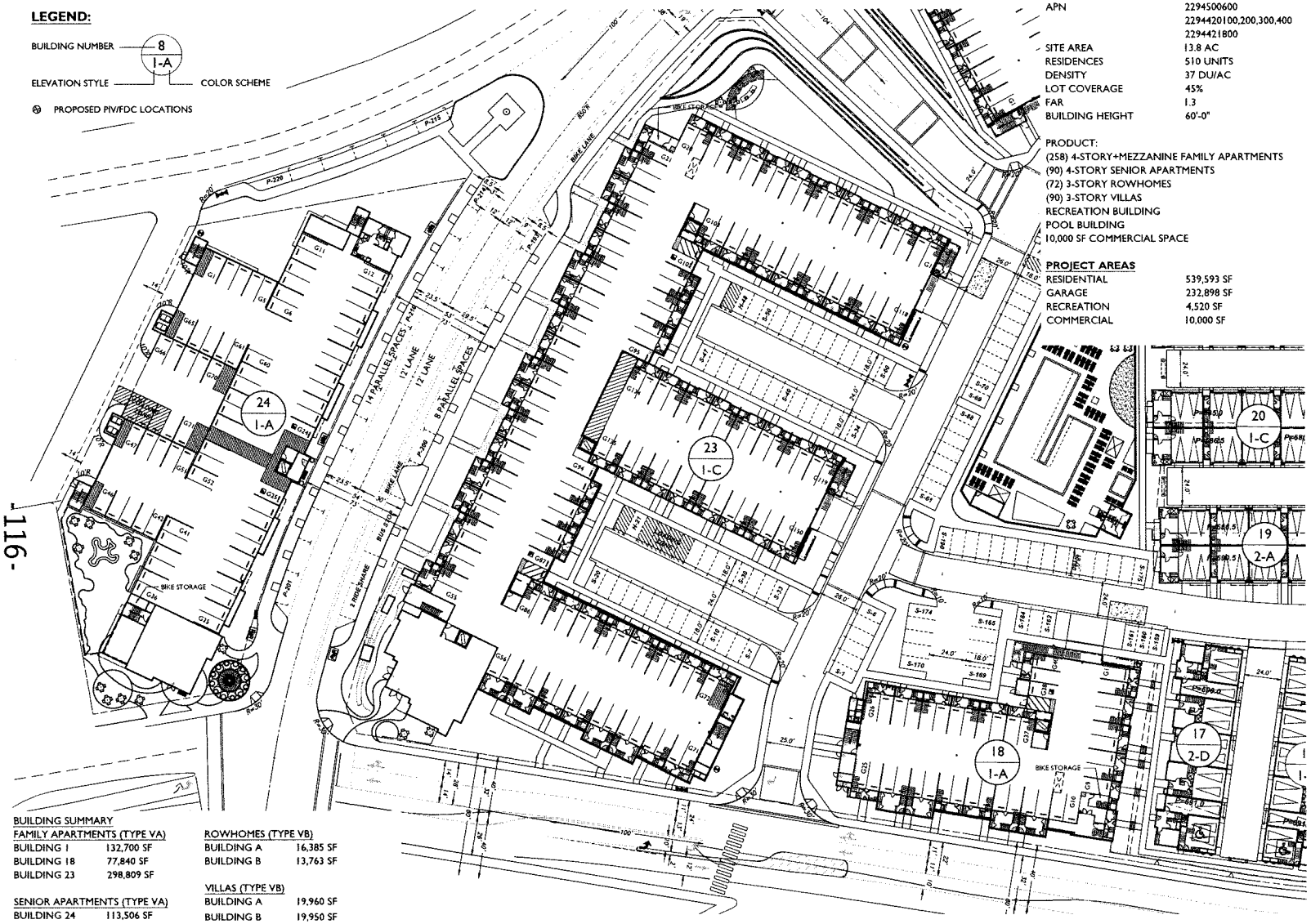
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

JULY 15, 2020

SCALE: 0 40 80 120

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com



PROJECT SUMMARY

APN	2294500600 2294420100,200,300,400 2294421800
SITE AREA	13.8 AC
RESIDENCES	510 UNITS
DENSITY	37 DU/AC
LOT COVERAGE	45%
FAR	1.3
BUILDING HEIGHT	60'-0"

PRODUCT:
(258) 4-STORY+MEZZANINE FAMILY APARTMENTS
(90) 4-STORY SENIOR APARTMENTS
(72) 3-STORY ROWHOMES
(90) 3-STORY VILLAS
RECREATION BUILDING
POOL BUILDING
10,000 SF COMMERCIAL SPACE

PROJECT AREAS

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,520 SF
COMMERCIAL	10,000 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)			
129	PLAN 1	1BD/1BA	600 SF
96	PLAN 2	2BD/2BA	1170 SF
33	PLAN 3	3BD/2BA	1450 SF
258 TOTAL			
SENIOR APARTMENTS (4-STORY)			
26	PLAN 1	1BD/1BA	550 SF
29	PLAN 2	1BD/1BA	600 SF
15	PLAN 3	1BD/1BA	650 SF
11	PLAN 4	2BD/1BA	730 SF
9	PLAN 5	2BD/2BA	800 SF
90 TOTAL			
ROWHOMES (3-STORY)			
22	PLAN 1	3BD/2.5BA	1,415 SF
22	PLAN 2	2BD/2.5 BA	1,495 SF
12	PLAN 3	3BD/3BA	1,795 SF
16	PLAN 4	3BD/3BA	1,875 SF
72 TOTAL			
VILLAS (3-STORY)			
55	PLAN 1	2BD/2BA	1,104 SF
18	PLAN 2	3BD/2.5BA	1,405 SF
17	PLAN 3	3BD/3BA	1,646 SF
90 TOTAL			

PARKING REQUIRED

MULTI-DWELLING	
129 1BD X 1.5 =	193.5
173 2BD X 1.75 =	302.75
118 3BD X 2 =	236
420 X .25 =	105
SUBTOTAL	837.25 SPACES
SENIOR	
70 1BD X .75 =	52.5
20 2BD X 1.5 =	30
SUBTOTAL	82.5 SPACES
TOTAL REQUIRED	919.75 SPACES

PARKING PROVIDED

FAMILY APARTMENTS	
OPEN	149 SPACES
GARAGE	260 SPACES
SUBTOTAL	409 SPACES (1.6 SP/DU)
SENIOR APARTMENTS	
GARAGE	75 SPACES
SUBTOTAL	75 SPACES (.85 SP/DU)
COMMERCIAL	
STREET	28 SPACES
ROWHOMES	
OPEN	18 SPACES
GARAGE	144 SPACES
SUBTOTAL	162 SPACES (2.25 SP/DU)
VILLAS	
OPEN	22 SPACES
GARAGE	180 SPACES
SUBTOTAL	202 SPACES (2.25 SP/DU)
TOTAL PARKING PROVIDED	
OPEN	217 SPACES
GARAGE	659 SPACES
LOADING	1 SPACE
RIDESHARE	2 SPACES
TOTAL	879 SPACES

OPEN SPACE REQUIRED		OPEN SPACE PROVIDED	
510DU X 300SF=	153,000 SF	PRIVATE	45,375 SF
		ACTIVE	33,209 SF
		PASSIVE	96,535 SF
		SLOPED	24,540 SF
		TOTAL	199,659 SF

BUILDING SUMMARY

FAMILY APARTMENTS (TYPE VA)		ROWHOMES (TYPE VB)	
BUILDING 1	132,700 SF	BUILDING A	16,385 SF
BUILDING 18	77,840 SF	BUILDING B	13,763 SF
BUILDING 23	298,809 SF		
		VILLAS (TYPE VB)	
SENIOR APARTMENTS (TYPE VA)		BUILDING A	19,960 SF
BUILDING 24	113,506 SF	BUILDING B	19,950 SF

ESCONDIDO, CA

PALOMAR HEIGHTS

CONCEPTUAL SITE PLAN

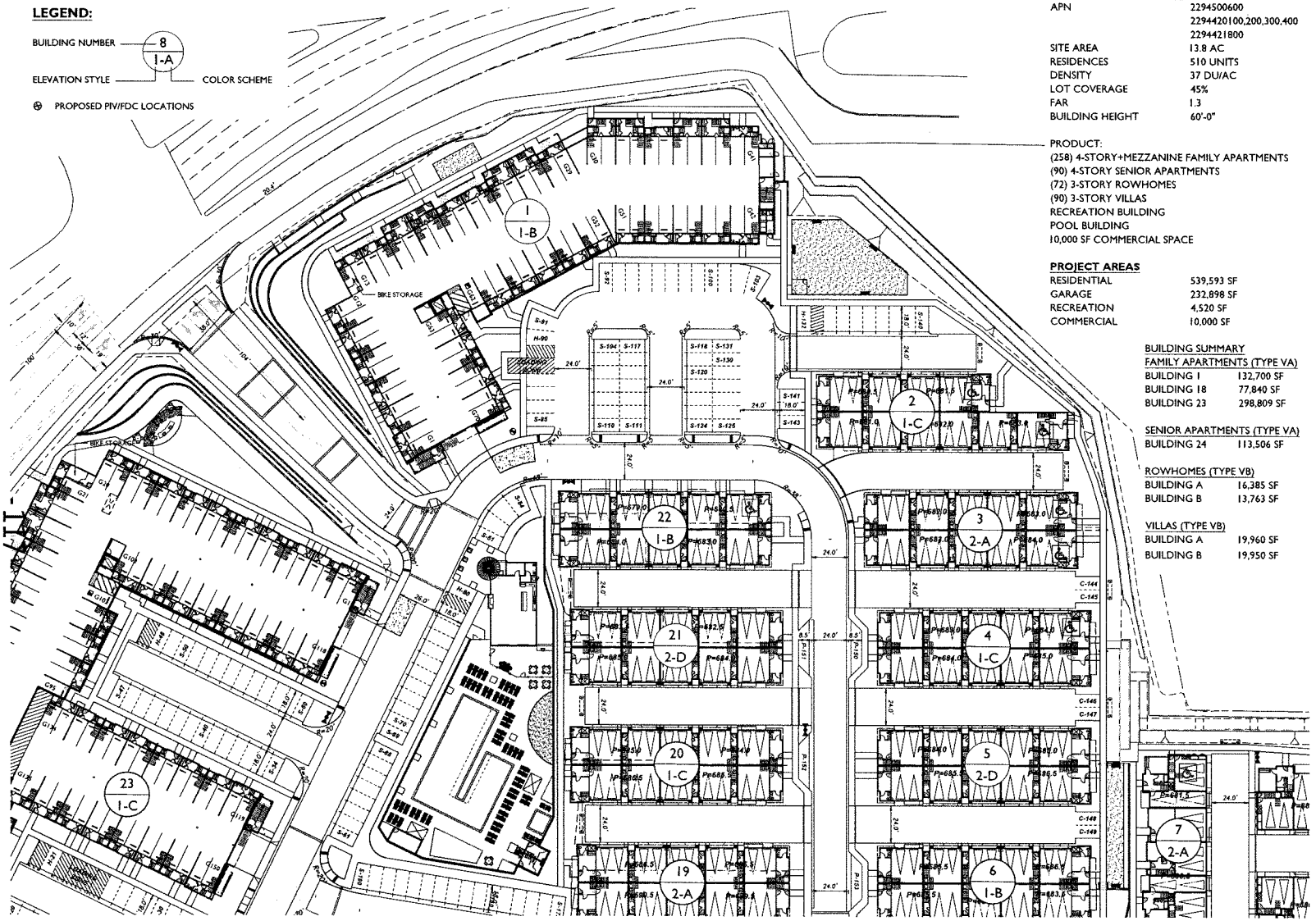
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

MAY 07, 2020

SCALE: 0 30 60 90 N

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com



PROJECT SUMMARY

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PROJECT AREAS

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RECREATION	4,520 SF
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BUILDING SUMMARY

FAMILY APARTMENTS (TYPE VA)

BUILDING 1	132,700 SF
BUILDING 18	77,840 SF
BUILDING 23	298,809 SF

SENIOR APARTMENTS (TYPE VA)

BUILDING 24	113,506 SF

ROWHOMES (TYPE VB)

BUILDING A	16,385 SF
BUILDING B	13,763 SF

VILLAS (TYPE VB)

BUILDING A	19,960 SF
BUILDING B	19,950 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)

129	PLAN 1	1BD/1BA	600 SF
96	PLAN 2	2BD/2BA	1170 SF
33	PLAN 3	3BD/2BA	1450 SF
258 TOTAL			

SENIOR APARTMENTS (4-STORY)

26	PLAN 1	1BD/1BA	550 SF
29	PLAN 2	1BD/1BA	600 SF
15	PLAN 3	1BD/1BA	650 SF
11	PLAN 4	2BD/1BA	730 SF
9	PLAN 5	2BD/2BA	800 SF
90 TOTAL			

ROWHOMES (3-STORY)

22	PLAN 1	3BD/2.5BA	1,415 SF
22	PLAN 2	2BD/2.5 BA	1,495 SF
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72 TOTAL			

VILLAS (3-STORY)

55	PLAN 1	2BD/2BA	1,104 SF
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PARKING REQUIRED

MULTI-DWELLING

129 1BD X 1.5 =	193.5
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420 X .25 =	105
SUBTOTAL	837.25 SPACES

SENIOR

70 1BD X .75 =	52.5
20 2BD X 1.5 =	30
SUBTOTAL	82.5 SPACES
TOTAL REQUIRED	919.75 SPACES

PARKING PROVIDED

FAMILY APARTMENTS

OPEN	149 SPACES
GARAGE	260 SPACES
SUBTOTAL	409 SPACES (1.6 SP/DU)

SENIOR APARTMENTS

GARAGE	75 SPACES
SUBTOTAL	75 SPACES (.85 SP/DU)

COMMERCIAL

STREET	28 SPACES

ROWHOMES

OPEN	18 SPACES
GARAGE	144 SPACES
SUBTOTAL	162 SPACES (2.25 SP/DU)

VILLAS

OPEN	22 SPACES
GARAGE	180 SPACES
SUBTOTAL	202 SPACES (2.25 SP/DU)

TOTAL PARKING PROVIDED

OPEN	217 SPACES
GARAGE	659 SPACES
LOADING	1 SPACE
RIDESHARE	2 SPACES
TOTAL	879 SPACES

OPEN SPACE REQUIRED		OPEN SPACE PROVIDED	
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PALOMAR HEIGHTS

CONCEPTUAL SITE PLAN

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
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(760) 944-7511

MAY 07, 2020

SCALE: 0 30 60 90

N

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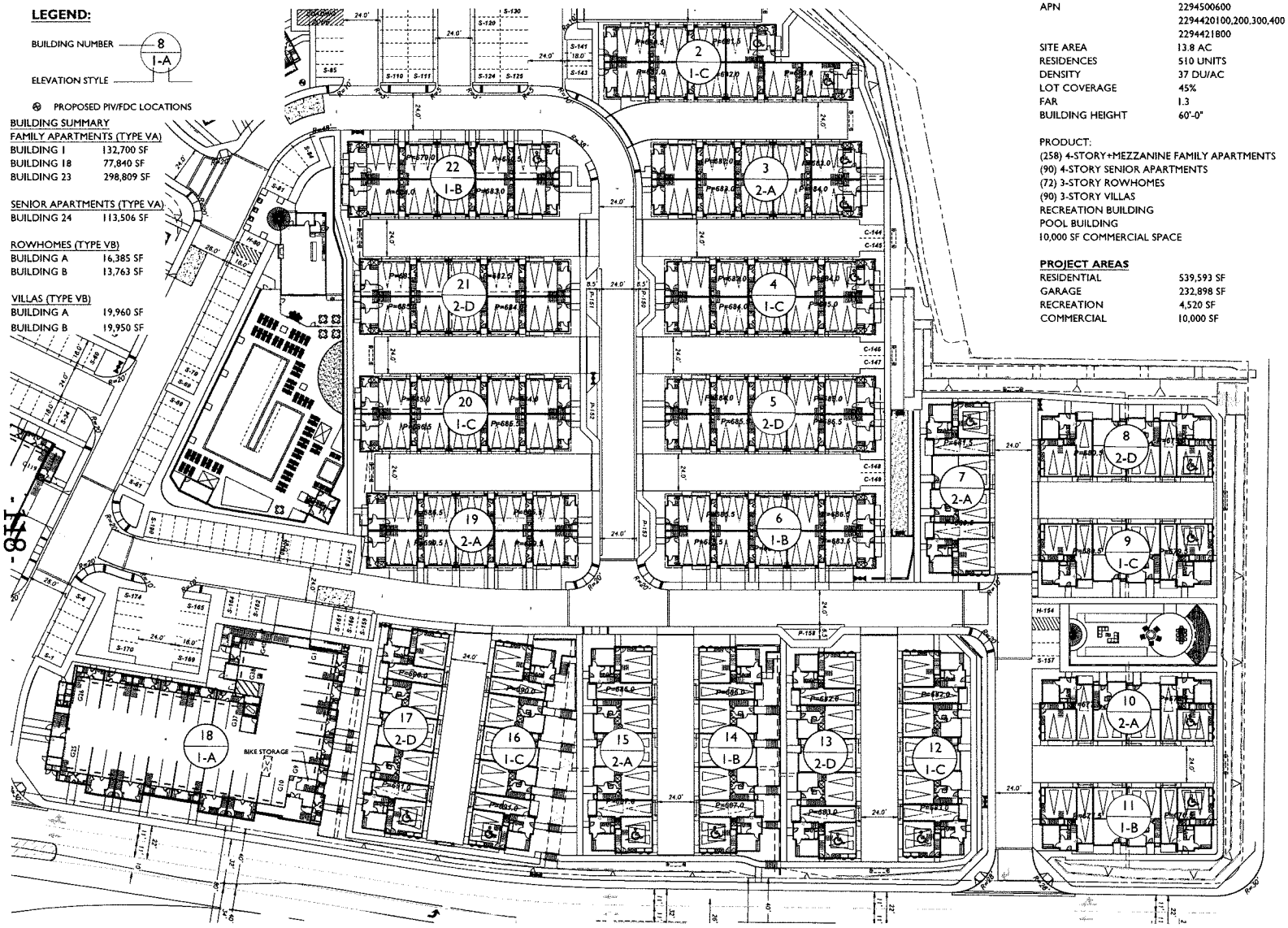
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com



PROJECT SUMMARY

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RECREATION BUILDING
POOL BUILDING
10,000 SF COMMERCIAL SPACE

PROJECT AREAS

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GARAGE	232,898 SF
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90 TOTAL			

PARKING REQUIRED

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PALOMAR HEIGHTS

CONCEPTUAL SITE PLAN

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MAY 07, 2020

SCALE: 0 30 60 90 N

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Bonsall, CA 92003
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SHEET INDEX

A-1	APARTMENTS - UNIT PLANS
A-2	APARTMENTS - BLDG 18 COMPOSITE
A-3	APARTMENTS - BLDG 18 ELEVATIONS/PERSPECIVES
A-4	APARTMENTS - BLDG 1 COMPOSITE
A-5	APARTMENTS - BLDG 1 ELEVATIONS/PERSPECIVES
A-6	APARTMENTS - BLDG 23 COMPOSITE
A-7	APARTMENTS - BLDG 23 ELEVATIONS/PERSPECIVES
A-8	APARTMENTS - ICON TOWER

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PALOMAR HEIGHTS

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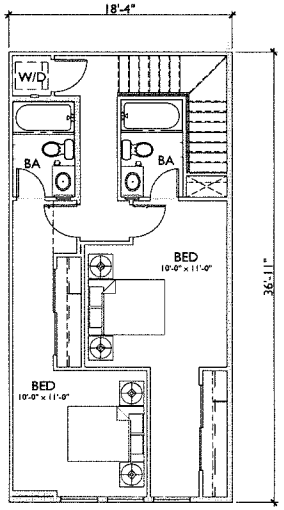
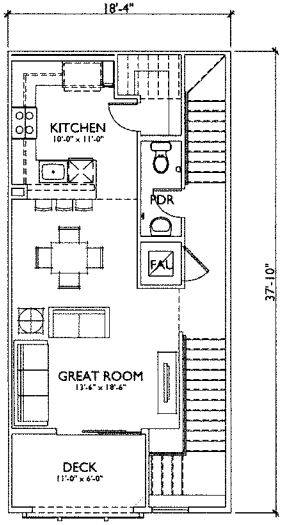
APARTMENTS - COVER SHEET

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

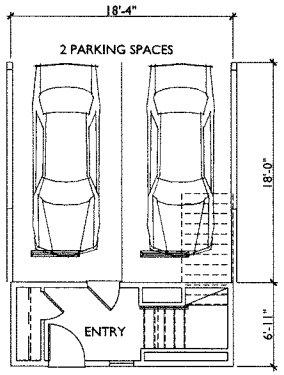


THIRD FLOOR

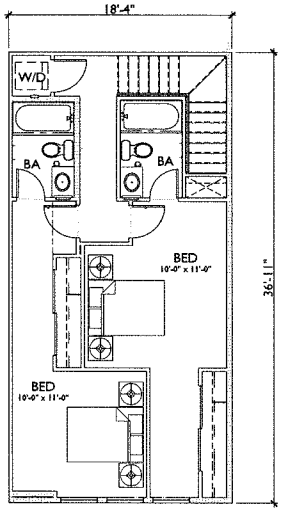


SECOND FLOOR

PLAN 2A:	2BD/2.5BA
1ST FLR -	95 S.F.
2ND FLR-	490 S.F.
3RD FLR-	585 S.F.
TOTAL	1,170 S.F.
DECK	75 S.F.



FIRST FLOOR



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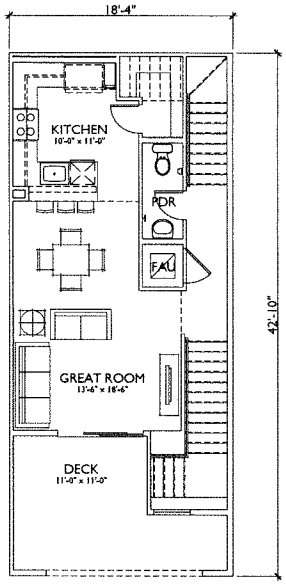
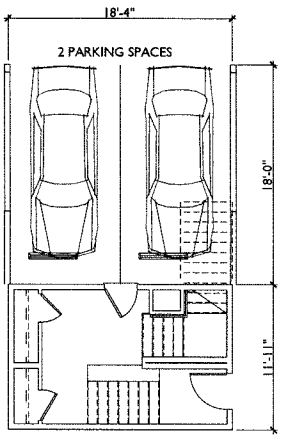


SECOND FLOOR

PLAN 2B:	2BD/2.5BA
1ST FLR -	177 S.F.
2ND FLR-	541 S.F.
3RD FLR-	632 S.F.
TOTAL	1,250 S.F.
DECK	160 S.F.



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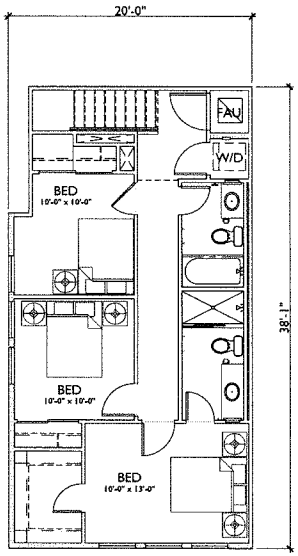

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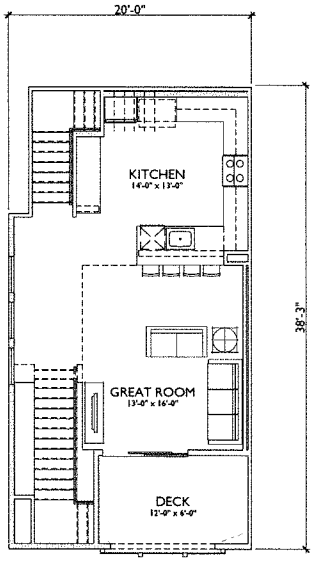
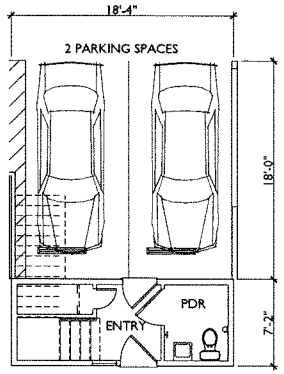
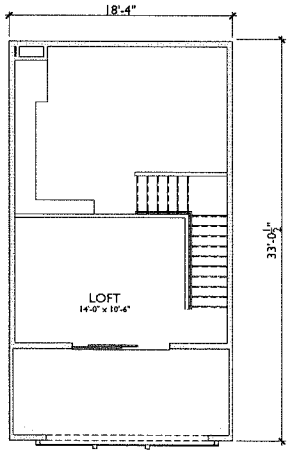


SECOND FLOOR

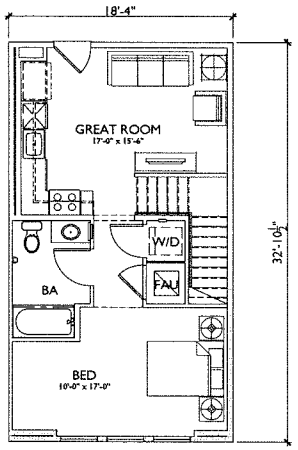
PLAN 3:	3BD/2.5BA
1ST FLR -	130 S.F.
2ND FLR-	600 S.F.
3RD FLR-	720 S.F.
TOTAL	1,450 S.F.
DECK	75 S.F.



FIRST FLOOR



MEZZANINE



FIRST FLOOR

PLAN 1:	1BD+LOFT/1BA
1ST FLR -	600 S.F.
MEZZ-	200 S.F.
TOTAL	600 S.F.
DECK	140 S.F.

ESCONDIDO, CA

PALOMAR HEIGHTS

APARTMENTS - UNIT PLANS

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

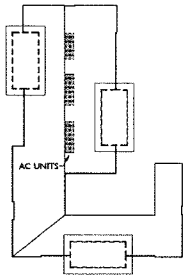
⚠ MAY 07, 2020

SCALE: 0 4 8 12

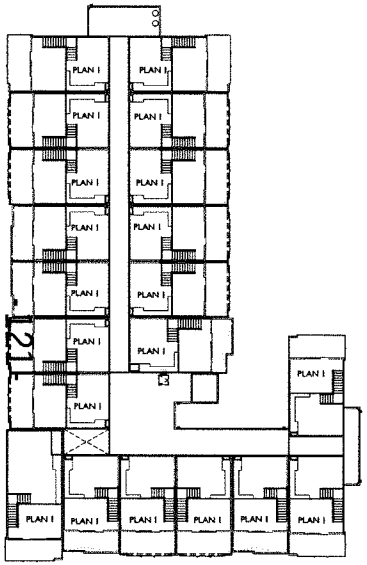
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

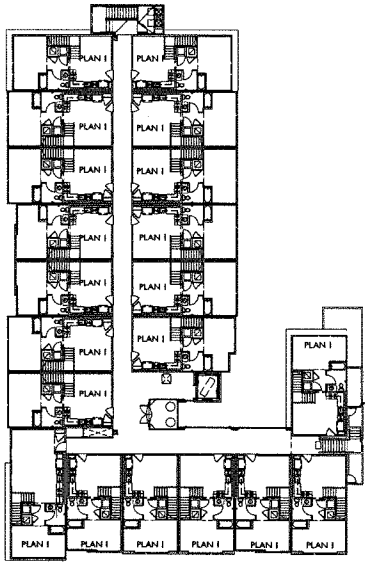
A-1



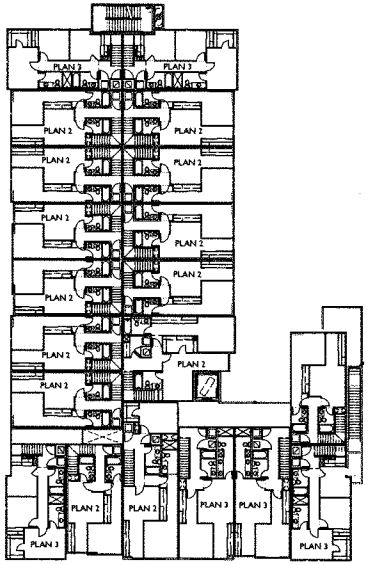
ROOF PLAN



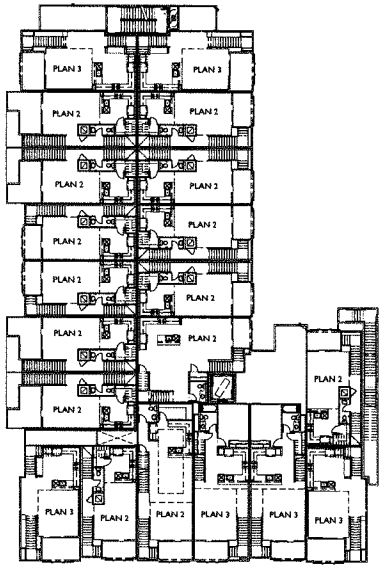
MEZZANINE



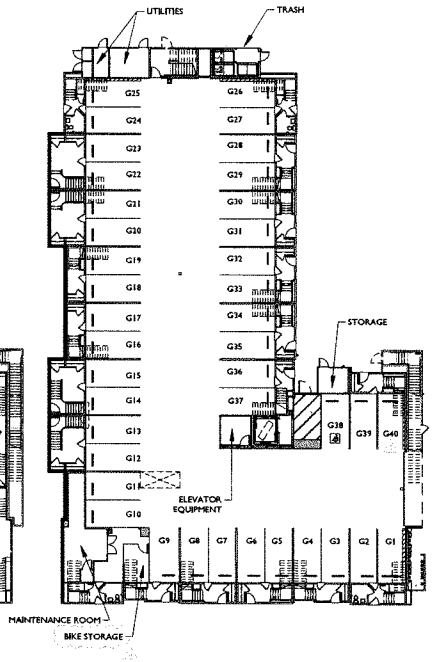
FOURTH FLOOR



THIRD FLOOR

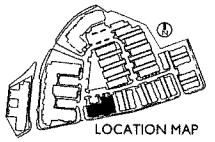


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
20	PLAN 1	1BD/1BA	600 SF
14	PLAN 2	2BD/2BA	1170 SF
6	PLAN 3	3BD/2BA	1450 SF
40 TOTAL			



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

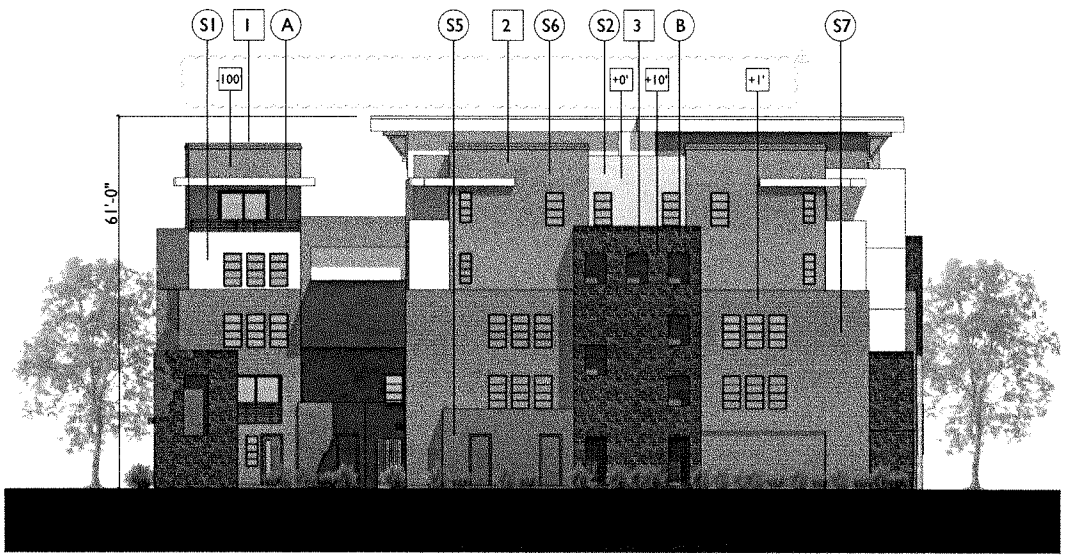
SCALE: 0 16 32 48

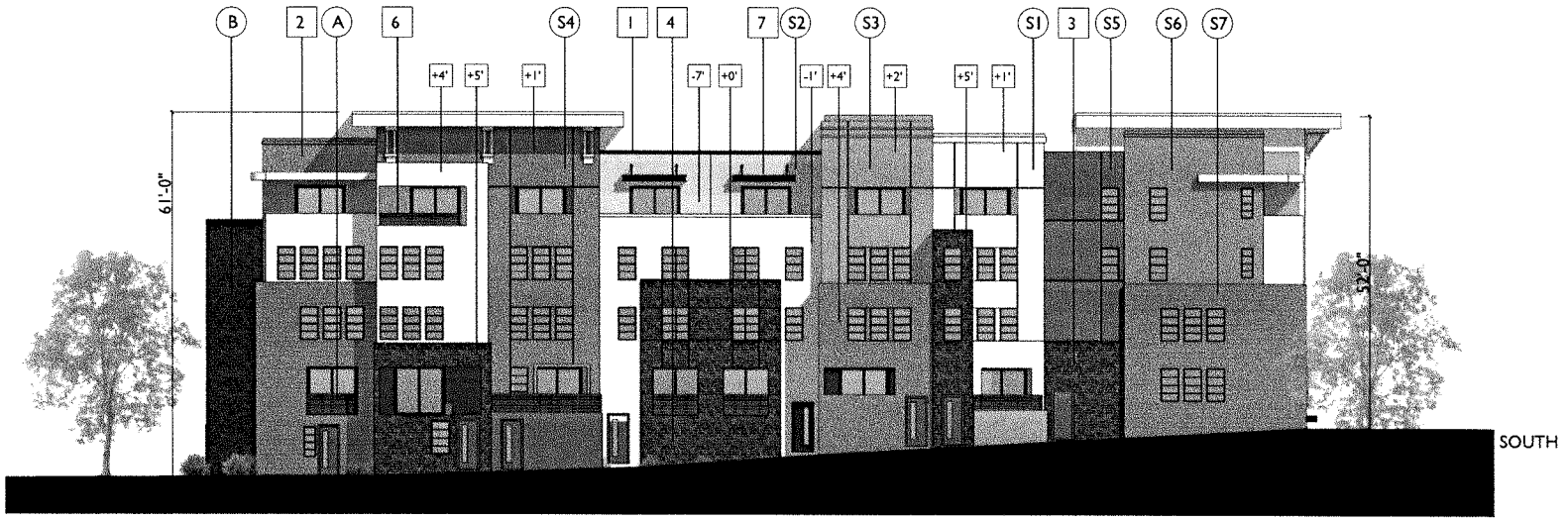
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-2



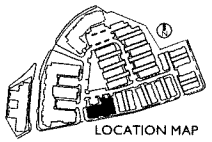


COLOR APPLICATION
SCHEME A
REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL



ESCONDIDO, CA

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

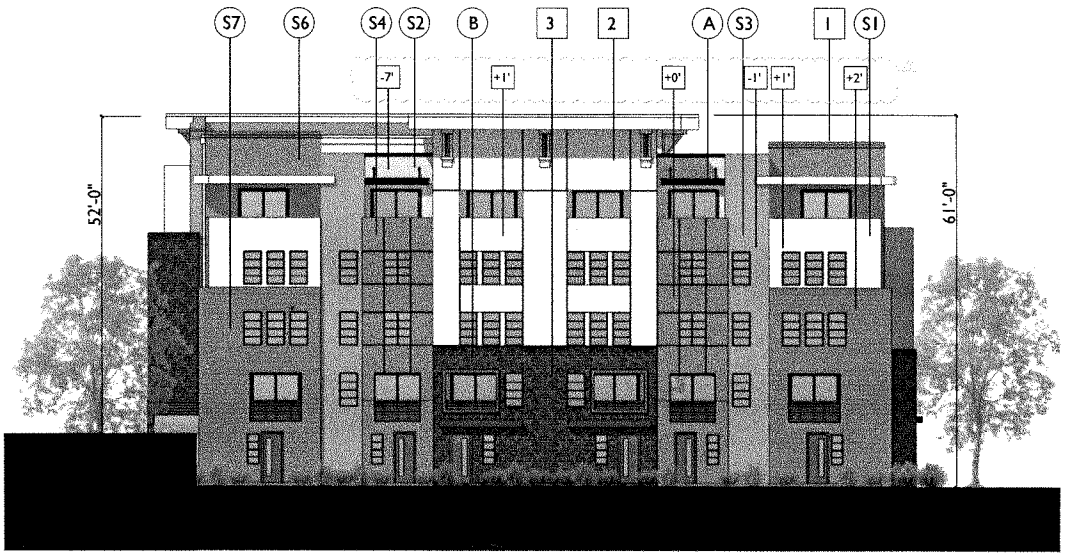
SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3.1



EAST

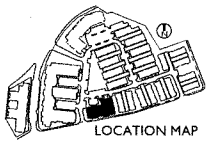
NORTH

COLOR APPLICATION
SCHEME A
REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3.2

SOUTHEAST

SOUTHWEST

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
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(760) 944-7511

PALOMAR HEIGHTS

MAY 07, 2020

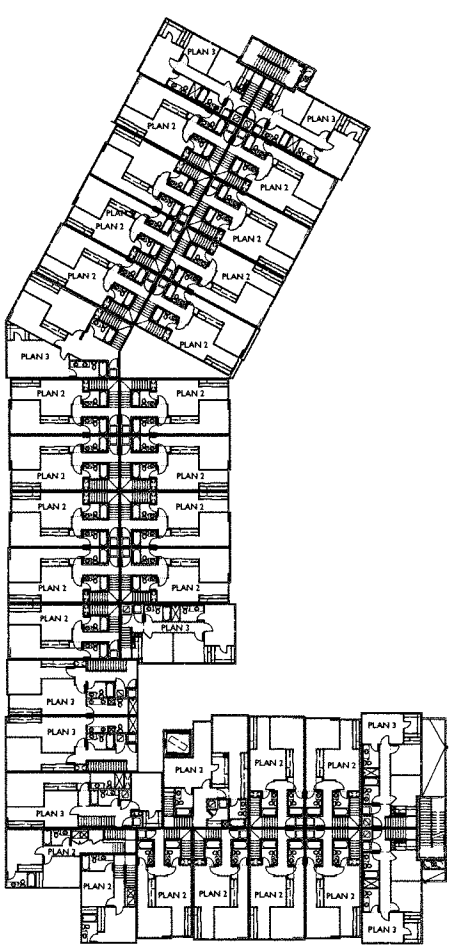
SCALE: NTS

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

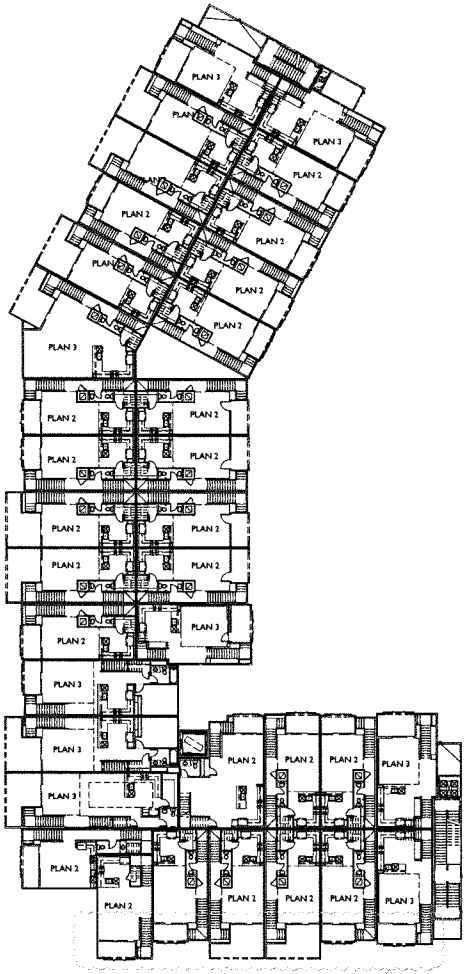
APARTMENTS - BLDG 18 PERSPECTIVES

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

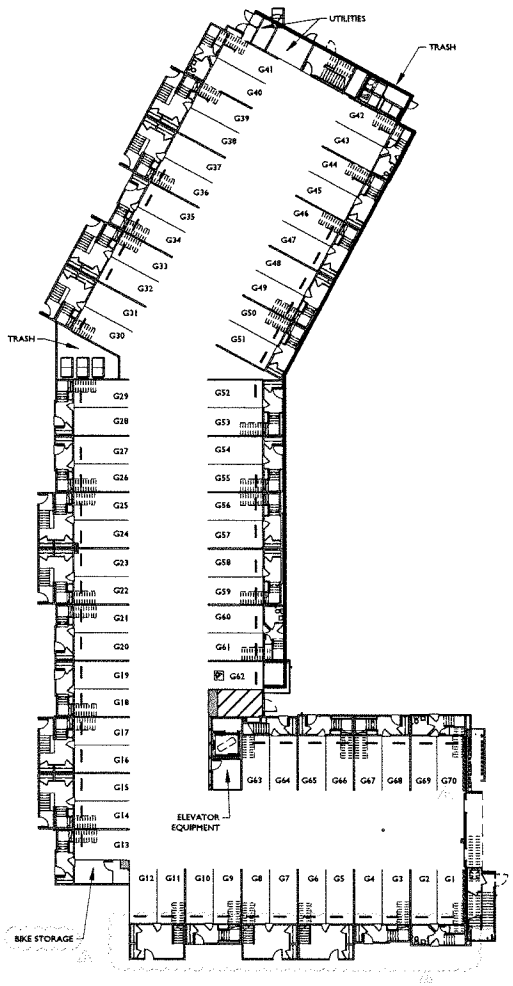
A-3.3



THIRD FLOOR



SECOND FLOOR

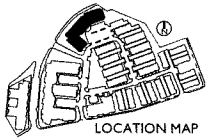


FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)

35	PLAN 1	1BD/1BA	600 SF
26	PLAN 2	2BD/2BA	1270 SF
9	PLAN 3	3BD/2BA	1450 SF

70 TOTAL



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

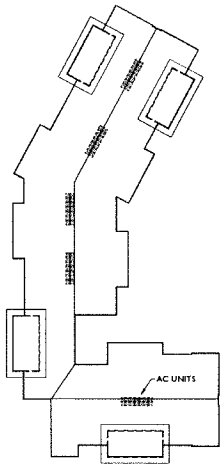
SCALE: 0 16 32 48

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

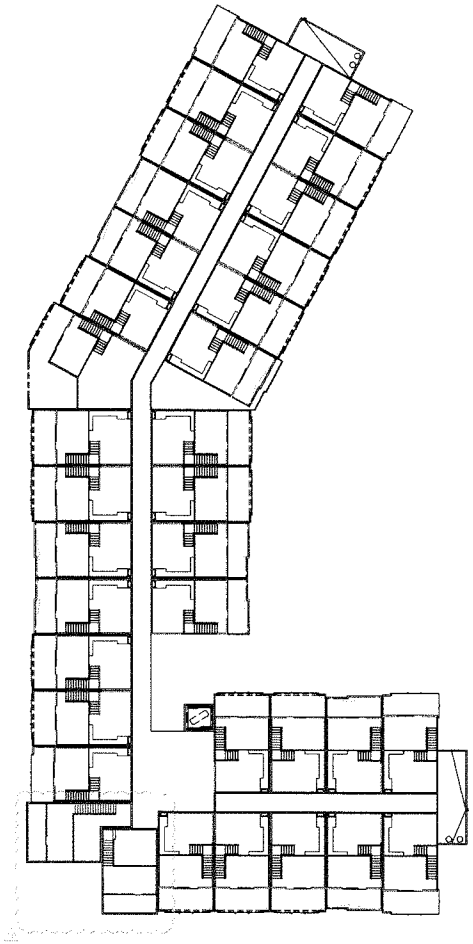
APARTMENTS - BLDG 1 COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

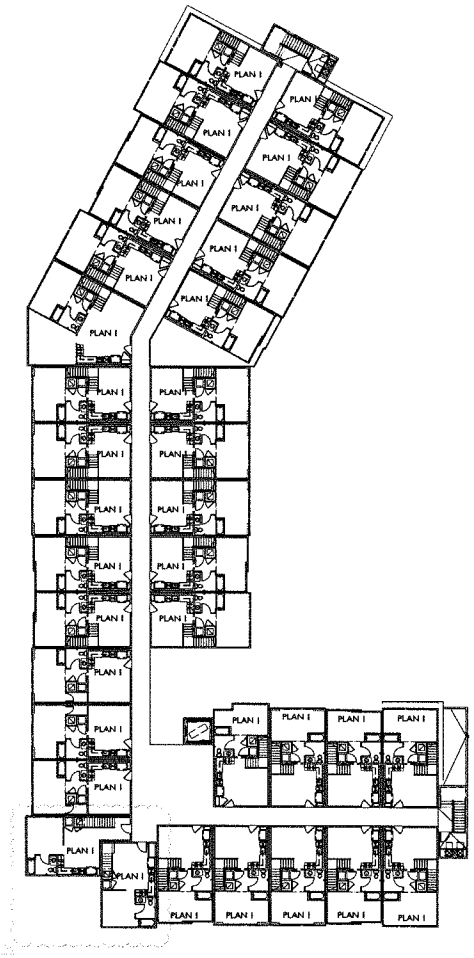
A-4.1



ROOF PLAN



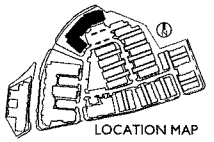
MEZZANINE LEVEL



FOURTH FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)

35	PLAN 1	1BD/1BA	600 SF
26	PLAN 2	2BD/2BA	1170 SF
9	PLAN 3	3BD/2BA	1450 SF
70 TOTAL			



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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PALOMAR HEIGHTS

△ MAY 07, 2020

SCALE: 0 16 32 48

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 1 COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-4.2

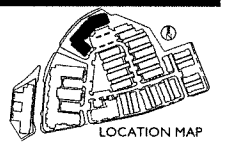
COLOR APPLICATION
SCHEME B
REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL

NORTH


LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

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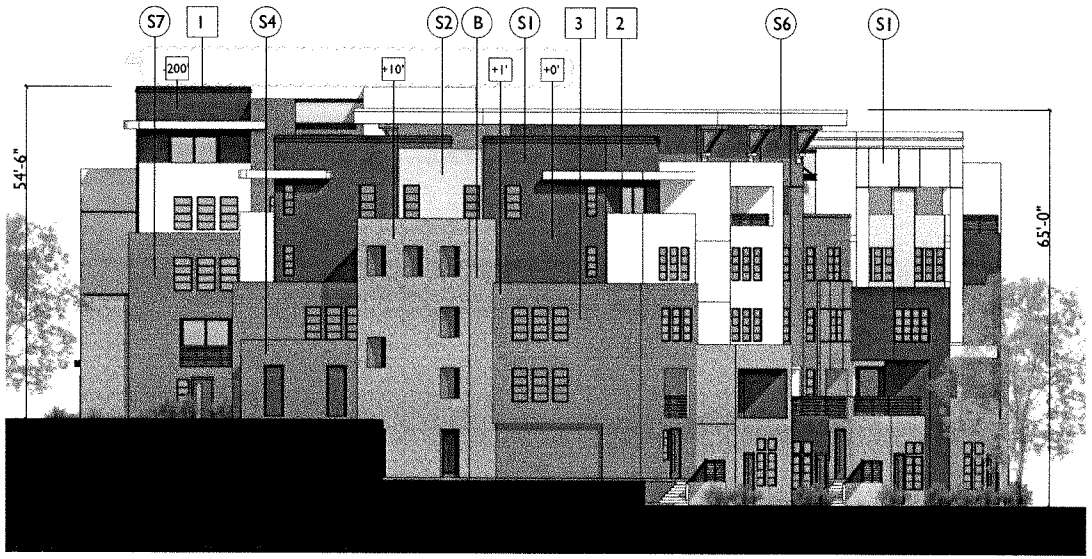
APARTMENTS - BLDG 1 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5.1

