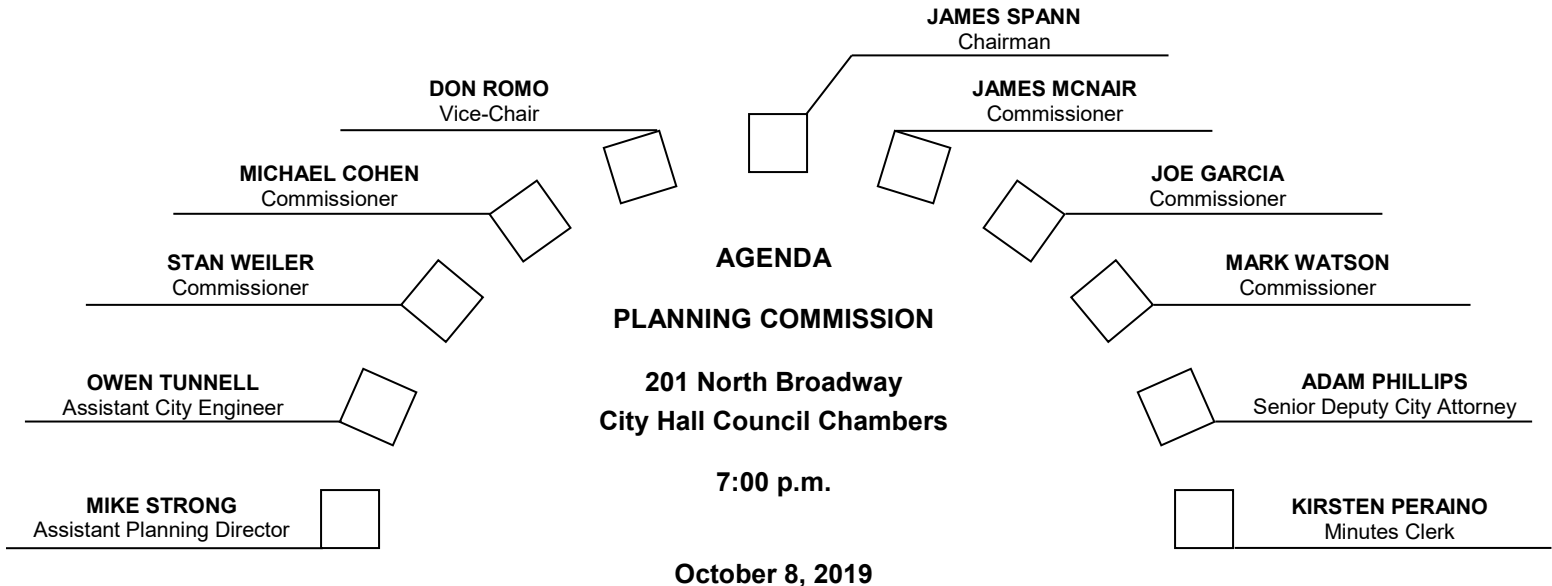


CITY OF ESCONDIDO

Planning Commission and Staff Seating



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

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: 09/24/19

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.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

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.

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.

1. DESIGN REVIEW – SUB 18-0011:

REQUEST: The City is processing an application to redevelop the former Palomar Hospital Downtown Campus. The intent of this agenda item is to solicit Planning Commissioner and public input on the design of the proposed project to provide early guidance to the project applicant. The general direction does not have a legally binding effect on any possible future discretionary action.

The proposed project consists of a request for a Specific Plan Amendment, General Plan Amendment (Circulation Element), Master and Precise Development Plan, Tentative Subdivision Map, and Development Agreement for a mixed-use commercial/residential project. The applicant has proposed to demolish all existing buildings on the project site and 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 12,000 square feet of commercial/office space.

PROPERTY SIZE AND LOCATION: The proposed project would be located on approximately 13.8 acres of land 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.

ENVIRONMENTAL STATUS: Exempt pursuant to a CEQA Section 15306, Class 6 – Information Collection. This action involves only ongoing study related to the processing of the project. Commissioner and public input received will be utilized in preparing an Environmental Impact Report for the project.

APPLICANT: Integral Communities

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

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION**

September 24, 2019

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

Commissioners present: James Spann, Chairman; Michael Cohen, Commissioner; Joe Garcia, Commissioner; James McNair, Commissioner; Mark Watson, Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Don Romo, Vice-Chair.

Staff present: Mike Strong, Assistant Planning Director, Owen Tunnell, Assistant City Engineer; Adam Phillips, Senior Deputy City Attorney; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to approve the Action Minutes of the September 10, 2019 meeting. Motion carried unanimously; Vice Chair Romo was absent (6-0-0).

WRITTEN COMMUNICATIONS: – None.

FUTURE NEIGHBORHOOD MEETINGS: – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. SPECIFIC PLAN AMENDMENT – PHG 19-0023:

REQUEST: Amendment to the East Grove Specific Plan to modify the development standards associated with a trail section immediately adjacent and parallel to Hidden Trails Road to allow for a variety of trail improvements and/or conversion to landscaping or open space.

PROPERTY SIZE AND LOCATION: The East Grove Specific Plan is generally located along the eastern edge of the city, with Valley Center Road to the north.

ENVIRONMENTAL STATUS:Exemption under the General Rule, CEQA Section 15061(b)(3).

STAFF RECOMMENDATION: Recommend Approval by the City Council

Commissioner McNair Recused himself

PUBLIC SPEAKERS:

Lindsay Stone, spoke in favor of the project.
Mary Lytch, spoke in favor of the project.
Kevin Patrick, spoke in favor of the project.
Elizabeth Murphy, spoke in favor of the project.
Charlotte Kutilek, spoke in favor of the project.
John Thomson, spoke in favor of the project.
Atwood Lynn, spoke in favor of the project.
Steven Donovan, spoke in favor of the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Chairman Spann, seconded by Commissioner Watson to recommend City Council approval. Motion carried unanimously; Ayes: Cohen, Garcia, Spann, Watson and Weiler; Commissioner McNair recused himself; and Commissioner Romo was absent (5-0).

2. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT – AZ 19-0004 and PHG 19-0047:

REQUEST: A request for an Amendment to the Zoning Code to review and update the list of permitted and conditionally permitted animals and pets for all residential zones, in conjunction with a proposal for a Conditional Use Permit to allow two (2) alpacas on an existing residential lot located at 2050 Miller Avenue. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Zoning Code Amendment would affect residential properties citywide. The proposed Conditional Use Permit is specific for 0.70-acres of property located at 2050 Miller Avenue (APN 236-352-11-00).

ENVIRONMENTAL STATUS: Exemption under the General Rule, CEQA Section 15061(b)(3).

STAFF RECOMMENDATION: Recommend Approval by the City Council

PUBLIC SPEAKERS:

Kelly Thor, applicant, presented her proposal.

Eric Danell, spoke in favor of the project.

John Valdez, spoke in favor of the project.

Brian Clague, spoke in opposition to the project.

Ryan Jimenez, spoke in favor of the project.

Matheno Landers, spoke in favor of the project.

Stan Stark, spoke in favor of the project.

Nancy Burnham, spoke in favor of the project.

Mike Hinton, spoke in favor of the project.

Gary Peters, spoke in favor of the project.

Terry Williams, spoke in favor of the project.

COMMISSIONER DISCUSSION AND QUESTIONS:

The Commissioners discussed various aspects of the project.

COMMISSION ACTION:

Moved by Commissioner Weiler, seconded by Commissioner Cohen to recommend City Council approval. Motion carried unanimously; Commissioner Romo was absent (6-0).

CURRENT BUSINESS: None.

ADJOURNMENT:

Chairman Spann adjourned the meeting at 8:21 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 8, 2019 in the City Council Chambers, 201 North Broadway Escondido, California.

Mike Strong, Secretary to the
Escondido Planning Commission

Kirsten Peraino, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: H.1
Date: October 8, 2019

PROJECT NUMBER / NAME: SUB 18-0011 – Palomar Heights

REQUEST: Early design review for the Palomar Heights development proposal. The intent of this agenda item is to solicit Planning Commissioner and public input on the design of the proposed project and provide early guidance to the project applicant. The general direction does not have a legally binding effect on any possible future discretionary action.

LOCATION: 555 E. Valley Parkway and surrounding properties

APN / APNS: 229-450-06-00, 229-450-05-00, 229-442-18-00, 229-442-04-00, 229-442-03-00, 760-246-09-00, 229-442-01-00, 230-163-01-00, 230-163-02-00, 230-163-05-00, 230-163-04-00, and 760-246-09-00

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

APPLICANT: Integral Communities

PRIMARY REPRESENTATIVE:
Ninia Hammond

ACTION REQUESTED: Design Review

PREVIOUS ACTIONS: On December 9, 2018, the City Council authorized staff to process an amendment to the Downtown Specific Plan related to this project.

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

CEQA RECOMMENDATION: Exempt pursuant to a CEQA Section 15306, Class 6 – Information Collection

STAFF RECOMMENDATION: None

REQUESTED ACTION: Provide direction to the applicant

CITY COUNCIL HEARING REQUIRED: ☐ YES ☐ NO ☒ N/A

REPORT APPROVALS:

- ☐ Bill Martin, Community Development Director
☒ Mike Strong, Assistant Planning Director

BACKGROUND:

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. A Specific Plan Amendment, General Plan Amendment (Circulation Element), Master and Precise Development Plan, Tentative Subdivision Map, and Development Agreement serves as a land use application for the Palomar Heights development proposal. The application proposes to demolish all existing buildings on the project site and 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 12,000 square feet of commercial/office space.

Design Review is required for certain types of residential, commercial, and industrial projects pursuant to Article 64 of the Escondido Zoning Code. Certain types of projects are specifically exempted from this type of review, pursuant to Section 33-1355. A Design Review may either be considered at the staff level, or the Planning Commission level. However, if a project includes requests for other types of review (e.g. Planned development projects or Zoning changes), the Design Review process can be consolidated with the process for these other types of review. Early design review may be appropriate depending on the project's scope or significance.

SITE DESCRIPTION:

The project site consists of approximately 13.8 acres of land 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 (see Attachment 1 – Location Map). 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 is approximately one acre in size, 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 proposed project.

PROJECT STATUS:

Up-to-date project-related information from the applicant or other project material, including feedback provided to the project applicant, can be viewed on the project webpage at <https://www.escondido.org/palomarheights.aspx>. At this time, the City is in the process of reviewing various aspects of the project, including plans and environmental documents. The most recent version of the plans accompanying this report (Attachment 2 – Project Plans) were submitted to the Planning Division on September 11, 2019, and are currently under review by City staff. The application was circulated to other City departments for review and comment as applicable.

The project proposal qualifies as a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) is being prepared for the project. Planning Division staff is working with the applicant and their consultant to prepare and review draft technical reports and associated environmental documents. A Draft EIR will be released for public review prior to consideration of the project by the Planning Commission and City Council, pursuant to CEQA regulations. (*Environmental considerations are not the subject of the current Design Review request.*)

Once an application has been determined to be complete, and CEQA review is conducted as required by law, a public notice will be mailed to nearby residents and property owners notifying them of the project and soliciting comments. After consideration of the project, and any public comments provided on the project, a recommendation would be made by the Planning Commission on the proposed project. The recommendation of the Planning Commission would be forwarded to the City Council. A final decision would be made by the City Council.

DESIGN REVIEW:

The Design Review process is intended to provide an opportunity for the Planning Commission to review site planning and architecture and provide comments to the project applicant. The elements of design consideration shall include, without limitation, site development and layout, building orientation, access and circulation, grading, setbacks, exterior appearance of buildings, structures, signs, lighting, street furniture, landscaping, outdoor appurtenances and amenities, and other physical elements of the project. City staff requests the Planning Commission review the project and provide design recommendations to the applicant and staff.

Property owners within 500 feet of the project site and any other individuals requesting such notice were notified of the October 8, 2019 Planning Commission meeting and will be provided an opportunity to comment during the meeting. The Commission and the public are requested to provide any comments, critique, or concerns related to the project design to the applicant. It should be noted that the Planning Commission's comments are advisory to the applicant and do not constitute formal action regarding the project. Following the design review discussion, staff will continue to work with the applicant to address design-related concerns raised at the meeting and otherwise identified by City staff prior to the applicant finalizing the project design. Public hearings on the project will be scheduled after the design has been finalized and the CEQA process has been completed.

At the October 8, 2019 Planning Commission meeting, City staff will provide a brief overview of the project and will allow the applicant to present information, if they so desire. Since the intent of the meeting is to provide input and direction to the applicant, staff anticipates that the Commission will be addressing their comments directly to the applicant, and may wish to engage them in discussion about various design-related aspects of the project. City staff will be available to answer procedural and policy/code-related questions.

ATTACHMENTS:

1. Location Map
2. Project Plans
3. Public Correspondence

ATTACHMENT 1

PROJECT LOCATION



(Not-To-Scale)

ATTACHMENT 1

PROJECT LOCATION



(Not-To-Scale)

ATTACHMENT 2

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	
12,000 SF COMMERCIAL SPACE	
PROJECT AREAS	
RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	2,520 SF
COMMERCIAL	12,000 SF

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPTEMBER 10, 2019

SCALE: 0 40 80 120

SUB 18-0011 / ENV 18-0009 / PHG 18-0049

COLORED SITE PLAN



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
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PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)				
129	PLAN 1	1BD/1BA		650 SF
96	PLAN 2	2BD/2BA		1270 SF
33	PLAN 3	3BD/2BA		1550 SF
258 TOTAL				
SENIOR APARTMENTS (4-STORY)				
26	PLAN 1	1BD/1BA		600 SF
29	PLAN 2	1BD/1BA		645 SF
15	PLAN 3	1BD/1BA		700 SF
11	PLAN 4	2BD/1BA		775 SF
9	PLAN 5	2BD/2BA		825 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	169 SPACES
GARAGE	258 SPACES
SUBTOTAL	427 SPACES (1.65 SP/DU)
SENIOR APARTMENTS	
GARAGE	77 SPACES
SUBTOTAL	77 SPACES (.85 SP/DU)
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	209 SPACES
GARAGE	659 SPACES
STREET	22 SPACES
TOTAL	890 SPACES

OPEN SPACE REQUIRED

510DU X 300SF=	153,000 SF
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OPEN SPACE PROVIDED

PRIVATE	37,995 SF
ACTIVE	29,855 SF
PASSIVE	91,476 SF
SLOPED	34,844 SF
TOTAL	194,170 SF



ESCONDIDO, CA
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PALOMAR HEIGHTS
SEPTEMBER 10, 2019
SCALE: 0 30 60 90
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CONCEPTUAL SITE PLAN
SUMMA ARCHITECTURE
2526 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com

PROJECT SUMMARY

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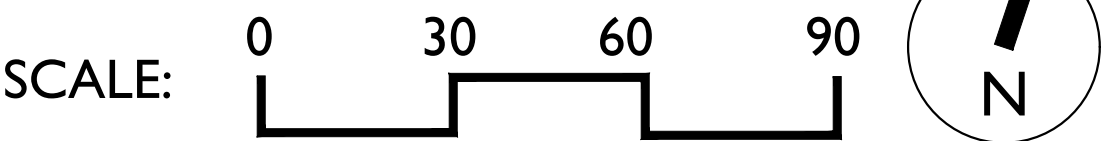


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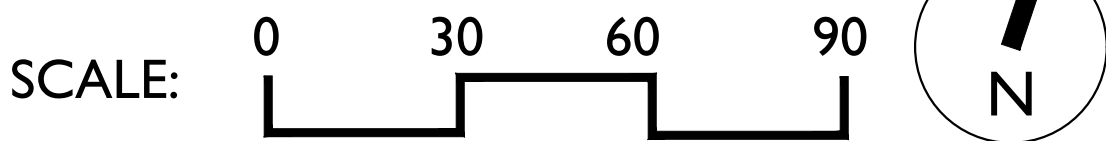


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SEPTEMBER 10, 2019

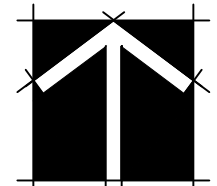
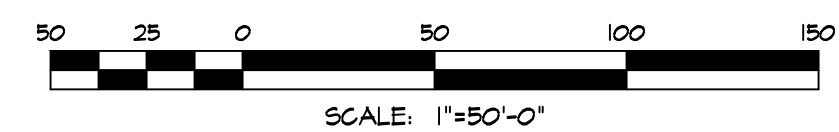


SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com



L-01

SEPTEMBER 11, 2019
GMP JOB# 19-030

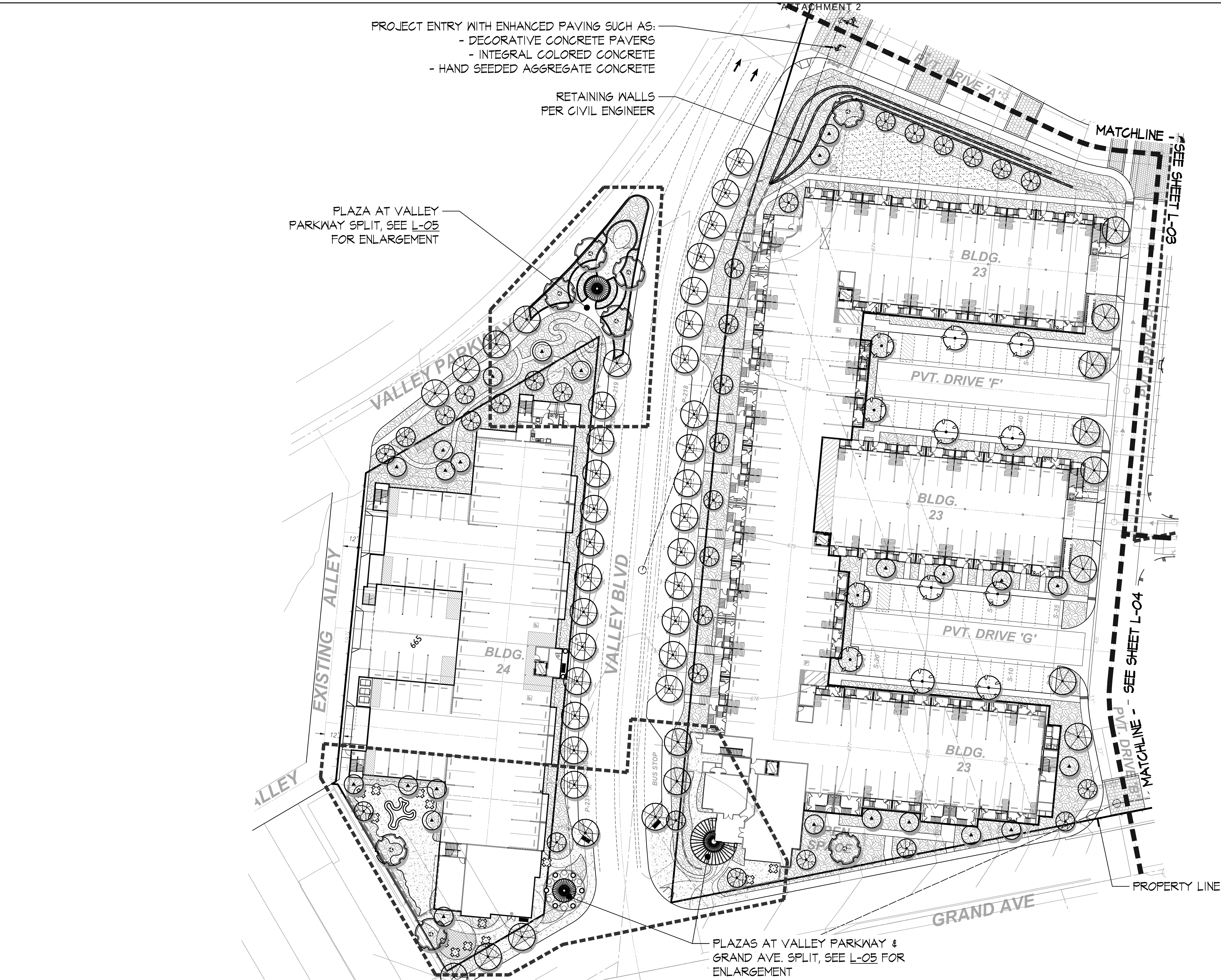
PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN



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San Diego, CA 92121
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PLANTING LEGEND
TREES

SYMBOL/QTY.	BOTANICAL	COMMON NAME	SIZE	MULCH
	RECREATION AREA PALMS SUCH AS: SYAGRUS ROMANZOFFIANUM	QUEEN PALM	15' BTH	M
	EVERGREEN SITE TREES SUCH AS: LOPHOSTEMON CONFERTUS METROSIDEROS EXCELSUS PODOCARPUS GRACILIOR	BRISBANE BOX NEW ZEALAND CHRISTMAS TREE FERN PINE	24" BOX 24" BOX 24" BOX	L L M
	LARGE FOCAL TREE SUCH AS: KOELREUTARIA PANICULATA	GOLDEN RAIN TREE	36" BOX	L
	PARKING LOT/STREET TREES SUCH AS: RHUS LANCEA TIJUANIA TIFU	AFRICAN SUMAC TIPU TREE	24" BOX 24" BOX	L M
	VERTICAL ACCENT SHRUB PODOCARPUS M. MAKI FRUNUS BRIGHT & TIGHT	SHRUBBY YEW PINE CAROLINA CHERRY (COLUMNAR)	15 GAL. 15 GAL.	L M
	SITE TREES SUCH AS: ARBUTUS UNEDO QUERCUS AGRIFOLIA RHUS LANCEA	STRAWBERRY TREE COAST LIVE OAK AFRICAN SUMAC	15 GAL. 15 GAL./5 GAL. 15 GAL./5 GAL.	L L 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	MULCH
	AEONIU 'SUNBURST'	SUNBURST AEONIU	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 PAM	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 FLUM	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
	LOROPETALUM CHINENSE	RUBY CHINESE FRINGE FLOWER	5 GAL.	M
	PHILODENDRON 'KANADU'	KANADU 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 HANTHORN	5 GAL.	M
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	L
	STRELITZIA REGINAE	BIRD OF PARADISE	5/15 GAL.	M
	WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 GAL.	L

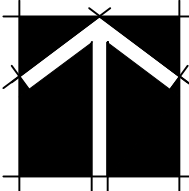
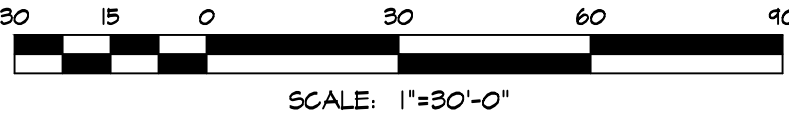
NOTE:
- ALL SHRUB AREAS SHALL RECIEVE 3" LAYER OF BARK MULCH.

VINES

BOTANICAL	COMMON NAME	SIZE	MULCH
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GAL.	L
DISTICTUS BUCINATORIA	BLOOD RED TRUMPET VINE	15 GAL.	M
FICUS PUMILA	CREEPING FIG	5 GAL. @ 5' O.C.	L

GROUNDCOVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
	FLAT LANDSCAPE AREAS CAREX TUMULICOLA GAZANIA SPP. MYOPORUM P. 'PUTAH CREEK'	BERKELY SEDGE GAZANIA CREEPING MYOPORUM	FLATS @ 12" O.C.	L
	TURF	TIFWAY BERMUDA	SOD	H



L-02

SEPTEMBER 11, 2019
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

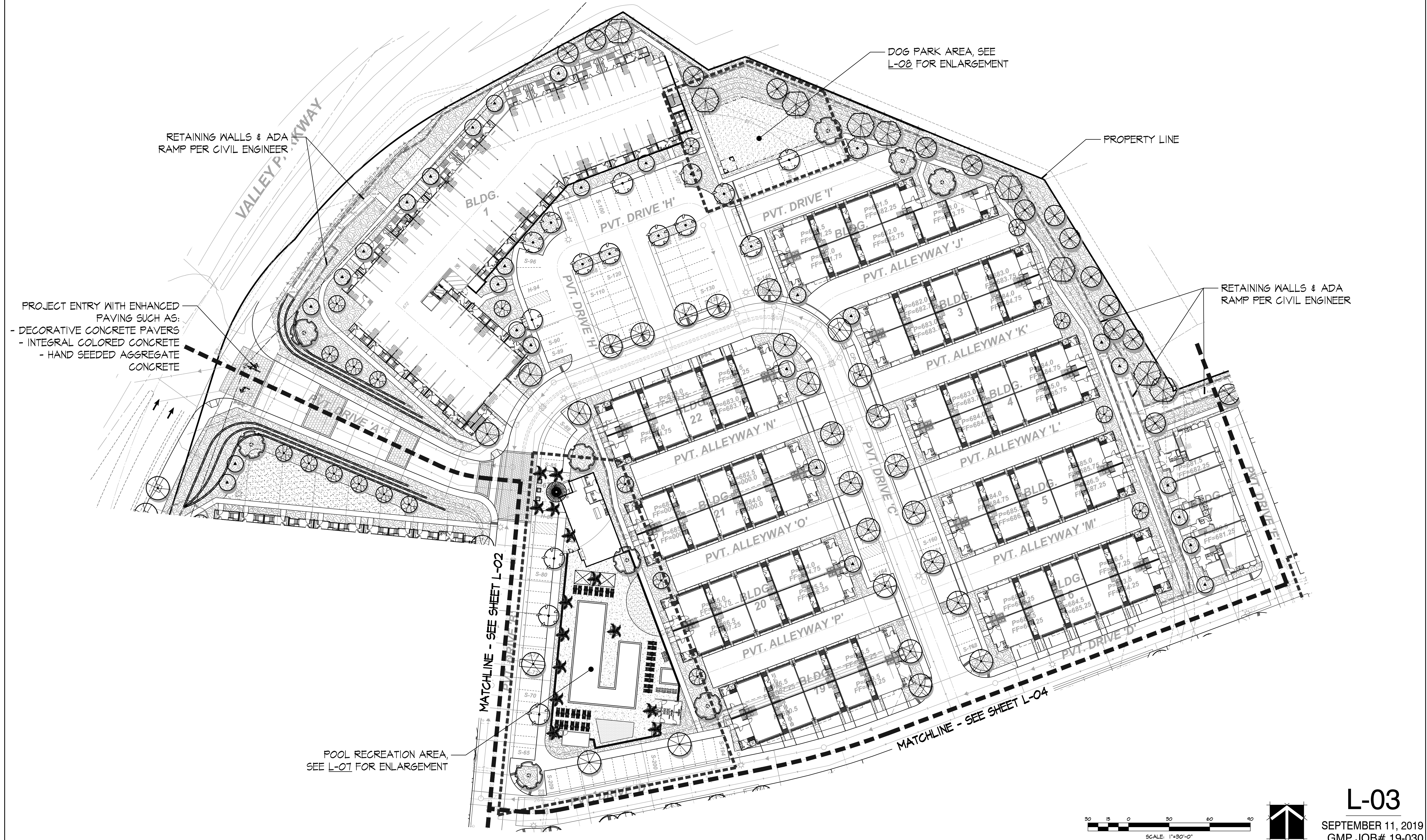
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CONCEPT PLAN



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SKYLINE: SEPTEMBER 11, 2019



PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

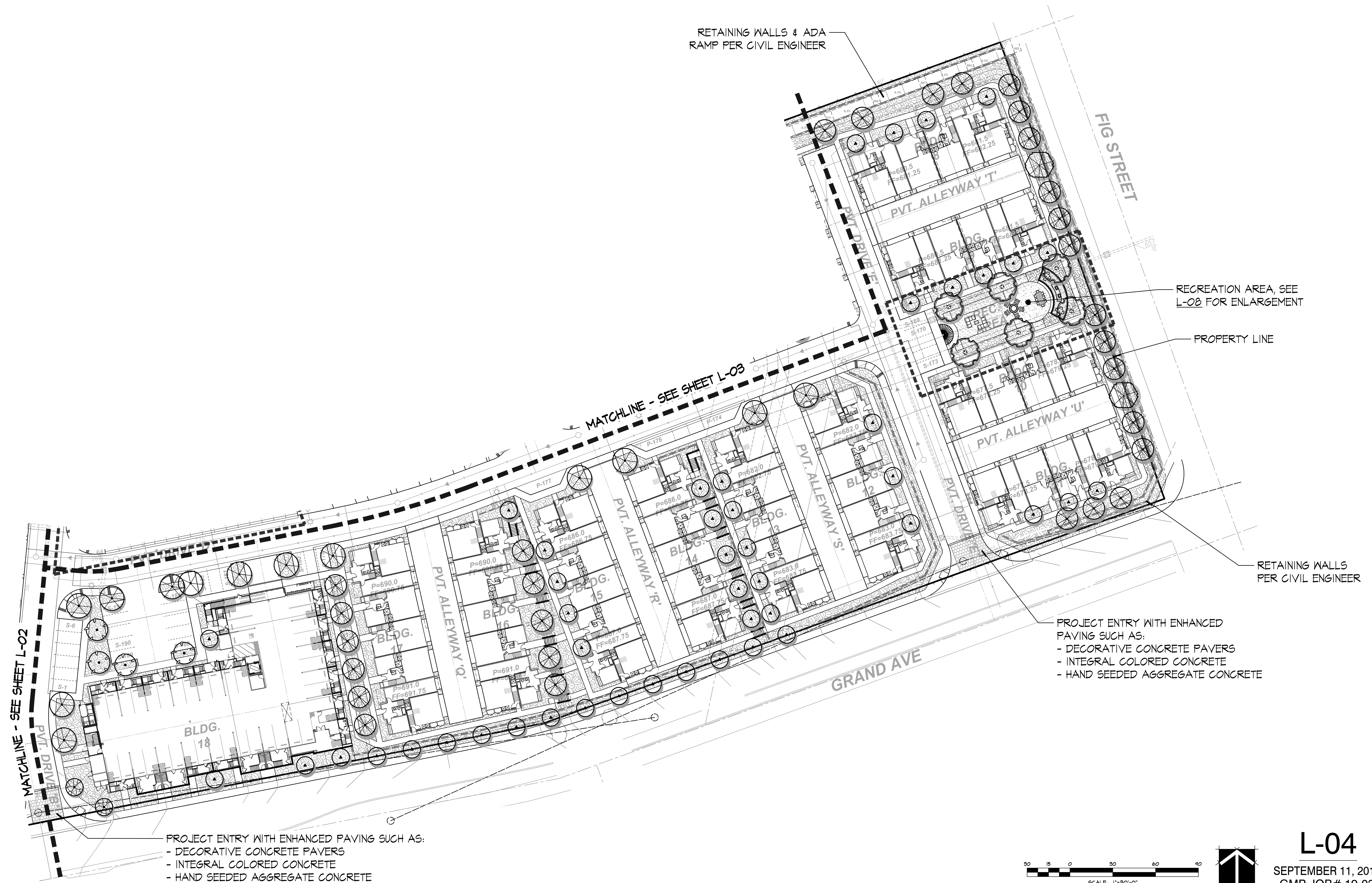


L-03

SEPTEMBER 11, 2019
GMP JOB# 19-030

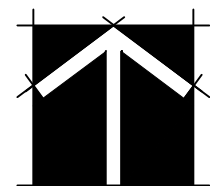
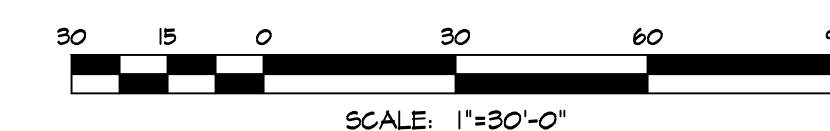
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SKYLINE: SEPTEMBER 11, 2019



PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

CONCEPT PLAN



L-04

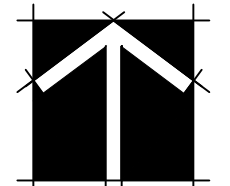
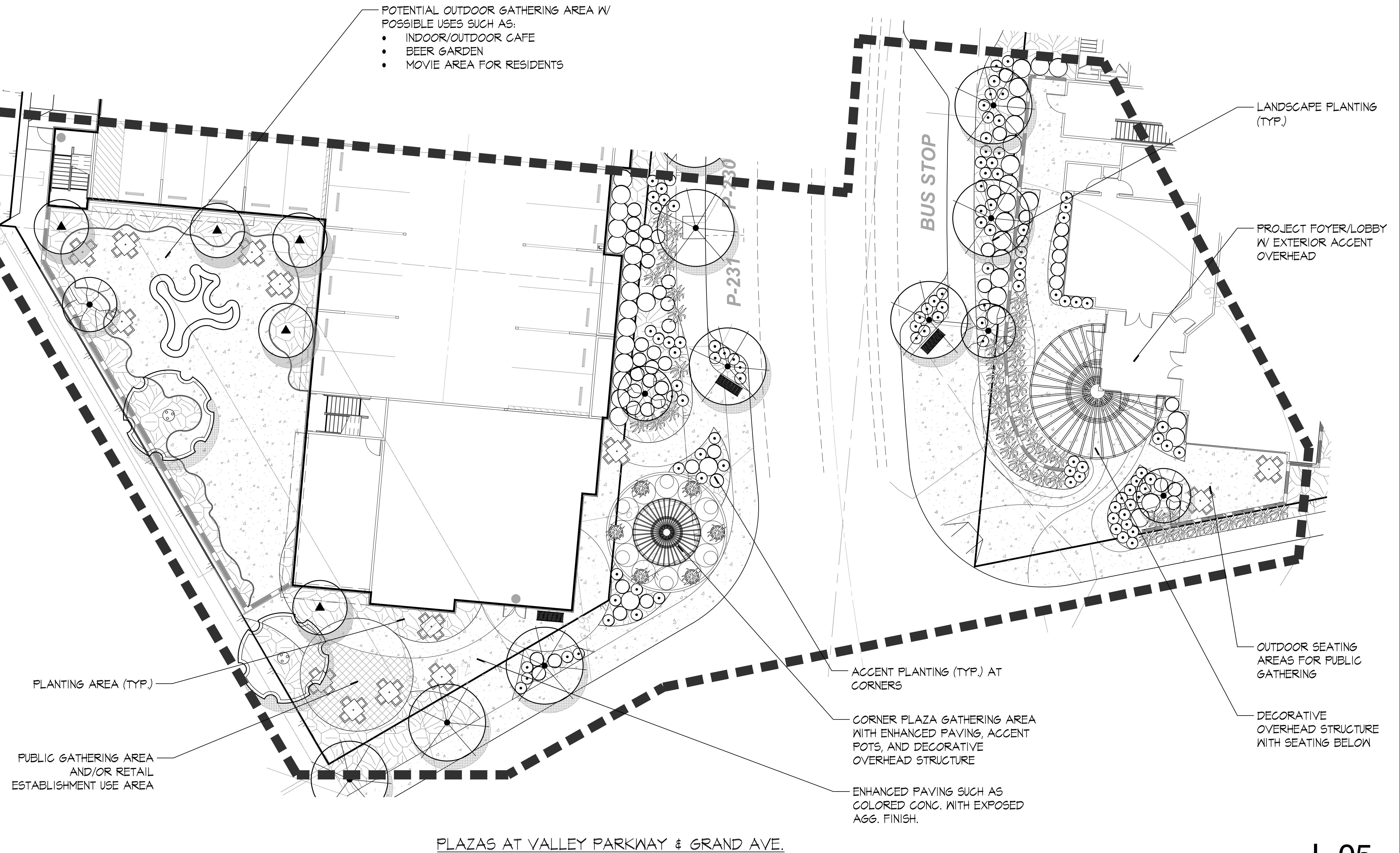
SEPTEMBER 11, 2019
GMP JOB# 19-030

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L-05

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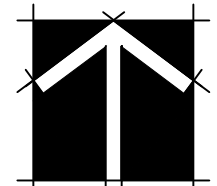
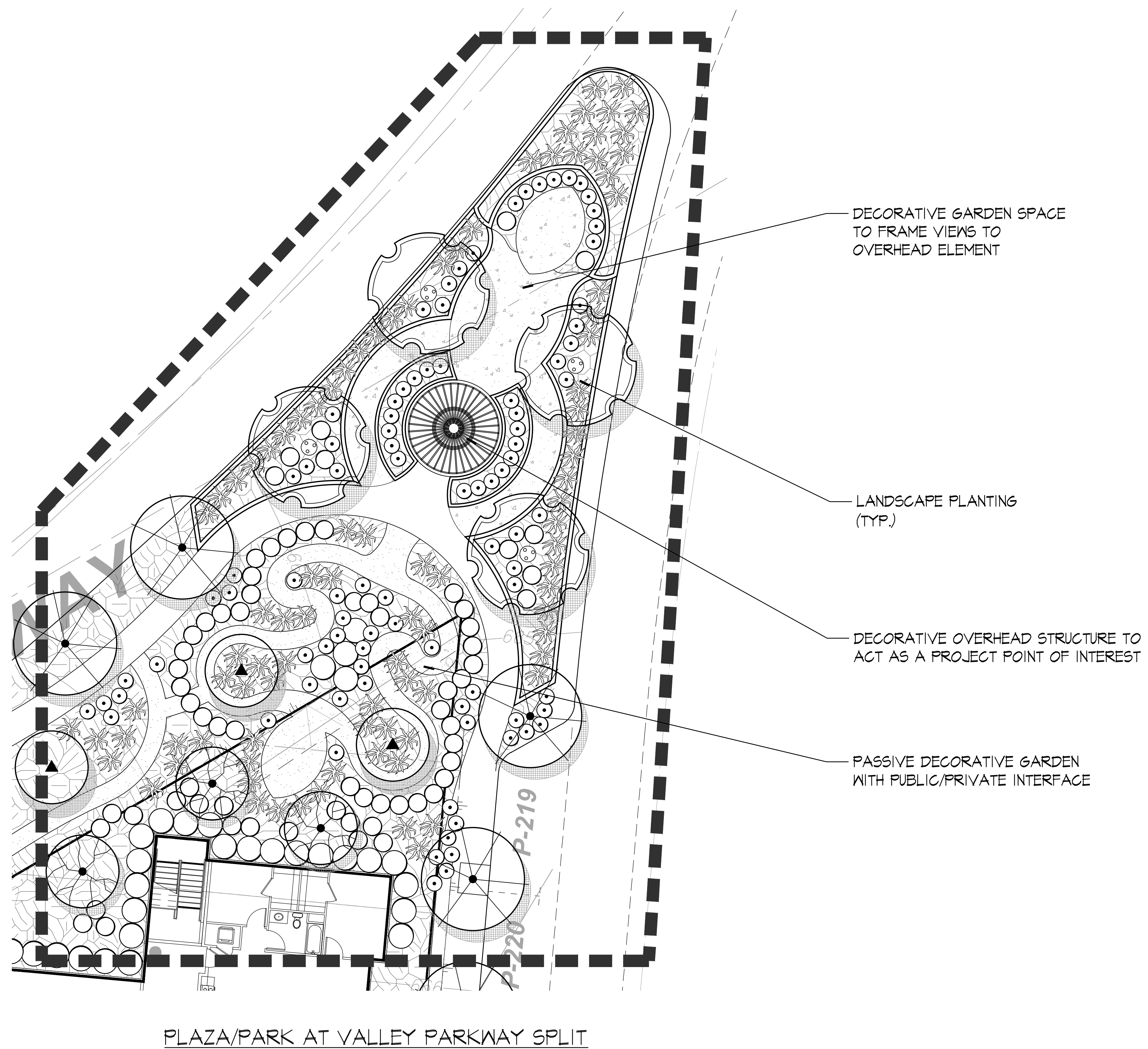
PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
ENLARGEMENT



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L-06

SEPTEMBER 11, 2019
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

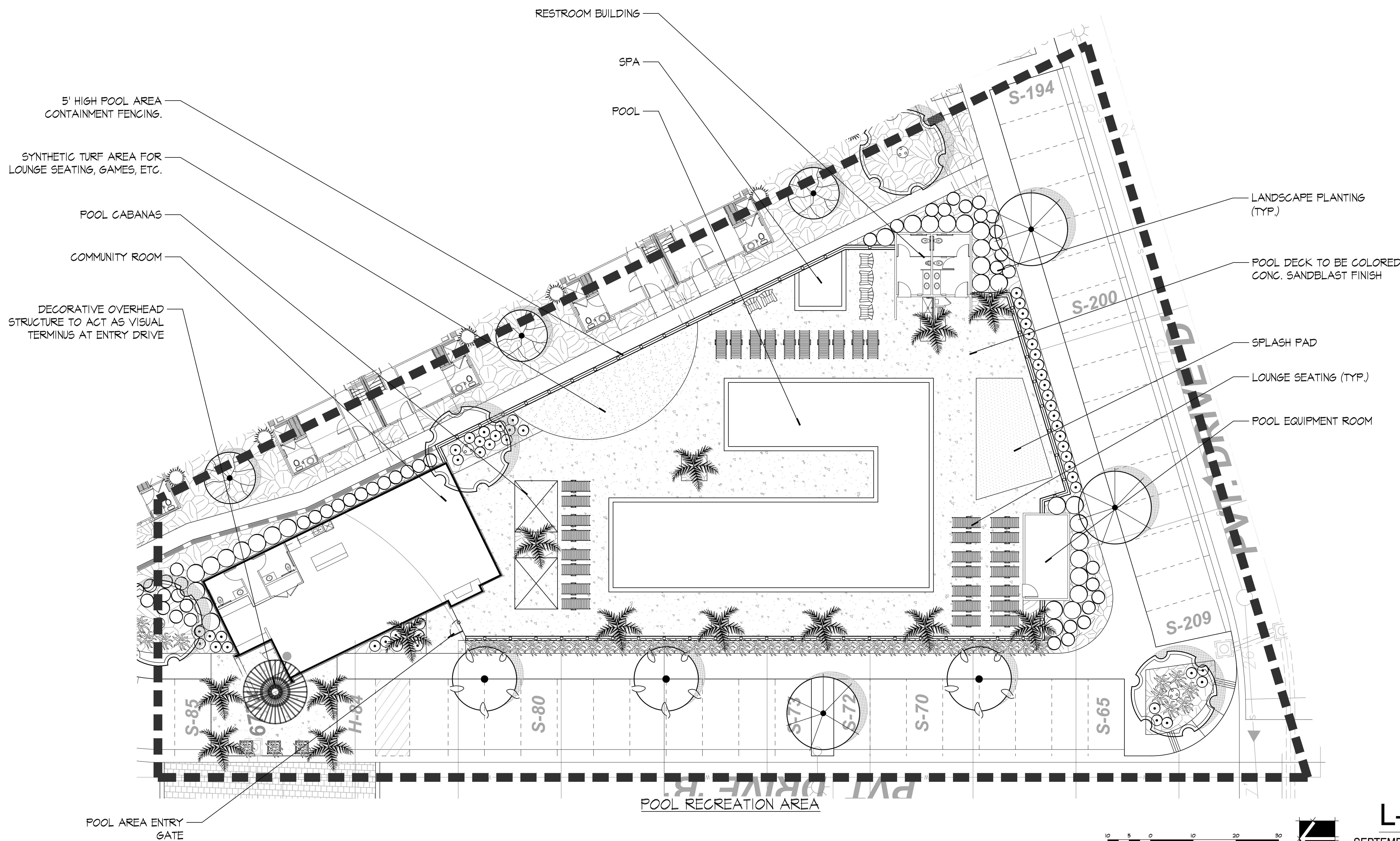
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
ENLARGEMENT



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SKYLINE: SEPTEMBER 11, 2019



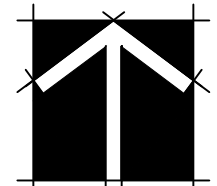
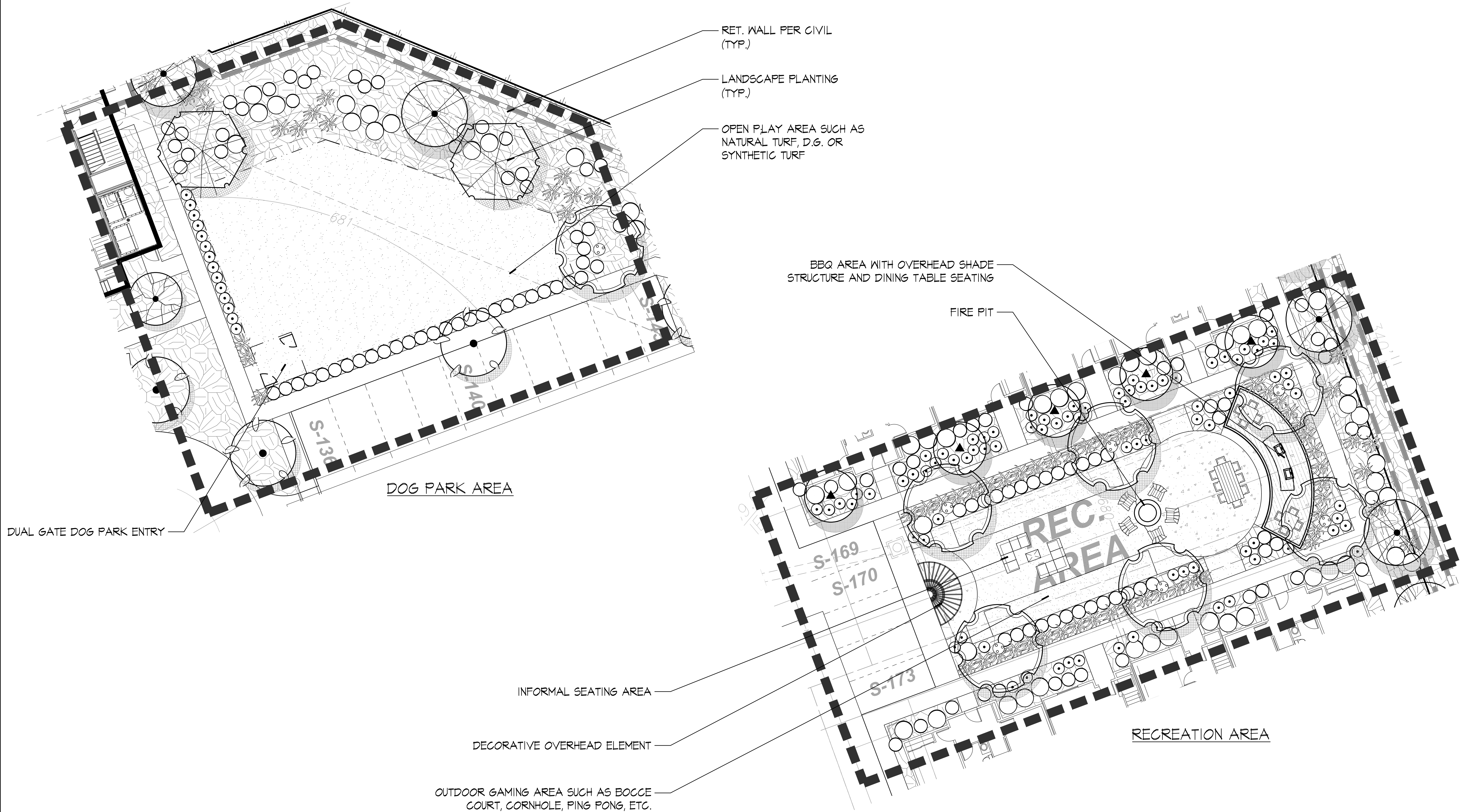
PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

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**CONCEPT PLAN
ENLARGEMENT**

SKYLINE: SEPTEMBER 11, 2019



L-08

SEPTEMBER 11, 2019
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES

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CONCEPT PLAN
ENLARGEMENT

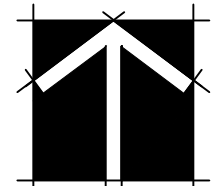
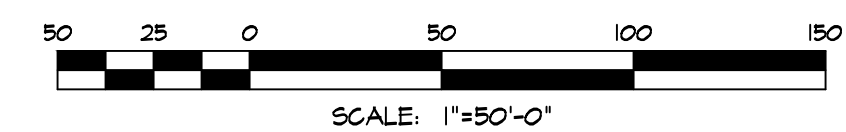


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SKYLINE: SEPTEMBER 11, 2019



----- PATH OF TRAVEL



L-09

SEPTEMBER 11, 2019
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA

INTEGRAL COMMUNITIES

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CONCEPT PLAN

CONNECTIVITY PLAN

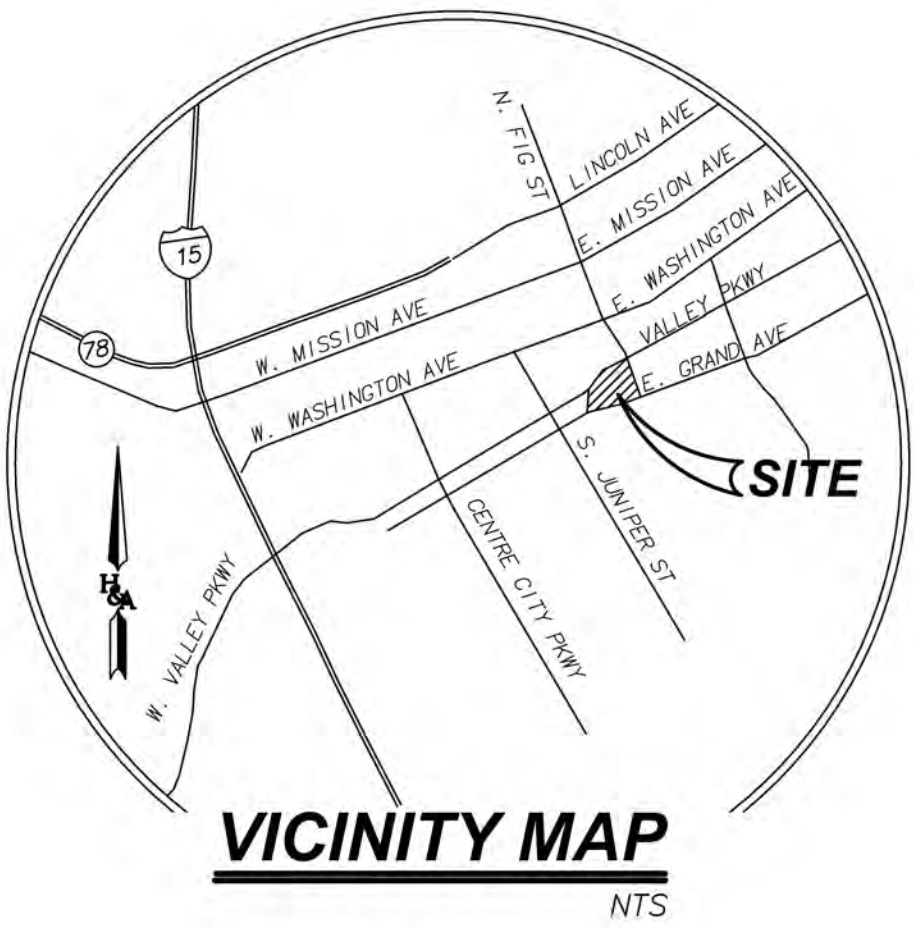


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TENTATIVE MAP

PALOMAR HEIGHTS

City of Escondido, California



LEGEND

- EXISTING PROJECT BOUNDARY
- PROPOSED PROJECT BOUNDARY
- LOT NUMBER & LOT AREA
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (8" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM
- % OF GRADE
- PROPOSED CENTERLINE PVT. ST. ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SLOPE (2:1 MAX.)
- LIMITS OF PROPOSED GRADING/DAYLIGHT
- CUT/FILL LINE

ABBREVIATIONS

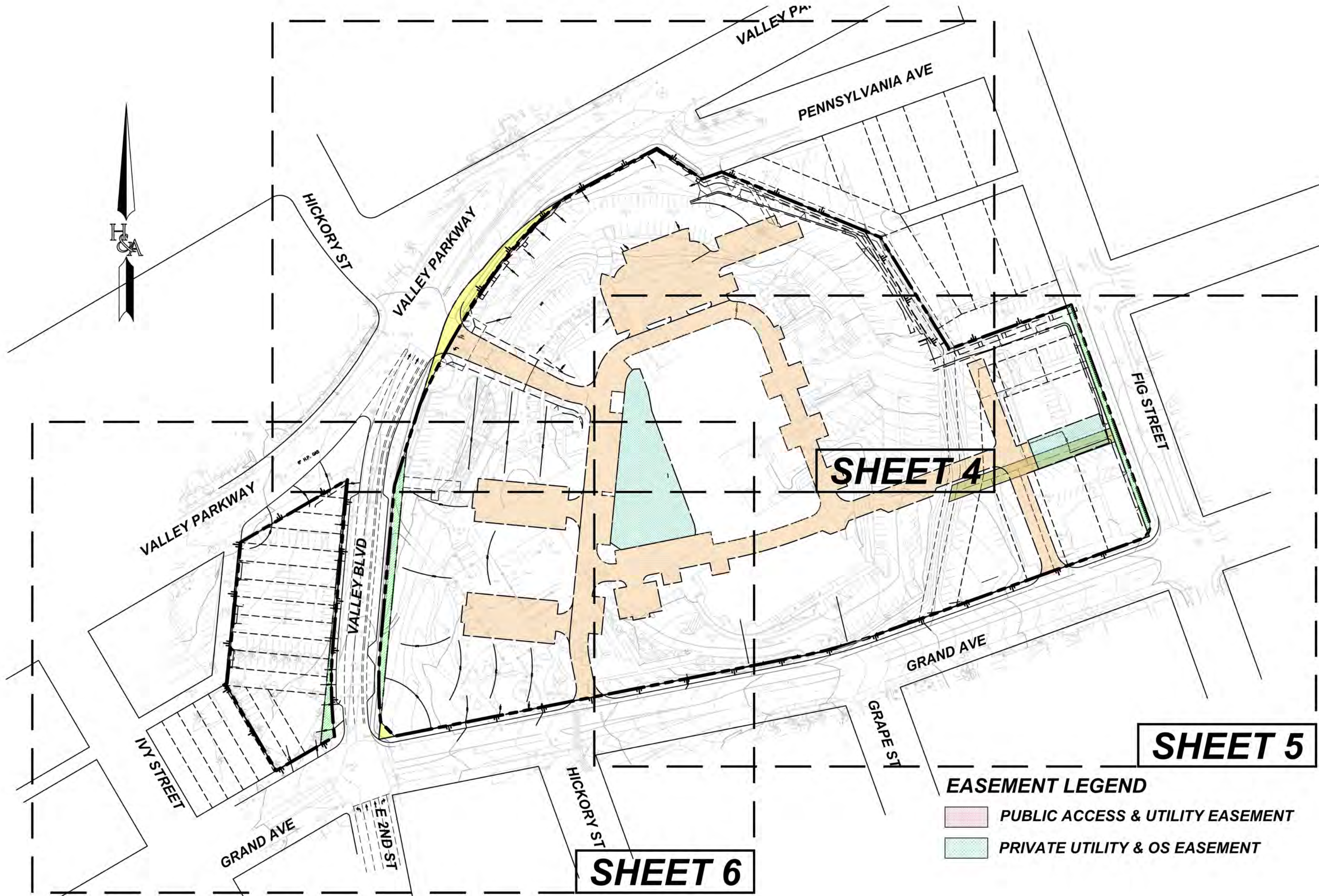
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TF TOP OF FOOTING
- FS FINISH SURFACE
- S SEWER
- W WATER
- RW RECLAIMED WATER
- SD STORM DRAIN
- NTS NOT TO SCALE
- ELEV ELEVATION
- IE INVERT ELEVATION
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- GB GRADE BREAK
- PI POINT OF INTERSECTION (V.C.)
- P PAD ELEVATION
- SF GROSS SQ. FT.
- NSF NET SQ. FT.
- FP FLOOD PLAIN
- VC VERTICAL CURVE
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE

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

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 510 (90 UNITS LOT 1, 148 UNITS LOT 2, 70 UNITS LOT 3, 40 UNITS LOT 4, 90 UNITS LOT 5, 42 UNITS LOT 6, AND 30 UNITS LOT 7)



PROJECT MAP

SCALE: 1"=100'

PROJECT SUMMARY

PROJECT SUMMARY	SF	AC
TOTAL GROSS SITE AREA	601,247	13.80
DEDICATION	5,395	0.12
VACATION	4,813	0.11
ACQUISITION	7,767	0.18
TOTAL NET PROJECT AREA	600,665	13.97
PROPOSED PRIVATE DRIVE AISLES/PARKING	154,464	3.55
PROPOSED BUILDING COVERAGE	241,367	5.54
PROPOSED LANDSCAPING COVERAGE	204,834	4.88
TOTAL PROPOSED NET SITE AREA	600,665	13.97

LOTING SUMMARY

LOT SUMMARY	SF	AC
LOT 1	46,150	1.06
LOT 2	129,549	2.97
LOT 3	87,213	2.00
LOT 4	39,130	0.90
LOT 5	137,980	3.17
LOT 6	73,176	1.68
LOT 7	60,517	1.39
LOT A	34,771	0.80
Lot Area Total	608,486	13.97

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

REQUIRED:
300 S.F. PER UNIT X 510 UNITS
TOTAL REQUIRED - 153,000 S.F.

PROVIDED:
PRIVATE - 37,995 S.F.
ACTIVE - 29,855 S.F.
PASSIVE - 91,476 S.F.
SLOPED - 34,844 S.F.
TOTAL - 194,170 S.F.

SOILS ENGINEER

GEOCON INCORPORATED
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121

LEGAL DESCRIPTION

SEE SHEET NO. 8 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

SEE SHEET NO. 8 FOR EASEMENT INFORMATION.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	EXISTING STREET SECTIONS
SHEET 3	PROPOSED STREET SECTIONS & DETAILS
SHEET 4	PROJECT DESIGN
SHEET 5	PROJECT DESIGN
SHEET 6	PROJECT DESIGN
SHEET 7	EXISTING TOPO AND CONDITIONS MAP
SHEET 8	RECORD BOUNDARY & ENCUMBRANCES

GENERAL NOTES

- TOTAL PROJECT GROSS SITE AREA: 13.80 ACRES
- TOTAL PROJECT PROPOSED NET SITE AREA: 13.97 ACRES
- NUMBER OF LOTS: 8
- NUMBER OF RESIDENTIAL LOTS: 7
- PROPOSED STREET DEDICATION AREA: 5,395 S.F.
- PROPOSED STREET VACATION AREA: 4,813 S.F.
- PROPOSED STREET ACQUISITION: 7,767 S.F.
- ASSESSOR'S PARCEL NUMBERS: 229-450-05 & 06, 230-163-01, 02, 03 & 05, 229-442-01, 02, 03, 04 & 18, 230-163-04
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
- EXISTING ZONING: SPECIFIC PLAN: DOWNTOWN SPECIFIC PLAN
PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
- PROJECT GROSS/NET DENSITY: 36.5
- THOMAS BROTHERS COORDINATES: 1129J2 & 1130A2
- INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- 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.
- EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
- CONTRIBUTOR INTERVALS: 2 AND 10 FOOT
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- 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.
- SOILS REPORT PREPARED BY
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
- ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
- ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
- 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.
- A SOILS REPORT WAS PRODUCED IN COORDINATION WITH THIS PROJECT FROM GEOCON INCORPORATED WHICH IS DATED SEPTEMBER 9, 2019.