COLOR APPLICATION
SCHEME B
REFER TO APARTMENTS COLORBOARD

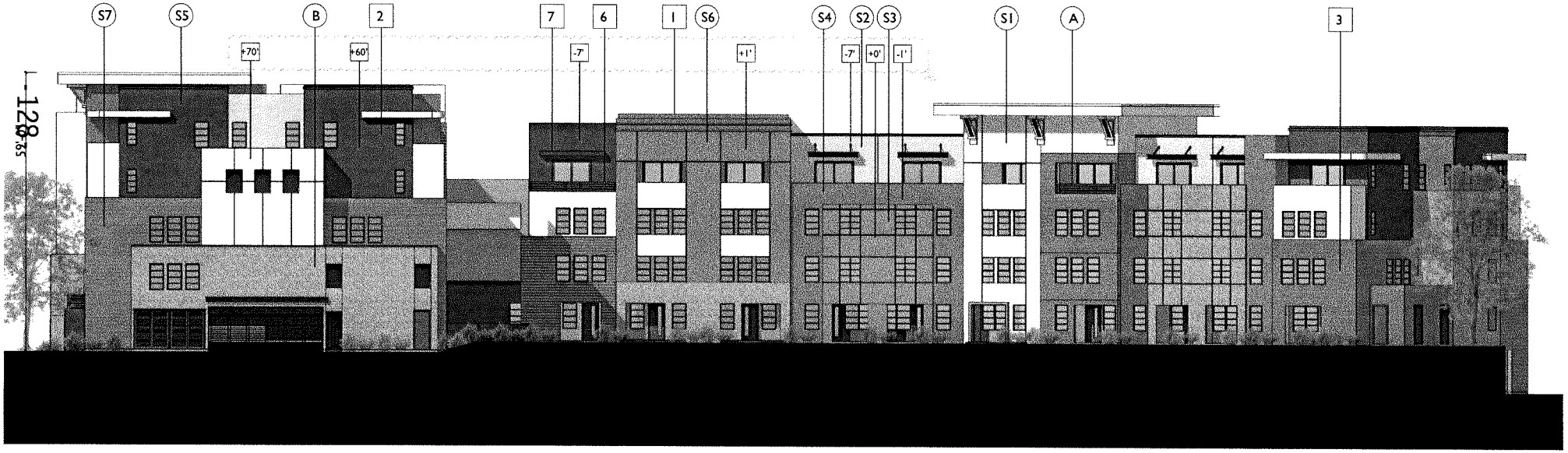
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER



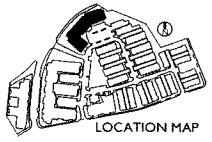
EAST

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL



SOUTH


LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 1 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5.2

NORTH

WEST

LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

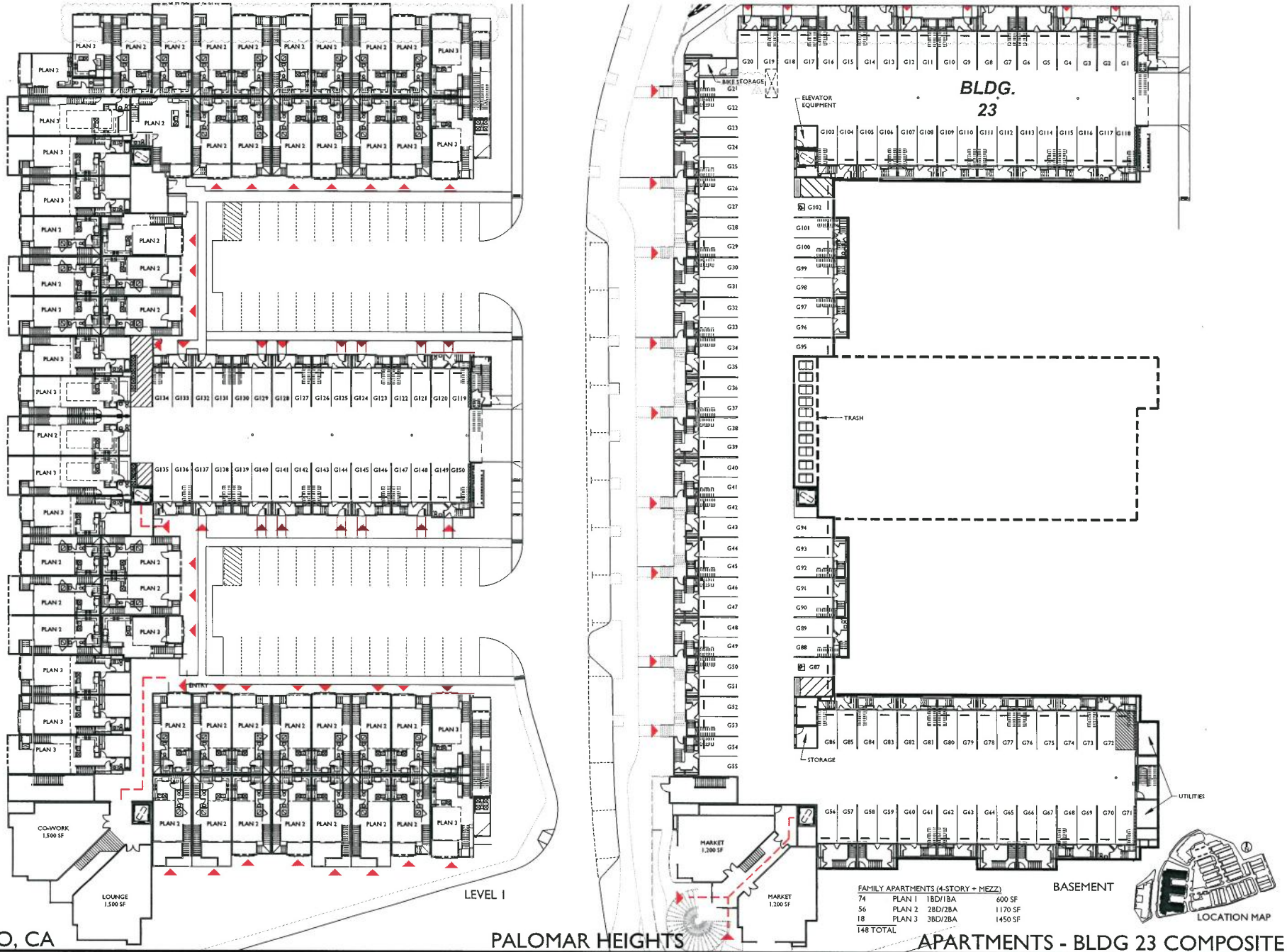
SCALE: NTS

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 1 PERSPECTIVES

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5.3



FAMILY APARTMENTS (4-STORY + MEZZ)

74	PLAN 1	1BD/1BA	600 SF
56	PLAN 2	2BD/2BA	1170 SF
18	PLAN 3	3BD/2BA	1450 SF
148 TOTAL			

ESCONDIDO, CA

PALOMAR HEIGHTS

APARTMENTS - BLDG 23 COMPOSITE

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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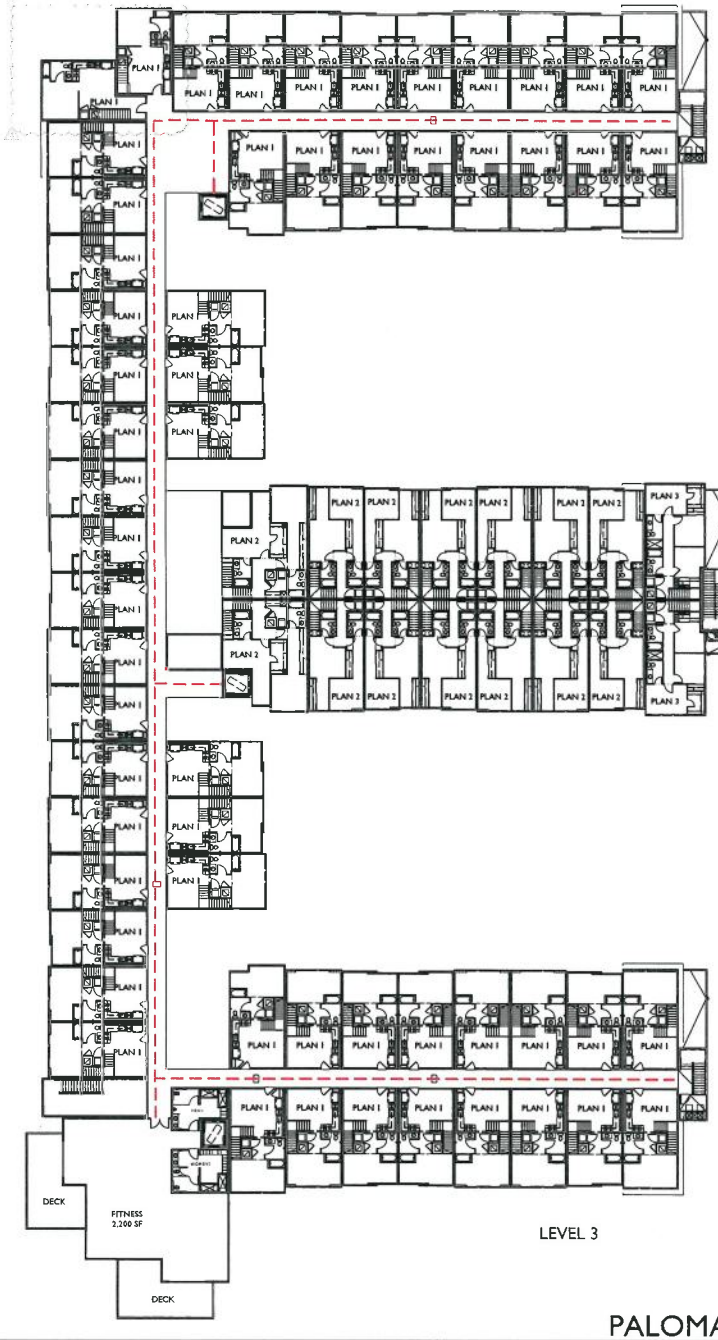
⚠ MAY 07, 2020

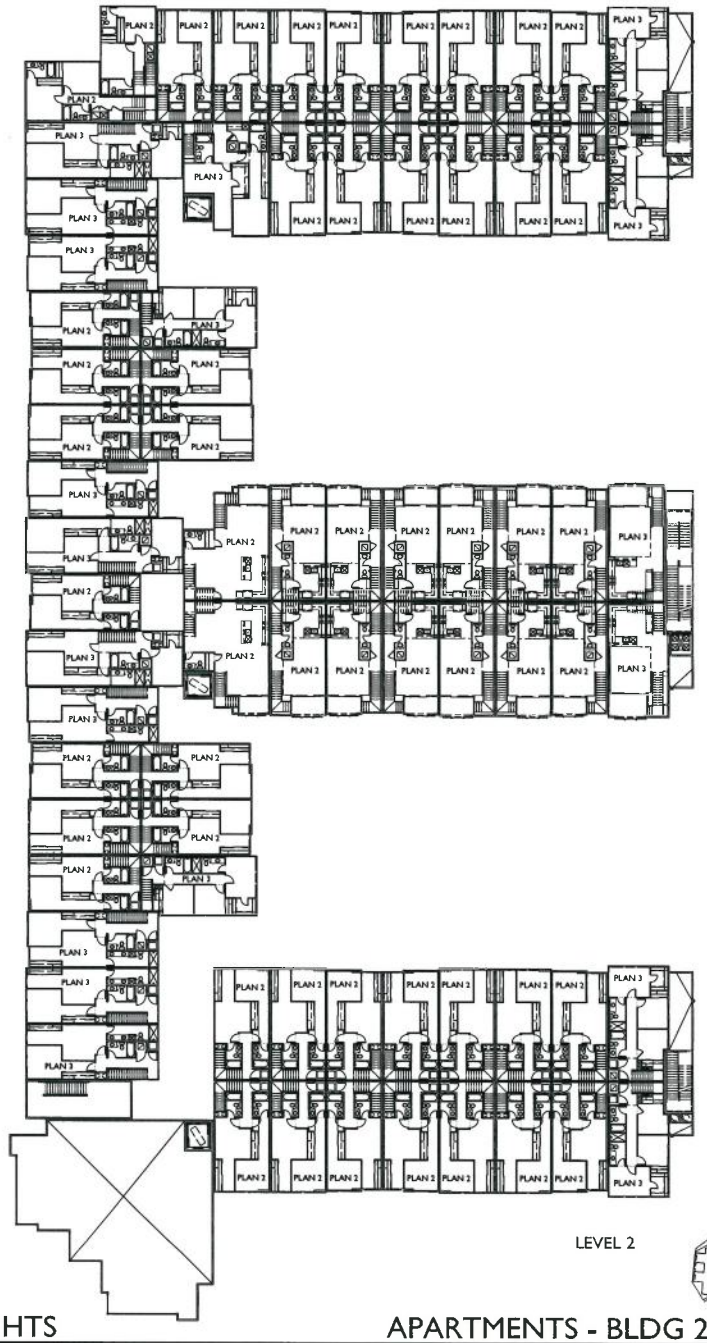
SCALE: 0 16 32 48

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-6.1





ESCONDIDO, CA

PALOMAR HEIGHTS

APARTMENTS - BLDG 23 COMPOSITE

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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⚠ MAY 07, 2020

SCALE: 0 16 32 48

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
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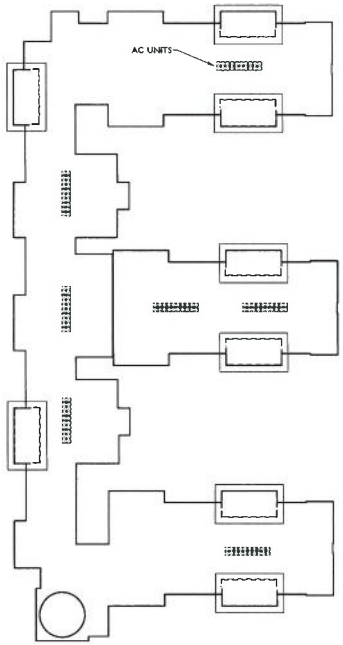
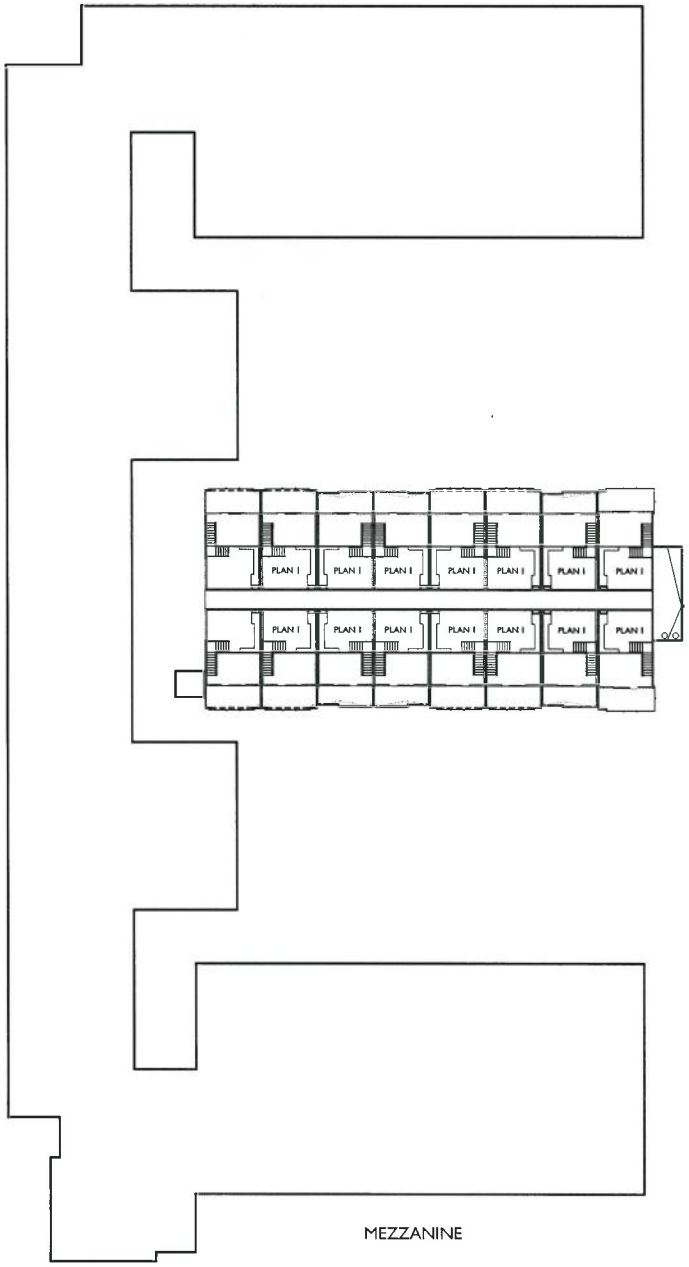
760.724.1198

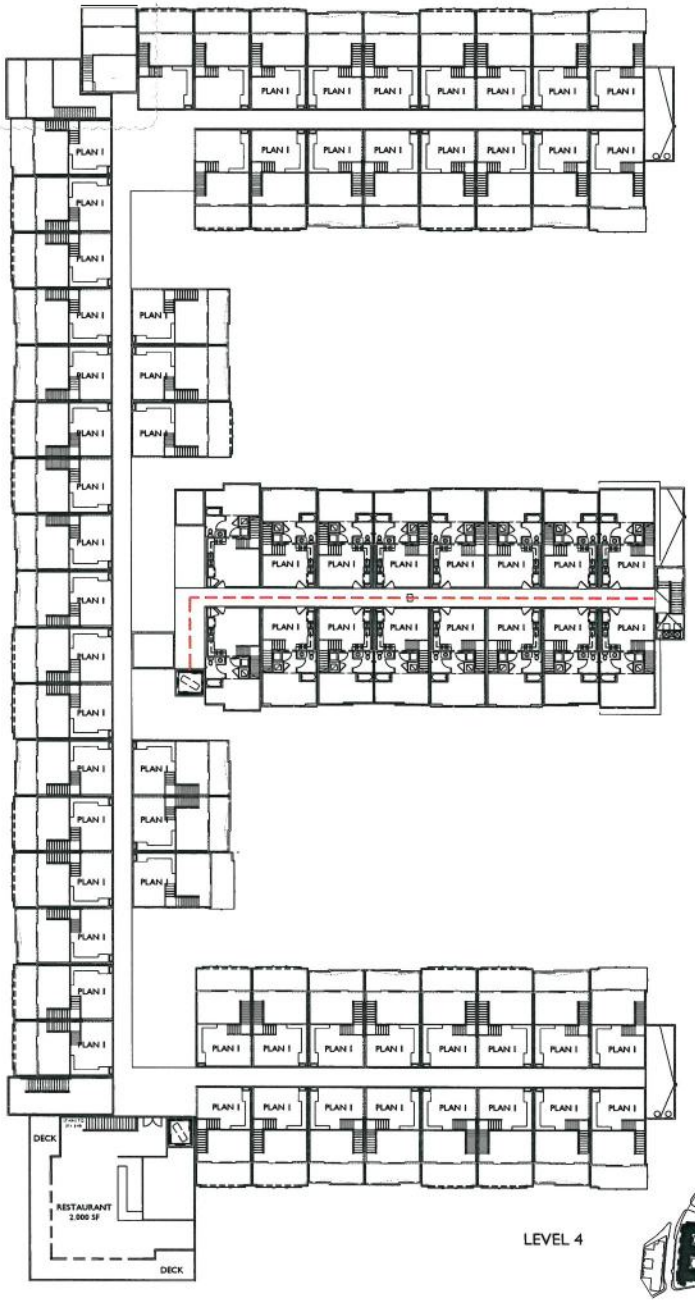
A-6.2



ROOF PLAN



MEZZANINE



LEVEL 4

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 16 32 48

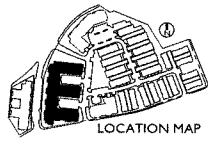
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-6.3

WEST



COLOR APPLICATION
SCHEME C
REFER TO APARTMENTS COLORBOARD

- S1 STUCCO 1 - PURE WHITE SW 7005
- S2 STUCCO 2 - REPOSE GRAY SW 7015
- S3 STUCCO 3 - GRAY MATTERS SW 7066
- S4 STUCCO 4 - GAUNTLET GRAY SW 7019
- S5 STUCCO 5 - GRANITE PEAK SW 6250
- S6 STUCCO 6 - GOLDEN FLEECE SW 6388
- S7 SIDING - DORIAN GRAY SW 7017
- A ACCENT - THUNDER GRAY SW 7645
- B BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-7.1

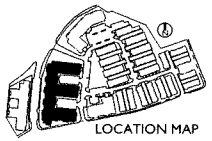
COLOR APPLICATION
SCHEME C

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - GRAY MATTERS SW 7066
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (S5) STUCCO 5 - GRANITE PEAK SW 6250
- (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL



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Encinitas, CA 92024
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

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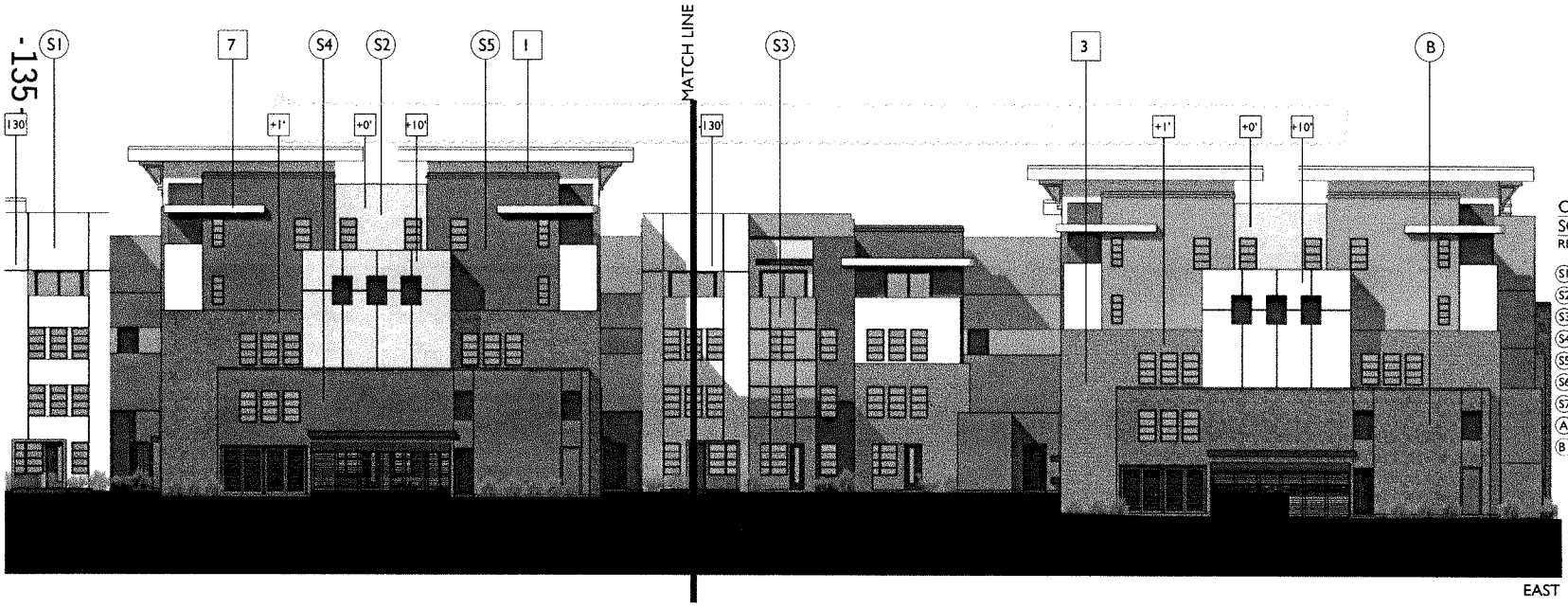
APARTMENTS - BLDG 23 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-7.2



MATERIAL SCHEDULE

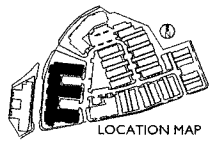
1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL

COLOR APPLICATION

SCHEME C

REFER TO APARTMENTS COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - REPOSE GRAY SW 7015
S3	STUCCO 3 - GRAY MATTERS SW 7066
S4	STUCCO 4 - GAUNTLET GRAY SW 7019
S5	STUCCO 5 - GRANITE PEAK SW 6250
S6	STUCCO 6 - GOLDEN FLEECE SW 6388
S7	SIDING - DORIAN GRAY SW 7017
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-7.3

VALLEY BLVD

SOUTHEAST

LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

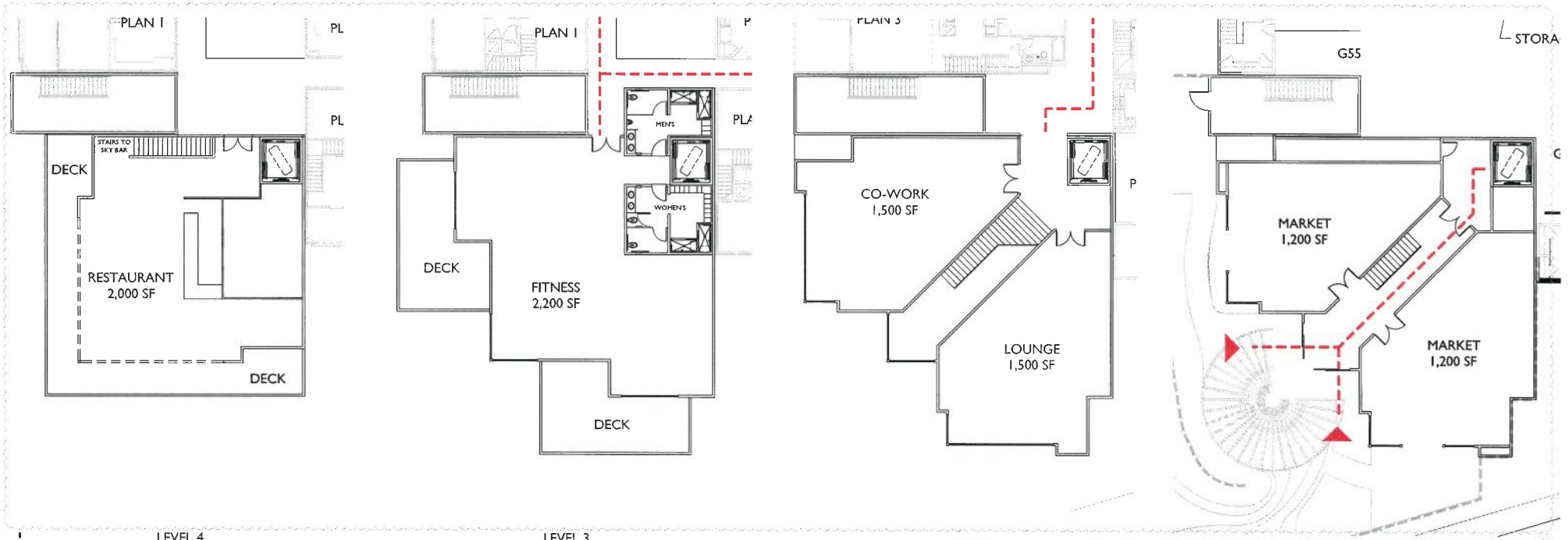
SCALE: NTS

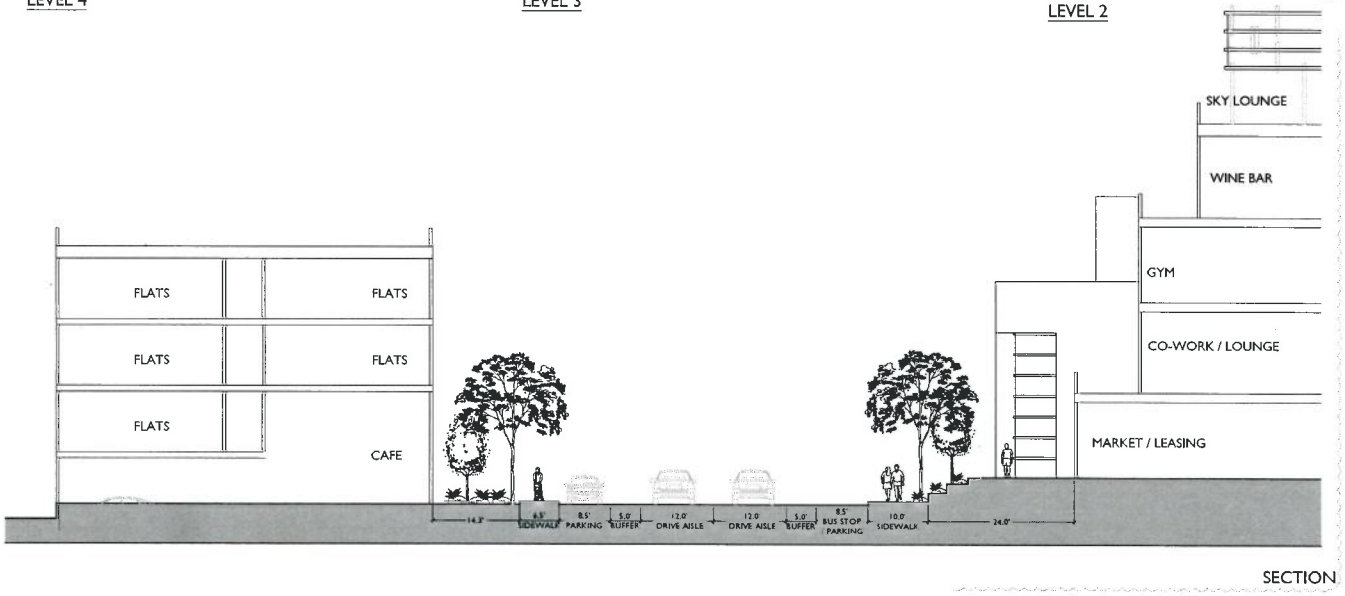
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 PERSPECTIVES

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-7.4





SECTION

LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 - ICON TOWER

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-8

SHEET INDEX

A-1	SENIOR APARTMENTS - UNIT PLANS
A-2	SENIOR APARTMENTS - BLDG 24 COMPOSITE
A-3.1	SENIOR APARTMENTS - BLDG 24 ELEVATIONS
A-3.2	SENIOR APARTMENTS - BLDG 24 ELEVATIONS
A-4	SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
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PALOMAR HEIGHTS

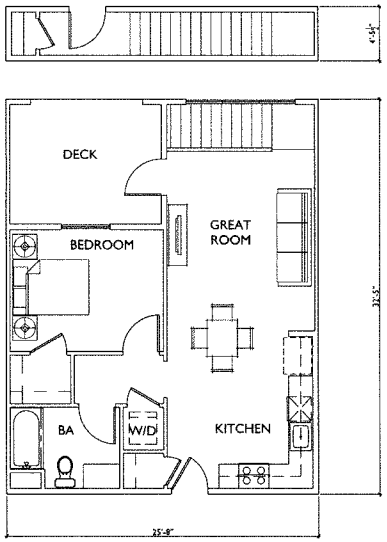
⚠ MAY 07, 2020

SCALE:

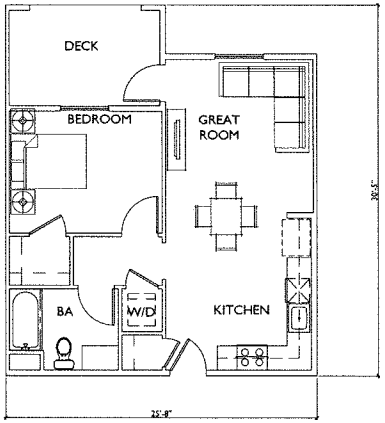
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - COVER SHEET

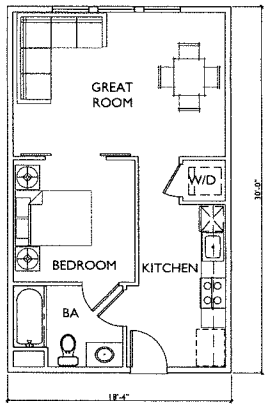
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



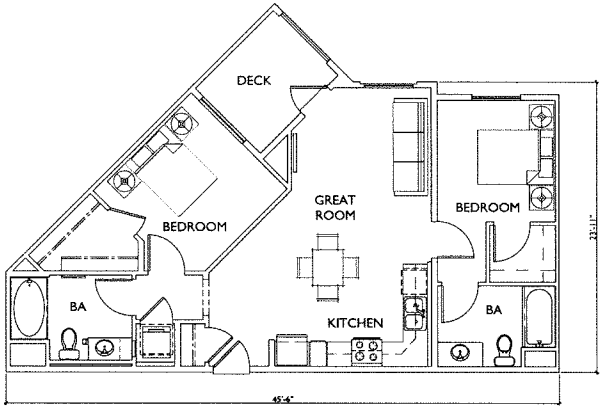
PLAN 2B: 1BD/1BA
TOTAL 730 S.F.



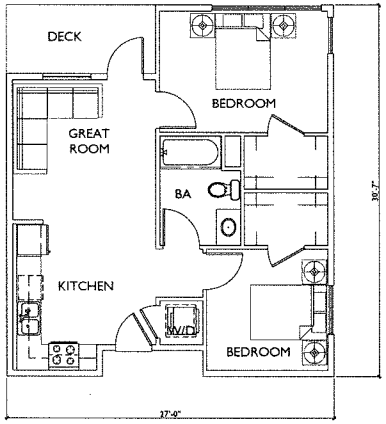
PLAN 2A: 1BD/1BA
TOTAL 600 S.F.



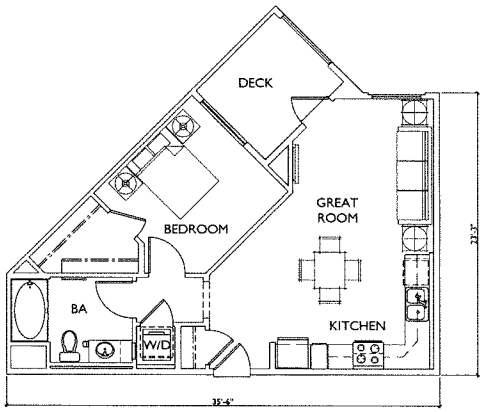
PLAN 1: STUDIO/1BA
TOTAL 550 S.F.



PLAN 5: 2BD/2BA
TOTAL 800 S.F.



PLAN 4: 2BD/1BA
TOTAL 730 S.F.



PLAN 3: 1BD/1BA
TOTAL 650 S.F.

ESCONDIDO, CA

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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 4 8 12

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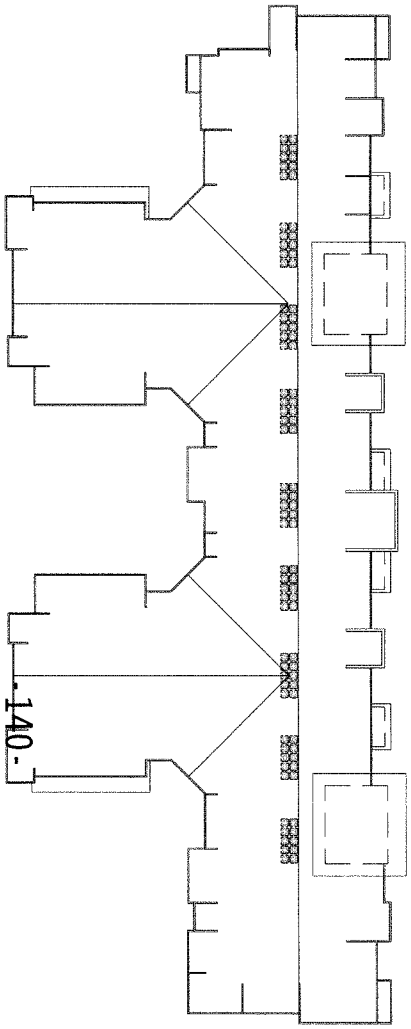
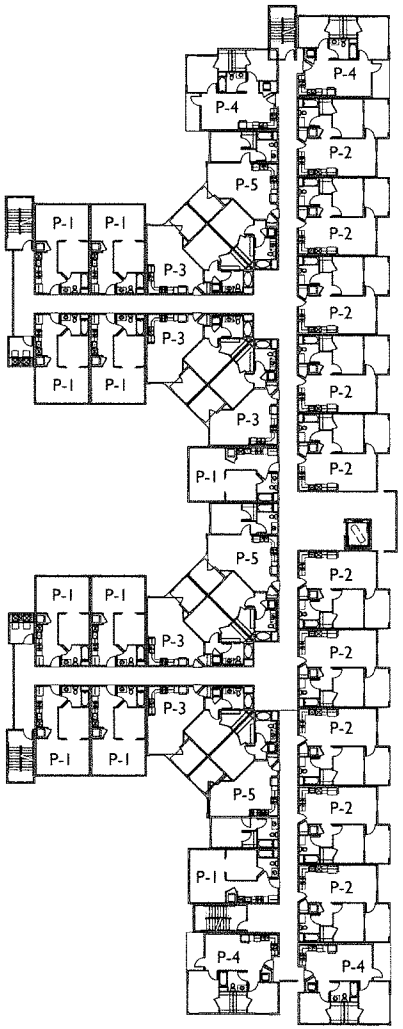
SENIOR APARTMENTS - UNIT PLANS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

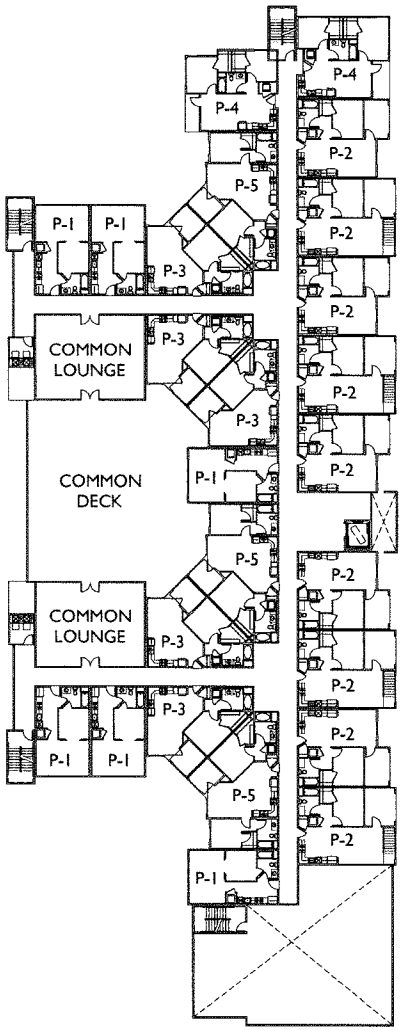
A-1



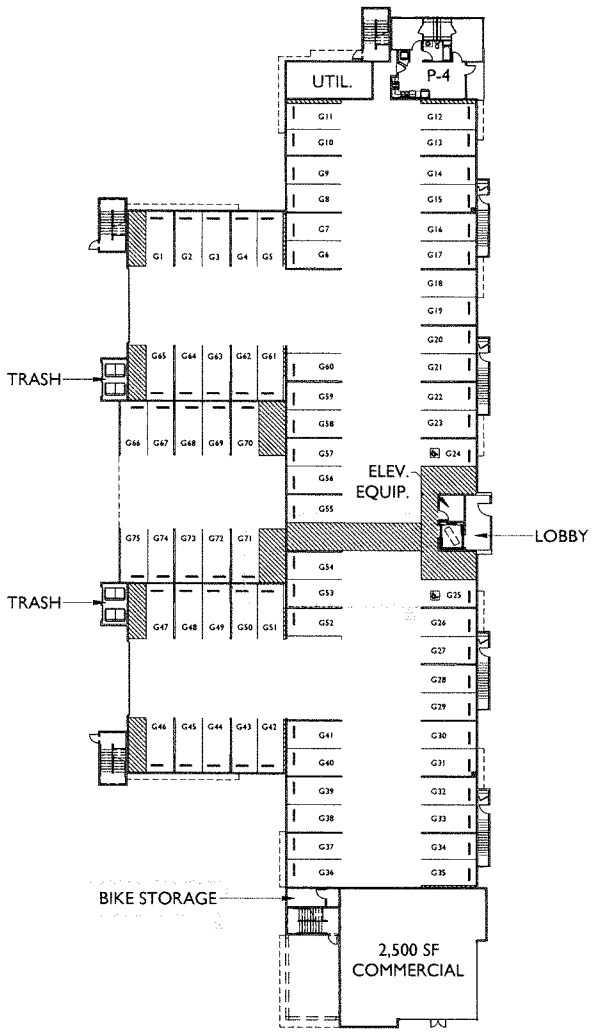
ROOF PLAN



THIRD & FOURTH FLOOR

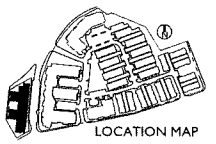


SECOND FLOOR



FIRST FLOOR

UNIT MIX			
26	PLAN 1	1BD/1BA	550 SF
29	PLAN 2	1BD/1BA	600 SF
15	PLAN 3	1BD/1BA	650 SF
11	PLAN 4	2BD/1BA	730 SF
9	PLAN 5	2BD/2BA	800 SF
90	TOTAL UNITS		



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

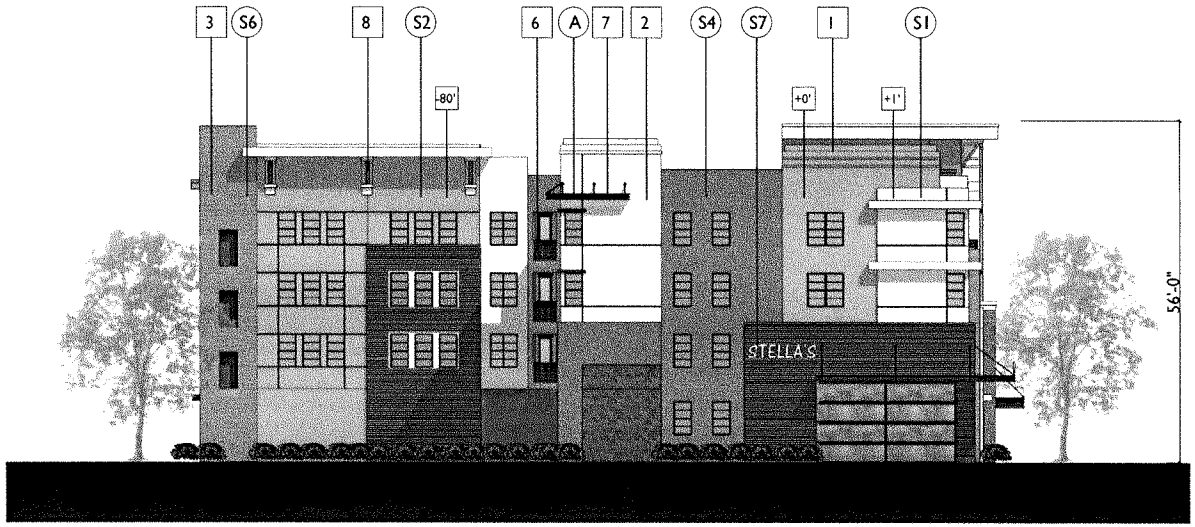
SCALE: 0 16 32 48

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-2



SOUTH

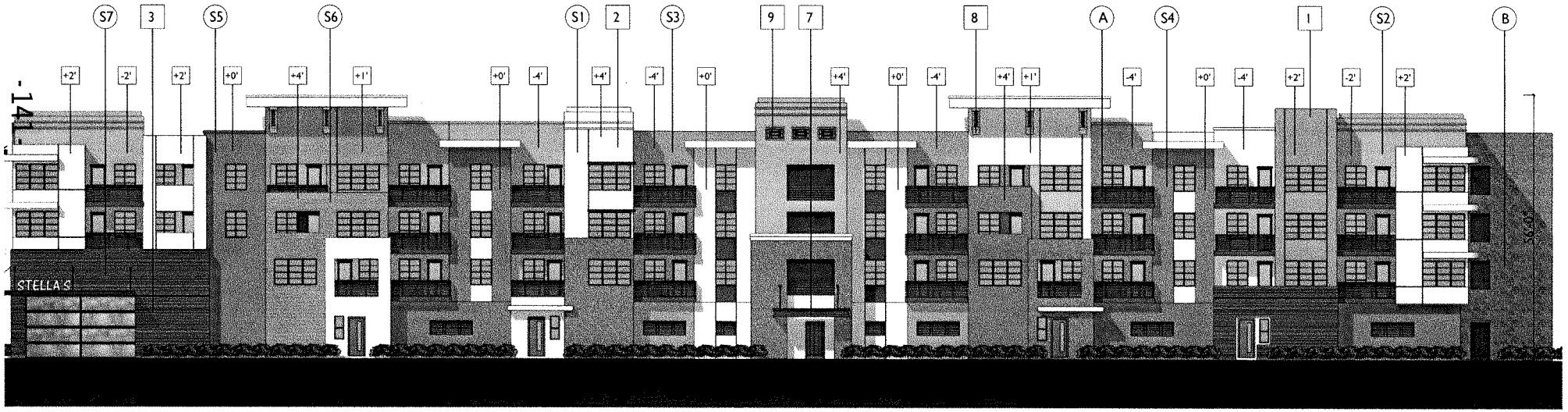
MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL
9	DECORATIVE METAL GRILLE

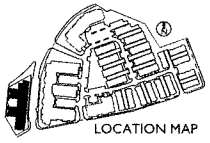
COLOR APPLICATION
SCHEME 'A'

REFER TO SENIOR COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - VERSATILE GRAY SW 6072
S3	STUCCO 3 - AT EASE SOLDIER SW 9127
S4	STUCCO 4 - GRANITE PEAK SW 6250
S5	STUCCO 5 - ANONYMOUS SW 7046
S6	SIDING 1 - DORIAN GRAY SW 7017
S7	SIDING 2 - CARAIBE SW 9090
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



EAST



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

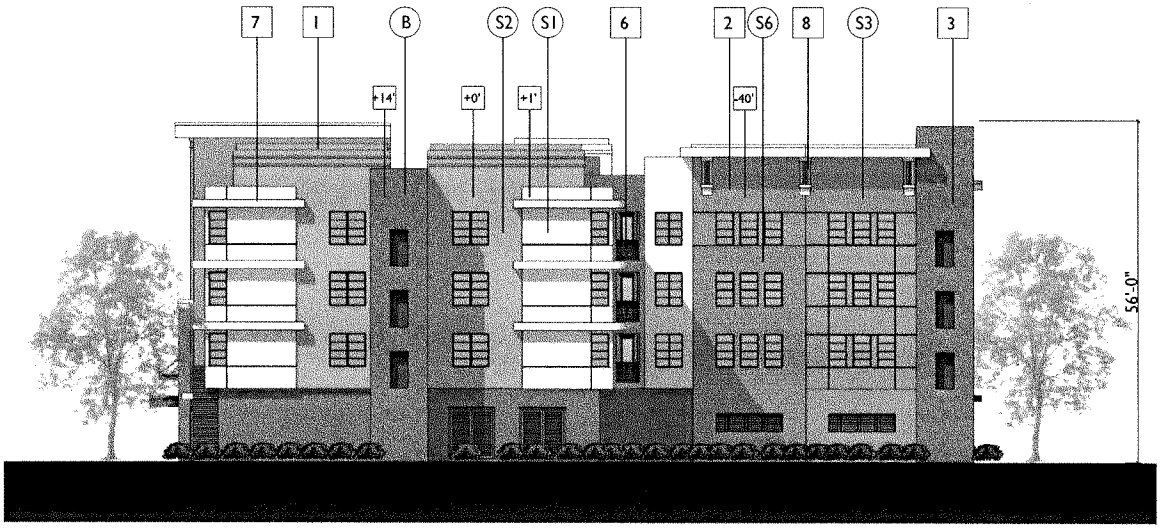
SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3.1



NORTH

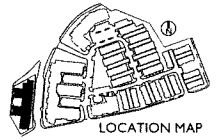
MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - HORIZONTAL SIDING
4	WALL - BRICK VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	DECORATIVE AWNING
8	DECORATIVE CORBEL
9	DECORATIVE METAL GRILLE

COLOR APPLICATION
SCHEME 'A'
REFER TO SENIOR COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - VERSATILE GRAY SW 6072
S3	STUCCO 3 - AT EASE SOLDIER SW 9127
S4	STUCCO 4 - GRANITE PEAK SW 6250
S5	STUCCO 5 - ANONYMOUS SW 7046
S6	SIDING 1 - DORIAN GRAY SW 7017
S7	SIDING 2 - CARAIBE SW 9090
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

WEST



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

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SENIOR APARTMENTS - BLDG 24 ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
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A-3.2

SOUTHEAST

NORTHEAST

LOCATION MAP

ESCONDIDO, CA

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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE:

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SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

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SHEET INDEX

A-1	ROWHOMES - UNIT PLANS
A-2	ROWHOMES - UNIT PLANS
A-3	ROWHOMES - BLDG A COMPOSITE
A-4.1	ROWHOMES - BLDG A ELEVATION - STYLE 1
A-4.2	ROWHOMES - BLDG A ELEVATION - STYLE 2
A-5	ROWHOMES - BLDG B COMPOSITE
A-6.1	ROWHOMES - BLDG B ELEVATION - STYLE 1
A-6.2	ROWHOMES - BLDG B ELEVATION - STYLE 2

ESCONDIDO, CA

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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE:

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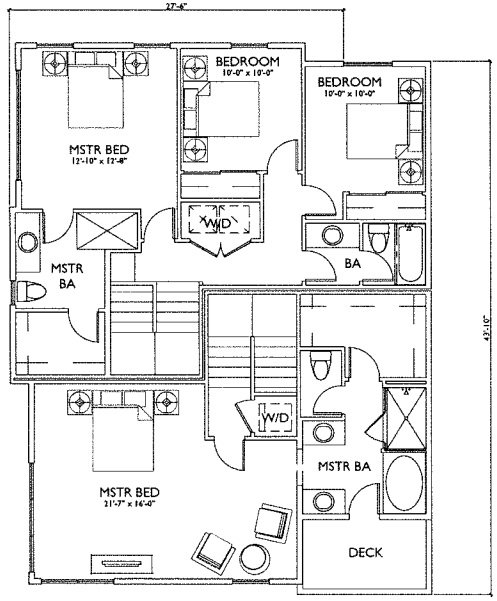
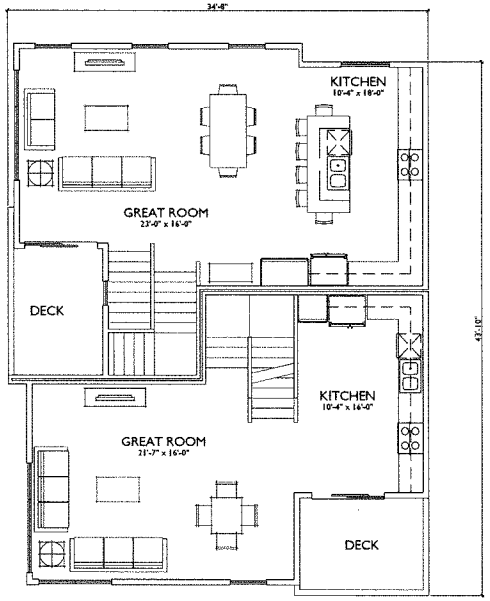
ROWHOMES - COVER SHEET

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

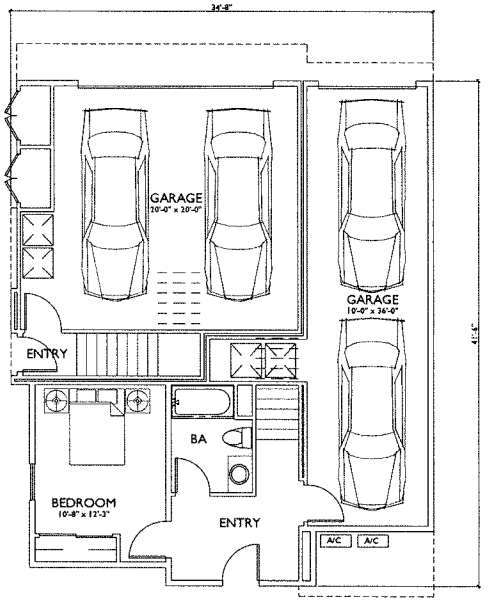
PLAN 1:	3BD/2BA
1ST FLR -	35 S.F.
2ND FLR-	635 S.F.
3RD FLR-	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2:	2BD/2BA
1ST FLR -	330 S.F.
2ND FLR-	575 S.F.
3RD FLR-	590 S.F.
TOTAL	1,495 S.F.
DECK	135 S.F.

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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(760) 944-7511

PALOMAR HEIGHTS

MAY 07, 2020

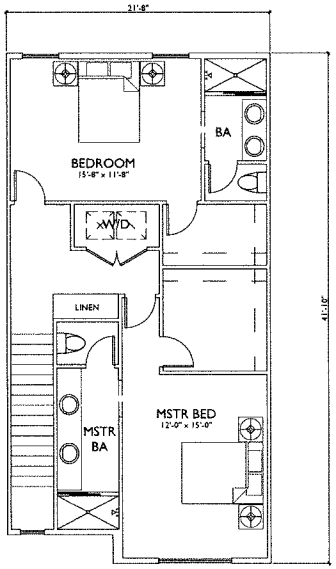
SCALE: 0 4 8 12

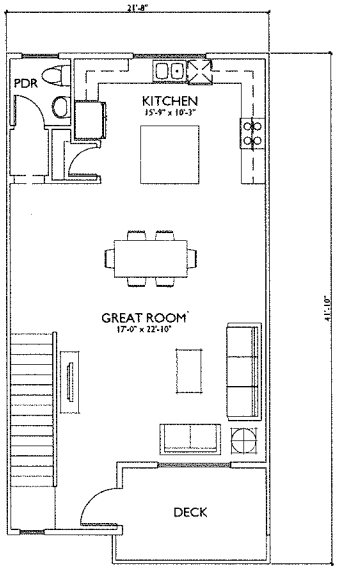
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

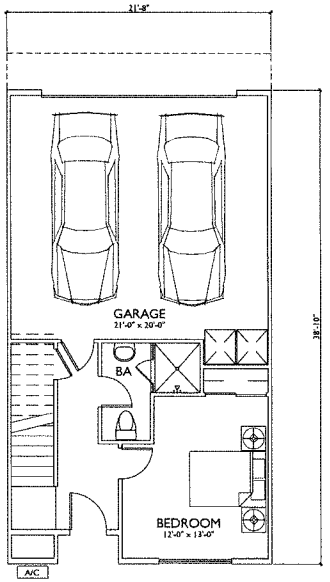
ROWHOMES - UNIT PLANS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

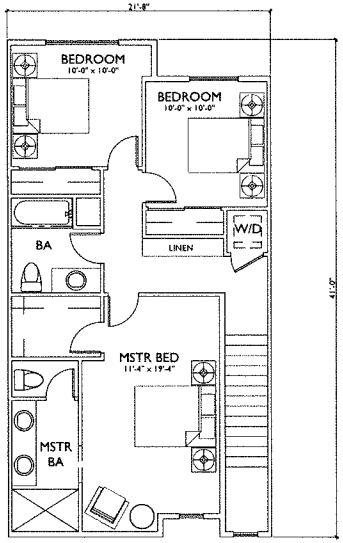
A-1

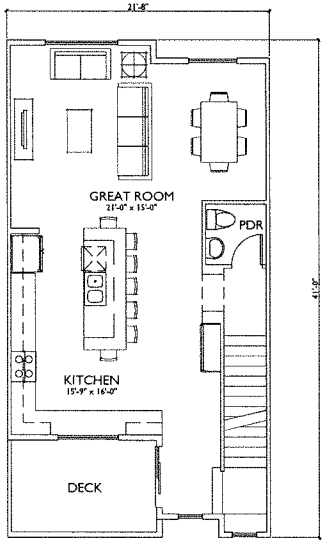


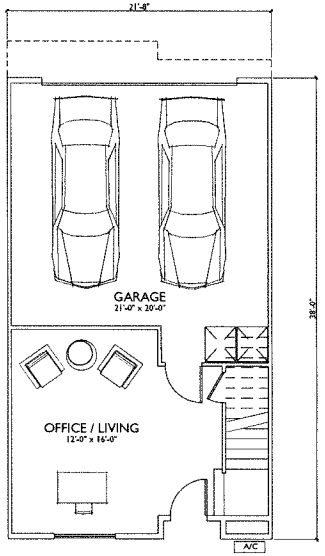




PLAN 4:	3BD/3.5BA
1ST FLR -	340 S.F.
2ND FLR -	745 S.F.
3RD FLR -	790 S.F.
TOTAL	1,875 S.F.
DECK	90 S.F.







PLAN 3:	3BD/2.5BA
1ST FLR -	315 S.F.
2ND FLR -	725 S.F.
3RD FLR -	755 S.F.
TOTAL	1,795 S.F.
DECK	100 S.F.

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

MAY 07, 2020

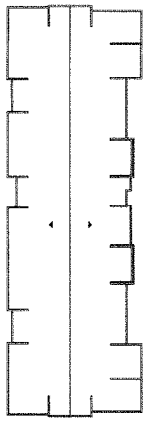
SCALE: 0 4 8 12

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

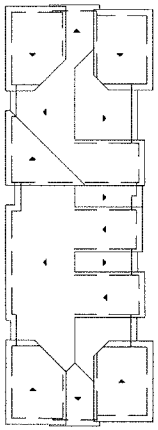
ROWHOMES - UNIT PLANS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

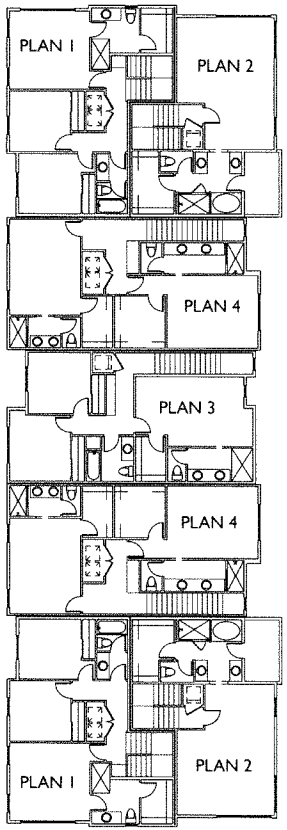
A-2



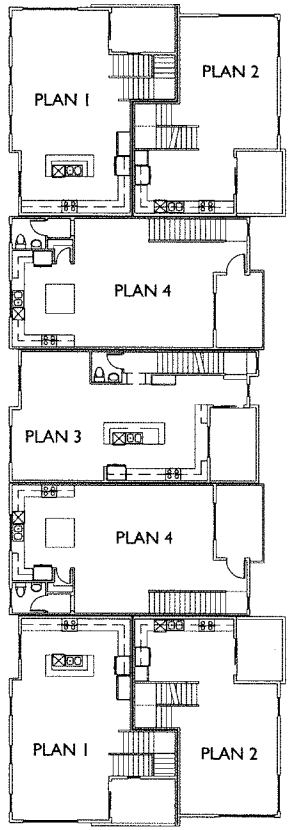
ROOF PLAN
STYLE 1
1/16"=1'



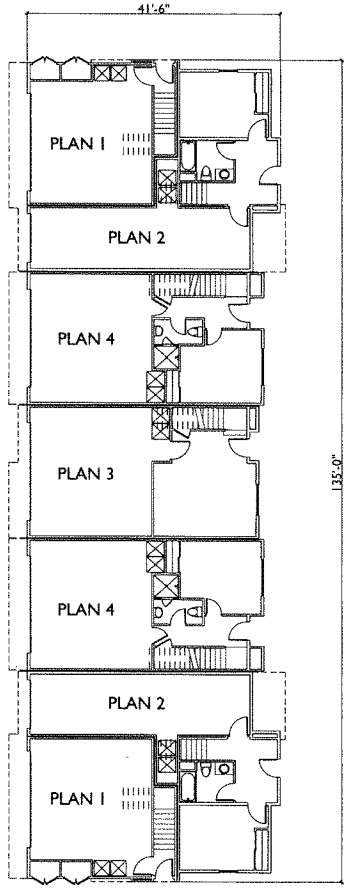
ROOF PLAN
STYLE 2
1/16"=1'



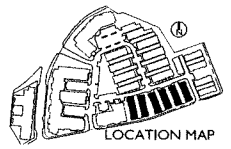
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG A COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3

RIGHT

REAR

LEFT

FRONT

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	METAL RAILING
6	DECORATIVE STUCCO AWNING

COLOR APPLICATION
SCHEME C

REFER TO ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - AT EASE SOLDIER SW 9127
S3	STUCCO 3 - ANONYMOUS SW 7046
S4	STUCCO 4 - GAUNTLET GRAY SW 7019
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - GLACIER

PERSPECTIVE

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG A ELEVATION - STYLE 1

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-4.1

RIGHT

REAR

LEFT

FRONT

MATERIAL SCHEDULE

1	ROOF - CONCRETE TILE
2	FASCIA - 2X RESAWN WOOD
3	WALL - STUCCO
4	WALL - HORIZONTAL SIDING
5	WALL - STONE VENEER
6	TRIM - 2X STUCCO OVER
7	METAL RAILING

COLOR APPLICATION
SCHEME D

REFER TO ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - TATAMI TAN SW 6116
S3	STUCCO 3 - TONY TAUPE SW 7038
S4	STUCCO 4 - FOLKSTONE SW 6005
S5	SIDING 5 - CARAIBE SW 9090
A	ACCENT - THUNDER GRAY SW 7645
B	STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT

PERSPECTIVE

ESCONDIDO, CA

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(760) 944-7511

PALOMAR HEIGHTS

MAY 07, 2020

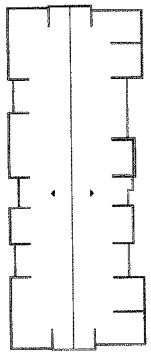
SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

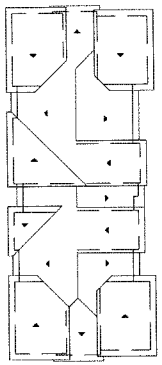
ROWHOMES - BLDG A ELEVATION - STYLE 2

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

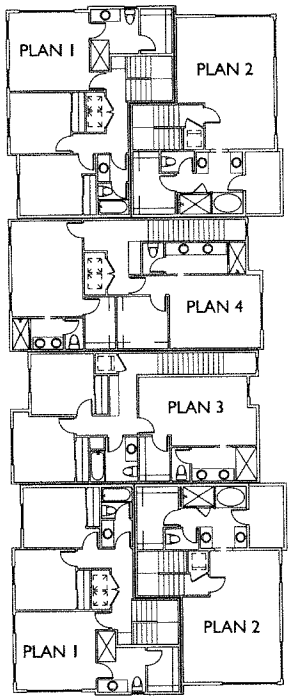
A-4.2



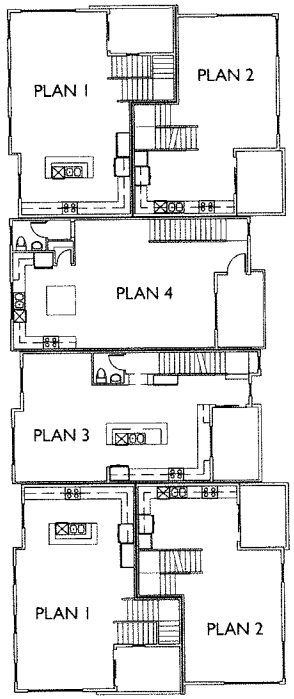
ROOF PLAN
STYLE 1
1/16"=1'



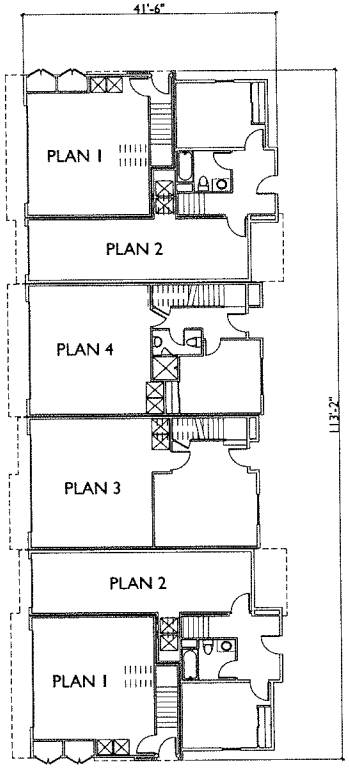
ROOF PLAN
STYLE 2
1/16"=1'



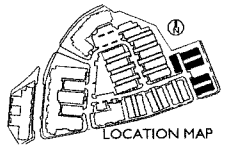
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



ESCONDIDO, CA

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Encinitas, CA 92024
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PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

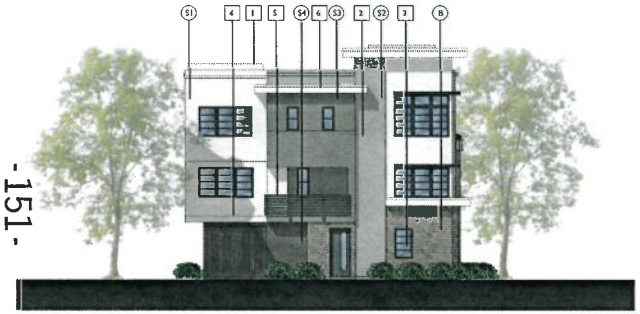
ROWHOMES - BLDG B COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5

RIGHT

REAR



LEFT

FRONT

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	METAL RAILING
6	DECORATIVE STUCCO AWNING

COLOR APPLICATION
SCHEME B
REFER TO ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - GRAY CLOUDS SW 7658
S3	STUCCO 3 - SUMMIT GRAY SW 7669
S4	STUCCO 4 - GAUNTLET GRAY SW 7019
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

PERSPECTIVE

ESCONDIDO, CA

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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG B ELEVATION - STYLE 1

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-6.1

RIGHT

REAR

LEFT

FRONT

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	METAL RAILING
6	DECORATIVE STUCCO AWNING

COLOR APPLICATION SCHEME A

REFER TO ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - POOLHOUSE SW 7603
S3	STUCCO 3 - ACIER SW 9170
S4	STUCCO 4 - FOLKSTONE SW 6005
S5	SIDING - CARAIBE SW 9090
A	ACCENT - THUNDER GRAY SW 7645
B	STONE VENEER - 6" SPLIT LIMESTONE - WHITE

PERSPECTIVE

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG B ELEVATION - STYLE 2

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-6.2

SHEET INDEX

A-1	VILLAS - UNIT PLANS
A-2	VILLAS - BLDG A COMPOSITE
A-3.1	VILLAS - BLDG A ELEVATION - STYLE 1
A-3.2	VILLAS - BLDG A ELEVATION - STYLE 2
A-4	VILLAS - BLDG B COMPOSITE
A-5	VILLAS - BLDG B ELEVATION

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE:

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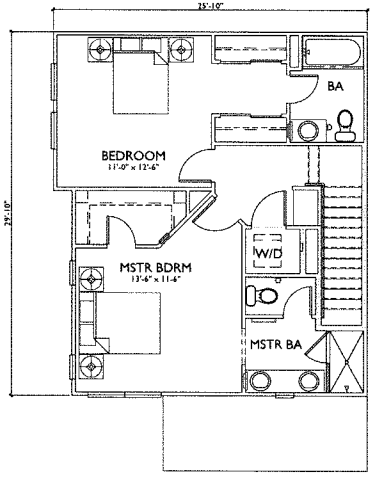
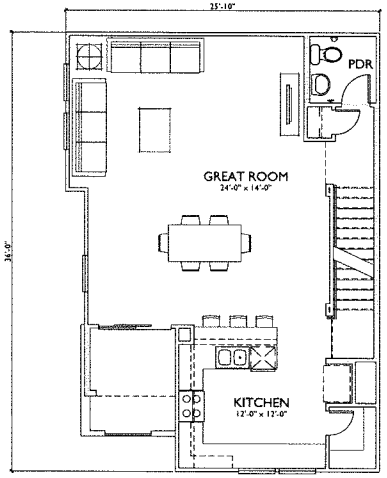
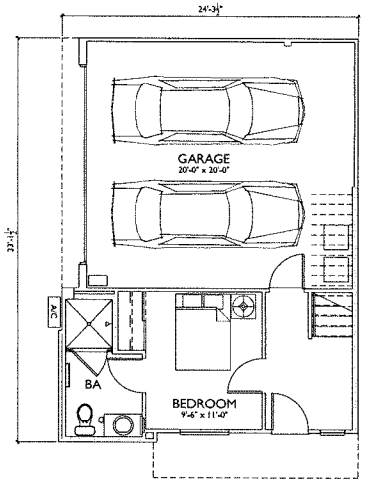
VILLAS - COVER SHEET

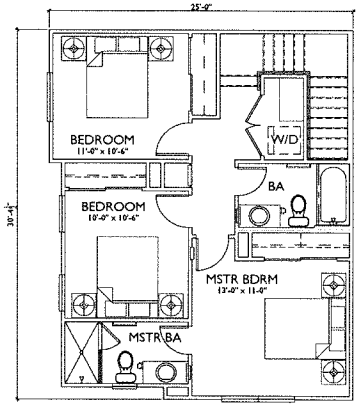
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

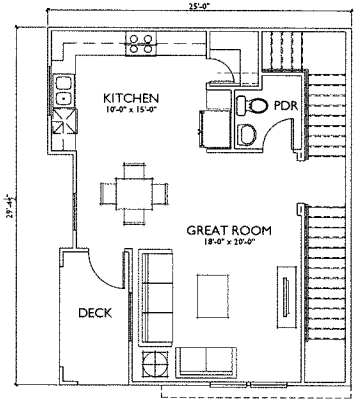


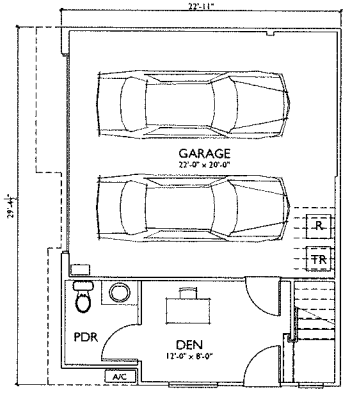




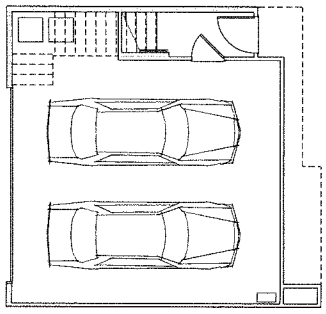
PLAN 3:	3BD/3.5BA
1ST FLR -	267 S.F.
2ND FLR-	740 S.F.
3RD FLR-	639 S.F.
TOTAL	1,646 S.F.
DECK	60 S.F.



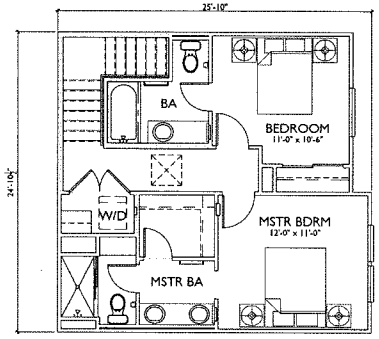




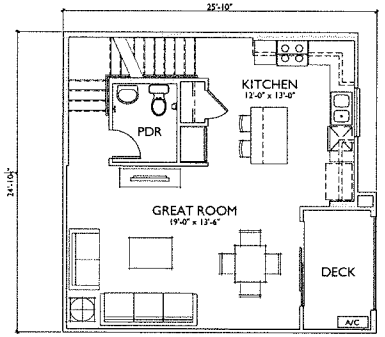
PLAN 2:	3BD/2.5BA
1ST FLR -	175 S.F.
2ND FLR-	535 S.F.
3RD FLR-	695 S.F.
TOTAL	1,405 S.F.
DECK	60 S.F.



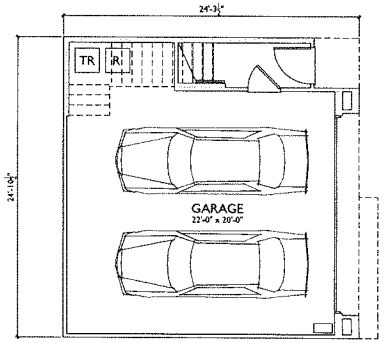
PLAN 1 ALTERNATE ENTRY



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1:	2BD/2.5BA
1ST FLR -	39 S.F.
2ND FLR-	523 S.F.
3RD FLR-	542 S.F.
TOTAL	1,104 S.F.
DECK	55 S.F.

ESCONDIDO, CA

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PALOMAR HEIGHTS

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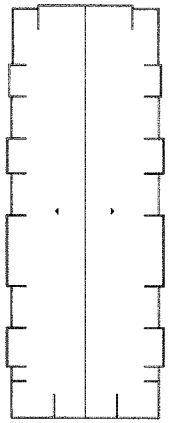
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

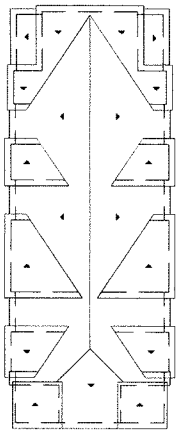
VILLAS - UNIT PLANS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

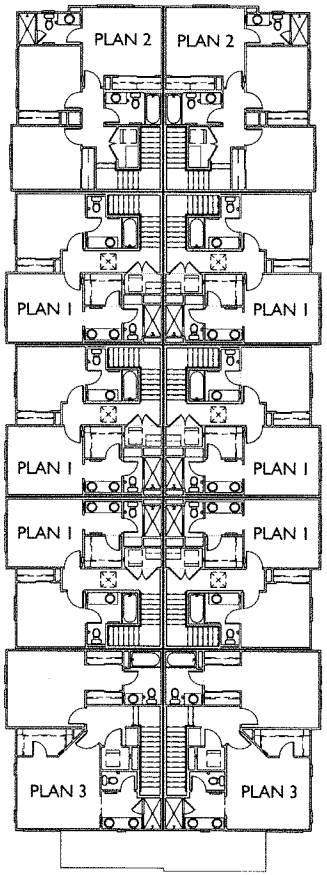
A-1



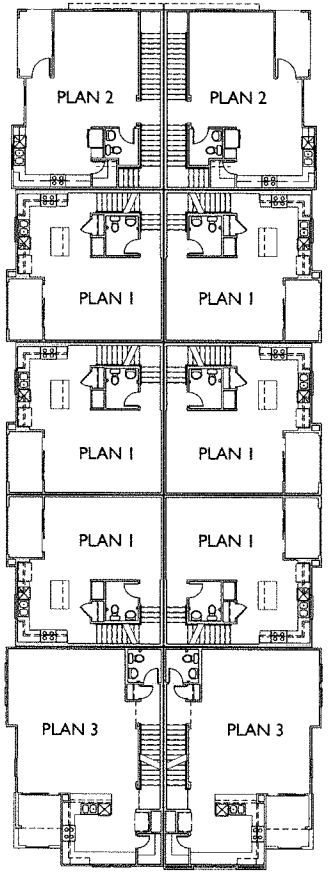
ROOF PLAN
STYLE 1
1/16"=1'



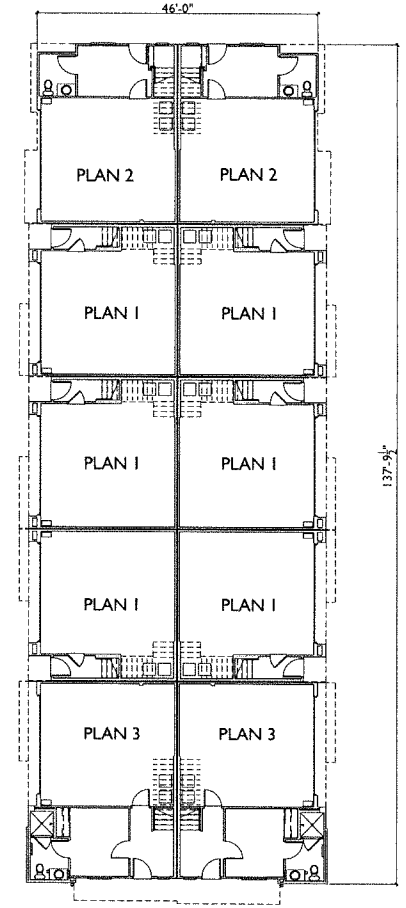
ROOF PLAN
STYLE 2
1/16"=1'



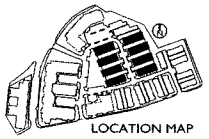
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

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PALOMAR HEIGHTS

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SCALE: 0 8 16 24

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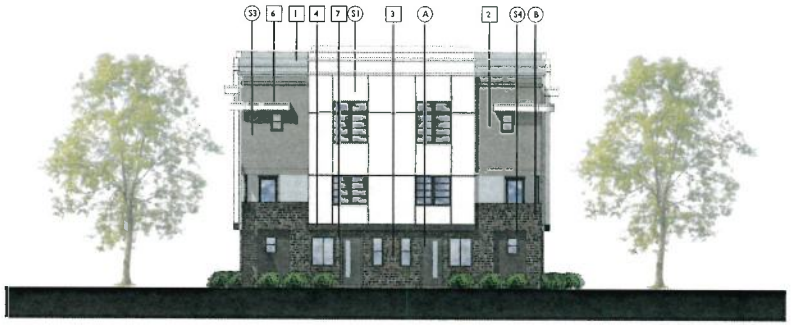
VILLAS - BLDG A COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-2

RIGHT



REAR

LEFT

FRONT

PERSPECTIVE

COLOR APPLICATION
SCHEME A

REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - POOLHOUSE SW 7603
- (S3) STUCCO 3 - ACIER SW 9170
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	METAL RAILING
6	DECORATIVE AWNING
7	RECESS / AWNING / OVERHANG AT FRONT DOOR

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

VILLAS - BLDG A ELEVATION - STYLE 1

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3.1

RIGHT

REAR

LEFT

FRONT

PERSPECTIVE

COLOR APPLICATION
SCHEME D

REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - TATAMI TAN SW 6116
- (S3) STUCCO 3 - TONY TAUPE SW 7038
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (S5) SIDING 5 - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT

MATERIAL SCHEDULE

1	ROOF - CONCRETE TILE
2	FASCIA - 2X RESAWN WOOD
3	WALL - STUCCO
4	WALL - STONE VENEER
5	TRIM - 2X STUCCO OVER
6	METAL RAILING
7	RECESS / AWNING / OVERHANG AT FRONT DOOR

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PALOMAR HEIGHTS

⚠ MAY 07, 2020

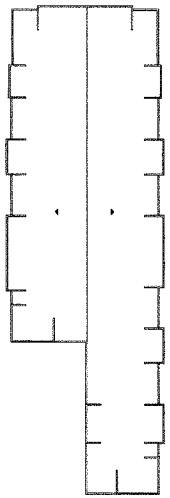
SCALE: 0 8 16 24

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

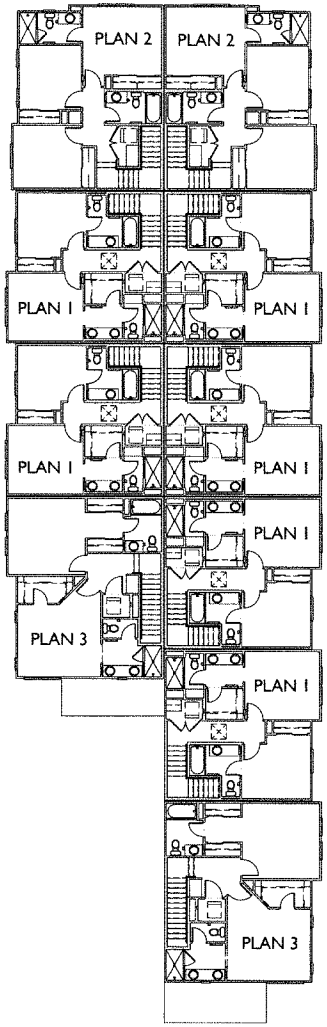
VILLAS - BLDG A ELEVATION - STYLE 2

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

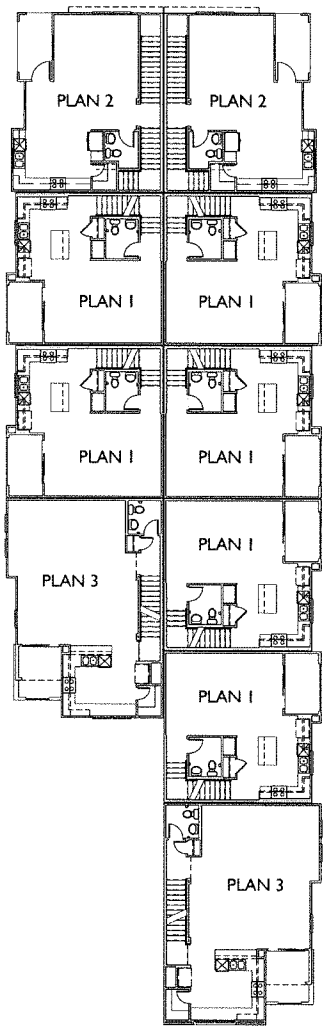
A-3.2



ROOF PLAN
STYLE I
1/16"=1'



THIRD FLOOR



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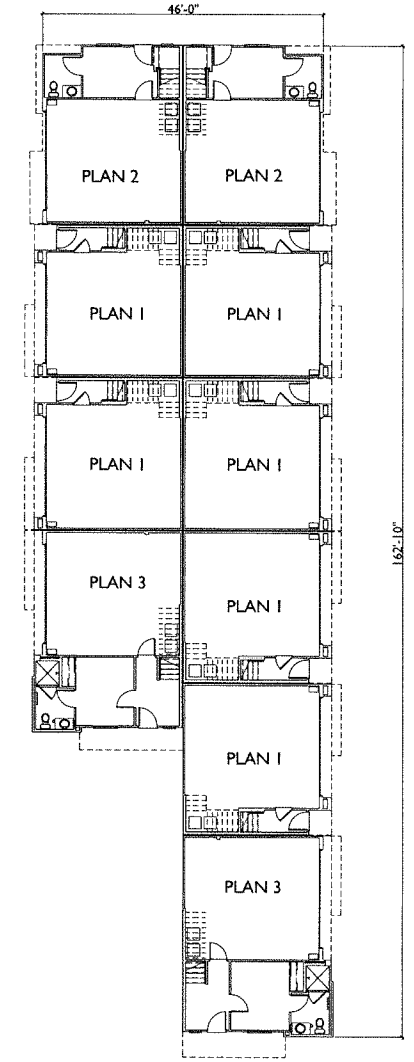
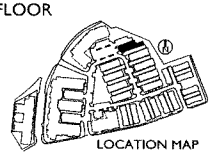


FIRST FLOOR



LOCATION MAP

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PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 8 16 24

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VILLAS - BLDG B COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
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760.724.1198

A-4

RIGHT

REAR

LEFT

FRONT

PERSPECTIVE

COLOR APPLICATION
SCHEME C
REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
- (S3) STUCCO 3 - ANONYMOUS SW 7046
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	METAL RAILING
6	DECORATIVE AWNING
7	RECESS / AWNING / OVERHANG AT FRONT DOOR

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

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VILLAS - BLDG B ELEVATION - STYLE 1

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5

SHEET INDEX

A-1	REC BUILDING
A-2	POOL EQUIPMENT BUILDING
A-3	RESTROOM BUILDING

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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 4 8 12

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

COVER SHEET

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
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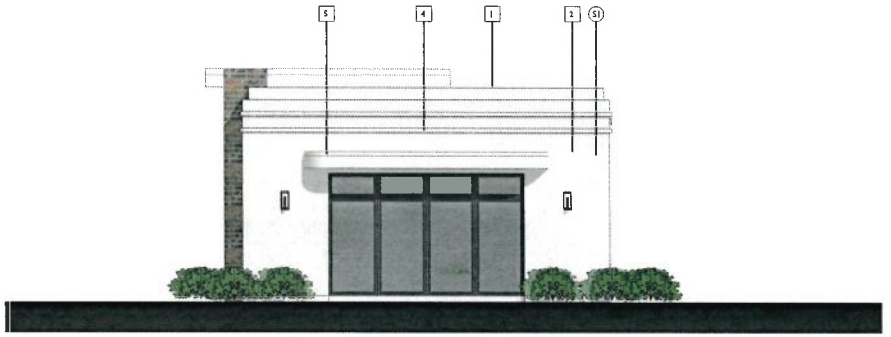
760.724.1198

RIGHT



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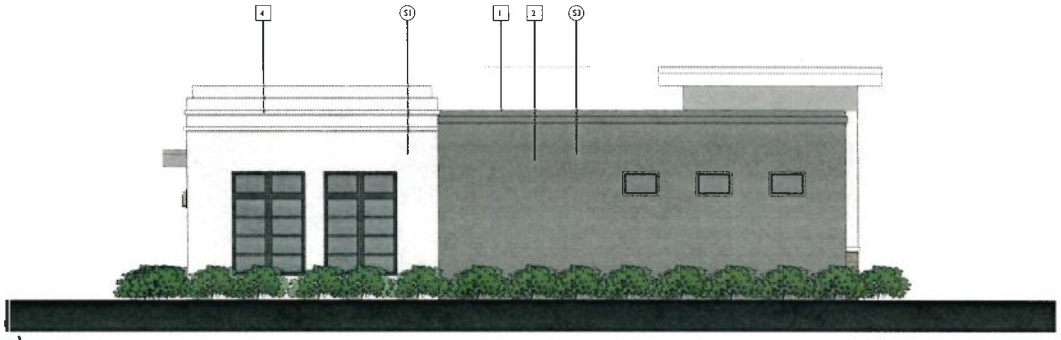

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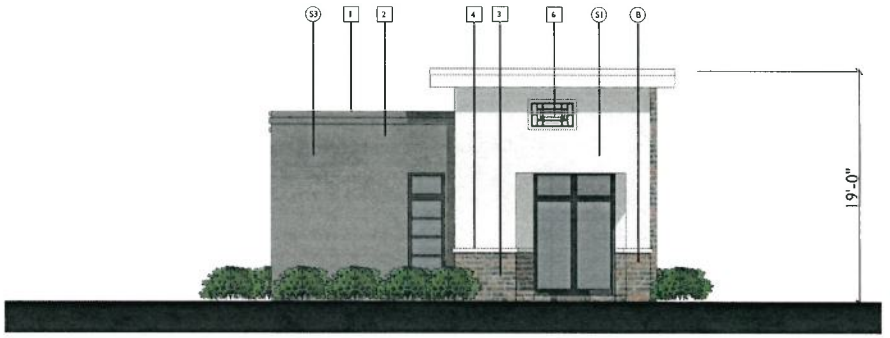


FRONT

COLOR APPLICATION

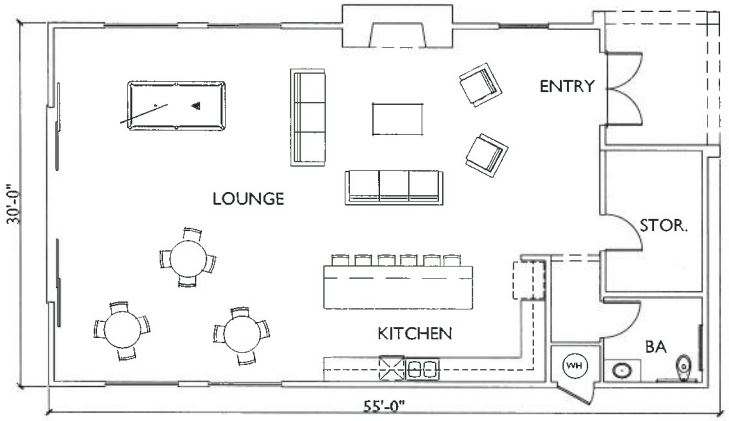
SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - GRAY CLOUDS SW 7658
S3	STUCCO 3 - SUMMIT GRAY SW 7669
S4	STUCCO 4 - GAUNTLET GRAY SW 7019
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	DECORATIVE AWNING
6	DECORATIVE METAL GRILLE



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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 4 8 12

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

REC BUILDING

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
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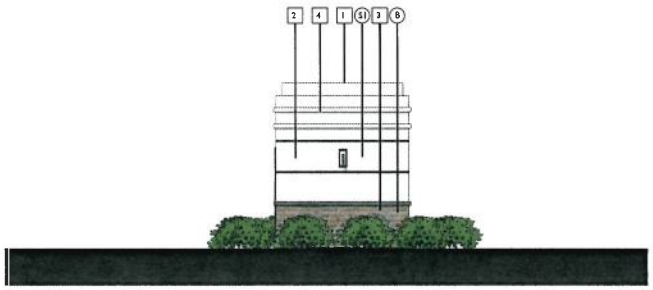
760.724.1198

A-1



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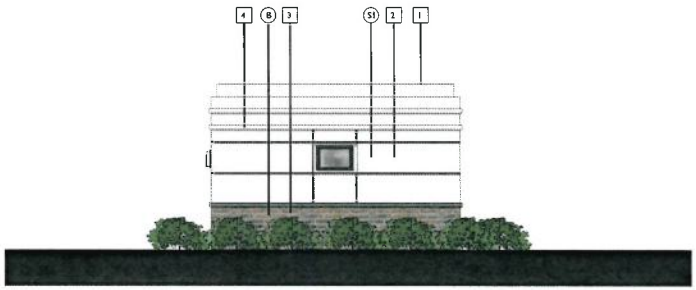

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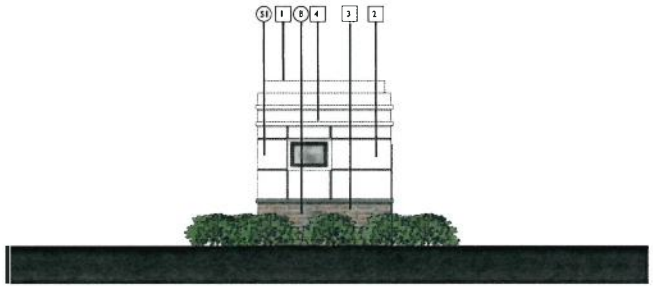

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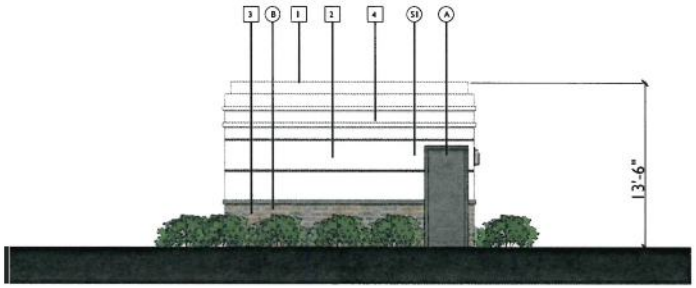
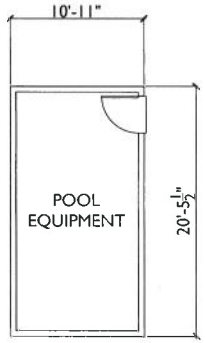


FRONT

MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	DECORATIVE AWNING
6	DECORATIVE METAL GRILLE



COLOR APPLICATION
SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - GRAY CLOUDS SW 7658
S3	STUCCO 3 - SUMMIT GRAY SW 7669
S4	STUCCO 4 - GAUNTLET GRAY SW 7019
A	ACCENT - THUNDER GRAY SW 7645
B	BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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PALOMAR HEIGHTS

⚠ MAY 07, 2020

SCALE: 0 4 8 12

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POOL EQUIPMENT BUILDING

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
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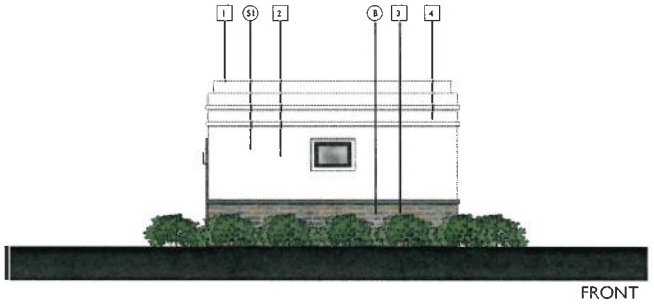
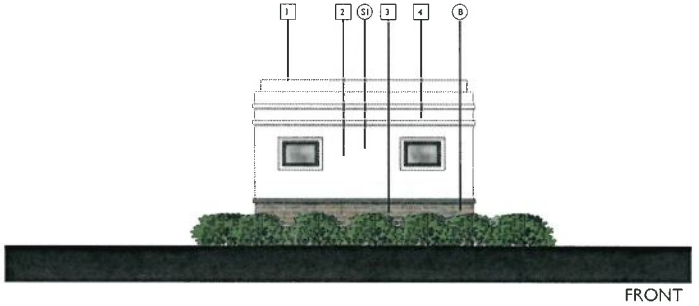
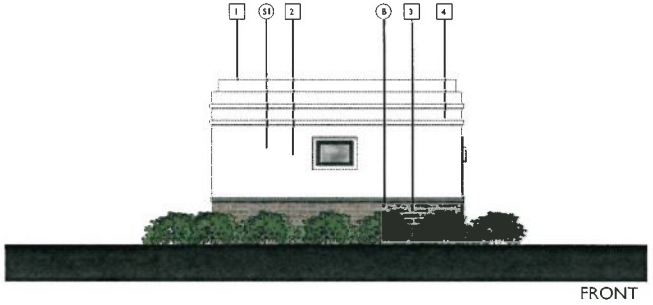
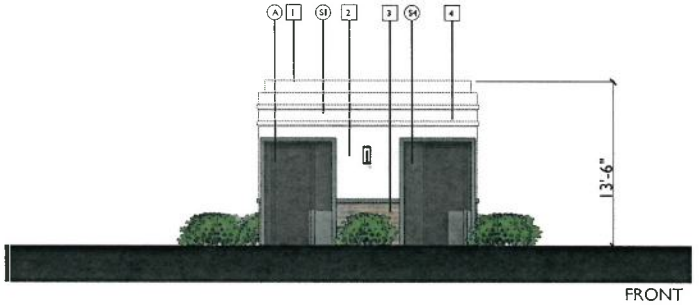
760.724.1198

A-2



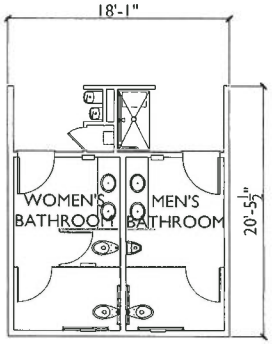






MATERIAL SCHEDULE

1	ROOF - BUILT UP PARAPET
2	WALL - STUCCO
3	WALL - BRICK VENEER
4	TRIM - 2X STUCCO OVER
5	DECORATIVE AWNING
6	DECORATIVE METAL GRILLE



COLOR APPLICATION
SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

S1	STUCCO 1 - PURE WHITE SW 7005
S2	STUCCO 2 - GRAY CLOUDS SW 7658
S3	STUCCO 3 - SUMMIT GRAY SW 7669
S4	STUCCO 4 - GAUNTLET GRAY SW 7019
A	ACCENT - THUNDER GRAY SW 7645
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ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

⚠ MAY 07, 2020

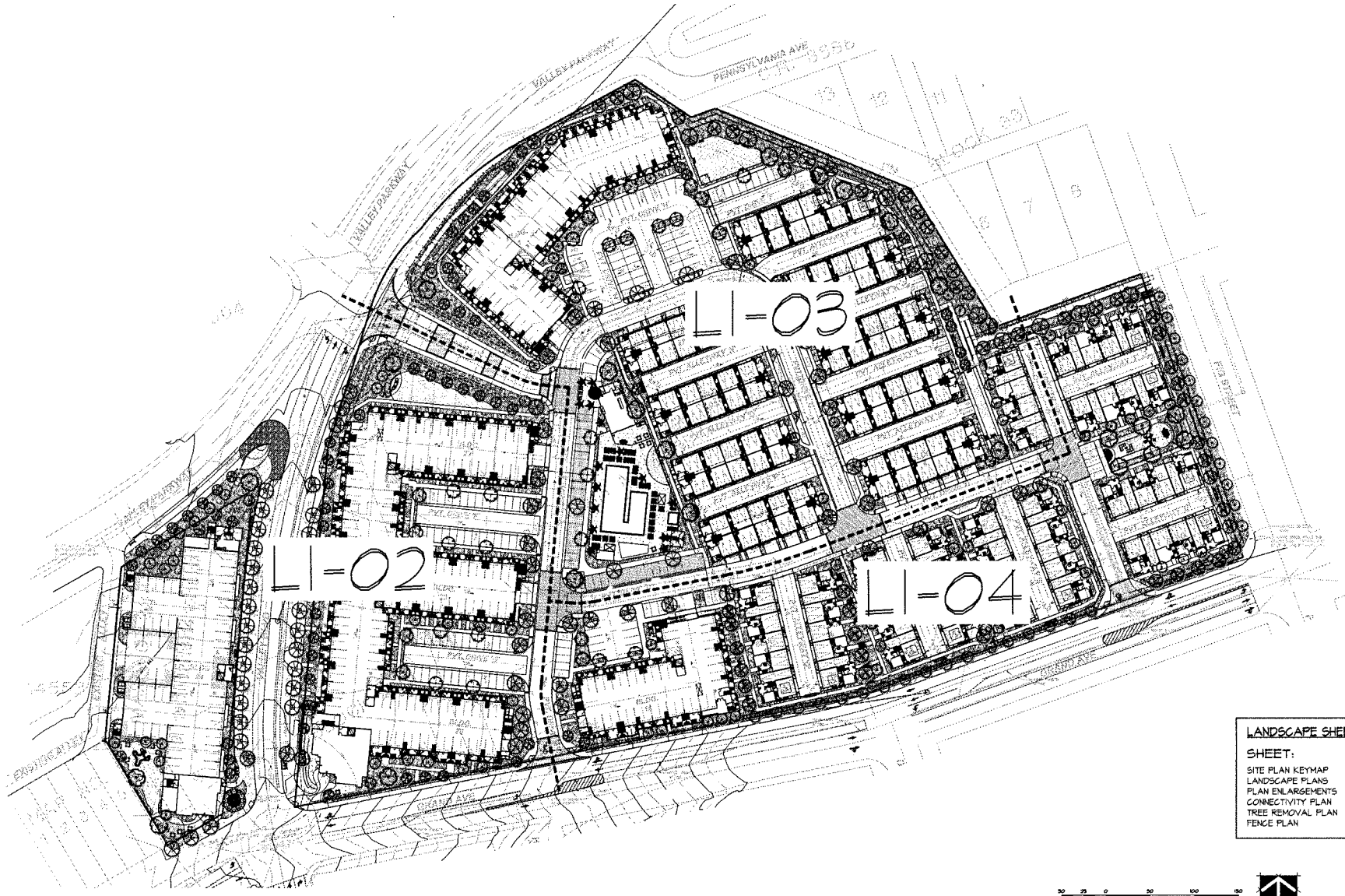
SCALE: 0 4 8 12

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

RESTROOM BUILDING

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3



LANDSCAPE SHEET INDEX:

SHEET:	SHEET #:
SITE PLAN KEYMAP	L-01
LANDSCAPE PLANS	L-02 to L-04
PLAN ENLARGEMENTS	L-05 to L-08
CONNECTIVITY PLAN	L-09
TREE REMOVAL PLAN	L-10
FENCE PLAN	L-11

SCALE: 1"=50'-0"

L-01

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

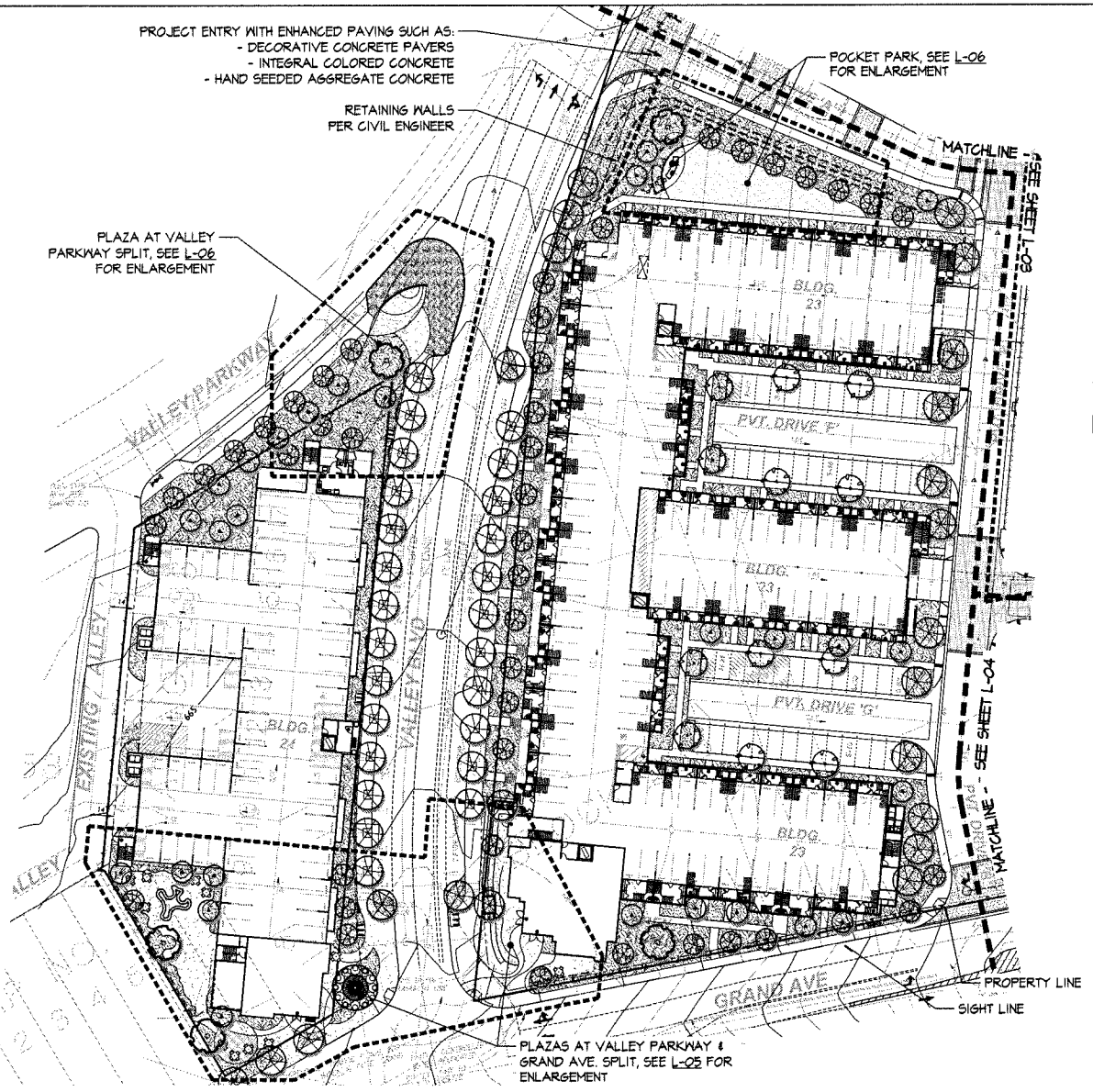
INTEGRAL COMMUNITIES
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
4635 Executive Drive, Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 4477
LANDSCAPE ARCHITECTURE & PLANNING

SHT-LNE May-20-2020



PLANTING LEGEND

TREES

SYMBOL/QTY.	BOTANICAL	COMMON NAME	SIZE	WUCOLS
	RECREATION AREA PALMS SUCH AS:			
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	15' BTH	M
	EVERGREEN SITE TREES SUCH AS:			
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	L
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX	L
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	M
	LARGE FOCAL TREE SUCH AS:			
	KOELREUTARIA PANICULATA	GOLDEN RAIN TREE	36" BOX	L
	PARKING LOT/STREET TREES SUCH AS:			
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L
	TIPUANA TIPU	TIPU TREE	24" BOX	M
	VERTICAL ACCENT SHRUB			
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	15 GAL.	L
	PRUNUS 'BRIGHT & TIGHT'	CAROLINA CHERRY (COLUMNAR)	15 GAL.	M
	SITE TREES SUCH AS:			
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL.	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	L
	RHUS LANCEA	AFRICAN SUMAC	15 GAL.	L

NOTE:
- ALL TREES WITH 6' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF 24" DEEP MIN. ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

SHRUBS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	WUCOLS
	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL.	L
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.	M
	AGAVE ATTENUATA	FOXTAIL AGAVE	5/15 GAL.	L
	AGAVE VILMORIANA	OCTOPUS AGAVE	5/15 GAL.	L
	ALOE ARBORESCENS	TREE ALOE	5 GAL.	L
	ALOE BAINESII	TREE ALOE	24" BOX	L
	ALOE STRIATA	CORAL ALOE	1 GAL.	L
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GAL.	L
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL.	L
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL.	L
	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM	5 GAL.	M
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE	1 GAL.	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	M
	ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL.	L
	FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	L
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	L
	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL.	L
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	15 GAL.	M
	LORPETALUM CHINENSE	RUBY CHINESE FRINGE FLOWER	5 GAL.	M
	PHILODENDRON 'XANADU'	XANADU PHILODENDRON	5 GAL.	M
	PHORMIUM T. 'ATROPURPUREA'	RED NEW ZEALAND FLAX	15 GAL.	M
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.	L
	RHAPHIOLEPIS U. MINOR	YEDDO HAWTHORN	5 GAL.	M
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	L
	STRELITZIA REGINAE	BIRD OF PARADISE	5/15 GAL.	M
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	L

NOTE:
- ALL SHRUB AREAS SHALL RECIEVE 3" LAYER OF BARK MULCH.

VINES

BOTANICAL	COMMON NAME	SIZE	WUCOLS
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GAL.	L
DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL.	M
WALLS (OVER 5')			
FICUS PUMILA	CREEPING FIG	5 GAL. @ 5' O.C.	L

GROUNDCOVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	WUCOLS
	FLAT LANDSCAPE AREAS			
	CAREX TUMULICOLA	BERKELY SEDGE	FLATS @ 12" O.C.	L
	GAZANIA SPP.	GAZANIA		
	MYOPORUM P. 'PUTAH CREEK'	CREEPING MYOPORUM		
	TURF	TIFWAY BERMUDA	SOD	H
	GRASSCRETE			

L-02

MAY 20, 2020
GMP JOB# 19-030

-165-

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

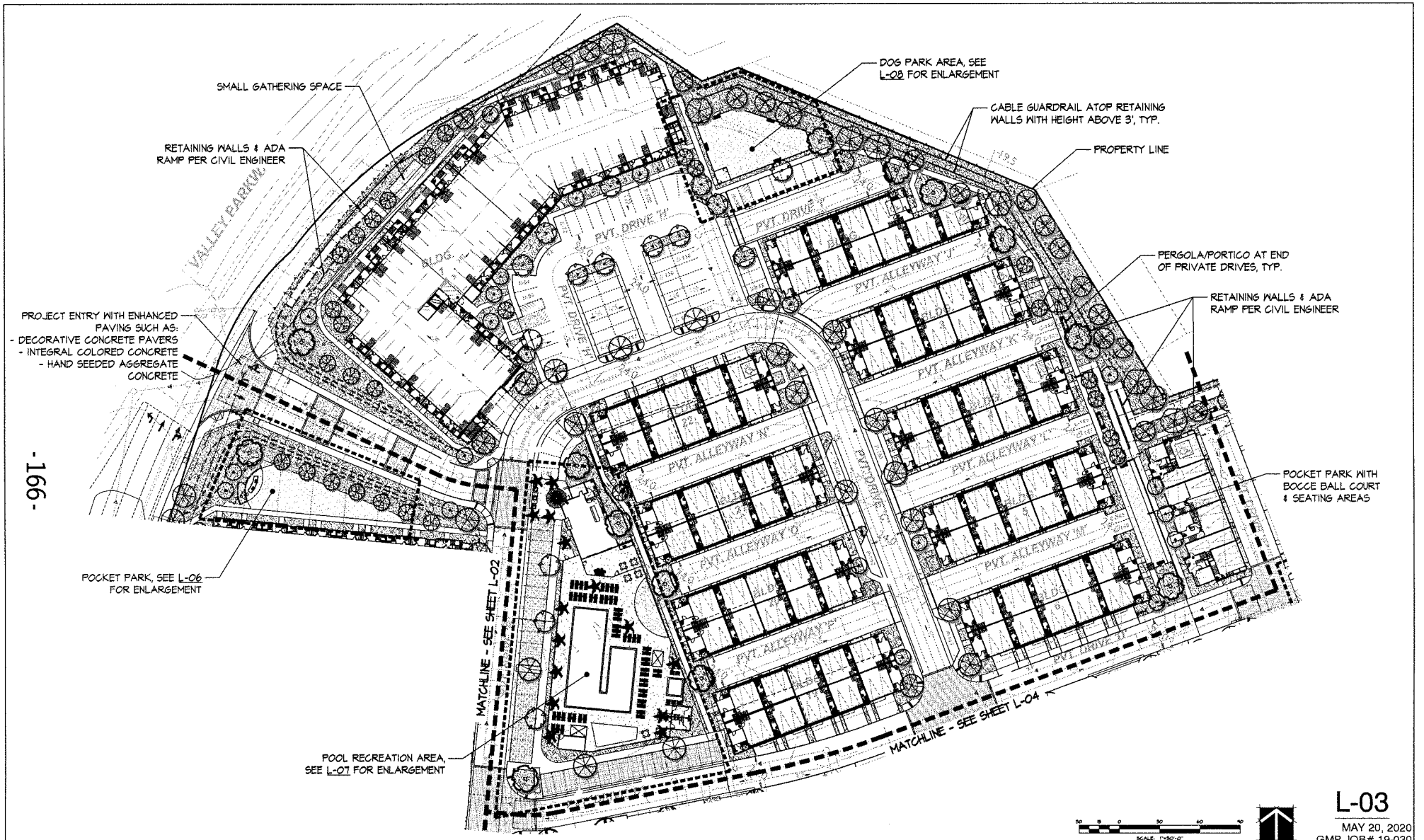
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

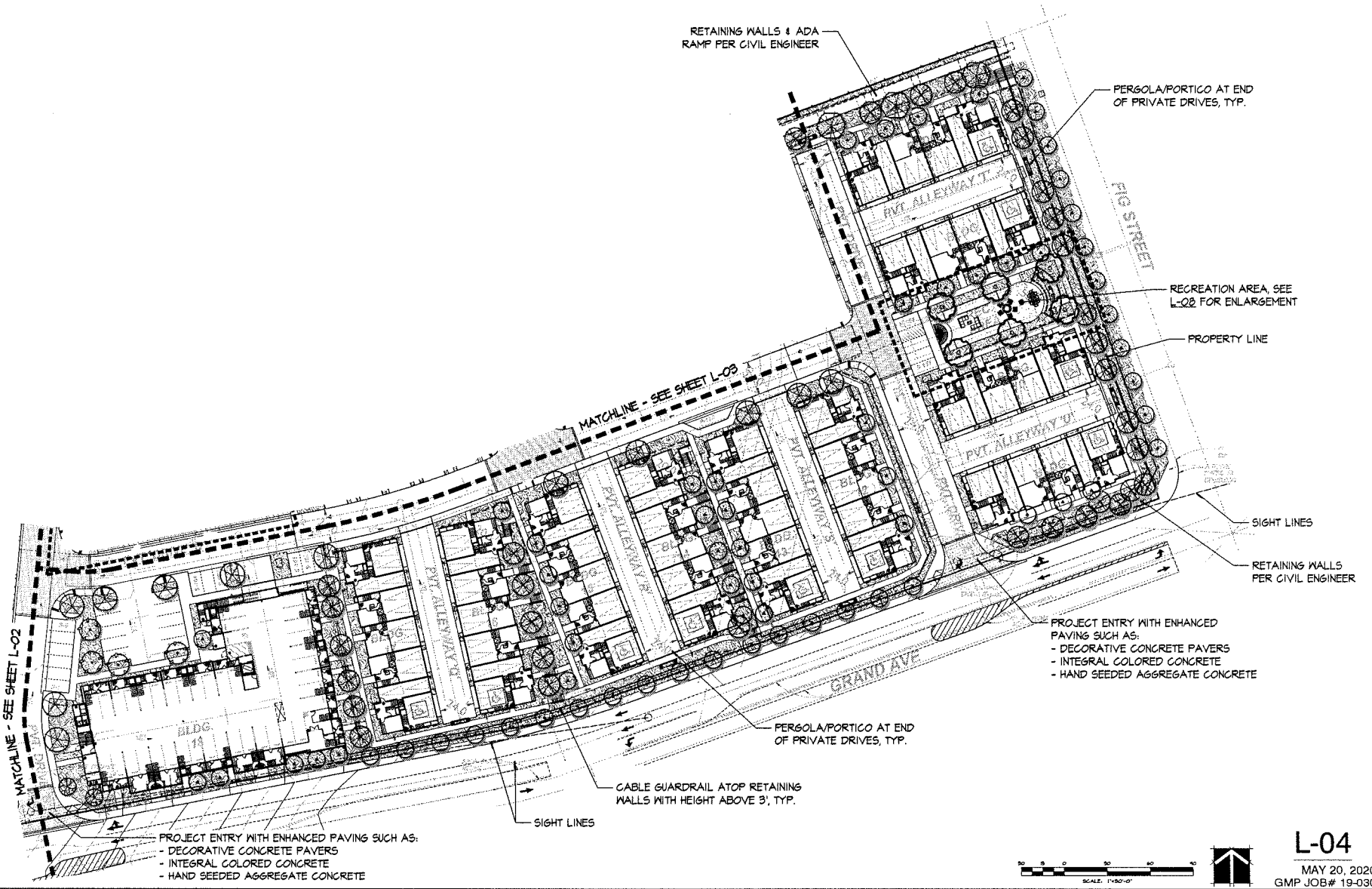
CONCEPT PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
4645 Scirento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858.558.8977
LANDSCAPE ARCHITECTURE & PLANNING

SHTLINE: May-20-2020


SMALL GATHERING SPACE
DOG PARK AREA, SEE L-08 FOR ENLARGEMENT
CABLE GUARDRAIL ATOP RETAINING WALLS WITH HEIGHT ABOVE 3', TYP.
RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER
PROPERTY LINE
PERGOLA/PORTICO AT END OF PRIVATE DRIVES, TYP.
RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER
PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:
- DECORATIVE CONCRETE PAVERS
- INTEGRAL COLORED CONCRETE
- HAND SEEDED AGGREGATE CONCRETE
POCKET PARK WITH BOCCE BALL COURT & SEATING AREAS
POCKET PARK, SEE L-06 FOR ENLARGEMENT
POOL RECREATION AREA, SEE L-07 FOR ENLARGEMENT
MATCHLINE - SEE SHEET L-02
MATCHLINE - SEE SHEET L-04
VALLEY PARKWAY
PVT. DRIVE 'F'
PVT. DRIVE 'J'
PVT. ALLEYWAY 'J'
PVT. ALLEYWAY 'K'
PVT. ALLEYWAY 'N'
PVT. ALLEYWAY 'L'
PVT. ALLEYWAY 'O'
PVT. ALLEYWAY 'M'
PVT. ALLEYWAY 'P'
PVT. DRIVE 'M'
PVT. DRIVE 'N'
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
BLDG. 7
BLDG. 8
BLDG. 9
BLDG. 10
BLDG. 11
BLDG. 12
BLDG. 13
BLDG. 14
BLDG. 15
BLDG. 16
BLDG. 17
BLDG. 18
BLDG. 19
BLDG. 20
BLDG.



L-04

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

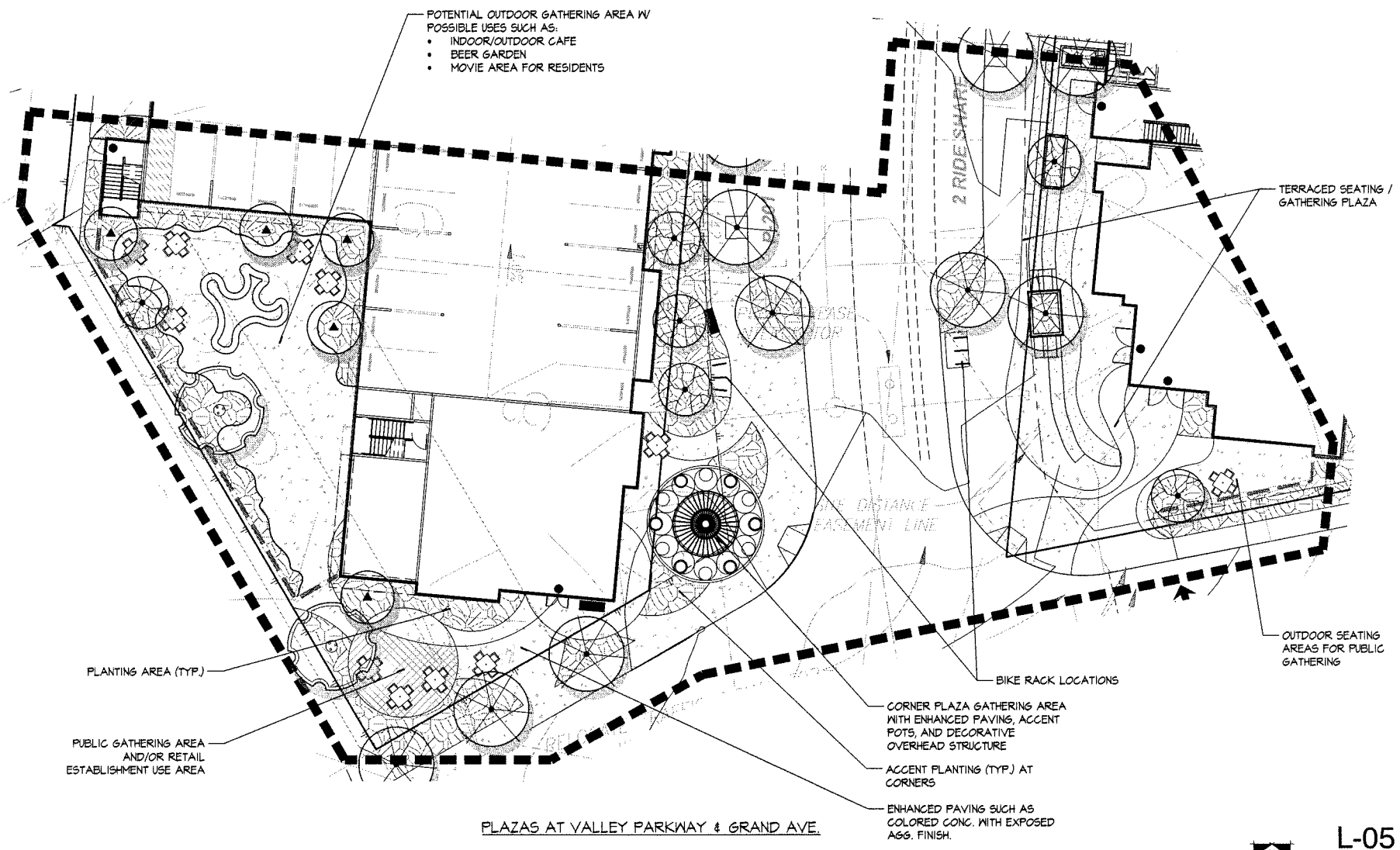
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PHG 18-0049

gmp
LANDSCAPE ARCHITECTURE & PLANNING
4645 Sorrento Valley Blvd
Suite 200
San Diego, CA 92121
gmplanders.com
T 858 558 8977

SHT_DATE: May-20-2020



PLAZAS AT VALLEY PARKWAY & GRAND AVE.

L-05

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

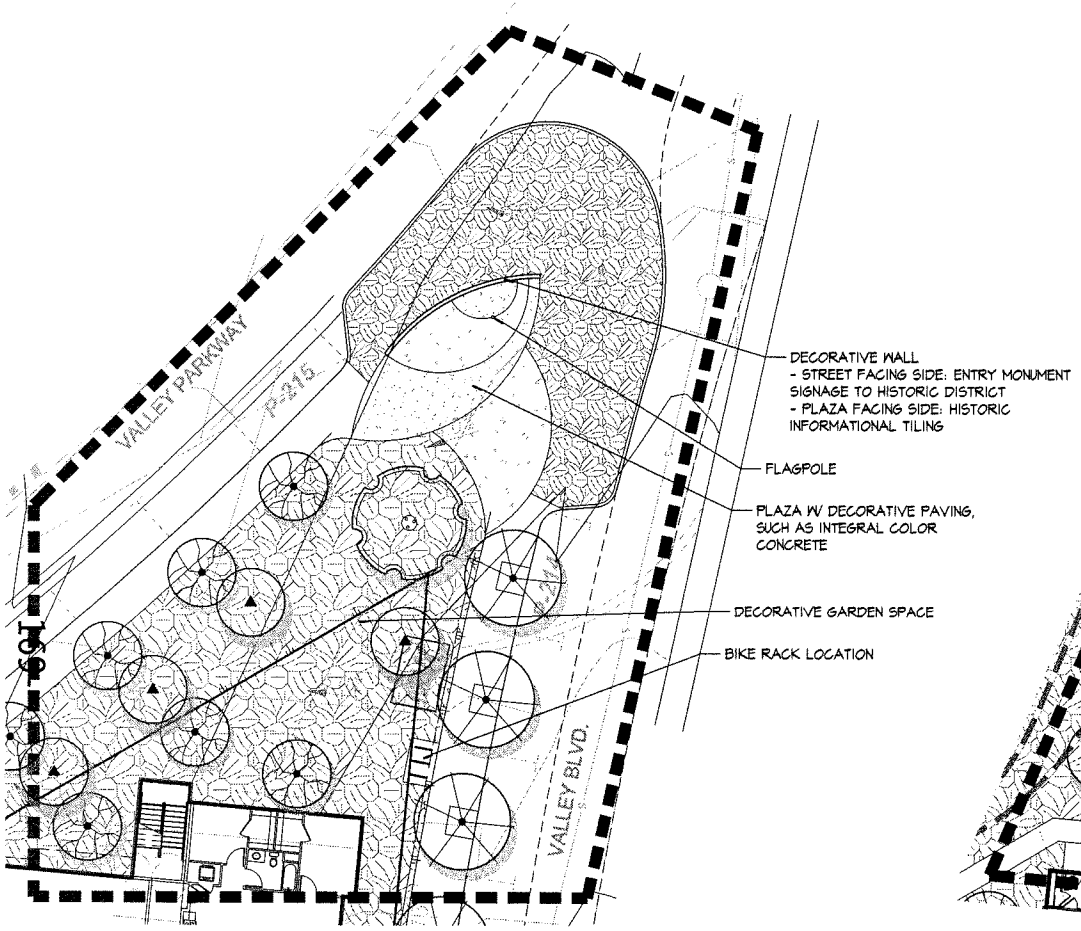
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

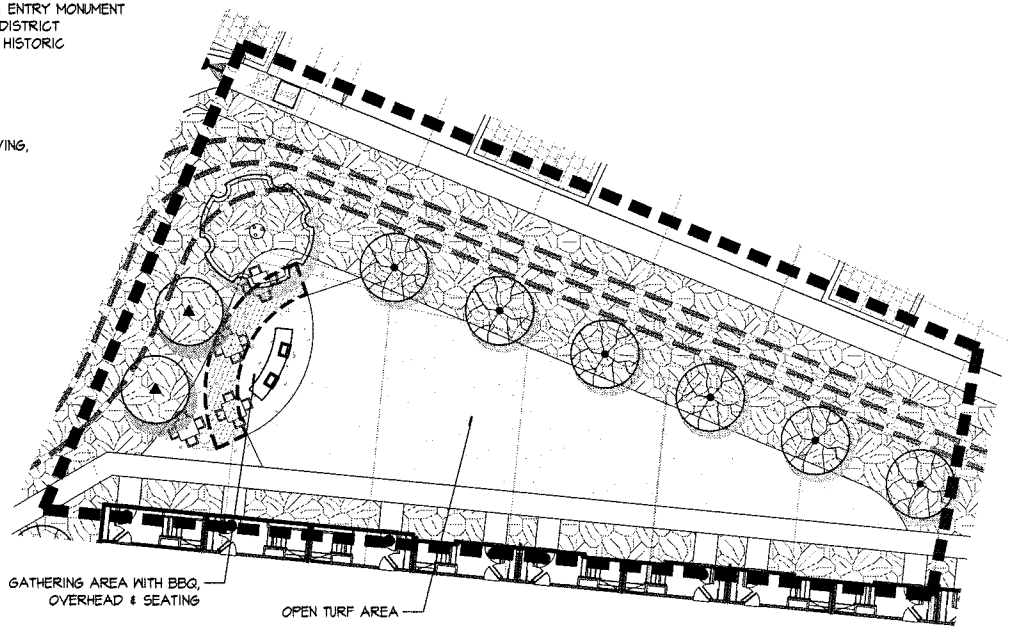
ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 534 8977
LANDSCAPE ARCHITECTURE & PLANNING



PLAZA/PARK AT VALLEY PARKWAY SPLIT



POCKET PARK

SCALE: 1"=10'-0"

L-06

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #215
ENCINITAS, CALIFORNIA 92024

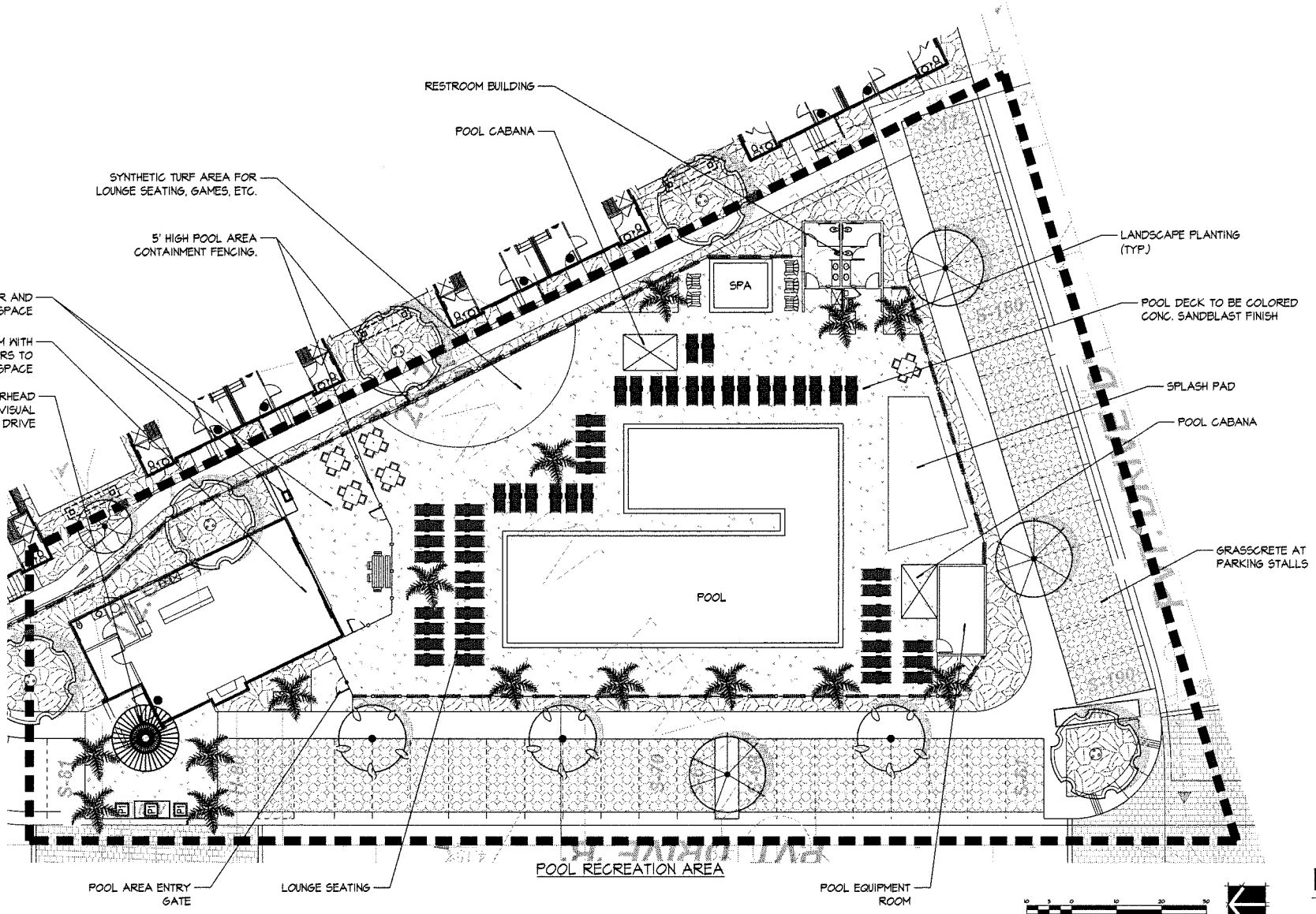
CONCEPT PLAN

ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
3025 Scenicvalley Blvd
Suite 200
San Diego, CA 92108
gmplanderch.com
T 858 518 8977
LANDSCAPE ARCHITECTURE & PLANNING

SHT_NBR: May 20, 2020



L-07

MAY 20, 2020

GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

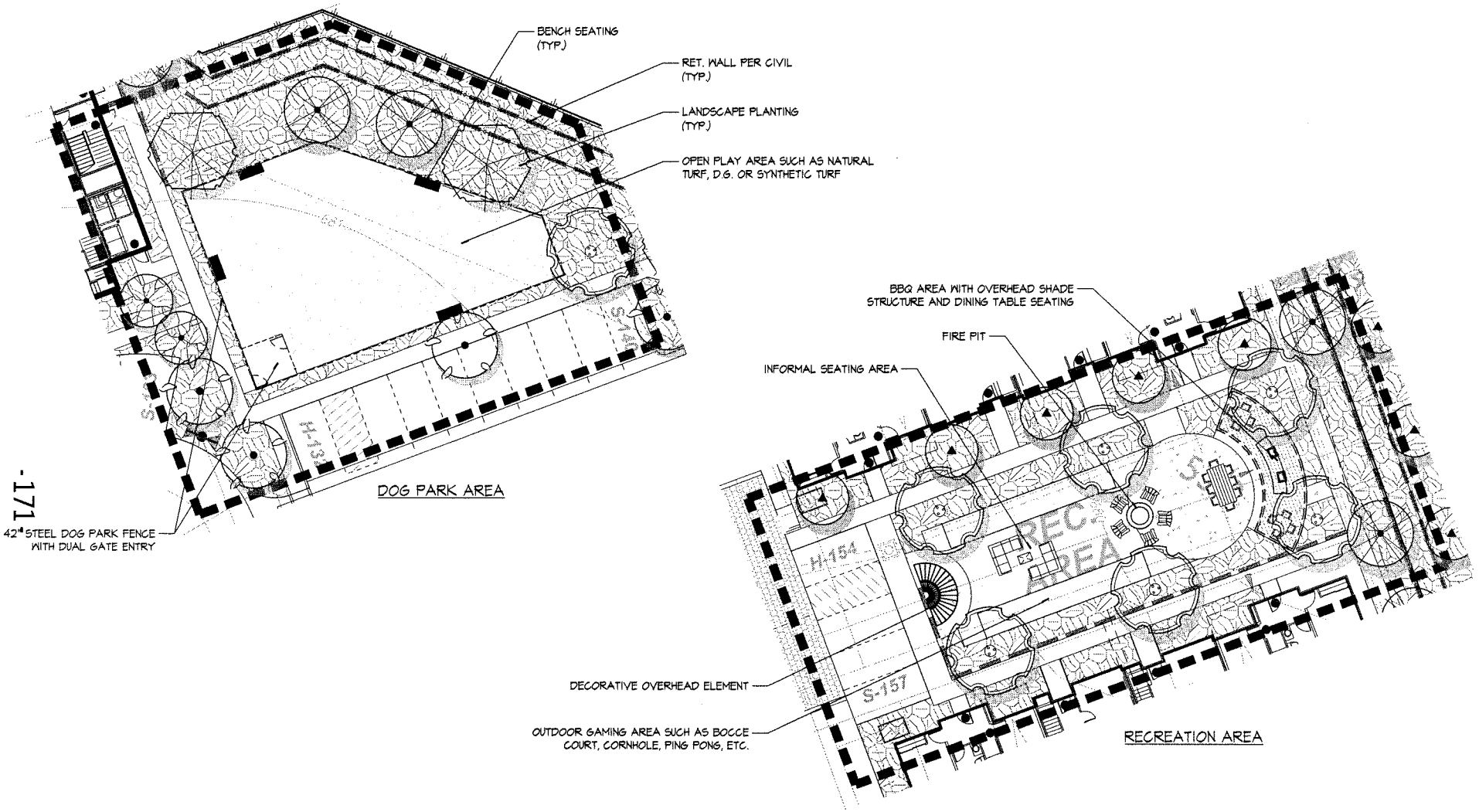
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
LANDSCAPE ARCHITECTURE & PLANNING



SCALE: 1"=10'-0"

L-08

MAY 20, 2020

GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
4035 Camino Valley Blvd.
Suite 2021
San Diego, CA 92121
gmplanderch.com
T 858 558 8877
LANDSCAPE ARCHITECTURE & PLANNING

2020-09-24 BKT.LNE

L-09

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

CONNECTIVITY PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
4975 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8877
LANDSCAPE
ARCHITECTURE
& PLANNING

L-10

MAY 20, 2020

GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

TREE REMOVAL PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
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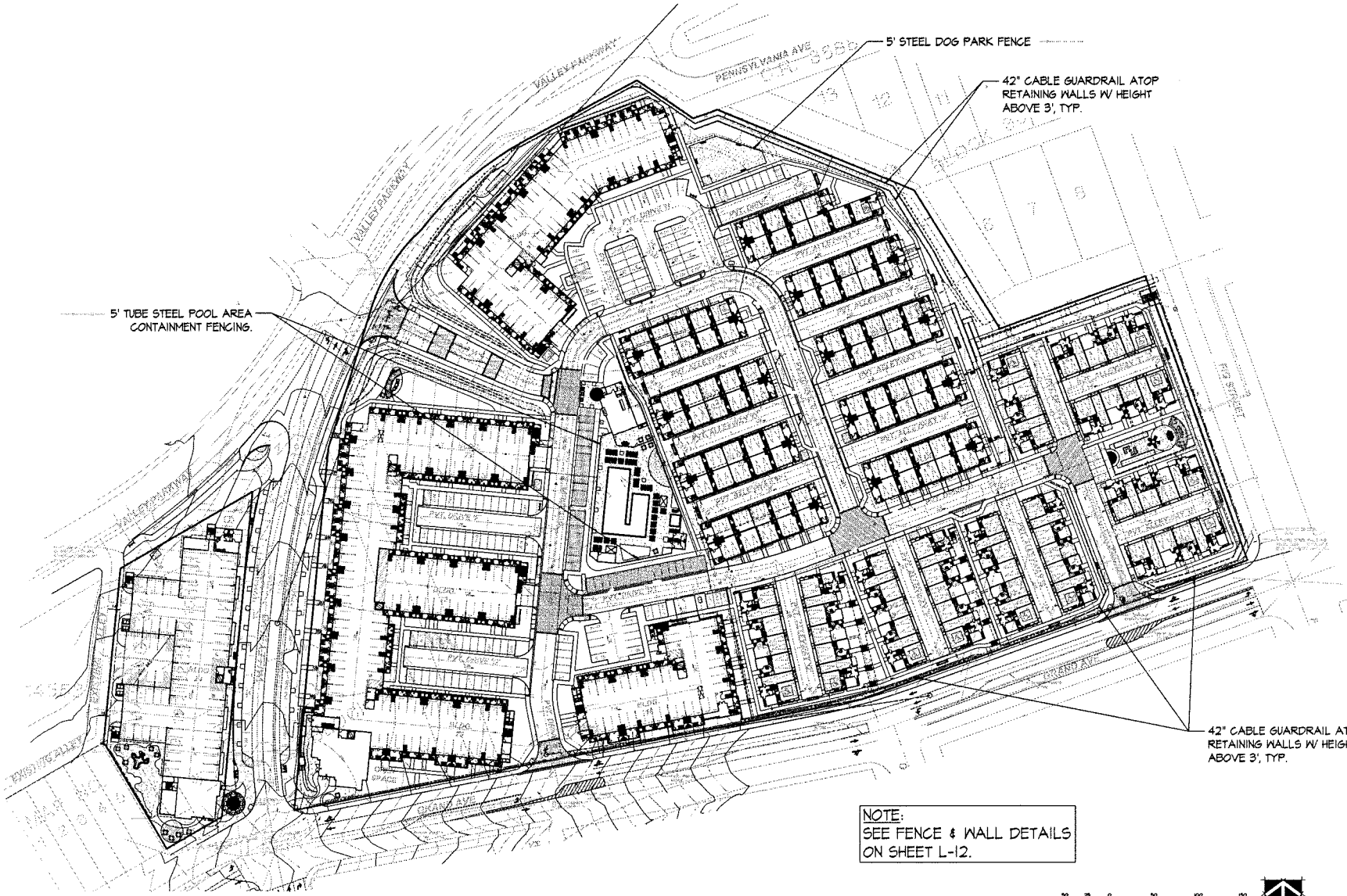
4010 Sorrento Valley Blvd
Suite 200
San Diego, CA 92121
gmpsandiego.com
T 858 558 4922

CCDS-SC-Apr-18-L-05



NOTE:
SEE FENCE & WALL DETAILS ON SHEET L-12.

SCALE: 1"=50'-0"

L-11

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

FENCE PLAN

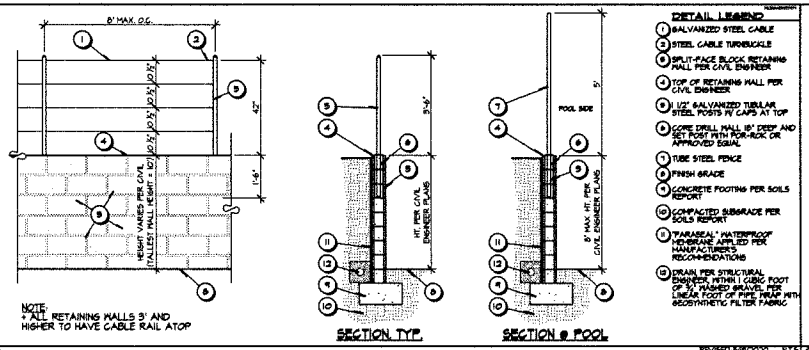
PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp

LANDSCAPE ARCHITECTURE & PLANNING

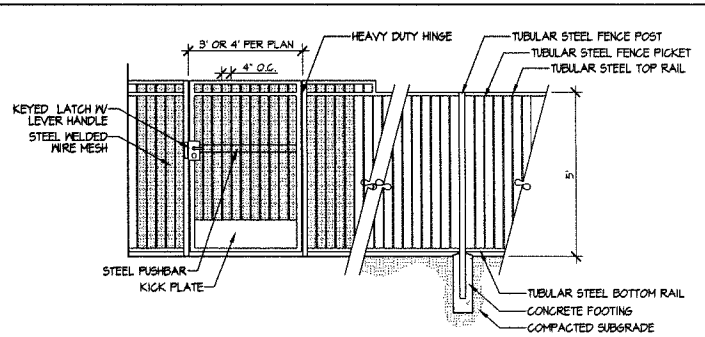
4010 Sorrento Valley Blvd
Suite 200
San Diego, CA 92121
gmp@gmpdesign.com
T 858 558 8977

SKYLINE_May-20-2020



RETAINING WALL W/ CABLE SAFETY RAIL

REVISED 5/19/2020 KTS



TUBULAR STEEL FENCE & GATE (POOL & DOG PARK)

REVISED 5/19/2020 KTS

L-12

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

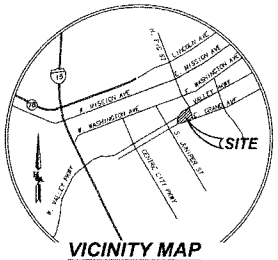
FENCE & WALL DETAILS

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

gmp
4010 Camino de la Plaza
Suite 203
San Diego, CA 92173
gmplanderch.com
T 619.858.4977
LANDSCAPE ARCHITECTURE & PLANNING

SHEET NO. 12 OF 22 SHEETS

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California



VICINITY MAP
NTS

LEGEND

- EXISTING PROJECT BOUNDARY
- PROPOSED PROJECT BOUNDARY
- LOT NUMBER & LOT AREA — LOT 3 / 10.06 AC
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (12" PVC UNLESS OTHERWISE NOTED) — W
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM — CLEANOUT, HEADWALL, RIP-RAP, CATCH BASIN/INLET
- % OF GRADE — 1.27%
- PROPOSED CENTERLINE PVT. ST. ELEVATION — 602.0
- EXISTING CONTOURS
- PROPOSED CONTOURS — 600
- PROPOSED SLOPE (2:1 MAX.)
- LIMITS OF PROPOSED GRADING/DAYLIGHT
- CUT/FILL LINE
- MODULAR WETLAND — MW
- WATER METER & DETECTOR ASSEMBLY — W — METER & DCA
- BIKE RACK
- TRASH TRUCK PAD

ABBREVIATIONS

FL	FLOW LINE	R/W	RIGHT OF WAY
TW	TOP OF WALL	PL	PROPERTY LINE
BW	BOTTOM OF WALL	GB	GRADE BREAK
TF	TOP OF FOOTING	PI	POINT OF INTERSECTION (V.C.)
FS	FINISH SURFACE	P	PAD ELEVATION
S	SEWER	SF	GROSS SQ. FT.
W	WATER	NSF	NET SQ. FT.
RW	RECLAIMED WATER	FP	FLOOD PLAIN
SD	STORM DRAIN	VC	VERTICAL CURVE
NTS	NOT TO SCALE	MH	MANHOLE
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION		

PUBLIC UTILITIES AND DISTRICTS

WATER.....CITY OF ESCONDIDO
SEWER.....CITY OF ESCONDIDO
POLICE.....CITY OF ESCONDIDO
FIRE.....CITY OF ESCONDIDO
GAS AND ELECTRICITY.....SAN DIEGO GAS AND ELECTRIC
HIGH SCHOOL DISTRICT.....ESCONDIDO UNION HIGH SCHOOL DISTRICT
ELEMENTARY SCHOOL DISTRICT.....ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

LEGAL DESCRIPTION

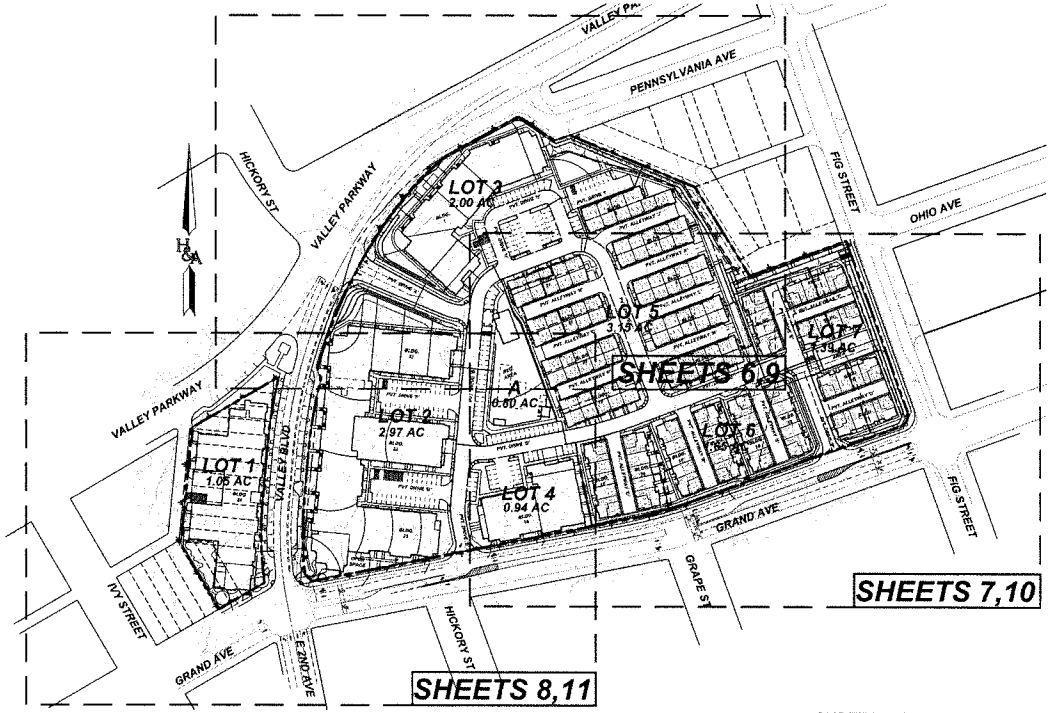
SEE SHEET NO. 14 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

SEE SHEET NO. 14 FOR EASEMENT INFORMATION.