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



RAYMOND L. MARTIN R.C.E. 48670 DATE
MY REGISTRATION EXPIRES ON 6/30/20

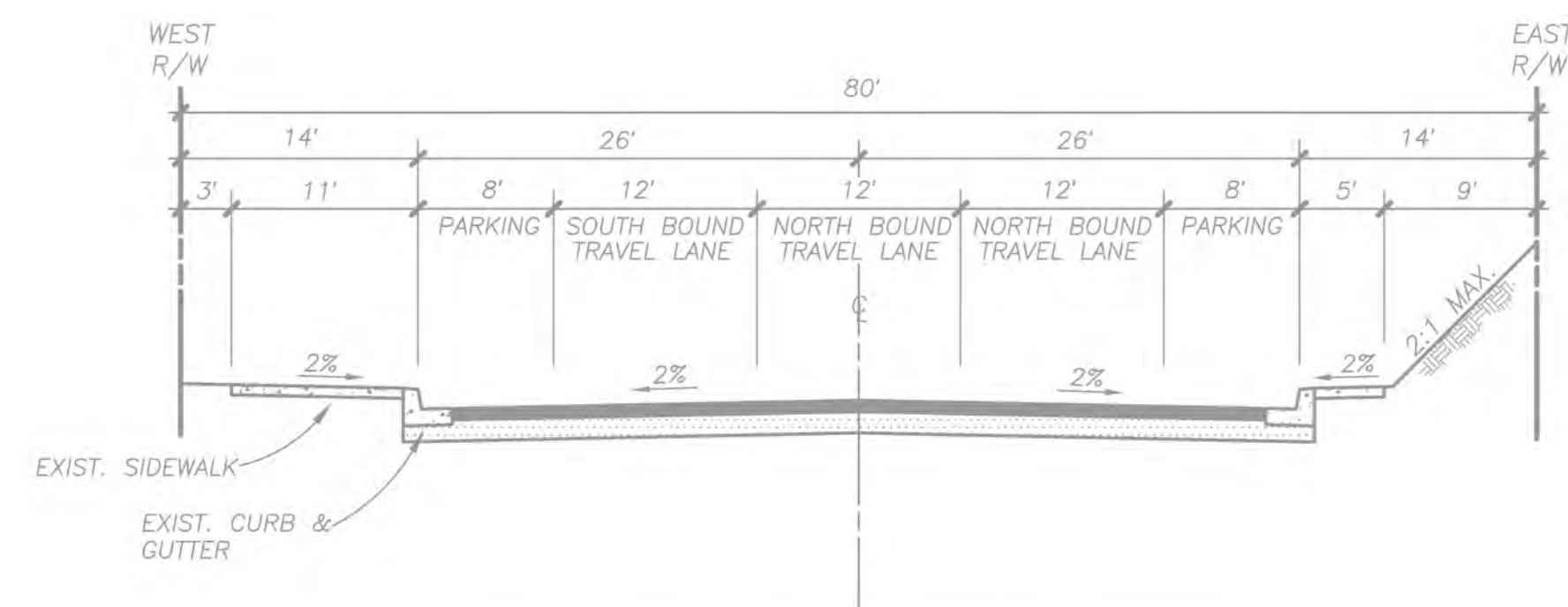
PREPARED BY:

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 PRE-APP	12/20/18	H&A
2 1ST SUBMITTAL	06/25/19	H&A
3 2ND SUBMITTAL	09/11/19	H&A
4		
5		
6		
7		
8		

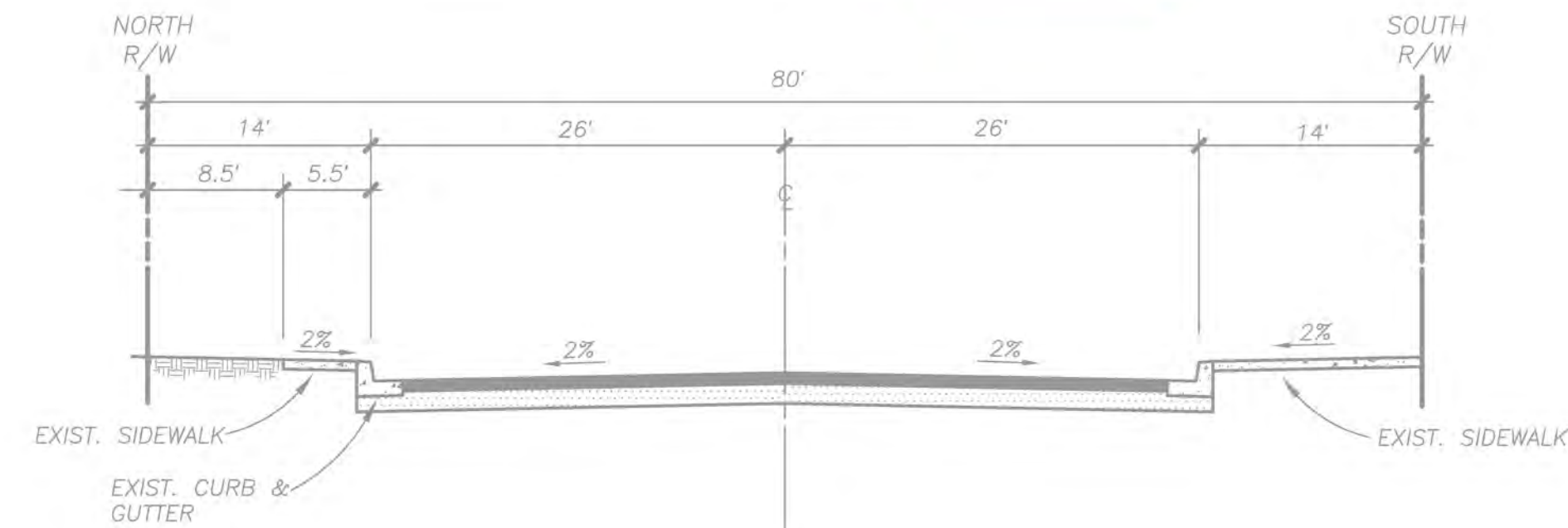
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
1
OF
8



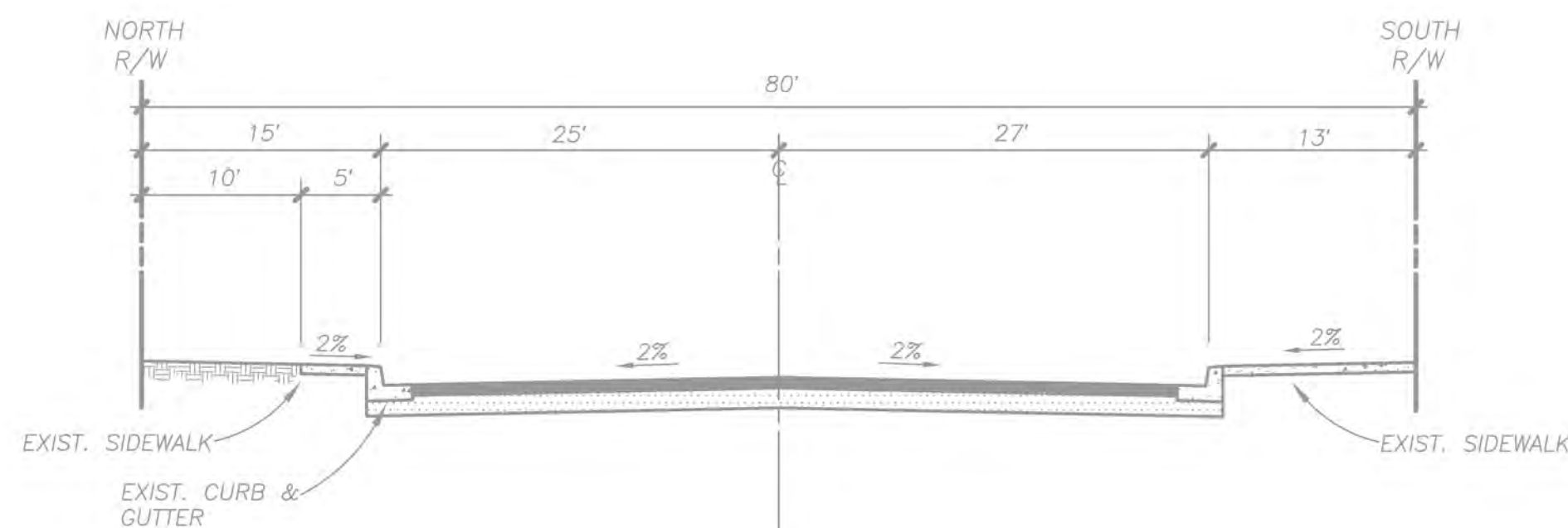
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NOT TO SCALE



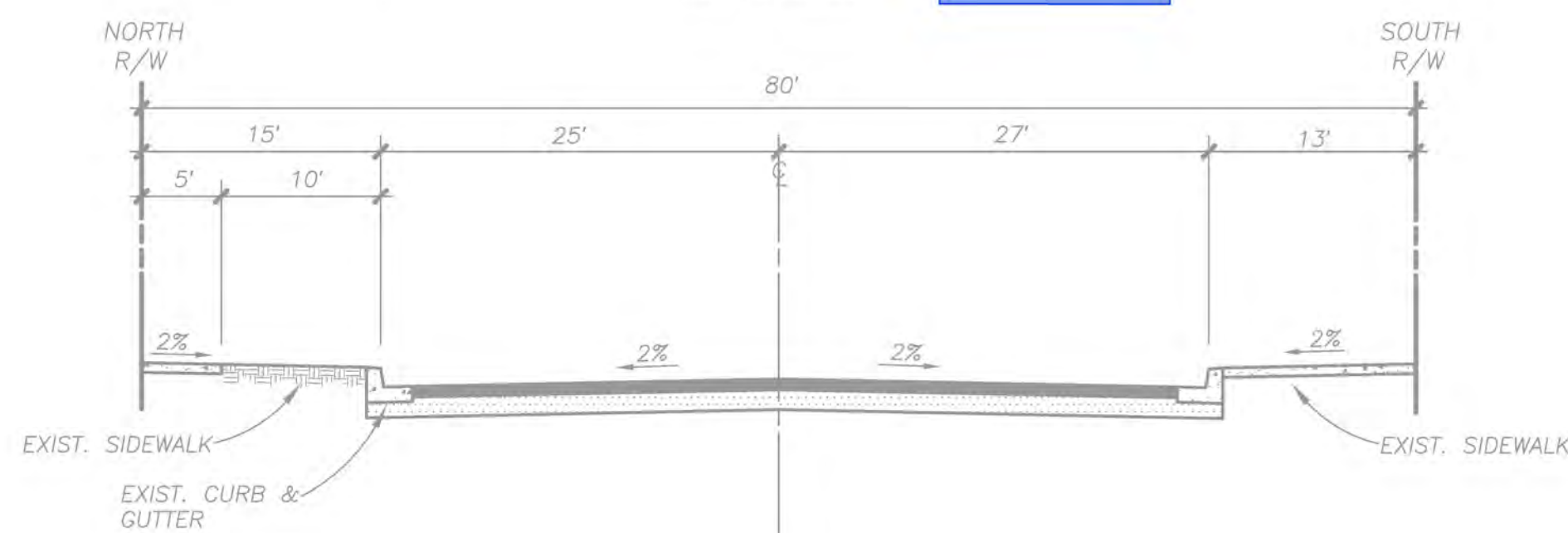
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(BTWN VALLEY BLVD AND GRAPE)

NOT TO SCALE



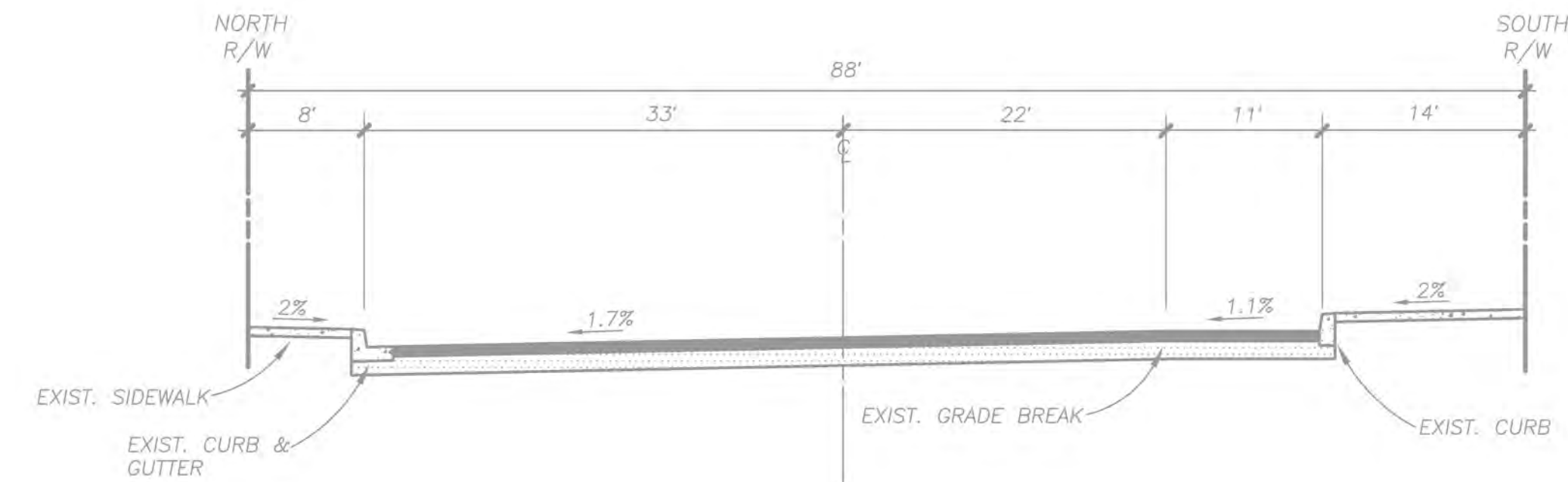
EXISTING GRAND AVENUE
(BTWN GRAPE AND FIG)

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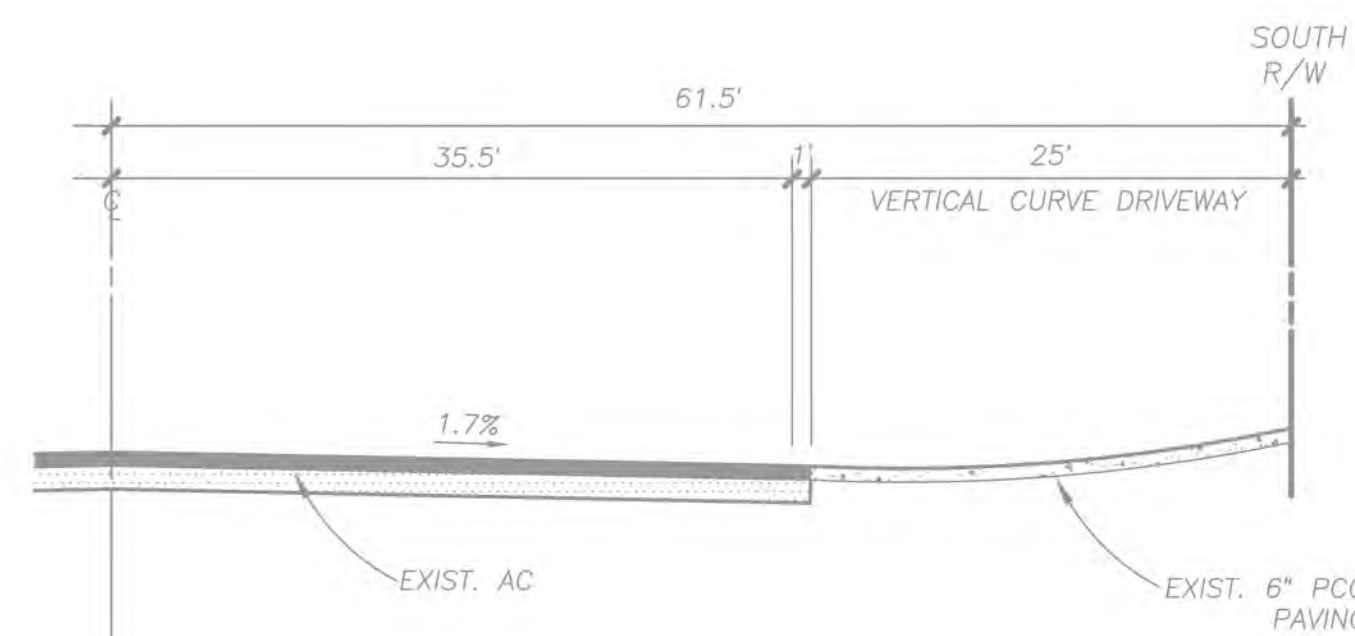
EXISTING GRAND AVENUE
(BTWN GRAPE AND FIG)

NOT TO SCALE



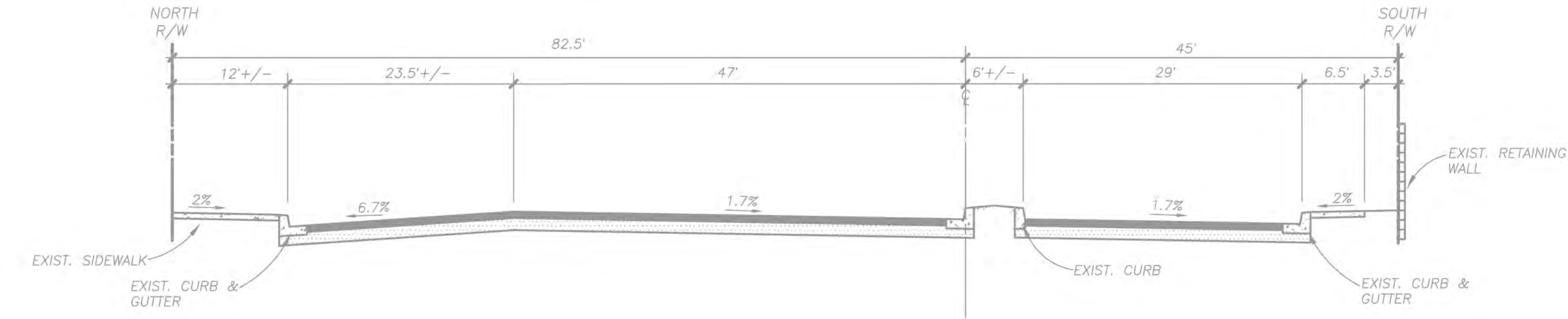
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NOT TO SCALE



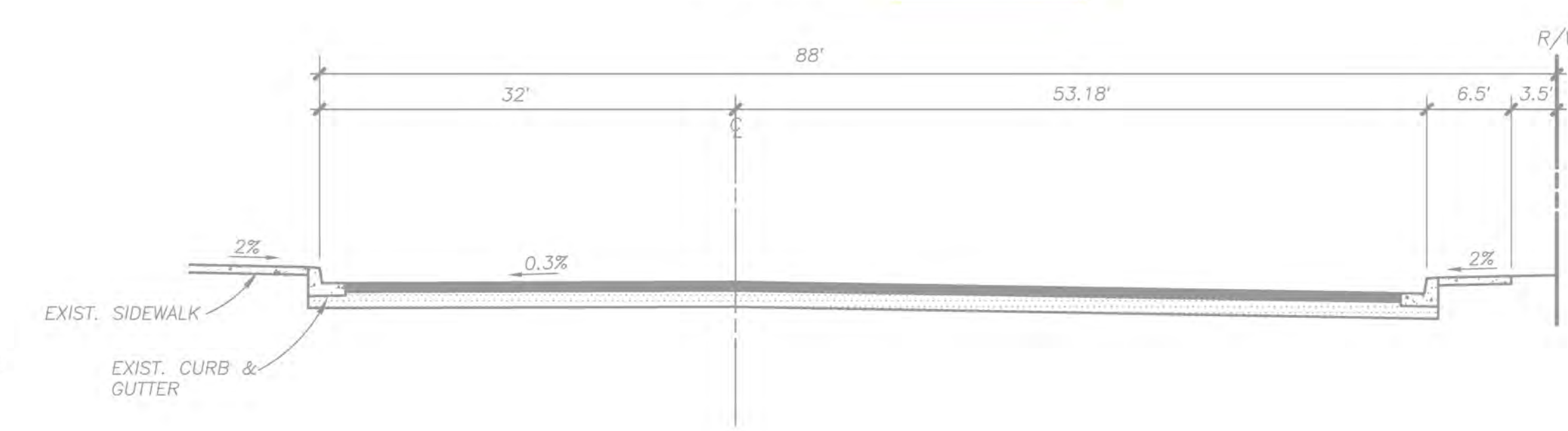
EXISTING VALLEY PARKWAY
(STATION 16+75.35 PER DWG NO. P-1941)

NOT TO SCALE



EXISTING VALLEY PARKWAY
(STATION 18+60 PER DWG NO. P-1941)

NOT TO SCALE



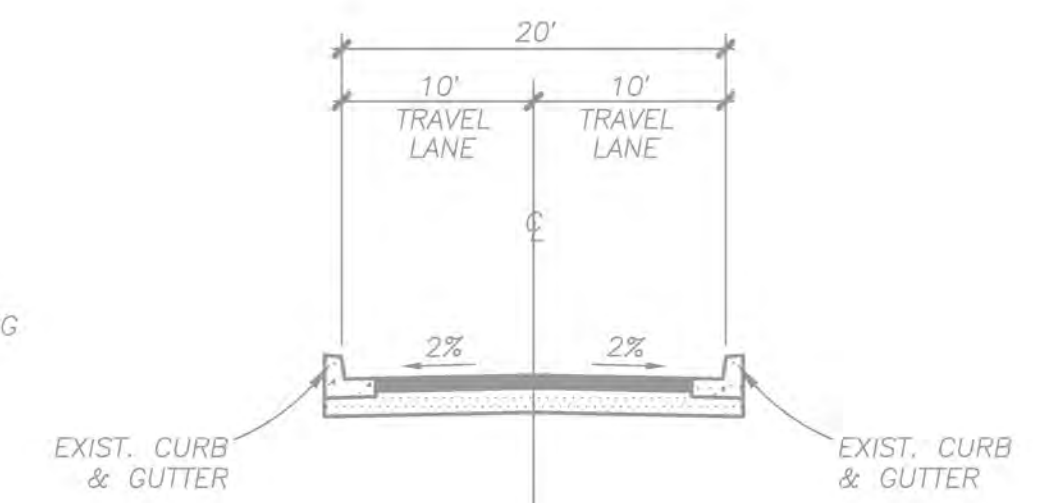
EXISTING E.C. VALLEY PARKWAY
(STATION 20+81.86 PER DWG NO. P-1941)

NOT TO SCALE



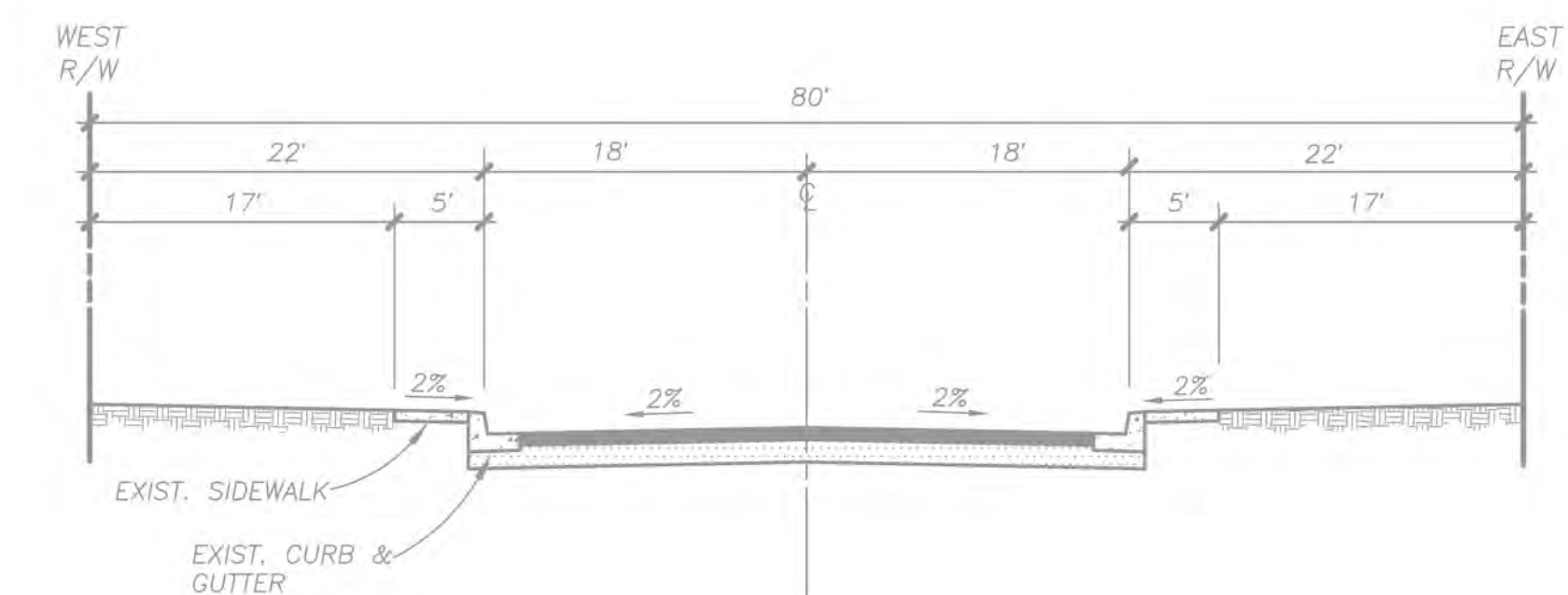
PROPOSED SITE

NOT TO SCALE



EXISTING ALLEY

NOT TO SCALE



EXISTING FIG STREET

NOT TO SCALE

EXISTING STREET SECTIONS

PREPARED BY:

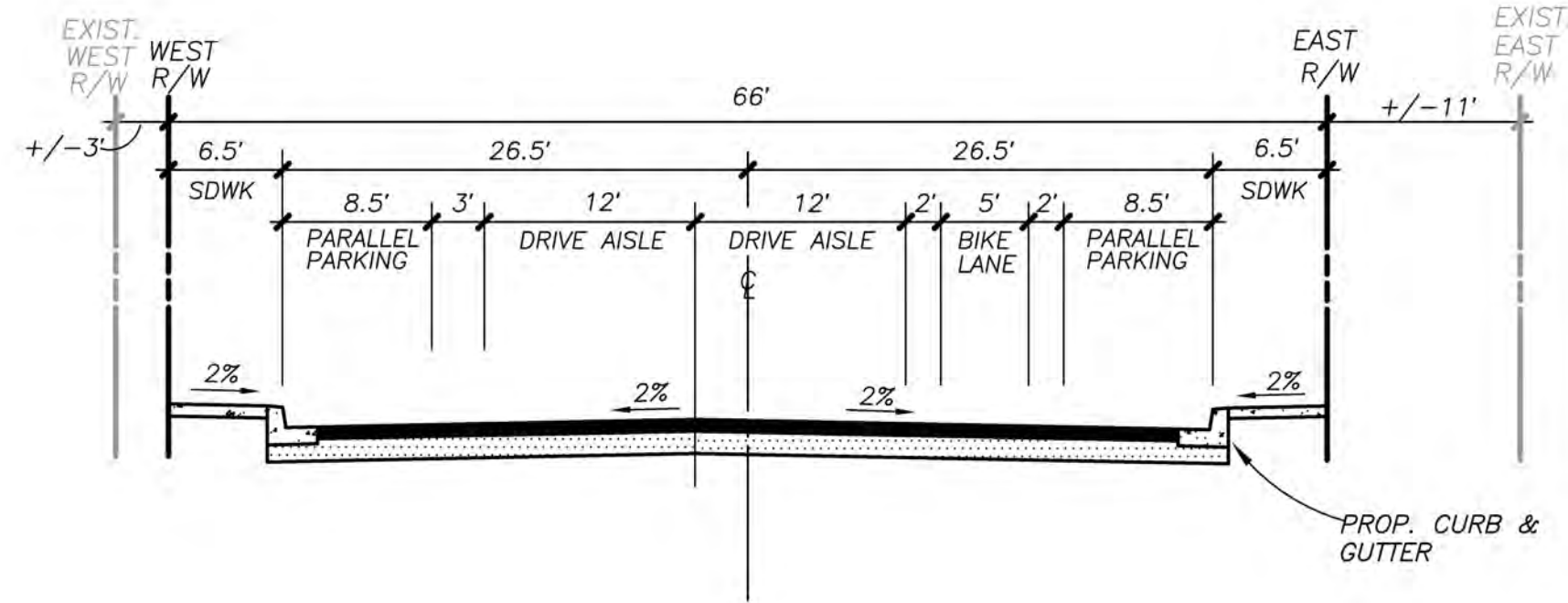


**HUNSAKER
& ASSOCIATES**
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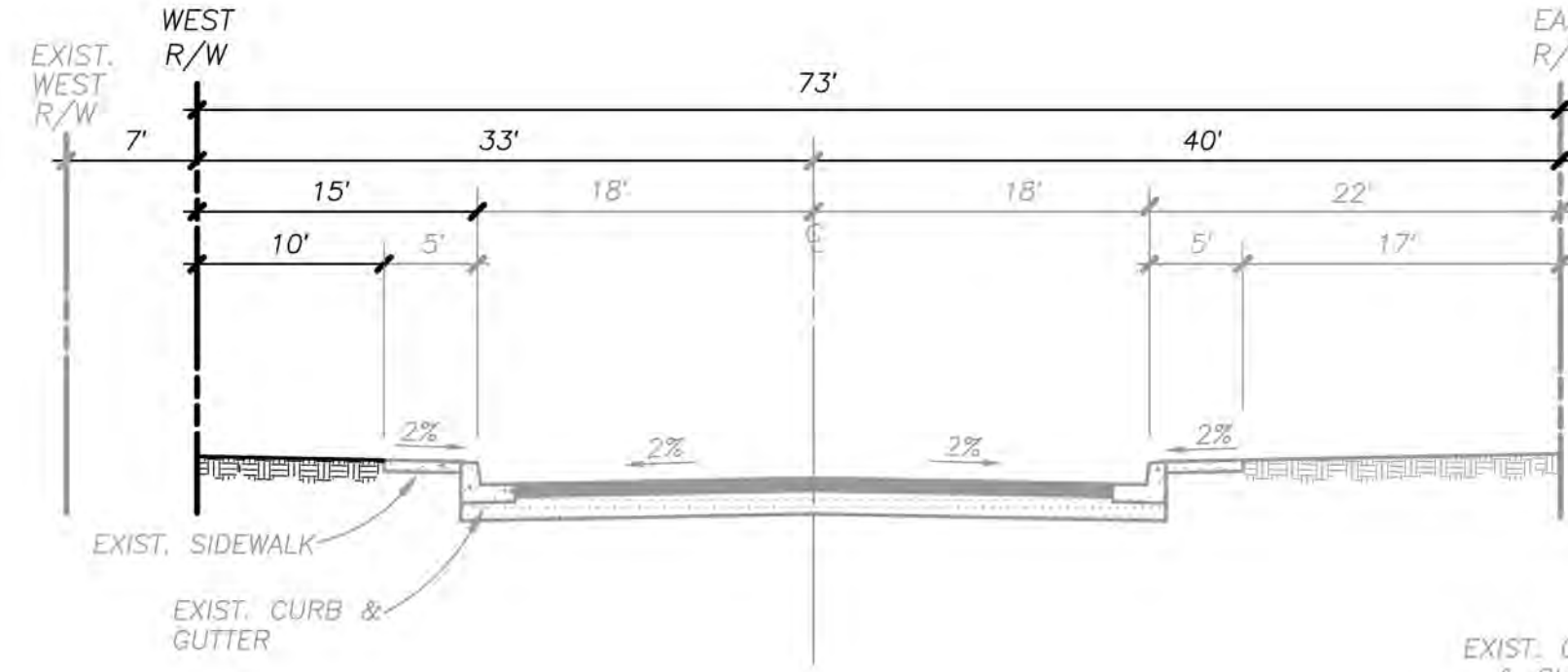
***TENTATIVE MAP
PALOMAR HEIGHTS***
City of Escondido, California

SHEET
2
OF
8



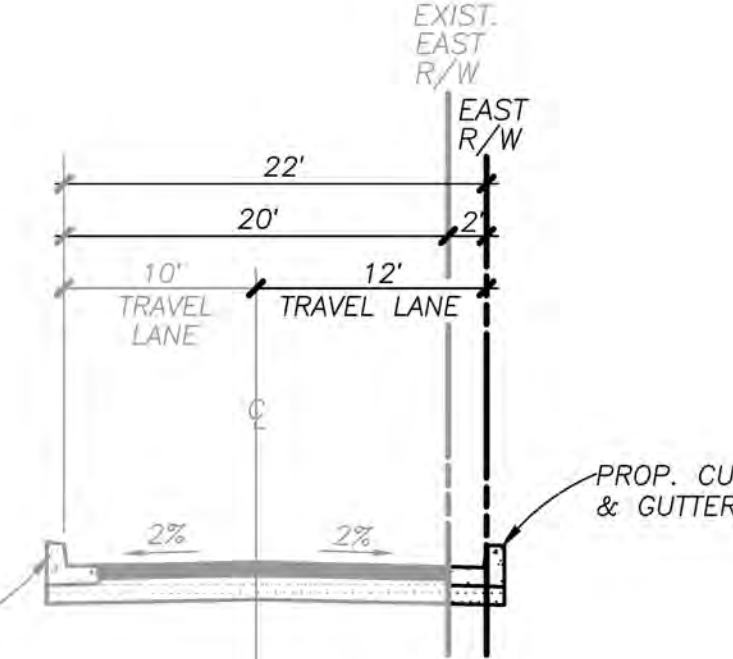
PROPOSED VALLEY BOULEVARD

NOT TO SCALE



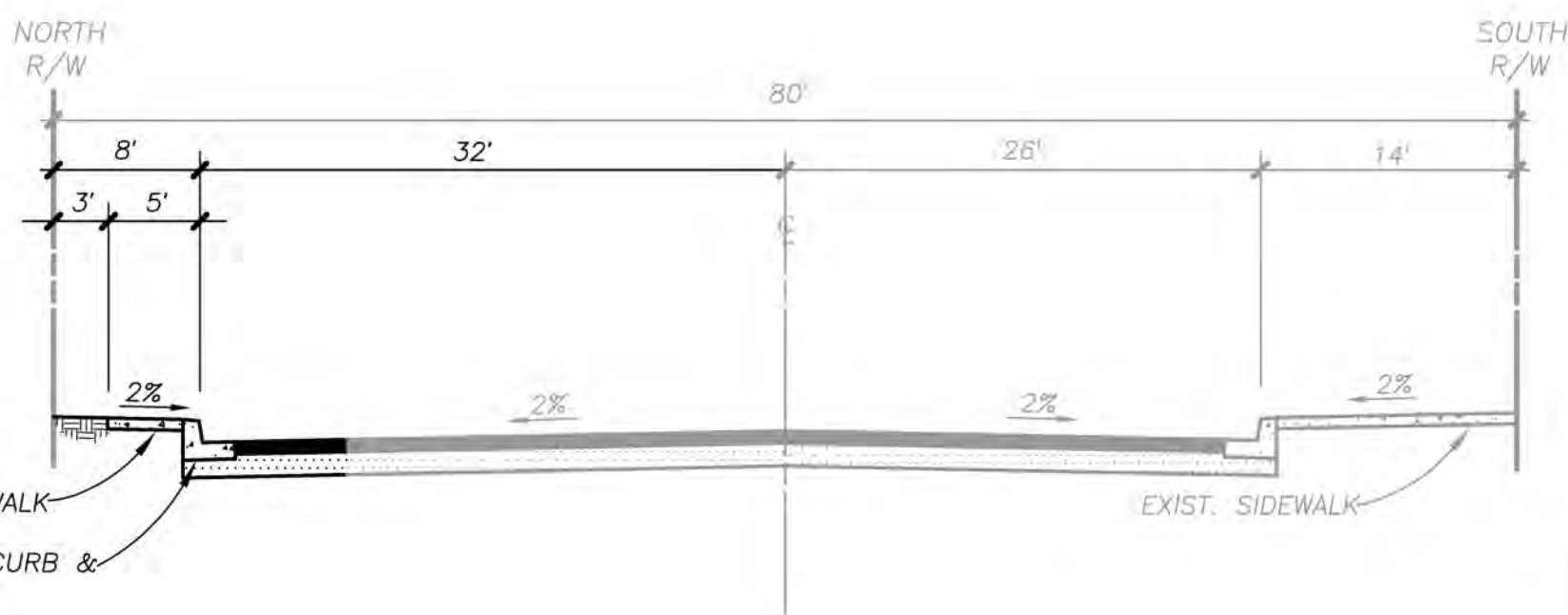
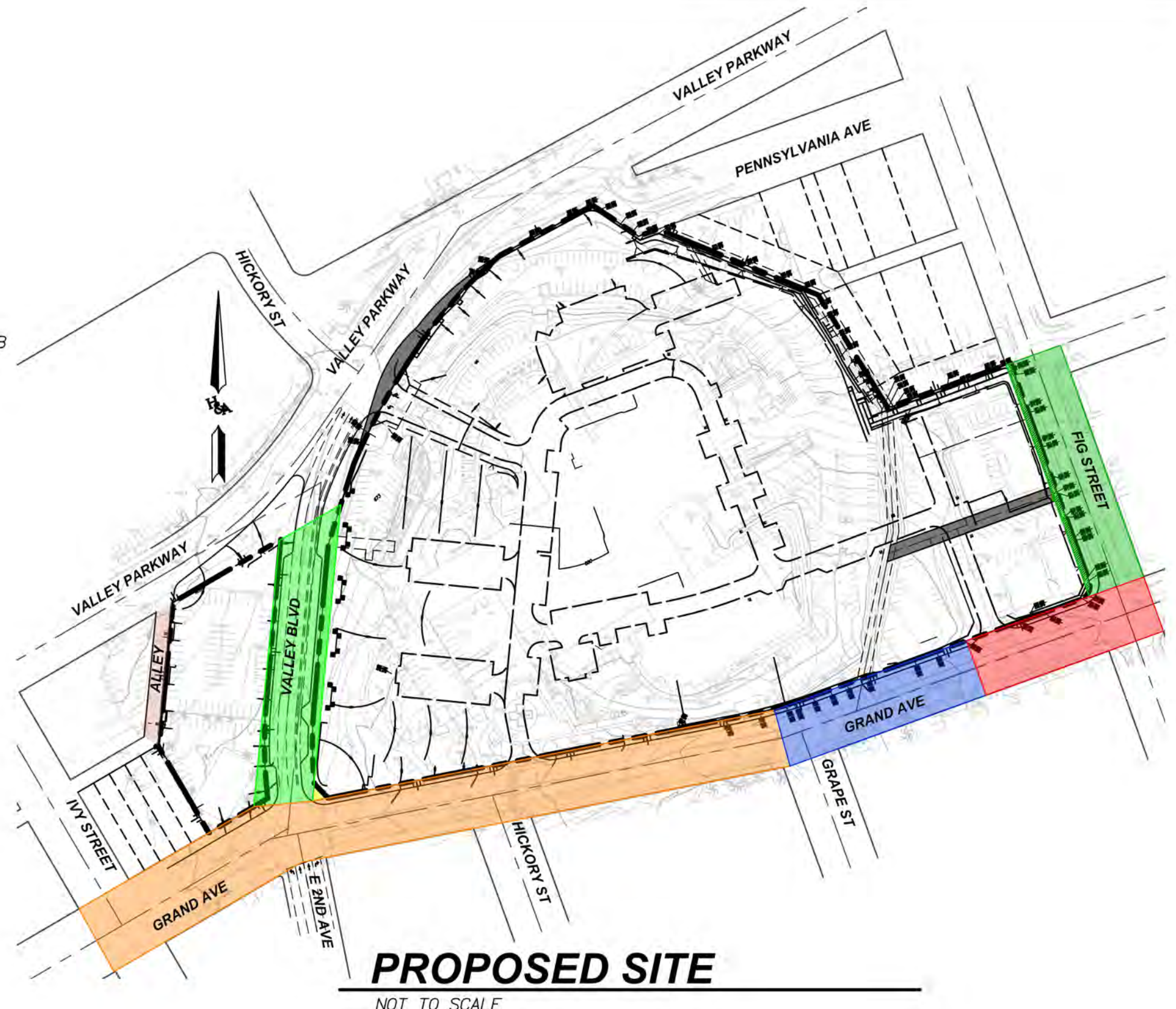
PROPOSED FIG STREET

NOT TO SCALE



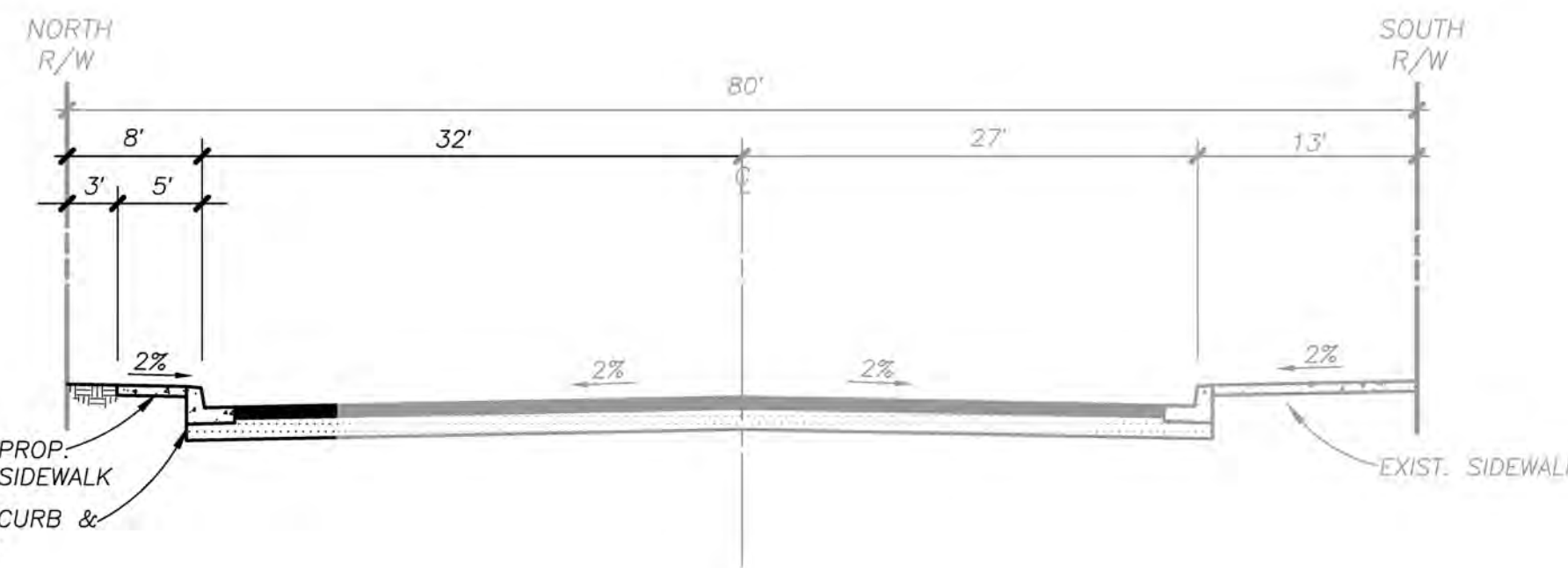
PROPOSED ALLEY

NOT TO SCALE



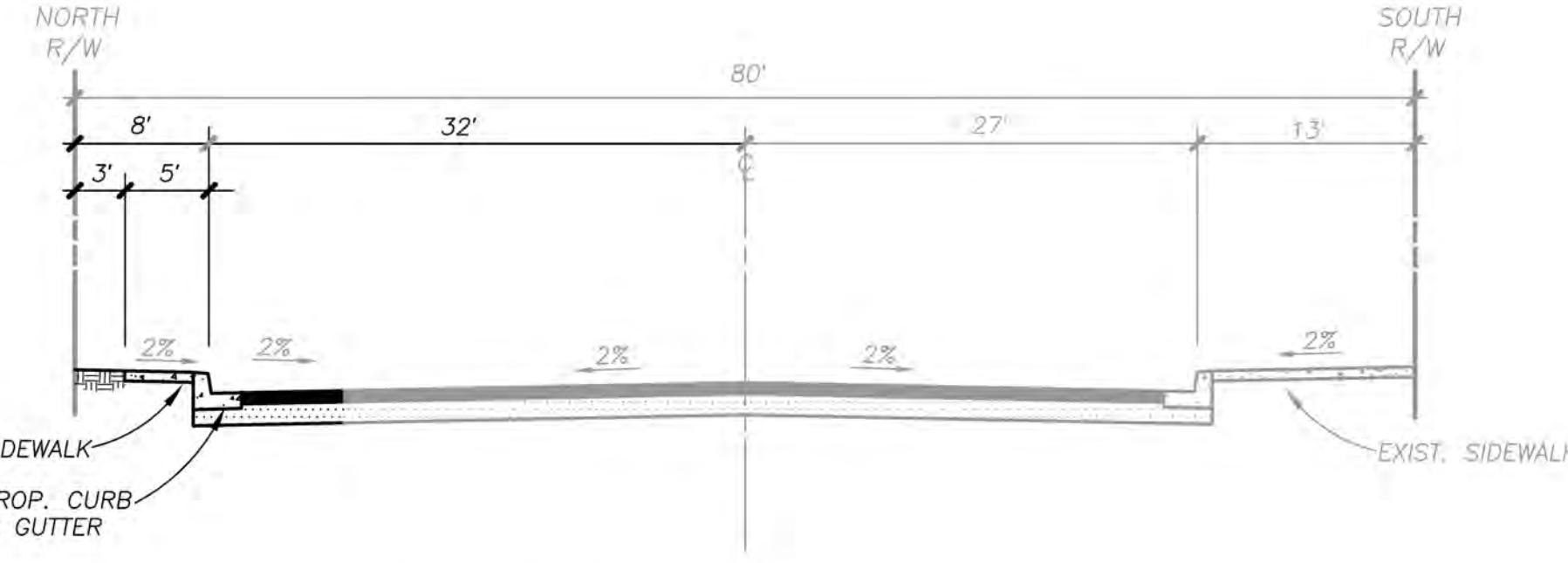
**PROPOSED GRAND AVENUE
(BTWN VALLEY BLVD AND GRAPE)**

NOT TO SCALE



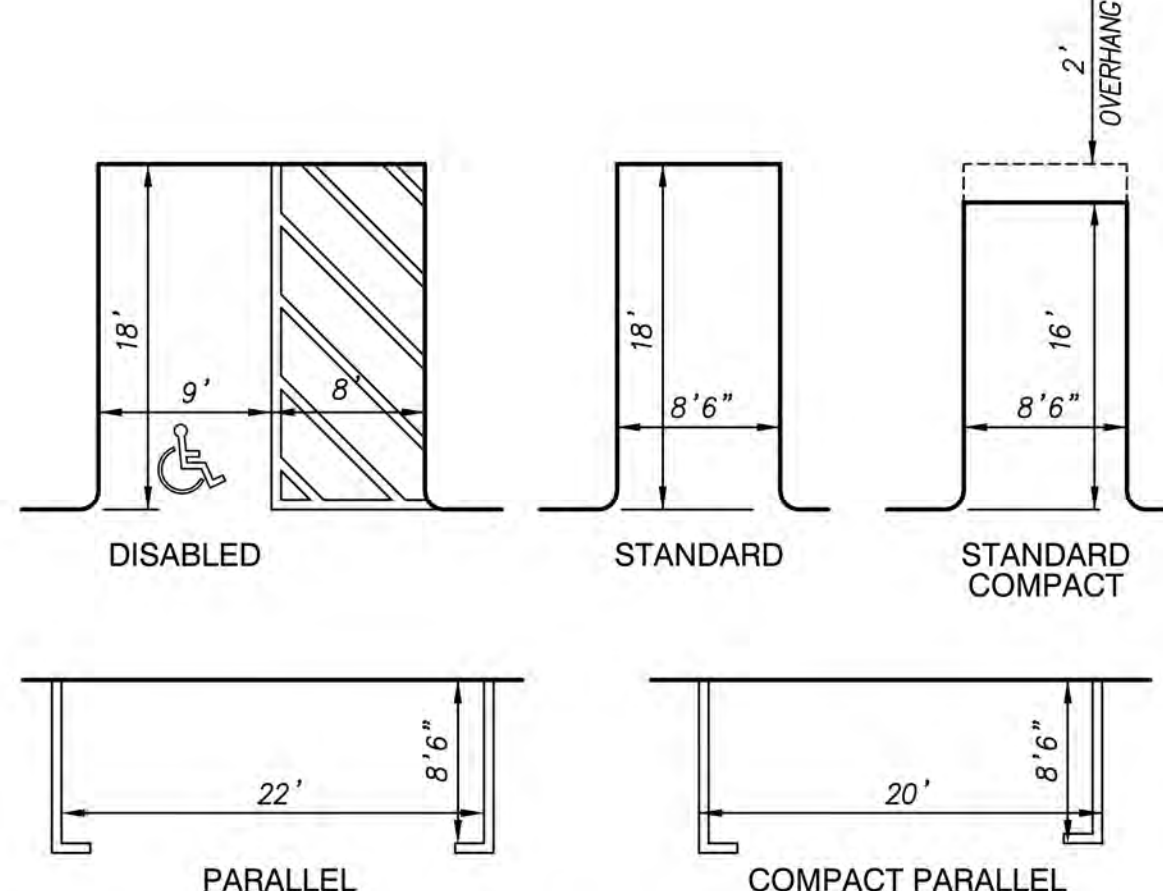
**PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)**

NOT TO SCALE



**PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)**

NOT TO SCALE



TYPICAL PARKING DETAIL

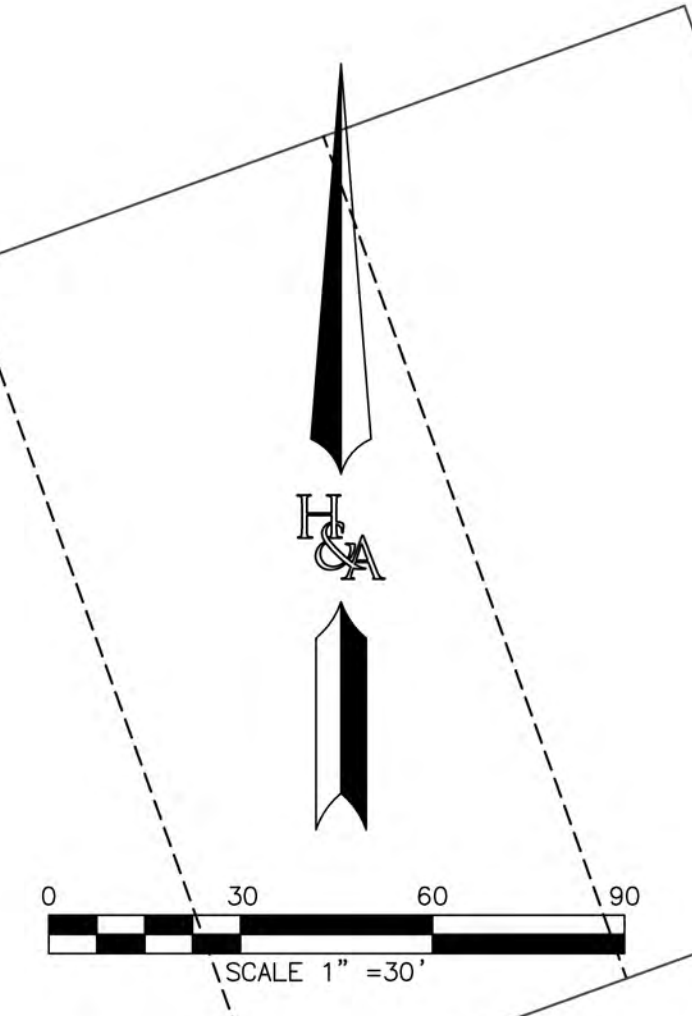
NOT TO SCALE

PREPARED BY:
H&A
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& ASSOCIATES
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PROPOSED STREET SECTIONS
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
3
OF
8

	<i>PUBLIC ACCESS & UTILITY EASEMENT</i>
	<i>PRIVATE UTILITY & OS EASEMENT</i>
	<i>R.O.W. DEDICATION</i>
	<i>R.O.W. VACATION</i>
	<i>R.O.W. ACQUISITION</i>



SEE SHEET 05

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**TENTATIVE MAP
PALOMAR HEIGHTS**

City of Escondido, California

SHEET
4
OF
8

SEE SHEET 04

SEE SHEET 06

LEGEND

-  PUBLIC ACCESS & UTILITY EASEMENT
-  PRIVATE UTILITY & OS EASEMENT
-  R.O.W. DEDICATION
-  R.O.W. VACATION
-  R.O.W. ACQUISITION

LOT 5

LOT 7

LOT 6

LOT 4

A

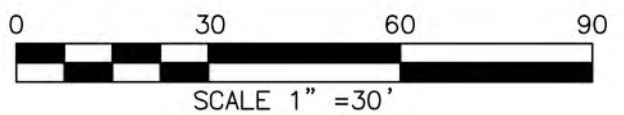
FIG STREET

FIG STREET

GRAND AVE

GRAPE ST

HCA



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& ASSOCIATES
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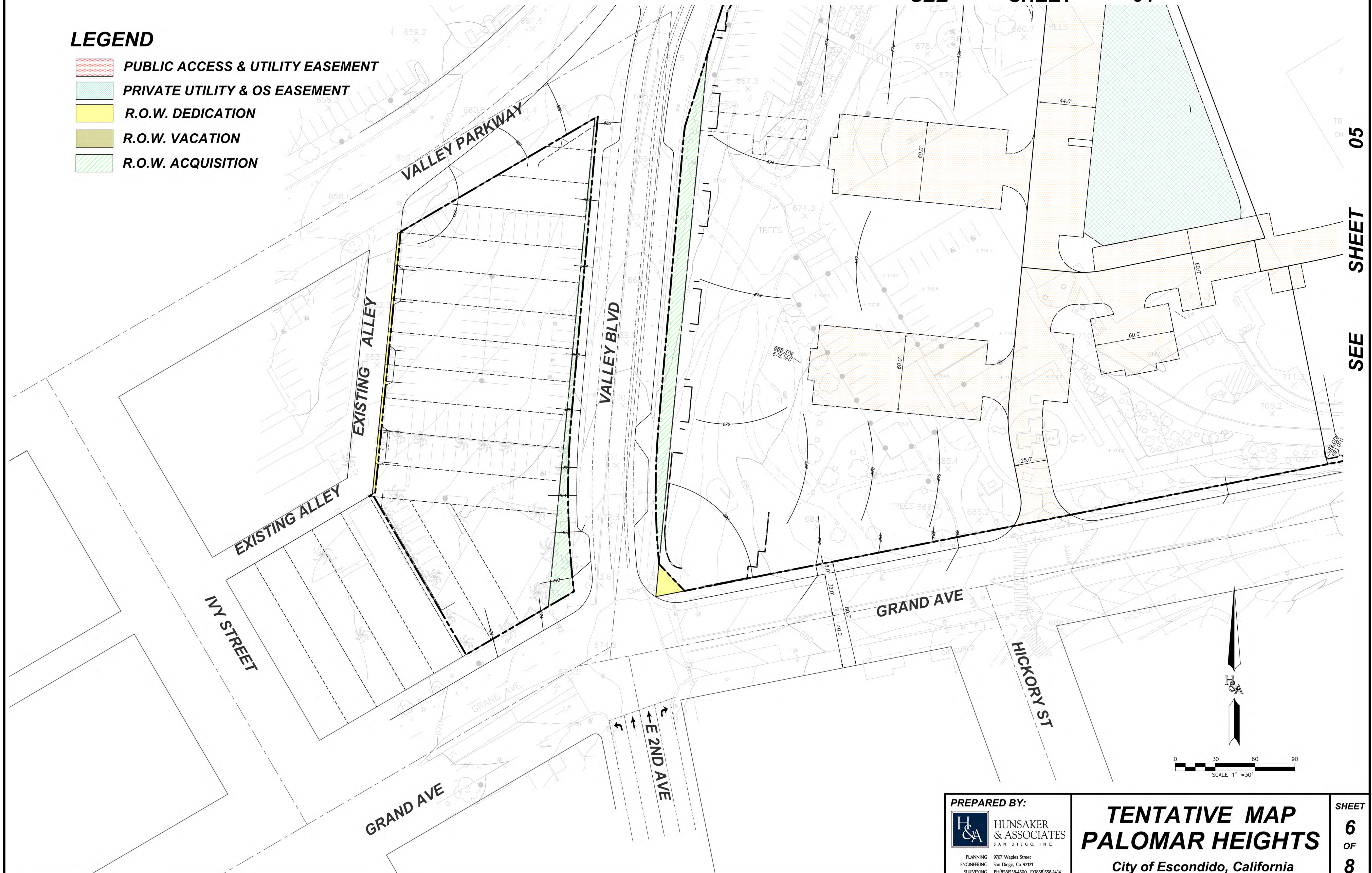
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
5
OF
8

SEE SHEET 04

LEGEND

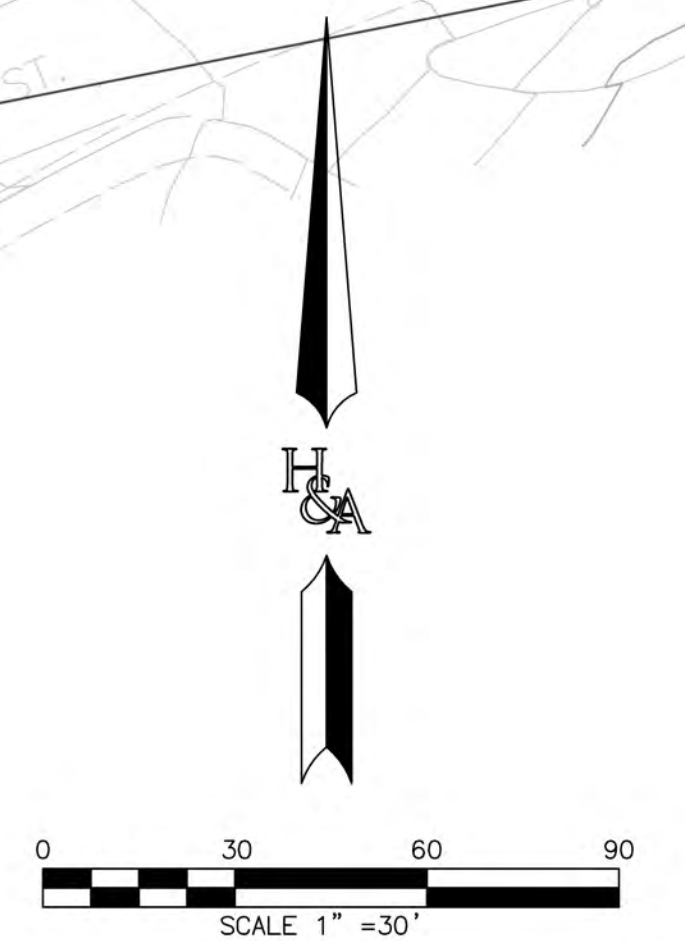
- PUBLIC ACCESS & UTILITY EASEMENT
- PRIVATE UTILITY & OS EASEMENT
- R.O.W. DEDICATION
- R.O.W. VACATION
- R.O.W. ACQUISITION



SEE SHEET 05

SEE SHEET

SEE SHEET



PREPARED BY:



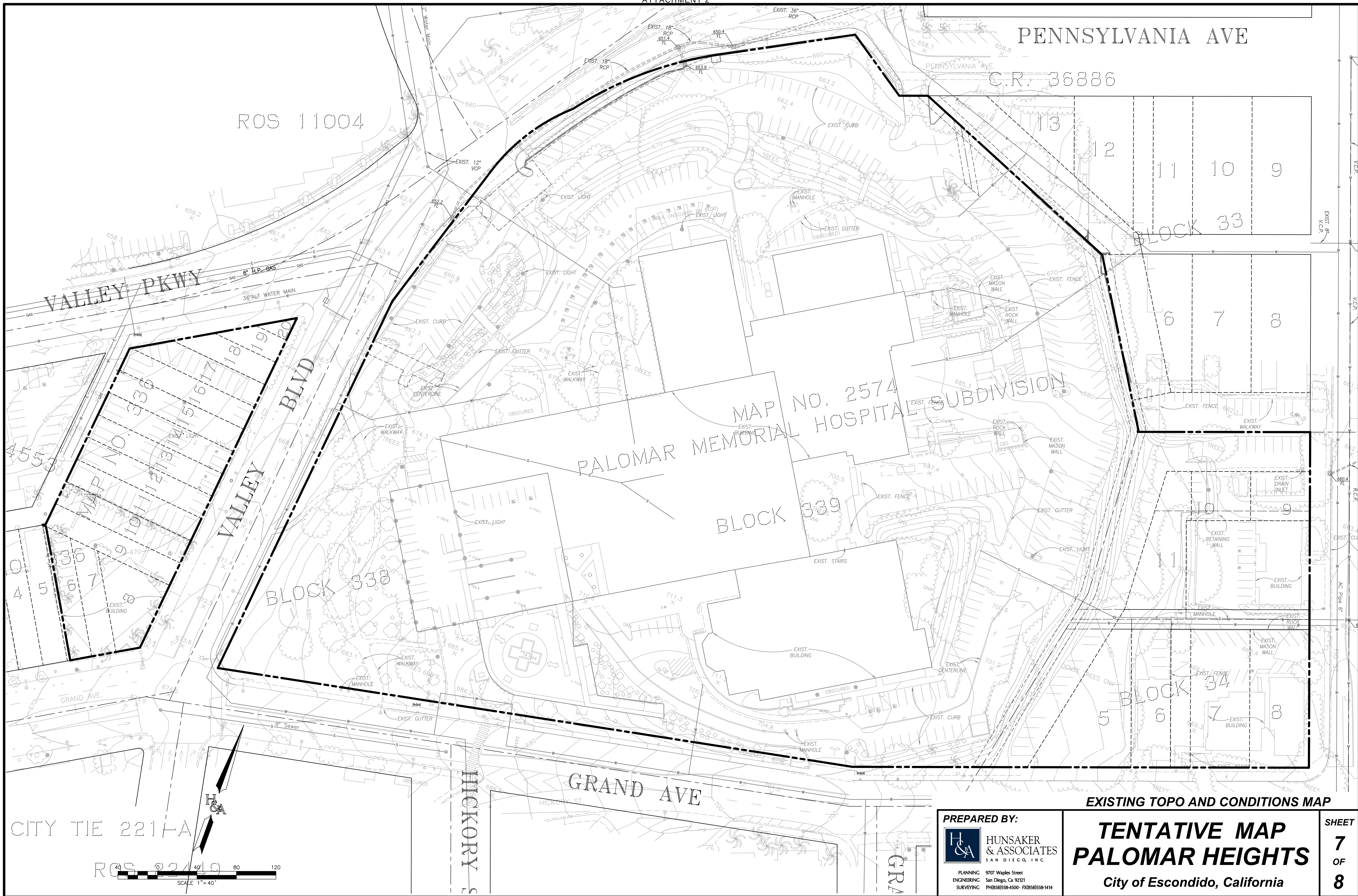
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**TENTATIVE MAP
PALOMAR HEIGHTS**
City of Escondido, California

SHEET
6
OF
8

W.O. 2445-0021



EXISTING TOPO AND CONDITIONS MAP

PREPARED BY:



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TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
7
OF
8

TITLE REFERENCE:

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FNTG-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: 229-450-06)

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.

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, JULY 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.

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 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 BOUNDARY 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 NORTHWESTERLY 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 OF SAID VACATED PORTION OF OHIO AVENUE 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, TOGETHER WITH THE NORTHERLY 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 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, 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:

2. 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

3. 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.