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 202 (40 UNITS LOT 4, 90 UNITS LOT 5, 42 UNITS LOT 6, AND 30 UNITS LOT 7)



GENERAL NOTES

1. TOTAL PROJECT GROSS SITE AREA: 13.70 ACRES
   TOTAL PROJECT PROPOSED NET SITE AREA: 13.98 ACRES
2. NUMBER OF LOTS: 8
3. NUMBER OF RESIDENTIAL LOTS: 7
4. PROPOSED STREET DEDICATION AREA: 1,155 S.F.
5. PROPOSED STREET VACATION AREA: 4,813 S.F.
6. PROPOSED STREET ACQUISITION: 7,767 S.F.
7. ASSESSOR'S PARCEL NUMBERS: 229-450-05 & 06, 230-163-01, 02, 03 & 05, 229-442-01, 02, 03, 04 & 18, 230-163-04
8. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
   PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
9. EXISTING ZONING: SPECIFIC PLAN: DOWNTOWN SPECIFIC PLAN
   PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
10. PROJECT GROSS/NET DENSITY: 36.5
11. THOMAS BROTHERS COORDINATES: 1129J2 & 1130A2
12. INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

1. ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY ENGINEER.
2. EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
3. CONTOUR INTERVALS: 2 AND 10 FOOT
4. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
5. APPROXIMATE RAW GRADING QUANTITIES: RAW CUT: 103,000 C.Y. RAW FILL: 103,000 C.Y.
   RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REMEDIAL GRADING. THE PROJECT BALANCES ONSITE AFTER TAKING SHRINKAGE AND BULKING INTO CONSIDERATION BASED ON INFORMATION PROVIDED BY SOILS ENGINEER.
6. A SOILS REPORT WAS PRODUCED IN COORDINATION WITH THIS PROJECT FROM GEOTEK INCORPORATED WHICH IS DATED NOVEMBER 25, 2019.
7. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
8. ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
9. ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
10. THIS PROJECT IS A "MULTIPLE PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
11. ALL RETAINING WALLS ON THE EXTERIOR OF THE SITE ARE OFFSET A MINIMUM 1' IN FROM THE PROJECT BOUNDARY. THE FOOTINGS WILL BE WITHIN THE PROJECT BOUNDARY.
12. TREATMENT FLOWS AT LOT 1 SENIOR HOUSING WILL BE COLLECTED BY AREA DRAIN AND TREATED IN THE MODULAR WETLAND UNIT. LOCATION OF AREA DRAINS WILL BE DETERMINED IN FINAL ENGINEERING.

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

APPLICANT/SUBDIVIDER

THE PALOMAR HEIGHTS PROJECT
2235 ENCINITAS BOULEVARD
SUITE 216
ENCINITAS, CA 92024

APPLICANT _____ DATE _____

ENGINEER

REGISTERED PROFESSIONAL ENGINEER — ALISA S. VIALPANDO — C 47945 — Exp. 12/31/21 — CIVIL — STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21

EARTHWORK/GRADING QUANTITIES

CUT: APPROX. 98,463 C.Y.
FILL: APPROX. 100,890 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

PROJECT SUMMARY

PROJECT SUMMARY	SF	AC
TOTAL GROSS SITE AREA	596,838	13.70
DEDICATION	3,758	0.09
VACATION	4,813	0.11
ACQUISITION	5,271	0.12
TOTAL NET PROJECT AREA	602,961	13.84
PROPOSED PRIVATE DRIVE AISLES/PARKING	147,142	3.38
PROPOSED BUILDING COVERAGE	265,945	6.08
PROPOSED LANDSCAPING COVERAGE	190,774	4.38
TOTAL PROPOSED NET SITE AREA	602,961	13.84

LOTTING SUMMARY

LOT SUMMARY	SF	AC
LOT 1	45,023	1.03
LOT 2	126,798	2.91
LOT 3	87,213	2.00
LOT 4	40,513	0.93
LOT 5	137,380	3.15
LOT 6	70,731	1.62
LOT 7	60,256	1.38
LOT A	35,047	0.80
Lot Area Total	602,961	13.84

PARKING REQUIRED

PARKING REQUIRED			
TYPE/BEDROOM - RATIO - UNITS - REQ.			
REMOVE			
1 BEDROOM	0.75	70	52.5
2 BEDROOM	1.5	20	30
SENIOR UNIT SUBTOTAL			82.5
MULTI-DWELLING UNITS			
1 BEDROOM	1.5	129	193.5
2 BEDROOM	1.75	173	302.75
3 BEDROOM	2	118	236
MULTI DWELLING SUBTOTAL			732.25
Guest	0.25	420	105
TOTAL PARKING REQ.			919.75

PARKING PROVIDED

PARKING PROVIDED	SPACES
GARAGE	651
STANDARD	173
COMPACT	6
PARALLEL	33
ACCESSIBLE	12
RIDE SHARE	2
TOTAL	877
EV SPACES*	22
LOADING ZONE**	3

*EV STATIONS ARE INCLUDED IN THE STANDARD SPACES
**LOADING ZONES WILL BE RESERVED FOR LOADING FROM 7:00AM – 6:00PM

PROJECT MAP

SCALE: 1"=100'

SOILS ENGINEER

GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92880

TOPOGRAPHY

TOPO SOURCE: R.J. LUNG CO., INC. - FLOWN FEBRUARY 9, 2018
BENCHMARK: CITY OF ESCONDIDO NO. 357-A, CHISELED BOX CUT ON TOP OF CURB 20 FEET WEST OF GRAND AVE. ENTRANCE TO HOSPITAL PARKING STRUCTURE. EL 682.86' (NGVD '29)

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED		
300 S.F.	510	153,000

OPEN SPACE PROVIDED	
PRIVATE	45,375
ACTIVE	33,709
PASSIVE	96,535
SLOPED	24,540
TOTAL	199,659

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	EXISTING STREET SECTIONS
SHEET 3	PROPOSED STREET SECTIONS
SHEET 4	DETAILS
SHEET 5	SITE CROSS SECTIONS
SHEET 6	PROPOSED LOTTING & EASEMENTS
SHEET 7	PROPOSED LOTTING & EASEMENTS
SHEET 8	PROPOSED LOTTING & EASEMENTS
SHEET 9	PRELIMINARY GRADING PLAN
SHEET 10	PRELIMINARY GRADING PLAN
SHEET 11	PRELIMINARY GRADING PLAN
SHEET 12	PROPOSED & EXISTING UTILITIES
SHEET 13	PROPOSED & EXISTING UTILITIES
SHEET 14	PROPOSED & EXISTING UTILITIES
SHEET 15	PROPOSED & EXISTING UTILITIES
SHEET 16	EXISTING TOPO AND CONDITIONS MAP
SHEET 17	VALLEY PARKWAY INTERSECTION DETAIL
SHEET 18	RECORD BOUNDARY & ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 - FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	06/25/19	HBA
2	2ND SUBMITTAL	09/11/19	HBA
3	3RD SUBMITTAL	12/23/19	HBA
4	4TH SUBMITTAL	05/20/2020	HBA
5	5TH SUBMITTAL	07/25/2020	HBA
6	6TH SUBMITTAL	08/03/2020	HBA
7			
8			

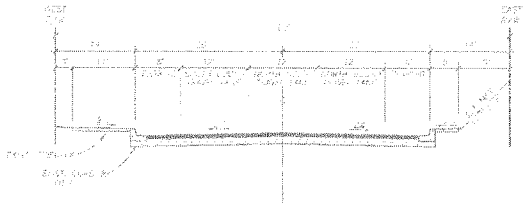
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 - FX(858)558-1414

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

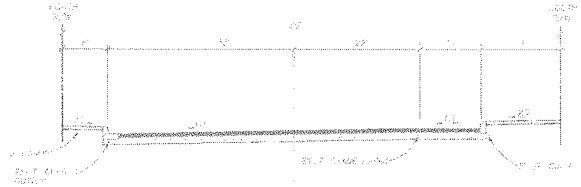
SHEET 1 OF 18

W.O. 2445-0021

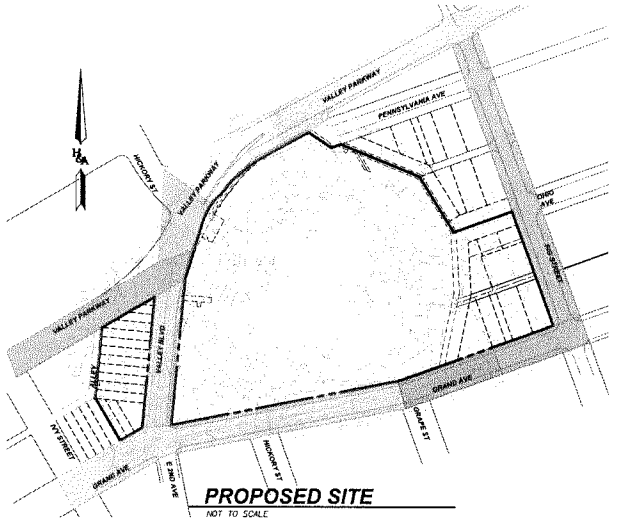
R:\1477\&Pln\PALOMAR HEIGHTS- TM Sht 01.dwg(Jul-30-2020:13:57



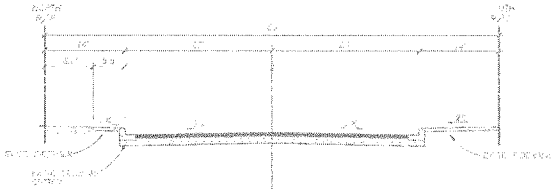
EXISTING VALLEY BOULEVARD
NOT TO SCALE



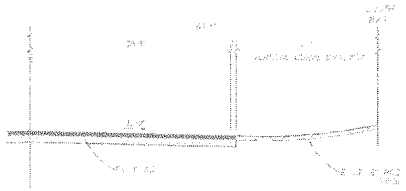
EXISTING VALLEY PARKWAY
(STATION 13+90 PER DWG NO. P-1941)
NOT TO SCALE



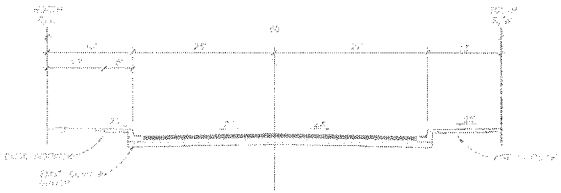
PROPOSED SITE
NOT TO SCALE



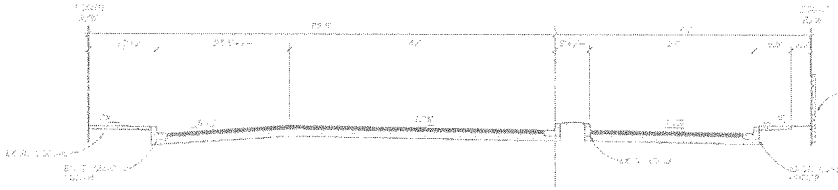
EXISTING GRAND AVENUE
(BTWN VALLEY BLVD AND GRAPE)
NOT TO SCALE



EXISTING VALLEY PARKWAY
(STATION 15+75.35 PER DWG NO. P-1941)
NOT TO SCALE



EXISTING GRAND AVENUE
(BTWN GRAPE AND FIG)
NOT TO SCALE



EXISTING VALLEY PARKWAY
(STATION 18+50 PER DWG NO. P-1941)
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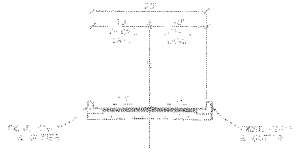

EXISTING ALLEY
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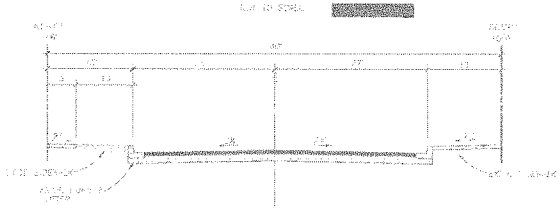
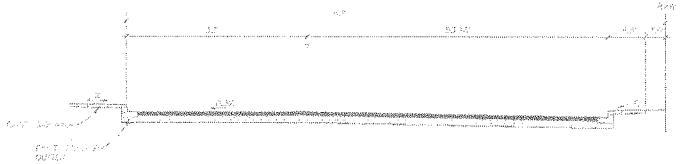
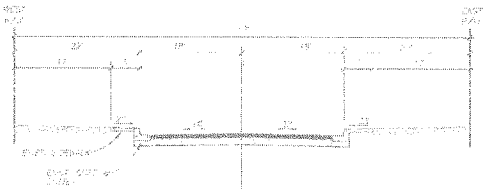


EXISTING GRAND AVENUE
(BTWN GRAPE AND FIG)
NOT TO SCALE



EXISTING E.C. VALLEY PARKWAY
(STATION 20+61.84 PER DWG NO. P-1941)
NOT TO SCALE



EXISTING FIG STREET
NOT TO SCALE

EXISTING STREET SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 5010 Wiples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 2 OF 18

W.O. 2445-0021

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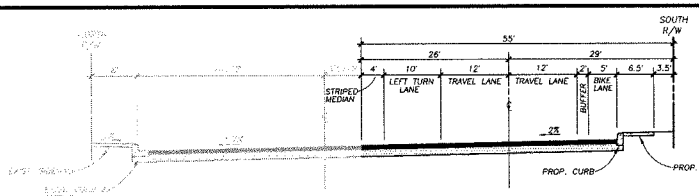
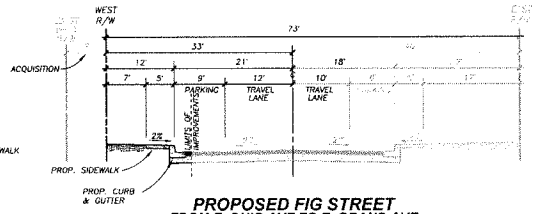


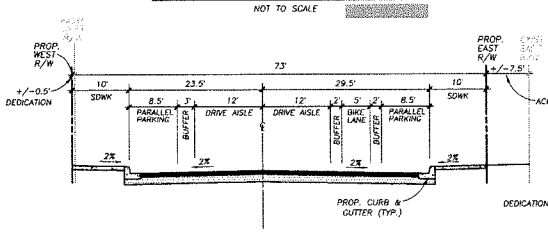
PROPOSED VALLEY PARKWAY

NOT TO SCALE



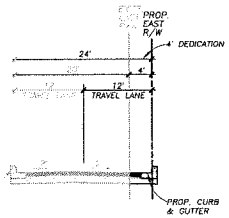
PROPOSED FIG STREET
FROM E. OHIO AVE TO E. GRAND AVE
LOCAL COLLECTOR STREET

NOT TO SCALE



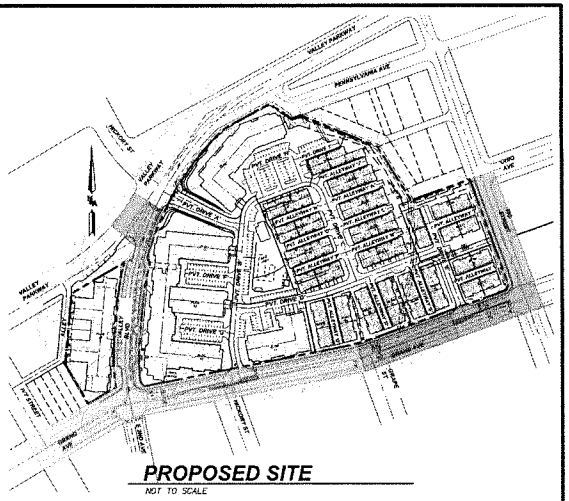
PROPOSED VALLEY BOULEVARD

NOT TO SCALE



PROPOSED ALLEY

NOT TO SCALE



PROPOSED SITE

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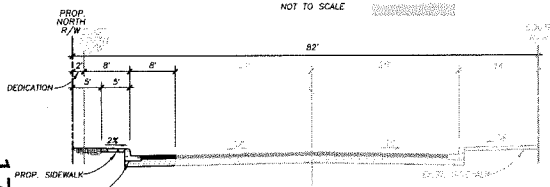
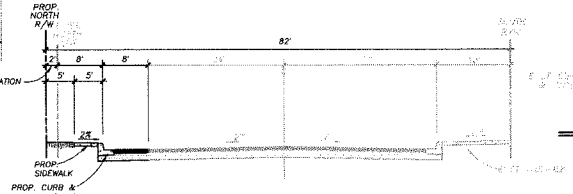


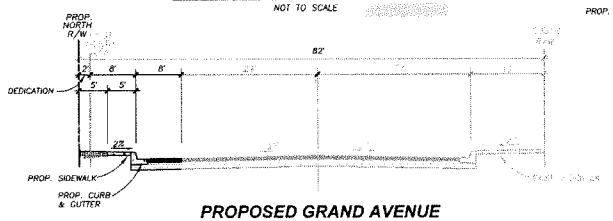
PROPOSED GRAND AVENUE
(BTWN VALLEY BLVD AND GRAPE)

NOT TO SCALE



PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)

NOT TO SCALE



PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)

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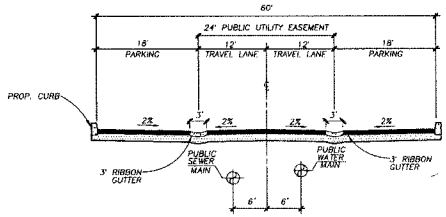
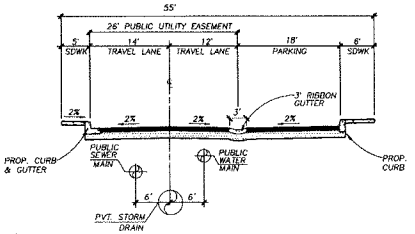


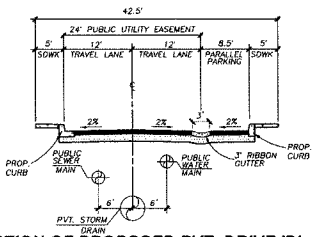
PROPOSED PVT. DRIVE 'F', 'G' &'H'
AND PORTION OF PVT. DRIVE 'D'

NOT TO SCALE



PROPOSED PVT. DRIVE 'B'

NOT TO SCALE



PORTION OF PROPOSED PVT. DRIVE 'D'

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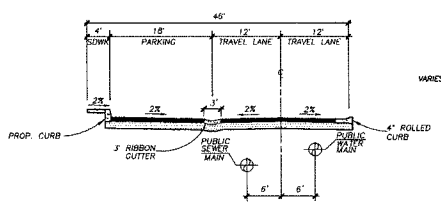
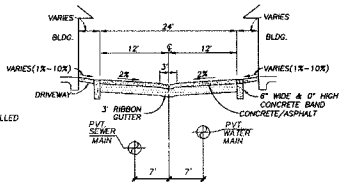


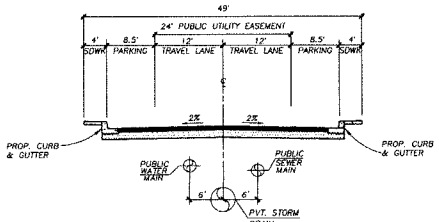
PROPOSED PVT. DRIVE 'I'

NOT TO SCALE



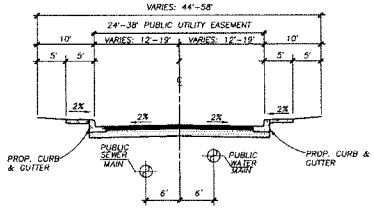
TYPICAL PVT. ALLEYWAY

NOT TO SCALE



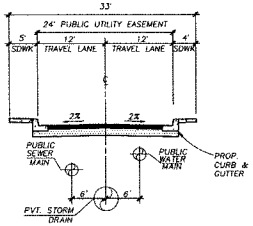
PROPOSED PVT. DRIVE 'C'

NOT TO SCALE



PROPOSED PVT. DRIVE 'A'

NOT TO SCALE



PROPOSED PVT. DRIVE 'E'

NOT TO SCALE

PROPOSED STREET SECTIONS

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TENTATIVE MAP

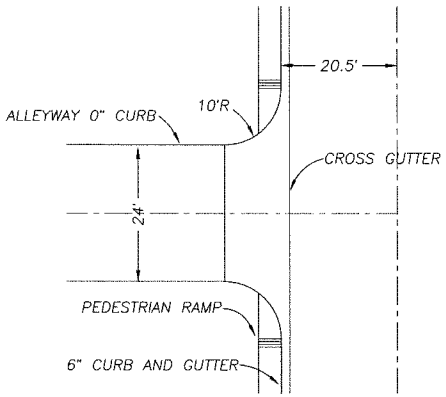
PALOMAR HEIGHTS

City of Escondido, California

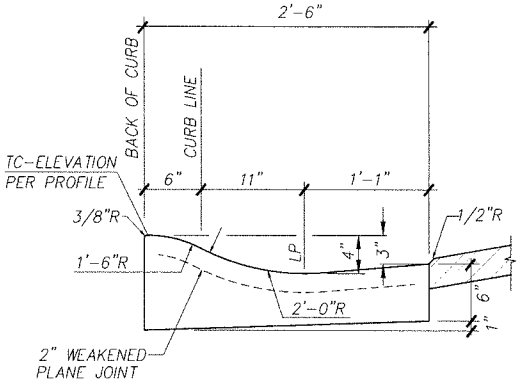
SHEET 3 OF 18

-178-

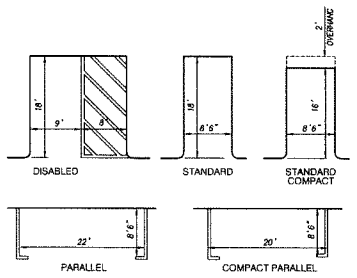
W.O. 2445-0021



10' RADIUS DRIVEWAY DETAIL
PVT. ALLEYWAYS 'J' THROUGH 'S'
NOT TO SCALE



4" MOD. ROLLED CURB
PVT. DRIVE 'I'
NOT TO SCALE



TYPICAL PARKING DETAIL
NOT TO SCALE

DETAILS

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TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 4 OF 18

W.O. 2445-0021

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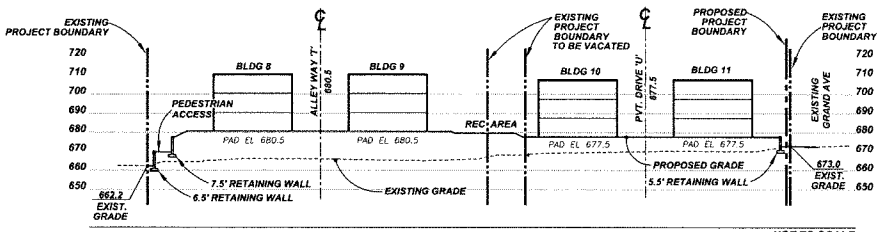

SECTION A-A'

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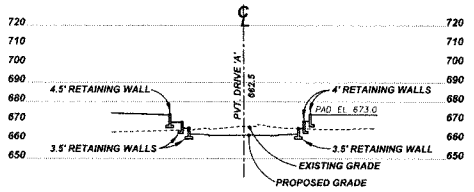

SECTION D-D'

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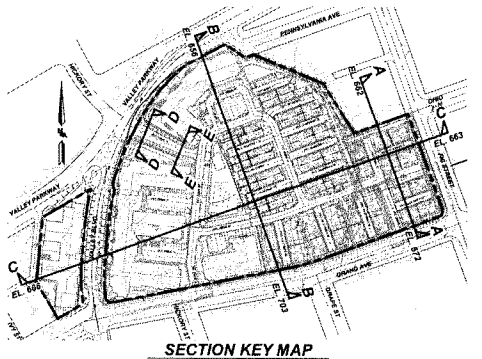
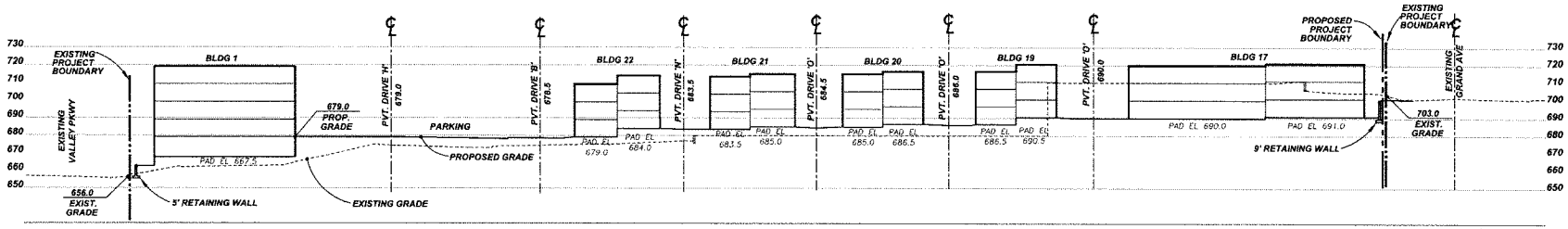


SECTION KEY MAP

NOT TO SCALE



SECTION B-B'

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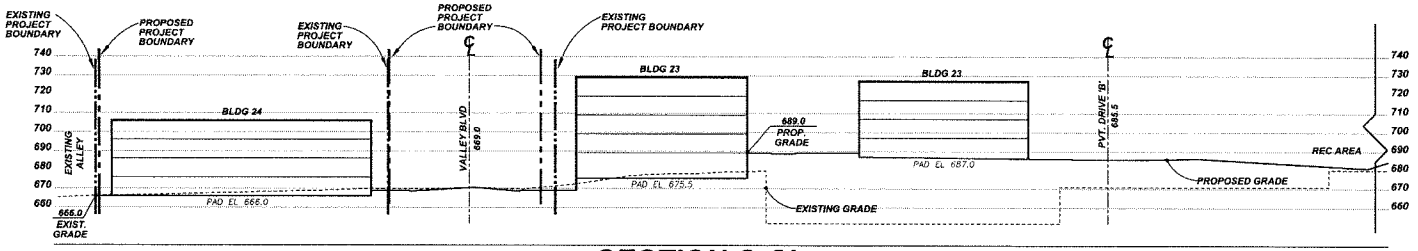

SECTION C-C'

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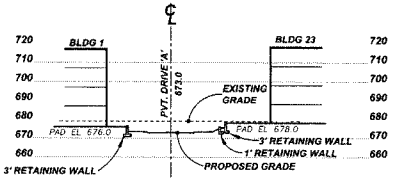

SECTION E-E'

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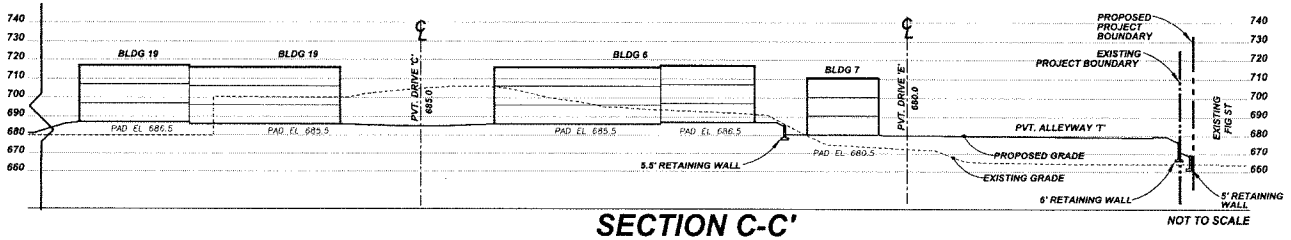

SECTION C-C'

NOT TO SCALE

SITE CROSS SECTIONS

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING ENGINEERING SURVEYING

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TENTATIVE MAP

PALOMAR HEIGHTS

City of Escondido, California

SHEET 5 OF 18

W.O. 2445-0021

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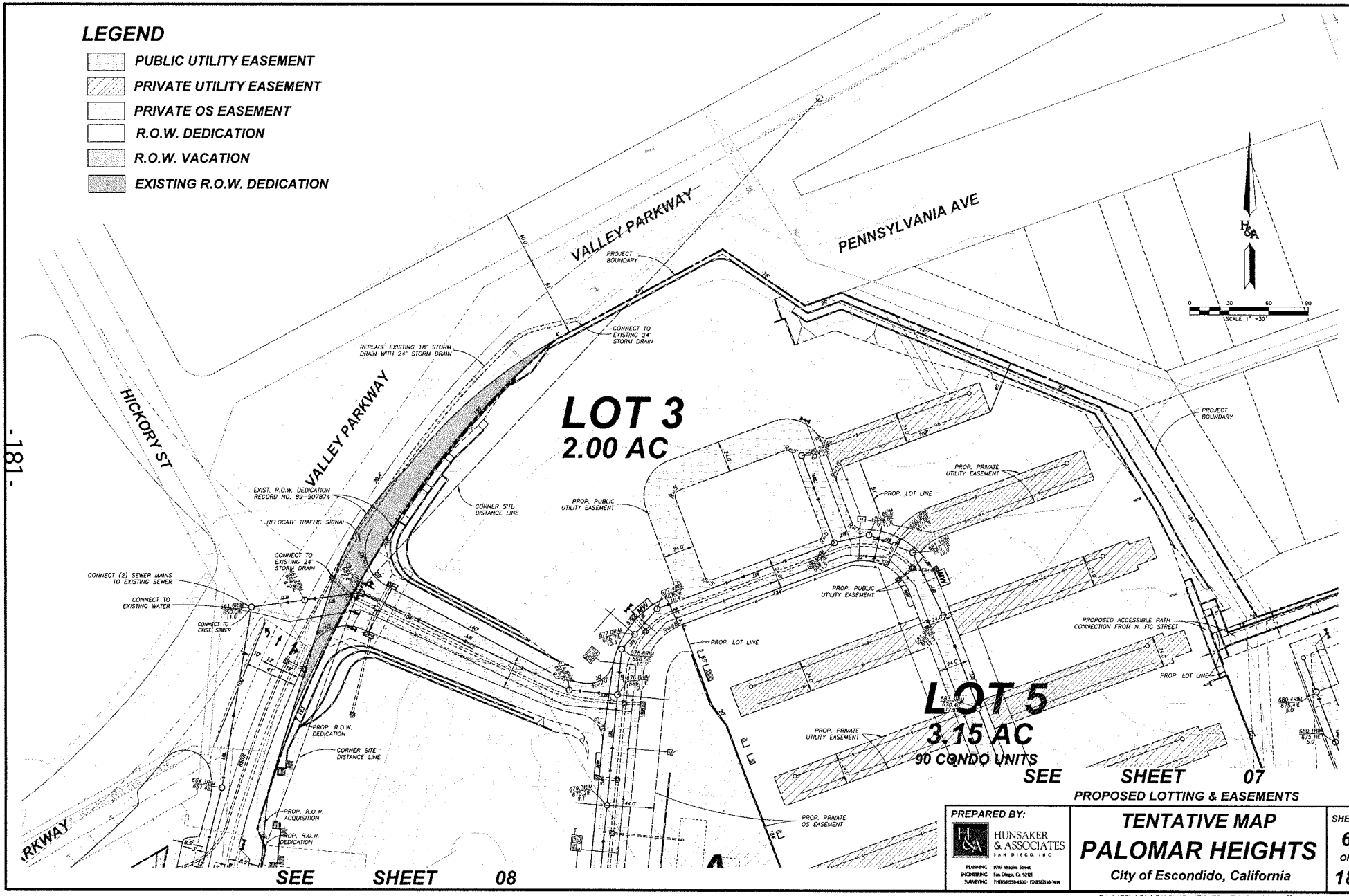

PROPOSED LOTTING & EASEMENTS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PHONE 858 558-4500 FAX 858 350-2436

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 6 OF 18

W.O. 2445-0021

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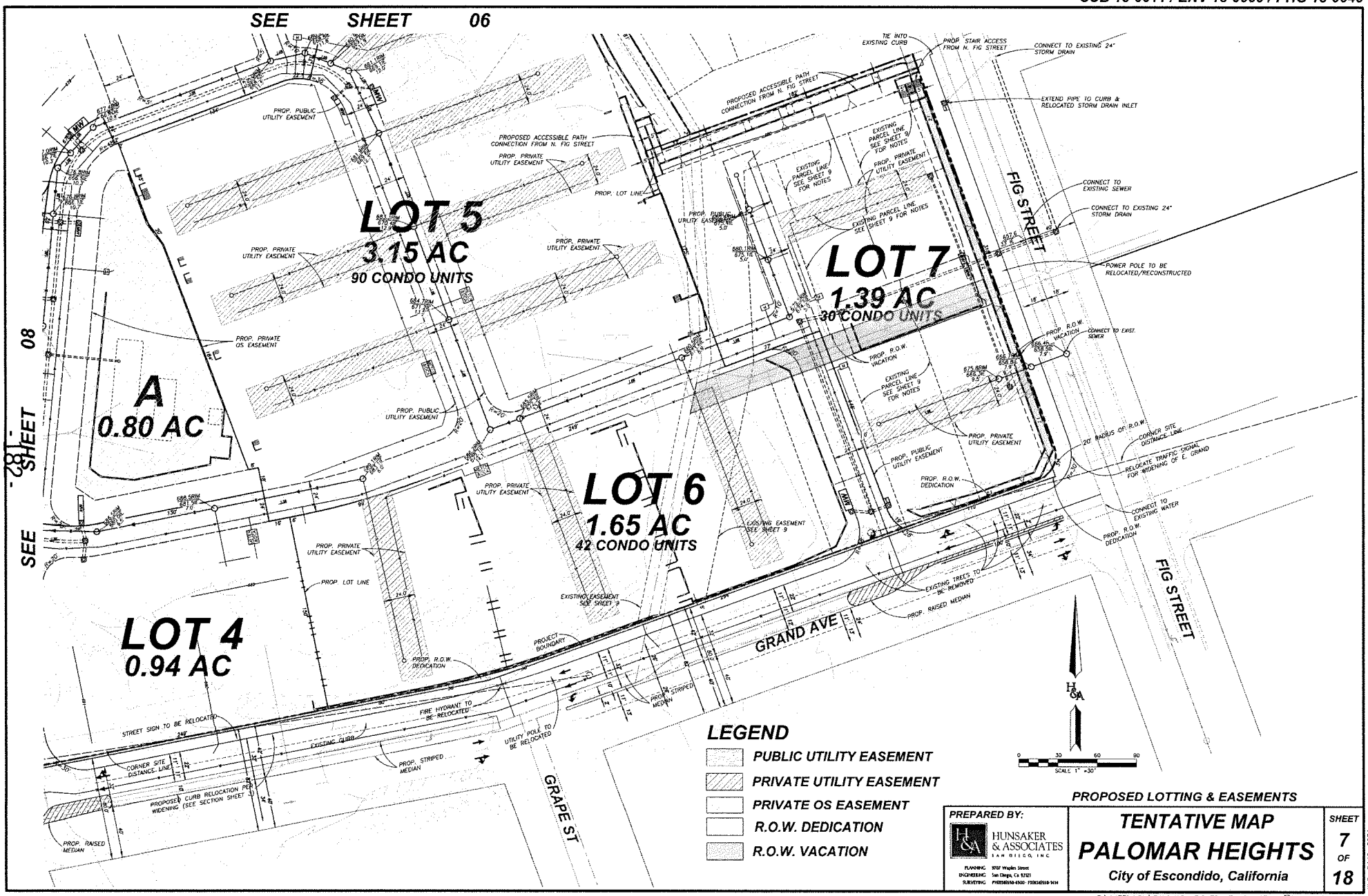

PROPOSED LOTTING & EASEMENTS

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HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING ENGINEERING SURVEYING
9707 Waples Street San Diego, Ca 92121

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 7 OF 18

W.O. 2445-0021

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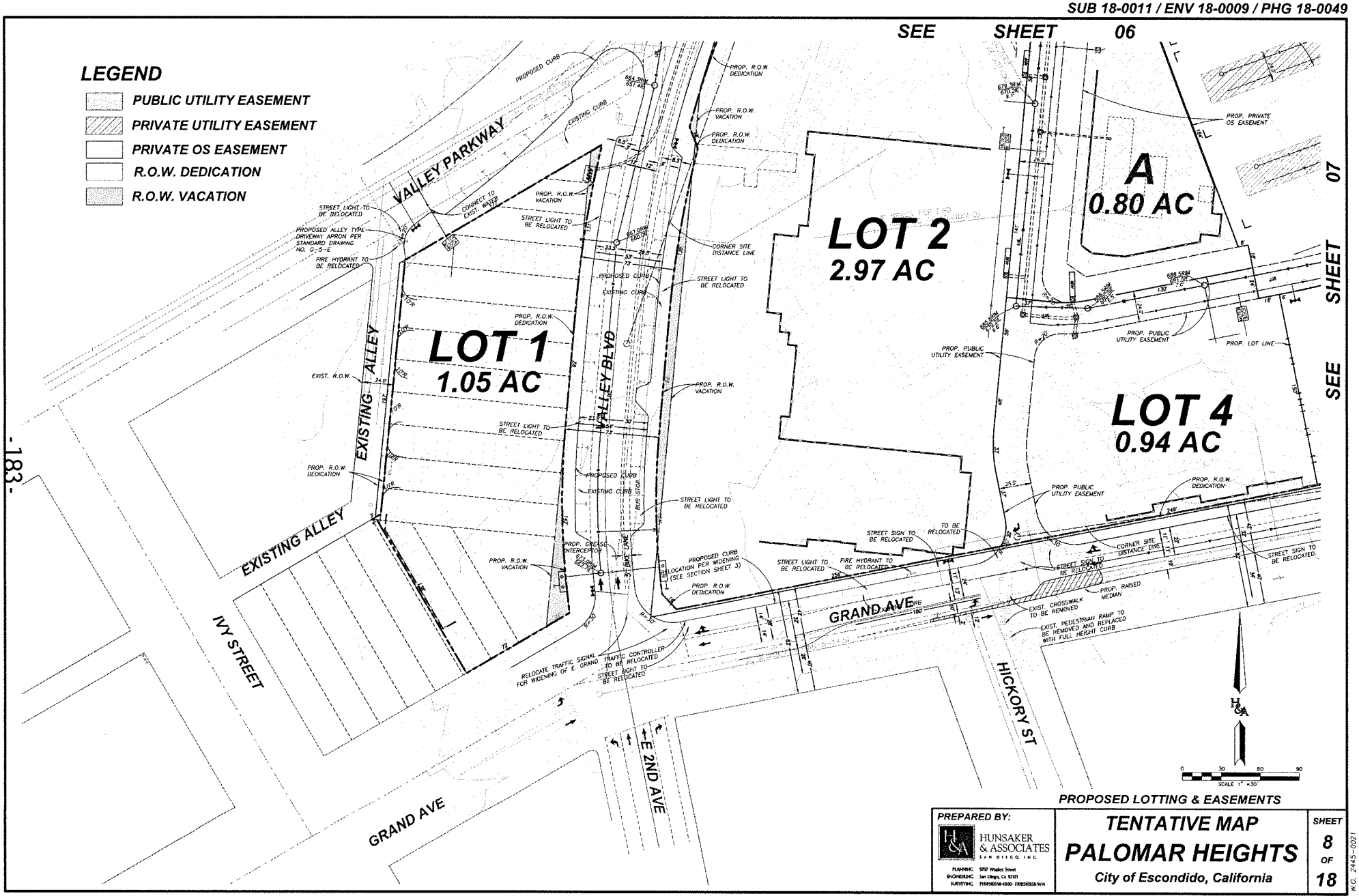

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PROPOSED LOTTING & EASEMENTS

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9707 Waples Street San Diego, Ca 92121

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 8 OF 18

W.O. 2445-0021

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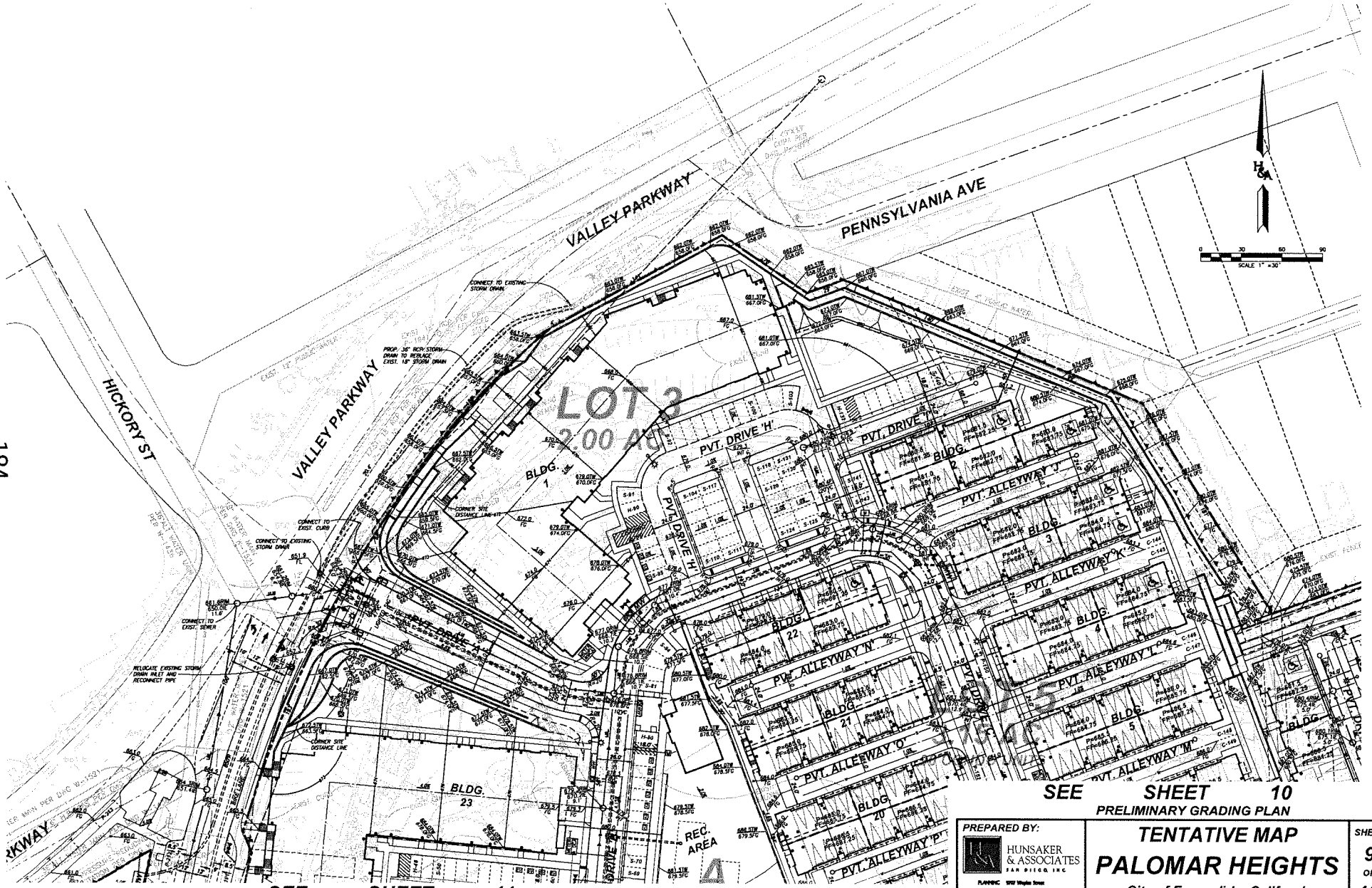

DRAFT
NOT FOR CONSTRUCTION

PREPARED BY:
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SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 9 OF 18

W.O. 2445-0021

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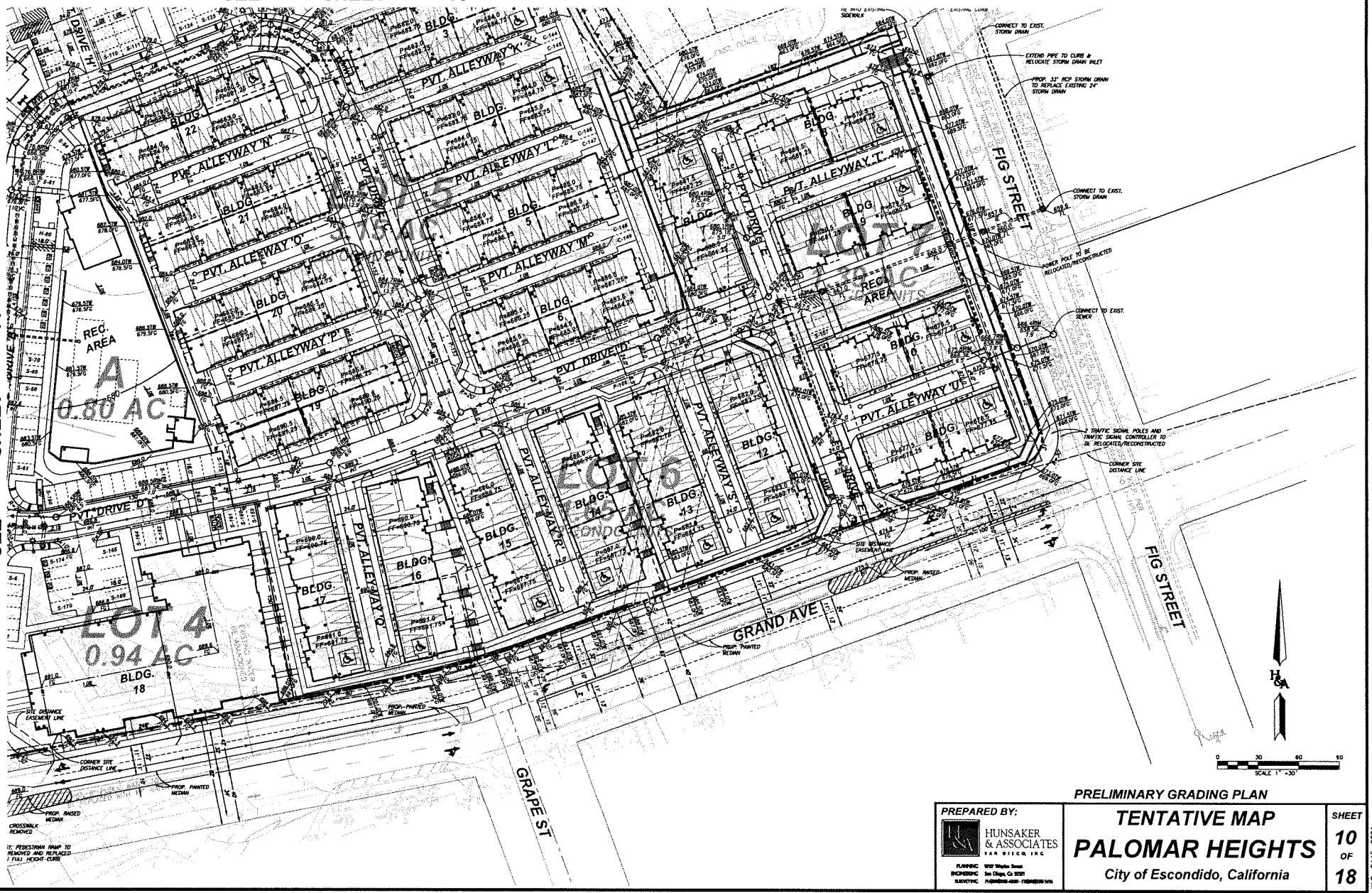