6. 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: 84-070972 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS A AND B

8. 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

9. 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:

19. 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:

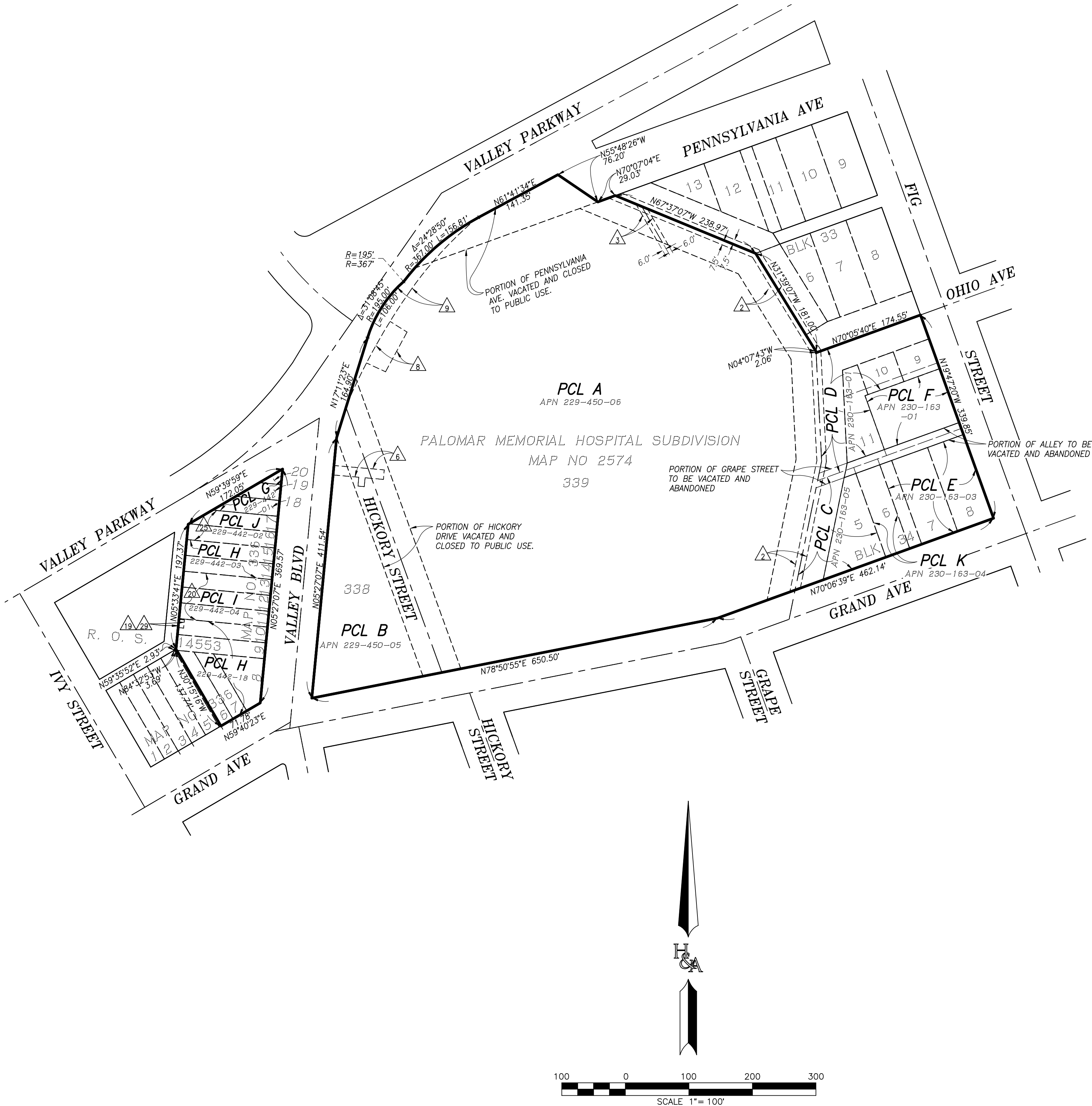
20. THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS:
IN BOOK 67, PAGE 35 OF DEEDS, AFFECTS LOT 13;
IN BOOK 67, PAGE 37 OF DEEDS, AFFECTS LOTS 11 & 12;

THE FOLLOWING MATTERS AFFECT PARCEL J:

25. 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 58 OF DEEDS, AFFECTS LOT 16;
IN BOOK 118, PAGE 320, OF DEEDS, AFFECTS LOT 17,

THE FOLLOWING MATTERS AFFECT PARCEL K:

28. 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



BOUNDARY AND ENCUMBRANCES

PREPARED BY:



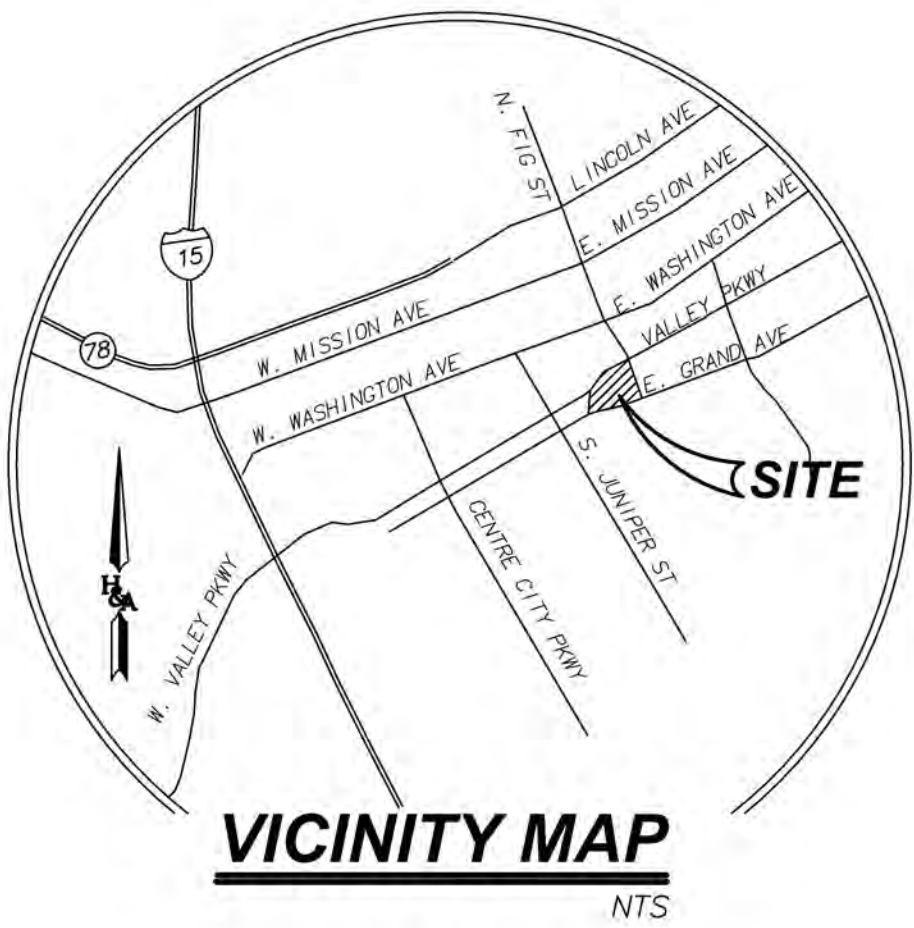
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ENGINEERING San Diego, Ca 92121
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TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
8
OF
8

PRELIMINARY GRADING PLAN PALOMAR HEIGHTS

City of Escondido, California



LEGEND

- EXISTING PROJECT BOUNDARY
PROPOSED PROJECT BOUNDARY
LOT NUMBER & LOT AREA
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
PROPOSED SEWER MAIN WITH MANHOLE
EXISTING SEWER MAIN WITH MANHOLE
PROPOSED WATER MAIN (8" PVC UNLESS OTHERWISE NOTED)
EXISTING WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED PVT. ST. LIGHT
PROPOSED STORM DRAIN SYSTEM
% OF GRADE
PROPOSED CENTERLINE PVT. ST. ELEVATION
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED SLOPE (2:1 MAX.)
LIMITS OF PROPOSED GRADING/DAYLIGHT
CUT/FILL LINE
MODULAR WETLAND
WATER METER

ABBREVIATIONS

- FL FLOW LINE
TW TOP OF WALL
BW BOTTOM OF WALL
TF TOP OF FOOTING
FS FINISH SURFACE
S SEWER
W WATER
RW RECLAIMED WATER
SD STORM DRAIN
NTS NOT TO SCALE
ELEV ELEVATION
IE INVERT ELEVATION
R/W RIGHT OF WAY
PL PROPERTY LINE
GB GRADE BREAK
PI POINT OF INTERSECTION (V.C.)
P PAD ELEVATION
SF GROSS SQ. FT.
NSF NET SQ. FT.
FP FLOOD PLAIN
VC VERTICAL CURVE
MH MANHOLE
RCP REINFORCED CONCRETE PIPE

PUBLIC UTILITIES AND DISTRICTS

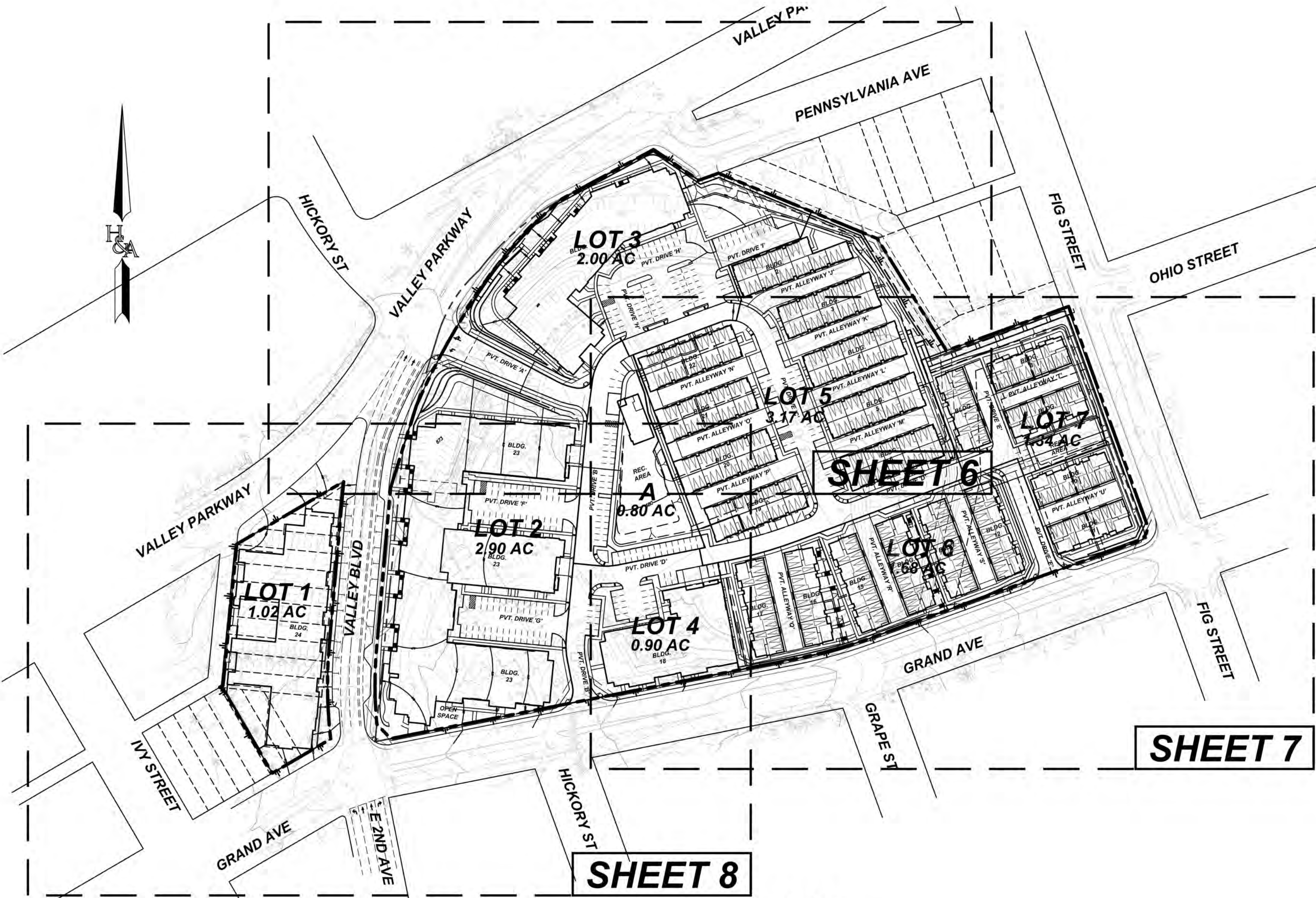
- WATER.....CITY OF ESCONDIDO
SEWER.....CITY OF ESCONDIDO
POLICE.....CITY OF ESCONDIDO
FIRE.....CITY OF ESCONDIDO
GAS AND ELECTRICITY.....SAN DIEGO GAS AND ELECTRIC
HIGH SCHOOL DISTRICT.....ESCONDIDO UNION HIGH SCHOOL DISTRICT
ELEMENTARY SCHOOL DISTRICT.....ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

LEGAL DESCRIPTION

SEE SHEET NO. 12 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

SEE SHEET NO. 12 FOR EASEMENT INFORMATION.



PROJECT SUMMARY

PROJECT SUMMARY	SF	AC
TOTAL GROSS SITE AREA	601,247	13.80
DEDICATION	5,395	0.12
VACATION	4,813	0.11
ACQUISITION	7,767	0.18
TOTAL NET PROJECT AREA	600,665	13.97
PROPOSED PRIVATE DRIVE	154,464	3.55
PROPOSED BUILDING COVERAGE	241,367	5.54
PROPOSED LANDSCAPING COVERAGE	204,834	4.88
TOTAL PROPOSED NET SITE AREA	600,665	13.97

LOTGING SUMMARY

LOT SUMMARY	SF	AC
LOT 1	46,150	1.06
LOT 2	129,549	2.97
LOT 3	87,213	2.00
LOT 4	39,130	0.90
LOT 5	137,980	3.17
LOT 6	73,176	1.68
LOT 7	60,517	1.39
LOT 8	34,771	0.80
Lot Area Total	608,486	13.97

PARKING REQUIRED

TYPE/BEDROOM	RATIO	UNITS	REQ.
SENIOR			
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

TYPE	SPACES
GARAGE	
STANDARD	194
PARALLEL	26
COMPACT PARALLEL	1
ACCESSIBLE	11
TOTAL	
891	

OPEN SPACE SUMMARY

REQUIRED:
300 S.F. PER UNIT X 510 UNITS
TOTAL REQUIRED - 153,000 S.F.

PROVIDED:
PRIVATE - 37,995 S.F.
ACTIVE - 29,855 S.F.
PASSIVE - 91,476 S.F.
SLOPED - 34,844 S.F.
TOTAL - 194,170 S.F.

GENERAL NOTES

- TOTAL PROJECT GROSS SITE AREA: 13.80 ACRES
TOTAL PROJECT PROPOSED NET SITE AREA: 13.97 ACRES
- NUMBER OF LOTS: 8
- NUMBER OF RESIDENTIAL LOTS: 7
- PROPOSED STREET DEDICATION AREA: 5,395 S.F.
- PROPOSED STREET VACATION AREA: 4,813 S.F.
- PROPOSED STREET ACQUISITION: 7,767 S.F.
- ASSESSOR'S PARCEL NUMBERS: 229-450-05 & 06, 230-163-01, 02, 03 & 05, 229-442-01, 02, 03, 04 & 18, 230-163-04
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
- EXISTING ZONING: SPECIFIC PLAN: DOWNTOWN SPECIFIC PLAN
PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
- PROJECT GROSS/NET DENSITY: 36.5
- THOMAS BROTHERS COORDINATES: 1129J2 & 1130A2
- INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- 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.
- EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
- CONTOUR INTERVALS: 2 AND 10 FOOT
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- 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.
- SOILS REPORT PREPARED BY
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
- ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
- ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
- 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.

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



RAYMOND L. MARTIN R.C.E. 48670 DATE
MY REGISTRATION EXPIRES ON 6/30/20

SOILS ENGINEER

GEOCON INCORPORATED
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121

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)

SHEET INDEX

- SHEET 1 TITLE SHEET
SHEET 2 EXISTING STREET SECTIONS
SHEET 3 PROPOSED STREET SECTIONS & DETAILS
SHEET 4 DETAILS
SHEET 5 SITE CROSS SECTIONS
SHEET 6 PROJECT DESIGN
SHEET 7 PROJECT DESIGN
SHEET 8 PROJECT DESIGN
SHEET 9 PROPOSED & EXISTING UTILITIES
SHEET 10 VALLEY PARKWAY INTERSECTION DETAIL
SHEET 11 EXISTING TOPO AND CONDITIONS MAP
SHEET 12 RECORD BOUNDARY & ENCUMBRANCES

PREPARED BY:



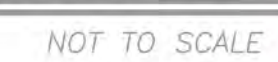
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SAN DIEGO, INC.

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ENGINEERING San Diego, CA 92121
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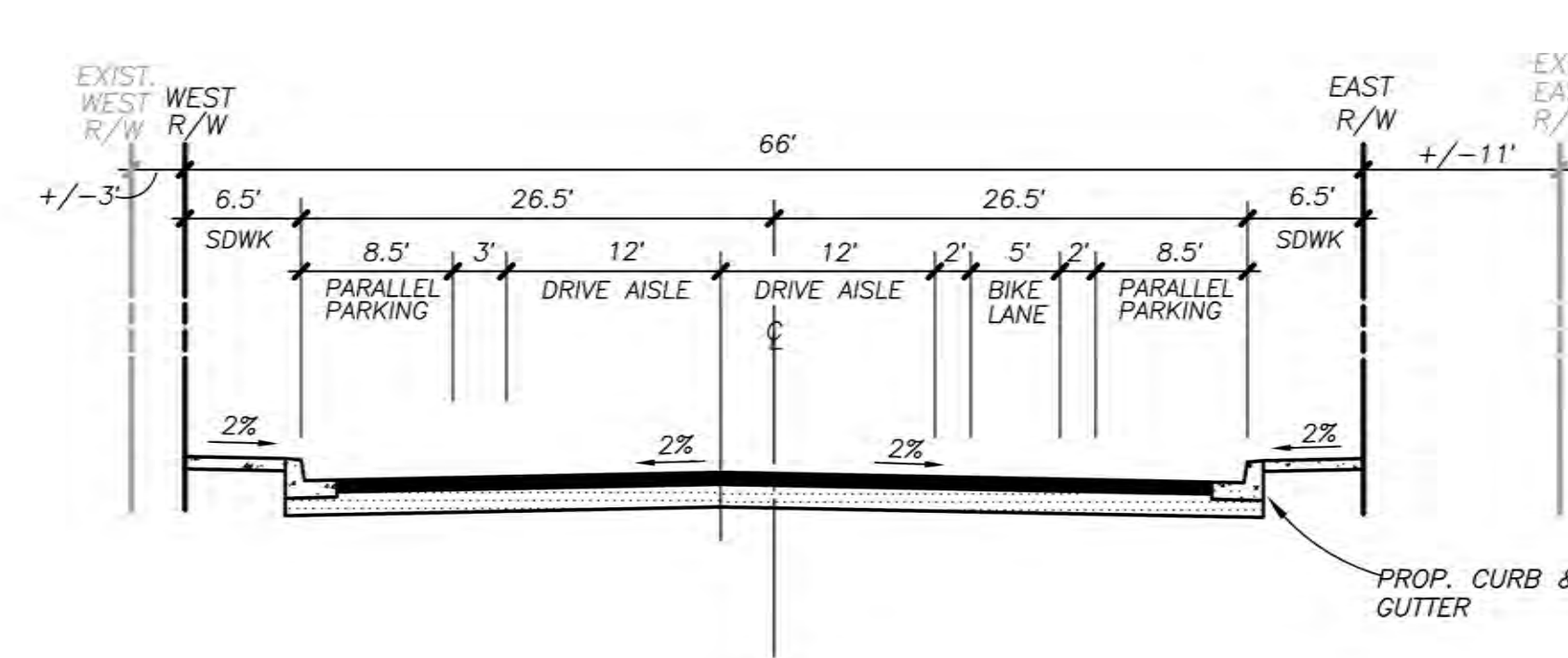
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1	1ST SUBMITTAL	06/25/19	H&A
2	2ND SUBMITTAL	09/11/19	H&A
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PRELIMINARY
GRADING PLAN
PALOMAR HEIGHTS
City of Escondido, California

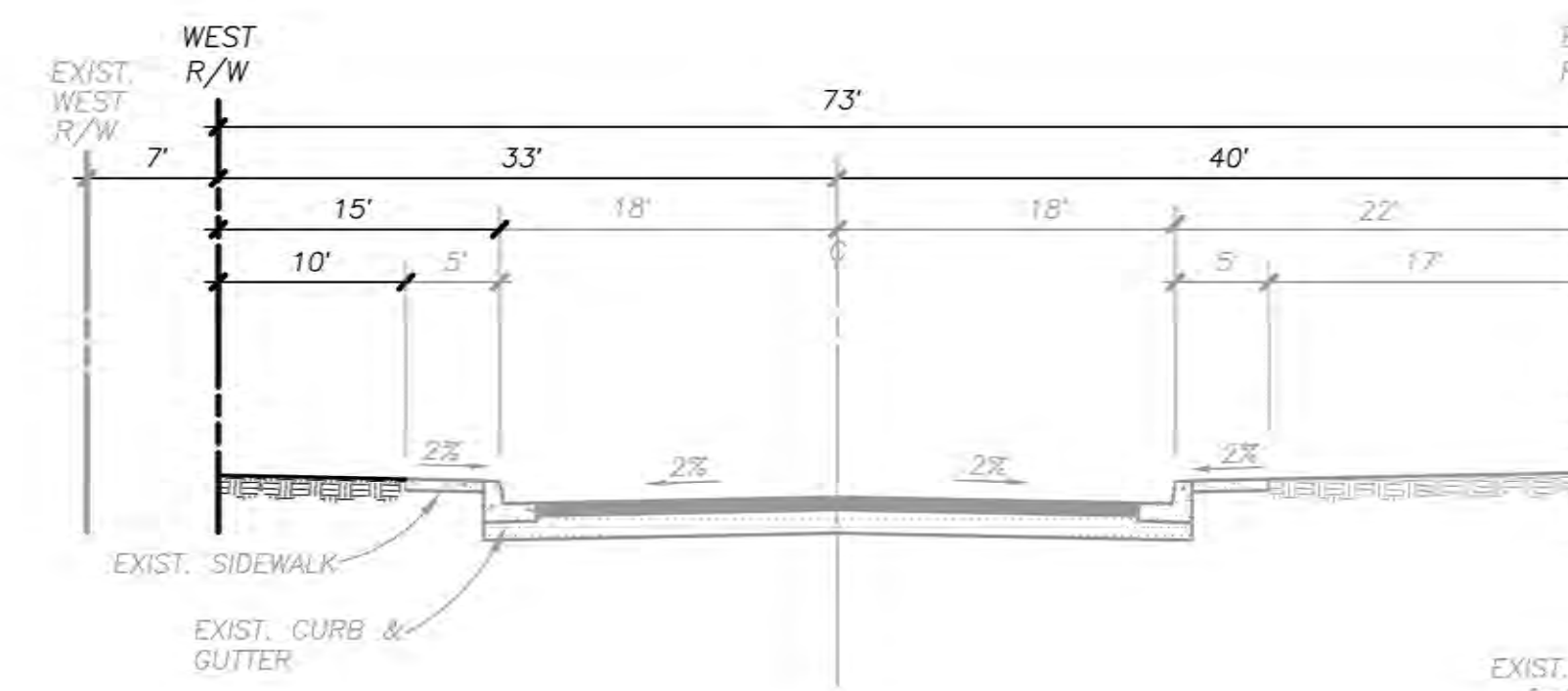
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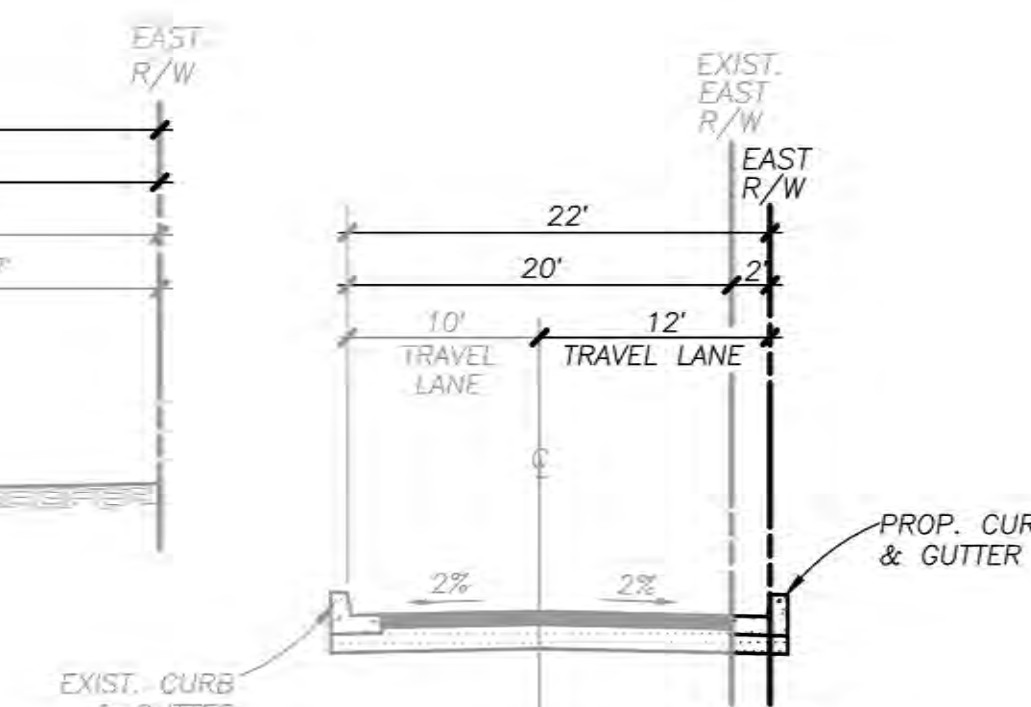
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**PROPOSED VALLEY BOULEVARD**

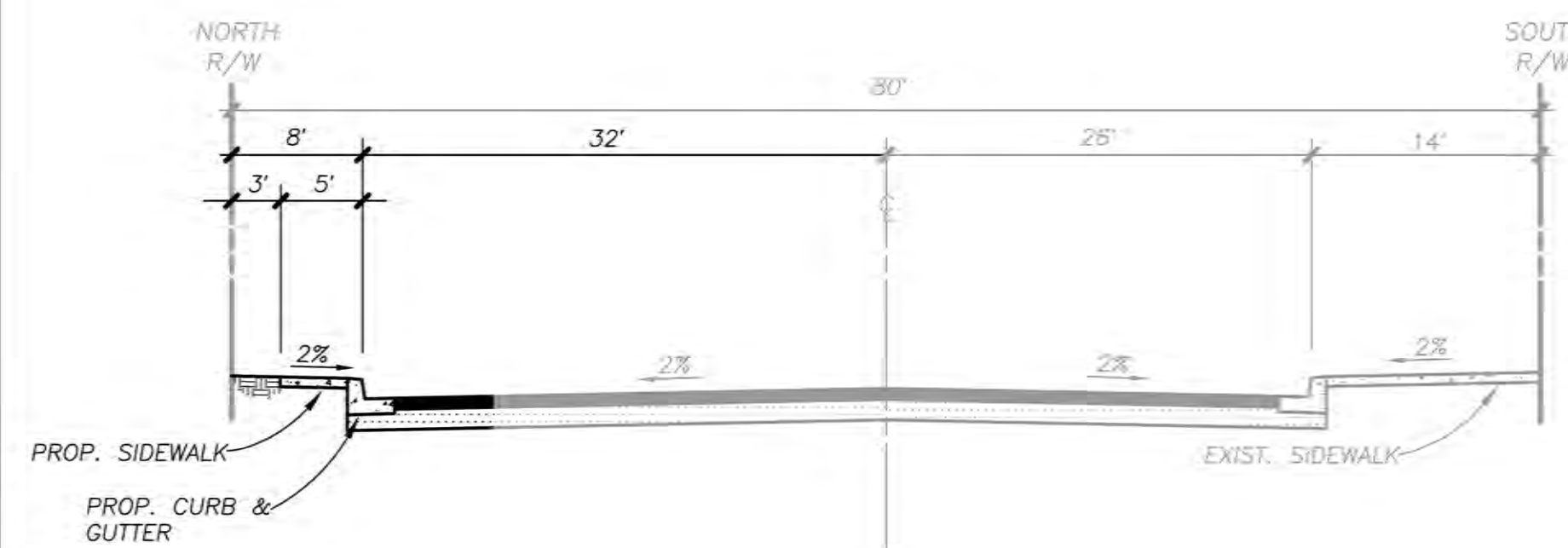
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**PROPOSED FIG STREET**

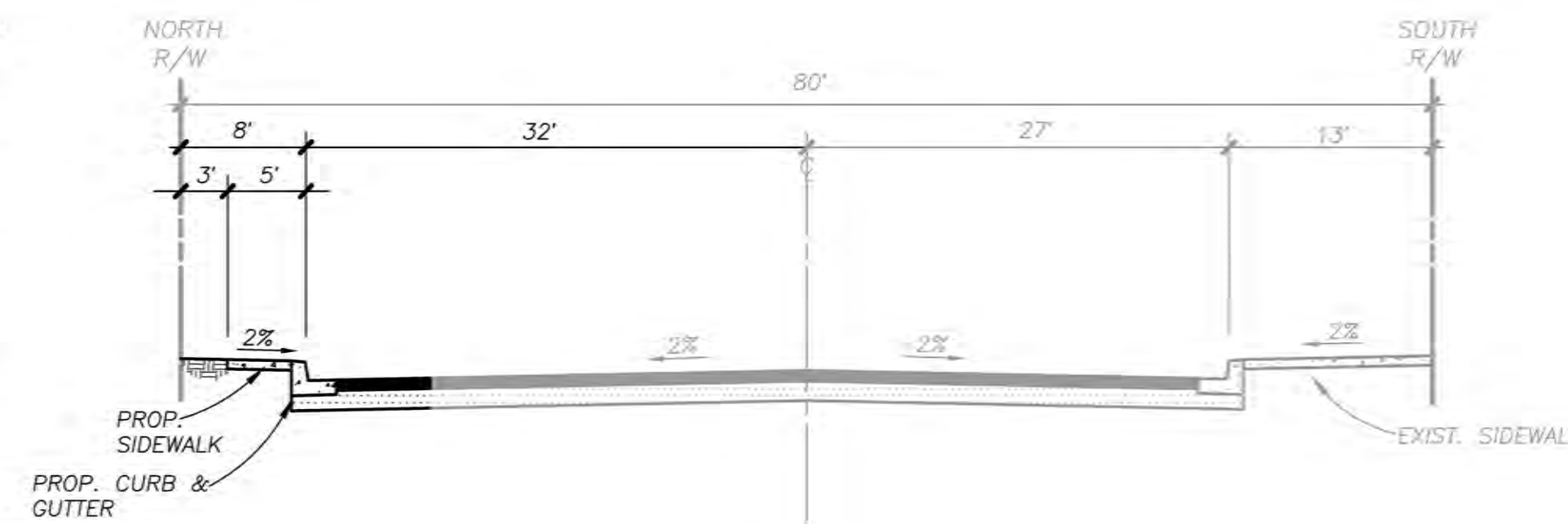
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**PROPOSED ALLEY**

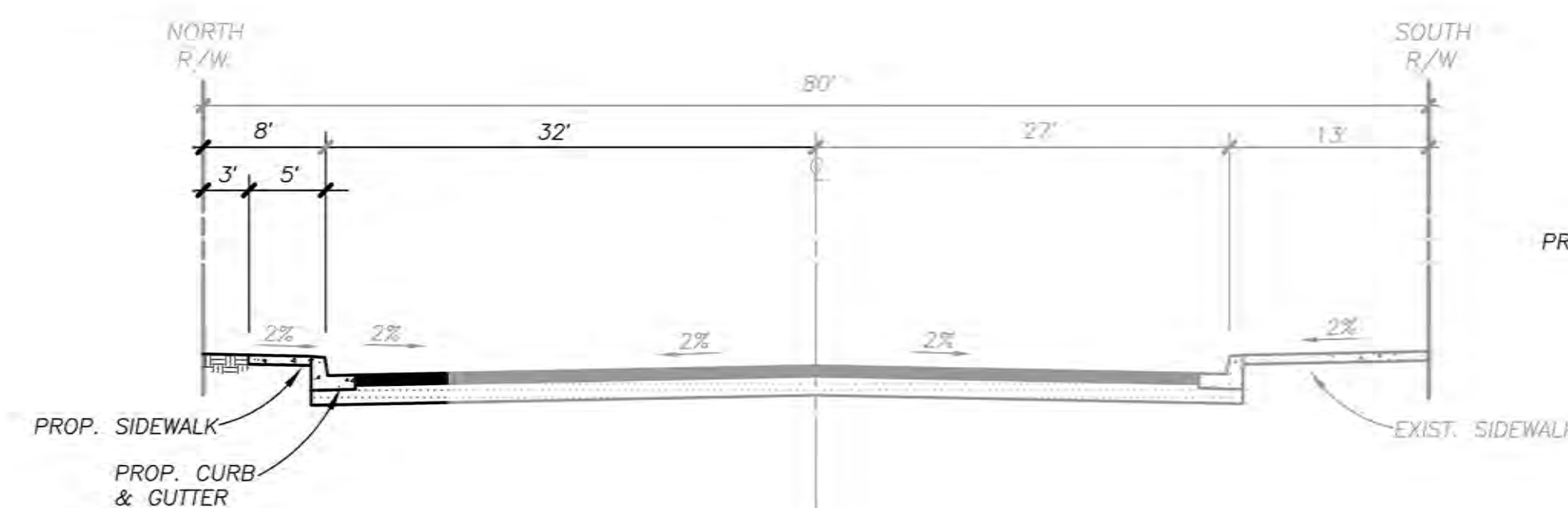
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**PROPOSED GRAND AVENUE
(BTWN VALLEY BLVD AND GRAPE)**

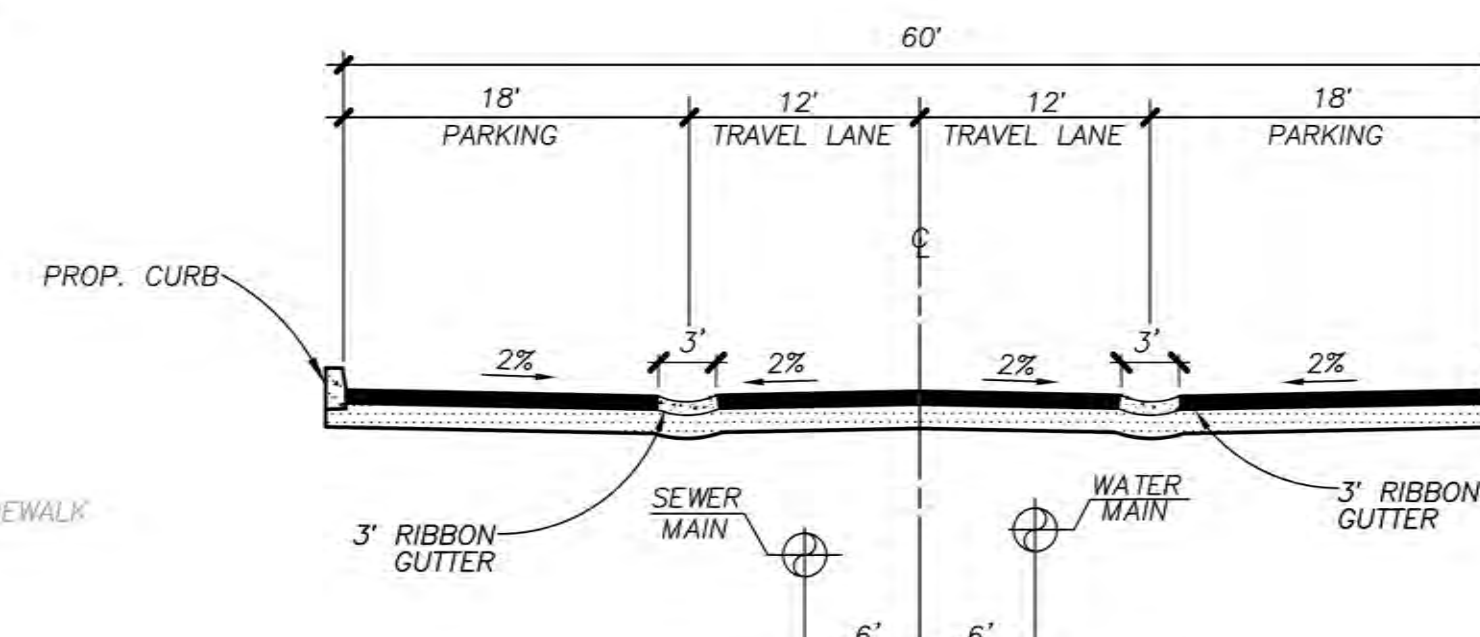
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**PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)**

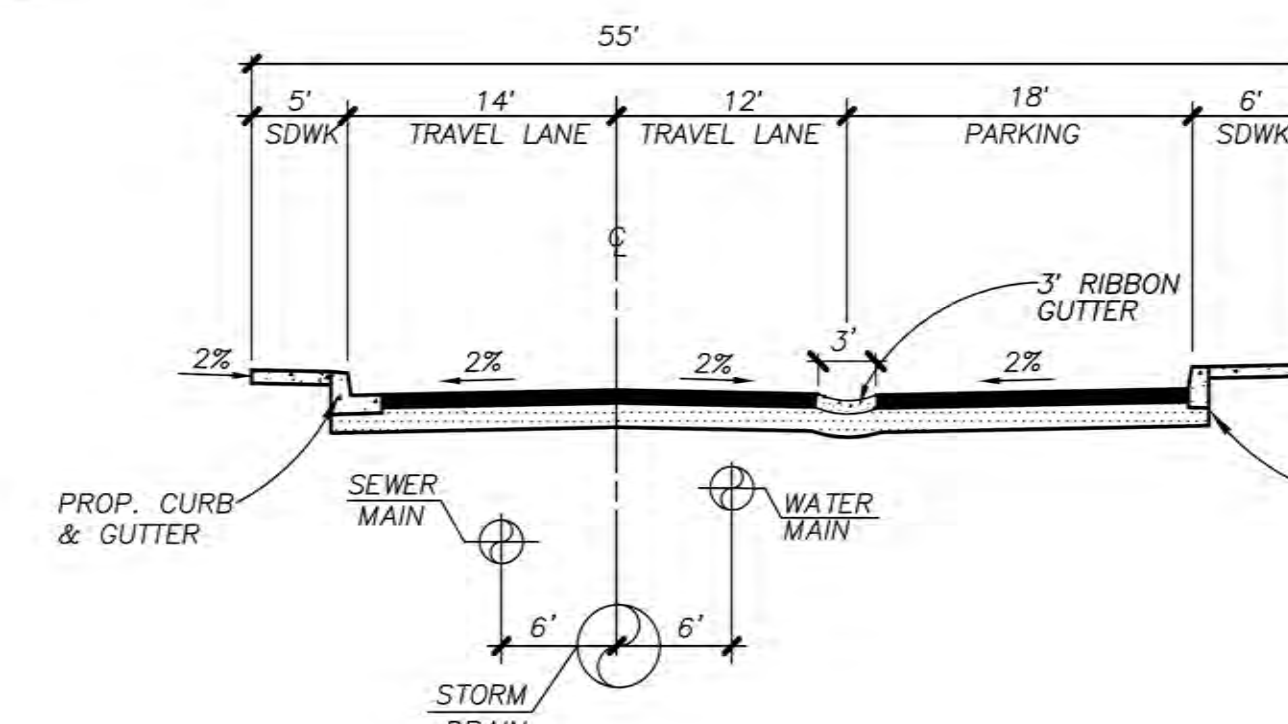
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**PROPOSED GRAND AVENUE
(BTWN GRAPE AND FIG)**

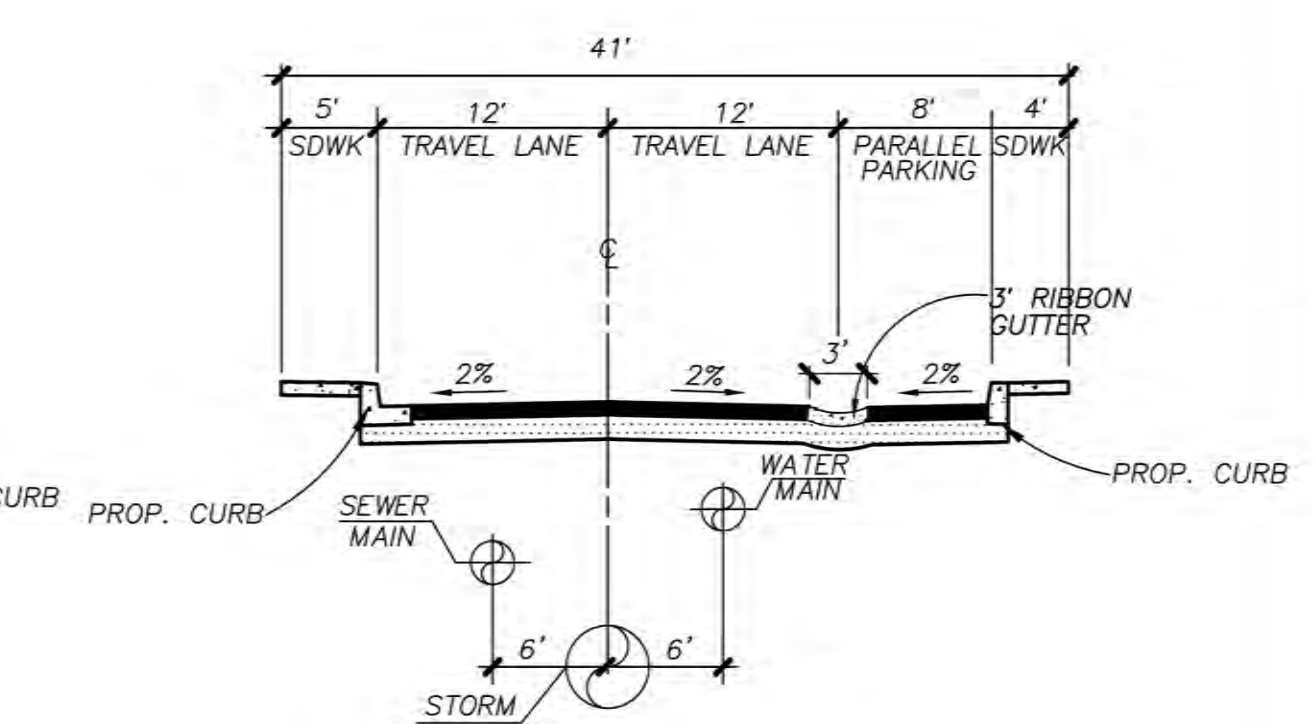
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**PROPOSED PVT. DRIVE 'F', 'G' & 'H'
AND PORTION OF PVT. DRIVE 'D'**

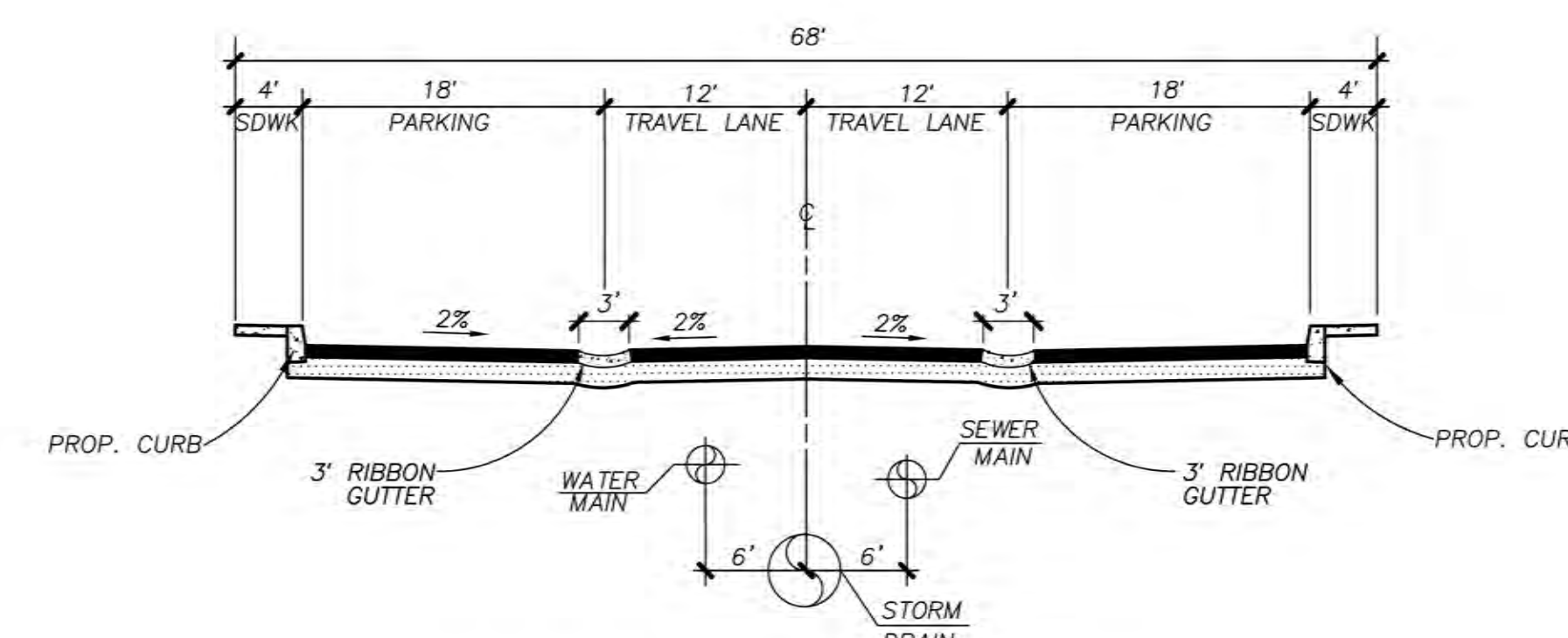
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**PROPOSED PVT. DRIVE 'B'**

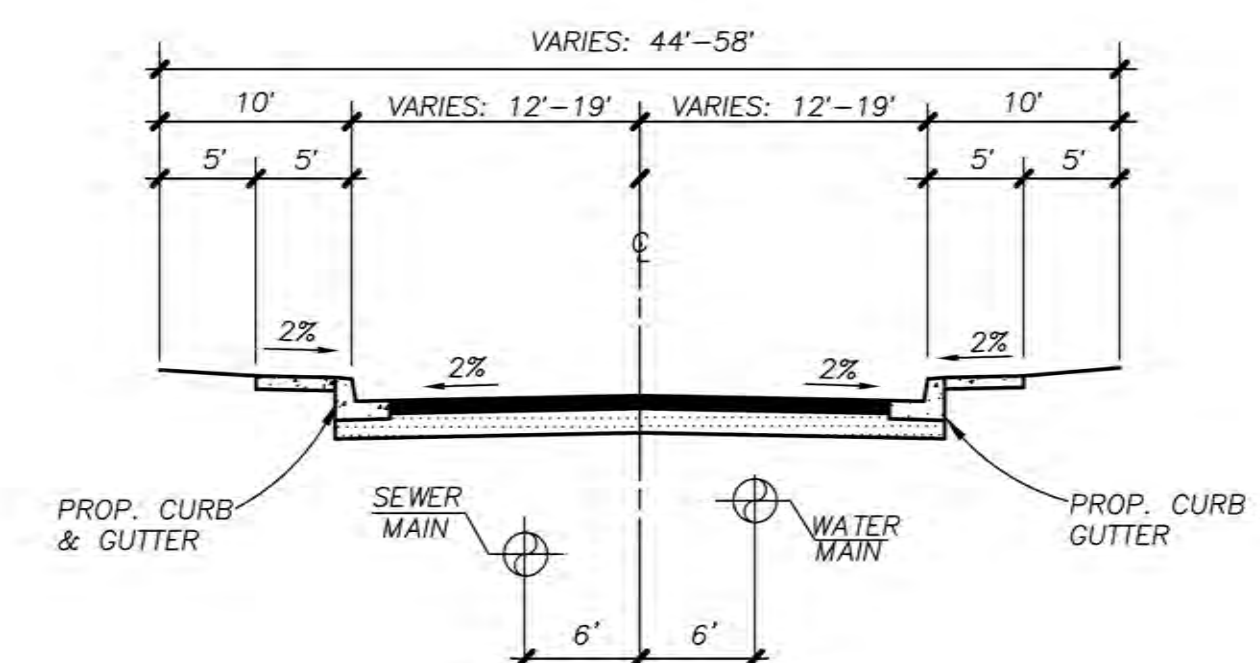
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**PORTION OF PROPOSED PVT. DRIVE 'D'**

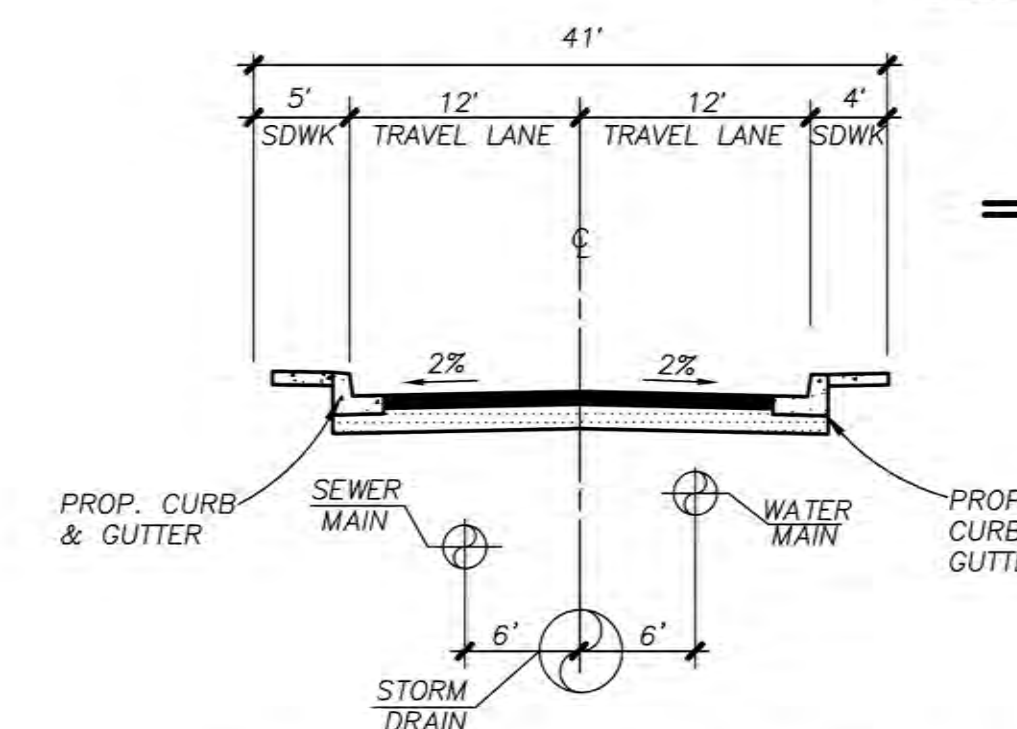
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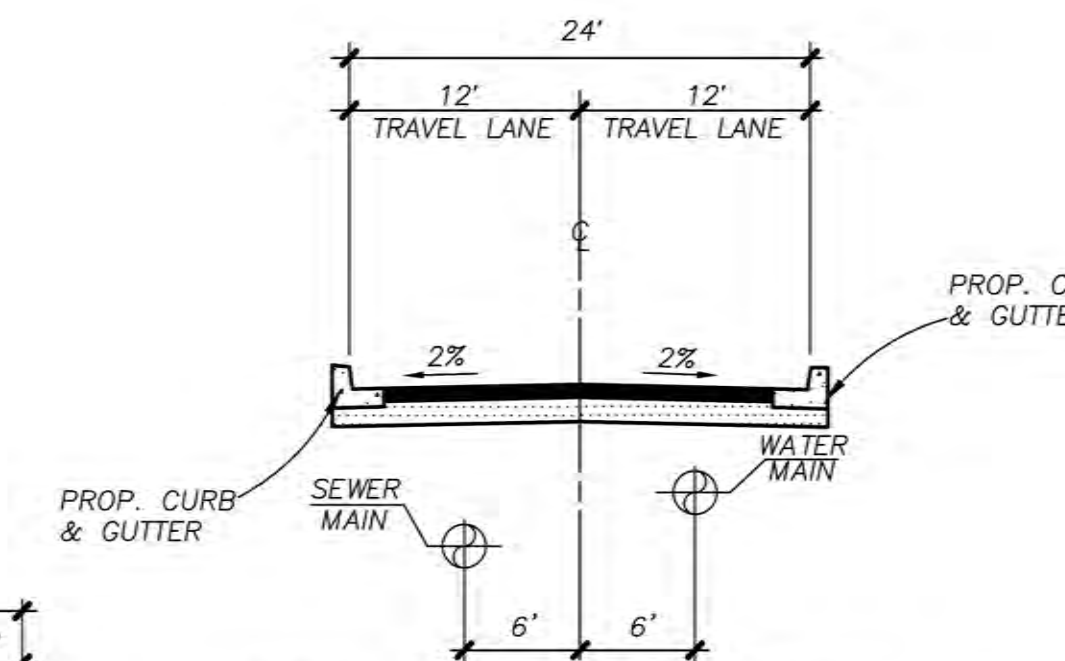
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**PROPOSED PVT. DRIVE 'A'**

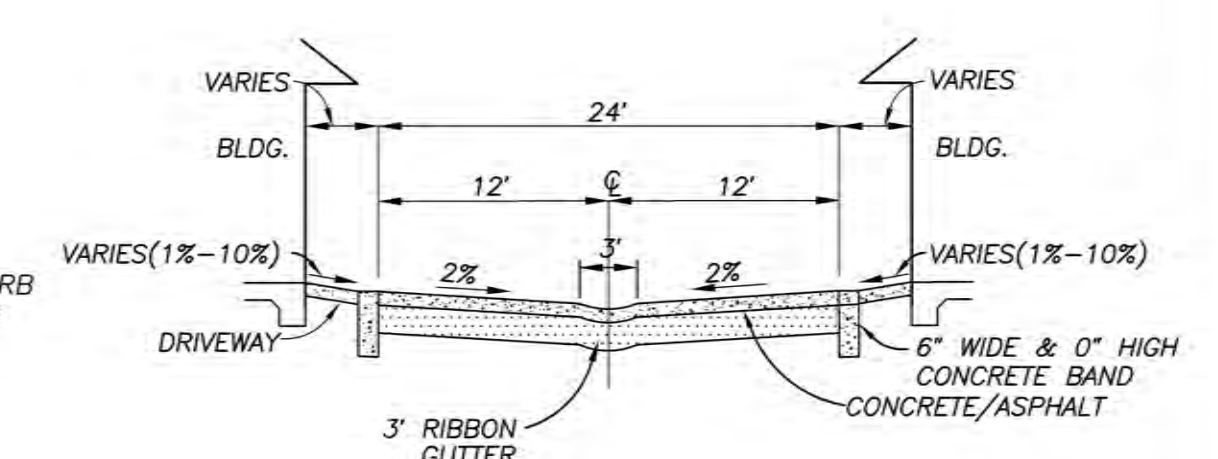
NOT TO SCALE

**PROPOSED PVT. DRIVE 'E'**

NOT TO SCALE

**PROPOSED PVT. DRIVE 'I'**

NOT TO SCALE

**TYPICAL PVT. ALLEYWAY**

NOT TO SCALE

PROPOSED STREET SECTIONS

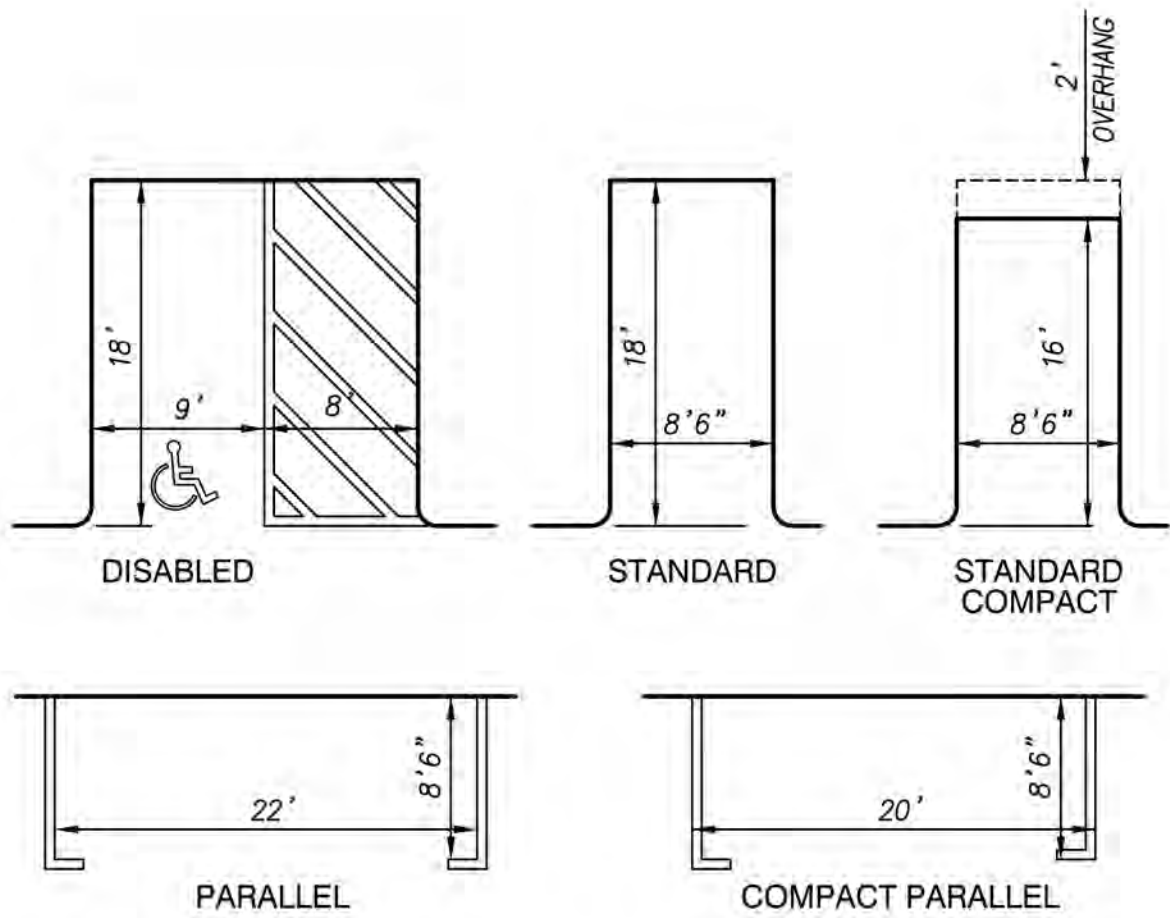
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PALOMAR HEIGHTS
City of Escondido, California

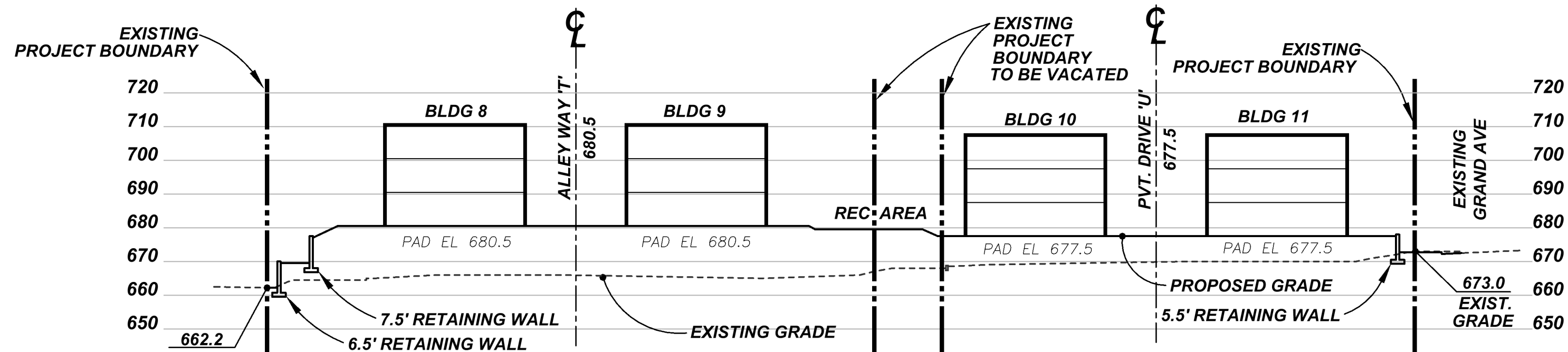
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TYPICAL PARKING DETAIL
NOT TO SCALE

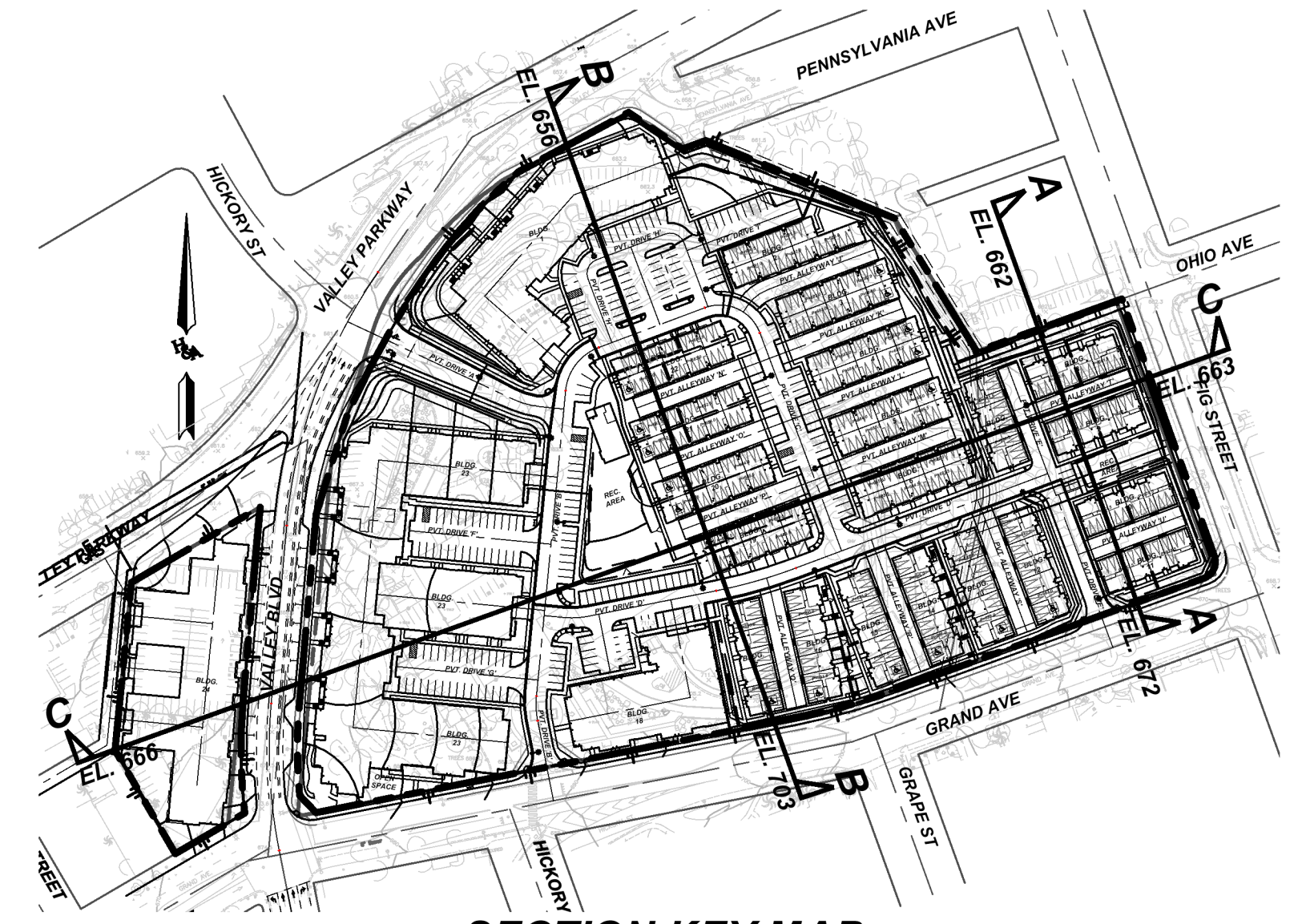
DETAILS

PREPARED BY: H&A HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(658)558-4500 - FX(658)558-1414	PRELIMINARY GRADING PLAN PALOMAR HEIGHTS City of Escondido, California	SHEET 4 OF 12
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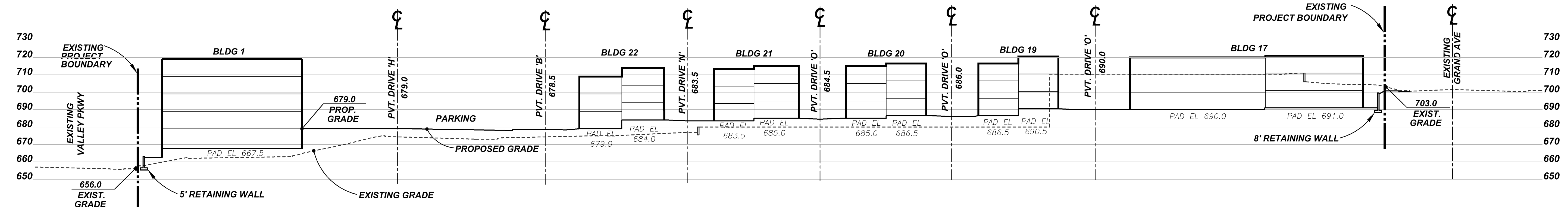


SECTION A-A'

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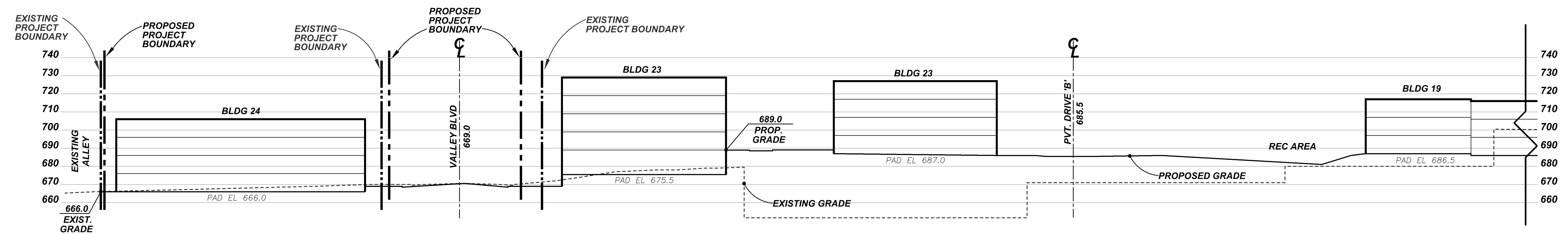


SECTION KEY MAP
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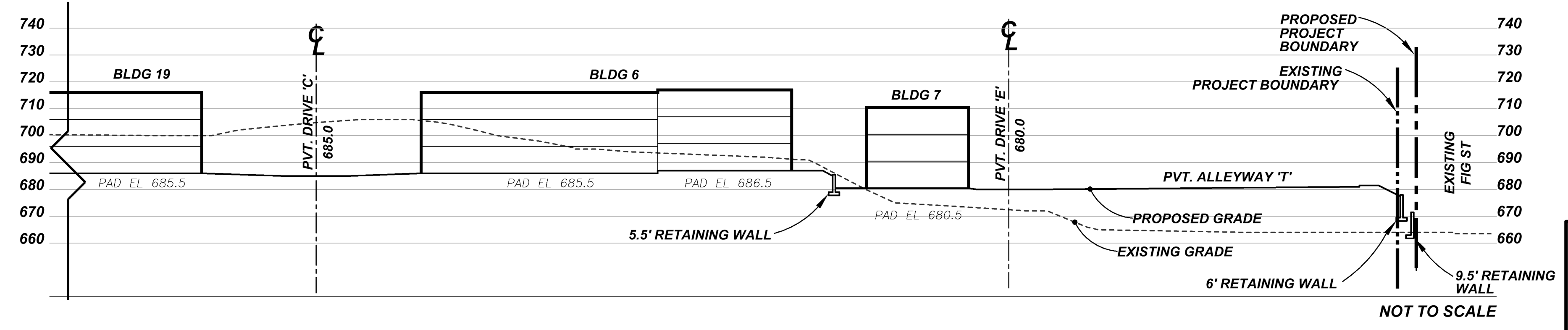


SECTION B-B'

NOT TO SCALE



SECTION C-C'

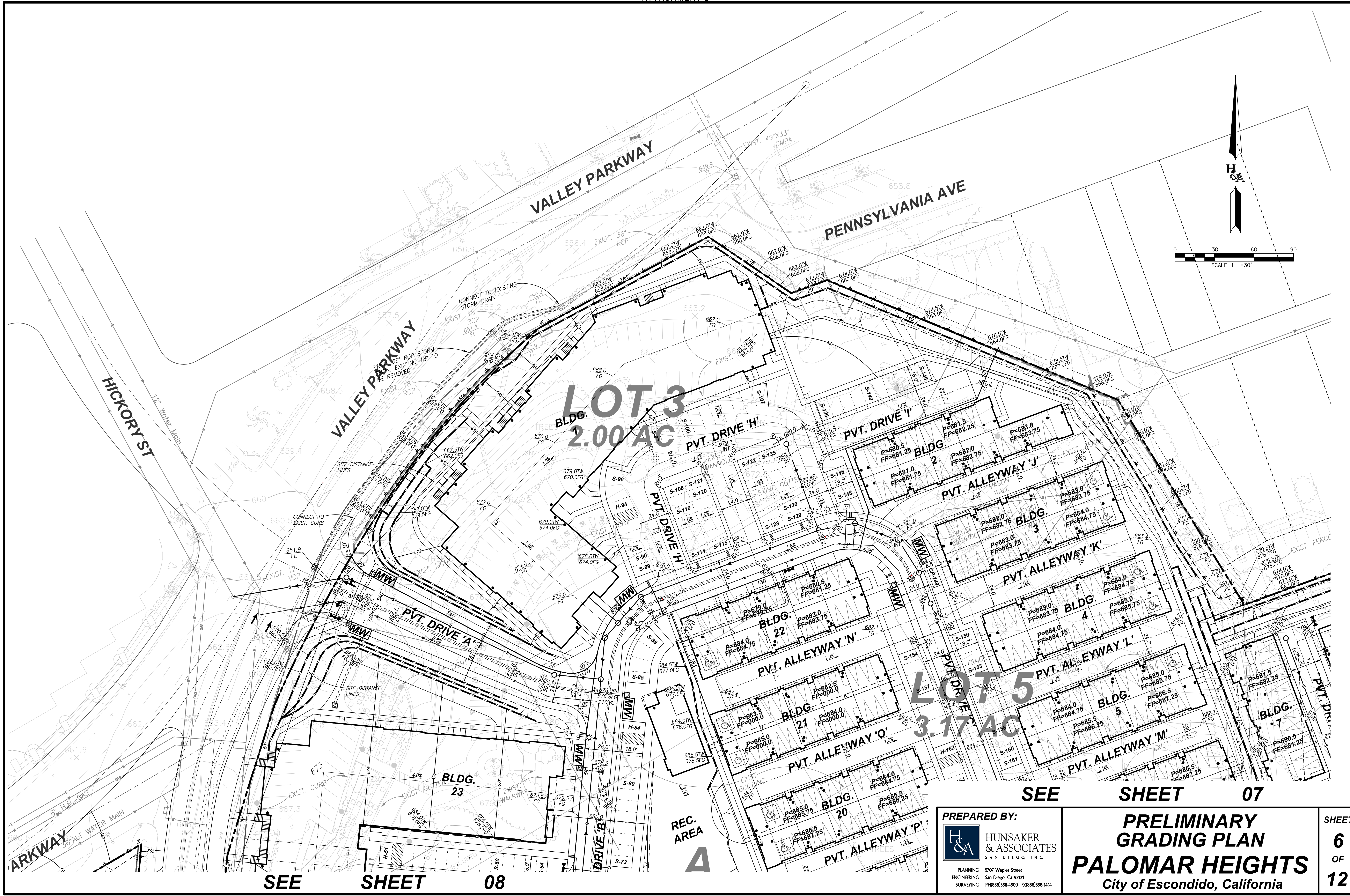


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H & A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
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SITE CROSS SECTIONS
PRELIMINARY
GRADING PLAN
PALOMAR HEIGHTS
City of Escondido, California

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PALOMAR HEIGHTS**
City of Escondido, California

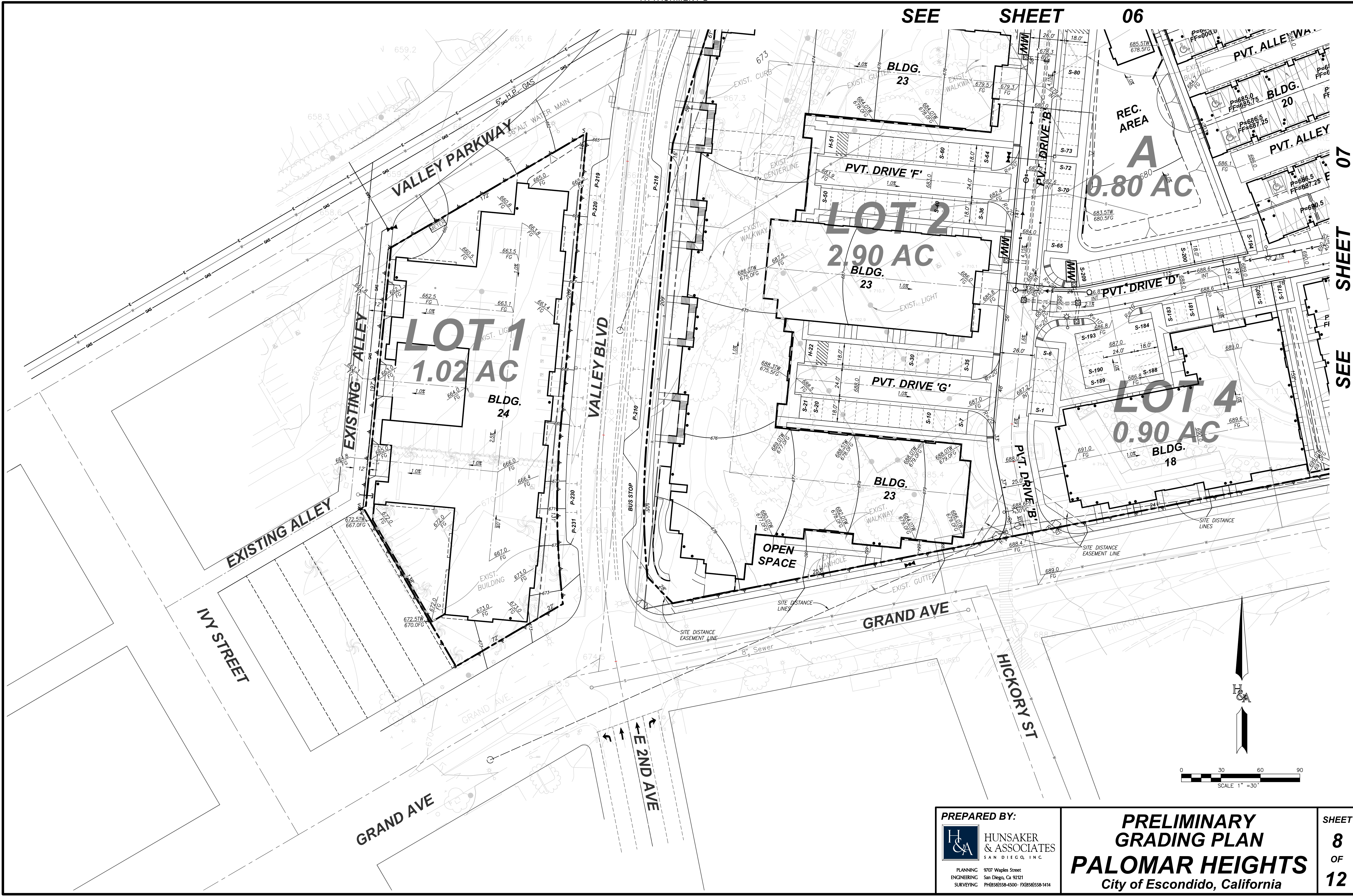
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SEE SHEET 08



SEE SHEET 06

SEE SHEET 07



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**PRELIMINARY
GRADING PLAN**
PALOMAR HEIGHTS
City of Escondido, California

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LEGEND

- EXIST. SEWER
- PROP. PUBLIC 8" SEWER
- EXIST. WATER
- PROP. PUBLIC 8" WATER
- EXIST. ELECTRICAL
- EXIST. GAS
- EXIST. STORM DRAIN
- PROP. 24" STORM DRAIN
- PROP. MODULAR WETLAND
- PROP. PUBLIC WATER METER
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED
** PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.