PRELIMINARY GRADING PLAN

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 10 OF 18

W.O. 2445-0021

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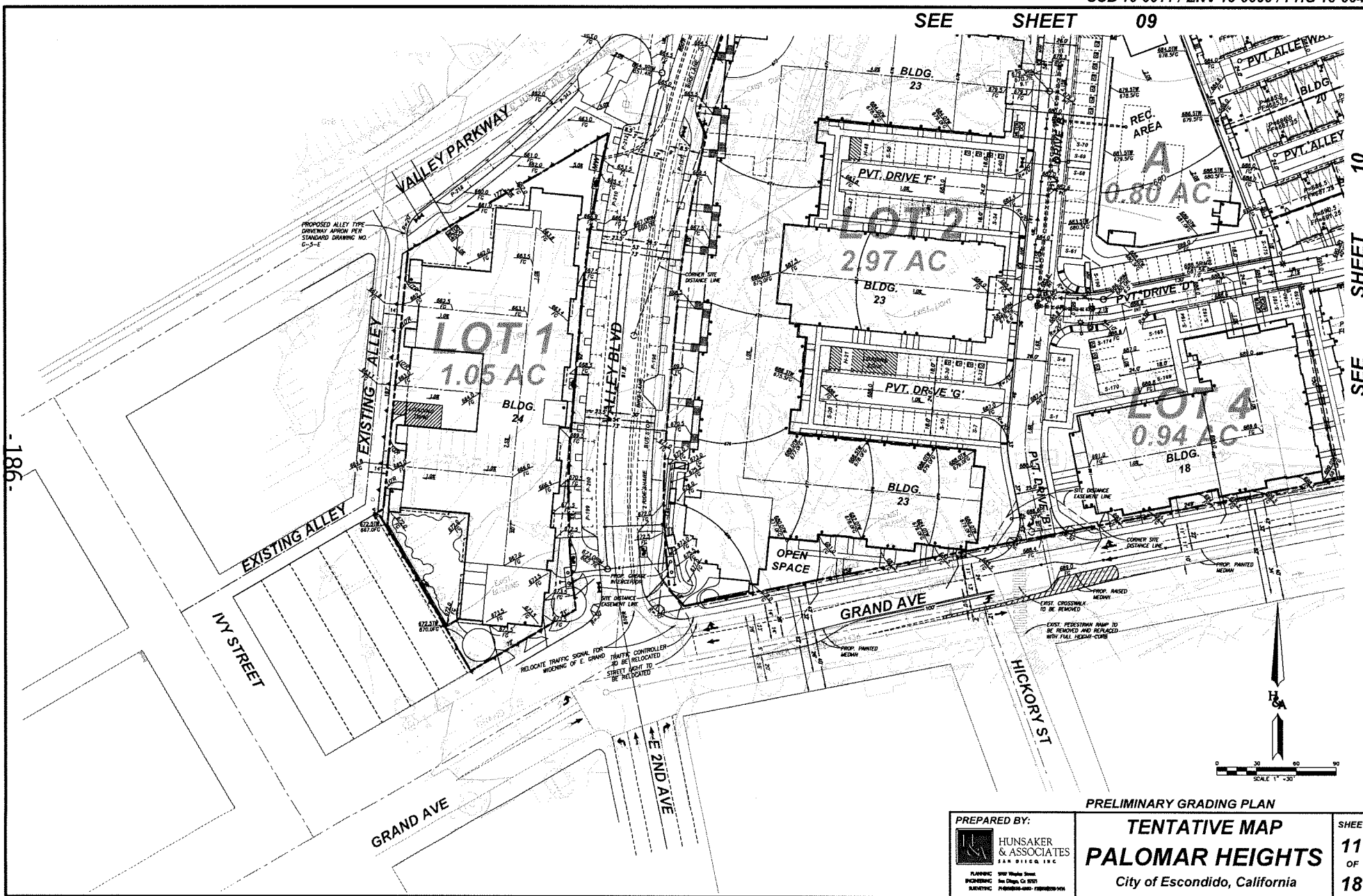

PRELIMINARY GRADING PLAN

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 11 OF 18

W.O. 2445-0021

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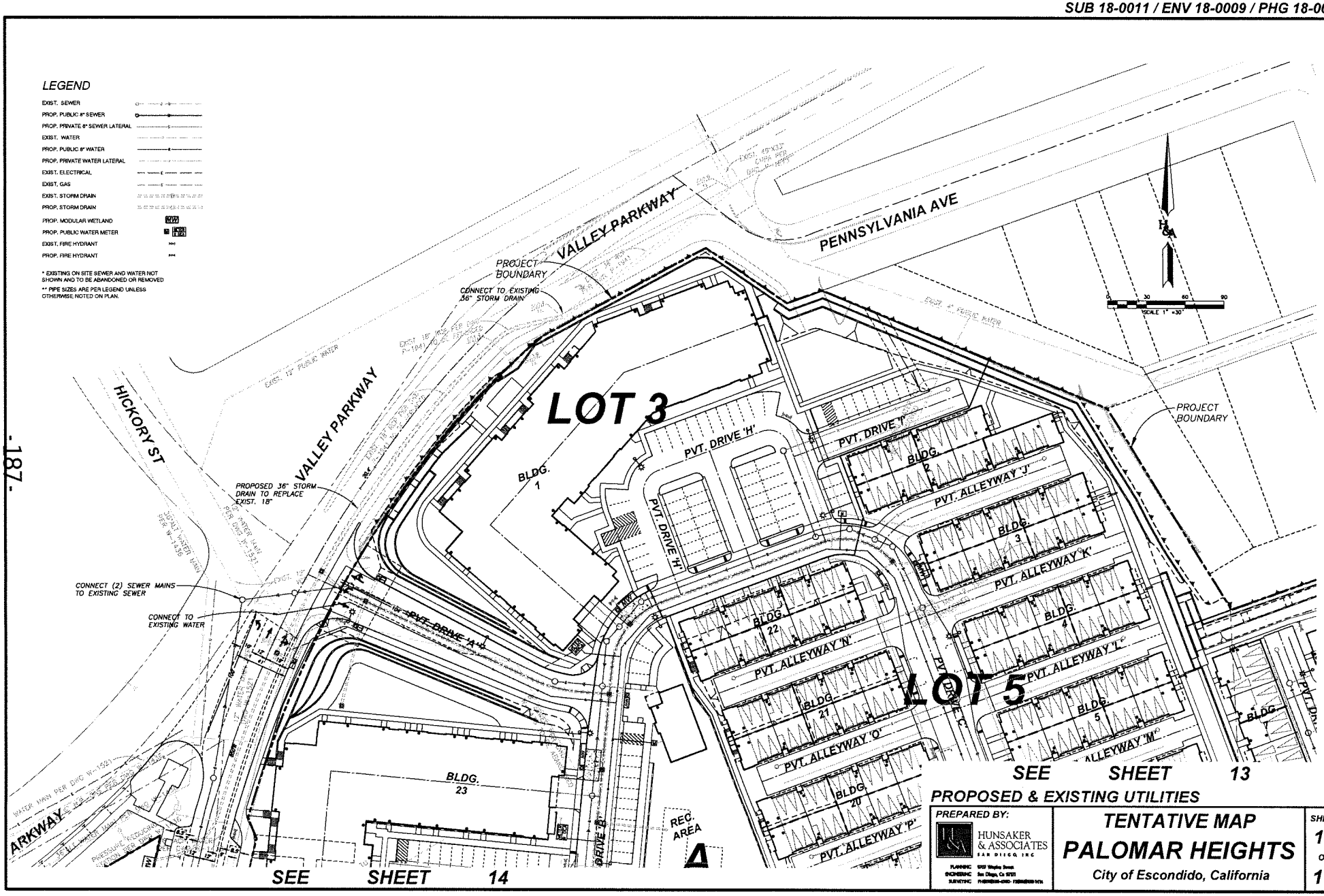

-187-

PROPOSED & EXISTING UTILITIES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING ENGINEERING SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 12 OF 18

W.O. 2445-0021

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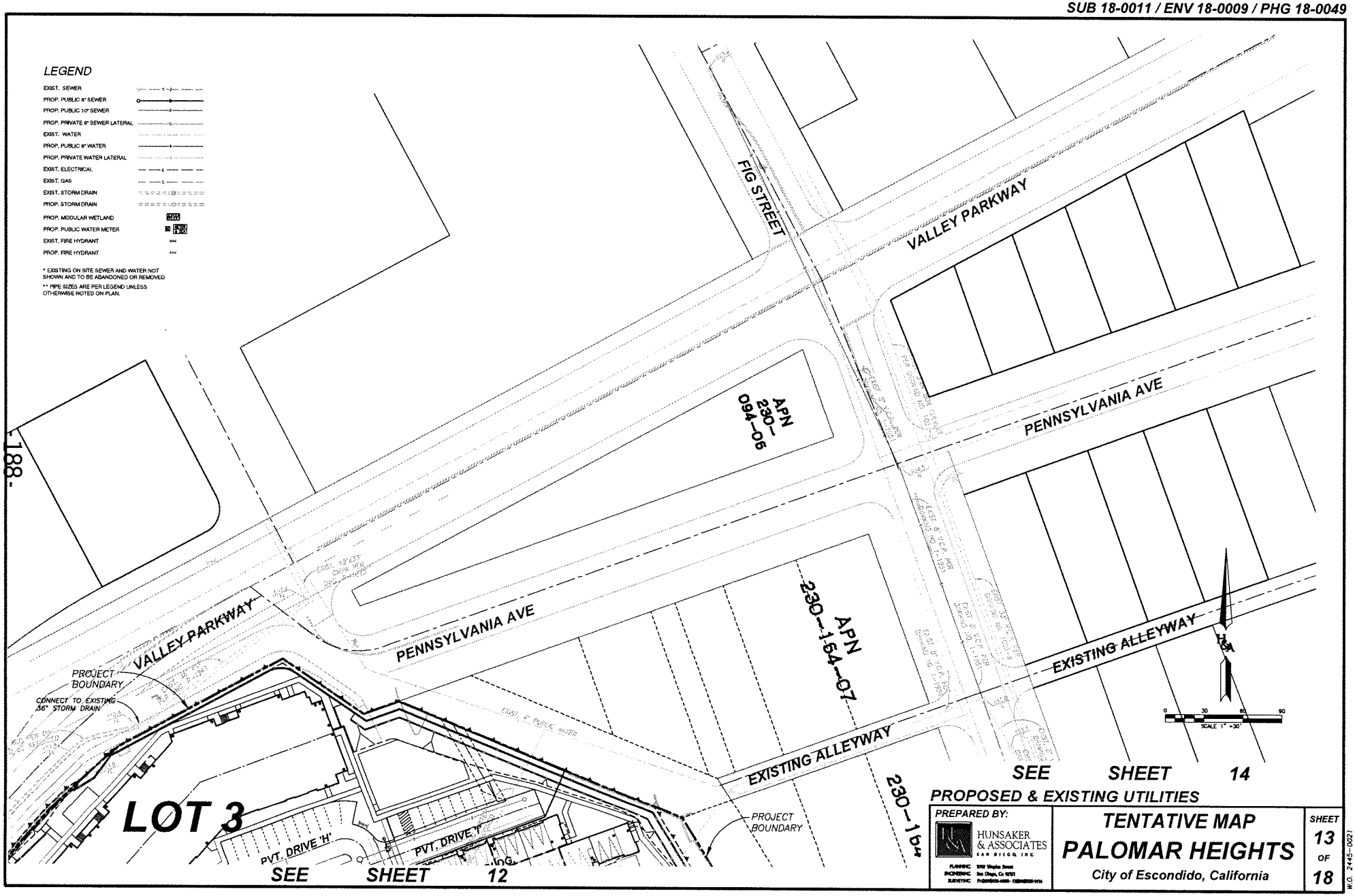

-188-

PROPOSED & EXISTING UTILITIES

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PLANNING
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SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 13 OF 18

W.O. 2445-0021

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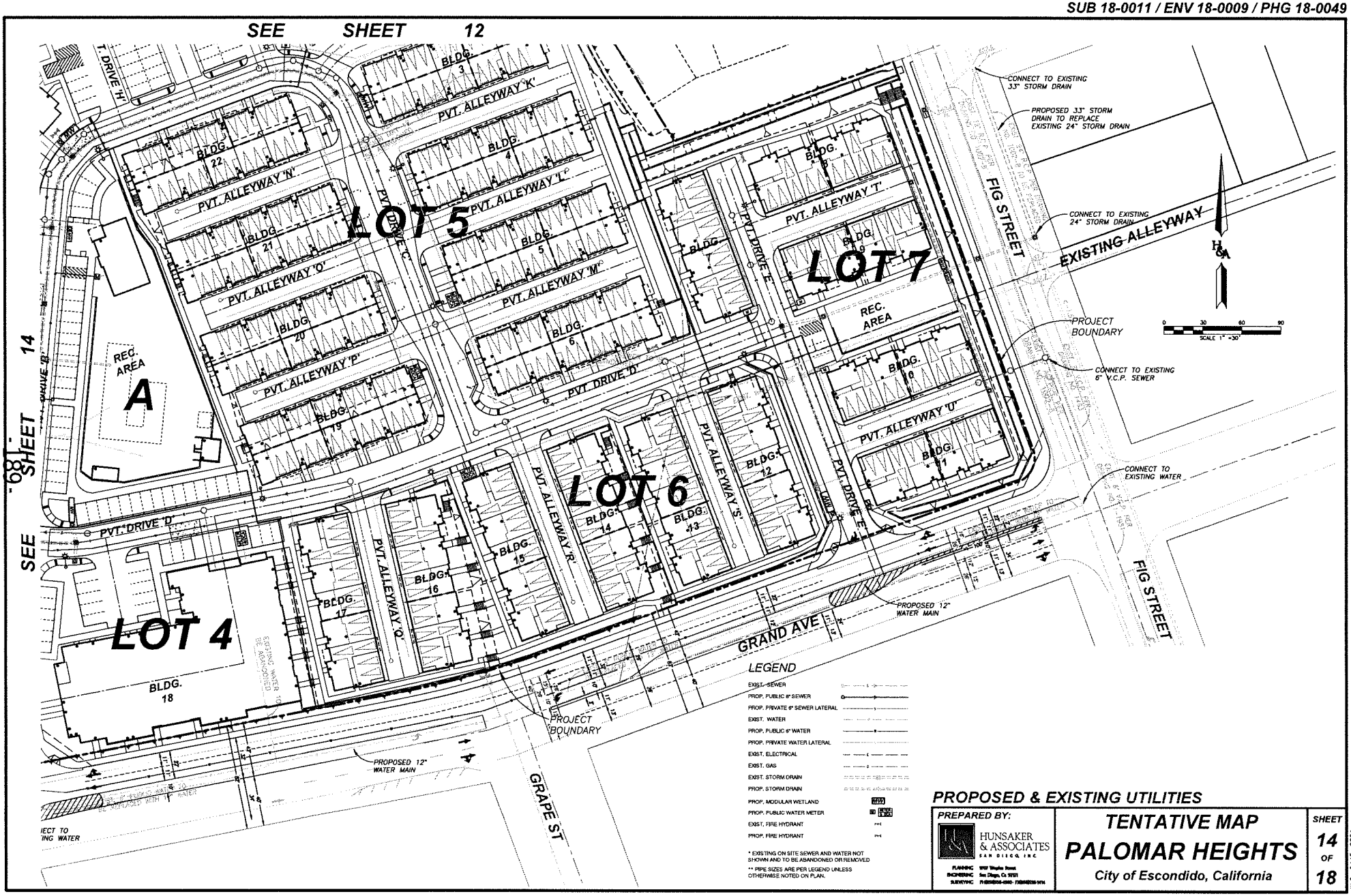

PROPOSED & EXISTING UTILITIES

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HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING ENGINEERING SURVEYING
9707 Waples Street, San Diego, Ca 92121
P (858)558-4500 F (858)558-1414

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 14 OF 18

W.O. 2445-0021

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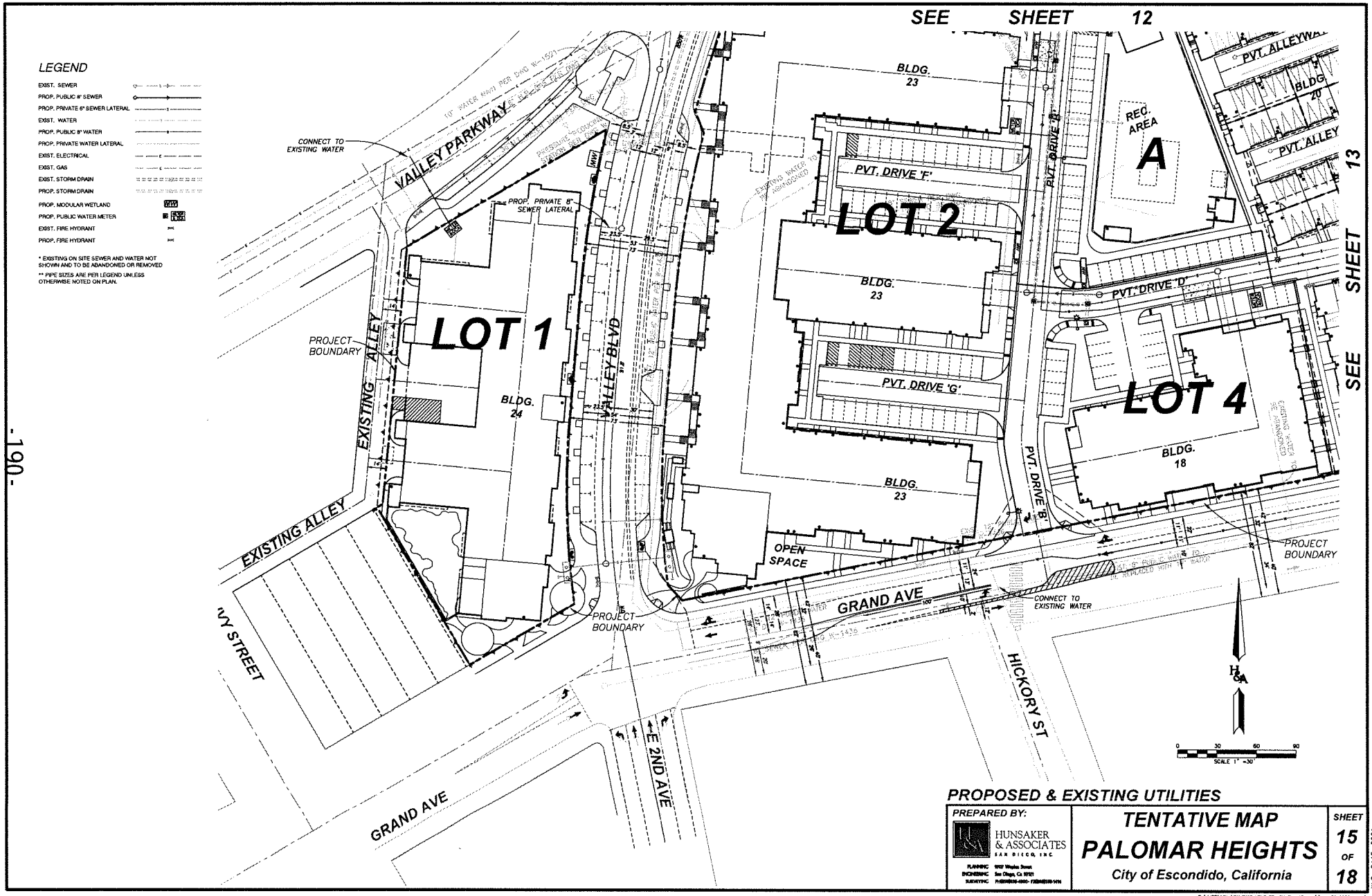

PROPOSED & EXISTING UTILITIES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 15 OF 18

W.O. 2445-0021

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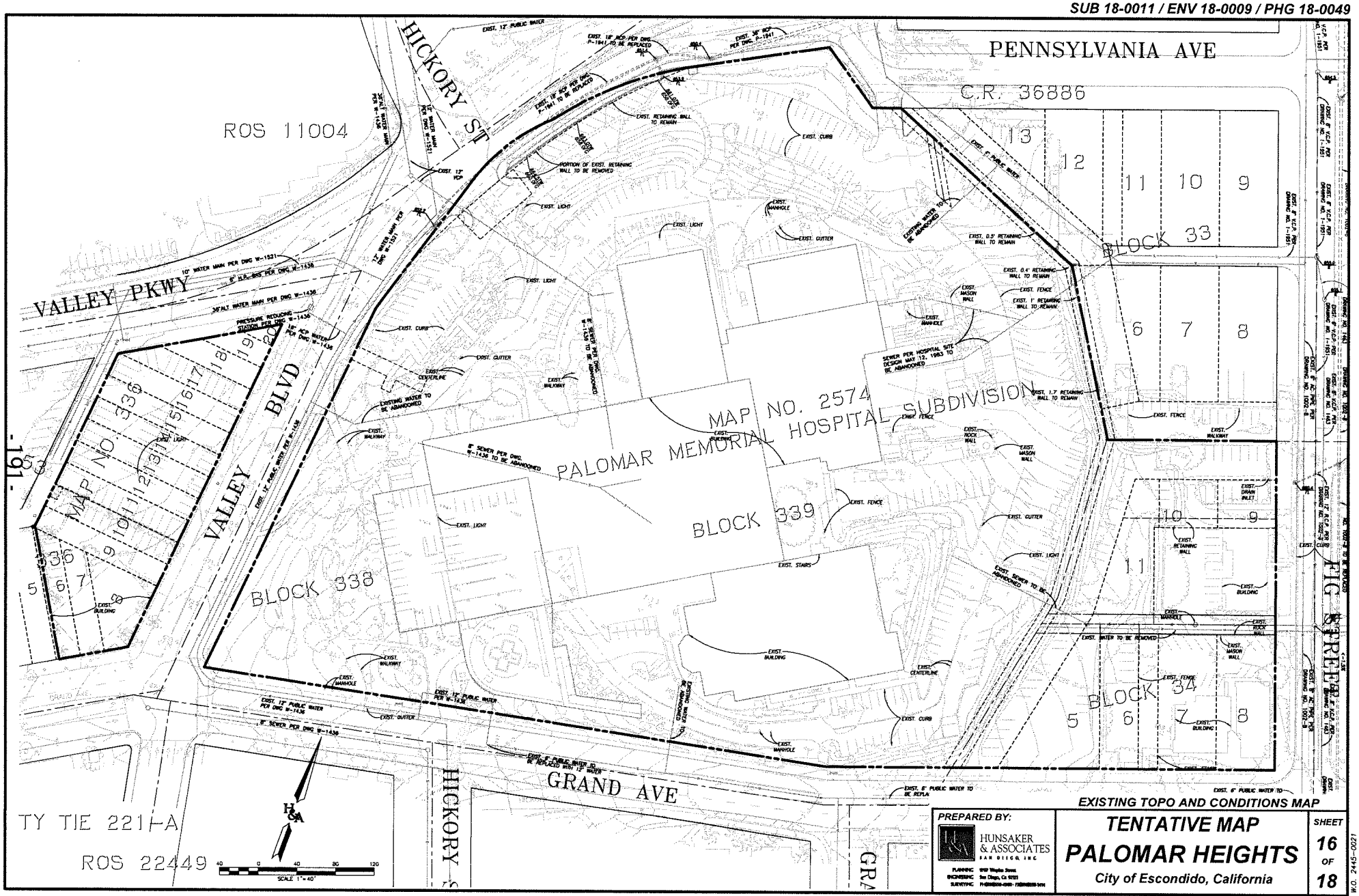

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO INC
PLANNING 9707 Waples Street, San Diego, Ca 92121
ENGINEERING
SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 16 OF 18

W.O. 2445-0021

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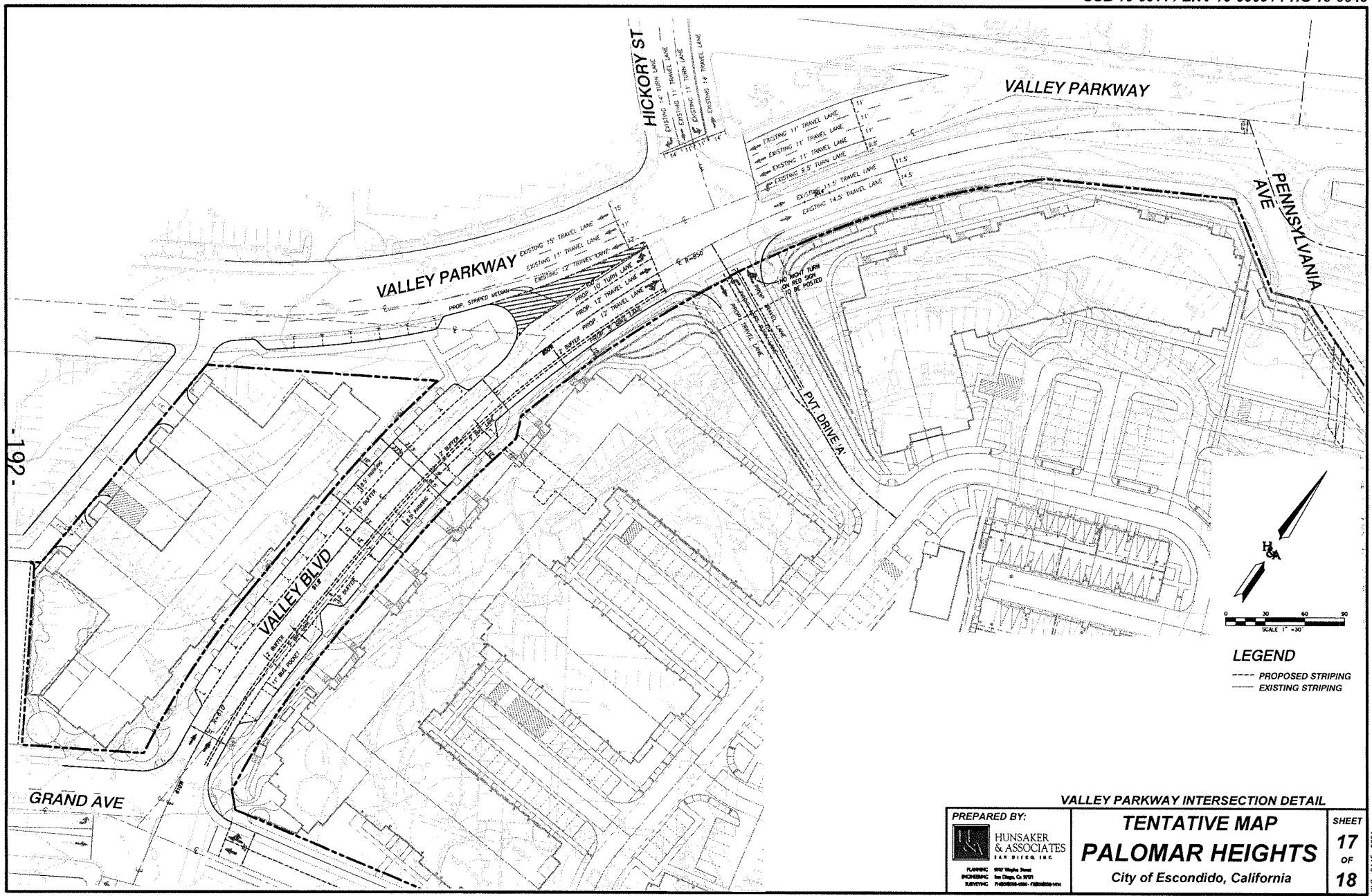

VALLEY PARKWAY INTERSECTION DETAIL

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 17 OF 18

W.O. 2445-0021

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TITLE REFERENCE:

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FNTC-CHICAGO TITLE COMPANY AS ORDER NO. 00100370-996-SD1-RT4, EFFECTIVE DATE NOVEMBER 28, 2018

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 229-450-08)

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239458 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

PARCEL B: (APN: 229-450-05)

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949,TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239458 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL C: (APN: 230-163-05)

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949. TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029. TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW. TOGETHER WITH THAT PORTION OF GRAPE STREET ADJOINING THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL D: (APN: 230-163-01)

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 123.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 108.30 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 10.43 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'07" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 42°09'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 47°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 13.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°13'30" EAST 48.70 FEET TO THE MOST EASTERLY CORNER OF SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°13'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°13'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS. TOGETHER WITH THE NORHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW. TOGETHER WITH THAT PORTION OF GRAPE STREET ADJOINING THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL E: APN 230-163-03

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949. TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL F: APN 230-163-02

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°13'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°13'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL G: APN 229-442-01

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

PARCEL H: APN 229-442-03 & 18

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL I: APN 229-442-04

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL J: APN 229-442-02

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL K: APN 230-163-04

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949. EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF. TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

ENCUMBRANCES:

THE FOLLOWING MATTERS AFFECT PARCELS A, B, C AND D:

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
   PURPOSE: THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES
   RECORDING DATE: MAY 29, 1961
   RECORDING NO: 92029 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCELS A, C AND D
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
   PURPOSE: TO ERECT, CONSTRUCTION, REPLACE, MAINTAIN, AND USE OF POLES, WIRES AND INCIDENTAL PURPOSES
   FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
   RECORDING DATE: NOVEMBER 13, 1967
   RECORDING NO: 178214 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCEL A
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: THE CITY OF ESCONDIDO
   PURPOSE: TO CONSTRUCT, MAINTAIN AND OPERATE UNDERGROUND WATER PIPE LINES AND APPURTENANCES THERETO
   RECORDING DATE: FEBRUARY 28, 1984
   RECORDING NO: 84-070832 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCELS A AND B
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF ESCONDIDO
   PURPOSE: TRAFFIC SIGNAL AND APPURTENANCES THERETO
   RECORDING DATE: SEPTEMBER 20, 1989
   RECORDING NO: 89-507498 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCEL A
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF ESCONDIDO
   PURPOSE: PUBLIC STREET
   RECORDING DATE: SEPTEMBER 20, 1989
   RECORDING NO: 89-507874 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCEL A

THE FOLLOWING MATTERS AFFECT PARCEL H:

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS
   AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10
   AFFECTS: LOTS 7 - 10 & 14, 15, PORTION 6

THE FOLLOWING MATTERS AFFECT PARCEL I:

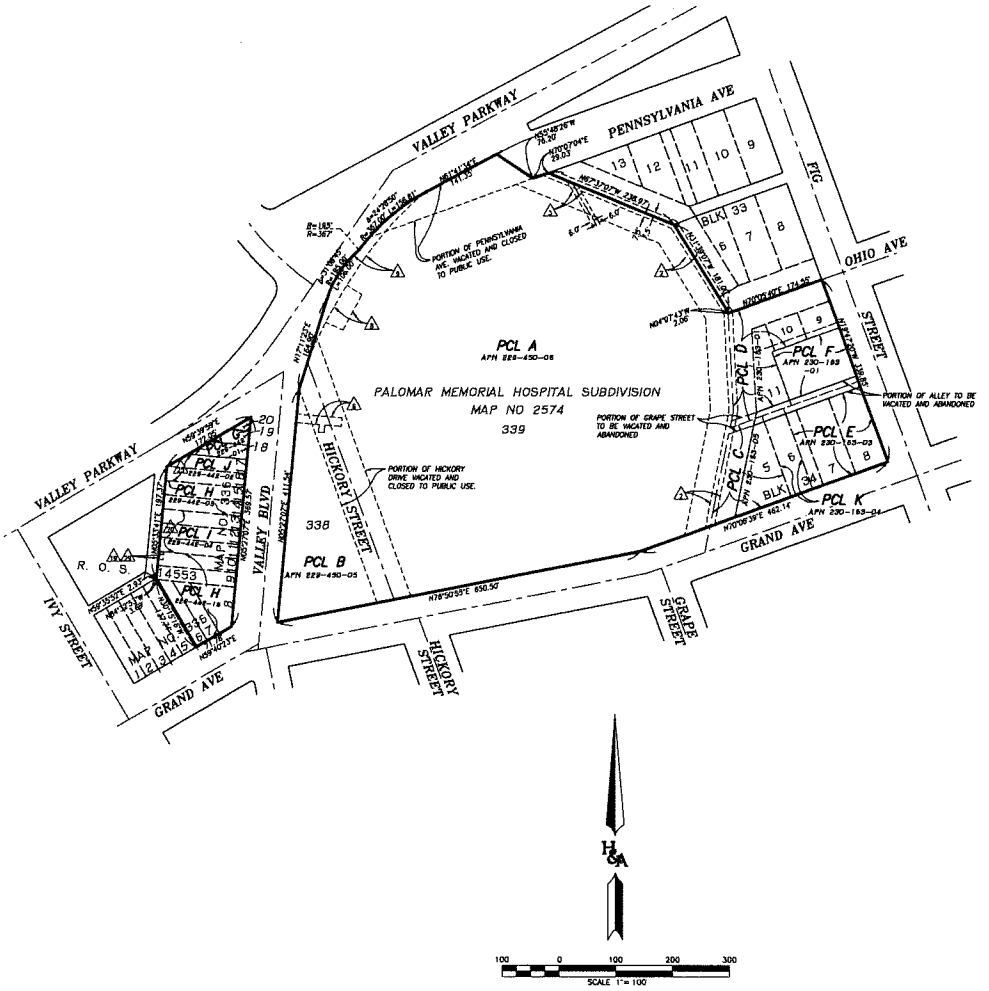
7. THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS:
   IN BOOK 67, PAGE 35 OF DEEDS, AFFECTS LOT 13;
   IN BOOK 67, PAGE 37 OF DEEDS, AFFECTS LOTS 11 & 12;

THE FOLLOWING MATTERS AFFECT PARCEL J:

8. THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS:
   IN BOOK 118, PAGE 38 OF DEEDS, AFFECTS LOT 16;
   IN BOOK 118, PAGE 320, OF DEEDS, AFFECTS LOT 17,

THE FOLLOWING MATTERS AFFECT PARCEL H:

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS
   AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10



RECORD BOUNDARY AND ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

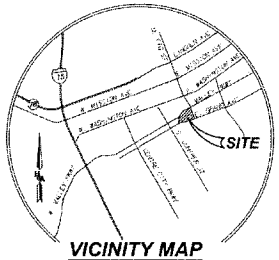
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 18 OF 18

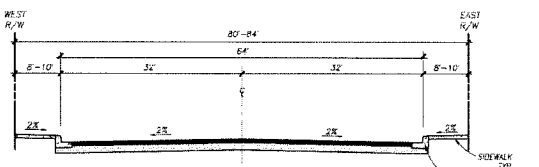
W.O. 2445-0021

R:\1477\&Pln\PALOMAR HEIGHTS- TM Sht 18.dwg[]Jul-30-2020:14:13

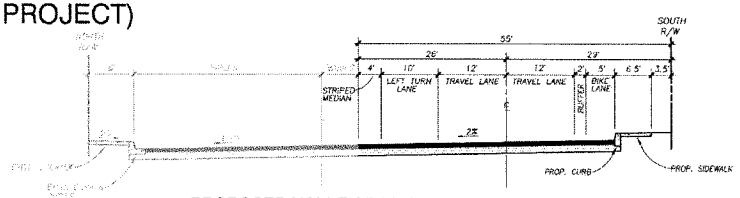
SPECIFIC ALIGNMENT PLAN FOR:
VALLEY BOULEVARD
FROM E. GRAND AVE. TO VALLEY PARKWAY
(PROPOSED BY PROJECT)



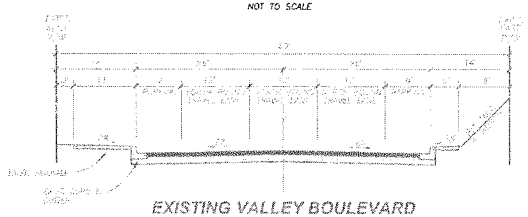
VICINITY MAP
NTS



COLLECTOR STREET STANDARD
NOT TO SCALE

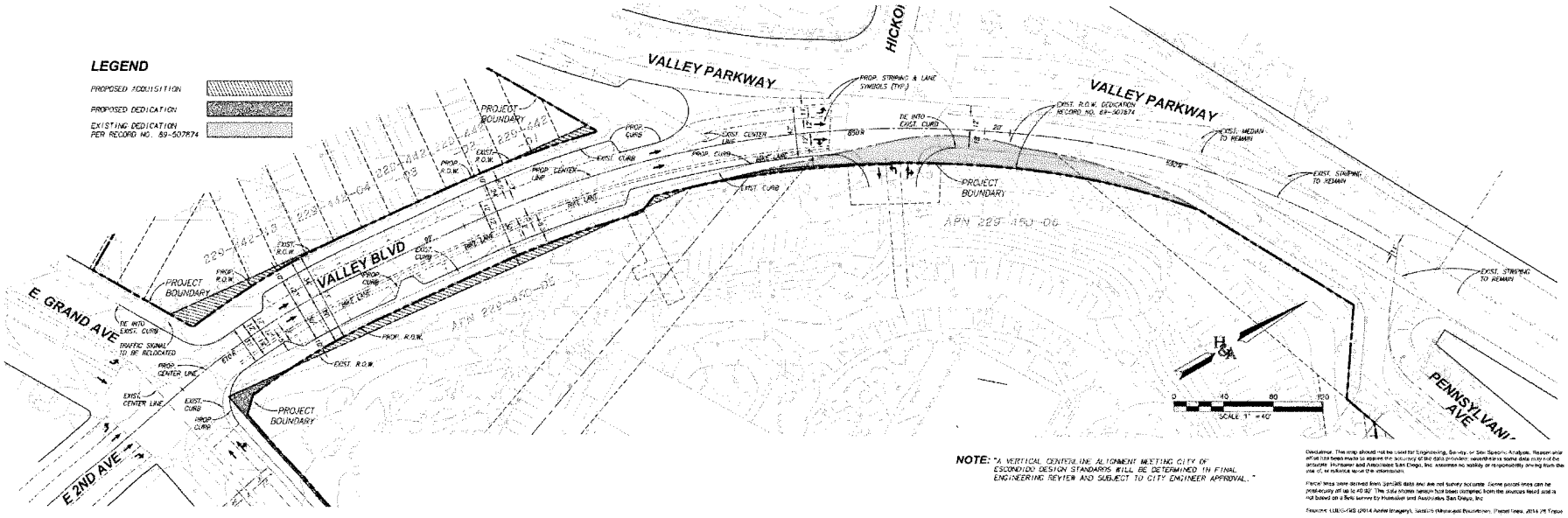


PROPOSED VALLEY PARKWAY
(FROM VALLEY BLVD TO HICKORY ST)
40 MPH DESIGN SPEED
NOT TO SCALE



EXISTING VALLEY BOULEVARD
(FROM E. GRAND AVE TO VALLEY PKWY)
NOT TO SCALE

PROPOSED VALLEY BOULEVARD
(FROM E. GRAND AVE TO VALLEY PKWY)
40 MPH DESIGN SPEED
NOT TO SCALE



NOTE: "A VERTICAL CENTERLINE ALIGNMENT MEETING CITY OF ESCONDIDO DESIGN STANDARDS WILL BE DETERMINED IN FINAL ENGINEERING REVIEW AND SUBJECT TO CITY ENGINEER APPROVAL."

Disclaimer: This map should not be used for Engineering, Boundary, or Site Specific Analysis. Reasonable effort has been made to assure the accuracy of the data provided; nevertheless some data may not be accurate. Hunsaker and Associates San Diego, Inc. assumes no liability or responsibility arising from the use of, or reliance upon the information.

Parcel lines were derived from SanGIS data and are not survey accurate. Some parcel lines can be positionally off up to 40.92'. The data shown hereon has been compiled from the sources listed and is not based on a field survey by Hunsaker and Associates San Diego, Inc.

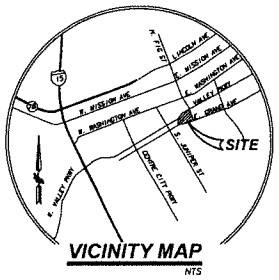
Sources: USGS-GIS (2014 Aerial Imagery), SanGIS (Streets and Boundaries), Parcel Lines 2014 ZY Topo

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	APP'D	DATE	BENCH MARK	SCALE	OFFICE	DESIGNED BY	DRAWN BY	CHECKED BY	SUBMITTED	APPROVED	CITY OF ESCONDIDO	DEPT. OF PUBLIC WORKS	Drawing No.
CONTRACTOR							BENCH NUMBER	HORIZONTAL		DR	RM	RM			SPECIFIC ALIGNMENT PLAN FOR:		X-XX-XXXX
INSPECTOR							DESCRIPTION	AS NOTED	FILMED	"PLANS PREPARED UNDER SUPERVISION OF"			BY	BY	VALLEY BOULEVARD (PROPOSED BY PROJECT)		
DATE COMPLETED							ELEV. ?	VERTICAL	TIMETIC				DATE	DATE	FROM E. GRAND AVE. TO VALLEY PARKWAY		Sheet 1 of 1
								AS NOTED					R.C.E. NO.		ASSISTANT CITY ENGINEER	DIRECTOR OF ENGINEERING SERVICES	

R:\1477\A-Plan\PALOMAR HEIGHTS- Specific Alignment Plan - Valley Blvd SPA 01.dwg Jul-21-2020,12:49

W.O. 2445-0021

SPECIFIC ALIGNMENT PLAN FOR:
NORTH FIG STREET
EAST VALLEY PARKWAY TO EAST GRAND AVENUE
(PROPOSED BY PROJECT)



VICINITY MAP
NTS

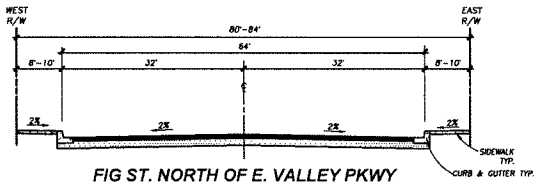
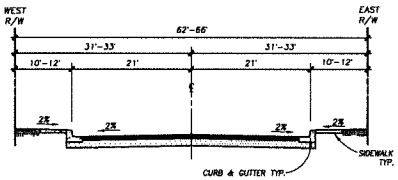
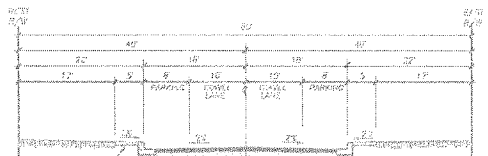


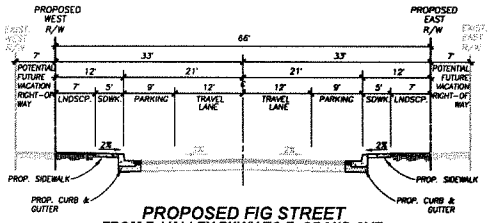
FIG ST. NORTH OF E. VALLEY PKWY
COLLECTOR STREET STANDARD
NOT TO SCALE



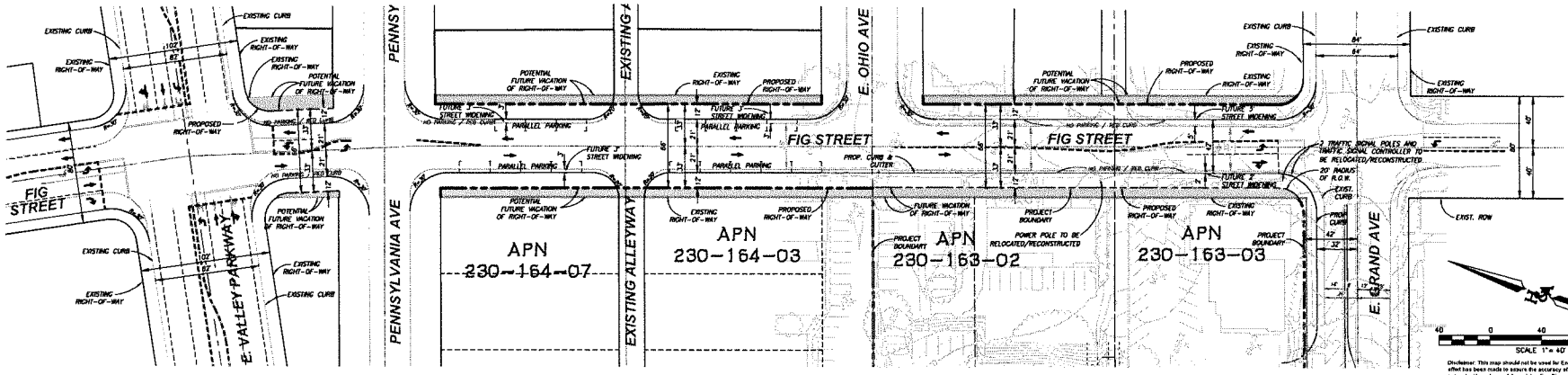
LOCAL COLLECTOR STREET STANDARD
NOT TO SCALE



EXISTING FIG STREET
FROM E. VALLEY PKWY TO E. GRAND AVE
COLLECTOR STREET
NOT TO SCALE



PROPOSED FIG STREET
FROM E. VALLEY PKWY TO E. GRAND AVE.
LOCAL COLLECTOR STREET
NOT TO SCALE



Disclaimer: This map should not be used for Engineering, Survey, or Site-Specific Analysis. Reasonable effort has been made to assure the accuracy of the data provided; nevertheless some data may not be accurate. Hunsaker and Associates San Diego, Inc. assumes no liability or responsibility arising from the use of, or reliance upon this information.

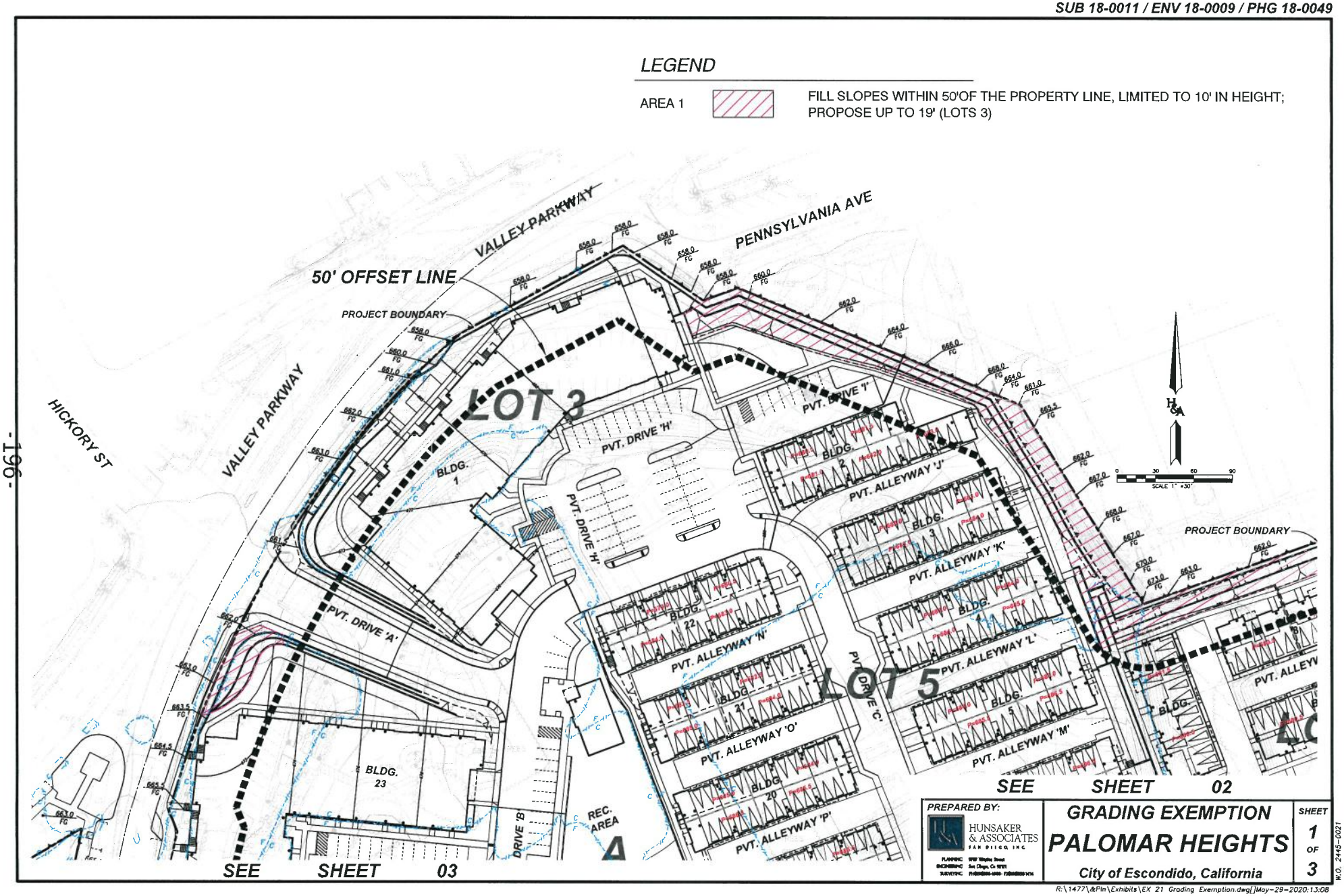
Parcel lines were derived from SanGIS data and are not survey accurate. Some parcel lines can be positionally off up to 40.00'. The data shown hereon has been compiled from the sources listed and is not based on a field survey by Hunsaker and Associates San Diego, Inc.