PROPOSED & EXISTING UTILITIES

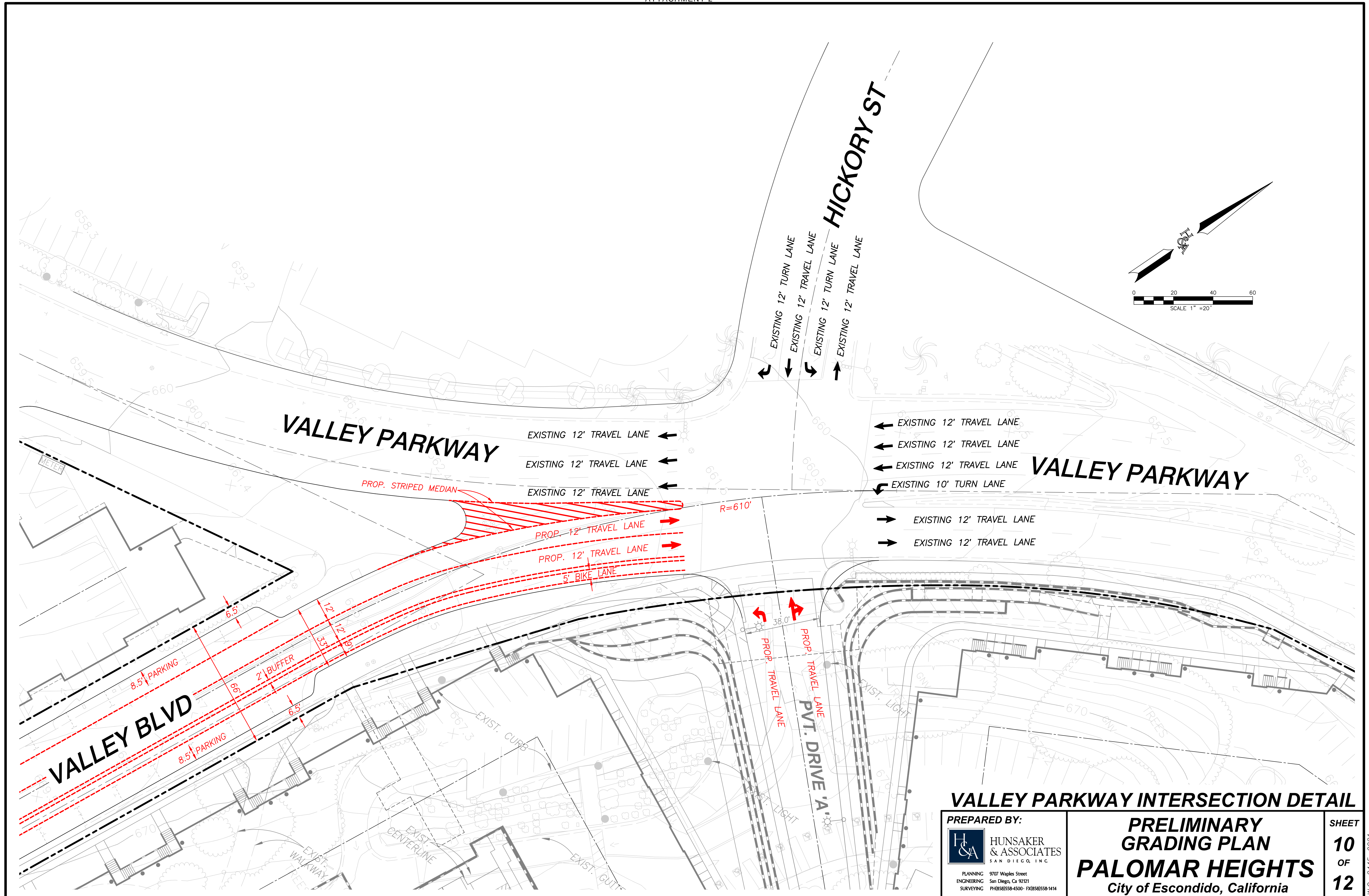
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PRELIMINARY
GRADING PLAN
PALOMAR HEIGHTS
City of Escondido, California

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TITLE REFERENCE:

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FNTG-CHICAGO
TITLE COMPANY AS ORDER NO. 00100370-996-SD1-R14, 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: 229-450-06)

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.

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. 1982-239658 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.

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 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 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, TOGETHER WITH THE NORTHERLY 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°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 SAID 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:

△ 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

△ 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.

△ 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: 84-070972 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS A AND B

△ 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

△ 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:

△ 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:

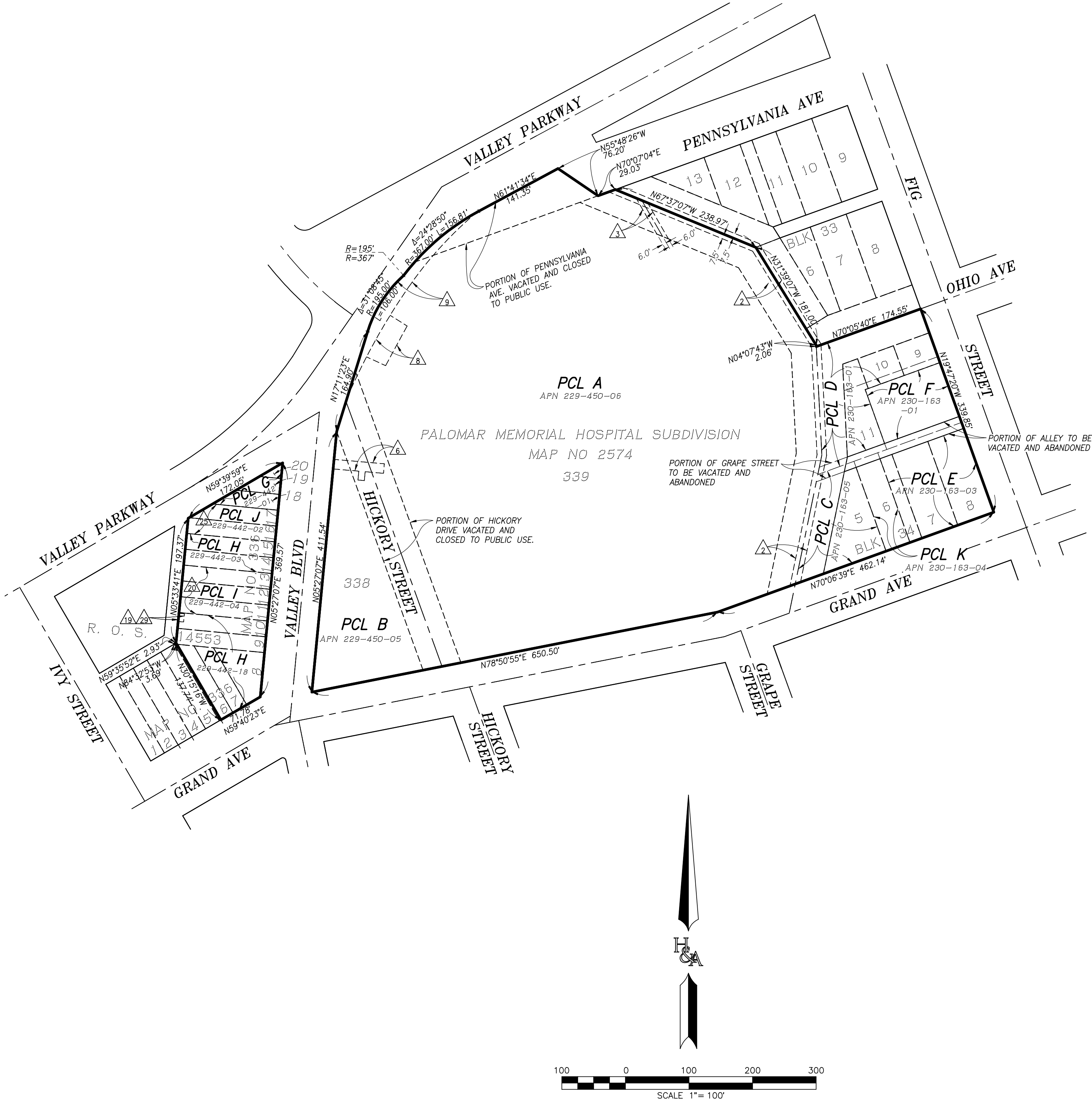
△ THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS:
IN BOOK 67, PAGE 35 OF DEEDS, AFFECTS LOT 13;
IN BOOK 67, PAGE 37 OF DEEDS, AFFECTS LOTS 11 & 12;

THE FOLLOWING MATTERS AFFECT PARCEL J:

△ 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 58 OF DEEDS, AFFECTS LOT 16;
IN BOOK 118, PAGE 320, OF DEEDS, AFFECTS LOT 17,

THE FOLLOWING MATTERS AFFECT PARCEL K:

△ 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



BOUNDARY AND ENCUMBRANCES

PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500 - FX(658)558-1414

**PRELIMINARY
GRADING PLAN**
PALOMAR HEIGHTS
City of Escondido, California

SHEET

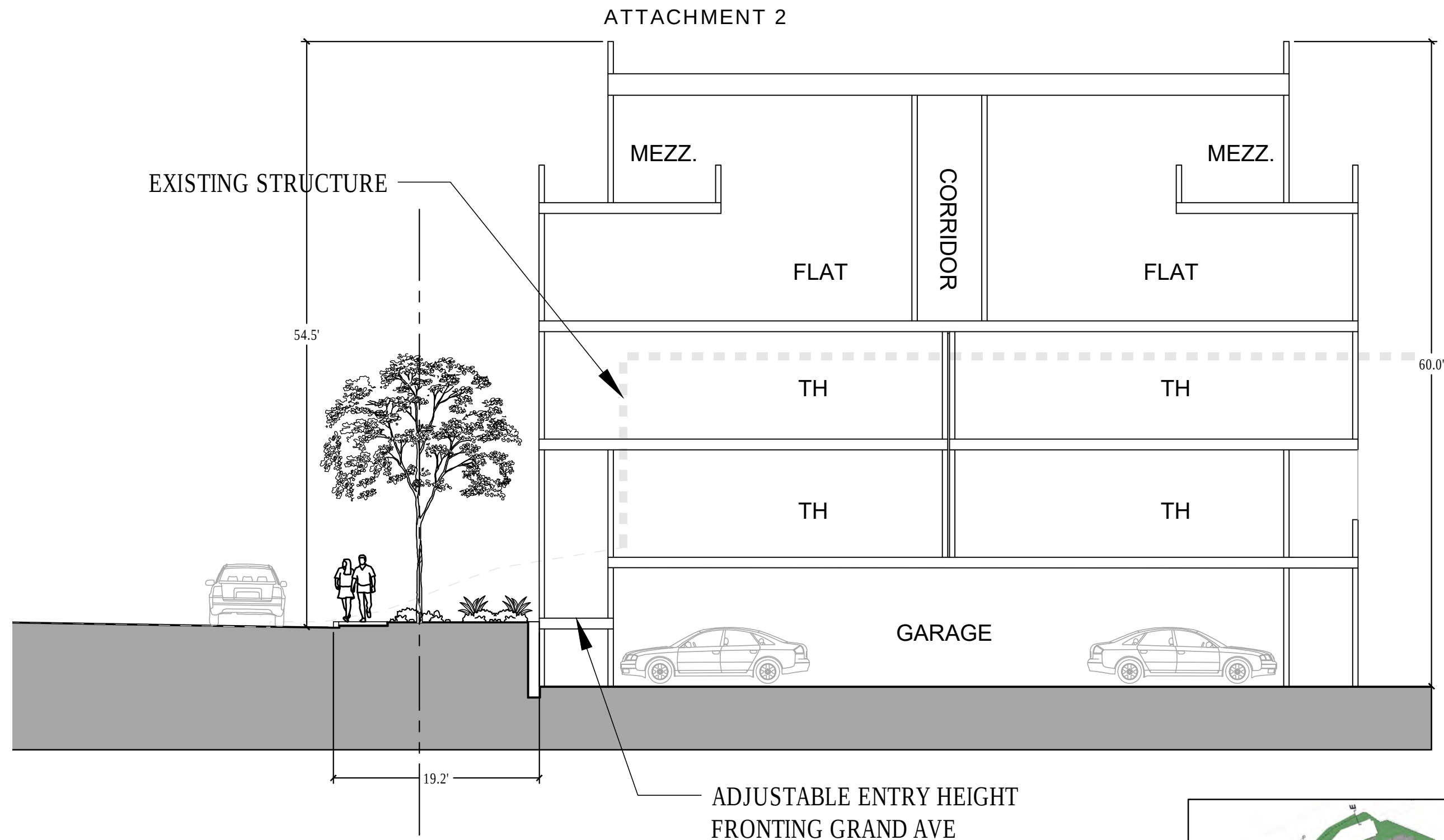
**12
OF
12**

W.O. 2445-0021



SECTION LOCATIONS

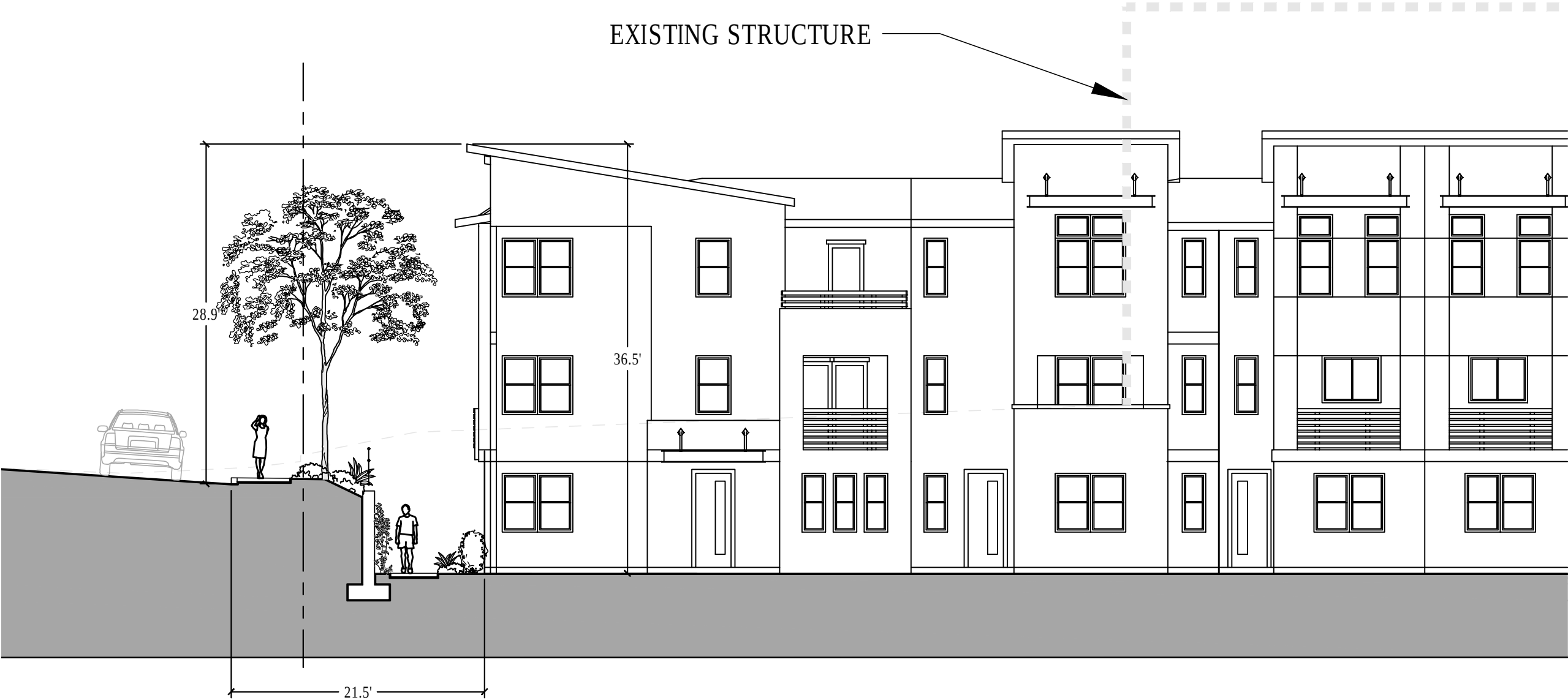
PALOMAR HEIGHTS, ESCONDIDO, CA



SECTION 'A'
10 SCALE

PALOMAR HEIGHTS, ESCONDIDO, CA





SECTION 'B'
10 SCALE

PALOMAR HEIGHTS, ESCONDIDO, CA

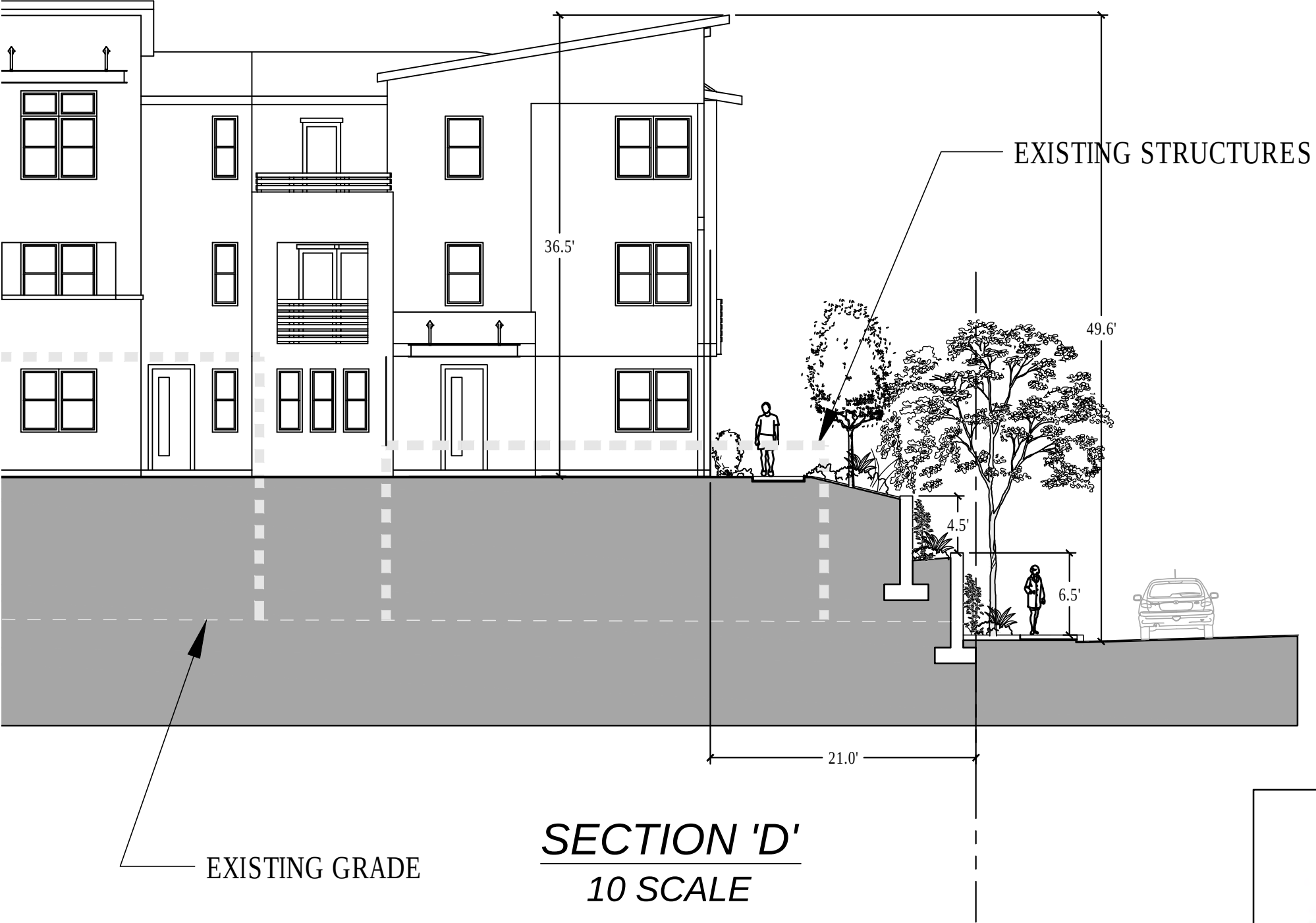




SECTION 'C'
10 SCALE

PALOMAR HEIGHTS, ESCONDIDO, CA





SECTION 'D'
10 SCALE

PALOMAR HEIGHTS, ESCONDIDO, CA









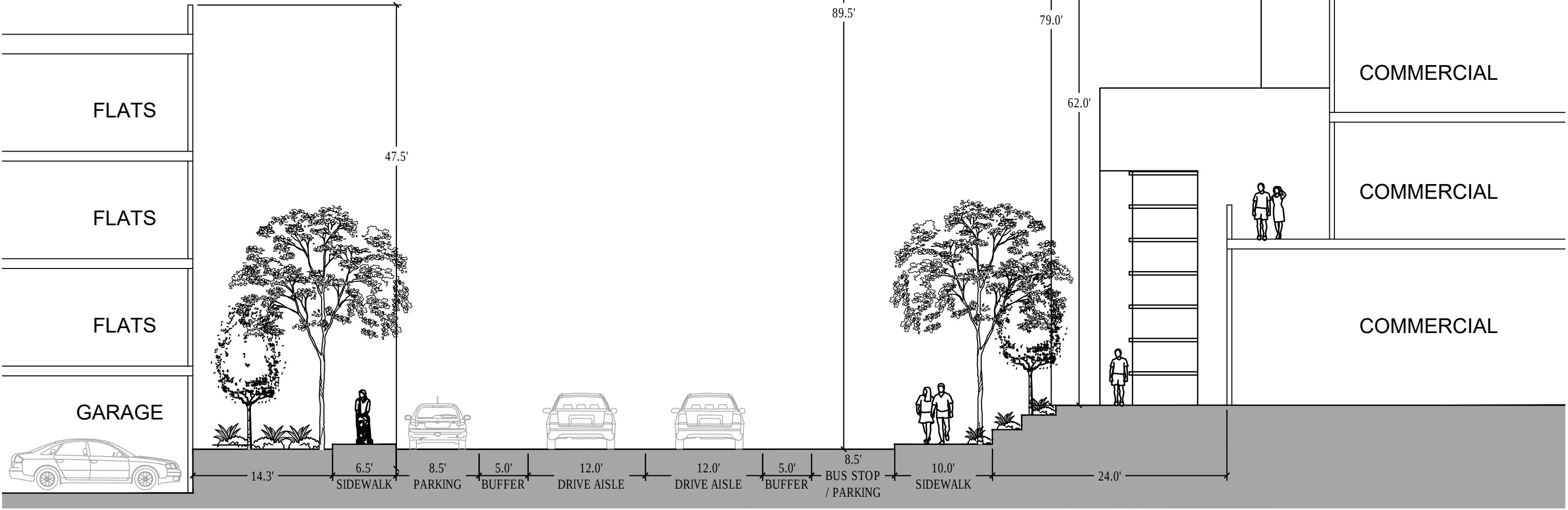
SECTION 'G'

10 SCALE

PALOMAR HEIGHTS, ESCONDIDO, CA



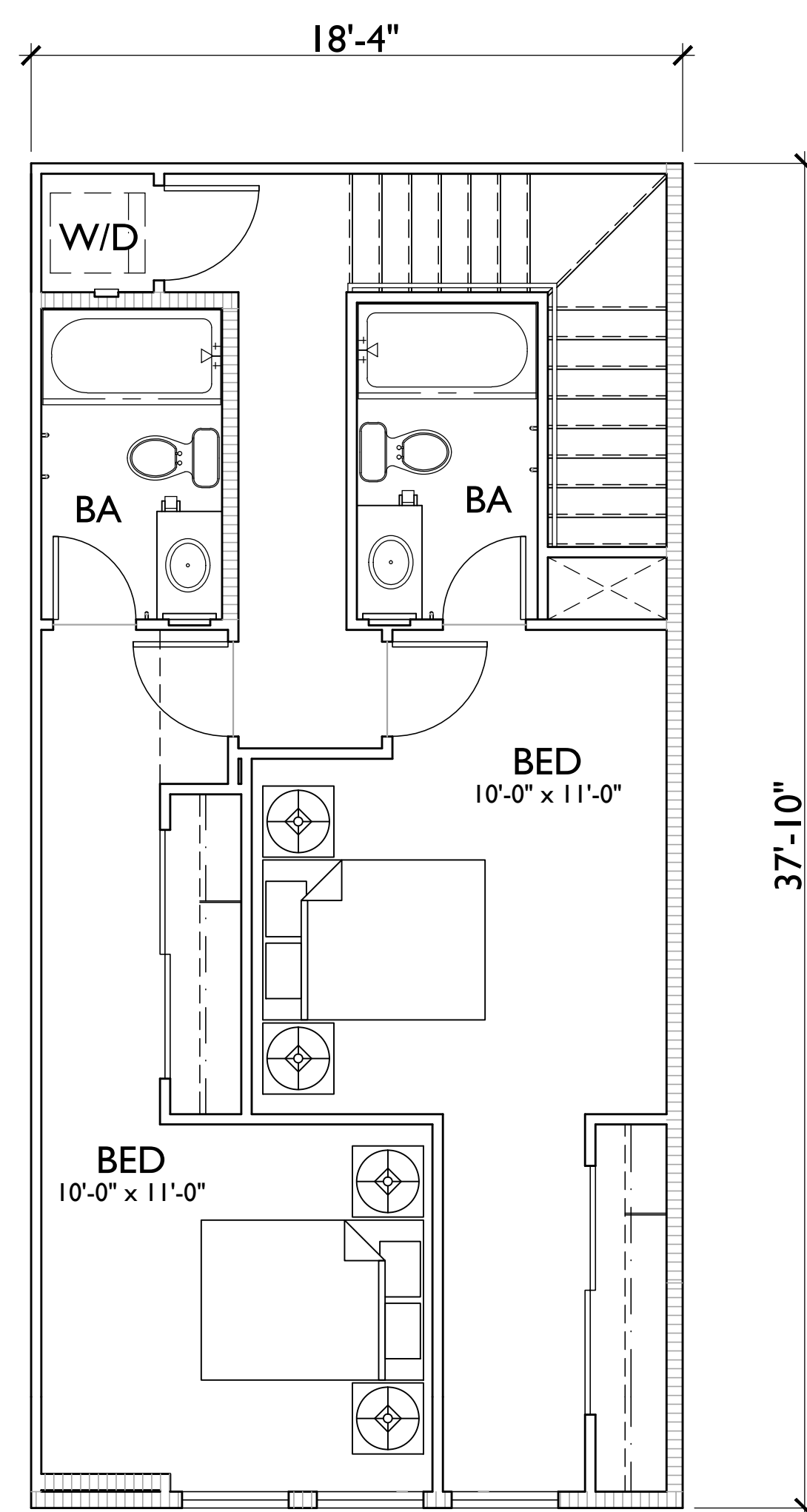
SECTION 'H'
10 SCALE
PALOMAR HEIGHTS,
ESCONDIDO, CA



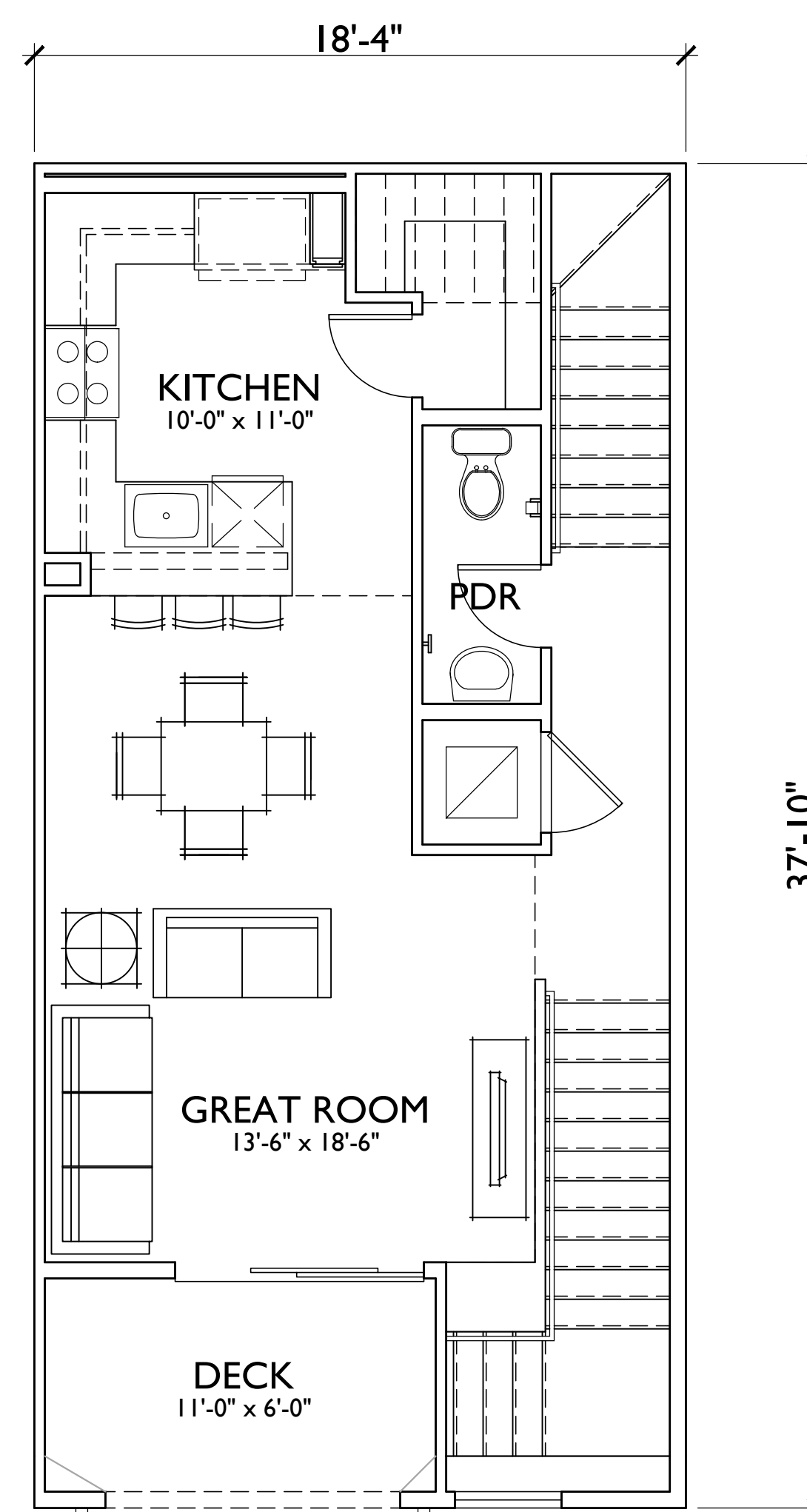


SHEET INDEX

A-1	APARTMENTS - UNIT PLANS
A-2	APARTMENTS - BLDG A COMPOSITE
A-3	APARTMENTS - BLDG A ELEVATIONS/PERSPECIVES
A-4	APARTMENTS - BLDG B COMPOSITE
A-5	APARTMENTS - BLDG B ELEVATIONS/PERSPECIVES
A-6	APARTMENTS - BLDG C COMPOSITE
A-7	APARTMENTS - BLDG C ELEVATIONS/PERSPECIVES
A-8	APARTMENTS - ICON TOWER

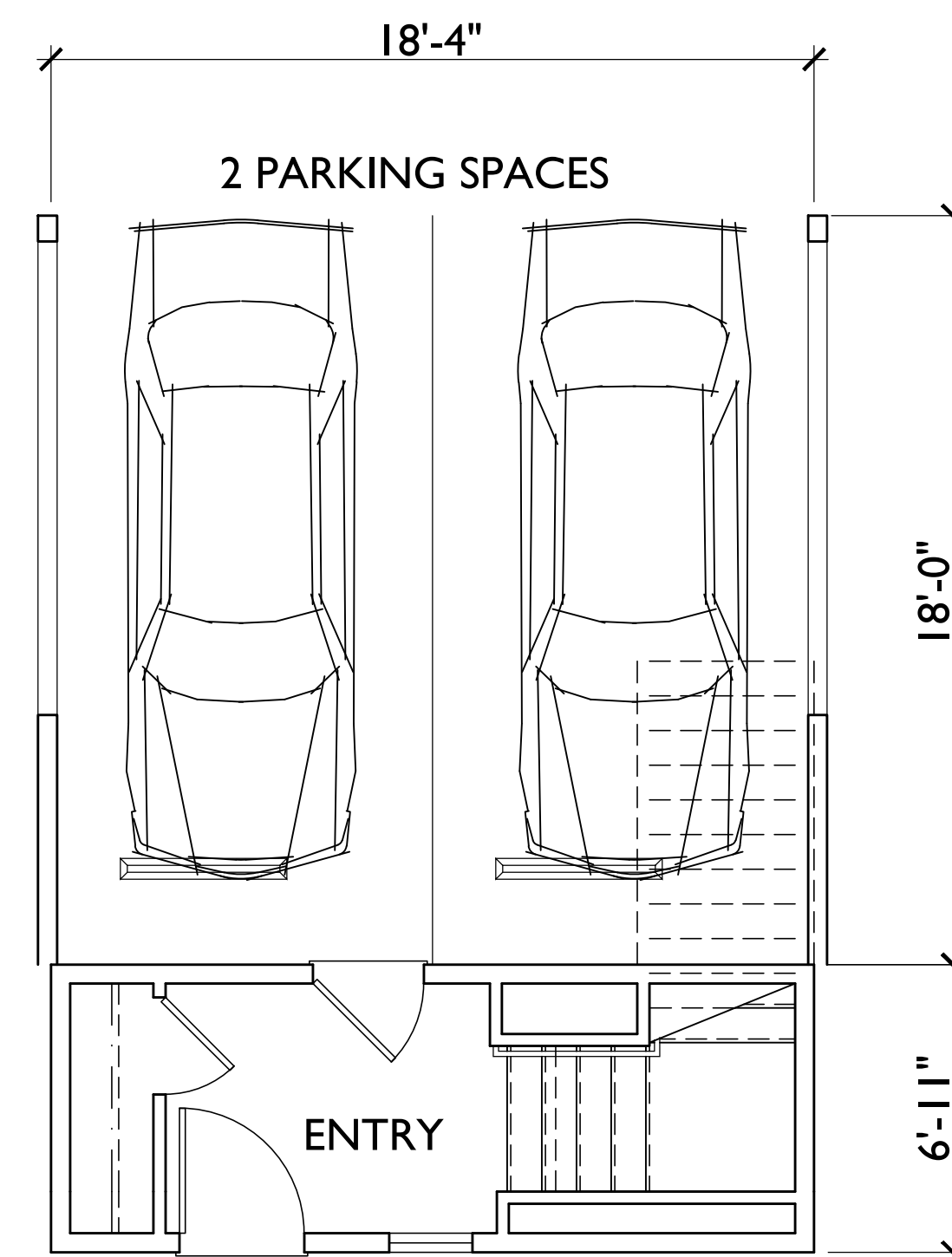


THIRD FLOOR

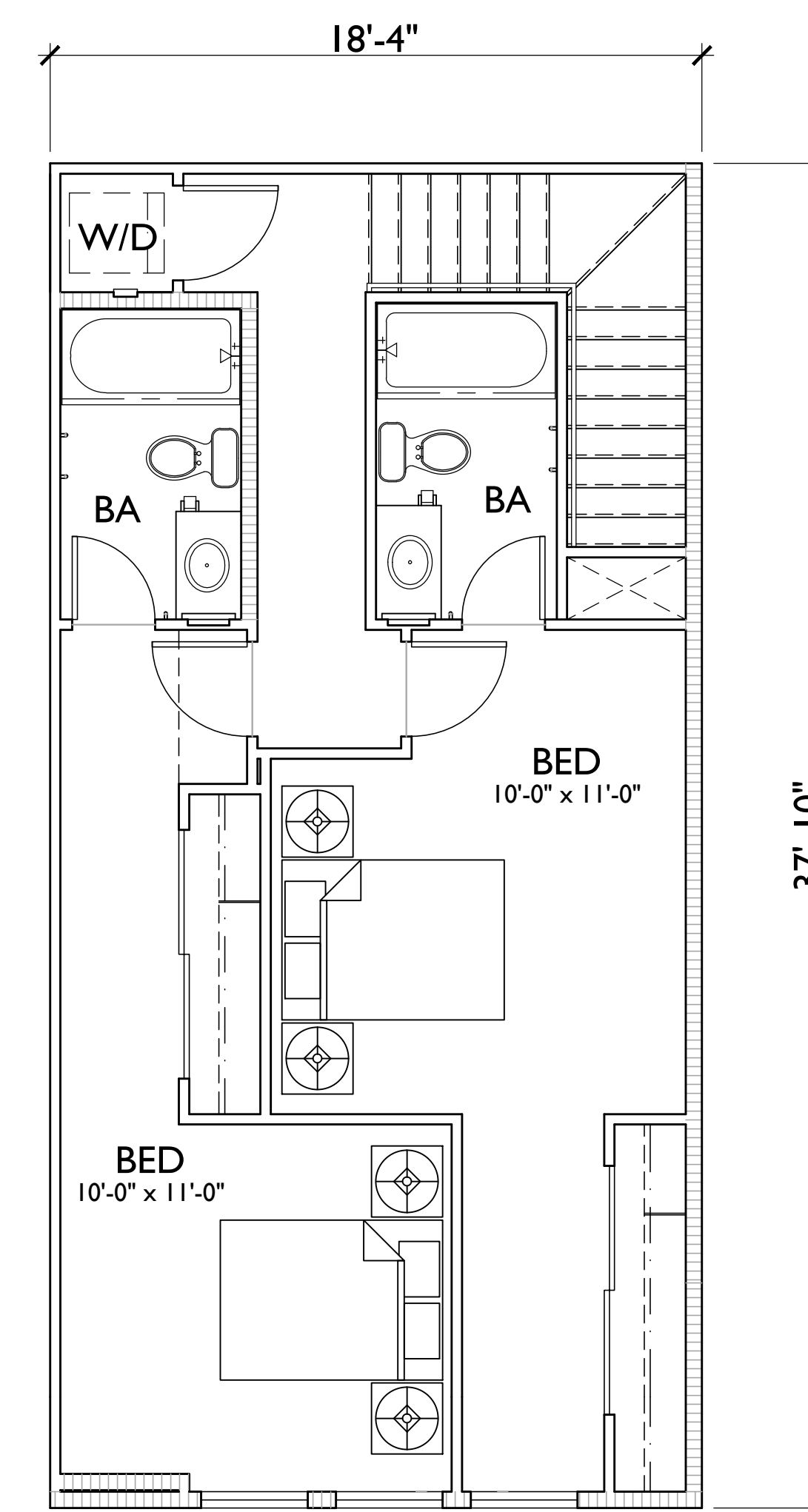


SECOND FLOOR

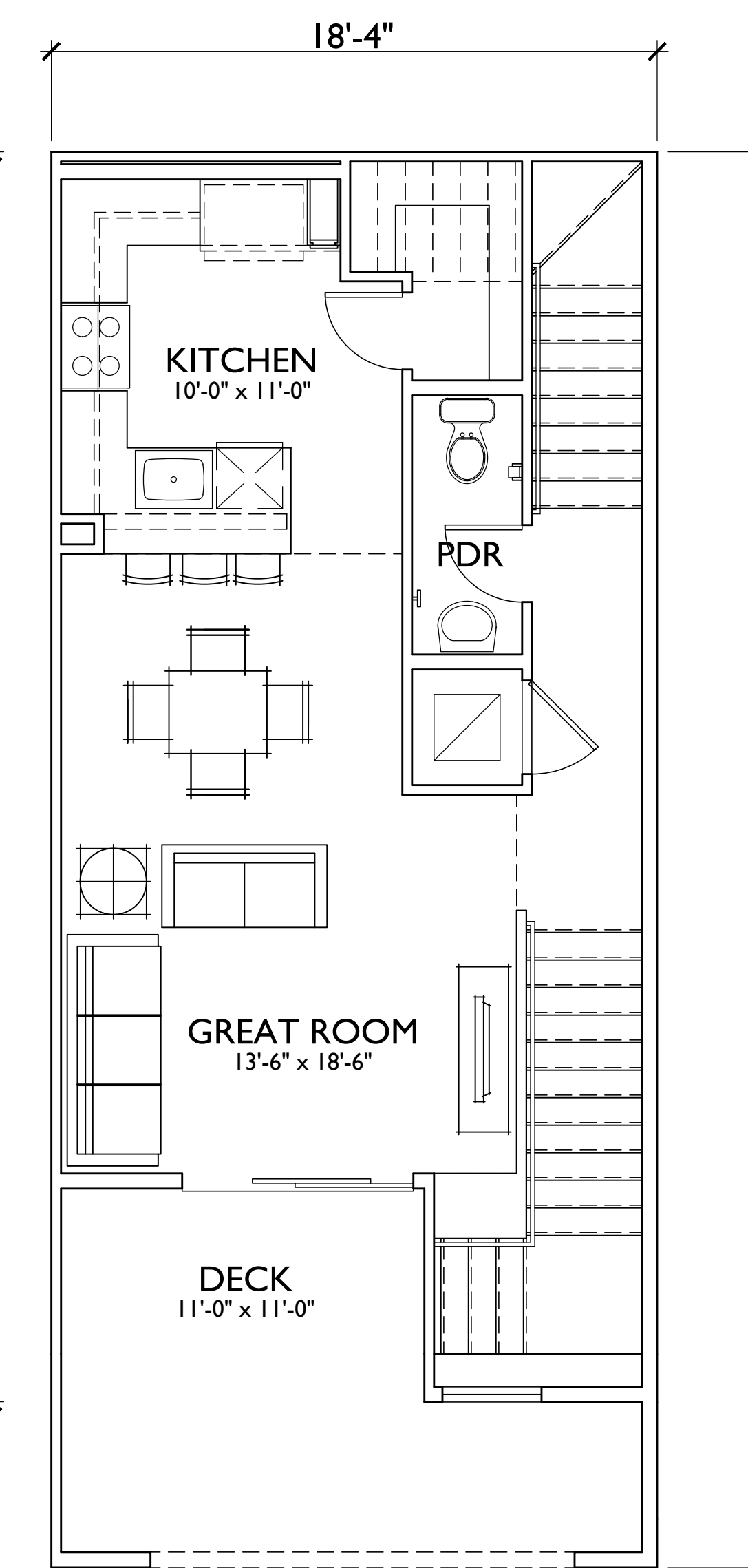
PLAN 2A: 2BD/2.5BA
 1ST FLR - 97 S.F.
 2ND FLR- 541 S.F.
 3RD FLR- 632 S.F.
 TOTAL 1,270 S.F.
 DECK 75 S.F.



FIRST FLOOR

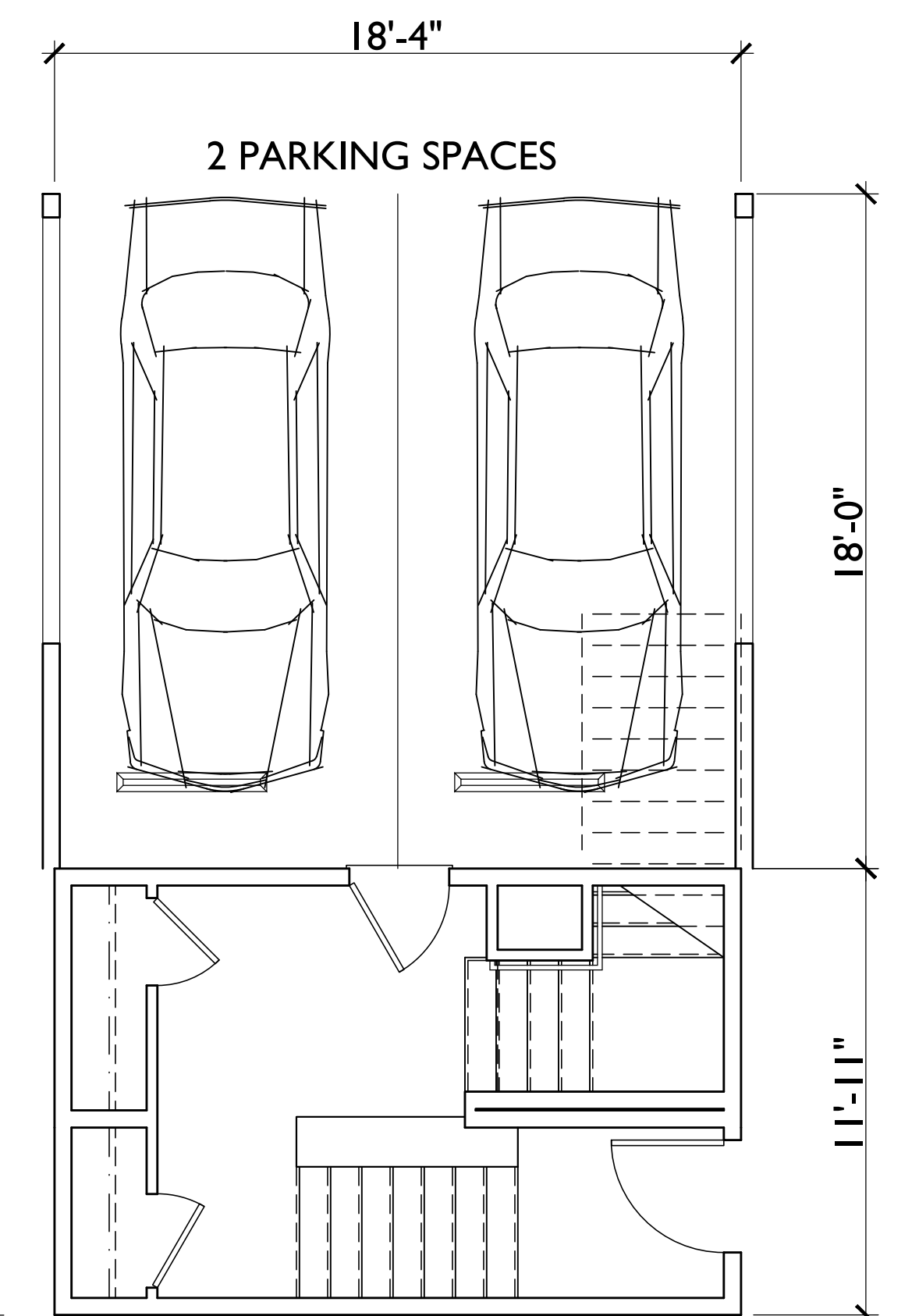


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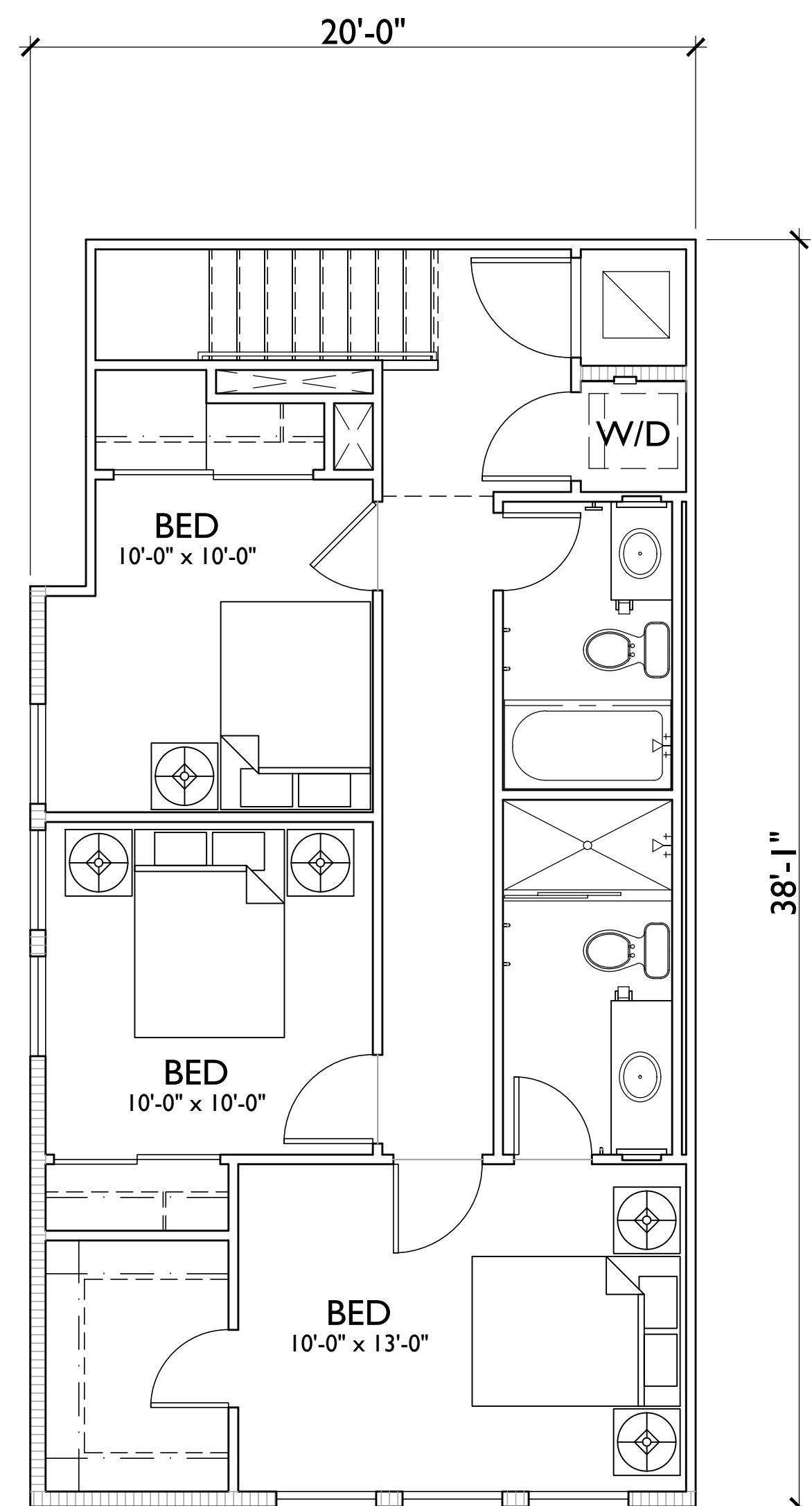


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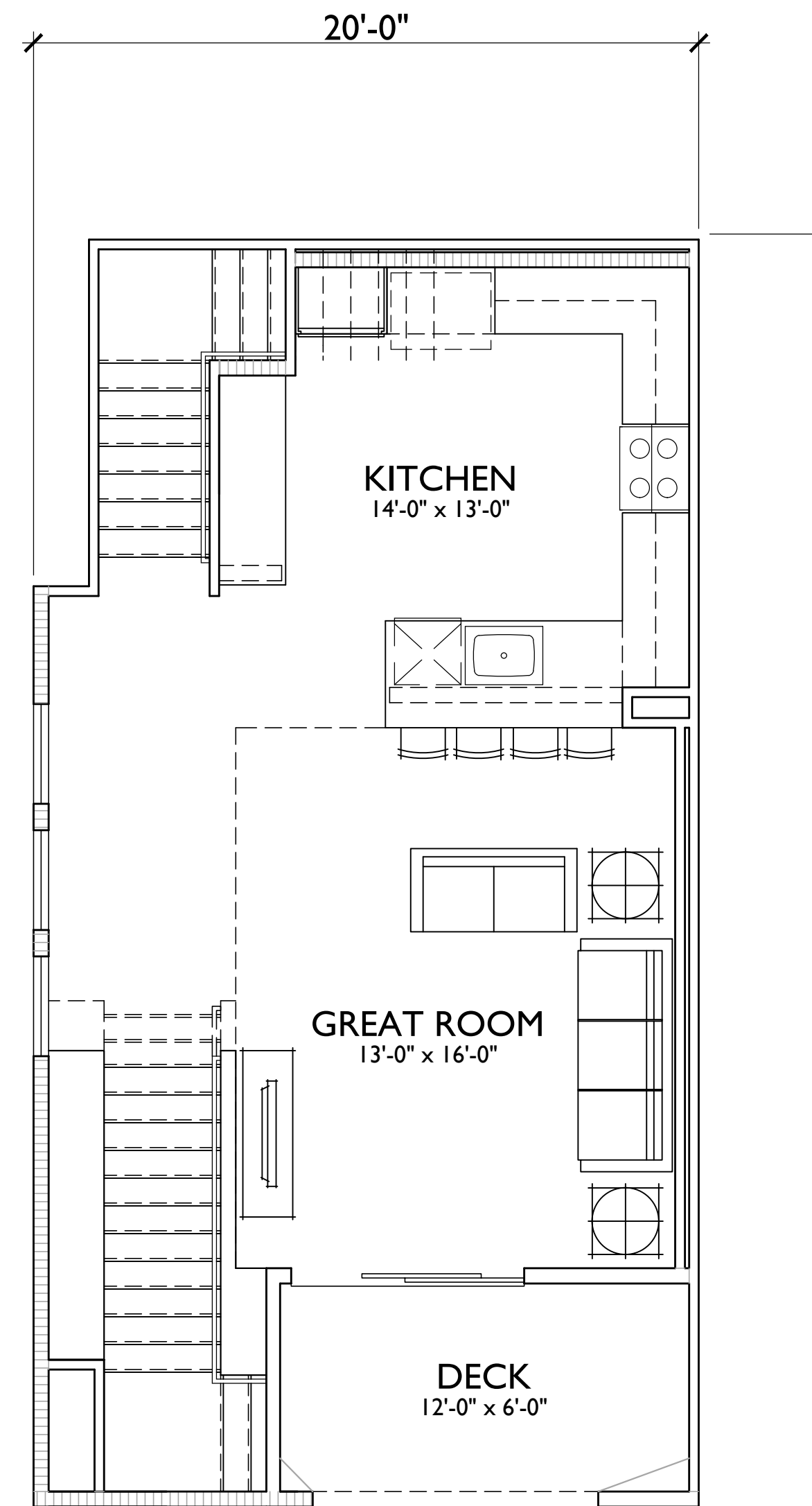
PLAN 2B: 2BD/2.5BA
 1ST FLR - 177 S.F.
 2ND FLR- 541 S.F.
 3RD FLR- 632 S.F.
 TOTAL 1,350 S.F.
 DECK 160 S.F.