Sources: LUEG-GIS (2014 Aerial Imagery), SanGIS (Municipal Boundaries, Parcel lines, 2014 2ft Topo)

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	APP'D	DATE	BENCH MARK	SCALE	OFFICE	DESIGNED BY	DRAWN BY	CHECKED BY	SUBMITTED	APPROVED	CITY OF ESCONDIDO	DEPT. OF PUBLIC WORKS	Drawing No.
CONTRACTOR							BENCH NUMBER	HORIZONTAL AS NOTED	FILMED	DB	DB	RN			SPECIFIC ALIGNMENT PLAN FOR:		X-XX-XXXX
INSPECTOR							DESCRIPTION	VERTICAL AS NOTED	TRAFFIC	PLANS PREPARED UNDER SUPERVISION OF		DATE	BY	BY	NORTH FIG STREET (PROPOSED BY PROJECT)		Sheet 1 of 1
DATE COMPLETED							ELEV. ?					R.C.E. NO.	ASSISTANT CITY ENGINEER	DIRECTOR OF ENGINEERING SERVICES	EAST VALLEY PARKWAY TO EAST GRAND AVENUE		

R:\1477\&Pls\PALOMAR HEIGHTS- Specific Alignment Plan - Fig Street Sht 01.dwg[Aug-03-2020:09:57

W.O. 2445-0021



PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO INC

GRADING EXEMPTION
PALOMAR HEIGHTS
City of Escondido, California

SHEET 1 OF 3

W.O. 2445-0021

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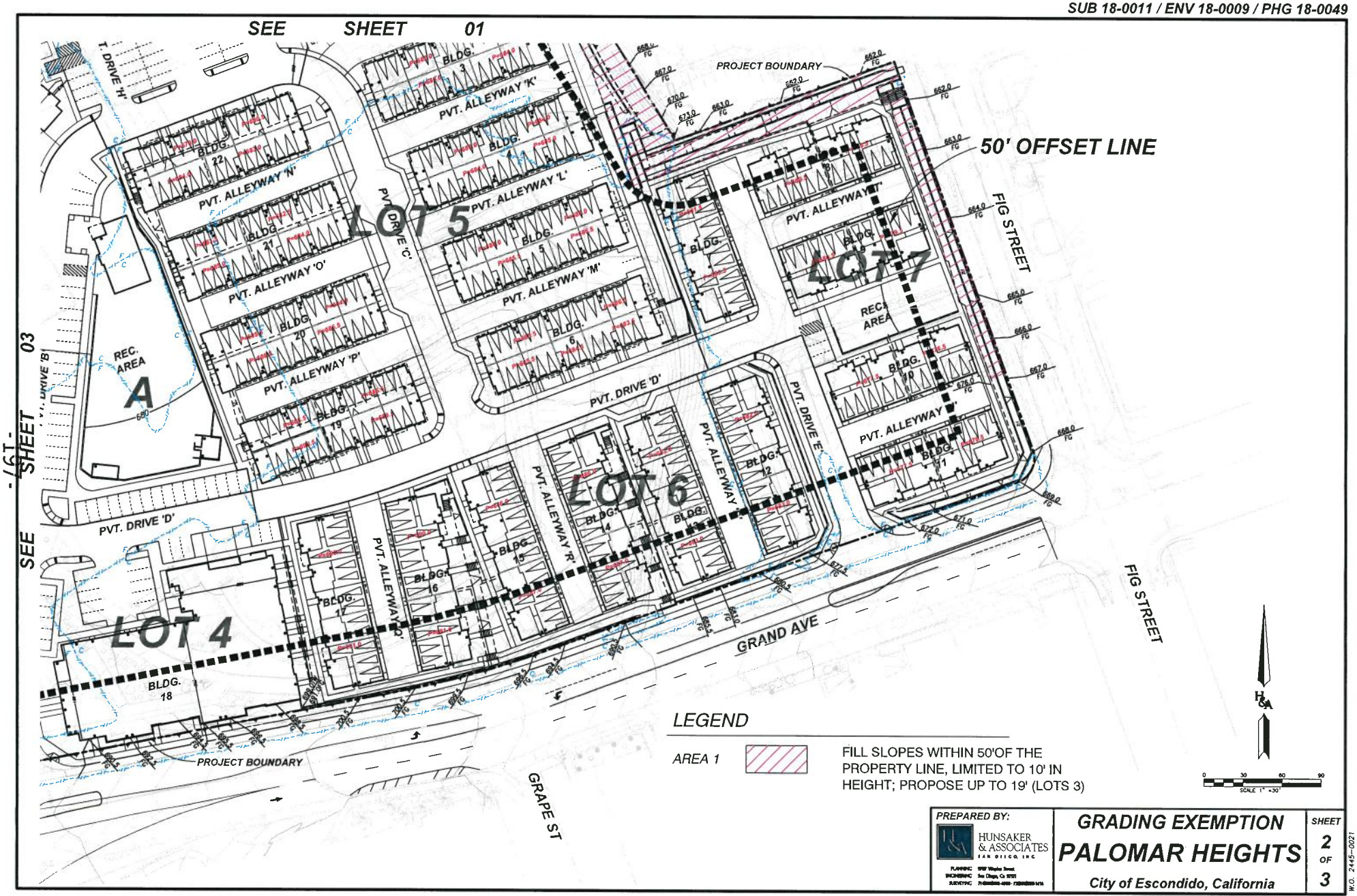

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street, San Diego, Ca 92121
ENGINEERING
SURVEYING

GRADING EXEMPTION
PALOMAR HEIGHTS
City of Escondido, California

SHEET 2 OF 3

W.O. 2445-0021

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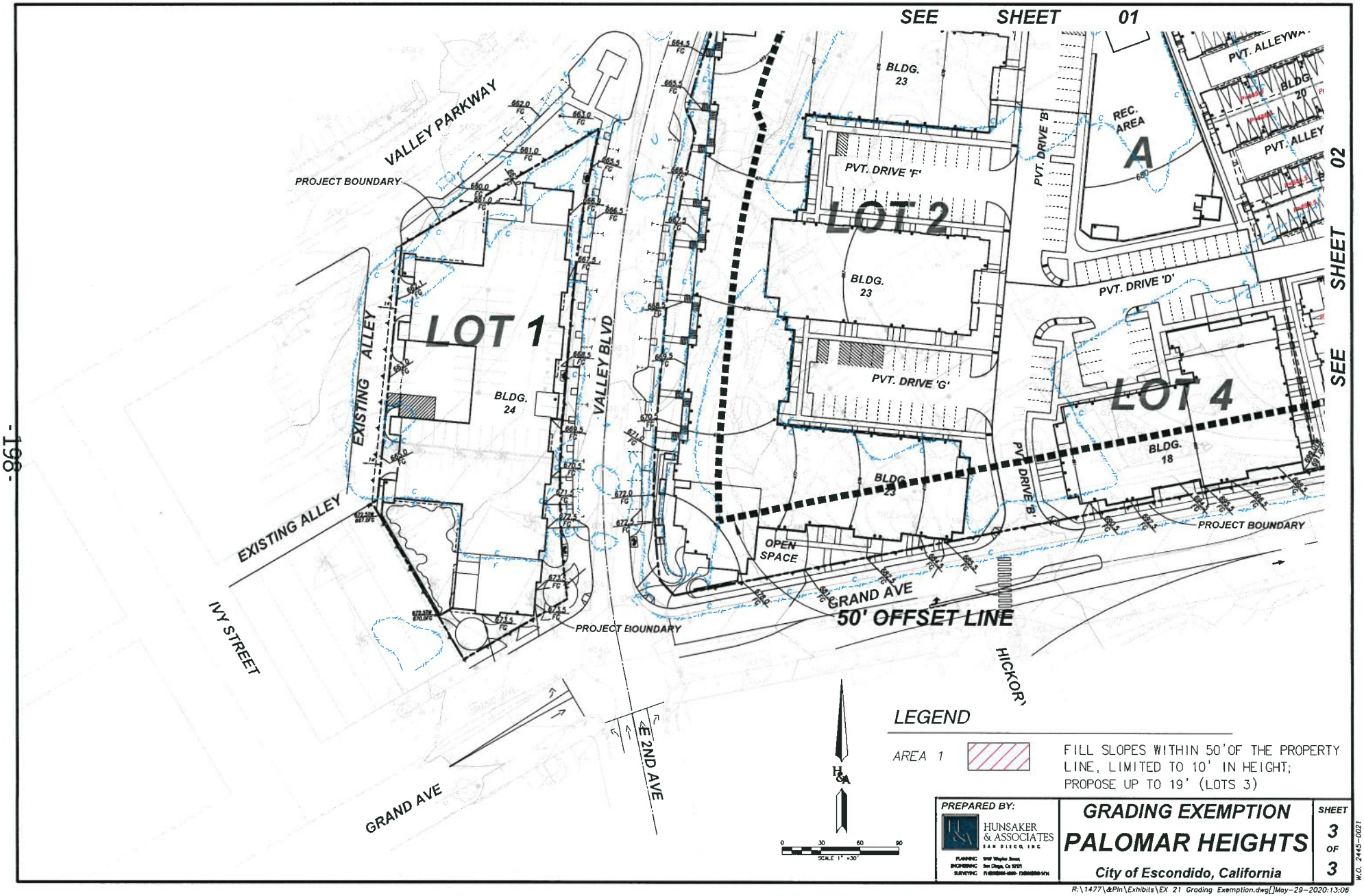


PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC

GRADING EXEMPTION
PALOMAR HEIGHTS
City of Escondido, California

SHEET 3 OF 3

W.O. 2445-0021

R:\1477\4Pln\Exhibits\EX 21 Grading Exemption.dwg[]May-29-2020:13:06

PIERCE ESCONDIDO ARROW XT PUMPER

WIDTH: 8.0 FT
LENGTH: 29.25 FT
TRACK: 8.0 FT
LOCK TO LOCK TIME: 6.00 SEC.
STEERING ANGLE: 37.80 DEG.

LEGEND

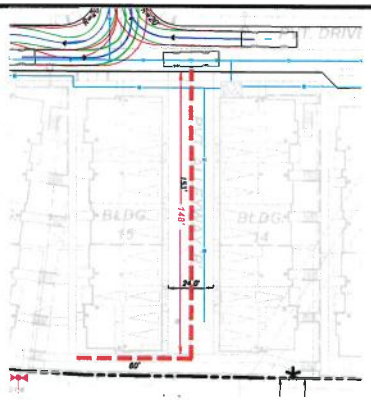
- PATH
- FRONT TIRES
- VEHICLE BODY
- PROPOSED FIRE HYDRANT
- HOSE PULL
- FIRE LANE

BUILDING TYPE & TOTAL SQUARE FOOTAGE:
BUILDINGS
VILLAS - TYPE VB
BUILDINGS 3-6 & 19-22 (A) – 19,960 SF
BUILDING 2 (B) – 19,950 SF

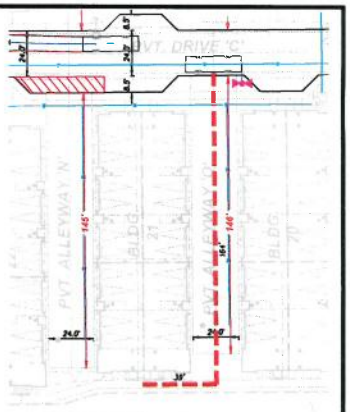
ROWHOMES - TYPE VB
BUILDING 12-17 (A) – 16,385 SF
BUILDING 7-11 (B) – 13,763 SF

APARTMENTS - TYPE VA
BUILDING 18 – 77,840 SF
BUILDING 1 – 132,700 SF
BUILDING 23 – 298,809 SF

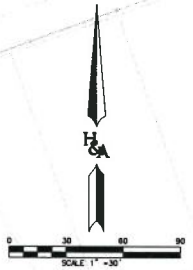
SENIOR - TYPE VA
BUILDING 24 – 113,506 SF



HOSE PULL
TYPICAL DETAIL



HOSE PULL
TYPICAL DETAIL



SEE SHEET 03

SEE SHEET 02

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PLANNING
ENGINEERING
SURVEYING

FIRE TRUCK EXHIBIT
PALOMAR HEIGHTS
City of Escondido, California

SHEET 1 OF 3

W.O. 2445-0021

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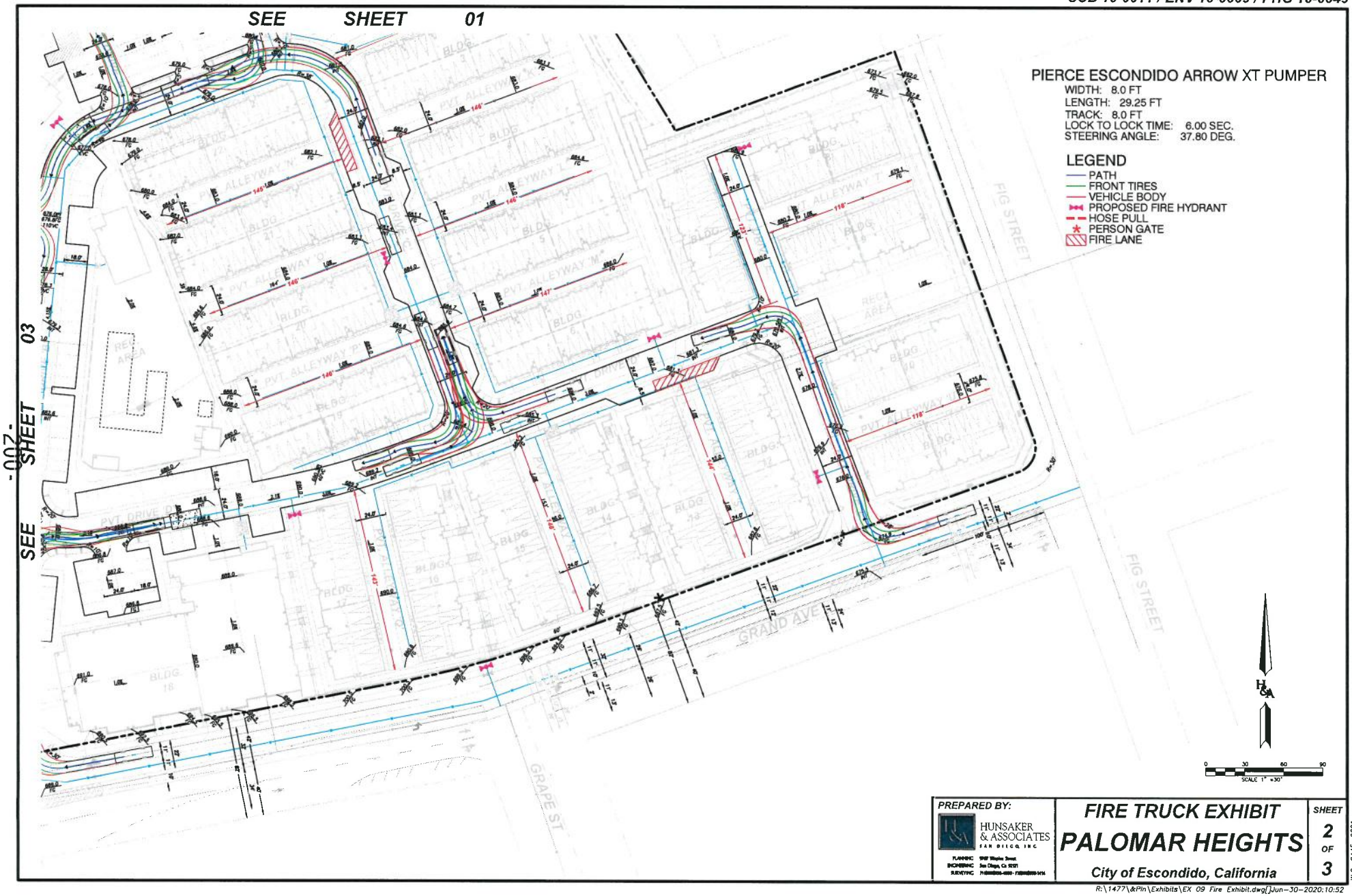


PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING ENGINEERING SURVEYING

FIRE TRUCK EXHIBIT
PALOMAR HEIGHTS
City of Escondido, California

SHEET 2 OF 3

W.O. 2445-0021

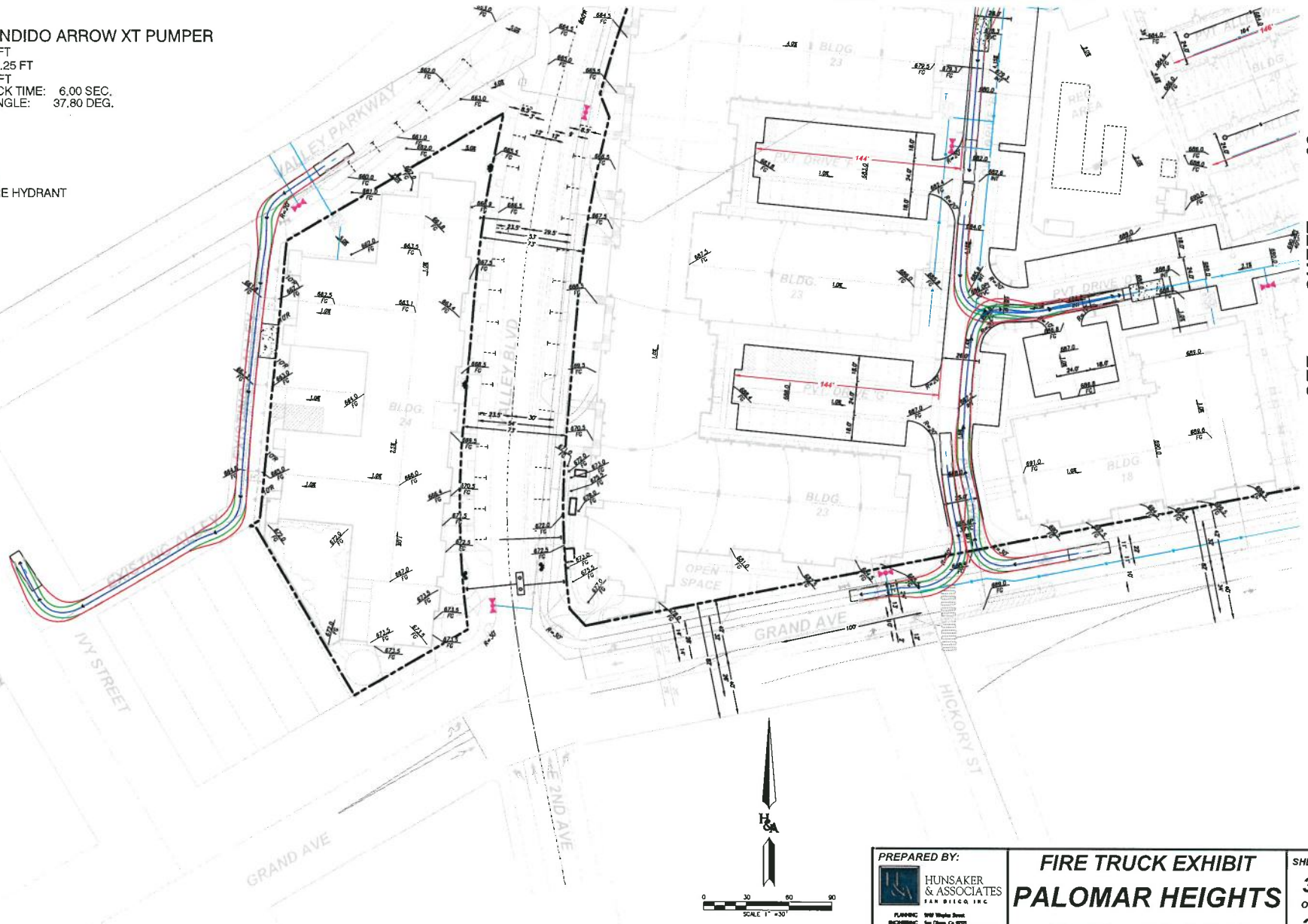
R:\1477\&Pln\Exhibits\EX 09 Fire Exhibit.dwg[]Jun-30-2020:10:52

SEE SHEET 01

SEE SHEET 02

PIERCE ESCONDIDO ARROW XT PUMPER
WIDTH: 8.0 FT
LENGTH: 29.25 FT
TRACK: 8.0 FT
LOCK TO LOCK TIME: 6.00 SEC.
STEERING ANGLE: 37.80 DEG.

LEGEND
- PATH
- FRONT TIRES
- VEHICLE BODY
- PROPOSED FIRE HYDRANT
- HOSE PULL
- FIRE LANE



PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING

FIRE TRUCK EXHIBIT
PALOMAR HEIGHTS
City of Escondido, California

SHEET 3 OF 3

W.O. 2445-0021

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MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE

PALOMAR HEIGHTS

ESCONDIDO, CA.

INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD,, STE 216
ENCINITAS, CA. 92024
(760) 944-7511

SUMMA ARCHITECTURE
5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

SUB 18-0011
Revised 09-10-20
Escondido Planning

SENIOR APARTMENTS

SCHEME A

STUCCO 1

PURE WHITE SW 7005

STUCCO 2

VERSATILE GRAY SW 6072

STUCCO 3

AT EASE SOLDIER SW 9127

STUCCO 4

GRANITE PEAK SW 6250

STUCCO 5

ANONYMOUS SW 7046

SIDING 1

DORIAN GRAY SW 7017

SIDING 2

CARAIBE SW 9090

ACCENT

THUNDER GRAY SW 7645

BRICK

SPECIAL USED BRICK - BROOKSIDE

MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE

PALOMAR HEIGHTS

ESCONDIDO, CA.

INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD,, STE 216
ENCINITAS, CA. 92024
(760) 944-7511

SUMMA ARCHITECTURE
5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

APARTMENTS

SCHEME A

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
REPOSE GRAY SW 7015

STUCCO 3
DIVERSE BEIGE SW 6079

STUCCO 4
SUMMIT GRAY SW 7669

STUCCO 5
GAUNTLET GRAY SW 7019

STUCCO 6
AT EASE SOLDIER SW 9127

SIDING
DORIAN GRAY SW 7017

BRICK

SPECIAL USED BRICK - BEAR CREEK

ACCENT
THUNDER GRAY SW 7645

SCHEME B

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
REPOSE GRAY SW 7015

STUCCO 3
SAND TRAP SW 6066

STUCCO 4
SUMMIT GRAY SW 7669

STUCCO 5
GAUNTLET GRAY SW 7019

STUCCO 6
POOLHOUSE SW 7603

SIDING
DORIAN GRAY SW 7017

BRICK

SPECIAL USED BRICK - GLACIER

ACCENT
THUNDER GRAY SW 7645

SCHEME C

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
REPOSE GRAY SW 7015

STUCCO 3
GRAY MATTERS SW 7066

STUCCO 4
GAUNTLET GRAY SW 7019

STUCCO 5
GRANTIE PEAK SW 6250

STUCCO 6
GOLDEN FLEECE SW 6388

SIDING
DORIAN GRAY SW 7017

BRICK

SPECIAL USED BRICK - BROOKSIDE

ACCENT
THUNDER GRAY SW 7645

203-

MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE
EAGLE ROOFING

PALOMAR HEIGHTS

ESCONDIDO, CA.

INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD,, STE 216
ENCINITAS, CA. 92024
(760) 944-7511

SUMMA ARCHITECTURE
5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

VILLAS & ROWHOMES

SCHEME A

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
POOLHOUSE SW 7603

STUCCO 3
-204-
ACIER SW 9170

STUCCO 4
FOLKSTONE SW 6005

ACCENT
THUNDER GRAY SW 7645

BRICK
SPECIAL USED BRICK
BEAR CREEK

SIDING
CARAIBE SW 9090

ALTERNATE MATERIALS FOR ELEVATION STYLE 2

STONE
6" SPLIT LIMESTONE - WHITE

ROOF
BEL AIR - 4591 DARK GRAY

SCHEME B

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
GRAY CLOUDS SW 7658

STUCCO 3
SUMMIT GRAY SW 7669

STUCCO 4
GAUNTLET GRAY SW 7019

ACCENT
THUNDER GRAY SW 7645

BRICK
SPECIAL USED BRICK
BROOKSIDE

SCHEME C

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
POOLHOUSE SW 7603

STUCCO 3
ANONYMOUS SW 7046

STUCCO 4
GAUNTLET GRAY SW 7019

ACCENT
THUNDER GRAY SW 7645

BRICK
SPECIAL USED BRICK
GLACIER

SCHEME D

STUCCO 1
PURE WHITE SW 7005

STUCCO 2
TATAMI TAN SW 6116

STUCCO 3
TONY TAUPE SW 7038

STUCCO 4
FOLKSTONE SW 6005

ACCENT
THUNDER GRAY SW 7645

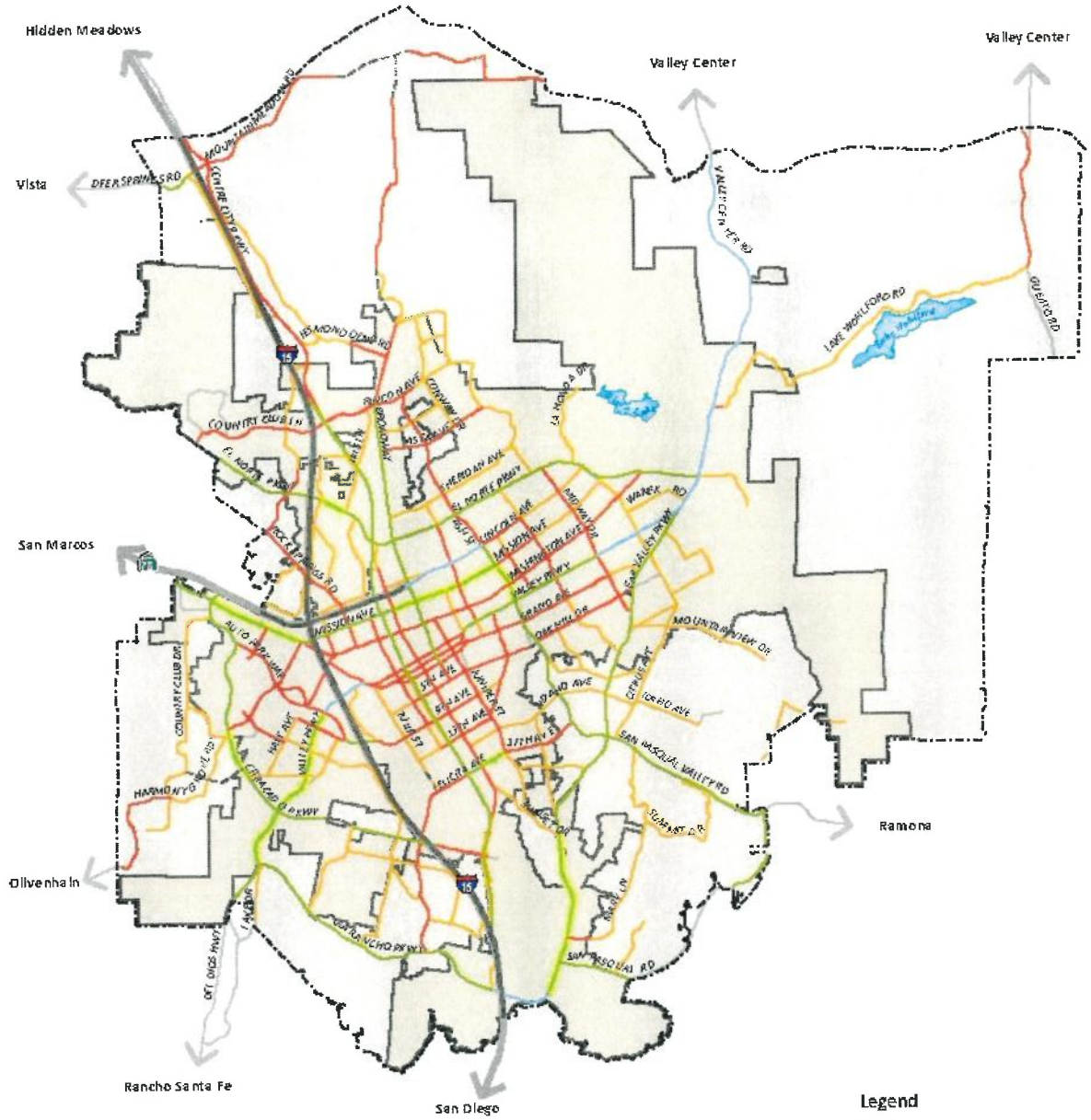
SIDING
CARAIBE SW 9090

STONE
PLAYA VISTA LIMESTONE
WALNUT

ROOF
BEL AIR - 4591 DARK GRAY

EXHIBIT "C"
GENERAL PLAN AMENDMENT
SUB 18-0011

Replace the Circulation Diagram (Figure III-6) on Page III-14 of the *Escondido General Plan Mobility and Infrastructure Element* with the figure on the following page.



Escondido General Plan

Circulation Diagram

EXHIBIT "D"
SPECIFIC PLAN AMENDMENT
SUB 18-0011

Remove and replace the following pages of the Downtown Specific Plan with those provided herein:

Page II-12

Page III-26

Page III-28

Page V-4

Page V-5

LAND USES

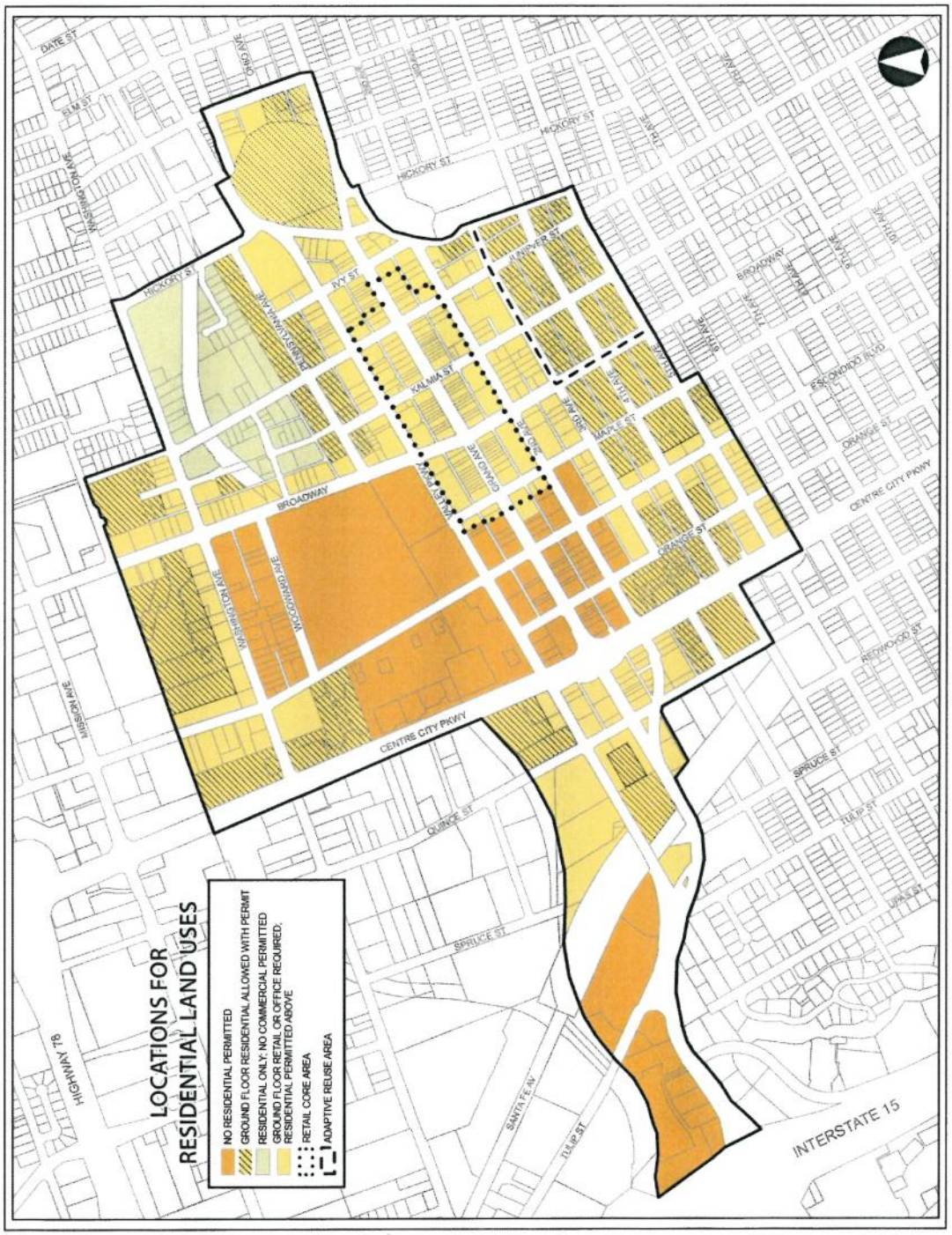


FIGURE II-4

FIGURE III-5

Land-Use District Development Standard Matrix

(Page 1 of 2)

	HD	PV	CCU	GT	M	SG	CN
Maximum Building Height and Stories **REFER TO FIGURE III-6**	45' (up to 3 stories) along Grand Avenue in Retail Core Area 75' (up to 5 stories) east of Valley Boulevard, and north of E. Valley Parkway. 60' (up to 4 stories) in all other locations. (see Figure III-6)	35' (up to 2 stories)between Washington and Woodward Ave 75' (up to 5 stories) east side of Broadway85' (up to 6 stories) within Grape Day Park, Civic & Cultural areas with Planned Development approval (see Figure III-6)	75' (up to 5 stories) (see Figure III-6)	60' (up to 4 stories) west of NCDT Rail line; elsewhere up to 75' (up to 5 stories) (see Figure III-6)	75' (up to 5 stories) north of Grand Avenue, 60' (up to 4 stories) south of Grand Avenue (see Figure III-6)	75' (up to 5 stories) between CCP and Maple Street. 60' (up to 4 stories) between Maple Street and Broadway Historic Adaptive Reuse: 35' (up to 2 stories) (see Figure III-6)	75' (up to 5 stories) (see Figure III-6)
Min. Lot Frontage	None	50'	50'	50'	50'	50'	50'
Front Setback	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (20'-24' for garages) Adaptive Reuse Area: 15' for buildings 20' for garages (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Garage entrance: 20') (Surface Parking and Signs: 5' from property line)
Interior Side Setback	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5') (Adaptive Reuse Area: 5')	Pennsylvania Ave.: 0' Elsewhere: 5' + 5' for each story over 2 (Surface Parking and Signs: 5')

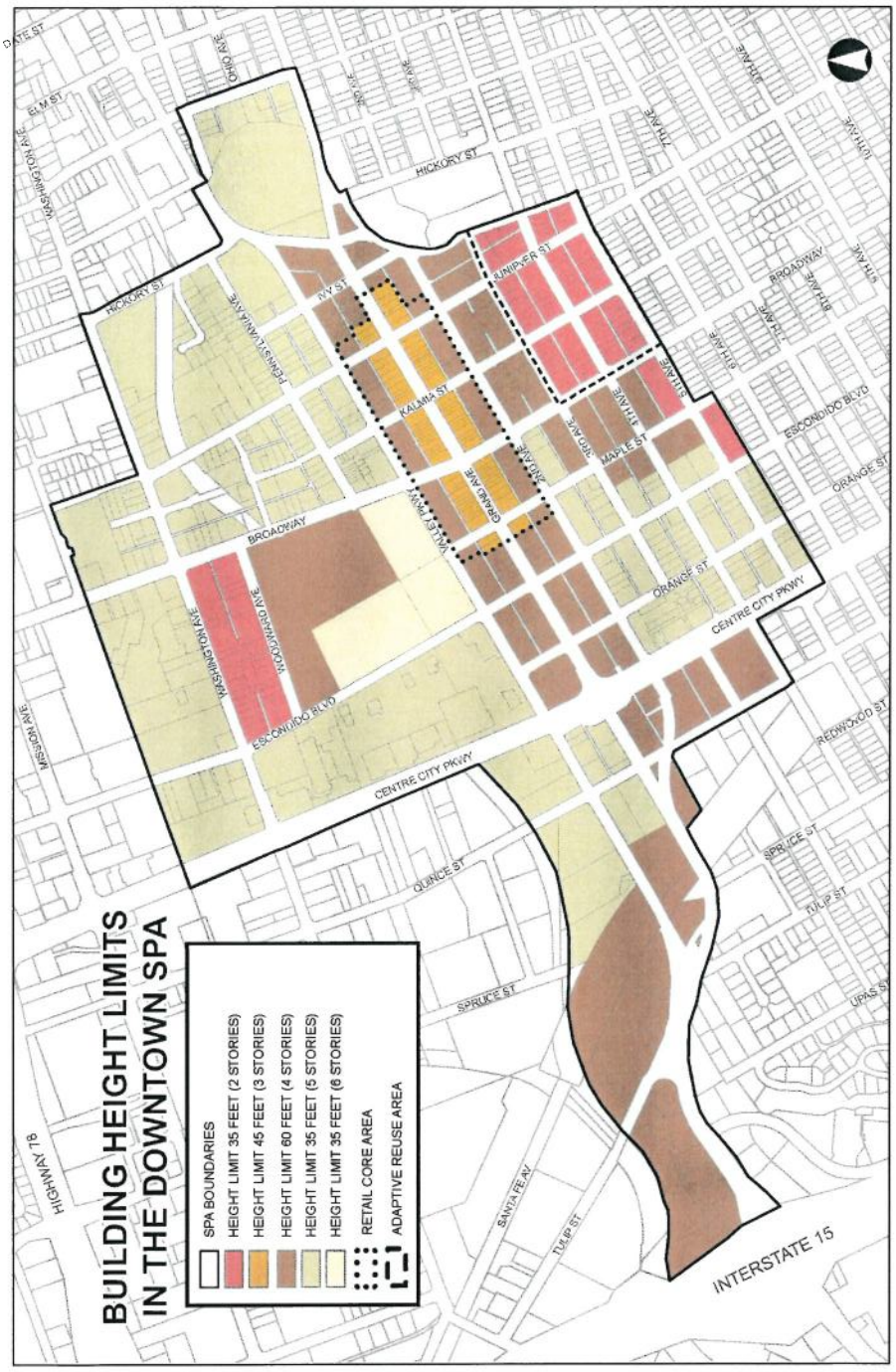

BUILDING HEIGHT LIMITS
IN THE DOWNTOWN SPA
SPA BOUNDARIES
HEIGHT LIMIT 35 FEET (2 STORIES)
HEIGHT LIMIT 45 FEET (3 STORIES)
HEIGHT LIMIT 60 FEET (4 STORIES)
HEIGHT LIMIT 35 FEET (5 STORIES)
HEIGHT LIMIT 35 FEET (6 STORIES)
RETAIL CORE AREA
ADAPTIVE REUSE AREA
DATE ST
ELM ST
WASHINGTON AVE
OHIO AVE
2ND AVE
HICKORY ST
3RD AVE
11TH AVE
10TH AVE
JUNIPER ST
IVY ST
HICKORY ST
BROADWAY
8TH AVE
12TH AVE
9TH AVE
HERMOSA AVE
KALMIA ST
11TH AVE
ESCONDIDO BLVD
MAPLE ST
3RD AVE
ORANGE ST
VALLEY PKWY
GRAND AVE
BROADWAY
WOODWARD AVE
WASHINGTON AVE
ESCONDIDO BLVD
CENTRE CITY PKWY
ORANGE ST
CENTRE CITY PKWY
REDWOOD ST
MISSION AVE
QUINCE ST
SPRUCE ST
TULIP ST
UPAS ST
SPRUCE ST
HIGHWAY 78
SANTA FE AV
TULIP ST
INTERSTATE 15

FIGURE III-6

2. LOCATION

The Historic Downtown District encompasses approximately 170 acres generally located between Second and Third Avenues on the south, Valley Parkway on the north, Centre City Parkway on the west and Palomar Hospital on the east. The District includes over six blocks on both sides of Grand Avenue, which has been historically classified as Escondido's 'Retail Core Area'. Valley Parkway and Second Avenue provide convenient vehicular access to the Downtown Retail Core and to off-street parking lots, while Grand Avenue brings users to the center of activity and offers convenient on-street parking. A pedestrian trail connects the District to the Escondido Transit Center and citywide trail system, while pedestrian walkways and arcade pass-throughs and 'paseos' provide convenient pedestrian connections within Downtown.

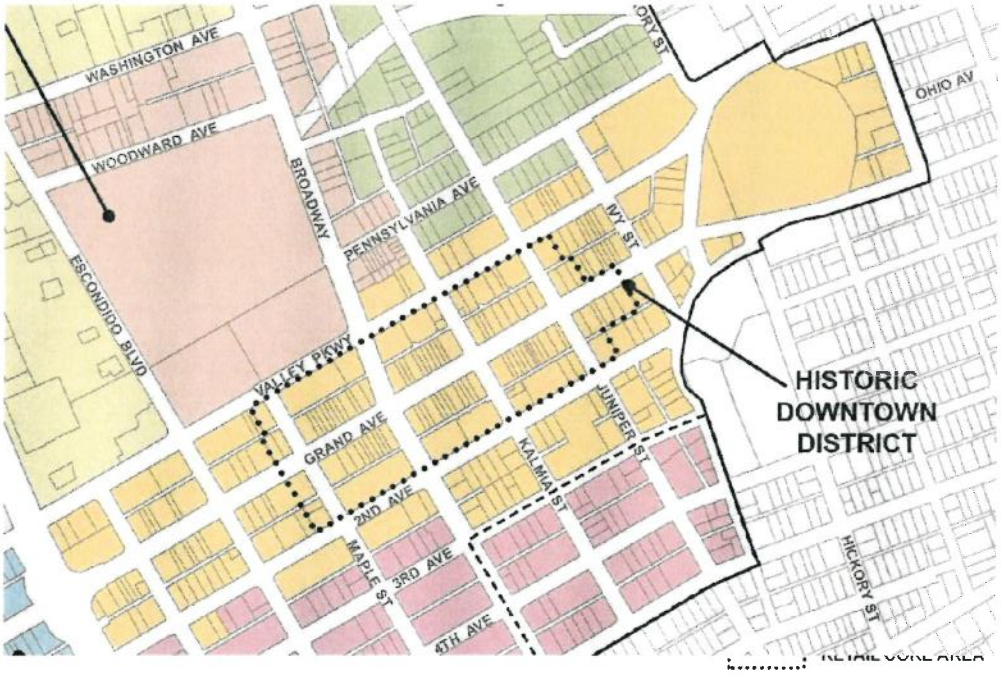
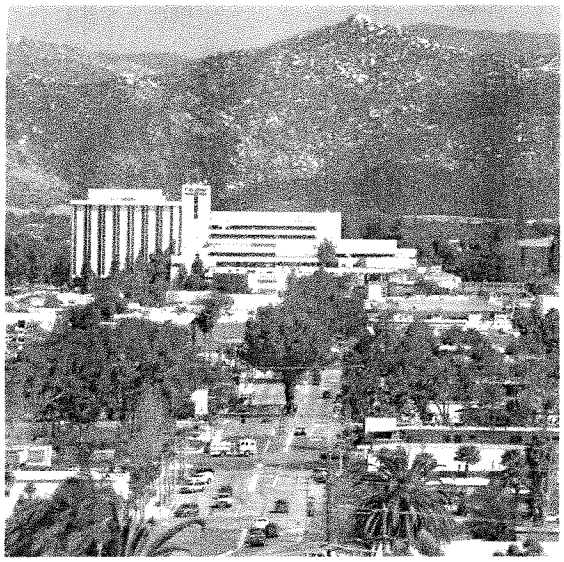


FIGURE V-2

Areas east and west of the Downtown Retail Core provide for expansion and development of offices and services. Businesses in these areas include a full range of professional and medical office uses, but might involve retail establishments based on market demand. Non-residential ground-floor uses are required throughout the Retail Core Area. Mixed-use developments, with residential uses on upper floors, are encouraged for areas east of Maple Street. A larger concentration of financial and office development is located generally west of Maple Street. This area is intended for more intense non-residential commercial and office development to support a larger downtown workforce.

Palomar Health Downtown Campus is located in the eastern area of the district and comprises a multi-story medical structure, parking garage, and emergency helicopter pad. A Memorandum of Understanding be-tween the City and the Palomar Medical District outlines major reno-vations for the downtown hospital involving the construction of intern housing, support medical, office, and related uses. The Memorandum of Understanding expired in 2020.



3. LAND USES

Refer to the following for more information:
Figure II-2: Permitted and Conditional Uses
Figure II-3: Matrix of Permitted Residential Units
Figure II-4: Locations for Residential Land Uses
Figure II-5: Residential Densities in the Downtown SPA

a. Inside the Retail Core Area

Pedestrian-oriented active-retail uses are highly encouraged. 'Active-retail uses' involve the sale of a physical product to a consumer on the premises. Office and residential uses are encouraged on upper floors in order to maximize the usability of existing buildings and expand the customer base within the downtown area. Certain ground-floor offices that do not front directly on Grand Avenue are allowed provided attention is given to pedestrian design features and that a retail component meets criteria consistent with Figure V-2a.

- Ground-floor properties oriented toward Grand Avenue shall devote the entire Grand Avenue frontage, as well as a minimum of one-fourth of the building depth or 25 feet of the front portion ground-level area (whichever is greater), for pedestrian-oriented active retail/restaurant uses.

EXHIBIT "E"
FINDINGS OF FACT
SUB 18-0011

General Plan Amendment Determinations:

1. The authority for and scope of General Plans is addressed in sections 65300 et. seq. of the California Government Code. The adoption of the General Plan or amendment, or any part thereof, is a legislative act.

2. The City of Escondido is mandated by the State of California to maintain an adequate and proper General Plan and because of that mandate, the various elements of the General Plan must be periodically updated with current data, recommendations, and be internally consistent. The Planning Commission has made recommendations to the City Council regarding the proposed Project, which comprises of an amendment to the Mobility and Infrastructure Element portion of the General Plan, and has determined that the proposed amendments are consistent with all elements of the General Plan not otherwise amended.

3. The public health, safety and welfare will not be adversely affected by the proposed General Plan Amendment to reclassify N. Fig Street between E. Grand Avenue and E. Valley Parkway from a Collector Street to a Local Collector. A technical memorandum was prepared by Linscott, Law & Greenspan Engineers (LLG, August 29, 2019) which analyzed the change in roadway classification based on prior, existing, and projected future traffic along this segment of roadway. The analysis identified an average daily trip (ADT) rate of 5,660 trips that occurred on this segment in 2018. Based on modeling, ADT projection at General Plan build-out (Year 2035) is 7,880 ADT.

4. The Mobility and Infrastructure Element of the Escondido General Plan includes quality of life standards related to traffic congestion. In general, streets and intersections shall be designed to achieve a Level of Service (LOS) "C." However, Level of service "C" may not be feasible in all areas at all times and level of service "D" shall be considered the threshold for determining significant impacts and appropriate mitigation.

5. City of Escondido Traffic Impact Analysis Guidelines show that a Local Collector can operate at a Level of Service (LOS) "C" when the number of ADT is no greater than 7,400 trips, and LOS "D" when the number of ADT is no greater than 8,900 trips.

6. The proposed reclassification tor this segment of N. Fig Street, therefore, would be in compliance with the quality of life standard established by the General Plan in that it would operate at an LOS "D" at General Plan build-out. Further, the nature of N. Fig Street in this vicinity, and the type of land uses adjacent to it and access provided to it are not compatible with a Collector Street. A Local Collector would be the more appropriate classification.

Specific Plan Amendment Determinations:

1. The public health, safety and welfare would not be adversely affected by the proposed amendment to the Downtown Specific Plan because the amendment would refine and clarify development standards in a manner that would allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the heart of downtown Escondido.

2. The proposed amendment to the Downtown Specific Plan would not be detrimental to surrounding properties since it would assist in implementation of the vision and goals identified in the Specific Plan. The amendment would have no effect on the residential density allowed in the area and would not change the list of permitted or conditionally permitted commercial uses identified in the Specific Plan. Additionally, the amendment would accommodate a development that would increase the residential population within walking distance of commercial goods and services on historic Grand Avenue and elsewhere in the vicinity, providing a mutually beneficial relationship between the two uses.

3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan and would not detrimentally impact levels of service on area roadways. Further, the amendment would retain the General Plan vision for Specific Plan Area #9 which states that Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities, and would align with the guiding principles identified in the General Plan Land Use Element. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.

4. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual Project proposal. A General Plan consistency analysis has been provided, attached to the September 22, 2020 Planning Commission staff report, which is incorporated herein by this reference as though fully set forth herein. The Project would:
    (a) promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services;
    (b) encourage efficient development patterns by ensuring that any infrastructure associated with development, use land efficiently, and is located in an area appropriately planned for growth.
    (c) Minimizes ongoing costs to taxpayers through the establishment of a CFD or other funding mechanism.

5. Specific plan amendments must comply with the scope and authority of section 65450 to 65457 of the California Government Code. The Planning Commission finds that the proposed Specific Plan Amendment has been completed in compliance with the law.

Density Transfer Agreement Determinations:

1. The Density Transfer Agreement is consistent with vision and strategic goals of the Downtown Specific Plan because it allows the Applicant to develop the property west of Valley Boulevard (the "Receiving Area") at a greater density than would otherwise be permitted by the Downtown Specific Plan, without exceeding the maximum total number of units permitted for the specific plan area as a whole.

2. The Downtown Specific Plan's Density Credit Pool currently has a sufficient number of dwelling units of excess capacity in it for use by the Receiving Area. Further, the Project would be placing a significant number of additional dwelling units of unused density into the Pool, providing the City with an additional mechanism to assist property owners wishing to provide housing at a density not otherwise permitted for their property by the Downtown Specific Plan.