FIRST FLOOR

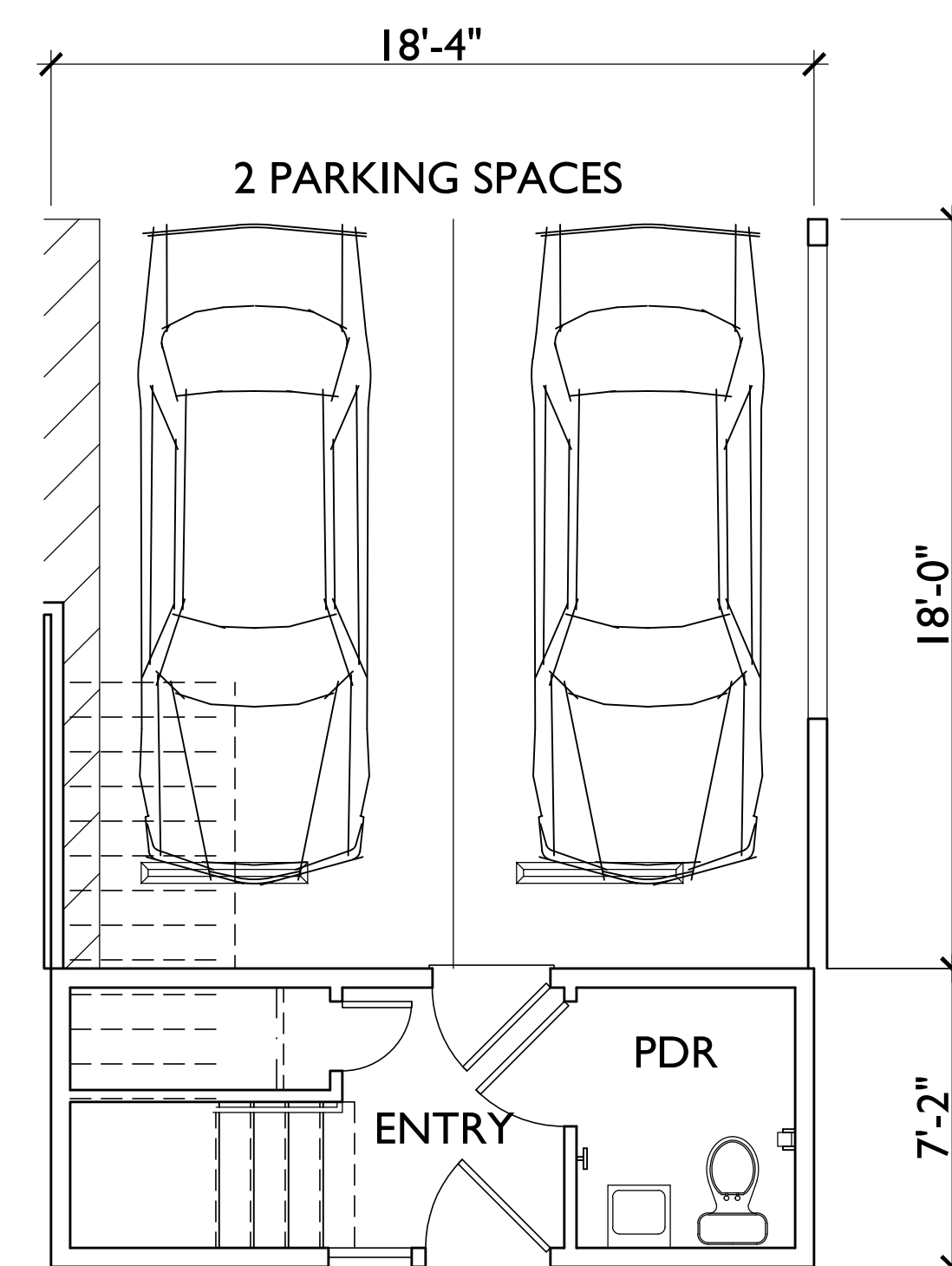


THIRD FLOOR

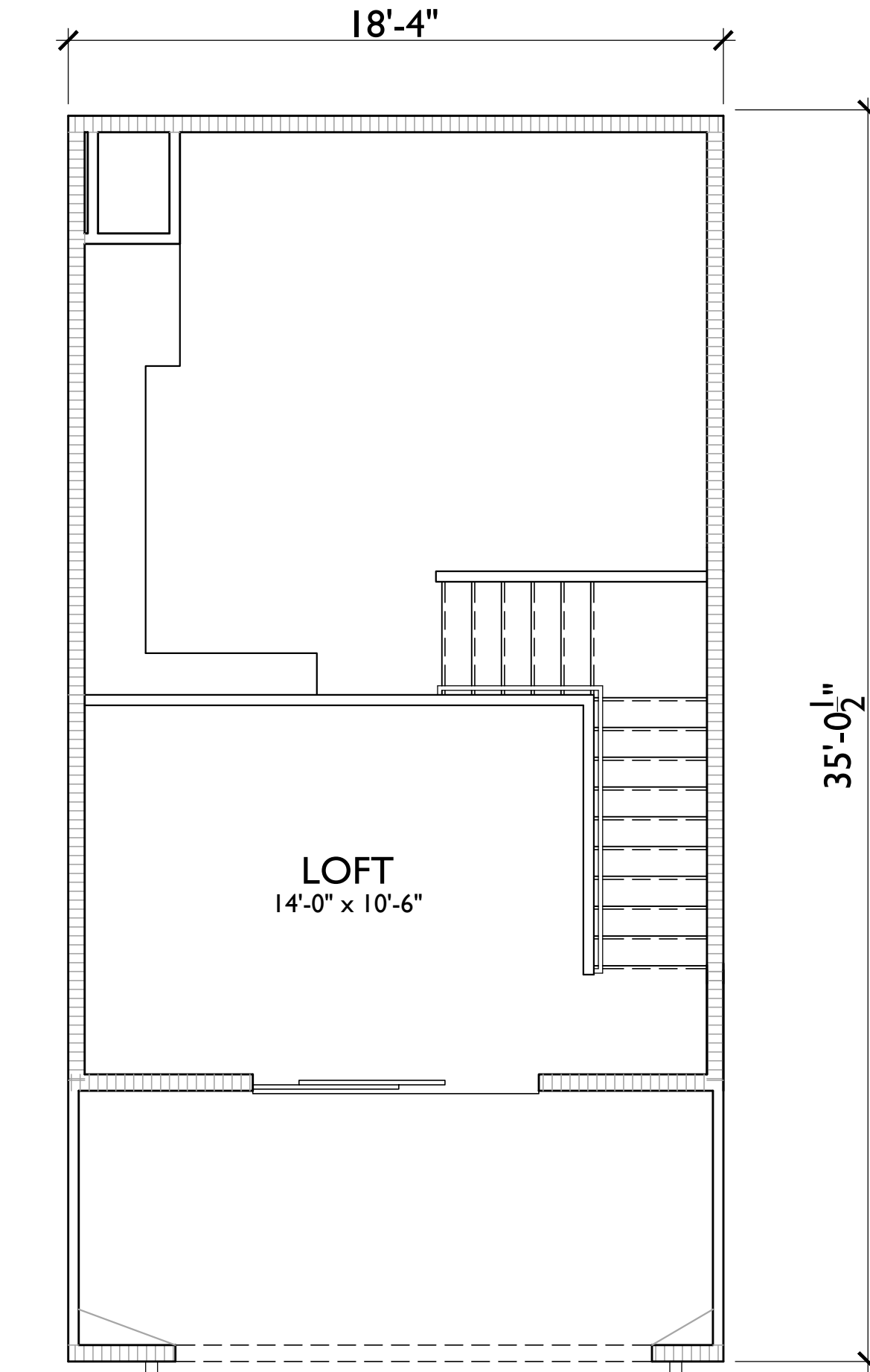


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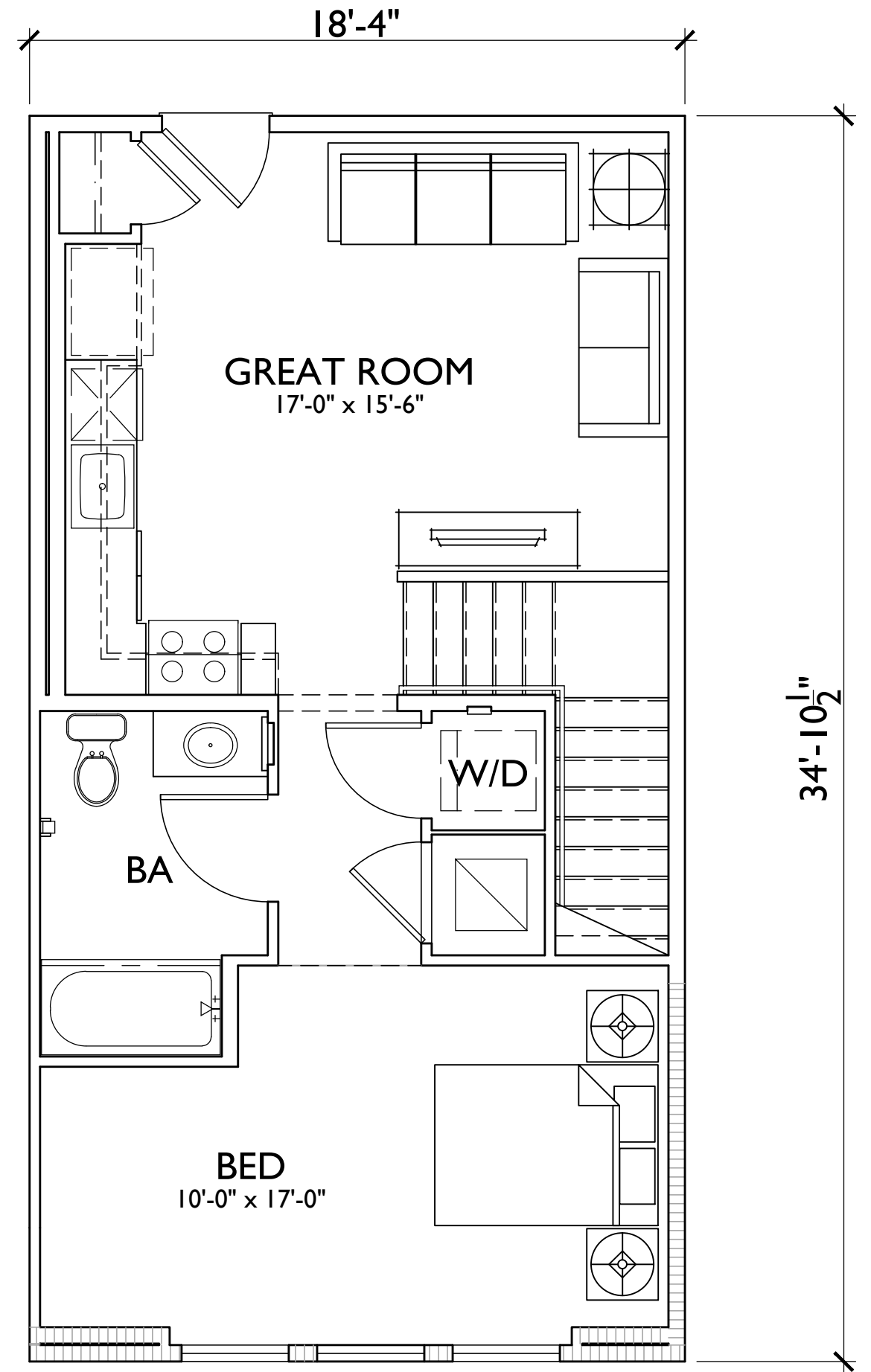
PLAN 3: 3BD/2.5BA
 1ST FLR - 150 S.F.
 2ND FLR- 650 S.F.
 3RD FLR- 750 S.F.
 TOTAL 1,550 S.F.
 DECK 75 S.F.



FIRST FLOOR



MEZZANINE



FIRST FLOOR

PLAN 1: 1BD+LOFT/1BA
 1ST FLR - 650 S.F.
 MEZZ- 200 S.F.
 TOTAL 650 S.F.
 DECK 140 S.F.

ESCONDIDO, CA

INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS

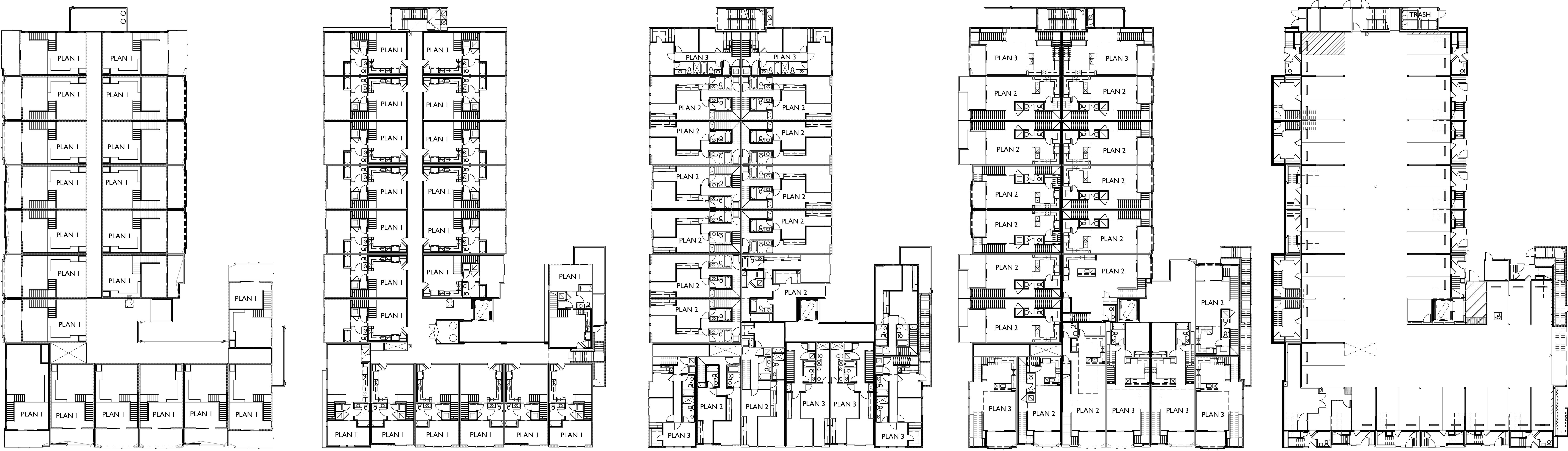
SEPT 10, 2019
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - UNIT PLANS

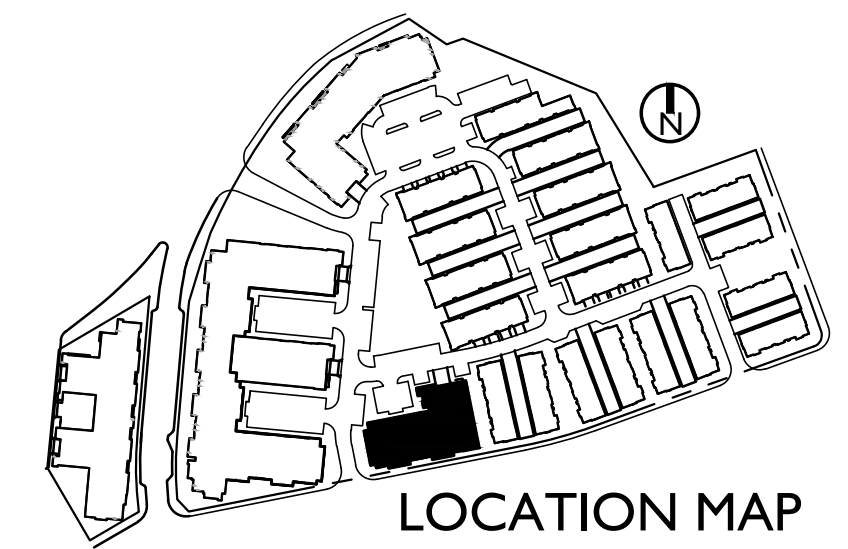


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

A-1



FAMILY APARTMENTS (4-STORY + MEZZ)				
20	PLAN 1	1BD/1BA	650 SF	
14	PLAN 2	2BD/2BA	1270 SF	
6	PLAN 3	3BD/2BA	1600 SF	
40	TOTAL			



ESCONDIDO, CA
INTEGRAL COMMUNITIES
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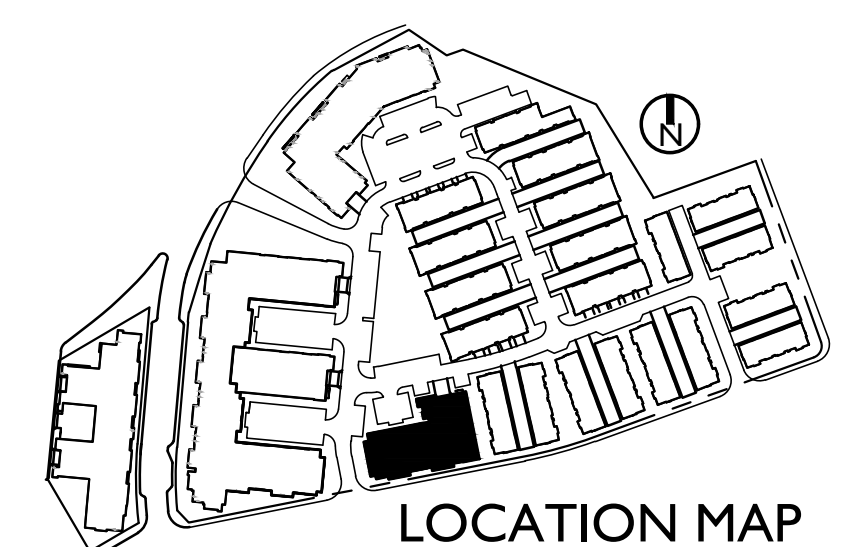
PALOMAR HEIGHTS
SEPT 10, 2019
SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 COMPOSITE
 5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



MATERIAL SCHEDULE

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |



ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

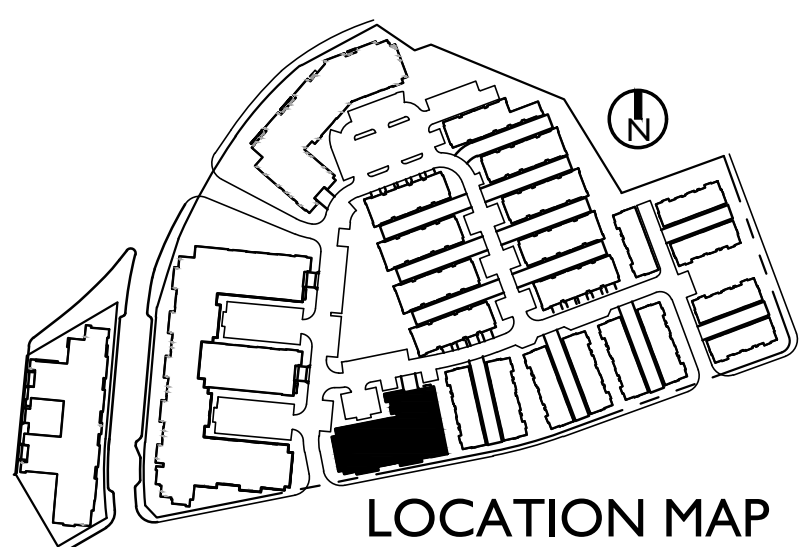
SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3.1



ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

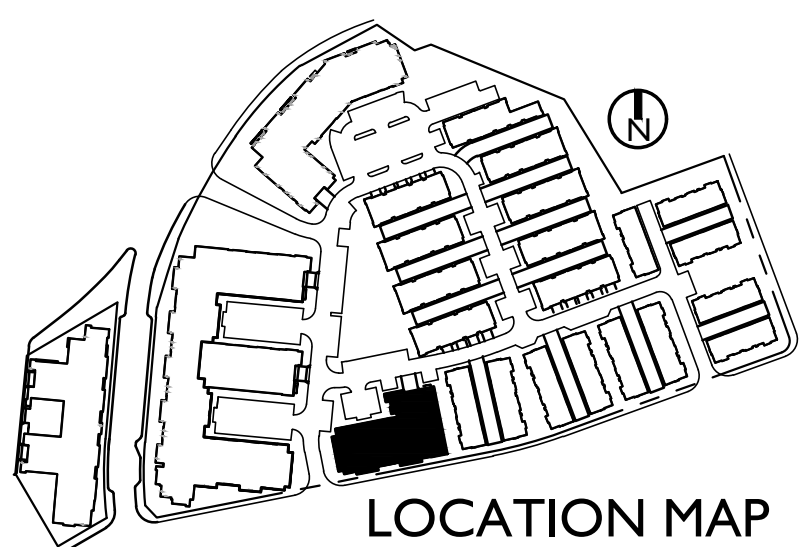
A-3.2



SOUTHEAST



SOUTHWEST



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

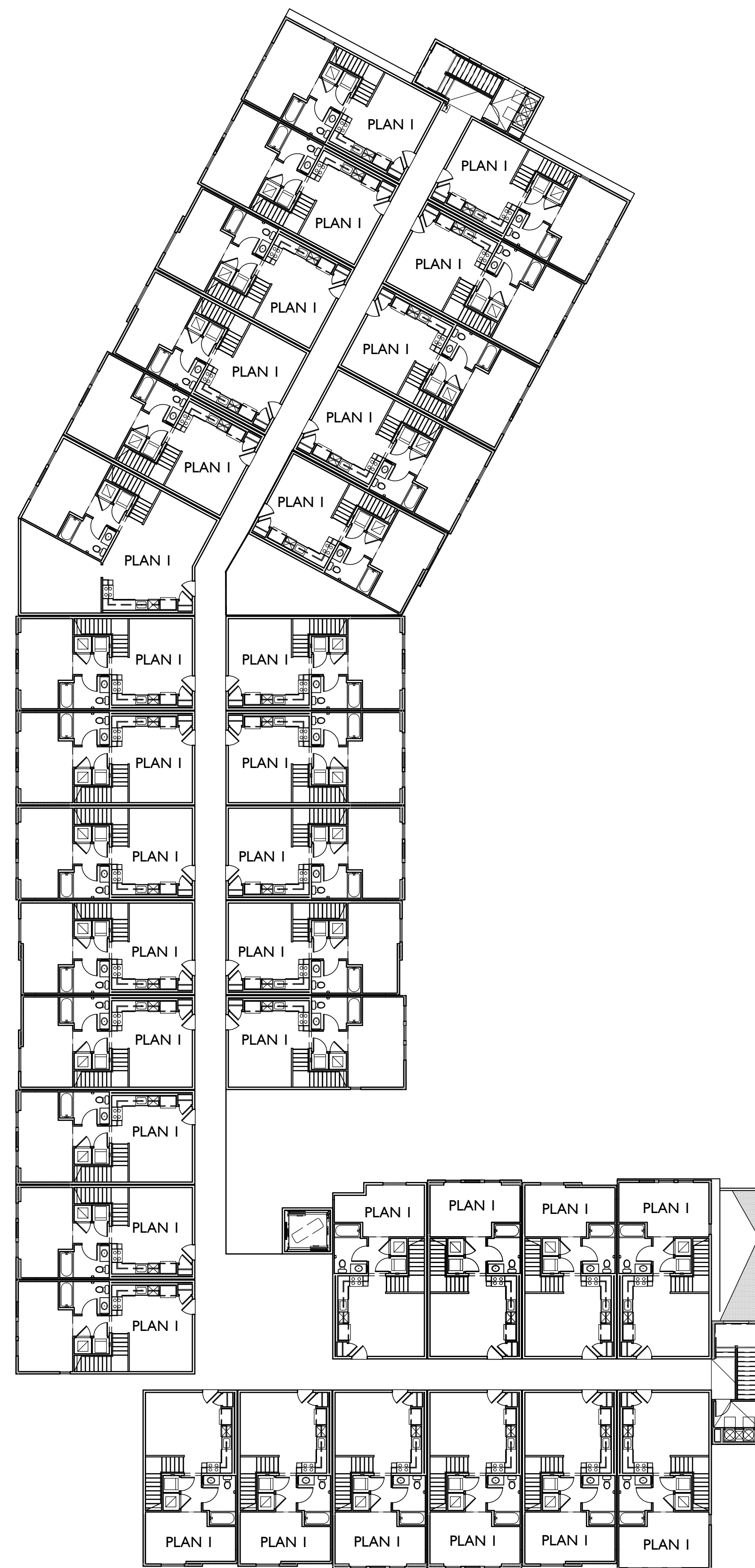
SEPT 10, 2019
NTS
SCALE: 
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 PERSPECTIVES

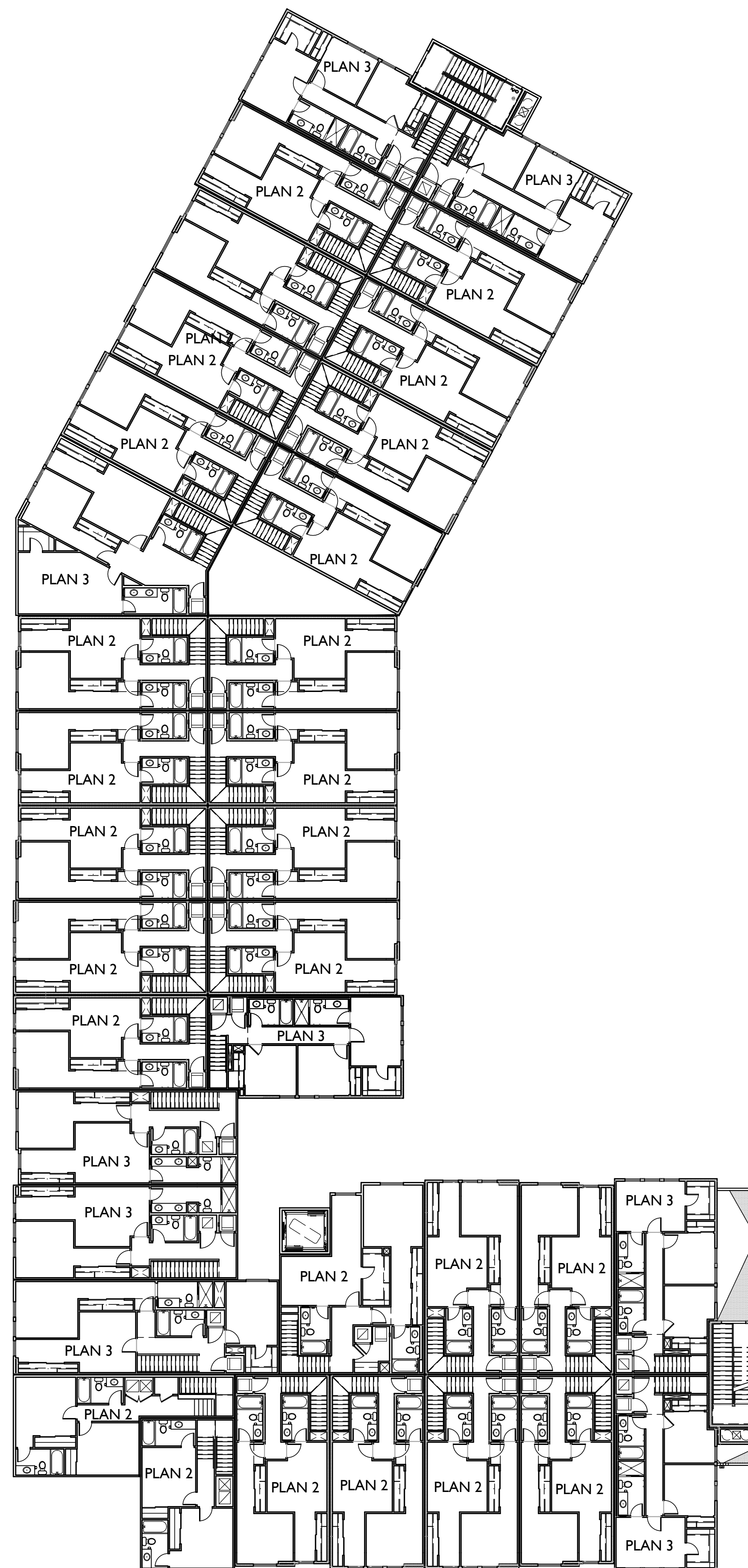


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

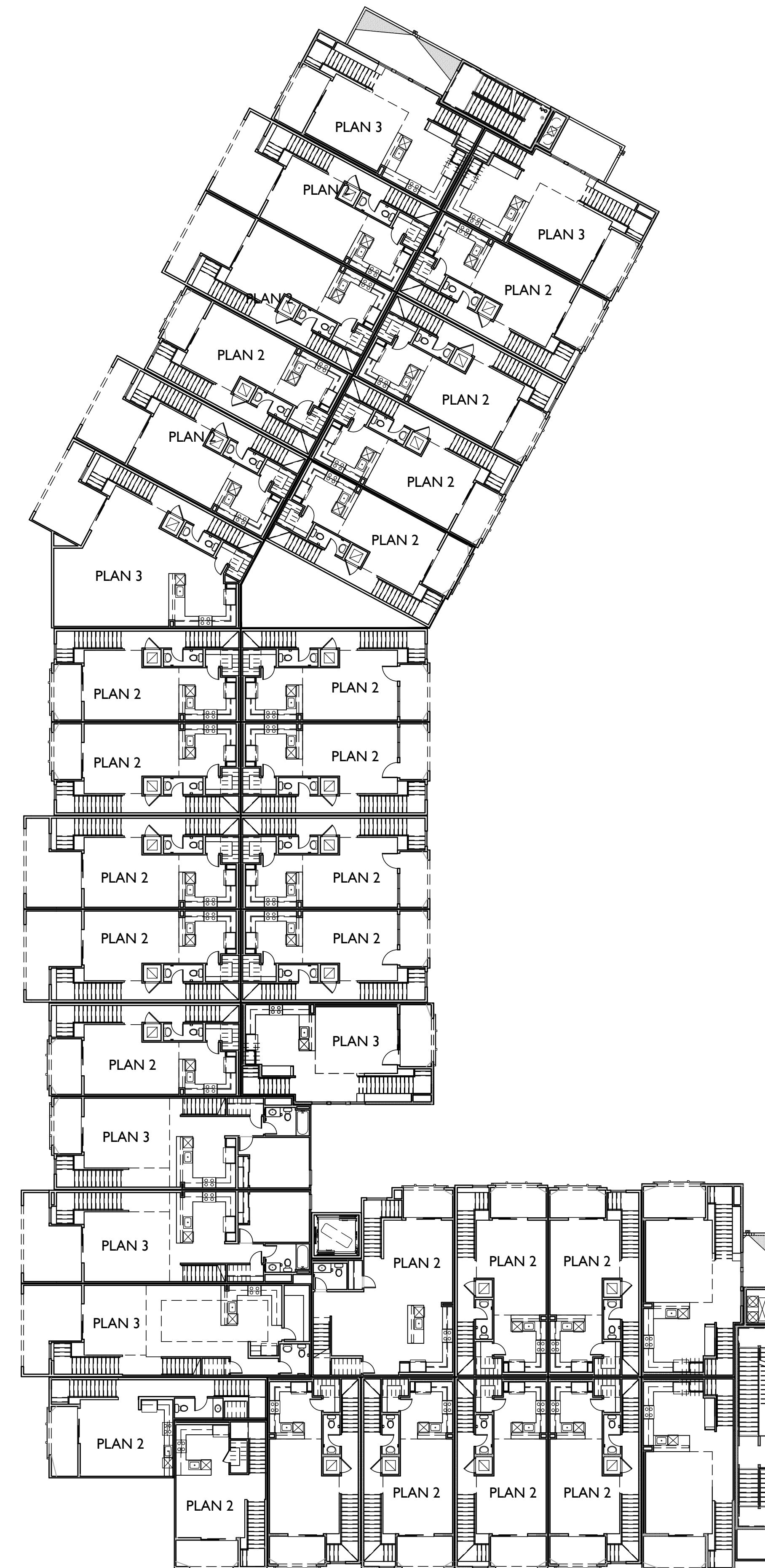
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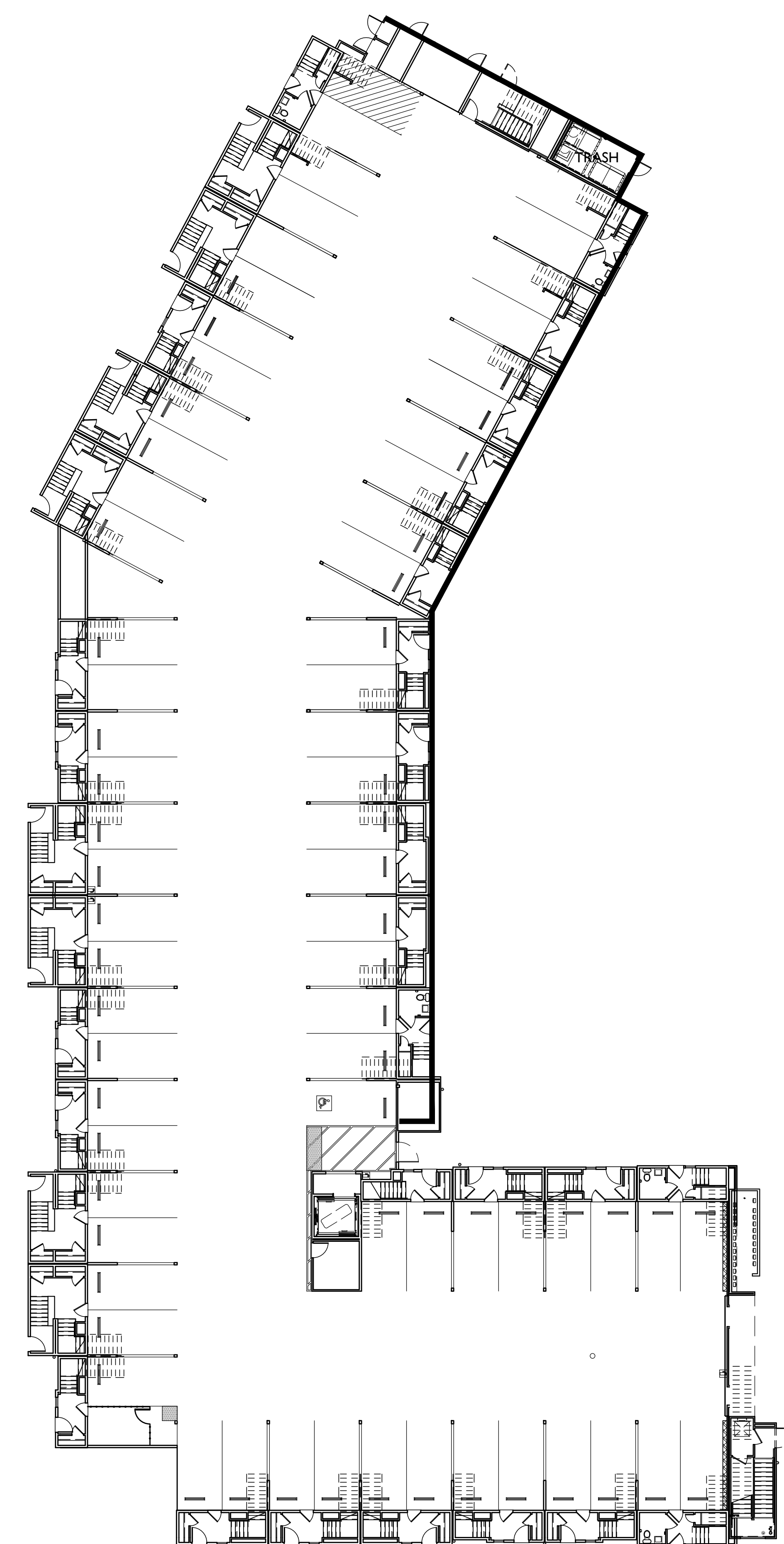
FOURTH FLOOR / MEZZANINE



THIRD FLOOR

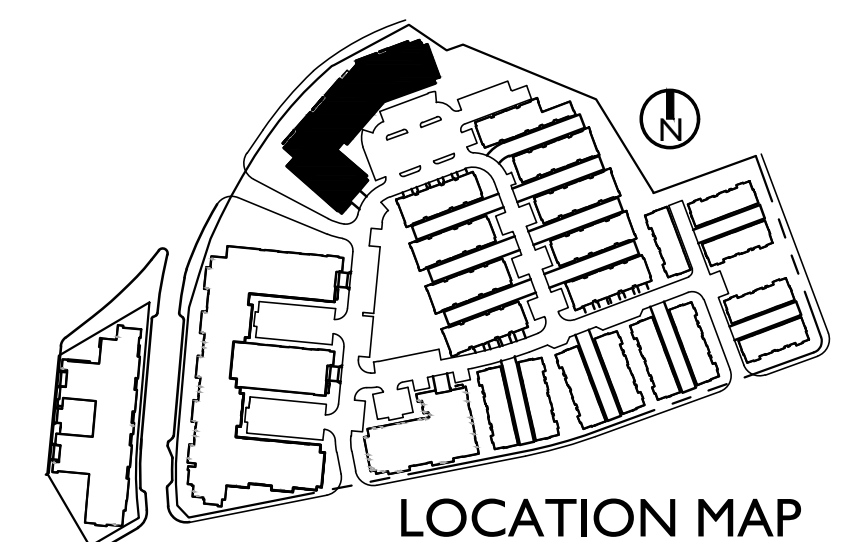


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
35	PLAN 1	1BD/1BA	650 SF
26	PLAN 2	2BD/2BA	1270 SF
9	PLAN 3	3BD/2BA	1600 SF
70 TOTAL			



ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
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(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG I COMPOSITE



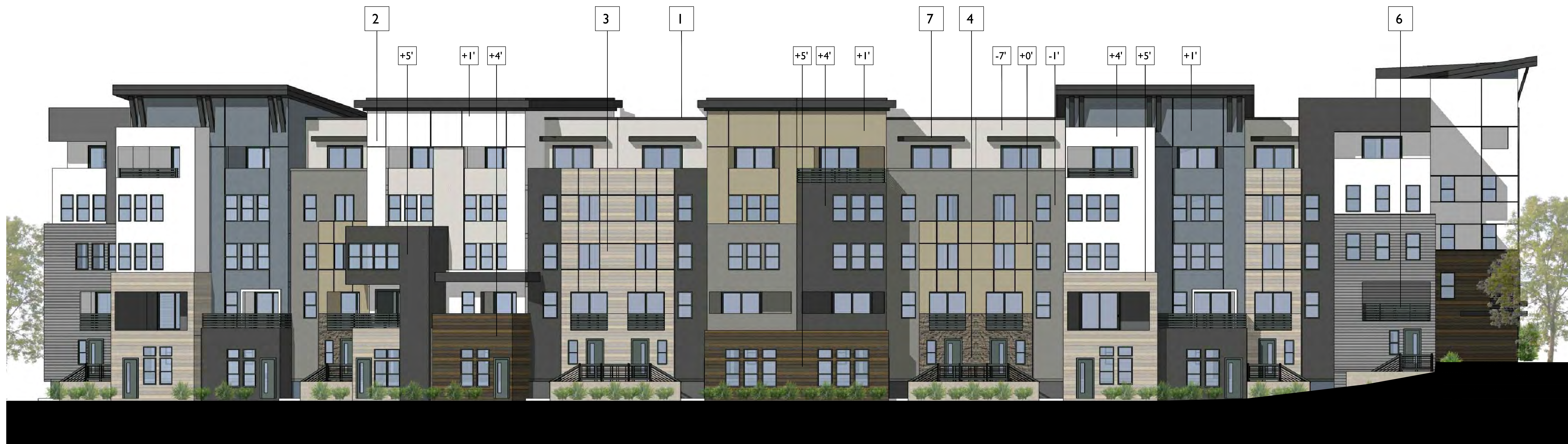
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-4

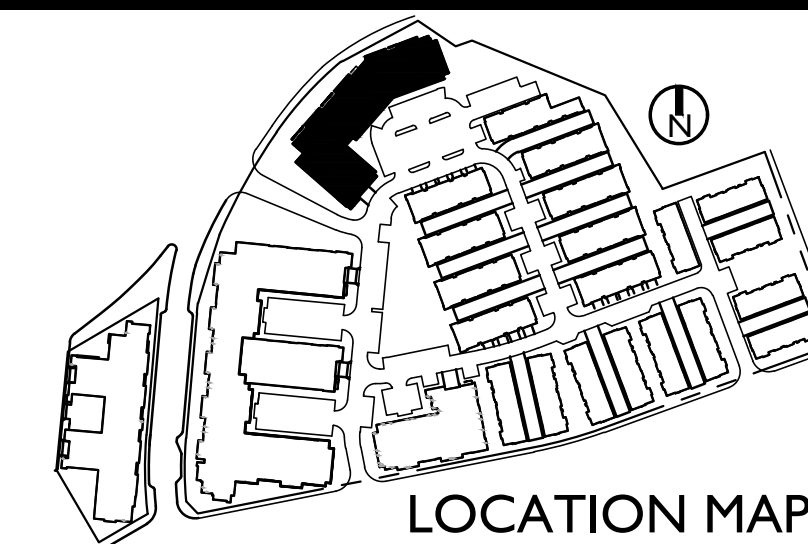


MATERIAL SCHEDULE

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |



NORTH



ESCONDIDO, CA

INTEGRAL COMMUNITIES
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(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG B ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5.1



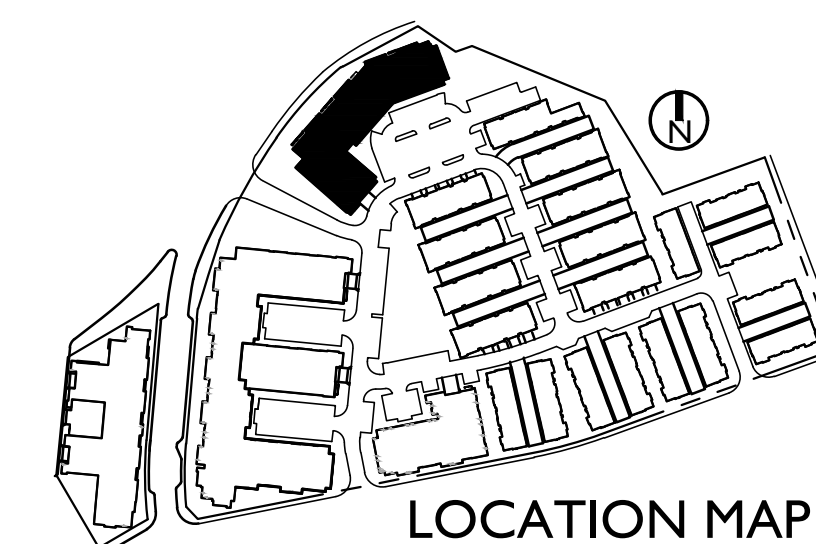
MATERIAL SCHEDULE

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |

EAST



SOUTH



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG I ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

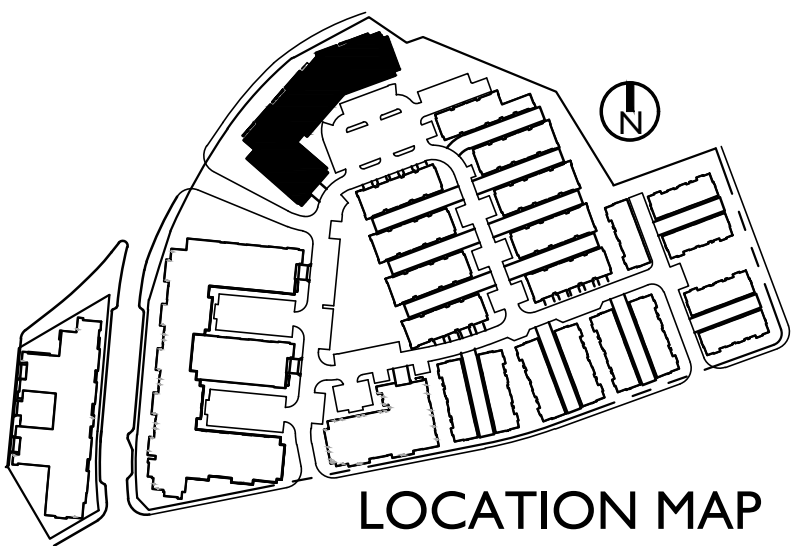
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NORTH



WEST



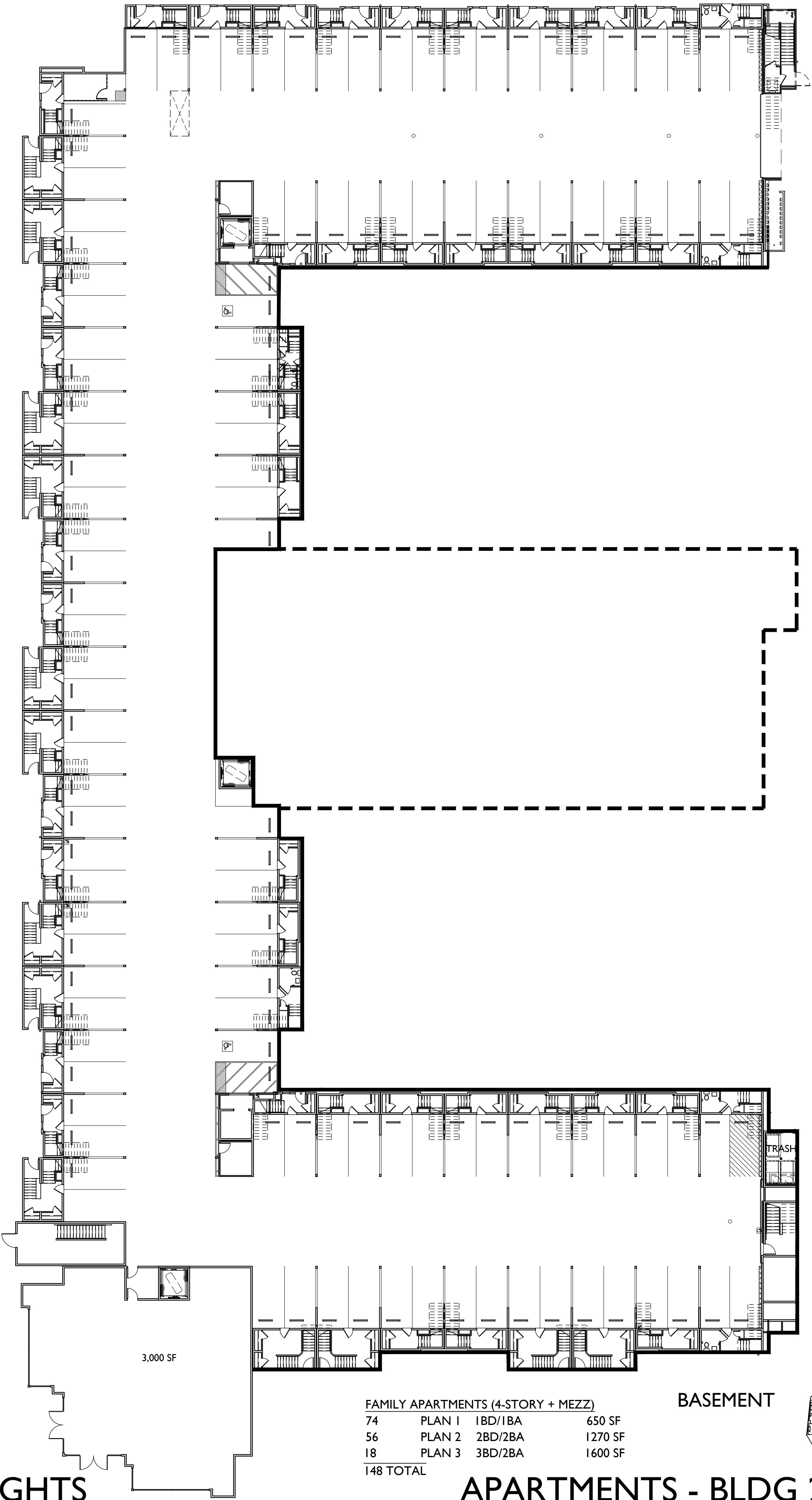
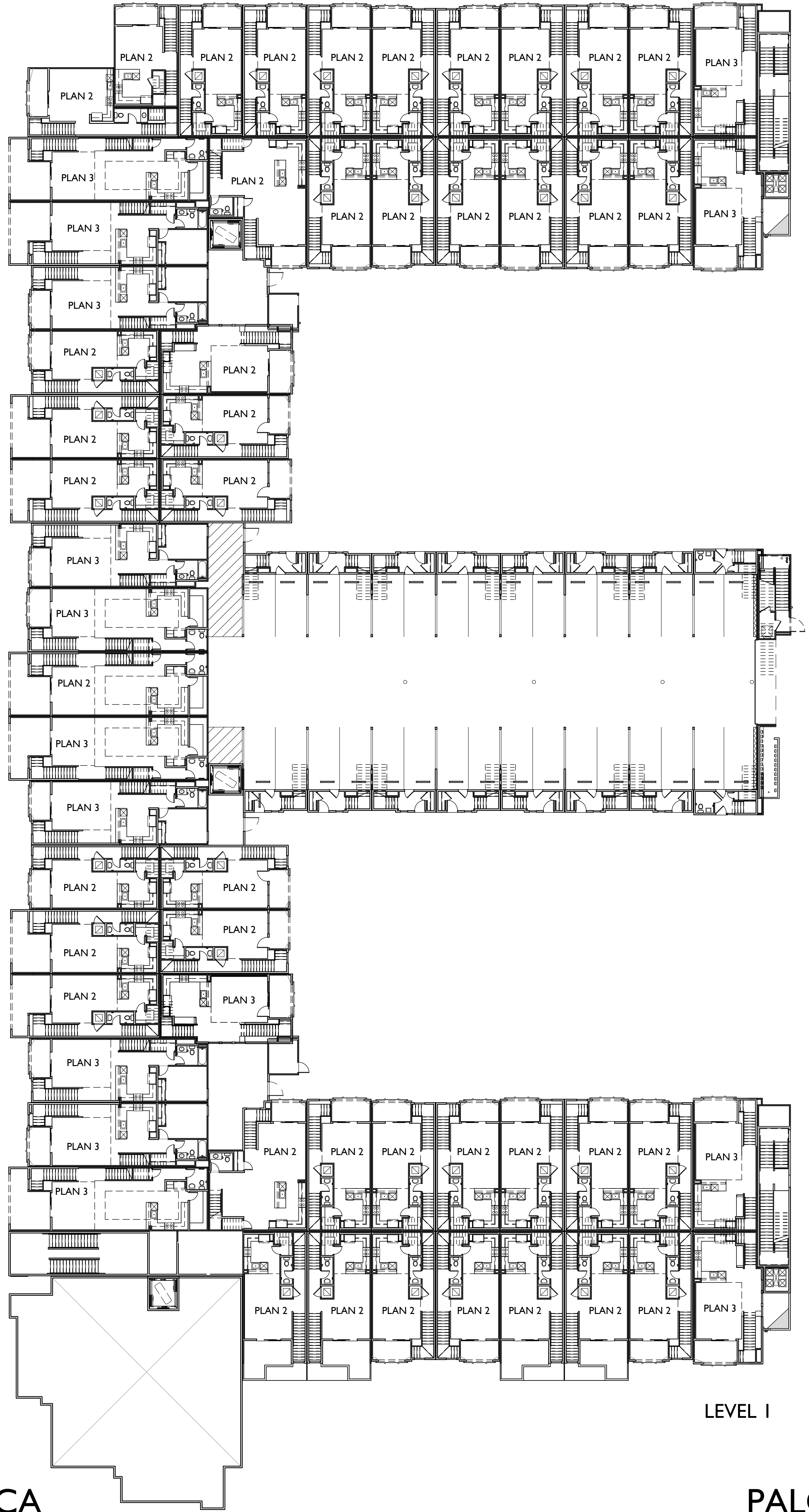
LOCATION MAP

ESCONDIDO, CA
 INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS
 SEPT 10, 2019
 SCALE: NTS
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

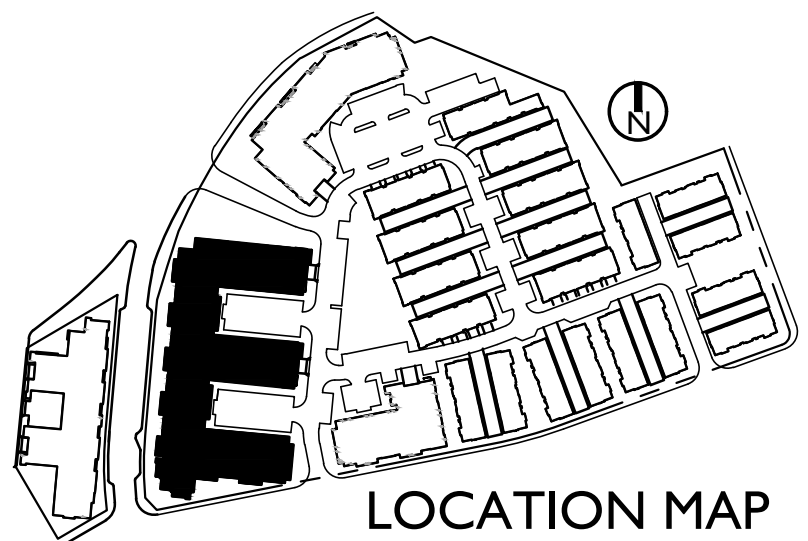
APARTMENTS - BLDG I PERSPECTIVES

 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
A-5.3



FAMILY APARTMENTS (4-STORY + MEZZ)

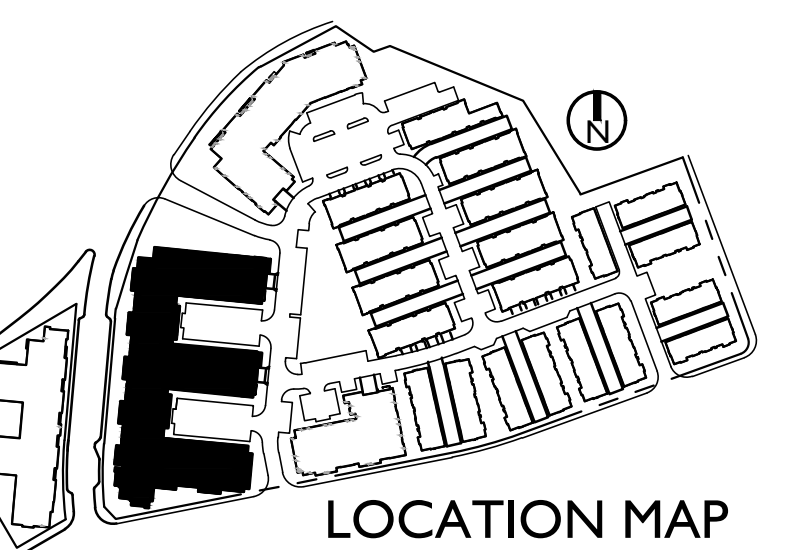
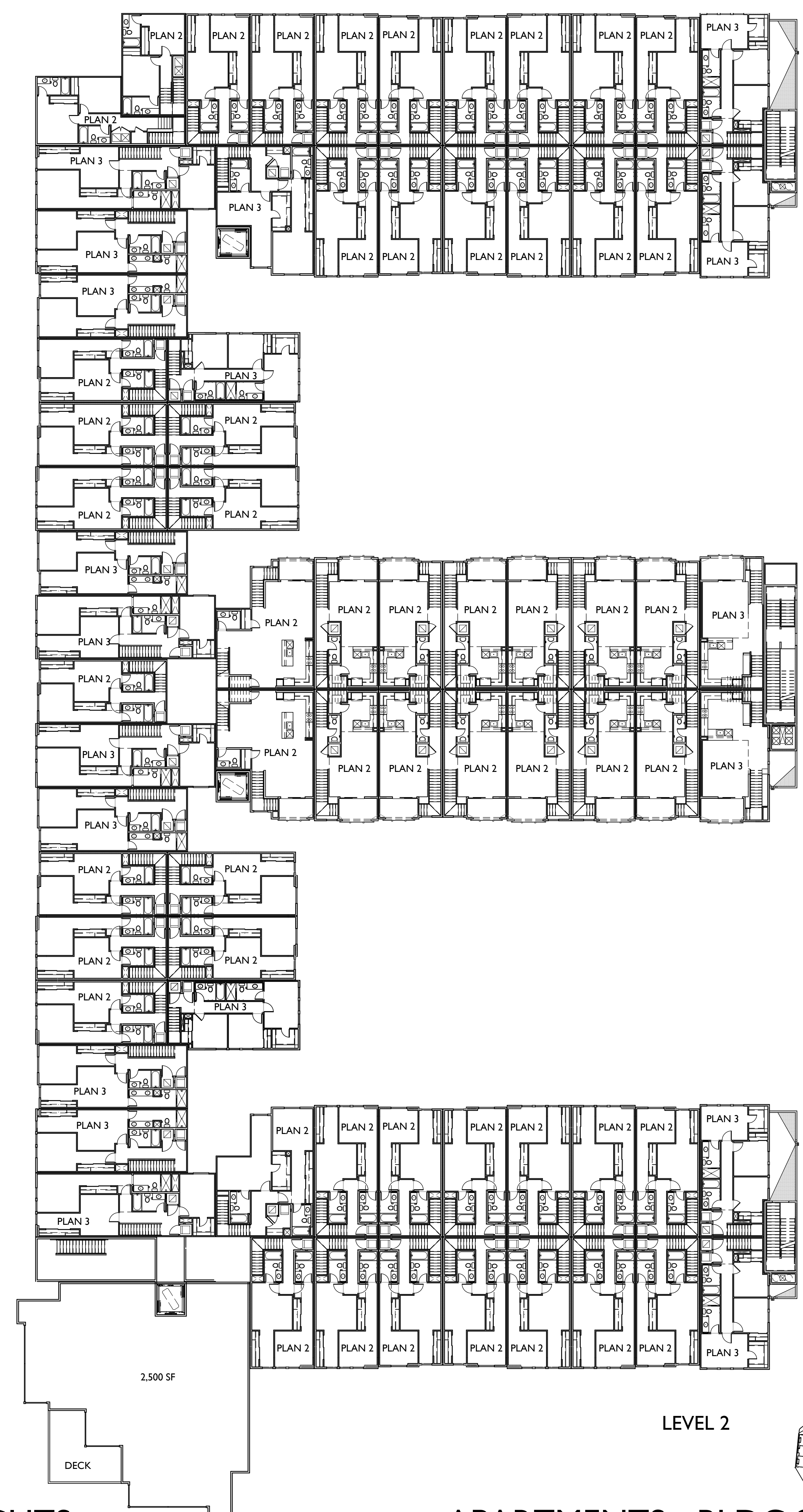
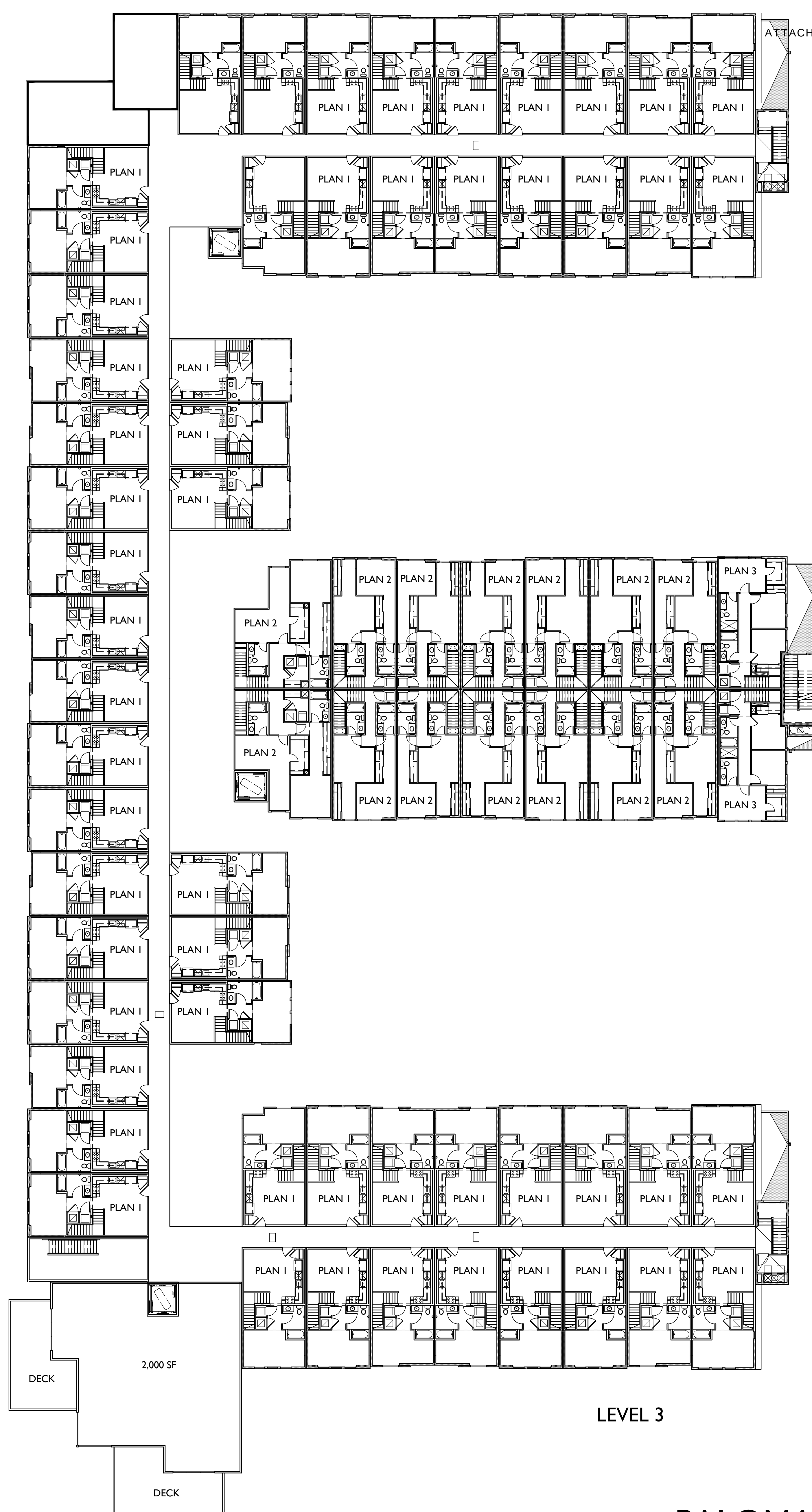
74	PLAN 1	1BD/1BA	650 SF
56	PLAN 2	2BD/2BA	1270 SF
18	PLAN 3	3BD/2BA	1600 SF
148	TOTAL		



ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
SEPT 10, 2019
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-6.1



ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

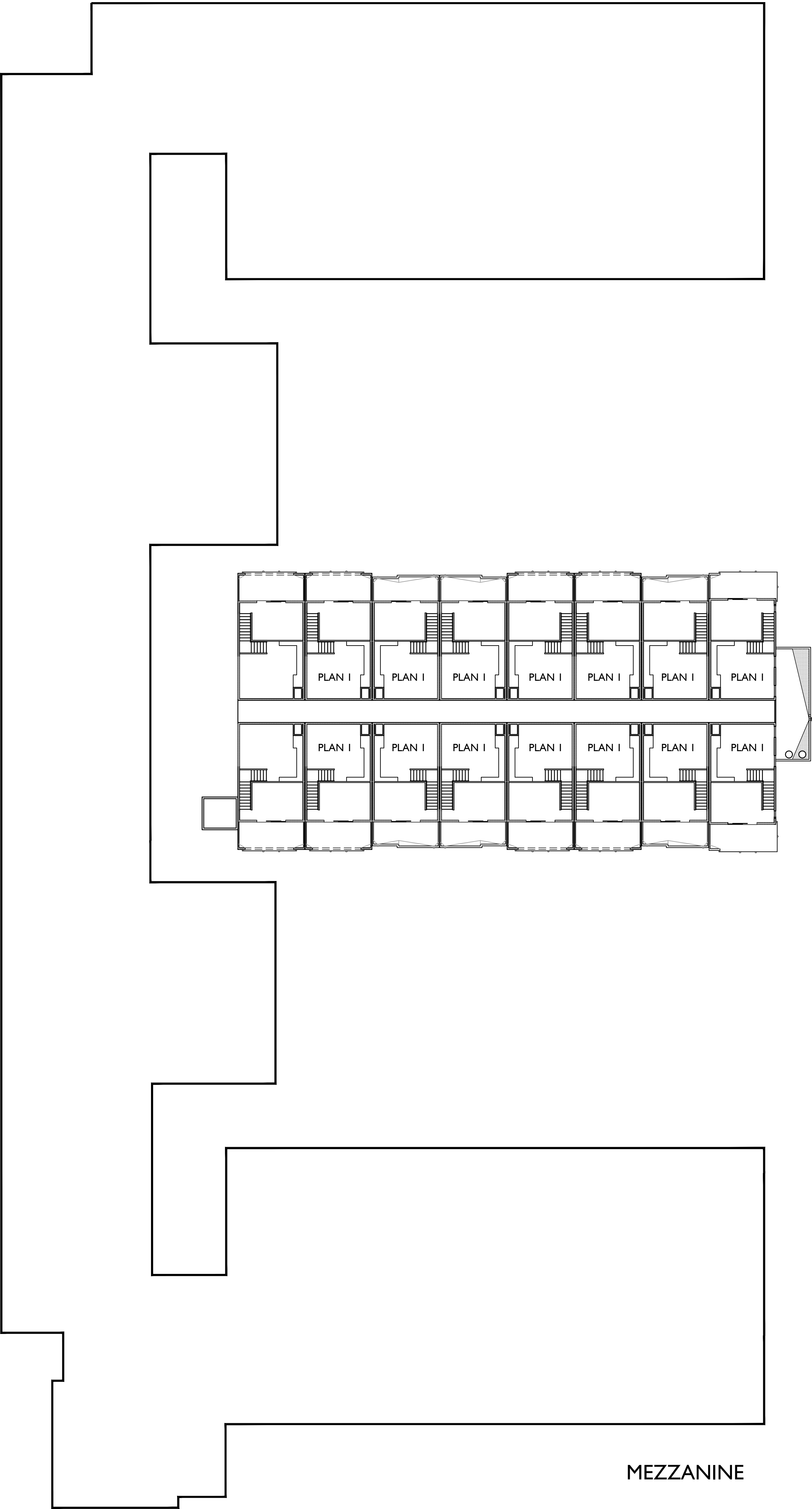
SEPT 10, 2019
SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 COMPOSITE

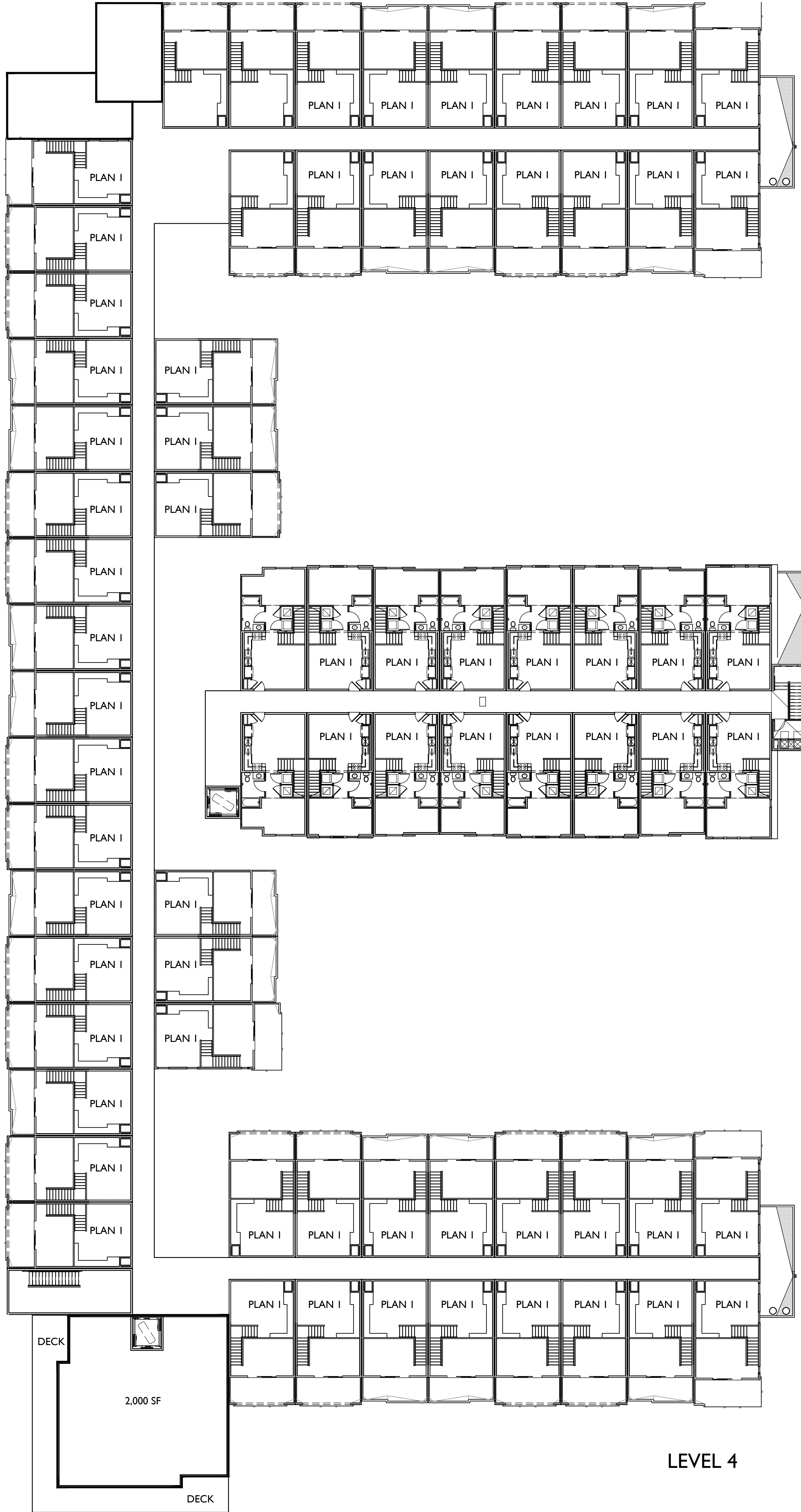


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

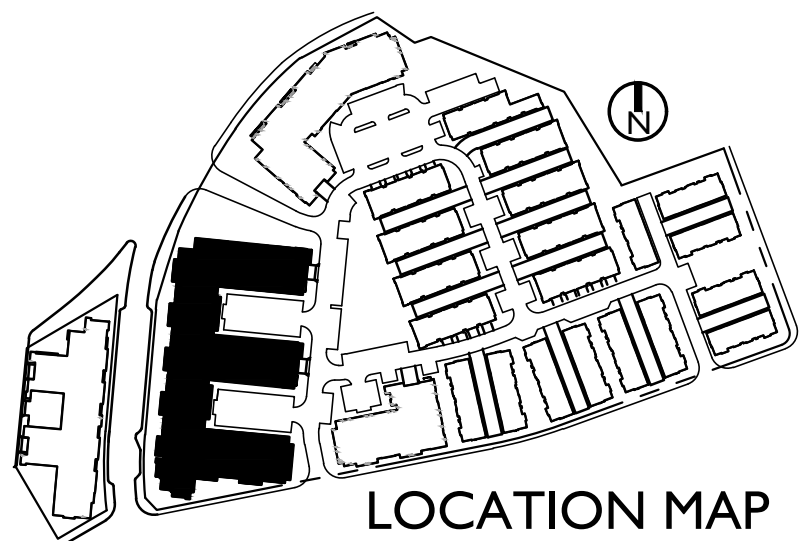
A-6.2



MEZZANINE



LEVEL 4



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 COMPOSITE

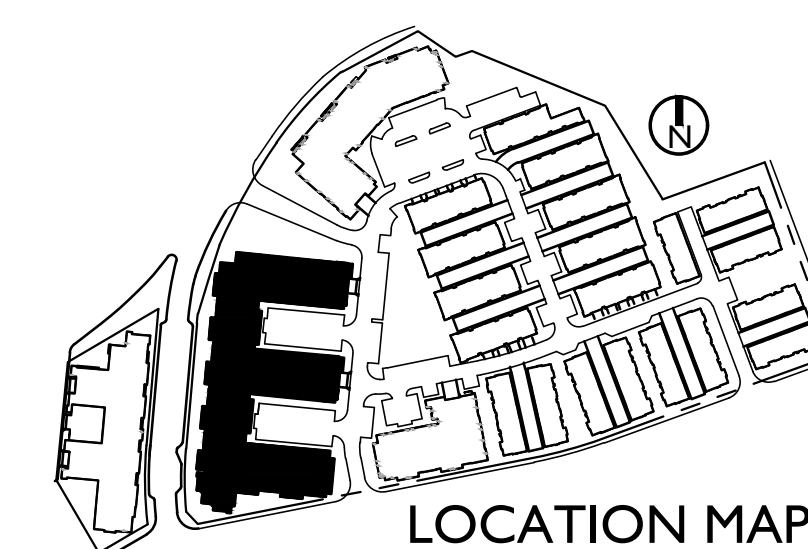


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



MATERIAL SCHEDULE

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |



ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG C ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-7.1



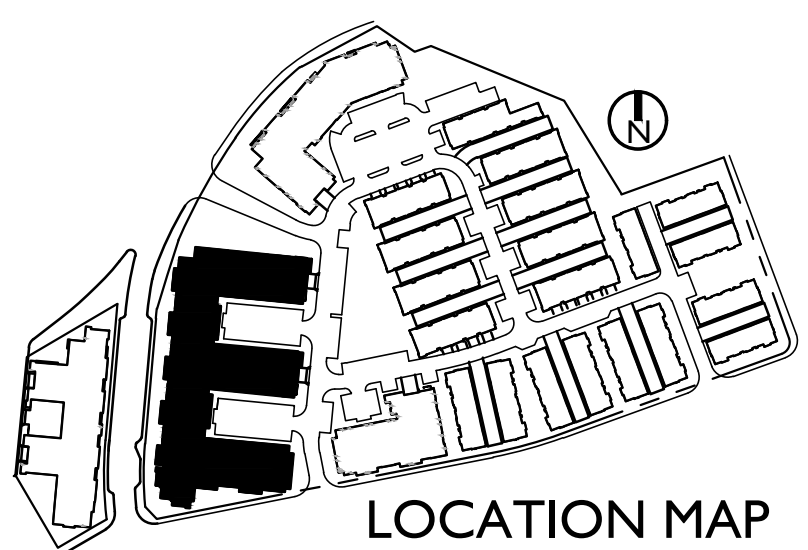
NORTH



SOUTH

MATERIAL SCHEDULE

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 ELEVATIONS

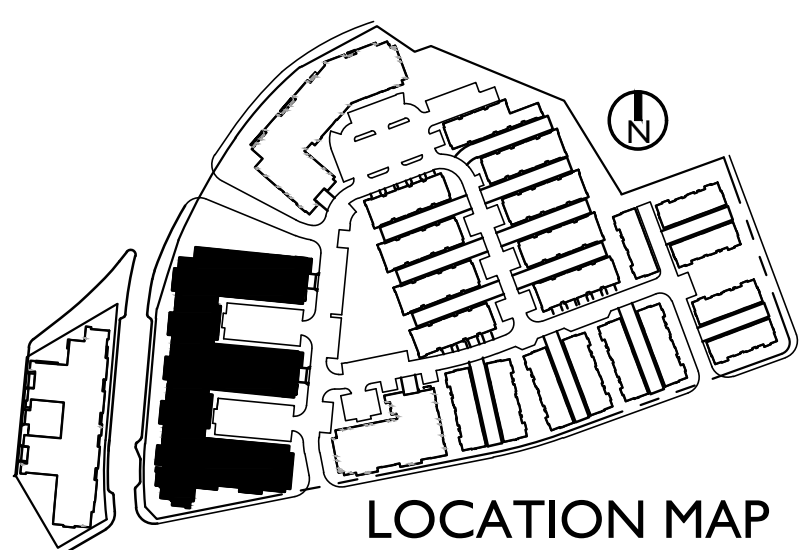


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-7.2

**MATERIAL SCHEDULE**

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
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



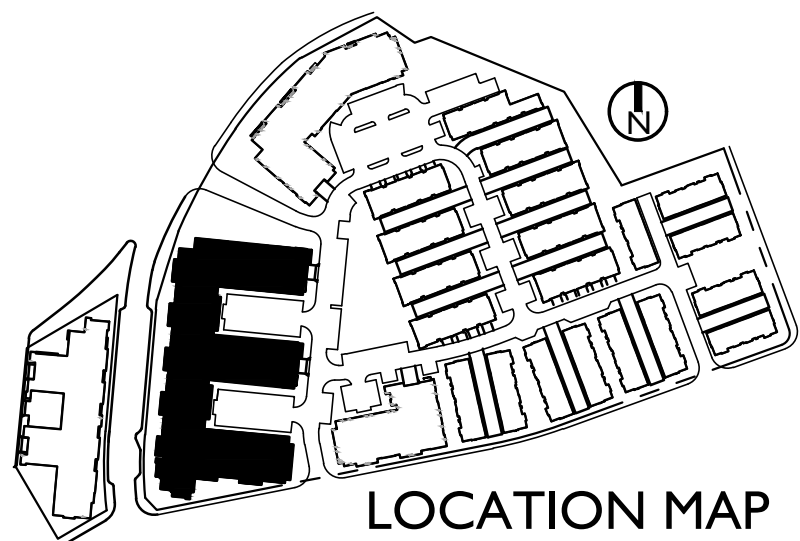
VALLEY BLVD



SOUTHEAST

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

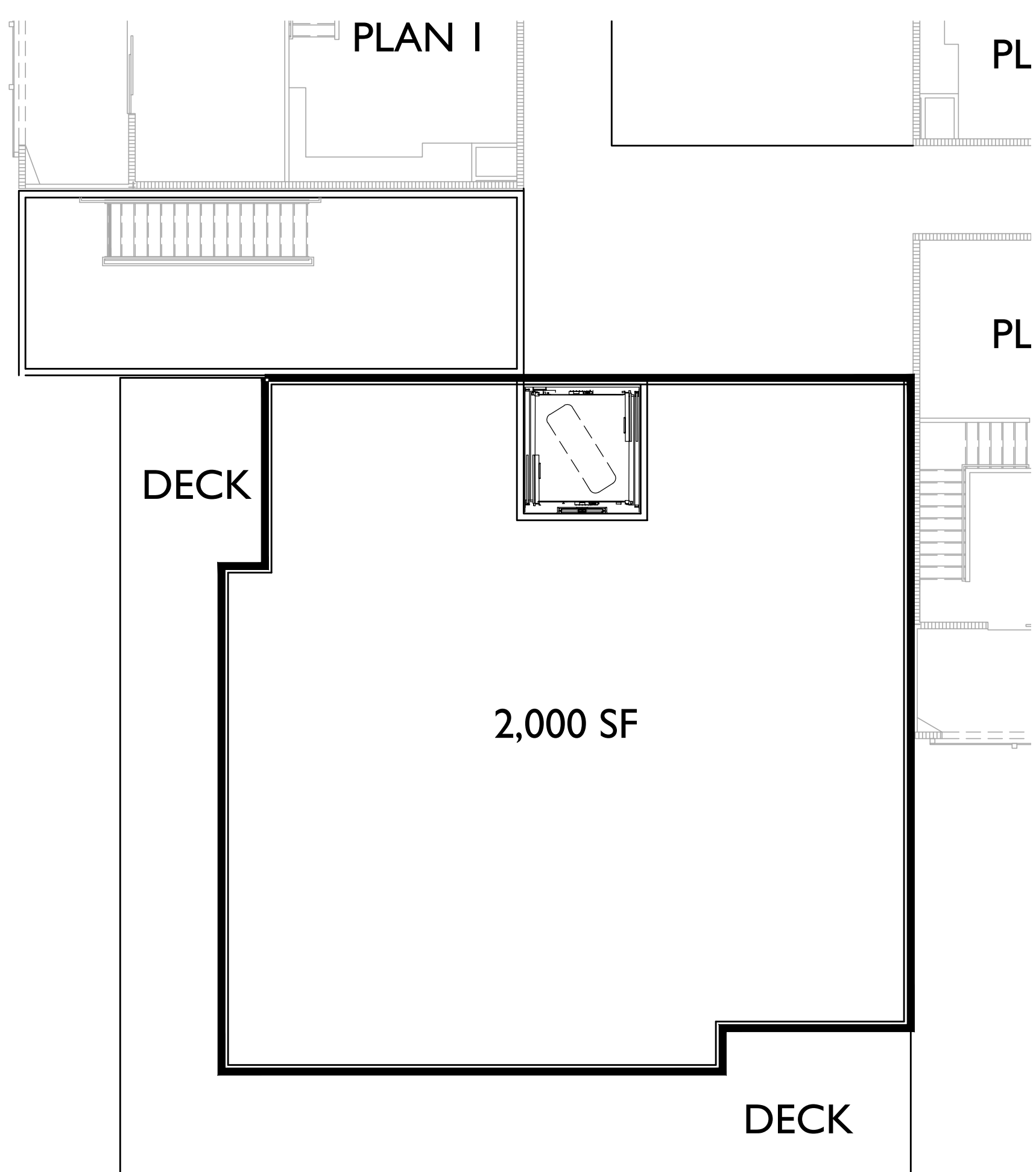
PALOMAR HEIGHTS

SEPT 10, 2019
 NTS
 SCALE: 
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

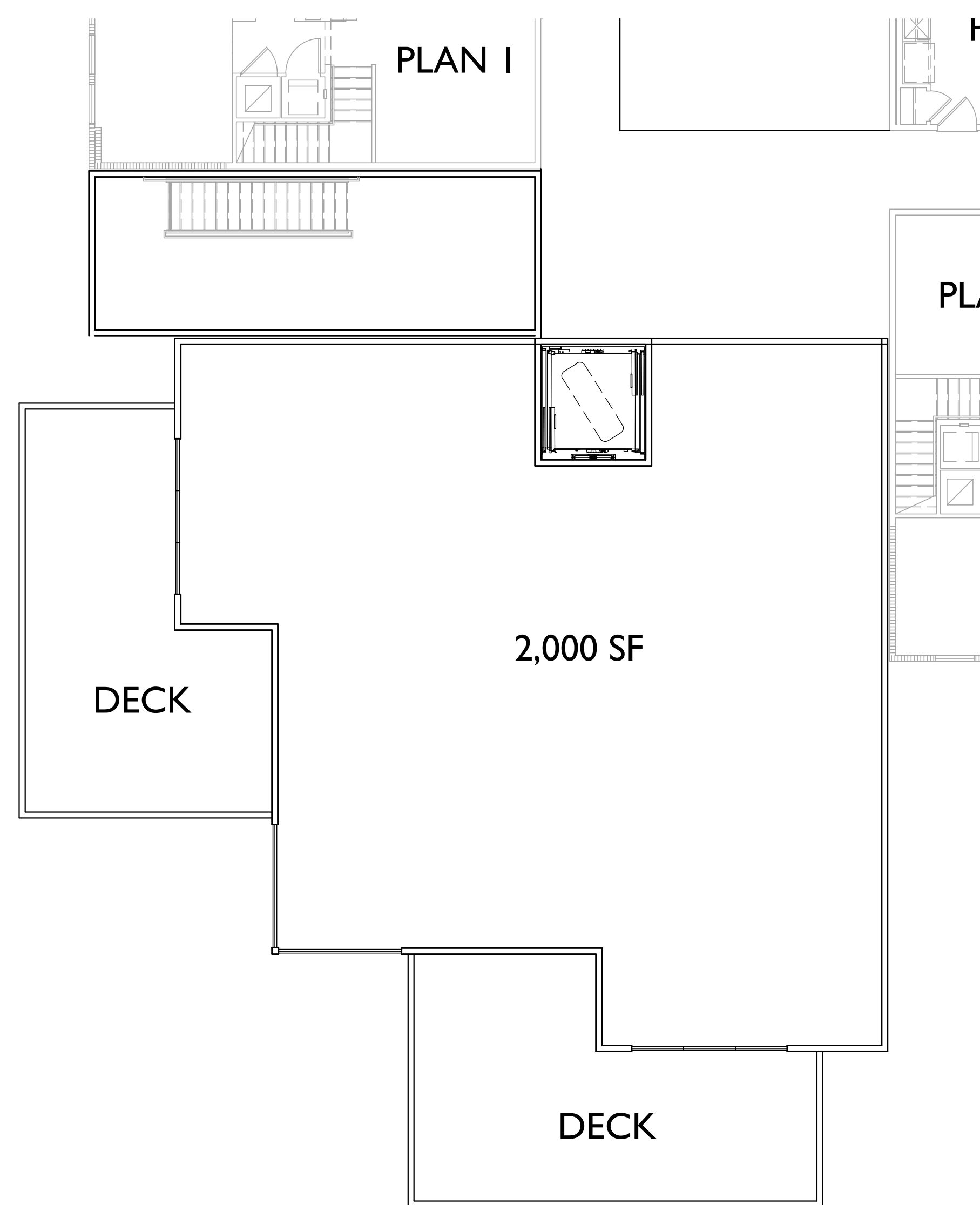
APARTMENTS - BLDG 23 PERSPECTIVES



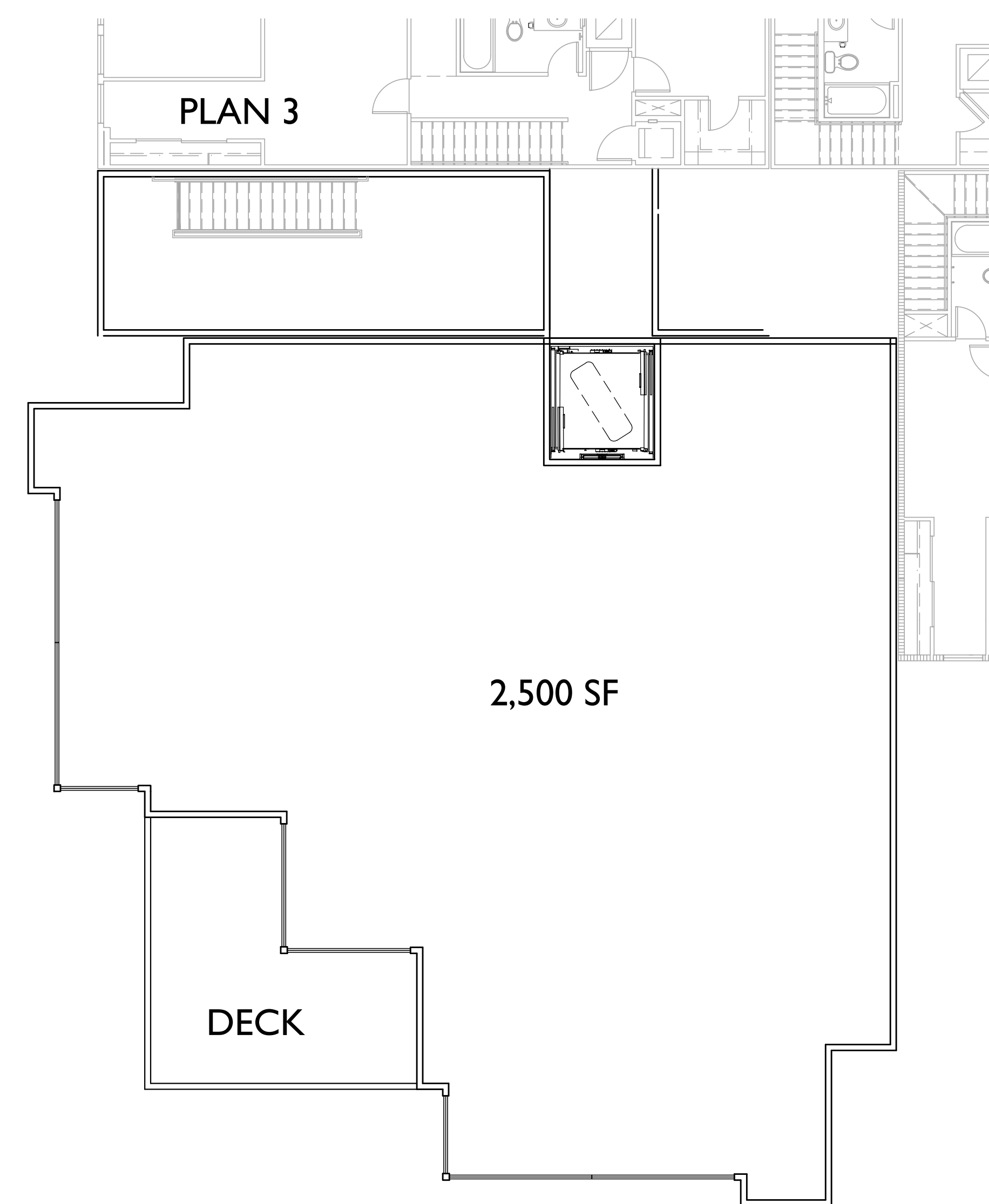
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



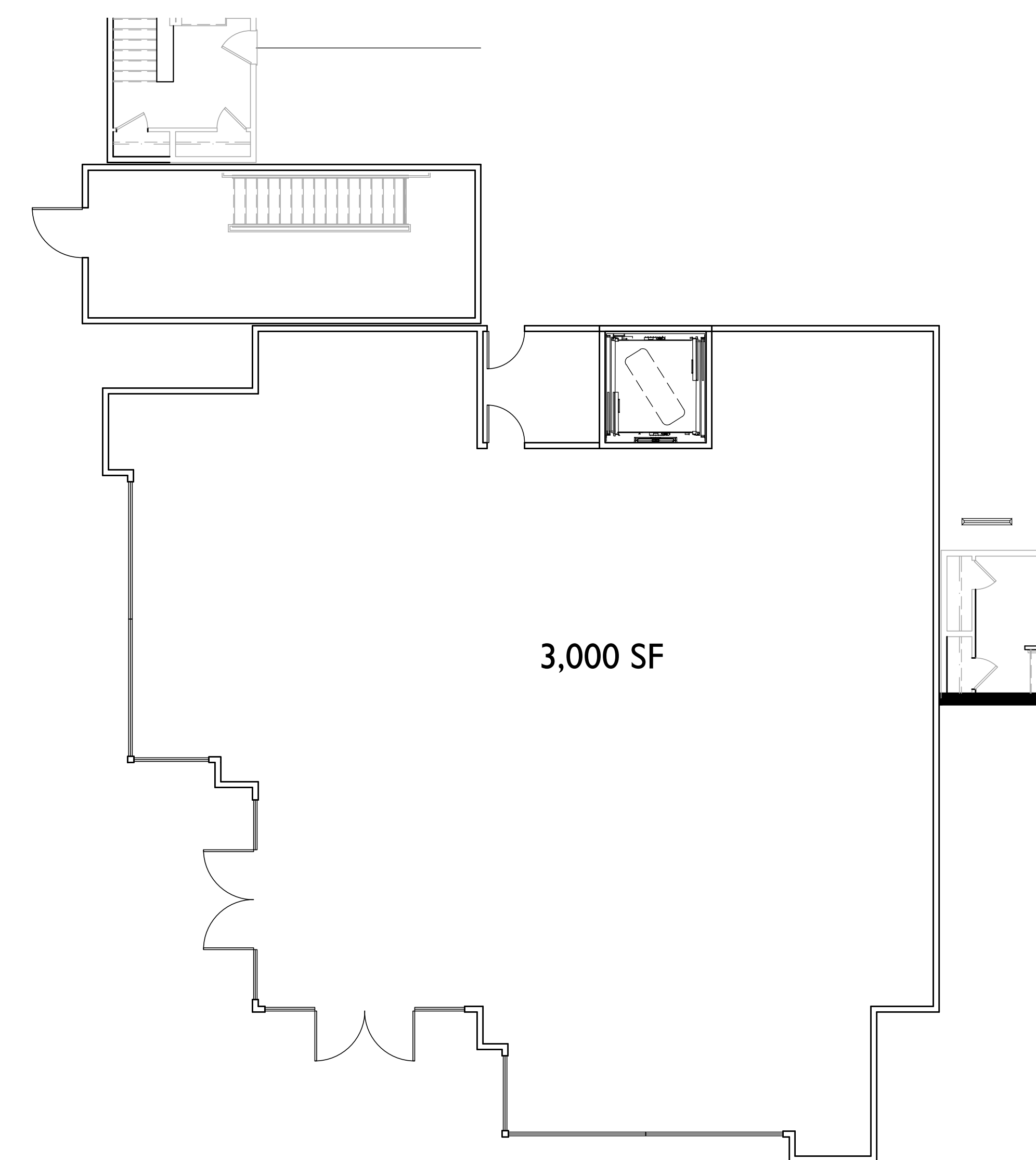
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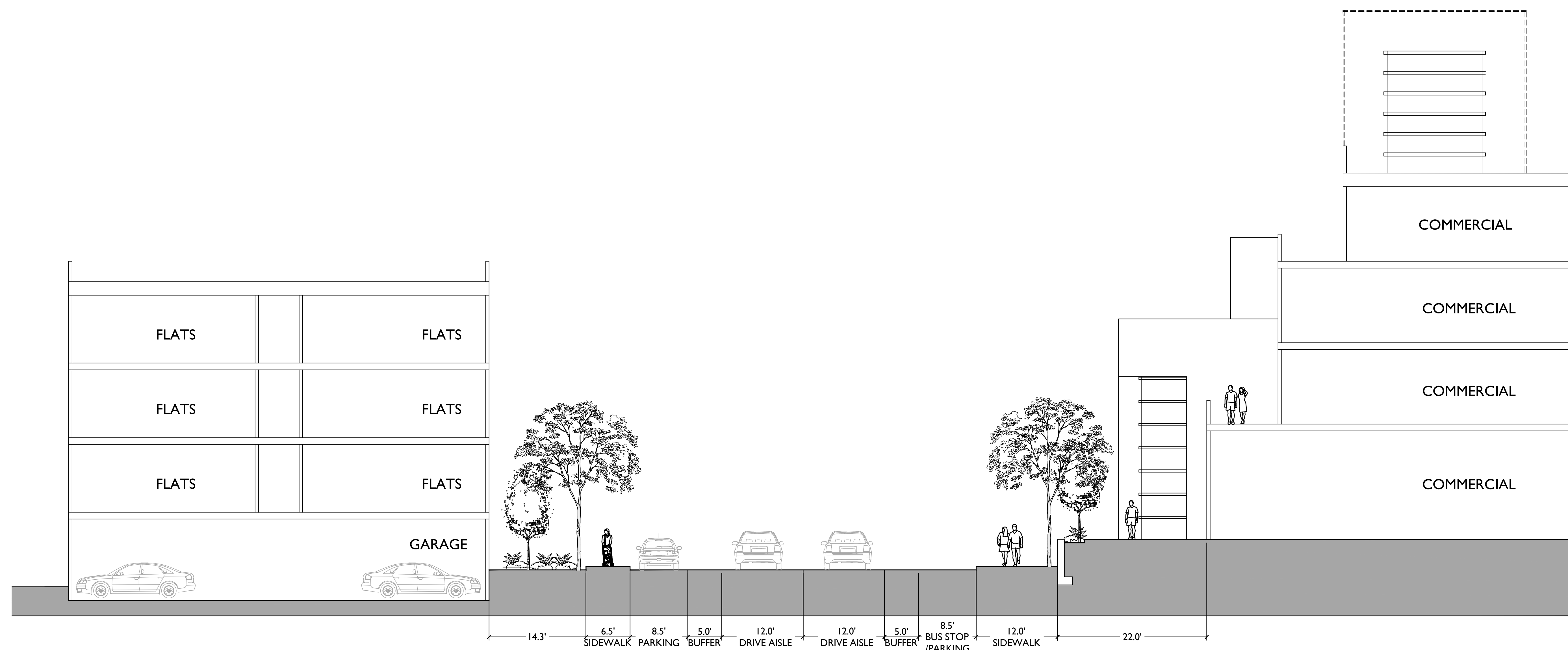
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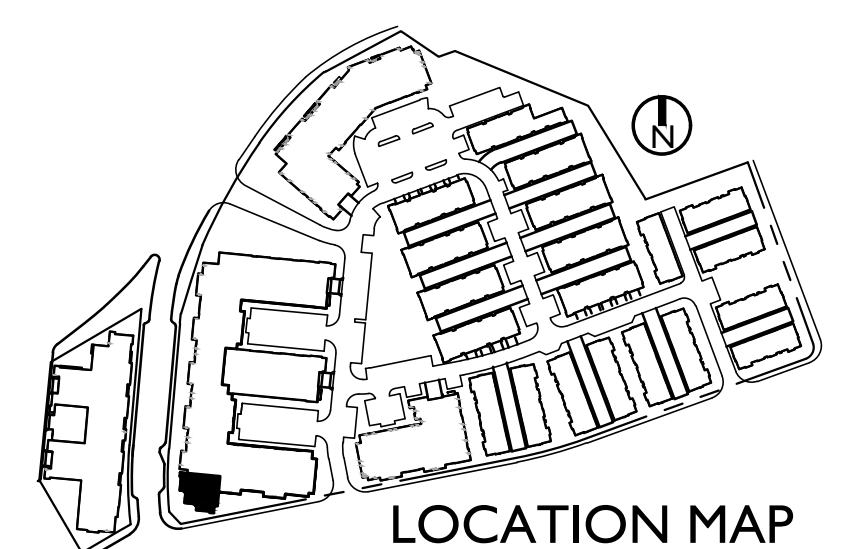
LEVEL 2



LEVEL 1



SECTION



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 - ICON TOWER



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



SHEET INDEX

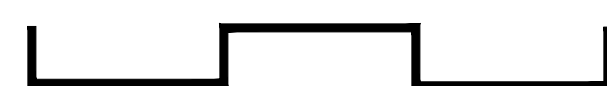
A-1	SENIOR APARTMENTS - UNIT PLANS
A-2	SENIOR APARTMENTS - BLDG 24 COMPOSITE
A-3.1	SENIOR APARTMENTS - BLDG 24 ELEVATIONS
A-3.2	SENIOR APARTMENTS - BLDG 24 ELEVATIONS
A-4	SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

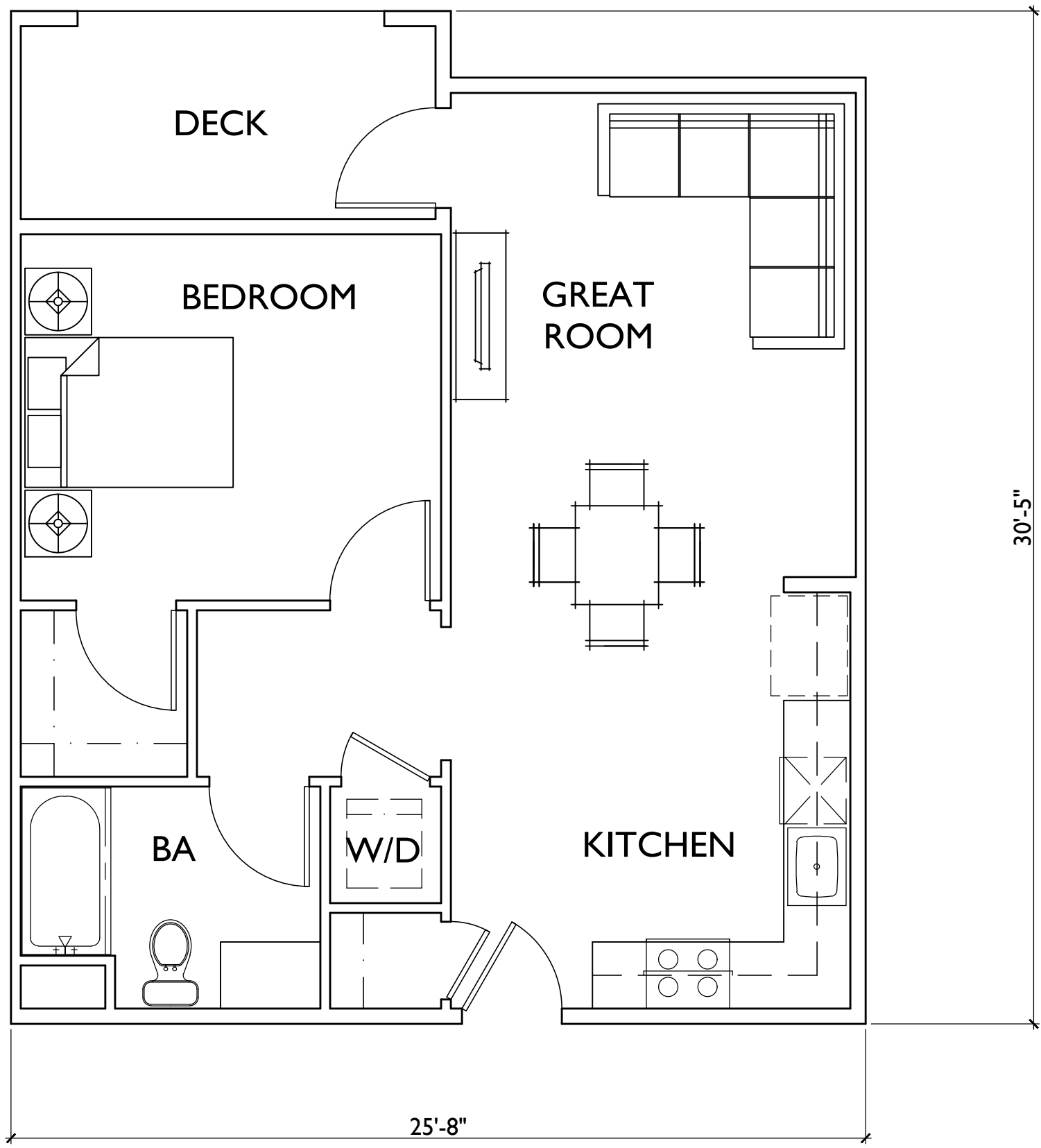
SEPT 10, 2019

SCALE: 
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

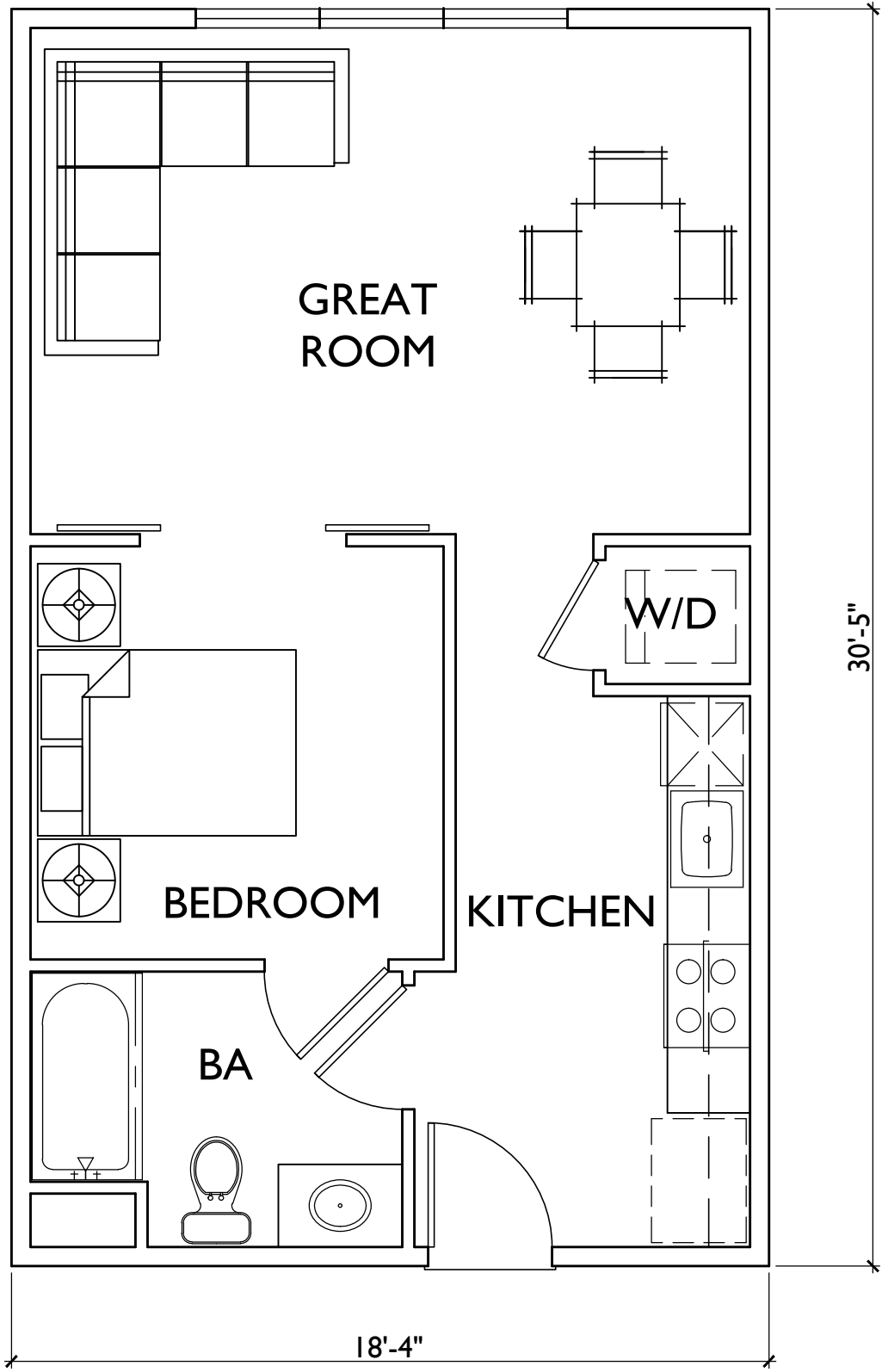
SENIOR APARTMENTS - COVER SHEET



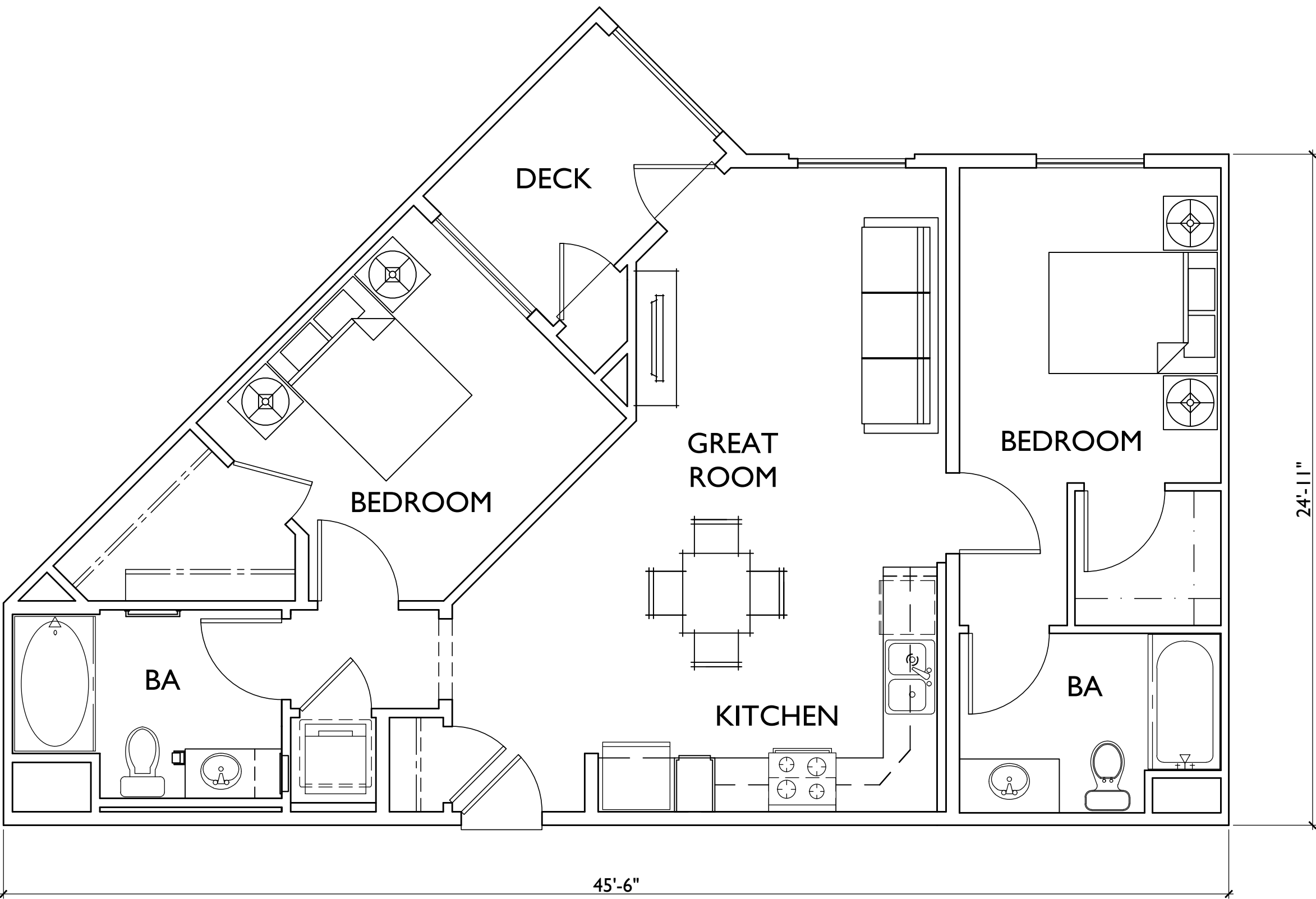
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



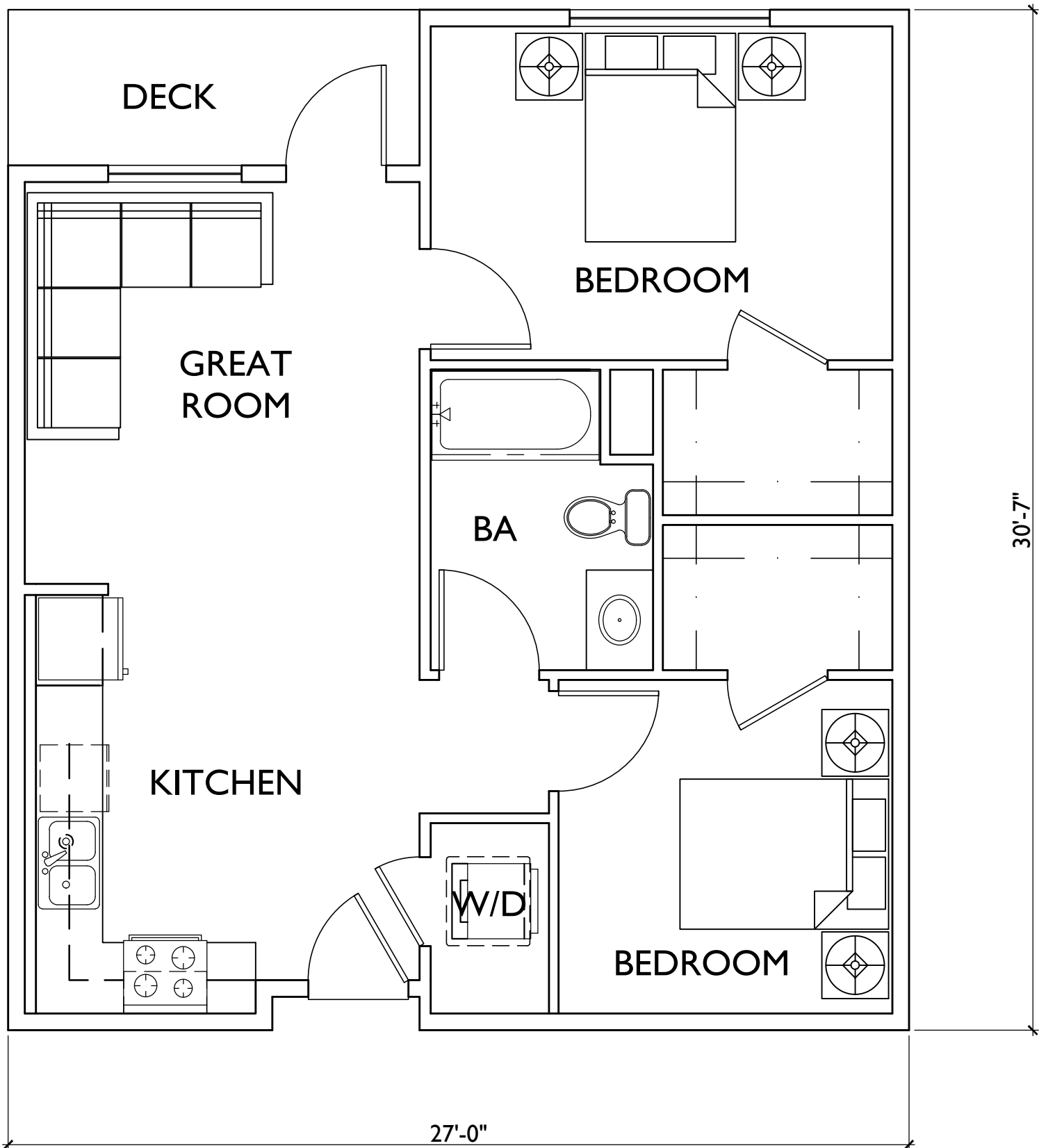
PLAN 2: 1BD/1BA
TOTAL 645 S.F.



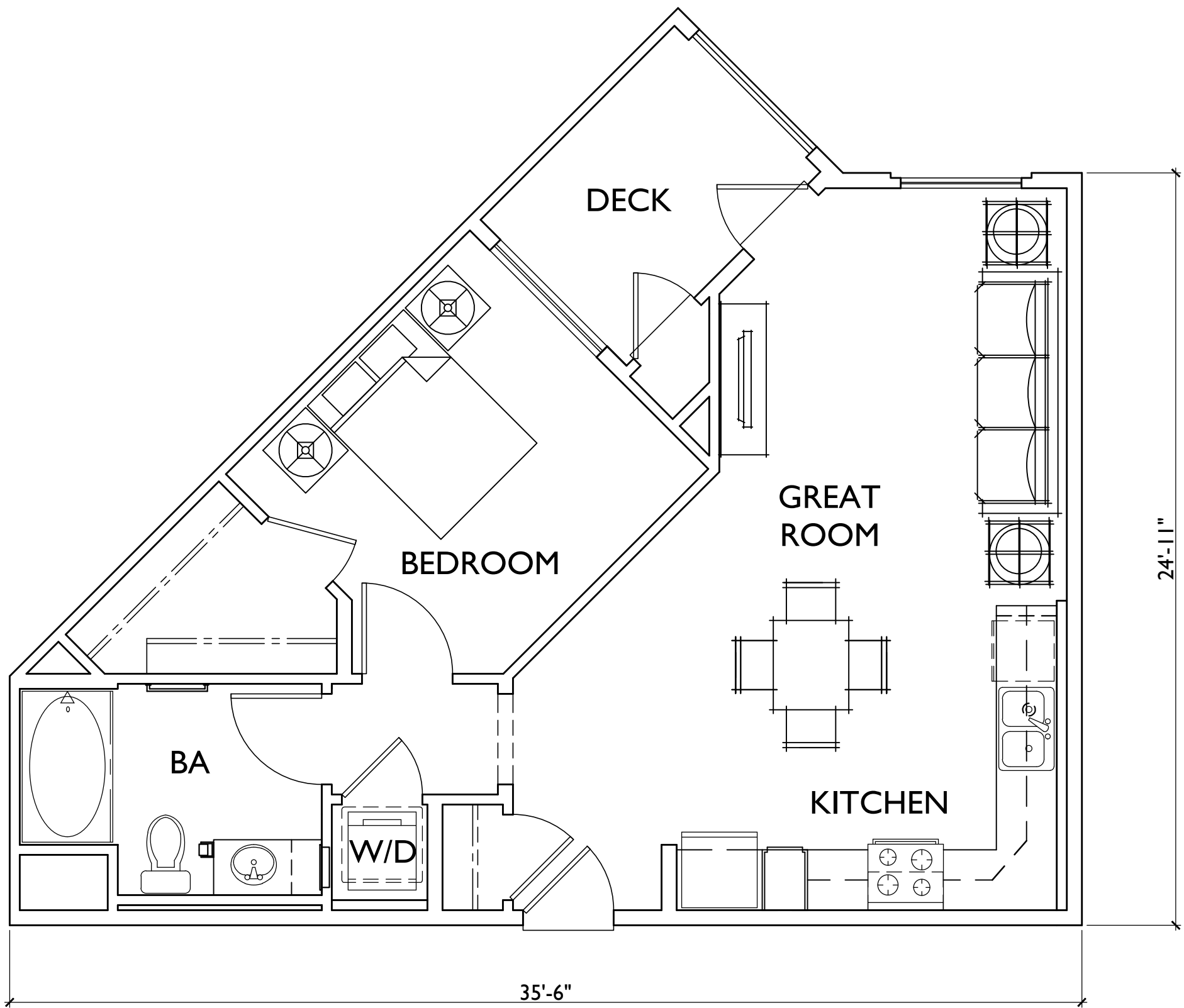
PLAN 1: STUDIO/1BA
TOTAL 600 S.F.



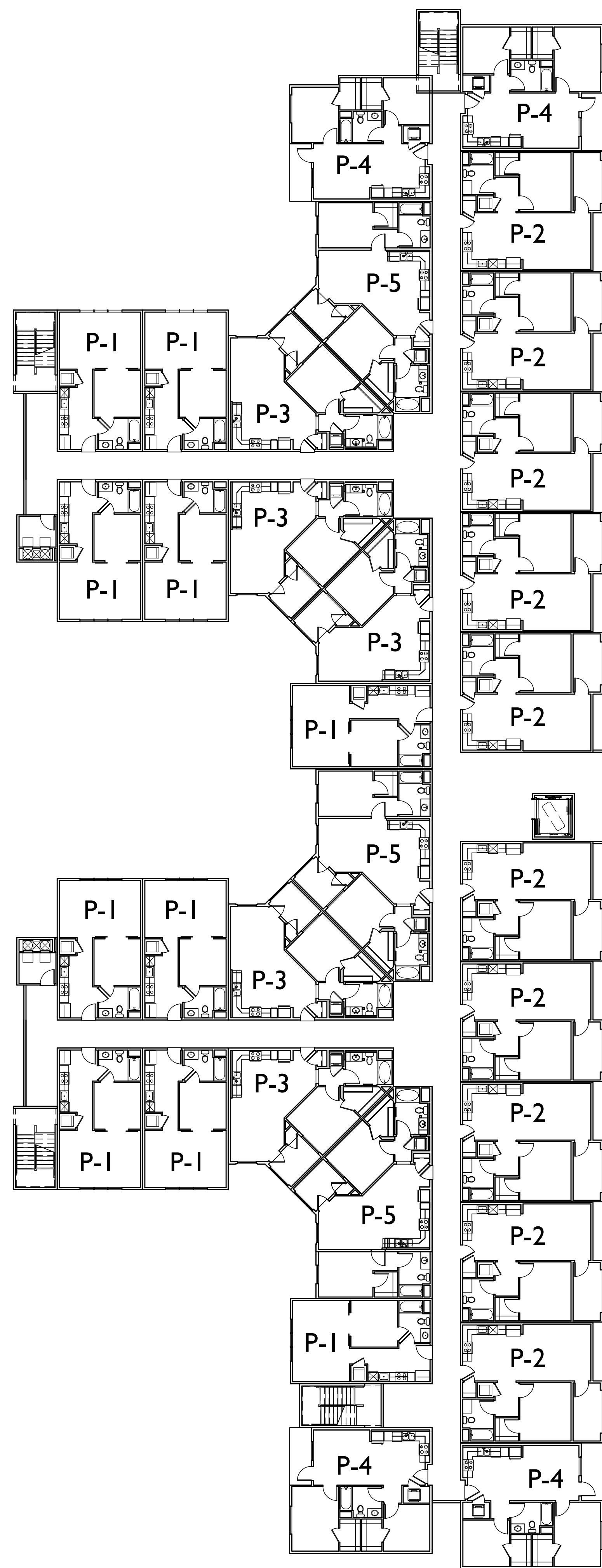
PLAN 5: 2BD/2BA
TOTAL 825 S.F.



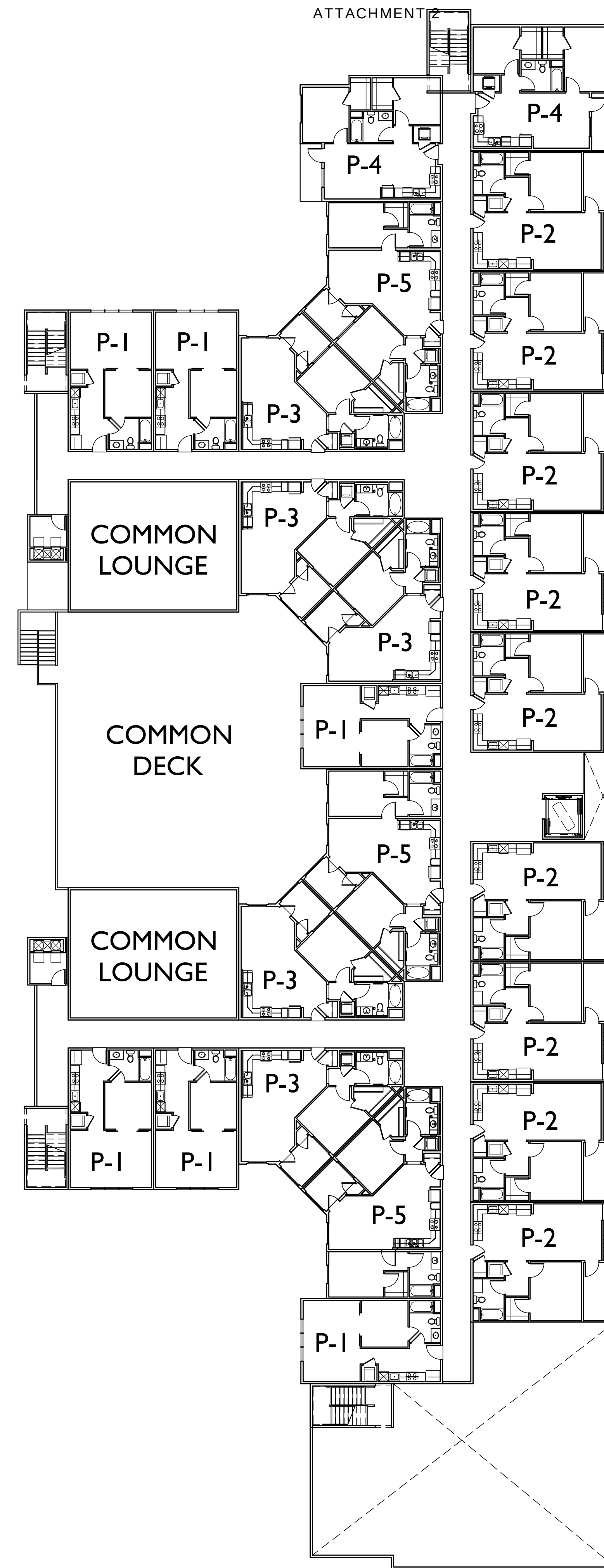
PLAN 4: 2BD/1BA
TOTAL 775 S.F.



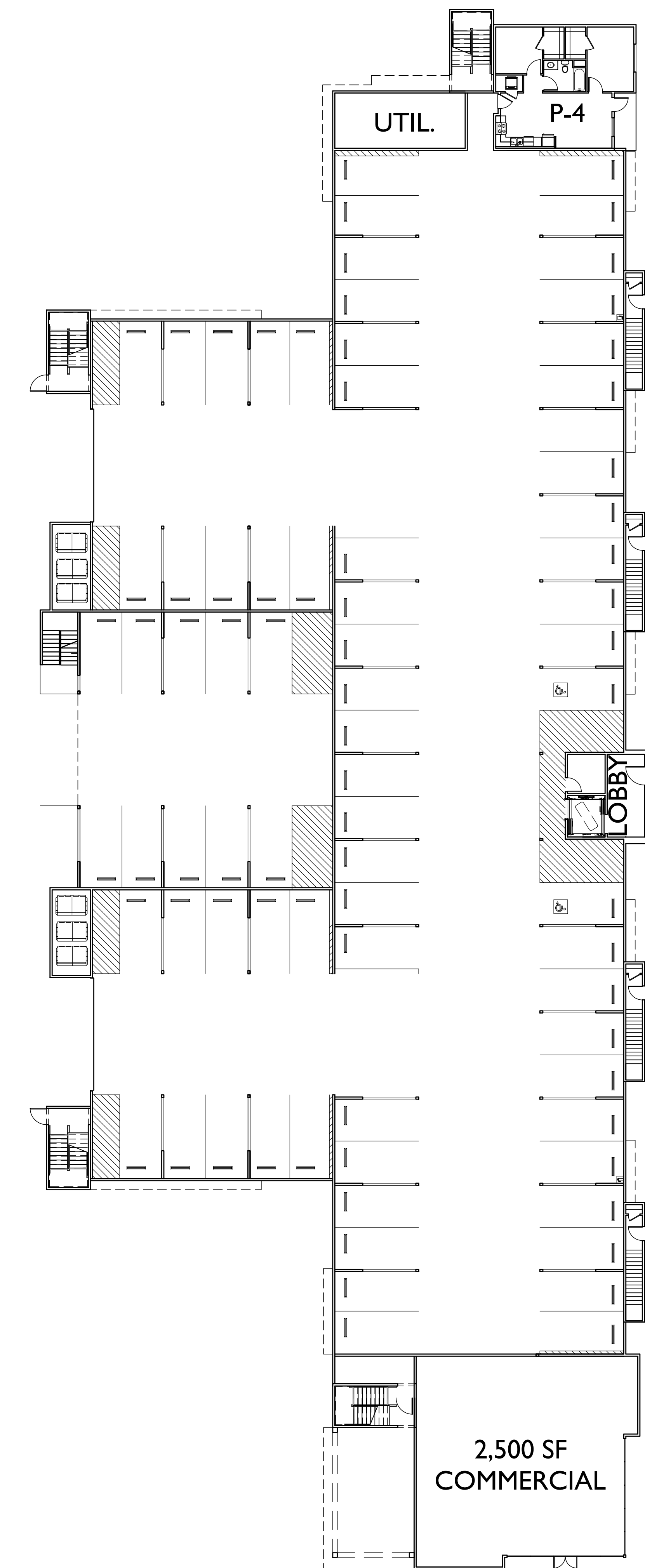
PLAN 3: 1BD/1BA
TOTAL 700 S.F.



THIRD & FOURTH FLOOR

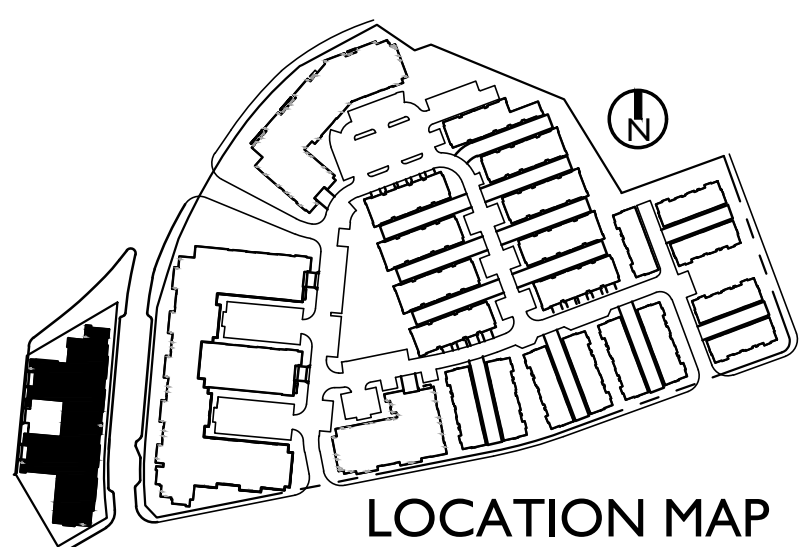


SECOND FLOOR



FIRST FLOOR

UNIT MIX				
26	PLAN 1	1BD/1BA	600 SF	
29	PLAN 2	1BD/1BA	645 SF	
15	PLAN 3	1BD/1BA	700 SF	
11	PLAN 4	2BD/1BA	775 SF	
9	PLAN 5	2BD/2BA	825 SF	
90	TOTAL UNITS			



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 16 32 48
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 COMPOSITE



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



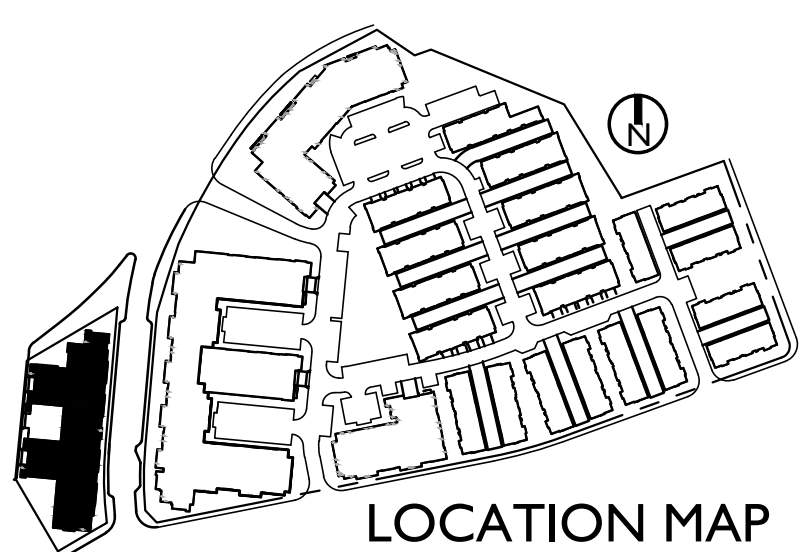
SOUTH

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING



EAST



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3.1

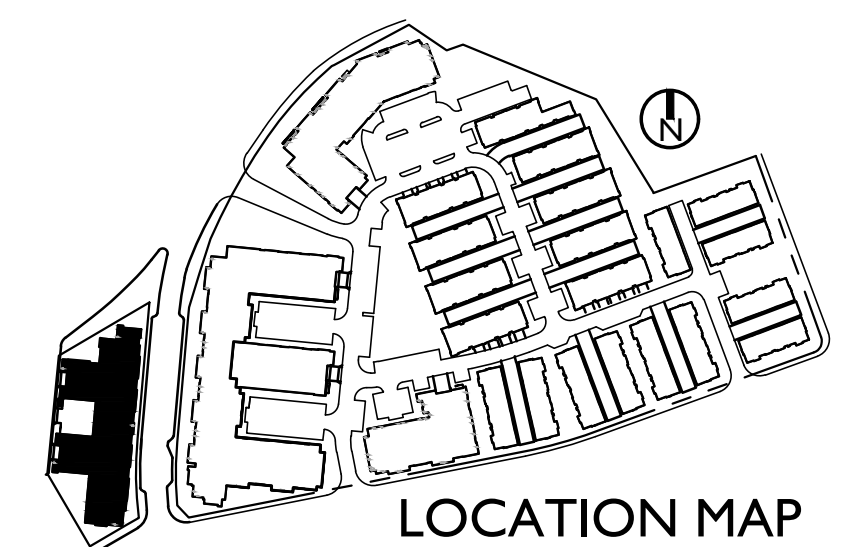
**MATERIAL SCHEDULE**

- | | |
|---|--------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - HORIZONTAL SIDING |
| 4 | WALL - STONE VENEER |
| 5 | TRIM - 2X STUCCO OVER |
| 6 | METAL RAILING |
| 7 | DECORATIVE AWNING |

NORTH



WEST



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 ELEVATIONS

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

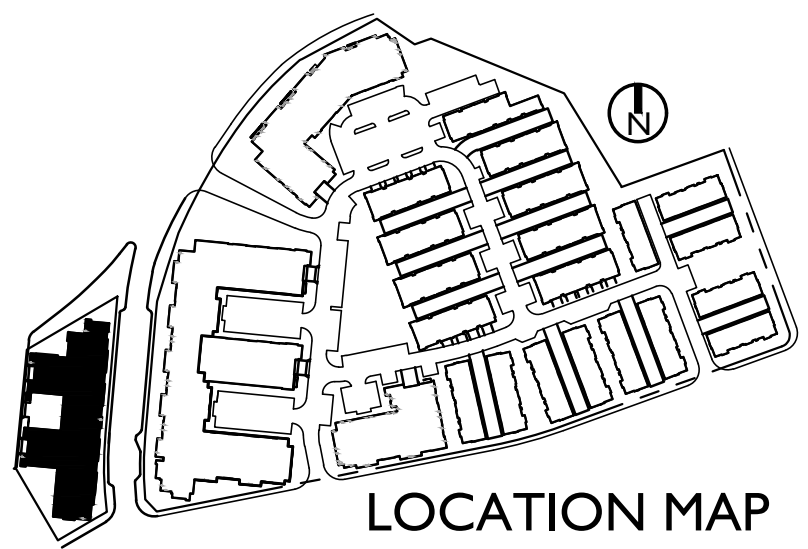
A-3.2



SOUTHEAST



NORTHEAST



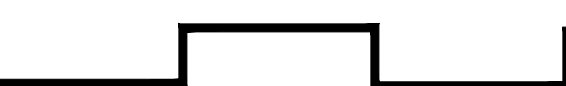
LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019

SCALE: 
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 PERSPECTIVES



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



SHEET INDEX

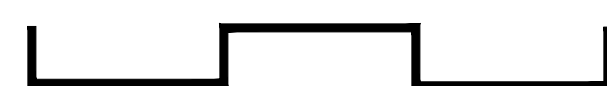
A-1	ROWHOMES - UNIT PLANS
A-2	ROWHOMES - UNIT PLANS
A-3	ROWHOMES - BLDG A COMPOSITE
A-4	ROWHOMES - BLDG A ELEVATIONS
A-5	ROWHOMES - BLDG B COMPOSITE
A-6	ROWHOMES - BLDG B ELEVATIONS

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019

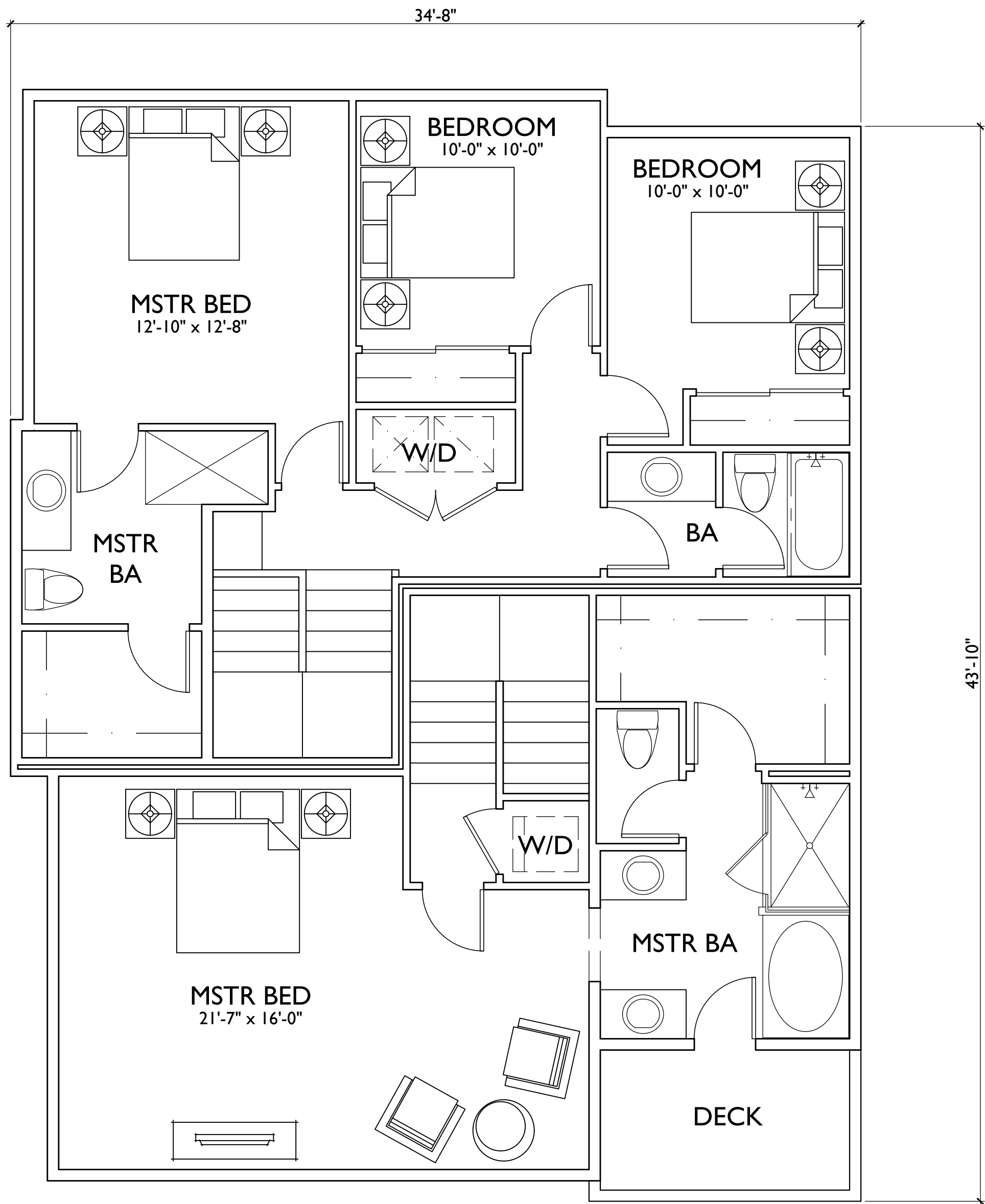
SCALE: 
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - COVER SHEET

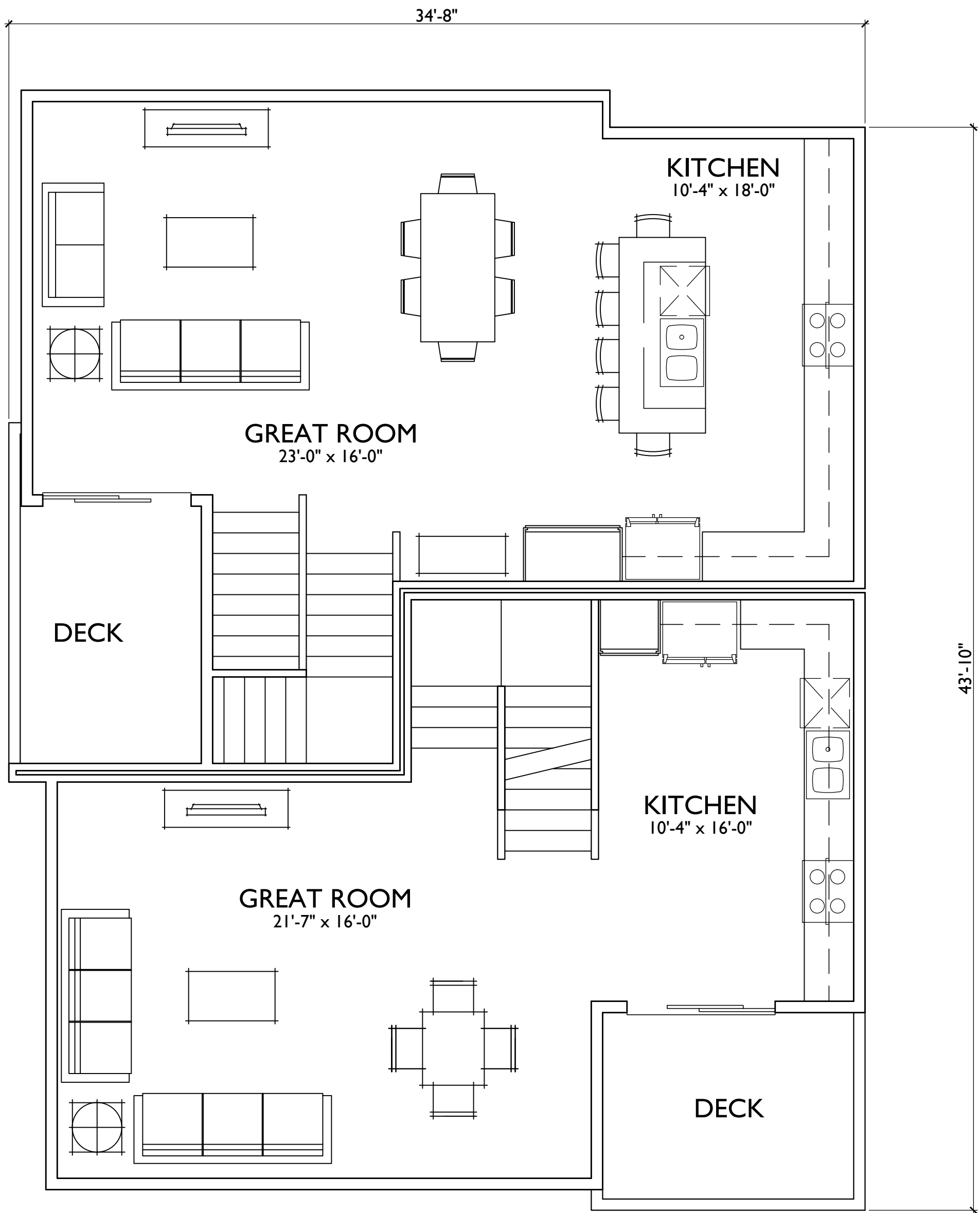


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

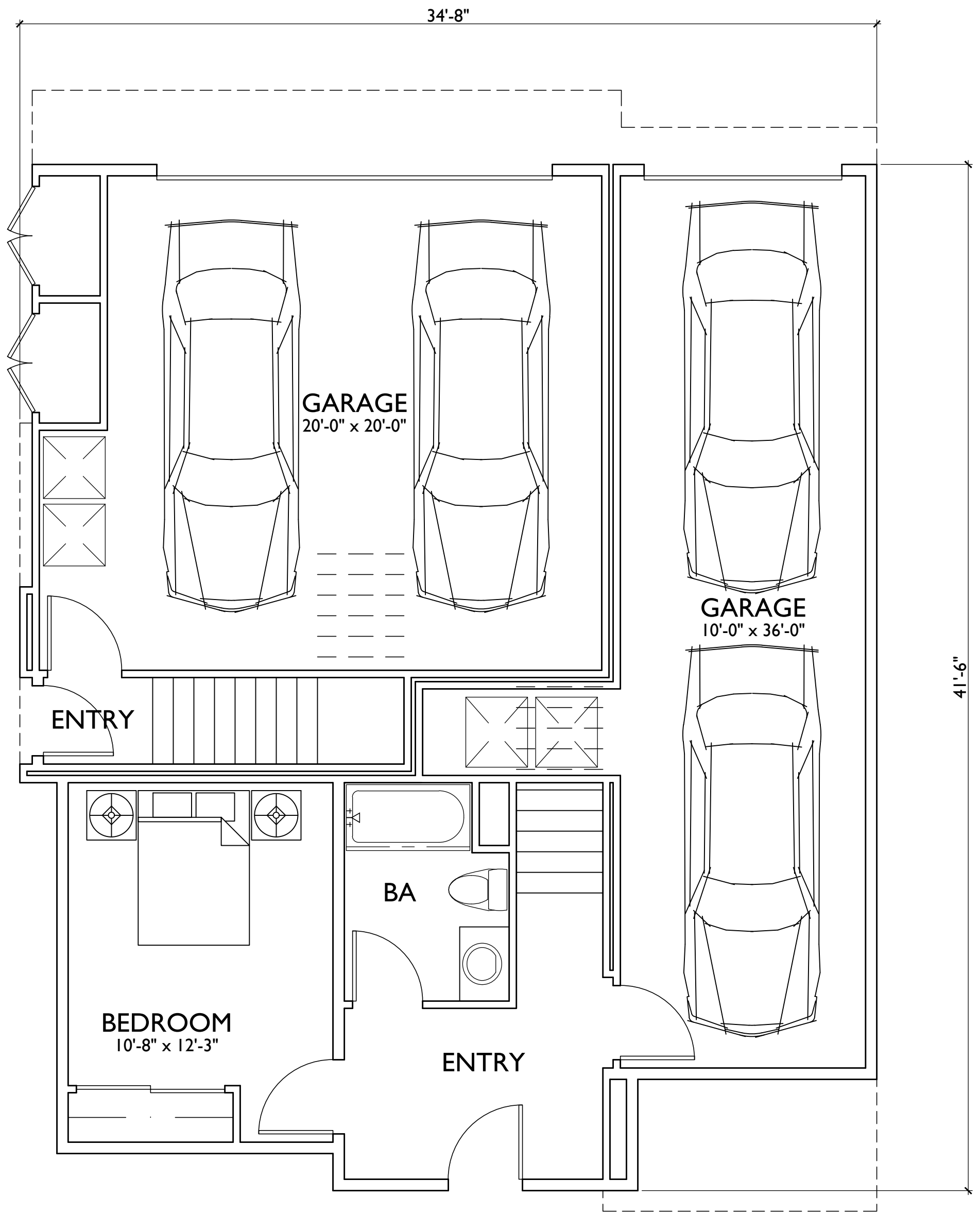
PLAN 1:	3BD/2BA
1ST FLR -	35 S.F.
2ND FLR-	635 S.F.
3RD FLR-	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



THIRD FLOOR

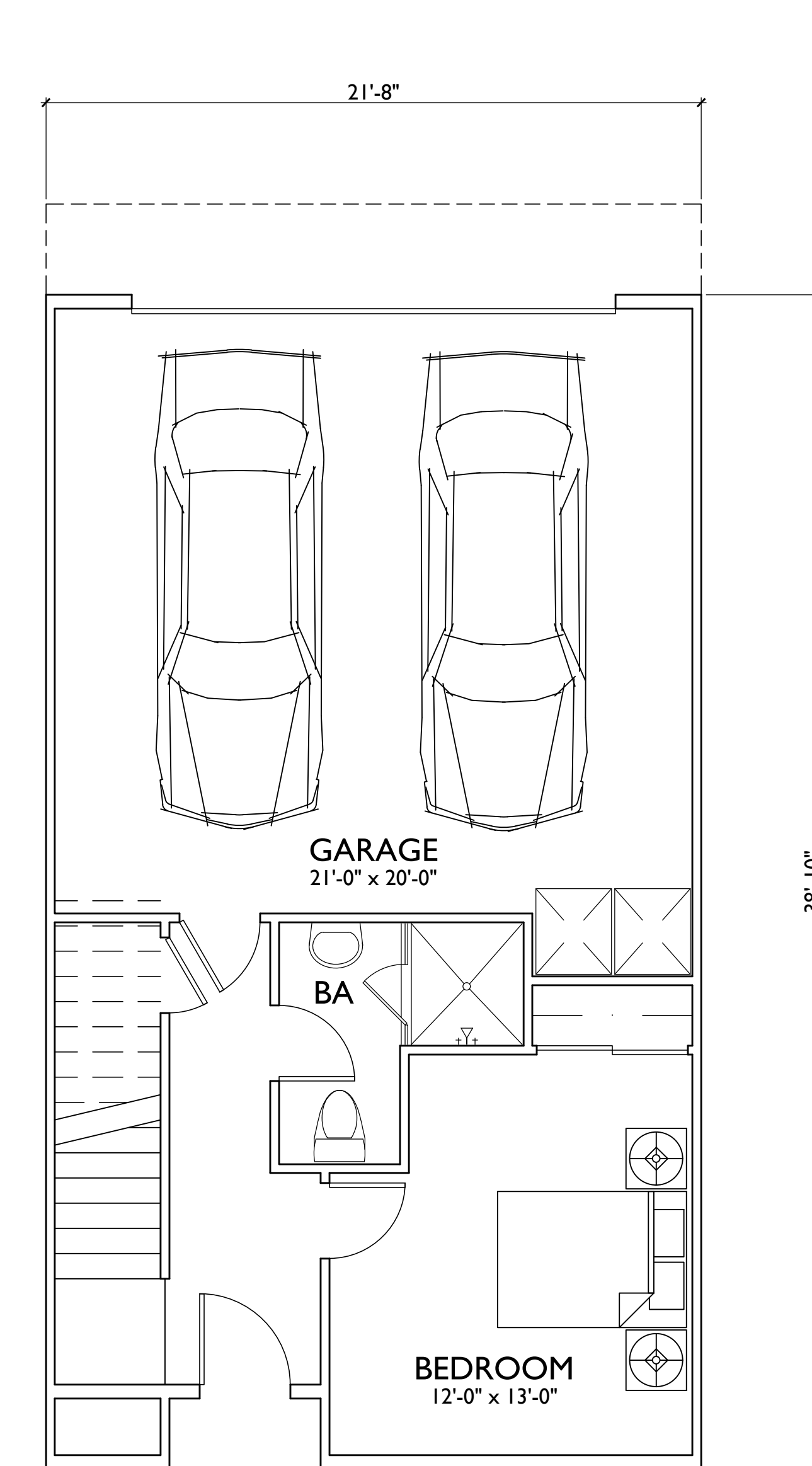
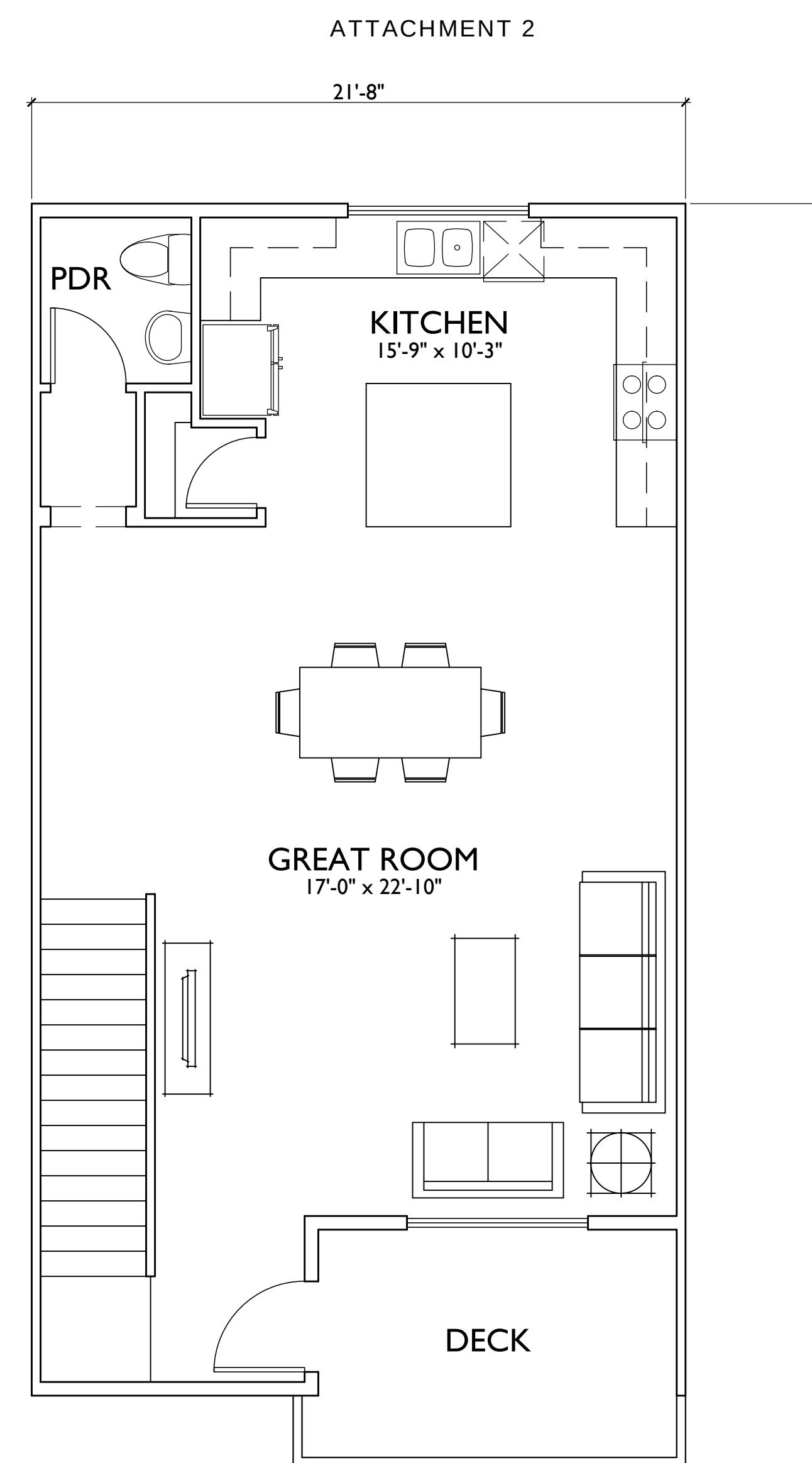
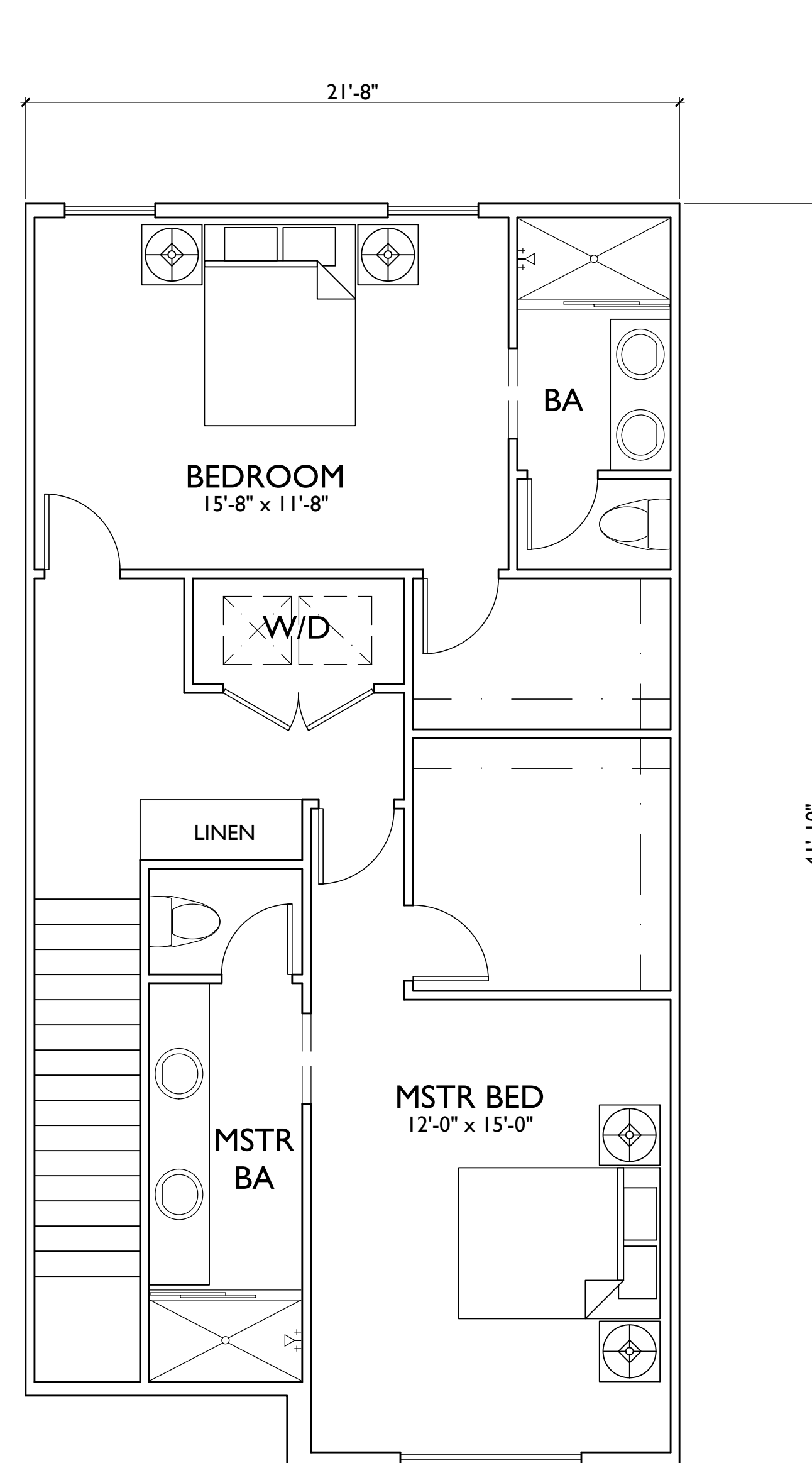


SECOND FLOOR

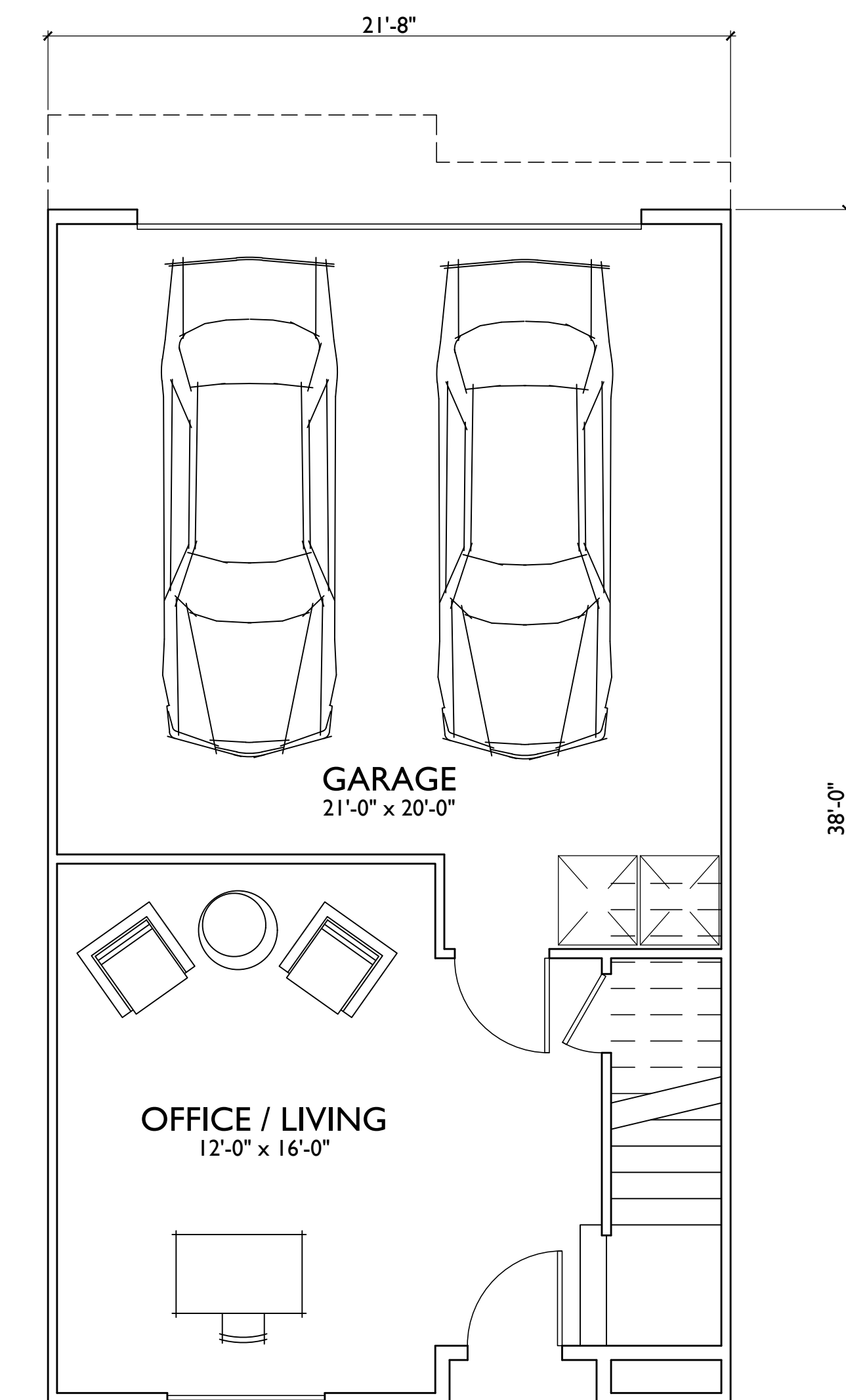
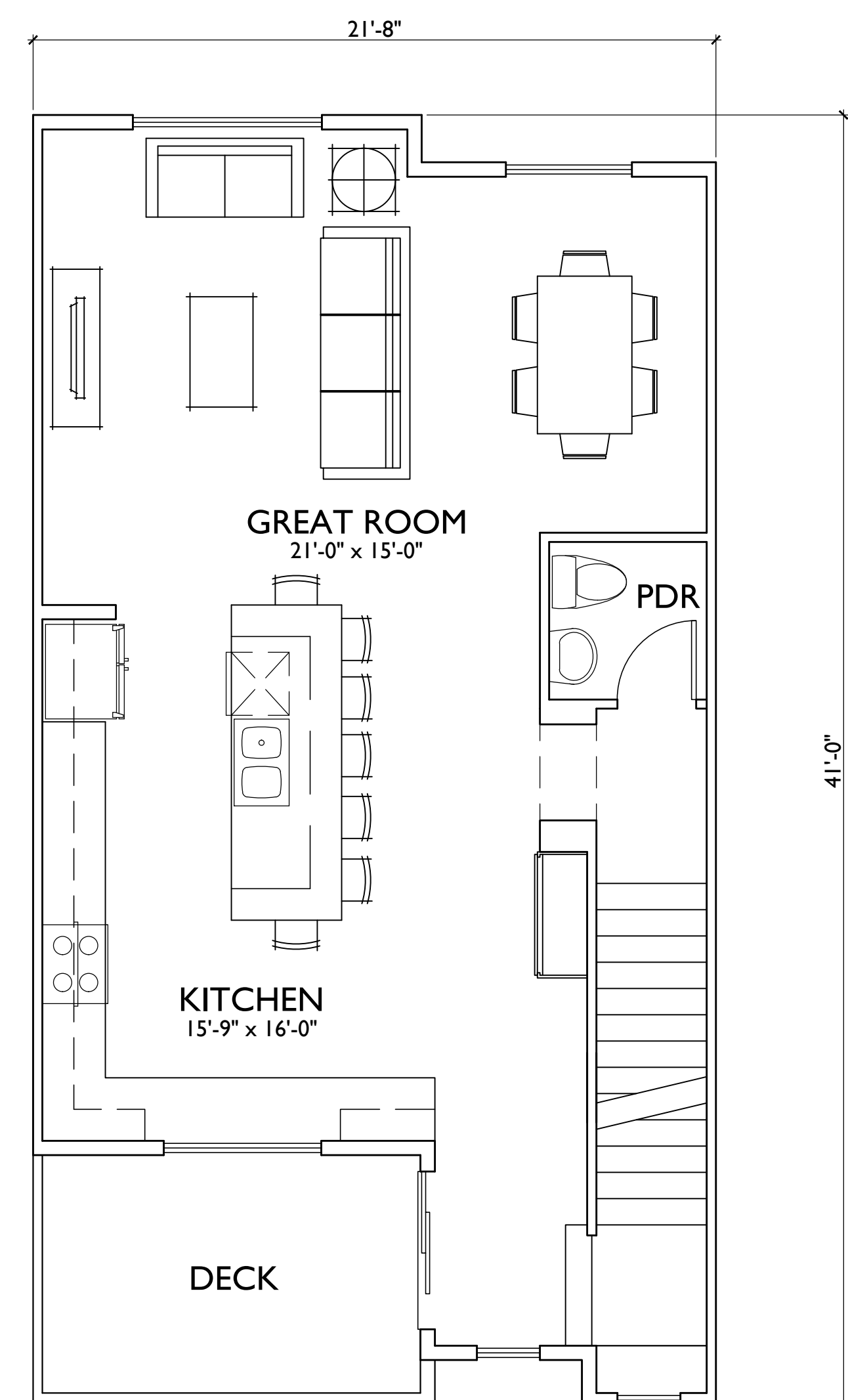
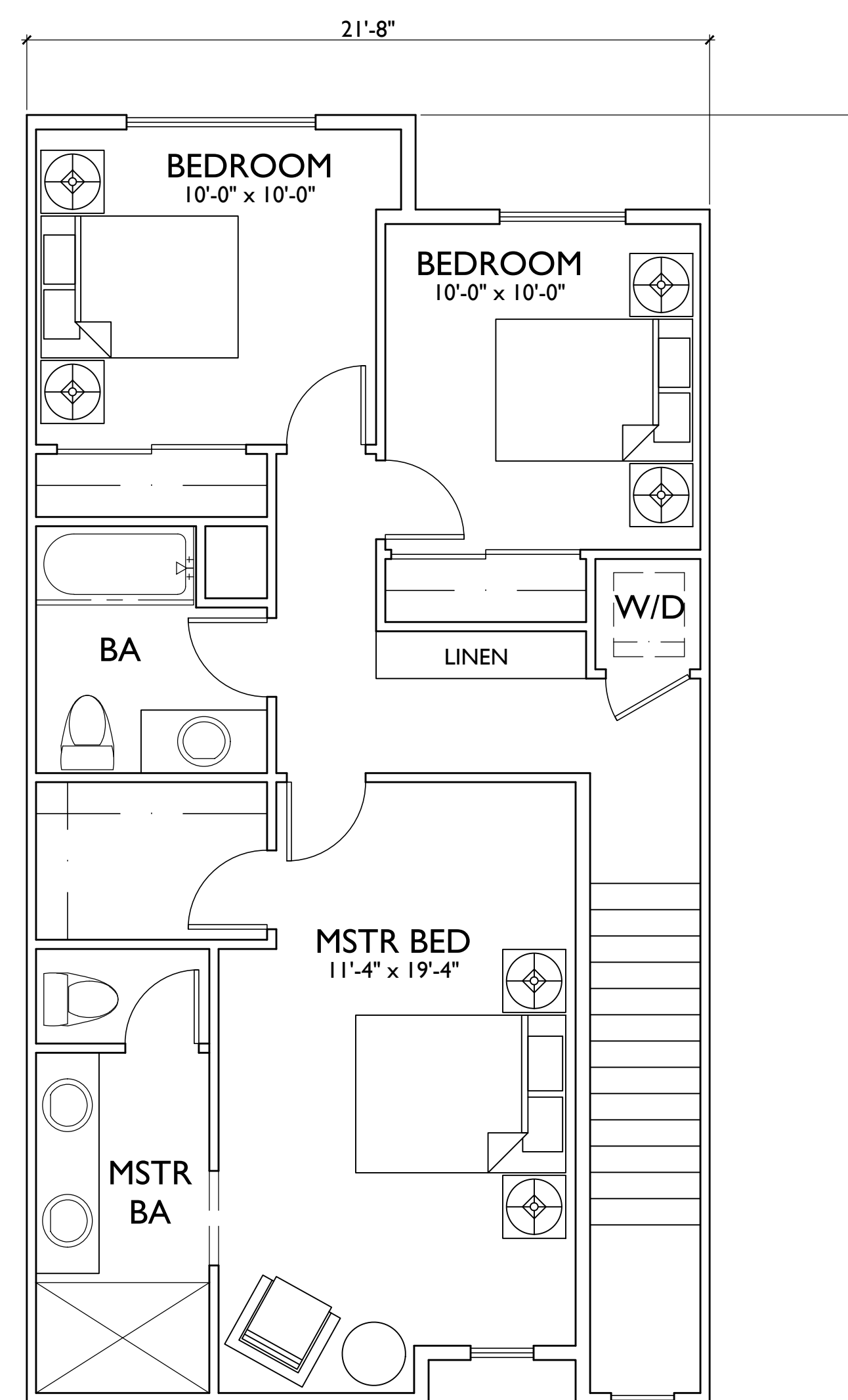


FIRST FLOOR

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.



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

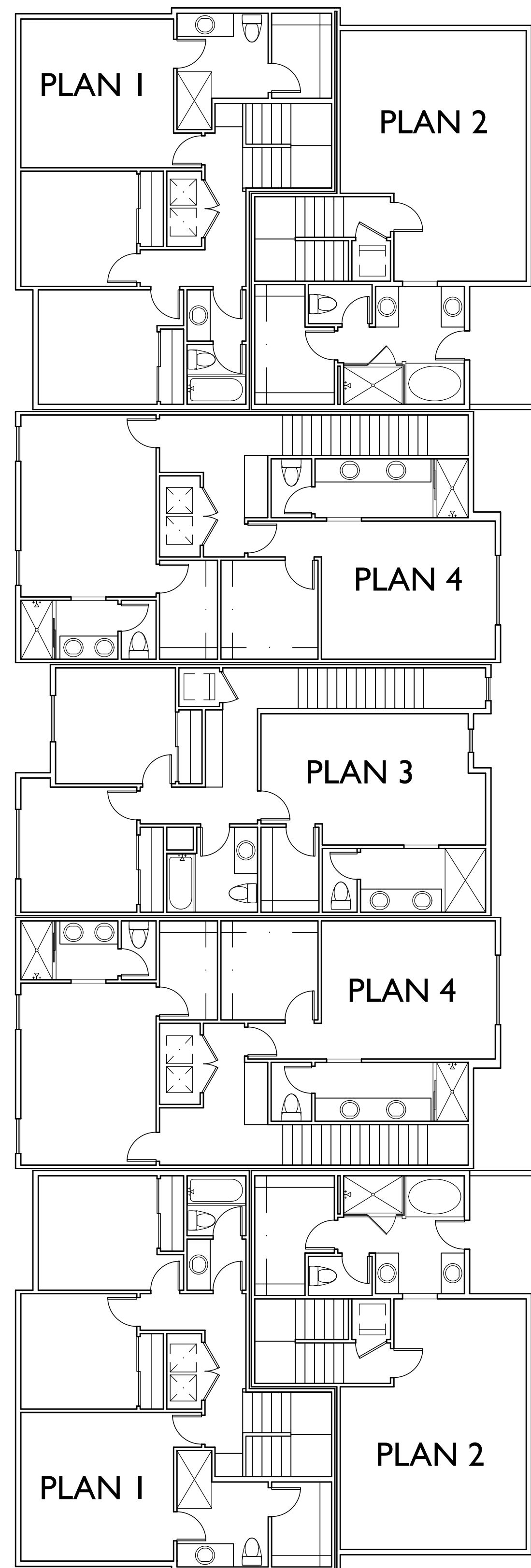
PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 4 8 12
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

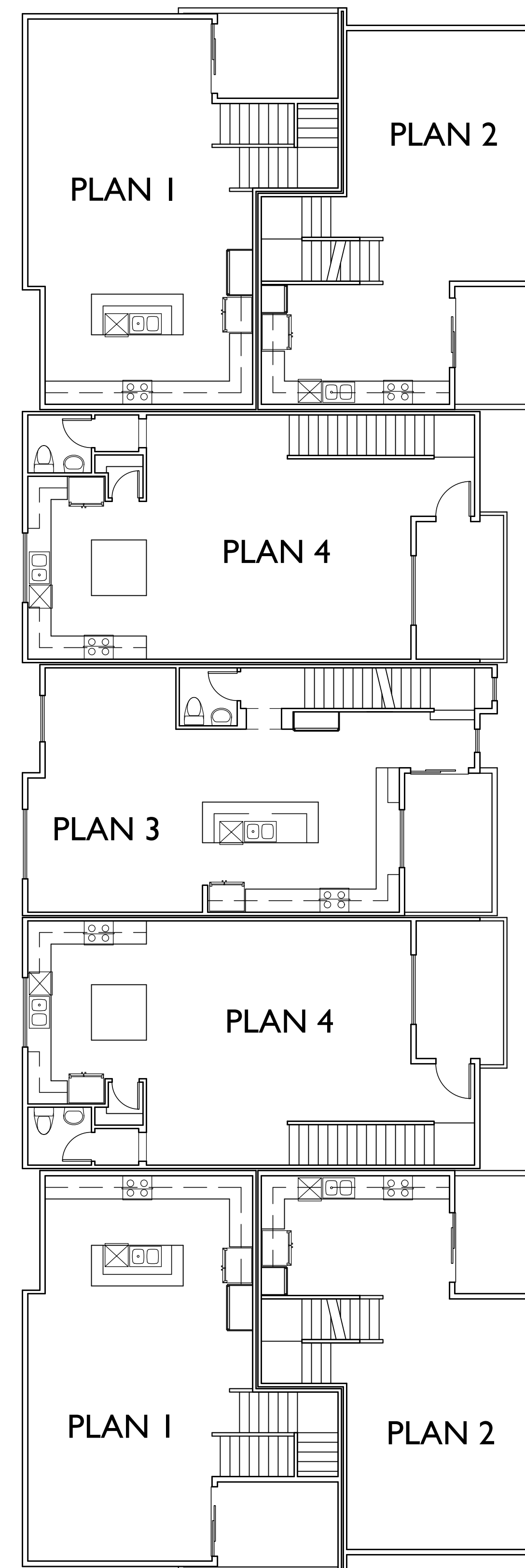
ROWHOMES - UNIT PLANS



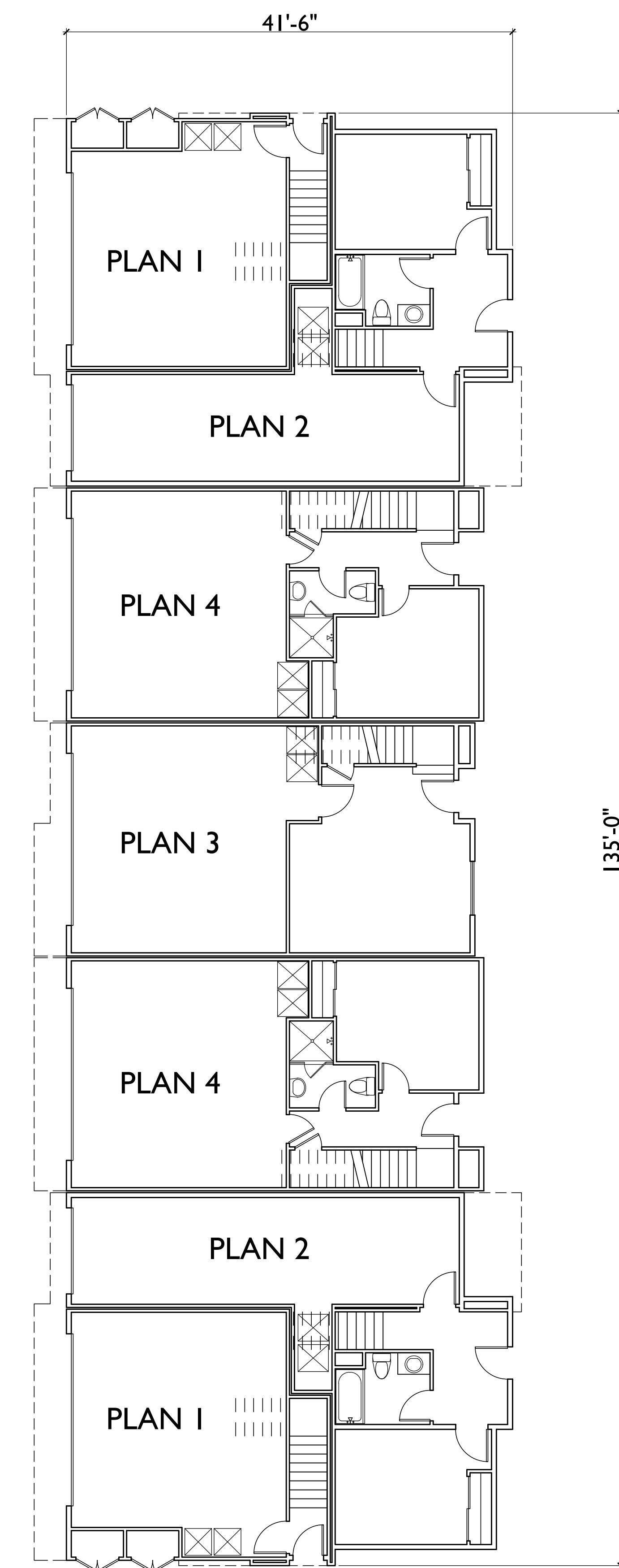
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



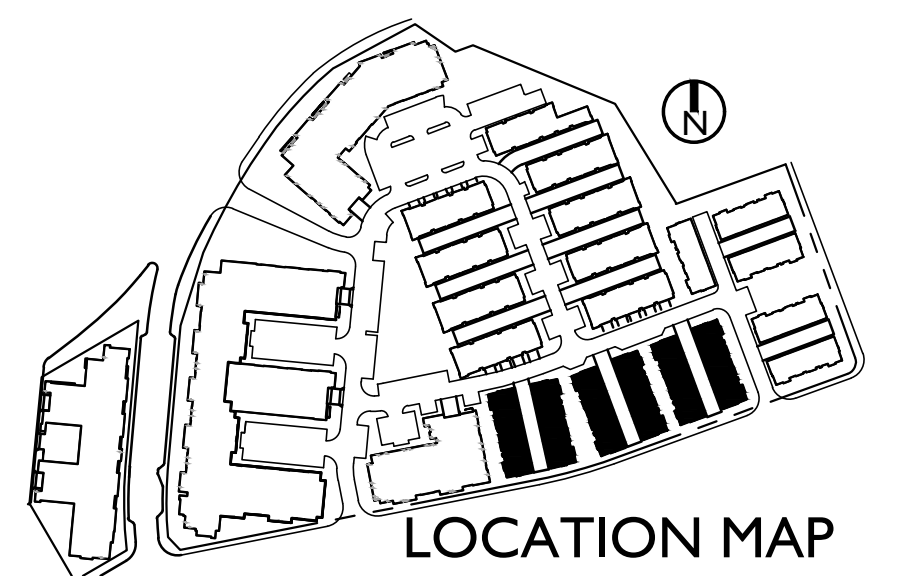
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG A COMPOSITE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING



PERSPECTIVE

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

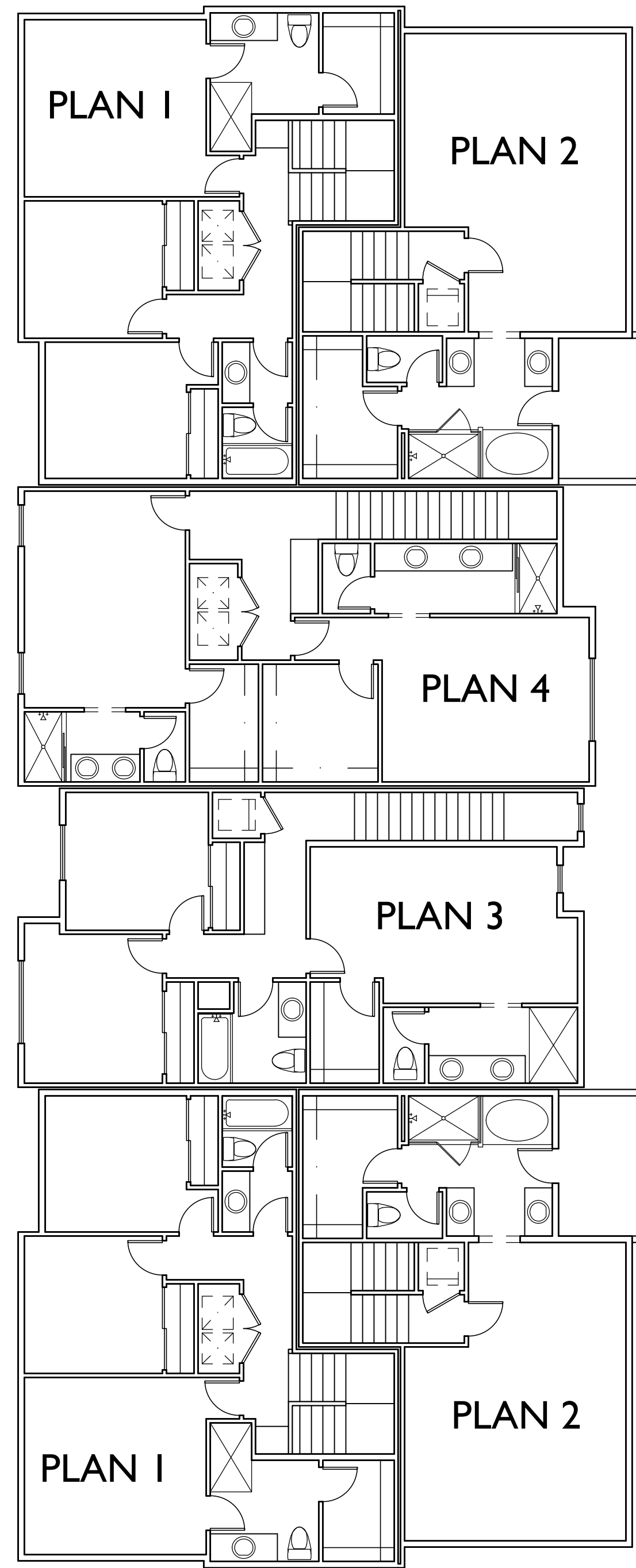
PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

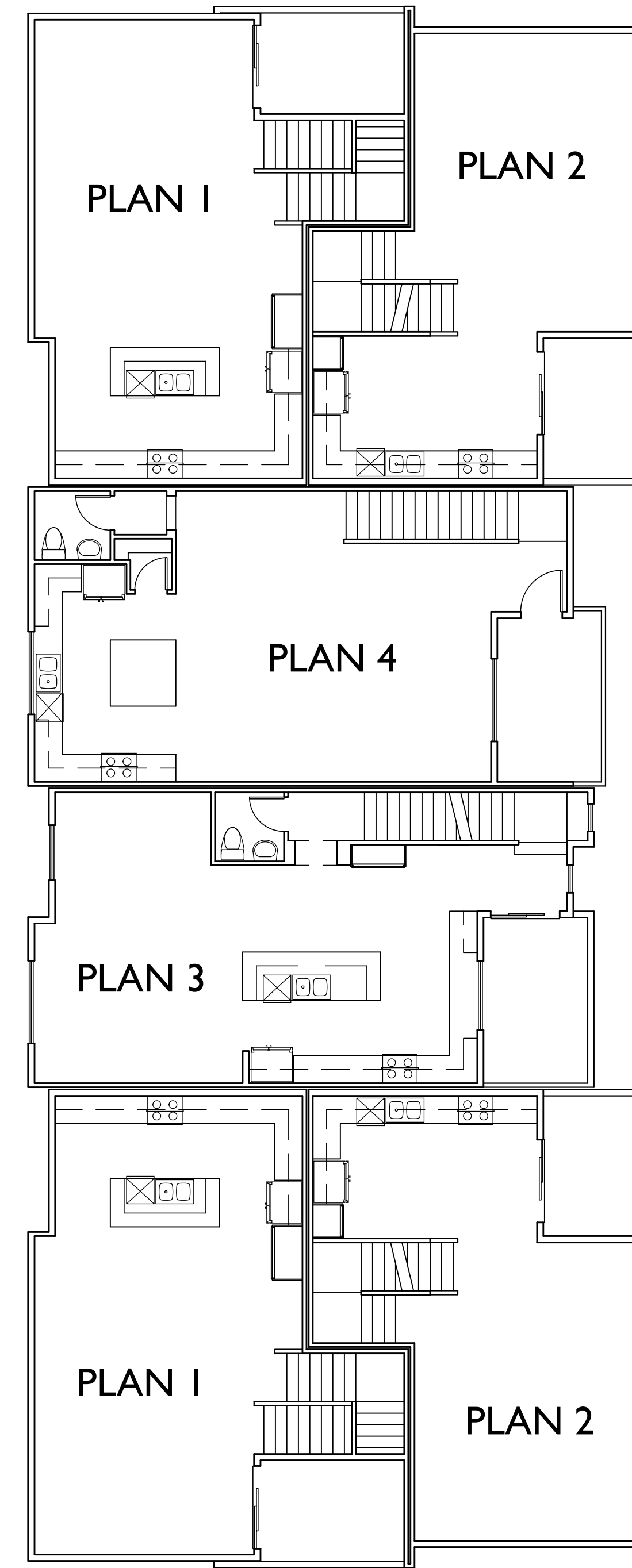
ROWHOMES - BLDG A ELEVATIONS



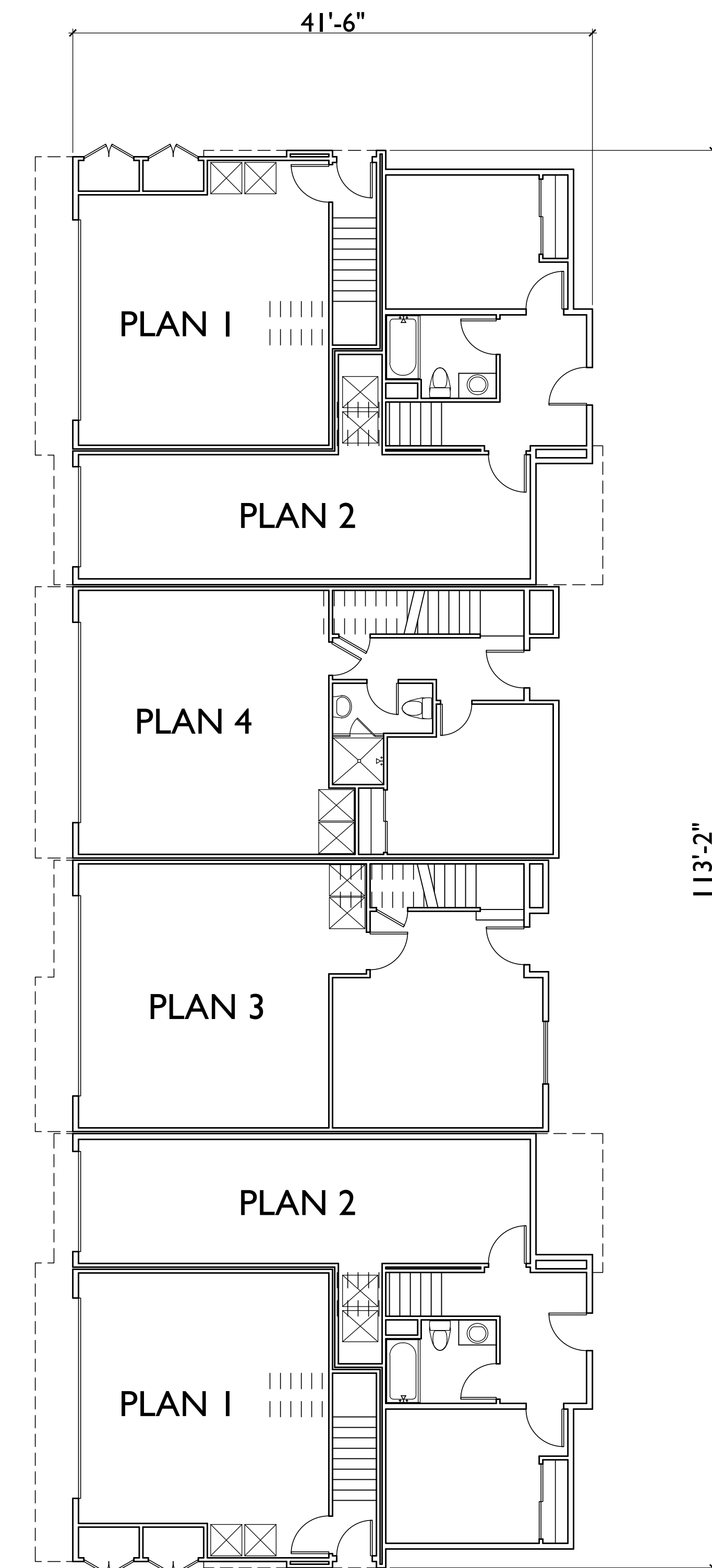
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



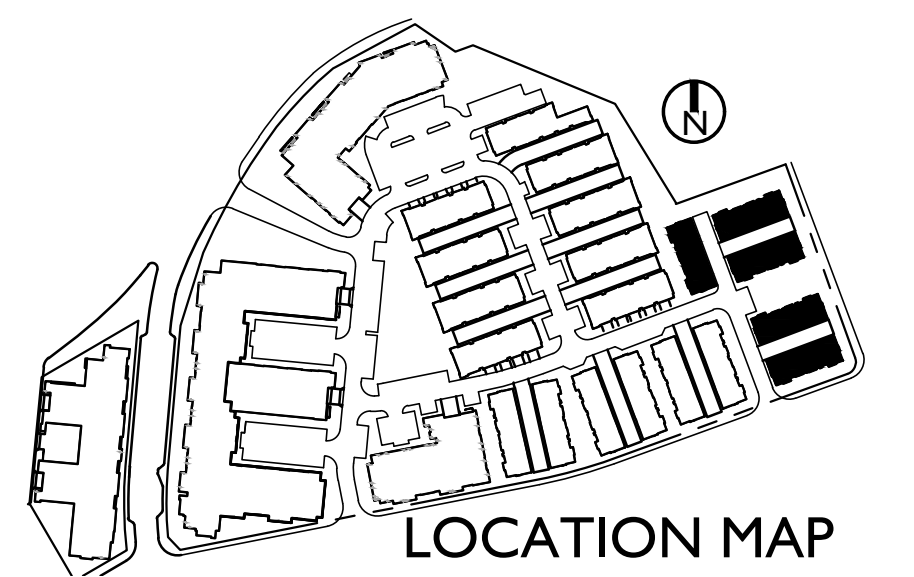
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

SEPT 10, 2019
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SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG B COMPOSITE



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING



PERSPECTIVE

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
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PALOMAR HEIGHTS