3. The Density Transfer Agreement will not be detrimental to the health, safety and general welfare of the city because the Receiving Area will be built at to comply with all development standards identified in the Downtown Specific Plan, as modified by the Planned Development Permit approved for the Project.

Master and Precise Development Plan Determinations:

1. The location, design, and residential density of the proposed Project are consistent with the goals and policies of the Escondido General Plan and the Downtown Specific Plan because higher density residential and mixed-use development is permitted and encouraged in the Downtown Specific Plan. The Project would assist the city's efforts to revitalize downtown area by allowing flexibility from certain development requirements contained in the Downtown Specific Plan in a manner that is appropriate for the site.

2. The location of the Project allows it to be well integrated with its surroundings by providing a mixture of housing types that are compatible with the densities and land uses permitted by the zoning designations of the surrounding properties. The Project proposes larger and higher density buildings on the western side, closest to the urban core where such buildings are appropriate, and smaller, lower density buildings toward the east side, adjacent to other lower density properties with lower profile designs. Adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report).

3. The mixed-use project would not be out of character with the surrounding area because the Historic Downtown District of the Downtown Specific Plan envisions an urban environment with new development in appropriate locations that provides higher densities where pedestrian plazas and other human-scale amenities are encouraged. The Project proposes a

limited amount of commercial space in order to allow existing commercial uses in the vicinity the opportunity to take advantage of the increased consumer base that the residential units would create.

4. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets by making necessary improvements to street segments and intersections as determined necessary by the traffic study prepared for the Project.

5. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is not inconsistent with a high quality, urban infill project that will provide housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The Project would incorporate a mix of colors and materials appropriate for its size, scale and location. The Project would include sufficient on-site open space amenities appropriate for a development of its size, including a central recreation area with a pool and spa, a dog park, pocket parks, landscaped walkways, and public and semi-public plazas.

6. The proposed location and design will allow residents and business establishments proposed as part of the Project to be serviced by existing or proposed public facilities and services and will not place an undue or negative impact on existing public facilities and services. This will be accomplished through the funding of all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD) or the establishment of another lawful funding mechanism reasonably acceptable to the City, and the provisions of such agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to municipal services associated with the Project.

7. Utilizing the Planned Development process allows flexibility from the Downtown Specific Plan requirements to facilitate a mixed-use residential and commercial project in the urban core. The project would provide residential opportunities in balance with existing commercial uses in the Project area, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.

Specific Alignment Plan Determinations – Valley Boulevard:

1. Valley Boulevard between E. Grand Avenue and E. Valley Parkway is classified as a Collector Street on the Circulation Diagram contained in the Mobility and Infrastructure Element of the Escondido General Plan. It is currently built with three lanes (two northbound and one southbound), and on-street parking on both sides. As a result of the proposed Project, it has been determined that special conditions exist which require a detailed implementation plan for the roadway.

2. Since the Project would include taller, denser multi-family housing, including apartments and senior apartments with frontage directly on Valley Boulevard, it is desirable to provide wider sidewalks with more landscaping, buffers adjacent to on-street parking spaces, and traffic-calming measures to slow vehicles down and create a more pleasant pedestrian-level experience. The Project would do this by changing the circulation pattern on Valley Boulevard to a two-lane, northbound-only, road, with a buffered bike lane and on-street parking on both sides of the street. It would also include bulb-outs at the intersection of Valley Boulevard and E. Grand Avenue which would serve the dual purpose of slowing traffic as it enters the project area, and providing pedestrian plazas that could accommodate outside seating, public art, and embellished landscaping.

3. The impacts to other roadways in the Project vicinity resulting from the proposed modifications to Valley Boulevard have been analyzed as part of the Traffic Impact Analysis prepared for the Project (Linscott, Law & Greenspan, Engineers, February 25, 2020). Subject to the installation of traffic control devices at two intersections in the Project vicinity, no significant impacts will result from the proposed modification.

Specific Alignment Plan Determinations – N. Fig Street:

1. N. Fig Street between E. Grand Avenue and E. Valley Parkway is classified as a Collector Street on the Circulation Diagram contained in the Mobility and Infrastructure Element of the Escondido General Plan. It is currently built to a Local Street standard, which is two lanes (one northbound, one southbound) with no center median and allowing parking on both sides. As classified, it would need to be widened to four lanes (two in each direction), and include a center left-turn lane. This could be accommodated within the existing 80-foot public right-of-way, however it is not appropriate for the type and scale of uses along the street.

2. If reclassified to a Local Collector, this segment of N. Fig Street would still maintain adequate capacity to accommodate the anticipated ADT at General Plan build-out (Year 2035) (LLG, August 29, 2019).

3. Since the requested reclassification of N. Fig Street would be limited to a short, two-block segment, the SAP addresses the transition of the segment to the Collector Street segment remaining to the north. It also establishes an appropriate plan for future right-of-way vacation and street improvements in front of properties on this segment which are not a part of the Project.

Grading Exemption Determinations:

1. The proposed Grading Exemptions would not create a negative visual impact upon neighboring properties. Since the project site currently sits above all adjacent properties and rights-of-way, the proposed fill slopes will not increase a finished pad height not already existing on the Project site.

2. The Grading Exemption necessitated as a result of the series of tiered retaining walls near the main project driveway (intersection of Valley Boulevard, E. Valley Parkway, and N. Fig Street) would be designed to frame the entrance in a manner that is appropriate for the primary vehicular entryway to a development of this size and scale. The area would be terraced in order to provide flat benches for planting purposes. The height of the retaining walls would be less than five feet each, and the total height of the slope is appropriate based on the size of the building adjacent to it.

3. The Grading Exemption along the east and northeast property lines consists of a series of terraced retaining walls with a landscaped slope between them. With the exception of the portion immediately adjacent to N. Fig Street, the series of retaining walls generally follows an existing, natural change in topography. The portion of the slope requiring the Grading Exemption that is along N. Fig Street will have enhanced landscaping to soften the appearance of the retaining walls, including vines planted to grow up the walls and larger trees and shrubs at the initial time of planting. The bench between the walls will be heavily landscaped as well.

4. 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; disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcel.

5. The proposed design of the slopes would not adversely affect any adjoining septic systems since all properties in the vicinity are connected to the City of Escondido's sewer system

6. The proposed cut and fill slopes would be structurally stable since all slopes will be manufactured so as not to exceed a standard 2:1 inclination.

7. The fill slopes have been proposed to accommodate a flat pad necessary to construct the Project as proposed.

Tentative Subdivision Map Determinations:

1. Pursuant to section 66474 of the California Government Code, the Planning Commission finds that the following conditions exist which allow it to make a recommendation to the City Council to approve the Tentative Map for the Project:

Findings for Tentative Map Approval	Explanation of Finding
A. That the proposed map is consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.	The land use designation for the Property identified in the General Plan is SPA (Specific Plan Area). In addition to the various applicable goals and policies identified in the General Plan, the Property is thus also

	regulated by the Downtown Specific Plan, which identifies the additional goals and policies related to the Property. Consistency with the goals and policies of both documents has been demonstrated through analyses attached to the staff report for the Project as Attachments XX and YY, which are incorporated herein by this reference. The proposed amendment to the Mobility and Infrastructure Element of the General Plan would establish a roadway classification for the public right-of-way adjacent to the Property which would accommodate the right-of-way vacation requested as part of the Project. Further, subject to recordation of a Density Transfer Agreement, the subdivision would be consistent with the permitted residential densities identified in the Downtown Specific Plan for the Property.
B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.	The Project requires the approval of a series of entitlements, and other discretionary approvals, in order to accommodate the design and improvement of the proposed subdivision. These include a General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, and Grading Exemptions, all as described in the staff report prepared for this project, which, along with its attachments, is incorporated herein by this reference. Findings required for approval of the aforementioned entitlements and discretionary actions have been identified above. Thus, as conditioned, the design and improvements of the proposed subdivision are consistent with the General Plan and Downtown Specific Plan.
C. The Project site is physically suitable for the proposed type of Project.	The site is suitable for the mixed-use residential and commercial development proposed since adequate access and utilities can be provided to the site. The topography of the site allows for appropriate pedestrian

	access and the creation buildable pad areas without the need to export or import significant quantities of dirt. The project would not be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge.
D. That the site is physically suitable for the proposed density of development.	Approval of the tentative subdivision map would not violate the requirements, goals, policies, or spirit of the General Plan. Per the Downtown Specific Plan, the site allows for up to 75 dwelling units per acre on the portion west of Valley Boulevard and 100 dwelling units per acre on the portion east of Valley Boulevard. Subject to approval of recordation of a Density Transfer Agreement, which would allow the portion of the project site west of Valley Boulevard to exceed 75 dwelling units per acre by limiting further development on the project site east of Valley Boulevard, the project density conforms to the density allowances established by the General Plan and Downtown Specific Plan. Since the project site west of Valley Boulevard is relatively flat, it can accommodate the density proposed for the Project. The density proposed for the project site east of Valley Boulevard (32.8 dwelling units per acre) is significantly lower than that proposed for the project site west of Valley Boulevard (87.4 dwelling units per acre), which is appropriate for its topography.
E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.	The Project site has been thoroughly analyzed for applicable environmental impacts related to this proposed development (Environmental Impact Report, SCH No. 2019059013). Potential impacts to nesting birds were identified in the EIR, and mitigation measures have been proposed to reduce those impacts to a less than significant level by limiting activities which may affect nesting birds during the breeding season. No further impacts to fish or wildlife or their habitat would occur because no special status plant or animal species occur on the Project site.

F. That the design of the subdivision or the type of improvements is not likely to cause serious public health concerns.	The design of the subdivision and the type of improvements are not likely to cause serious public health problems. The Project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way;; unit configuration; traffic and emergency access; grading; and open space and recreational amenities were all reviewed for compliance with relevant City policies and codes. Changes to Valley Boulevard and N. Fig Street via a General Plan Amendment (N. Fig Street) and Specific Alignment Plans (bot roadways), and additional street improvements such as the widening of E. Grand Avenue and N. Fig Street, the installation of a traffic signal at the intersection of E. Valley Parkway and N. Ivy Street, and payment of a fair share contribution for future improvements to the intersection of E. Grand Avenue and Ivy Street, would improve traffic safety for both the residents of the development and other road users. Deviations from development standards specified in the Downtown Specific Plan, as well as grading exemptions are also proposed as discussed in the September 22, 2020, Staff Report. The proposed subdivision map has been designed to meet the requirements of the City and other service agencies standards. All necessary public facilities are in place or can be extended to serve the Project. All on-going operational costs of providing municipal services required for the Project would be funded through either an agreement to form or annex into a Community Facilities District (CFD), or the establishment of another lawful funding mechanism reasonably acceptable to the City.
G. That the design of the subdivision or the type of improvements would not conflict with easements, acquired by	The design of the map and type of improvements would not conflict with easements of record, or easements

the public at large, for access through or use of property within the proposed subdivision.	established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map. All easements identified in the preliminary title report for the subject property are shown on the proposed Tentative Subdivision Map. All easements of record which are in conflict with design of the project will either be abandoned or relocated.

2. All permits and approvals applicable to the proposed Tentative Map pursuant to Chapter 33 of the Municipal Code have been obtained, or conditions of approval have been proposed to ensure they will be obtained. Approval of a General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, and Grading Exemptions, along with the Tentative Map, will allow the applicant to implement the design of the subdivision as shown on the map. The project has been conditioned to require additional ministerial permits and approvals necessary to construct the project as proposed, including, but not limited to, grading, landscape, building, and encroachment permits.

3. The proposed Tentative Map is in conformity with the zone in which it is located. The project site is zoned SPA (Specific Plan Area), and is regulated by the Downtown Specific Plan. A proposed amendment to the specific plan, as well as a Planned Development Permit (Master and Precise Development Plan) have been requested in combination with the proposed subdivision to address any conformity issues. Appropriate conditions have been identified, as set forth in Exhibit "F" to this resolution, to ensure consistency with all standard requirements.

4. All requirements of CEQA have been met through the certification of the Final EIR prepared for the project (SCH No. 2019059013).

EXHIBIT F
CONDITIONS OF APPROVAL
SUB 18-0011

This Project is recommended for conditional approval by the City Council as set forth on the application received by the City of Escondido on **December 24, 2018**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; attached to this resolution as Exhibit "B," and shall not be altered without express authorization by the Community Development Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, or its successor(s) in interest, as may be applicable.

A. General:

1. **Project Approval.** Approval of the project shall be as prescribed by any enabling ordinance and resolution(s) of approval adopted by the Escondido City Council. As of the date of approval of this Planning Commission Resolution No. 2020-13, the City Council has not adopted any such ordinance or resolutions. Should the City Council adopt any ordinance or resolution which includes Conditions of Approval that differ from those contained herein, the conditions contained in the ordinance or resolution approved by the City Council shall dictate.

2. **Permit Expiration.** The Permit shall expire thirty-six (36) months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code.

   The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Community Development, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. Three (3) copies of final Approved Plan set, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. **Conformance to Approved Plans.**

   a. The operation and/or use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.

   b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.

   c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Community Development to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized decision-making body.

5. **Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

6. **Certificates of Occupancy.**

   a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

   b. Prior to final occupancy for any phase of the project, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Community Development.

7. **Availability of Permit Conditions.**

   a. Prior to grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Community Development.

   b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. **Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other

materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required and it is the applicant's sole responsibility and obligation to obtain said permits.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

   No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit are conducted in full compliance with all local and state laws.

10. **Fees.** 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 Director of Community Development. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance issuance but fees shall not be demanded to be paid until the final inspection or certificate of occupancy (Government Code section 66007) to the satisfaction of the Community Development Department. Additional information regarding fees and other funding mechanism(s) have been identified in the Engineering conditions of approval.

11. **Public Partnership Program.** All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any 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.

12. **Clerk Recording.**

    a. 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, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two (2) working days of the effective date of the adoption of the environmental document, a check payable to the "San Diego County Clerk," in the amount that is published by the County Clerk's Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and

Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.

b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. **Legal Description Adequacy.** The legal description attached to this resolution as Exhibit "A" 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.

14. **Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. **Revocation, Suspension, Modification.** At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Community Development for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

    This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

    a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or

    b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or

    c. The use as presently conducted creates or constitutes a nuisance.

16. **Indemnification.** The Applicant shall hold harmless the City, its Council Members, its Commission and Boards, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of any approval or denial of the application and from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses,

including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Applicant, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the property the same may occur; (ii) any use of the property, or any accident, injury, death or damage to any person or property occurring in, or on or about the property, or any part thereof, or from the conduct of the Applicant or owner's business or from any activity, work or thing done, permitted or suffered by Applicant or owner or its sublessees, contractors, employees, or invitees, in or about the property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and(iii) any default in the performance of any obligations of Applicant's or owner's part to be performed under the terms of this Agreement, or arising from any negligence of Applicant or owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Applicant or owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City. Applicant further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by City in such action(s), including reasonable attorney's fees.

B. Construction, Maintenance, and Operation Obligations:

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

   As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of the property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies

to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.

4. **Signage.** A Comprehensive Sign Program shall be required for this project. Said sign program shall be reviewed and approved by the Director of Community Development or his/her designee prior to the issuance of the first Certificate of Occupancy for the project. All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code, and the Downtown Specific Plan. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.

   a. A photometric plan shall be provided with the building plan submittal demonstrating compliance with the requirements.

   b. Manufacturers' specification sheets shall be provided for all exterior lighting fixtures.

   c. Bollard lights shall be provided along internal pedestrian walkways.

7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

8. **Anti-Graffiti.** A Graffiti-resistant coating shall be provided on all walls and other non-painted building surfaces. The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

9. **Anti-Litter**. The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.

11. **Trash Enclosures.** Appropriate trash enclosure(s) or other approved trash system shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

C. **Parking and Loading/Unloading.**

1. A maximum of 849 parking spaces shall be provided on the project site. Said parking spaces shall include all covered and open spaces, as well as any accessible spaces end electric vehicle ("EV") charging spaces required by the California Building Code. Any request to increase the number of on-site parking spaces beyond 849 shall require a modification to the Master Development Plan. Any request to decrease the number of parking spaces below 849 shall require a modification to the Precise Development Plan. (A reduction in the number of parking spaces resulting from the need to provide EV spaces shall not require a modification to the Precise Development Plan.)

2. Thirty (30) on-street parking spaces shall be provided on Valley Boulevard and E. Valley Parkway. These spaces shall include the rideshare spaces identified on the site plan, as well as any accessible spaces and EV charging spaces required by the California Building Code. The number of on-street parking spaces may be reduced if determined necessary to provide the accessible and EV charging spaces.

3. Parking spaces shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.

4. Parking data tables on the project plans shall be revised as detailed in the Planning Commission staff report, dated September 22, 2020, prior to City Council consideration of the project.

5. Two-car garages shall have minimum interior dimensions of 19.5 feet in width and 20 feet in depth with no obstructions. Tandem garages shall have interior dimensions of ten feet in width and 38 feet in depth with no obstructions.

6. A parking management plan shall be submitted to the City for review. At a minimum, said plan shall address the following considerations during Project phasing and/or build-out, as well as other items deemed necessary by the director of community development and city engineer: operation, maintenance and safety of parking facilities; parking lot and garage access; parking space signage and striping; parking space assignment; short-term parking (delivery and loading spaces, on-site ride-share spaces, leasing office spaces, etc.); parking on Valley Boulevard; guest parking, fire lane striping and signage; and any other issues which affect the use and maintenance the parking facilities. At a minimum, the plan shall incorporate the requirements identified in these conditions of approval.

7. Loading spaces shall be provided on-site. A minimum of two spaces shall be provided adjacent to Building 23, two spaces adjacent to Building 1, and one space adjacent to Building 18. Spaces shall be uncovered (not in garages) so as to accommodate taller delivery vehicles, and shall be located as close to elevator access as possible. Spaces shall be accommodated by enlarging parking spaces shown on the site plan and signing them as reserved during typical delivery hours (e.g. 8:00 am – 6:00 pm, Monday through Friday).

8. Project ingress or egress points from the public right-of-way shall not be gated, with the exception of the alley behind the senior apartment building. The only location where gated entry is permitted is garage entry points, provided adequate stacking space and operation is provided to the satisfaction of the director of community development and the city engineer.

9. A minimum of three parking spaces shall be reserved for use by visitors to the leasing office during hours when the office is open. Signage shall be provided to specifying the hours of this reservation. At the property owner or HOA's discretion, these spaces may be used by ride-share and app-based delivery services as well.

10. Only one garage access remote shall be provided for each apartment unit.

11. On-street parking shall be limited to three-hour parking between 8:00 am and 6:00 pm.

12. Two landscaped parking diamonds with shade trees shall be provided in each row of face-to-face parking spaces near Building 1 (shown on the site plan).

13. All project residents, including those living in the apartment buildings, senior apartment building, rowhomes and villas, shall be granted access through the garage of Building No. 23 (shown on the project plans). This access is intended to provide a convenient means by which project residents can access the corner of Valley Boulevard and E. Grand Avenue from the main portion of the project site, and can access the central common open space area from off-site.

14. Two on-street parking spaces shall be designated as reserved for use by rideshare services between the hours of 6:00 am and 10:00 pm, as shown on the site plan.

15. Up to five on-street parking spaces on Valley Boulevard may be reserved for valet operations in conjunction with the on-site commercial uses. These spaces may include the rideshare spaces identified above, however rideshare drivers shall be permitted to use the spaces when picking up or dropping off customers.

16. Parking spaces near the central open space area shall be constructed with a grass-crete or other similar material, as shown on the plans.

17. Bicycle parking spaces shall be provided as shown on the plans. The applicant may provide additional bicycle parking spaces beyond those shown, subject to approval by Planning Division and Engineering Services Department staff.

18. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.

19. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. **Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein. The term landscaping shall include all decorative hardscaping including, but not limited to, stamped concrete, pervious pavers, and grass-crete.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.

2. Any existing planting and planter areas that are to remain, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.

3. If at the time of planning final inspection it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.

4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

6. Landscaping Plans. Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.

   a. A final landscape and irrigation plan shall be submitted to the Planning Division for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five (5) copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal If the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be

reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. 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, except where stricter requirements are imposed by the State of California.

b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.

c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. Retaining wall shall be designed as either plantable keystone walls or split-face block walls with vines planted to grow up them. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.

e. Plantings along all street frontages where retaining walls face the street shall be embellished to soften the appearance of retaining walls from the public right-of-way. This is required at the base and top of all walls, as well as on any flat and sloped benches in between. Plant species which provide faster growth and screening shall be selected for these locations, and shall be larger at time of planting than typically required (i.e. five-gallon shrubs instead of one-gallon shrubs; 24-inch box trees instead of 15-gallon trees, etc.).

f. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Community Development shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

g. Consideration shall be given to landscape species selected for areas which receive limited sun, particularly the garden area behind the commercial space on the northwest corner of Valley Boulevard and E. Grand Avenue.

h. A detailed fencing plan specifying materials, colors, height, etc., shall be included with the landscape plans. Chain link fencing is not permitted.

i. The fence around the dog park shall be increased to at least 60-inches in height.

j. Internal sidewalks shall be removed and replaced with landscaping in locations where they are not required for accessible paths of travel.

E. **Architecture.** Buildings shall be as shown on the project plans attached to this resolution as Exhibit "B," except as modified herein. The following modifications shall be provided to enhance the architectural quality of the project:

1. Roof heights shall be modified on all buildings to provide greater variation, to the satisfaction of the Director of Community Development.

2. Roof pitches on the Style 2 of the rowhome and villa buildings shall be modified to create steeper pitches in certain locations and to provide more variety in roof height.

3. Additional architectural enhancement is required along the eastern façade of Building 18 to the satisfaction of the Director of Community Development. This shall include horizontal and vertical relief of at least three feet in various locations, and cannot be accomplished simply through the use of different colors and materials.

4. Wrap-around decks shall be provided on corner units.

5. Rooftop decks with appropriate seating, decorative lighting, planters, etc., shall be provided on the southwest corner of Building 1 and the northwest corner of Building 23.

6. Additional detail is required for the facade of the commercial area on the northwest corner of Valley Boulevard and E. Grand Avenue. Design Review will be required.

7. The entrance to the senior apartment building shall be enhanced and embellished to more appropriately identify it as the building entryway. This should include the use of double doors, and a taller and more distinct tower element. Other options can be proposed for consideration by staff.

F. **Operational Requirements.** The following limitations, requirements, restrictions and provisions related to the operational characteristics of the project shall be adhered to:

1. Residents of the senior apartment building (Building 24) shall be provided access to use any and all residential amenities on the primary portion of the project site (east of Valley Boulevard).

2. One unit in the senior apartment building shall be reserved for an on-site resident manager.

3. Commercial space on the top (fourth) floor of the apartment building at the northeast corner of Building 23 shall be limited to use as a restaurant, café, tasting room, or other use whose primary function is food and/or entertainment. Office uses are not permitted for this space.

4. Outdoor music and amplified sound shall be permitted in plazas, pocket parks, rooftop decks and other common areas and must comply with the noise ordinance.

5. Residents of the project shall be permitted free use of the on-site gym. Public use of the gym is permitted, at the discretion of the applicant.

6. With the exception of the gym and the restaurant on the fourth floor of Building 23, all commercial space may be occupied by any use in compliance with the land use matrix contained in the Downtown Specific Plan.

G. Project Phasing

1. Prior to intake and/or submission of any construction or demolition permit to the Building Official or his designee, a full phasing plan for all residential development, facilities, and amenities, which directly benefit the residents of the Project, shall be prepared by the Applicant and be governed by the terms described below. (This shall not apply to any grading permit(s) necessary for demolition of the existing buildings on the project site.)

   a. All main driveways and travel lanes necessary to support public safety response and fire apparatus movement throughout the Project site shall be fully constructed prior to any onsite vertical construction. Interim design emergency access road width, pavement, and gate specifications (if any) shall be reviewed and approved by the Fire Department prior to approval.

   b. The location and timing of all ingress and egress improvements and controlled access points for contractors, construction equipment, staging areas, and/or residents that move in during Project implementation shall be specified and addressed as part of the Project Phasing Plan.

   c. The administration of model homes or sales offices require the issuance of a model home permit.

   d. The Project phasing plan shall conform with the conceptual timelines as shown in the Final EIR for Project construction phasing. Said phasing plan shall also document all special conditions, implementing project design features, and mitigation measures into the phasing plan, to the satisfaction of the Planning Division. Modifications to the conceptual timeline shown in the Final EIR must be approved by the director of community development.

2. The first phase of the project shall include, at a minimum, the following:

   a. All frontage improvements.

   b. Building 23.

   c. The central recreation area (pool, spa, etc.)

3. Occupancy shall not be granted to more than 50 percent of any one housing type until occupancy is granted for Building 23.

4. The gym shall be open and available for residential use concurrent with occupancy being granted for Building 23.

5. Certificates of occupancy shall not be issued for more than 90 percent of any one housing type on the main site (lots two through seven) without all on and offsite storm drain, grading, landscaping, street, and utility improvements fully completed and as-builts approved and/or certified by the appropriate division.

6. The Applicant shall cause the full quota of development permissible and required as part of the Specific Alignment Plan ("SAP") for Valley Parkway to be fully constructed, as set forth on the application materials and plans on file with the Escondido City Clerk's Office and the Planning Division, prior to the issuance of the certificates of occupancy for the 50th unit of the Project, irrespective of Project phasing.

7. The rights and obligations of the Applicant under these Project Phasing conditions to develop and implement a phasing plan may be assigned by Applicant and shall be required of any and future owner(s) as part of an assignment or transfer of all or a portion of the property or Project.

8. Phasing shall be required as detailed in these conditions regardless of transfer of ownership of the property in part or in full.

9. Any proposed development that substantially deviates from this phasing plan approval, shall require an amendment to the phasing plan.

H. Additional Planning Division Conditions.

1. A fire pit, shade sails, additional seating and decorative lighting shall be provided in the pocket park on the north side of Building 23.

2. Public art shall be provided in the plazas on both sides of Valley Boulevard at the E. Grand Avenue intersection.

3. Prior to building permit issuance, the applicant shall enter into and cause to be recorded a Senior Housing Regulatory Agreement, to be provided by the City, which shall contain requirements for the design, phasing, construction, marketing, occupancy and maintenance of the senior housing project. The provision herein does not limit the authority of the applicant to enter into an affordable housing covenant or regulatory agreement with nonpossessory interest in real property imposing limitations, restrictions or affirmative obligations that encourage development or that ensure continued availability of affordable rental and owner-occupied housing for low or moderate income individuals.

4. The appropriate agreement(s) shall contain the term, household income requirements and restrictions (if any), rental rate restriction (if any), sales price restriction (if any), monitoring procedures and any other conditions to ensure the appropriate occupancy during the term. The occupancy term of the senior housing project shall commence on the issuance of certification of occupancy for unit, and continue in accordance with provisions contained within the Senior Housing Ordinance (Article 41 of the Escondido Zoning Code). Said Regulatory Agreement shall be of a form and content satisfactory to the Community Development Director.

5. Prior to recordation of a final map for the project, the property owner shall execute and record a density transfer agreement. The agreement will allow use of units currently in the City's downtown density credit pool to increase the unit count on the property west of Valley Boulevard, and will require that unused density on the property on the east side of Valley Boulevard be placed into the pool. The agreement shall be as provided in Attachment 6 to the staff report.

I. Fire Department Conditions

1. Minimum fire flow for Building 24 is 2,500 gallons per minute (GPM).

2. Minimum fire flow for all buildings east of Valley Boulevard (Buildings 1 – 23) is 3,500 GPM.

3. Building 24 will need additional hydrant coverage to meet spacing requirements.

4. A minimum 28 foot inside radius shall be maintained on all corners identified on the Fire Truck Exhibit, on file with the Escondido Fire Department and Planning Division.

5. All underground fire line, sprinkler, alarm, and fire responder radio coverage plans shall be deferred submittals to the Escondido Fire Department.

6. An approved paved access and an approved adequate water source shall be provided prior to any combustibles being brought to the site.

J. Engineering Department Conditions

General

1. The Developer shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading and Improvement plans and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits for any building or structure in conflict with the utility/facility in question.

3. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.

4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. All final engineering plans for the construction of all required off-site and on-site improvements and grading shall be approved and surety bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to approval and recording of the Final Map for this Subdivision.

6. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:

   a) All conditions of the Tentative Subdivision 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.

7. 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.

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

9. The Developer's engineer shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and approved by the City Council together with any changes contained in the adopted final conditions of approval. The Tentative Map will be certified by the Planning Department verifying that they are an accurate reproduction of the approved and conditioned Tentative Map and must be included with the first Final Engineering submittal for plan check to the Engineering Department.

Street Improvements And Traffic

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, curb returns and pedestrian ramps, drainage, lighting, etc. shall be to the satisfaction of the City Engineer.

2. Prior to the first occupancy 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 adjoining the project boundaries:

STREET	CLASSIFICATION
Grand Avenue	Collector – (32' CL to curb face)
Fig Street	Local Collector – per SAP (21' CL to curb face)
Valley Parkway	Major Road – modified per SAP
Valley Boulevard	Modified per SAP (53' curb to curb, 73' R/W
Alley west of Lot 1	Alley Standard – 24' wide paved

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

3. Improvement plans prepared by a Civil Engineer are required to be approved prior to the commencement of any public street and utility improvement construction.

4. Public sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.

5. Prior to the first occupancy the Developer shall design and reconstruct Valley Boulevard from Grand Avenue to E. Valley Parkway so that the single south/south west bound lane is removed and only 2 realigned north/north east bound lanes remain together with parallel parking with buffers on both sides and a north bound bike lane on the east side; all as shown on the approved Valley Boulevard Specific Alignment plan and Tentative Map.

6. Prior to the first occupancy the project's main signalized access driveway off Valley Parkway opposite Hickory Street shall be constructed as the fourth leg of this intersection with 30' radius

curb returns and a concrete cross gutter and spandrels. This entrance shall have a min. throat width of 38 feet to accommodate 3 traffic lanes as depicted on the approved Valley Boulevard/Valley Parkway Specific Alignment plan showing the removal of the single existing south/southwest bound lane on Valley Boulevard. Because this entrance is private beyond the Valley Boulevard right-of-way, additional public traffic signal easement and public pedestrian access easement will be required beyond the right-of-way to allow the public use of these included pedestrian ramps while traveling along E. Valley Parkway.

7. Prior to the first occupancy the project's two driveway entrances off Grand Avenue shall be improved with 28' minimum curb returns and minimum throat widths of 24' feet and include pedestrian ramps and concrete cross gutters and spandrels. Because these entrances are private beyond the Grand Avenue right-of-way, additional public pedestrian access easement will be required beyond the right-of-way to allow the public use of these included pedestrian ramps while traveling along Grand Ave.

8. Prior to the first occupancy the Developer shall improve the public alley entrance to E. Valley Parkway with a modified alley-type driveway apron with a minimum throat width of 24 feet.

9. Prior to the first occupancy the Developer shall remove and reconstruct the E. Valley Parkway street improvements along the north frontage of proposed Lot 1 in accordance with the approved Valley Boulevard and E. Valley Parkway Specific Alignment Plan and Intersection detail. Parallel parking shall be allowed along this new curb line subject to sight distance requirements.

10. All on-site roadways, alleyways, and parking areas shall be private. Typical sections, alignments, curb return, and design details shall be to the satisfaction of the City Engineer, Community Development Director, and City Fire Marshal. The private street improvements shall include, but not be limited to, the construction of concrete curb and gutter, sidewalks (one side only), street lights, paving and base.

11. The entrances to the private alleyways off the private roadways serving units within Lots 5, 6, 7 shall be designed and constructed with 10' minimum radius standard curb returns, concrete cross gutters, and pedestrian ramps (on side of the private roadways with sidewalk).

12. The address of each dwelling unit shall either be painted on the curb or posted in such a manner that the address is clearly visible from the private roadways. The address shall be placed in a manner and location approved by the City Engineer, Community Development Director, and Fire Marshal.

13. Prior to issuance of the 385th Building Permit, the Developer shall construct and have in operation a new traffic signal at the intersection of E. Valley Parkway and Ivy Street. The Developer shall submit separate traffic signal and striping and signage improvement plans for this intersection prepared by a Traffic Engineer for review and approval by the City Engineer. The traffic signal shall be designed and constructed/installed per current City, Caltrans, and MUTCD Standards and shall include APS and video detection equipment. The Developer's Traffic Engineer will also be responsible for all new timing plans and coordinating traffic signal work with the Developer's Contractor(s) and Equipment Suppliers and City staff.

14. Prior to the first occupancy and as part of the required Project frontage and entrance improvements, the Developer will be required to modify the existing traffic signals and associated equipment for the following intersections:

    a) Valley Parkway/Valley Boulevard and Hickory Street/Project Main Entrance

b) Valley Boulevard and Grand Avenue

c) Grand Avenue and Fig Street

15. The Developer shall submit separate traffic signal and signing and striping modification improvement plans prepared by a Traffic Engineer for review and approval by the City Engineer. These traffic signal modifications shall be per current City, Caltrans, and MUTCD Standards and shall include video detection, APS, and shall include new controllers and cabinets in locations where the controller must be relocated. The Developer's Traffic Engineer will also be responsible for all new timing plans and coordinating traffic signal modification work with the Developer's Contractor(s) and Equipment Suppliers and City staff.

16. Prior to the first occupancy the Developer shall be required construct street improvements including curb and gutter and signing and striping at the reconfigured convergence of Valley Boulevard and Valley Parkway to the satisfaction of the City Engineer. This area behind this reconfigured convergence adjacent Lot 1 shall be enhanced with street furniture and landscaping to the satisfaction of the City Engineer and Community Development Director. The Lot 1 Property Owner or Home Owners Association shall be solely responsible for the irrigation and all maintenance of this area.

17. Prior to the first occupancy the Developer will be required to install raised concrete medians within Grand Avenue in the vicinity of the projects entrances off Grand Avenue to the satisfaction of the City Engineer. Left turns in and out shall be restricted for the Project's easterly Grand Ave. entrance and left turns out only shall be restricted for the Project's westerly Grand Ave. entrance.

18. Prior to the first occupancy the Developer shall remove the existing mid-block pedestrian crossings along the Project's Grand Ave. frontage including the pedestrian ramps on both sides of Grand Avenue, and shall remove and modify any associated signage and striping.

19. The Developer as part of the approved Valley Boulevard Specific Alignment plan shall design and construct a multimodal transportation hub along the east curb line of Valley Boulevard just north of the reconstructed Grand Ave and Valley Boulevard intersection. The multimodal hub shall include an enhanced bus stop, street furniture, shade structures, and other mobility hub amenities and have room for ride share pick up and drop off. The Developer shall coordinate with NCTD for provisions of bus service and the bus stop amenities at this location and for locations along all project frontages. The bus amenities and street furniture shall be maintained by the Property Owners or Home Owners Association.

20. All existing public street lights along all Project frontages must be either retrofitted or replaced with an LED street light in accordance with Escondido Standard Drawing No. E-1-E. Where replaced the existing street light equipment shall be removed and salvaged to the City Public Works yard.

21. Street lighting shall be required on all on-site private streets and alley ways. It shall be the responsibility of the Property Owner or Home Owner's Association to maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.

22. The Developer may be responsible for an overlay of Fig Street and Valley Parkway due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.

23. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.

24. The Developer's Traffic engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.

25. For the duration of the project construction and at project completion, the Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to the project construction traffic to the satisfaction of the City Engineer.

26. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.

27. The Developer shall design and construct pedestrian access routes meeting current ADA requirements into the project and along project frontages to the satisfaction of the City Engineer and City Building Official. Pedestrian access to Fig Street along the north boundary line of proposed Lot 7 is required.

28. Any gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal with the location and operation of the gates and equipment shown on and approved with the project grading and improvement plans Any proposed gated entrance will require Building plans be approved and Building Permits issued for the structural, mechanical, and electrical aspects. The architectural details of the gate and entry way design are typically shown on the project landscape plans.

29. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and for any temporary materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

Grading and Onsite Private Improvements

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by three 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. If needed, the Developer shall in conjunction with the Grading and/or Demolition plans submit structural shoring plans for the removal of existing basement, subsurface structures, foundations, and for the construction of new basement structures to the Building Department for approval by the Building and Engineering Departments. The Developer will be required to pay for all required third party structural engineering review of these shoring plans.

3. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete over 6" of aggregate base or 7" Portland cement concrete over 6" aggregate base. All paved areas exceeding 15% slope or less than 1.0% shall be paved with Portland cement concrete.

4. Any proposed retaining walls not a part of the building foundations or stem 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. The Developer will be required to pay for all required third party structural engineering review of these structural calculations and details. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Department plan review and Building Permit process.

5. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public R/W.

6. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or other work necessary to construct the project and/or the required improvements, or the Developer shall modify the project design so the construction in question is contained within the project's property lines.

7. Erosion control, including riprap, interim slope planting, 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 project.

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

9. A Construction General Permit is required from the State Water Resources Control 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.

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

11. All existing foundations, structures, trees not otherwise designated "to remain" on the Tentative Map, shall be removed or demolished from the site.

12. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

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 a Drainage Study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.

2. The Developer shall upsize the existing undersized 18" storm drain pipe in E. Valley Parkway to a public 36" reinforced concrete pipe storm drain to the main project entrance. A private storm

drain system shall designed and extended up the main entrance off of E. Valley Parkway to serve the subdivision.

3. The Developer shall reconstruct and extend the existing public 18" storm drain in Valley Boulevard to the northeasterly corner of proposed Lot 1 and shall install new curb inlets per City Design Standards to the satisfaction of the City Engineer.

4. The Developer shall upsize a section of the existing 24" storm drain in Fig Street to a 33" reinforced concrete pipe storm drain and shall construct/install a new curb inlet and modular wetland with the required street widening of Fig Street to Local Collector width.

5. During construction of the project the Developer will be required to evaluate the current condition of the existing 42" equivalent arch corrugated metal pipe storm drain and do any repairs as necessary to ensure project drainage can be conveyed in the design storm event.

6. All on-site storm drains are private. The responsibility for maintenance of these storm drains shall be that of the Lot Owners or Home Owner's Association. Provisions stating this shall be included in the CC&Rs and the Reciprocal Use and Maintenance Agreement.

7. The project shall limit drainage flows to their pre-construction rates. Details and calculations for any detention basins shall be submitted and approved as part of the grading plan check.

8. A Final Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.

9. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants. The City highly encourages the use of bio-retention areas where possible as the primary method of storm water retention and treatment. The landscape plans will need to reflect any proposed bioretention areas.

10. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

11. All storm water treatment and retention facilities and their drains including modular wetlands, bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance and repair of all project constructed/installed post construction storm water treatment facilities both onsite and in the adjacent public right-of-way shall be that of the Lot Owner or Home Owners Association.

12. The Developer shall design and construct any permeable surfaces proposed for the project to the specifications of the version of the County of San Diego Green Streets manual approved by the County at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H20 loading.

13. The Lot Owner or Home Owners Association shall perpetually maintain any permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third-party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The Property owner or Home Owners Association will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

Water Supply

1. The locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.

2. Improvement plans for all proposed water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.

3. All water improvements shall be designed and constructed per the City of Escondido Design Standards and Standard Drawings, or to the satisfaction of the Utilities Engineer.

4. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.

5. The Developer shall construct a 12-inch looped on-site water main designed to provide adequate water service and/or fire protection for the proposed project as shown on the Tentative Map. All proposed water mains shall be sized to provide the required fire flow while still meeting City of Escondido Standards.

6. The Developer shall construct a 12-inch off-site water main in E. Grand Avenue from S. Hickory Street to N. Fig Street as shown on the Tentative Map. All proposed water mains shall be sized to provide the required fire flow while still meeting City of Escondido Standards.

7. All water mains shall be looped.

8. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. The Developer shall submit with the first submittal of final engineering a Fire Exhibit approved by the City Fire Marshal showing the locations of all required hydrants, detector check assemblies and post indicator valves.

9. All proposed fire hydrants shall be public and meet the current City of Escondido Standards, and shall connect to a minimum 8" diameter public water main.

10. Water services, meters and backflow prevention devices shall be a minimum of 1-inch in size. Water meters and backflow prevention devices shall not be installed within driveway aprons or drive areas.

11. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.

12. All water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.

13. All fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.

14. No trees or deep-rooted plants shall be planted within 10 feet of any public water main.

15. The Developer shall adjust to grade the existing pressure reducing station and enclosure adjacent to and north of proposed Lot 1 affected by the proposed development and the Valley Boulevard improvements. These adjustments shall be designed and constructed in a manner that does not allow any storm water to collect or pool outside or inside of the pressure reducing station enclosure. The improvements to the existing pressure reducing station and enclosure shall be included in the project improvement plans for review and approval.

16. All water mains within easements shall be installed under a min. 20-foot wide all-weather road surface designed to the satisfaction of the Utilities Engineer.

17. There shall be no permanent structures or private facilities allowed within a public utility easement. Where private storm drains are necessary, they shall be the outer-most utility.

18. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

19. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department.

20. All on-site water lines and backflow prevention devices beyond a City Water Meter or Detector Check Valve and/or not in public easements or the City's right of way shall be considered a private water system. The Lot Owner or Home Owners Association will be solely responsible for all maintenance or repair of these water lines and facilities.

Sewer

1. The location and sizing of all Sewer mains shall be per City of Escondido Design Standards and to the satisfaction of the Director of Utilities and the Utilities Engineer.

2. Improvement plans for all proposed sewer mains shall be prepared by a Civil Engineer and shall be submitted to the City for review and approval.

3. All sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, or to the satisfaction of the Director of Utilities and Utilities Engineer.

4. The Developer shall construct 8-inch public backbone sewer systems on-site to serve the project as shown on the Tentative Map. The sewer main in private alley way "U" shall be an 8-

inch public sewer main. Manholes shall be required on both sides of the proposed retaining wall and at the end of this alley way.

5. All manholes shall be accessible at all times by City Vactor trucks.

6. The Developer shall construct 8-inch public sewer main in Valley Boulevard from the intersection of N. Hickory and E. Valley Parkway to Grand Avenue.

7. The Developer shall upsize the existing 8-inch public sewer main in Fig Street from the alley north of Ohio Avenue to the alley north of E. Valley Parkway. to a new 10-inch public sewer main.

8. All of the sewer lines in the private alley ways except for private alley way "U" shall be private and shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and per the most current Uniform Plumbing Code. These private mains and private sewer laterals to individual units shall be located outside of any public utility easement.

9. Private sewer lines collecting sewage from more than one dwelling unit shall connect to a public sewer main with a manhole.

10. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.

11. The location of all sewer laterals shall be shown on the improvement plans.

12. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.

13. All sewer laterals are considered private and the Lot or Property Owner and/or the Home Owners Association will be responsible for all maintenance of their individual sewer laterals. The Home Owners Association will be responsible for all maintenance and replacement of the private sewer mains in the private alley ways and for replacement of any sewer lateral. Provisions stating this shall be included in the project CC&Rs and the Reciprocal Use and Maintenance Agreement.

14. A minimum 20-foot all weather access road (suitable for use by the City's Vactor trucks) shall be required for access to all sewer manholes. A turn-around may be required.

15. There shall be no permanent structures or private utilities located within public sewer or public utility easements. Where it is necessary that the private storm drains share a public easement, they shall be placed on the outer-most edge away from the public sewer or water.

16. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.

17. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system

Landscaping

1. Site landscaping and irrigation plan(s) for the project and for all right-of-way areas along the project frontages shall be prepared by a Licensed Landscape Architect and submitted to the Engineering Department with the second submittal of the grading plans for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

Final Map - Easements and Dedications

1. All private and public easements affecting subject property both proposed and existing to remain shall be shown, delineated, dimensioned, and clearly labeled on the Final Map.

2. The Developer shall grant all necessary public easements to the City on the Final Map, including Public Utility Easements, Sewer Easements, Fire Access Easements, Pedestrian Access Easements, and Traffic Control Equipment Easements.

3. The Developer shall dedicate to the public 2 feet of right-of-way along the project's entire Grand Avenue frontage.

4. The Developer shall dedicate to the public 4 feet of right-of-way along the existing alley running along westerly boundary of proposed Lot 1 for a total alley right-of-way width of 24 feet.

5. The Developer shall dedicate to the public a 20-foot radius corner rounding at the northeasterly corner of Valley Boulevard and Grand Avenue.

6. The Developer shall dedicate to the public a 20-foot radius corner rounding at the northwesterly corner of Fig Street and Grand Avenue.

7. The Developer shall dedicate to the public the few small slivers of right-of-way along the east and west sidelines of Valley Boulevard and the east sideline of E. Valley Parkway as shown on the Approved Valley Boulevard Specific Alignment Plan for a minimum of 10 feet of right-of-way beyond the proposed adjacent face of curb.

8. A public utility easement or water easement shall be granted to the City of Escondido for any proposed public waterlines within the project. The easement shall include all fire hydrants, water meters and other public water appurtenances. The minimum easement width for public mains shall be 20-feet, or the full width of the private easement road, whichever is greater.

9. The project includes multiple proposed Street Vacations of the public right-of-way adjacent to and within the project boundary. Specific right-of-way areas to be vacated shall be determined to the satisfaction of the City Engineer. Public utility easements may be required to be reserved over portions of the rights-of-way areas being vacated.

10. Private access, utility, and drainage easements required to provide access, utilities and drainage to all the individual proposed Lots shall be shown, dimensioned, and clearly labeled on the Final Map and proposed thereon to be reciprocally granted to each Lot and/or granted to a Home Owners Association upon subsequent transfer of title.

11. The Developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished on 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 or utilities, nor will any securities be released until the existing easements are quitclaimed.

Repayment 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 Best Management Practices devices and materials, 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, retaining walls, walls, drainage facilities, landscaping and irrigation, and best management practices items of work up to a maximum of $60,000, unless a higher amount is deemed necessary by the City Engineer.

2. Prior to issuance of the 395th Certificate of Occupancy, the Developer shall make a Fair Share Contribution of $92,000 towards the future Grand Avenue and Ivy Street intersection improvements (4.6% of $2 million design and construction of a round-a-bout).

3. The Developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when Building Permits are issued.

4. The Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD) or the establishment of another lawful funding mechanism reasonably acceptable to the City ("Public Services Funding Agreement"). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.

5. Prior to the issuance of the any permit for the Project, the Applicant shall reimburse the City for the cost to prepare the Fiscal Impact Analysis for the proposed Senior Apartments and the independent third-party review of the financial analysis submitted by the applicant, including consultant and staff time costs.

Utility Undergrounding and Relocation

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the City's Subdivision and Undergrounding Ordinances.

2. The Developer shall sign a written agreement stating that they have made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's and Reciprocal Use and Maintenance Agreements

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

2. Copies of Comprehensive Reciprocal Use and Maintenance Agreement(s) between the future Lot Owners and future Home Owners Association(s) associated with all the Lots within this Subdivision and Project detailing the use of, rights to, the repair of, replacement and maintenance responsibilities of all recreation facilities, amenities, drainage and storm water facilities, walls and retaining walls, landscaping, utilities, infrastructure, parking, and access roadways required to be shared in common shall be submitted to the Planning Department and Engineering Department for review and approval prior to approval of the Final Map.

3. The Developer shall make provisions in the CC&Rs and the Reciprocal Use and Maintenance Agreements for maintenance by the Lot Owners and Home Owners' Association of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-ways. These provisions must be approved by the Engineering Department prior to approval of the Final Map.

4. The CC&R's and Reciprocal Use and Maintenance Agreements must state that the Lot Owners and 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.

5. The CC&R's and Reciprocal Use and Maintenance Agreements must state that (if stamped concrete or pavers are used in a private driveway) the Lot Owner and/or Home Owners' Association is responsible for replacing the stamped concrete or pavers in kind if the City has to trench the street for repair or replacement of a public utility.

6. The CC&Rs and Reciprocal Use and Maintenance Agreements shall include provisions for the Property Owners and Home Owners' Association to maintain all of the Project's frontage landscaping, irrigation, fencing, graffiti removal from screen and retaining walls and maintenance of the multimodal and transit amenities and street furniture along all project frontages on East Valley Parkway, Valley Boulevard, Grand Avenue, and Fig Street. The Developer as Declarant will be required to obtain a Continuing Encroachment Permit to conduct this ongoing maintenance in the City Right-of Way and the subsequent Lot Owners and Home Owners Association will be required to do likewise as they succeed the Developer.

7. The CC&Rs and Reciprocal Use and Maintenance Agreements shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.