SEPT 10, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG B ELEVATIONS

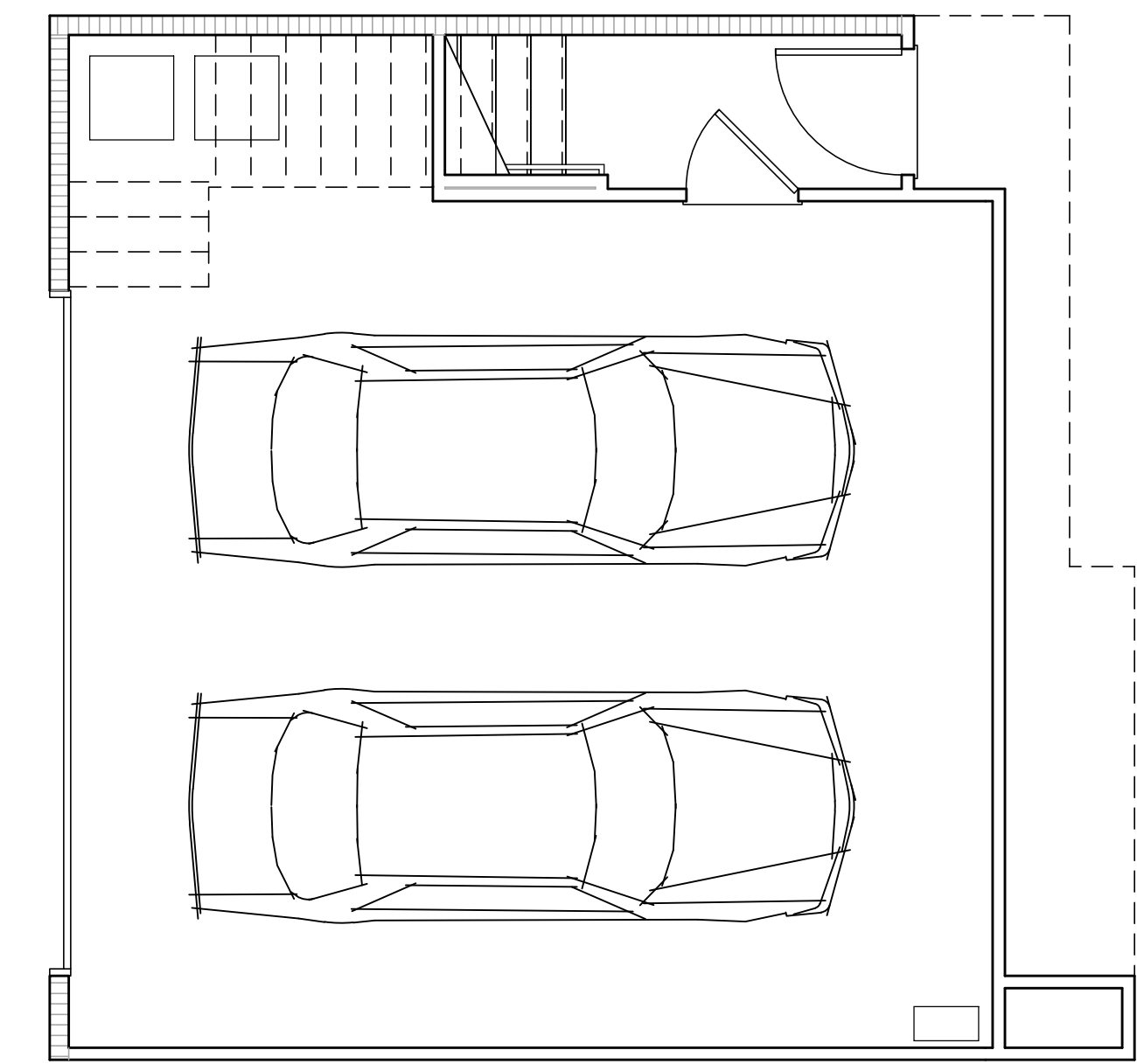


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Bonsall, CA 92003
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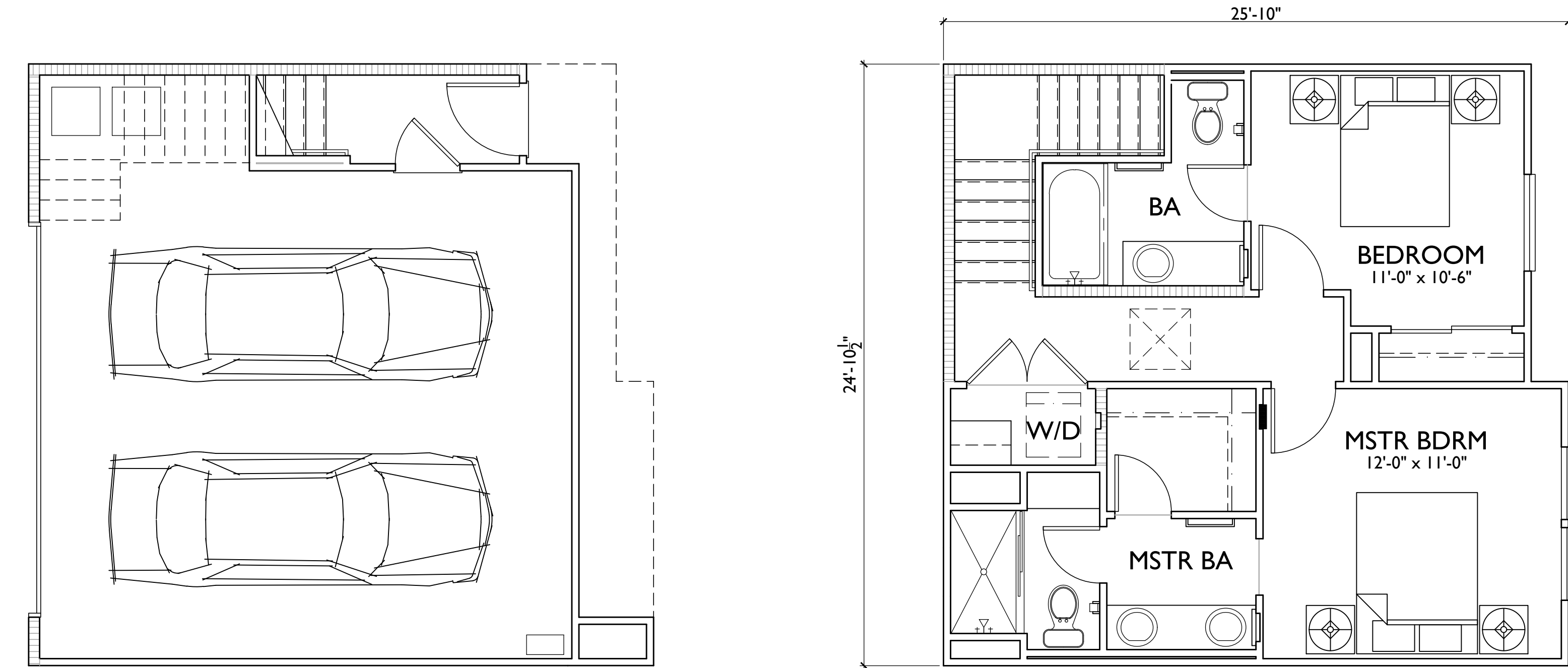


SHEET INDEX

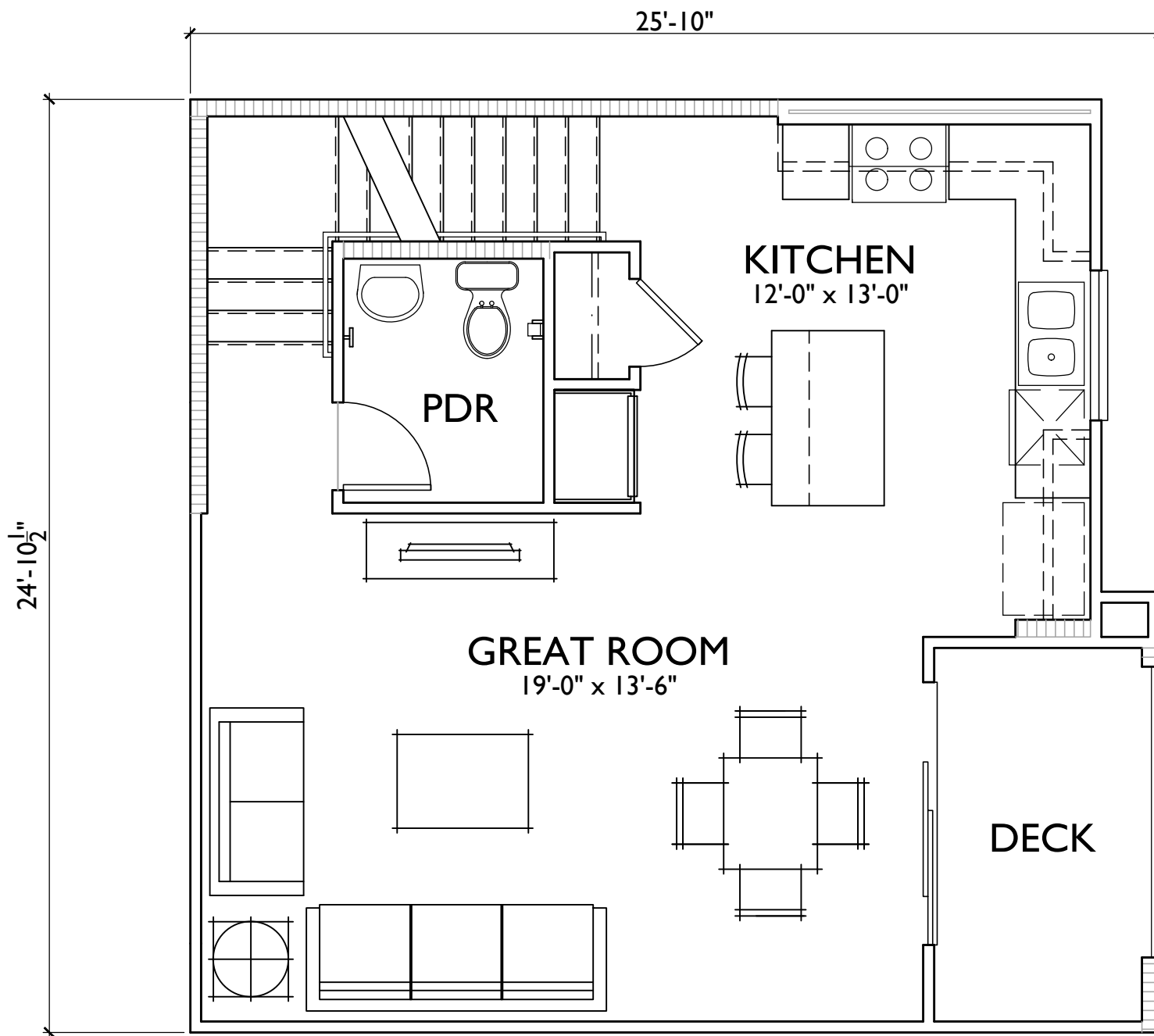
A-1	VILLAS - UNIT PLANS
A-2	VILLAS - BLDG A COMPOSITE
A-3	VILLAS - BLDG A ELEVATIONS
A-4	VILLAS - BLDG B COMPOSITE
A-5	VILLAS - BLDG B ELEVATIONS



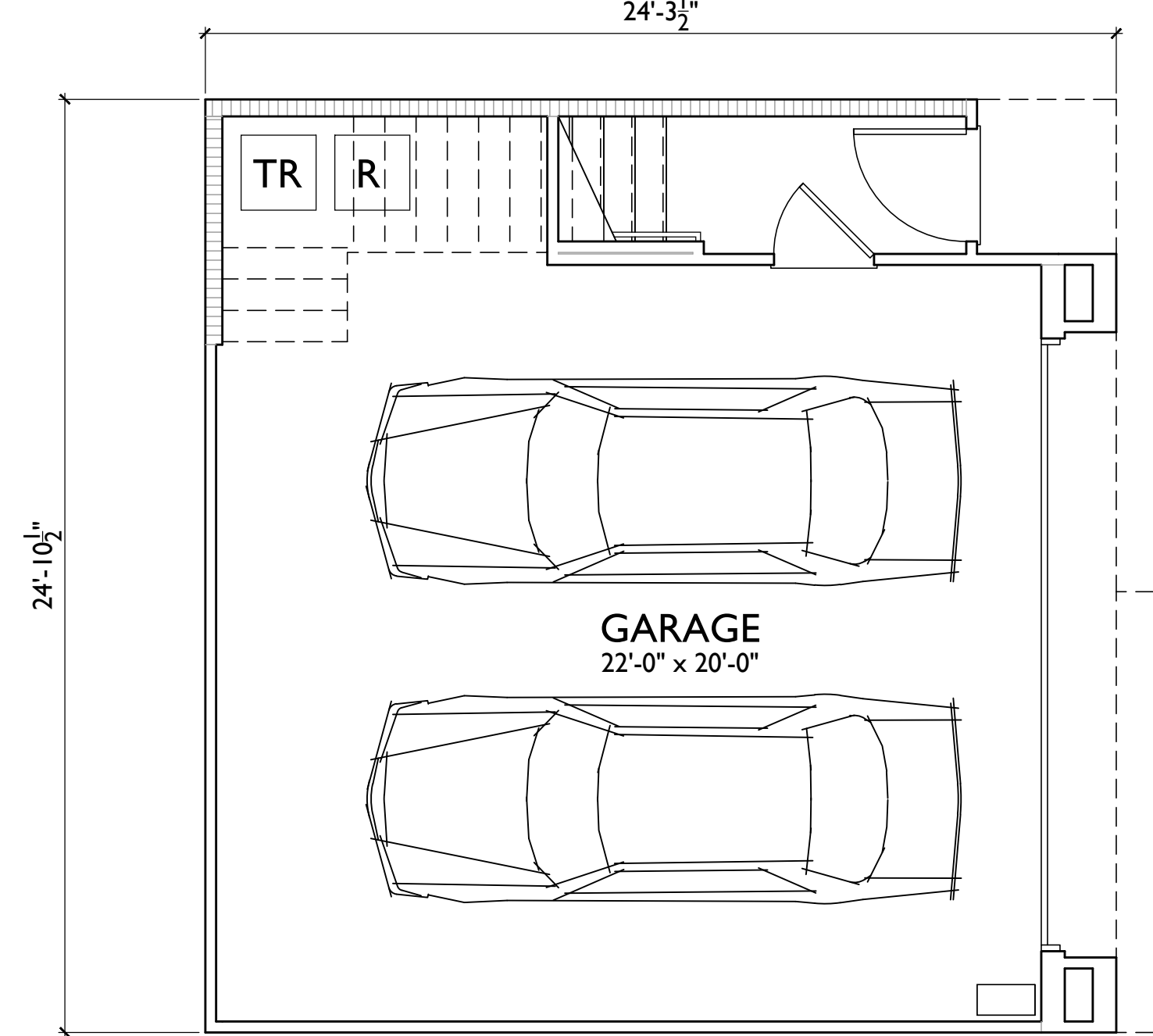
PLAN I ALTERNATE ENTRY



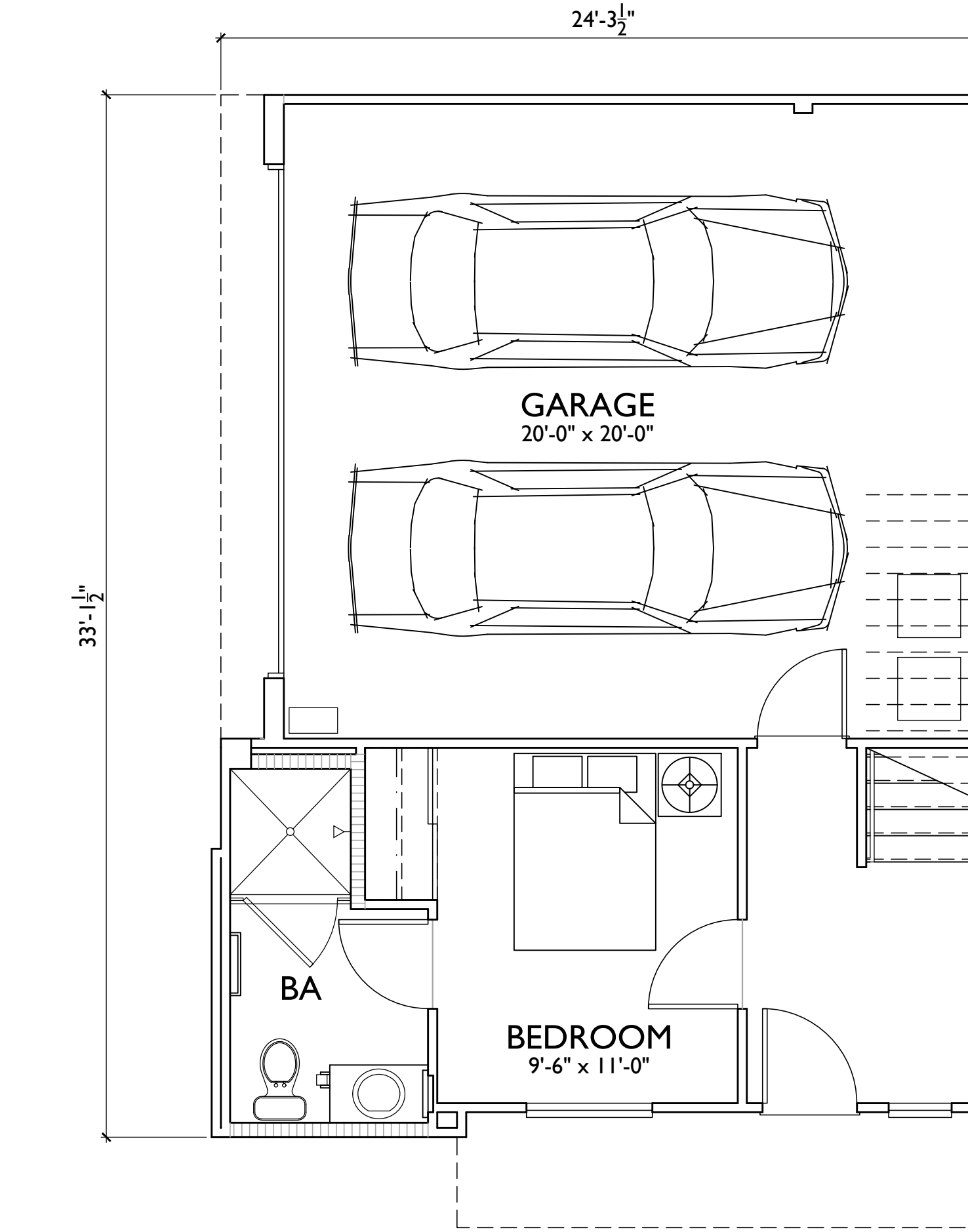
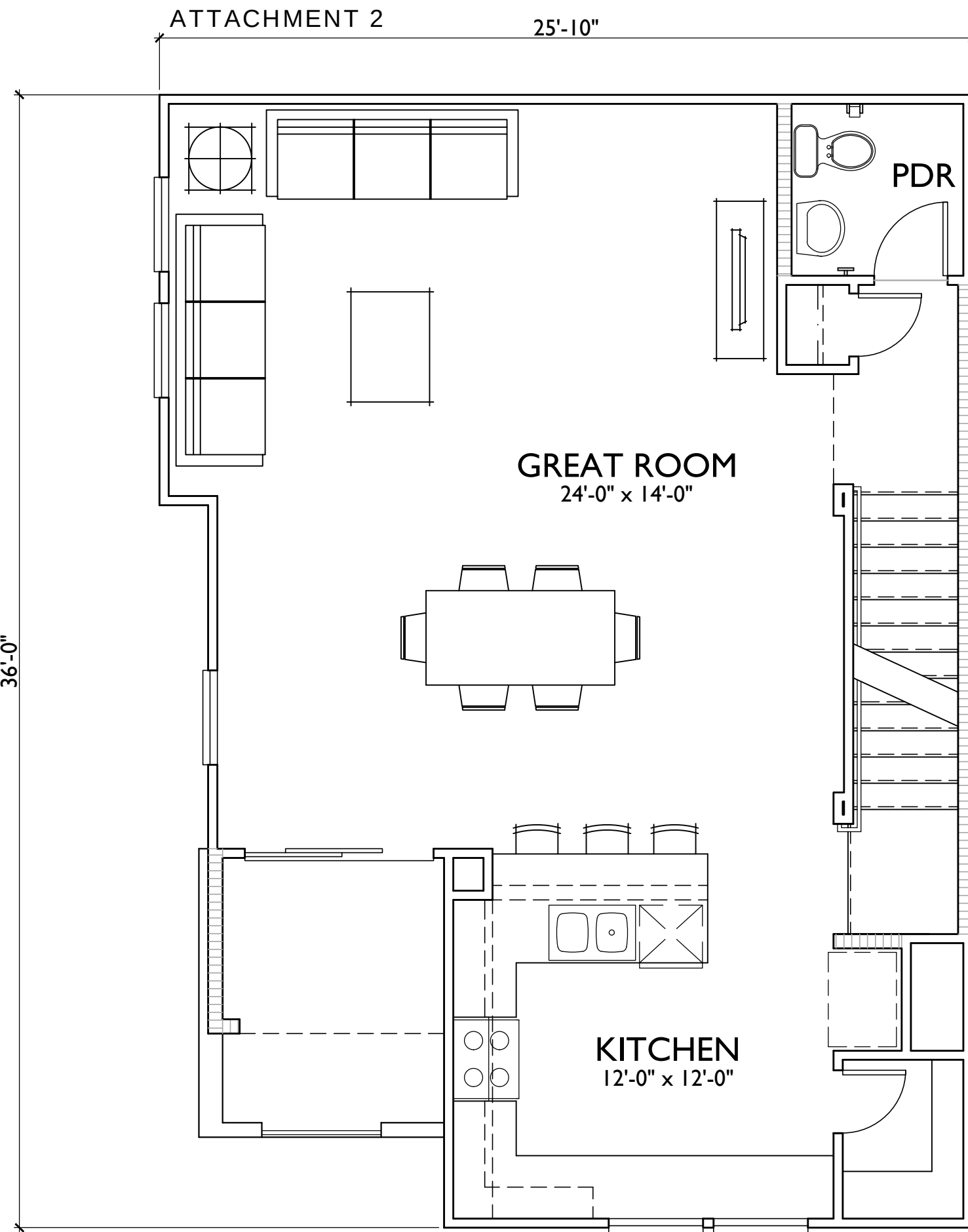
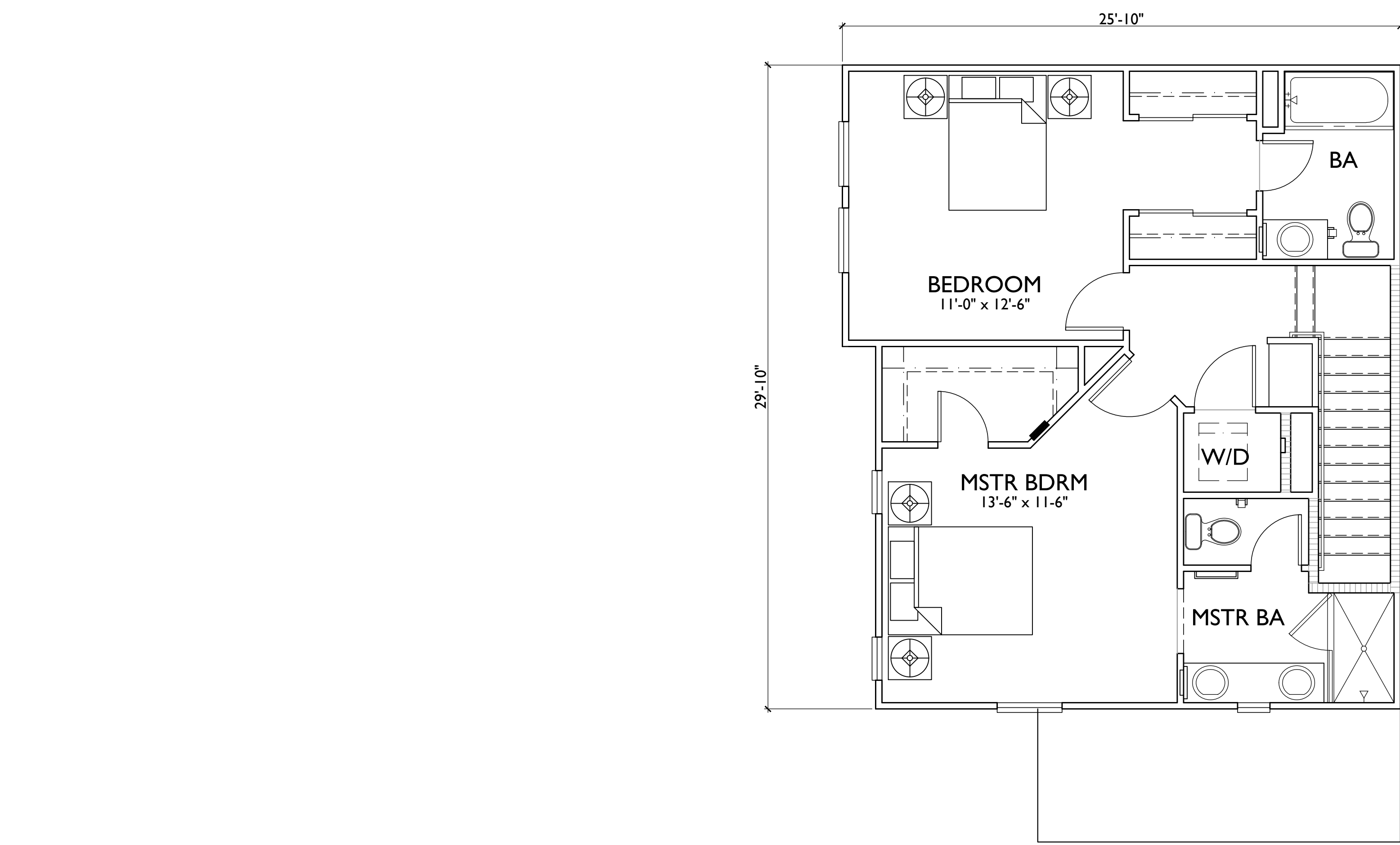
THIRD FLOOR



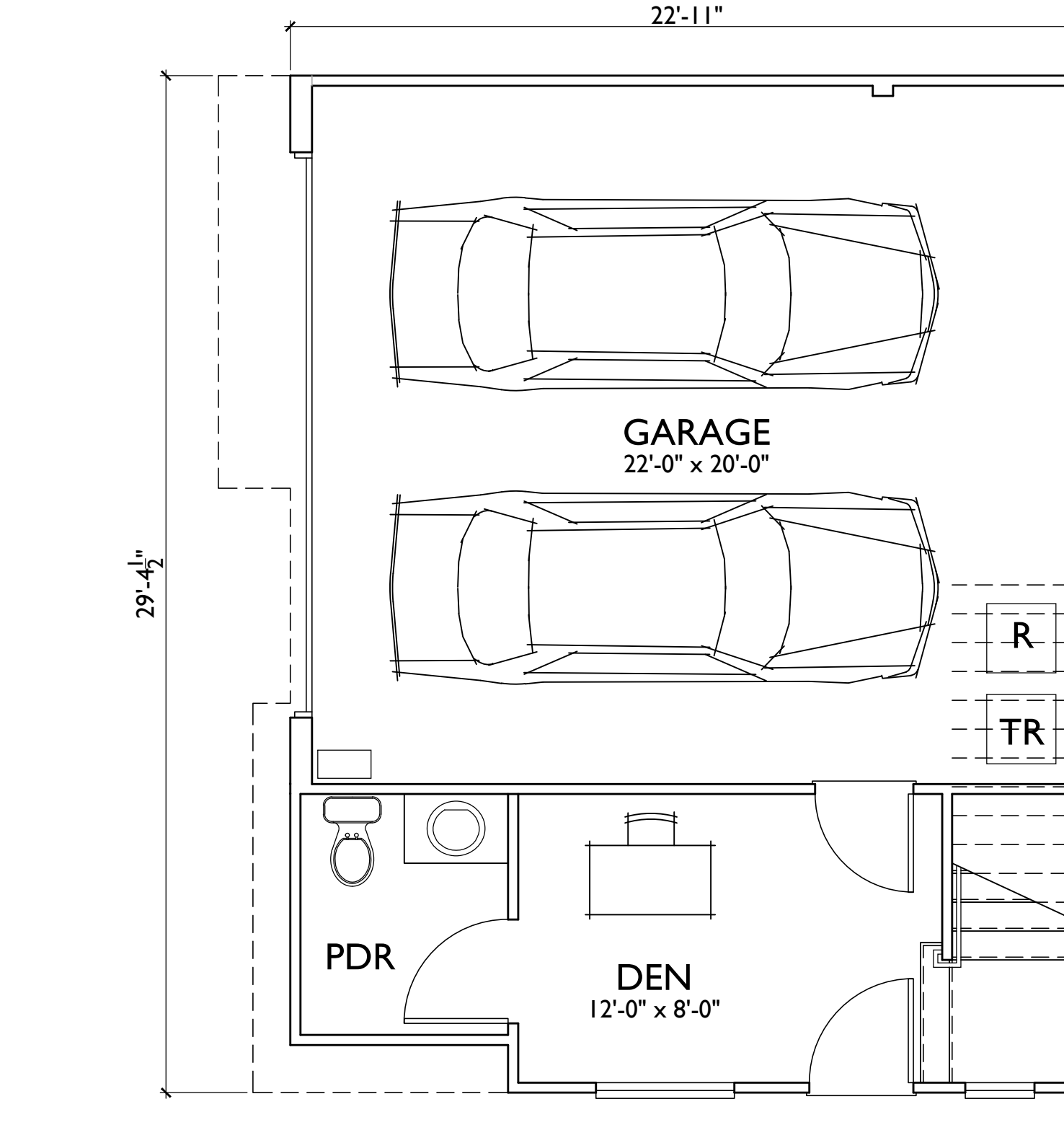
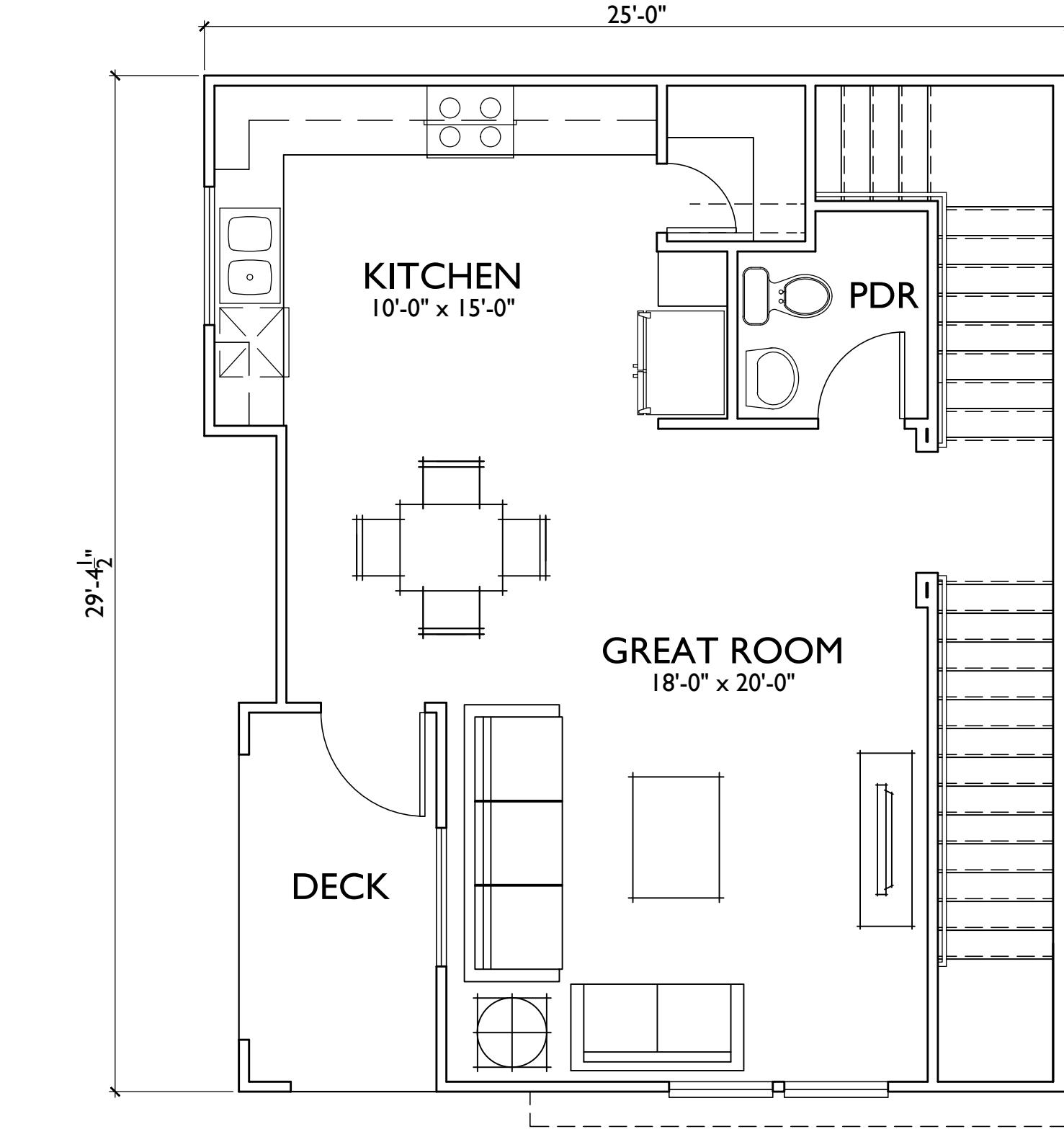
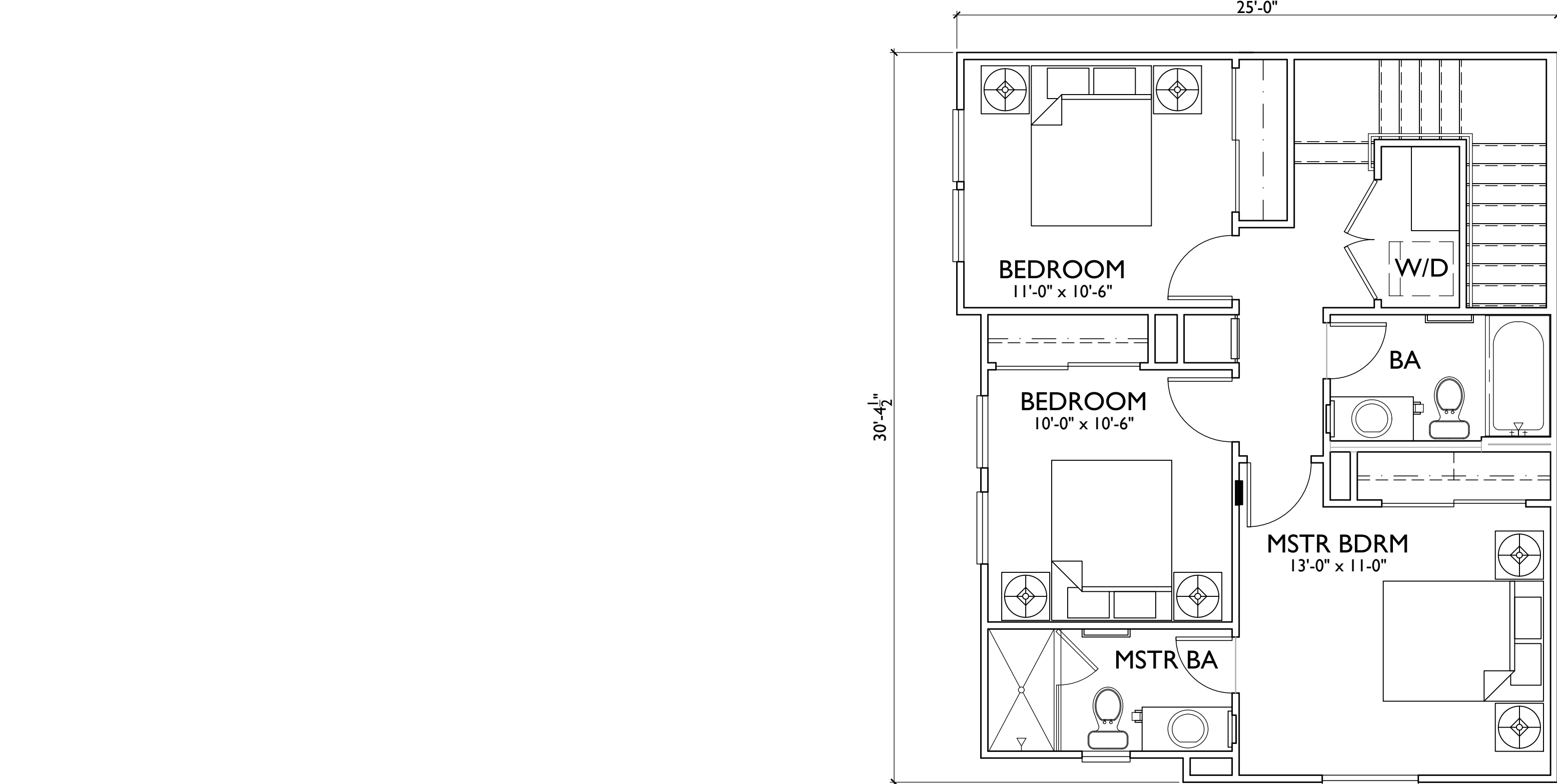
SECOND FLOOR



FIRST FLOOR



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:	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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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

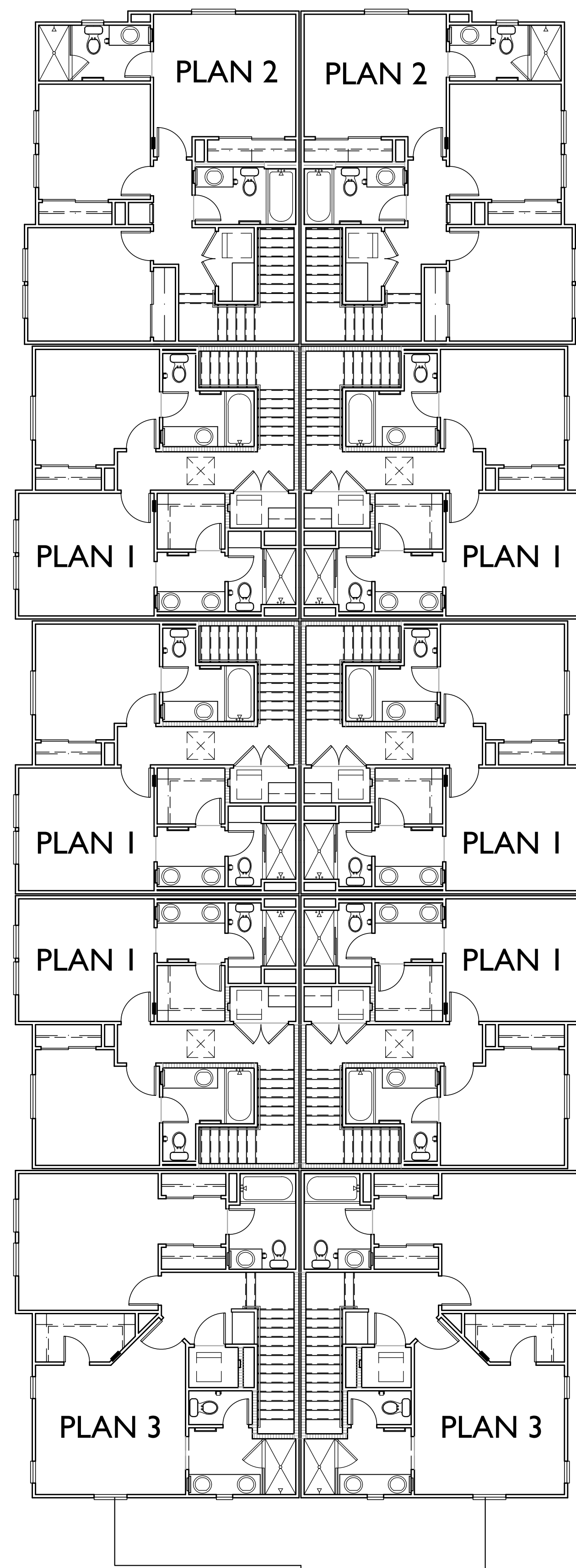
SEPT 10, 2019
SCALE: 0 4 8 12
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

VILLAS - UNIT PLANS

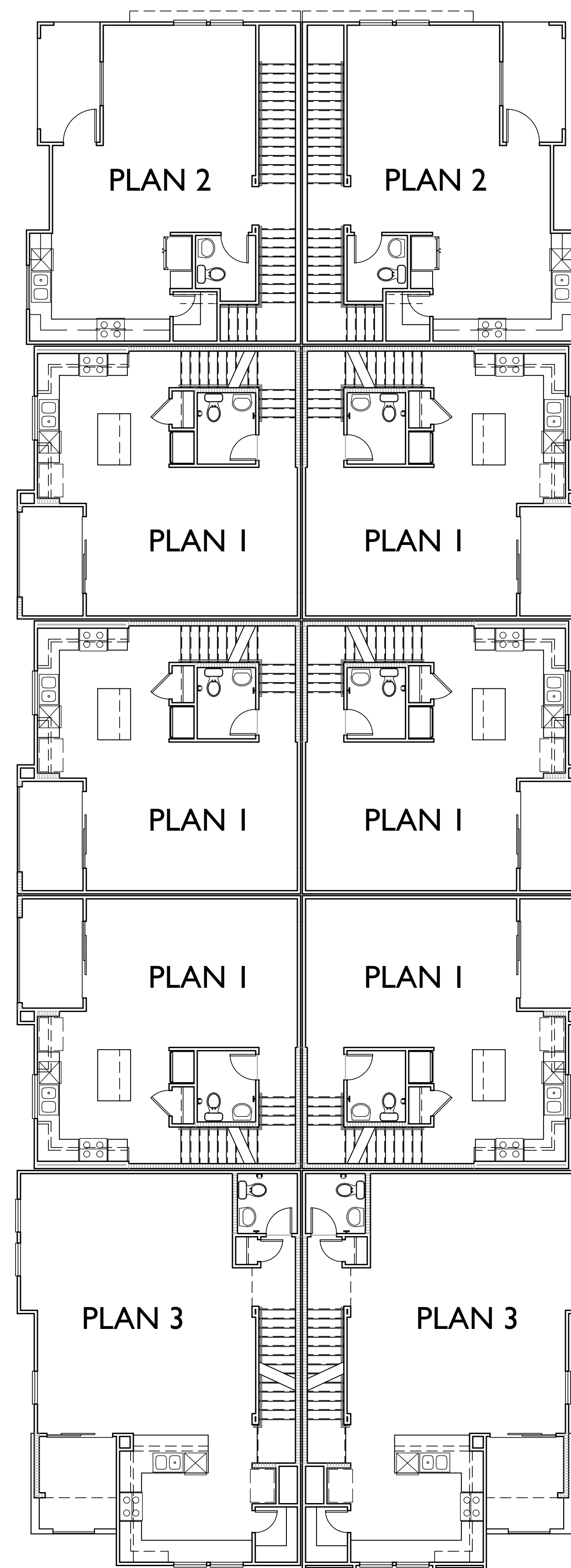


5256 S. Mission Road, Ste 404
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760.724.1198

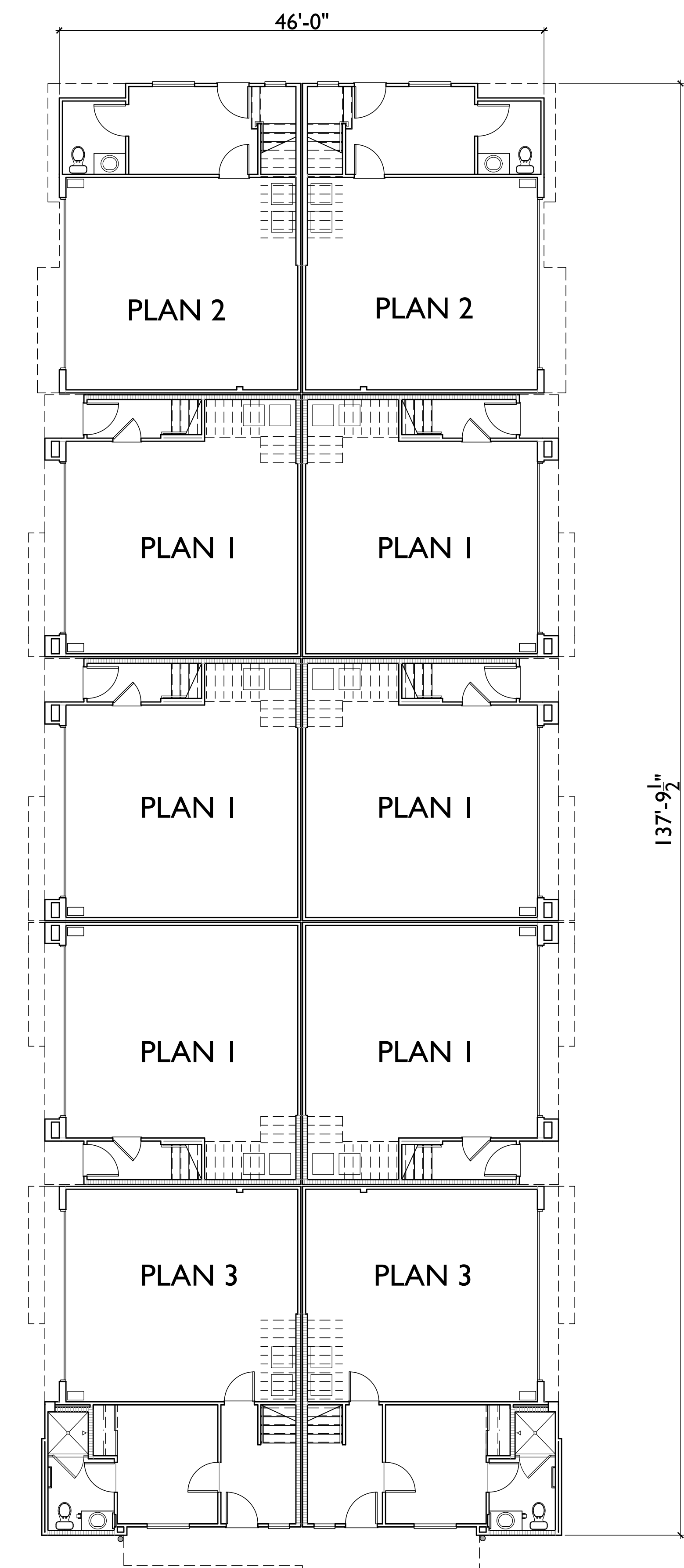
A-1



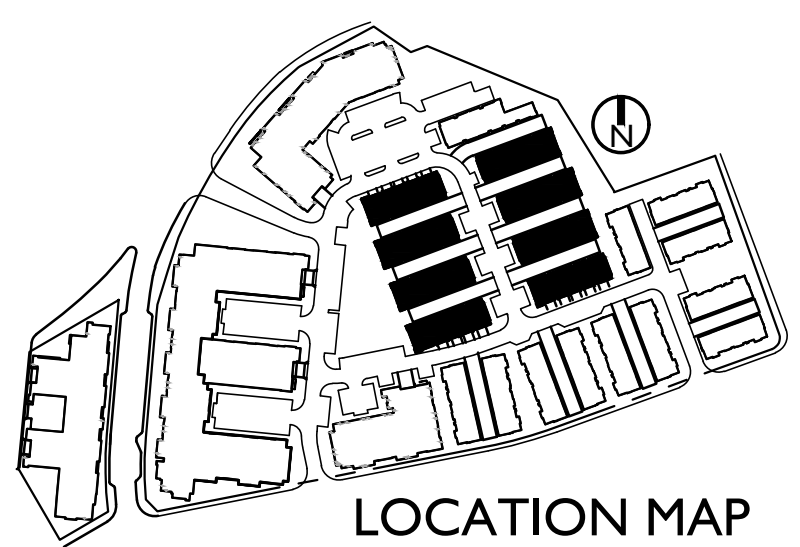
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

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PALOMAR HEIGHTS

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SCALE: 0 8 16 24
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VILLAS - BLDG A COMPOSITE

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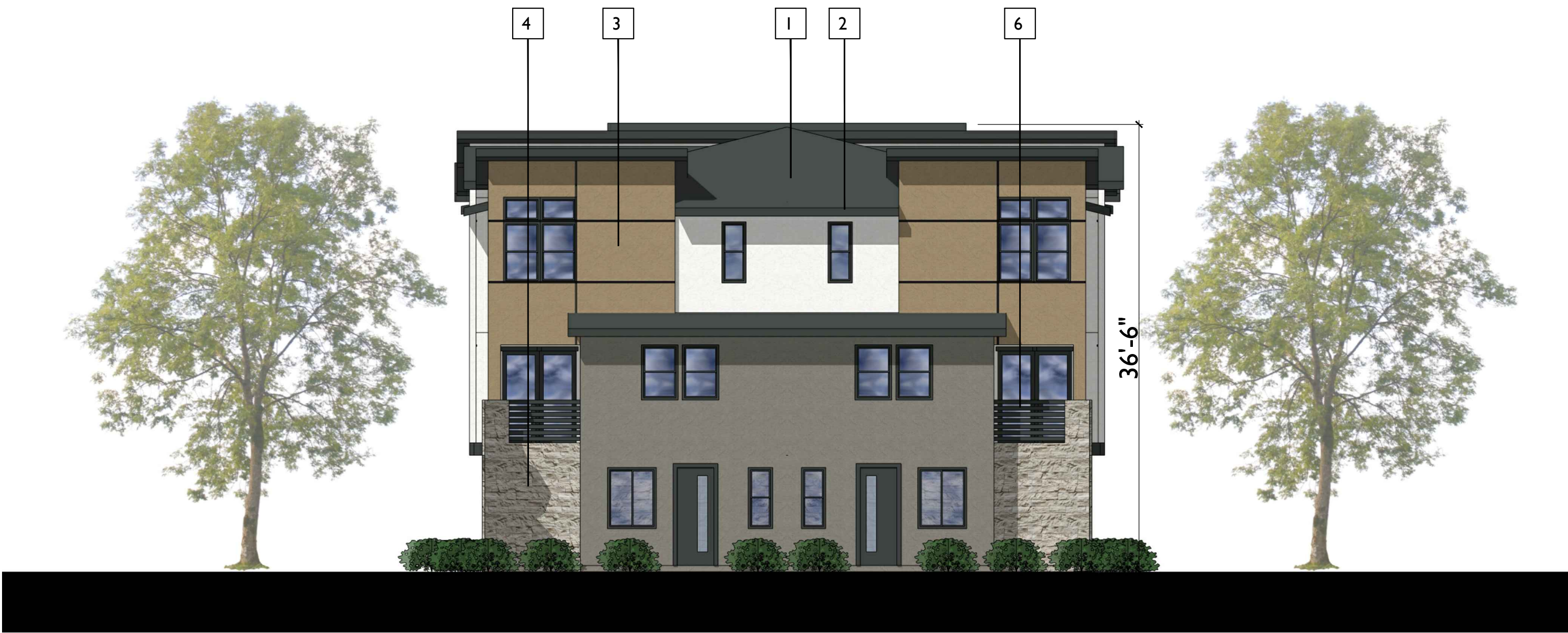
RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING

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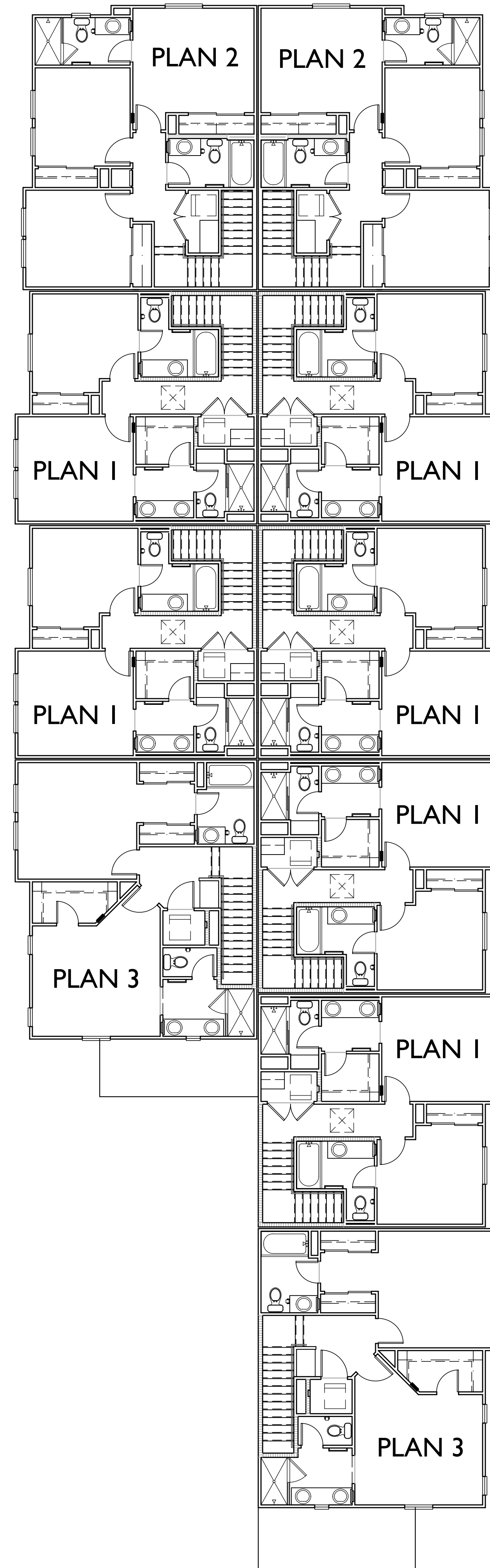
PALOMAR HEIGHTS

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SUB 18-0011 / ENV 18-0009 / PHG 18-0049

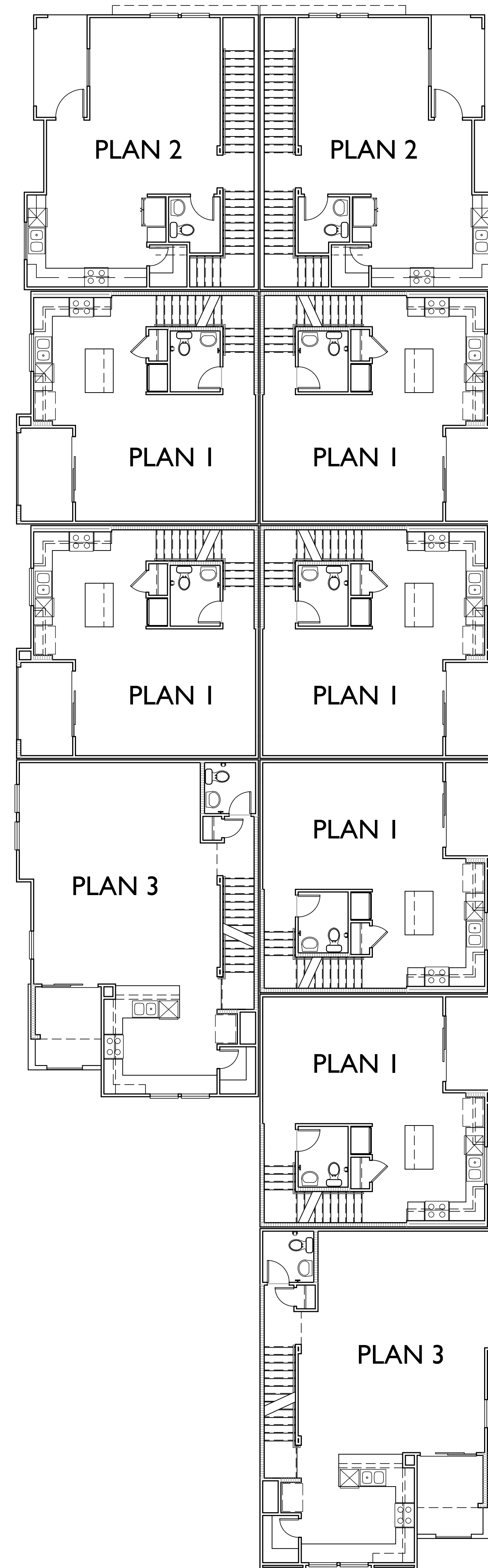
VILLAS - BLDG A ELEVATIONS



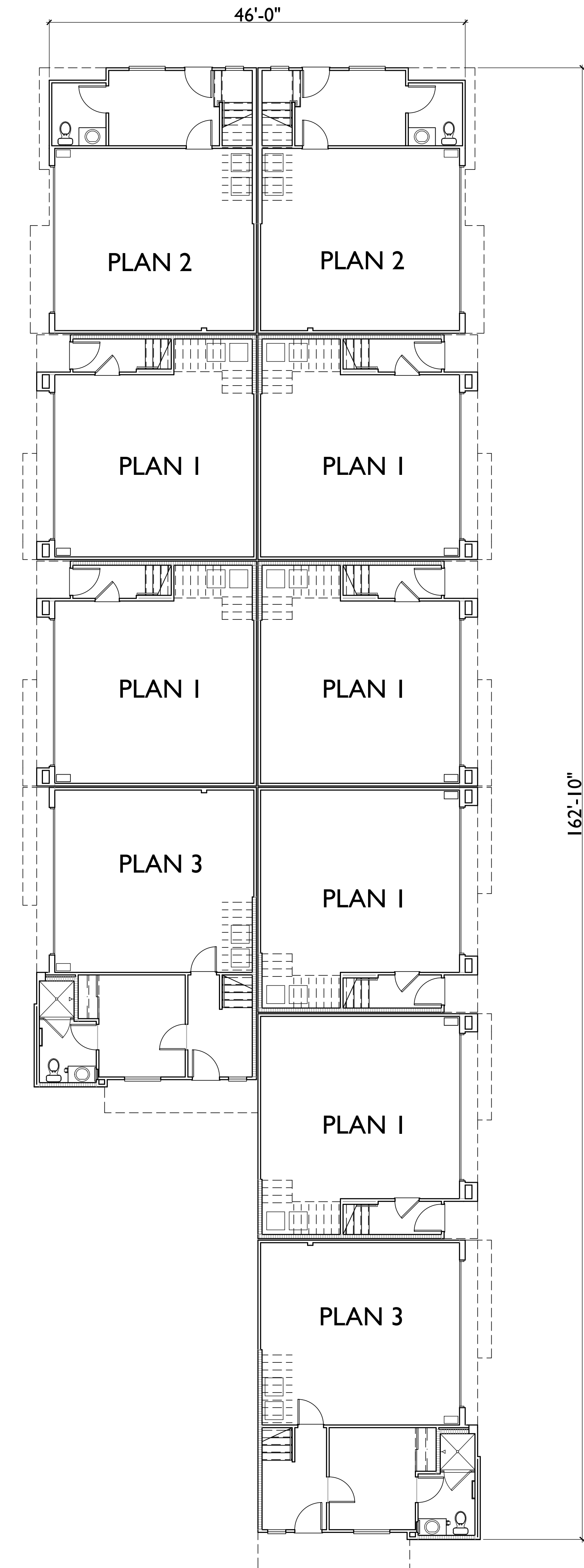
5256 S. Mission Road, Ste 404
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760.724.1198



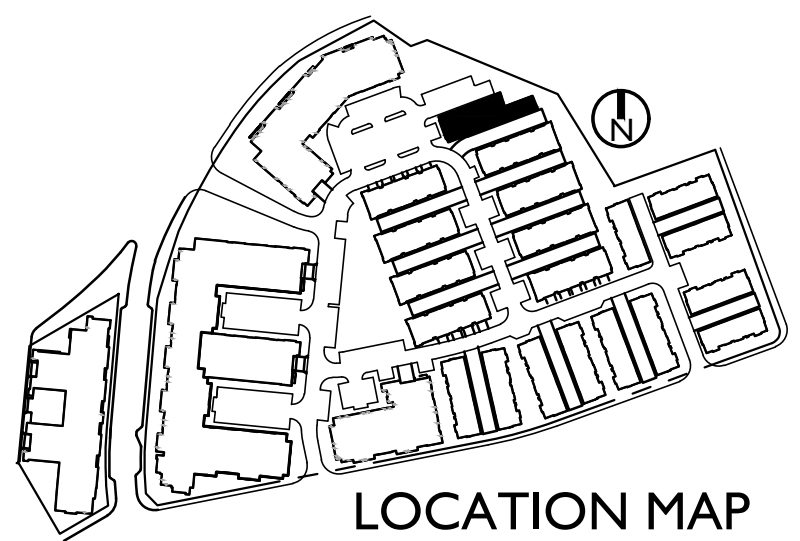
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

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PALOMAR HEIGHTS

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VILLAS - BLDG B COMPOSITE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING

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PALOMAR HEIGHTS

SEPT 10, 2019
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VILLAS - BLDG B ELEVATIONS



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**ATTACHMENT 3
SUB 18-0011**

Adam Finestone
Principal Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025



October 2, 2019

Re: Palomar Heights Project

I am concerned about several issues with the Palomar Heights project as submitted:

1. The Palomar Heights project conflicts with the Downtown Specific Plan and Zoning Code in that it is almost entirely residential, a neighborhood about to be inserted into the middle of a commercial zone. The Downtown Specific Plan is a carefully crafted document that should set the standard, without recurrent compromise.
2. The commercial potential for downtown should be expanded rather than restricted, extending the downtown as a larger and more vibrant area to attract potential customers for the entire downtown area. This area could be a feature for downtown, creating an exciting destination that would extend eastward from the proposed arch at Centre City Parkway up Grand to a dynamic development with additional dining and entertainment options on the hill. Residential units could be built on upper floors for a pleasant mix. If the target of more than 5,000 residential units is ever reached in the Downtown Specific Plan, additional shops, restaurants, pharmacies, and grocery stores will be needed to service the additional residents who will otherwise have to leave the area, most likely in their cars, to avoid overcrowded restaurants already seen during Cruisin' Grand and other events. Additional commercial will also bring potential customers to existing downtown businesses and provide interest for pedestrians walking alongside the building.
3. The Palomar Heights project lacks adequate open space for landscaping materials to enjoy from within the dwelling units and for children to play. No playgrounds or play areas are indicated in the plans, only a relatively small "rec area" and very small pockets adjacent to the street.
4. The building design is not compatible with the historic and classically designed buildings downtown. Instead, as shown, they are reminiscent of the 90s and not something that will continue to be appreciated over the decades to come.
5. The Palomar Heights project will exacerbate the parking challenges in the downtown area because there is inadequate parking for those living there in addition to the commercial space customers and employees.
6. Adding thousands of residential units to this area will create a demand on water, electricity, and sewer, as well as other services. The existing population is already asked to/required to reduce electrical and water use.

Sincerely,

Carol Rea
Escondido Resident

**ATTACHMENT 3
SUB 18-0011**

10-2-19

Adam Finestone

City of Escondido Planning Department

Palomar Heights Comments

(These comments follow my comments of 7-31-19 in response to the previous submittal.)

The former Palomar Hospital site is a critical component to the fabric of Escondido, and has the opportunity to connect that site to the downtown retail core as well as create a pedestrian-friendly connection to the east. The current proposal is lacking in a few critical areas, outlined below.

1. DENSITY

The proposal is offering 37 du/ac. It appears that the main reason for this is the building type that is being proposed, which is a suburban vehicle-oriented product. On what is arguably one of the premier urban sites in Escondido, the solution should be overtly urban in nature. Escondido has a large inventory of suburban housing projects, a type that does not allow for the urban experience called for on this site.

2. OPEN SPACE

The hard surface parking and driveway needs of this configuration significantly limit the useable outdoor space for residents, giving just 2,520 sf for 'recreation' (primarily devoted to a pool, which may tend to be underutilized by the majority of residents). The grading required to accommodate this product type requires many retaining walls, many unusable outdoor spaces, and a significant amount hardscape to navigate the topography. This solution will result in a living experience defined by paving, devoting almost all of the outdoor space to the automobile. An urban solution would accommodate those grade changes within the structure, seek ways to minimize the impact of the automobile, and encourage an urban walkable community, with a variety of uses represented (The DTSP discusses this as its vision statement and throughout).

3. PEDESTRIAN EXPERIENCE

The street edge is by necessity of the topography and the building type proposed populated by retaining walls, resulting in a non-pedestrian-friendly experience. The opportunity for graffiti is obvious and promises to be a constant maintenance problem. The current solution does not create an environment conducive to a walkable community.

SUMMARY

The result of choosing to employ a suburban building type is to create a project that appears more like a suburban HOA-governed insular project, as opposed to an urban public/private pedestrian-oriented focal point at the east end of the Downtown Retail Core. This site has the unique once-in-a-generation opportunity to set the tone for future development in Escondido, and as such should be approached with the goals outlined in the DTSP, both the numerical (density, height, multi-use) goals as well as the equally important goals of a pedestrian-friendly, aesthetically appropriate solution fitting Escondido and adding to the fabric while looking to the future.

Respectfully Submitted,

Greg Danskin, Architect

