

ORDINANCE NO. 2014-19(R)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN FOR A PREVIOUSLY APPROVED OFFICE BUILDING, ON AN APPROXIMATELY 1.75-ACRE PARCEL OF LAND IN THE LA TERRAZA CORPORATE CENTER

PLANNING CASE NO.: PHG 14-0022

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That on October 28, 2014, the Planning Commission recommended approval of the proposed Modification to a Master and Precise Development Plan to reduce the size of a previously approved office building from 43,107 SF to 36,614 SF; reduce parking from 156 spaces to 146 spaces; and install off-site improvements to maintain sight distance on La Terraza Boulevard, including re-striping the road and installing a signal at the project's northern driveway.

SECTION 3. That the City Council has reviewed and considered the findings of the Environmental Impact Report (City Log No. ER 86-43) and Mitigation Monitoring Report prepared for this project and has determined that all environmental issues associated with the project have been addressed (with the exception of the previously

documented traffic and visual impacts) and no significant environmental impacts will result from approving this project.

SECTION 4. That upon consideration of the staff report; the Findings of Fact and the Findings of Overriding Considerations, attached as Exhibits "A" and "B" to this Ordinance and incorporated by this reference; all public testimony presented at the hearing held on this project; and all other oral and written evidence on this project, this City Council finds the proposed modifications to be consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. The City Council desires at this time and deems it to be in the best public interest to approve the modification of the Master and Precise Development Plan for the office building on Subarea 3 of the La Terraza Corporate Center as shown on the plans and detailed in the staff report and subject to the Conditions of Approval, attached as Exhibit "C" to this Ordinance and legally described in Exhibit "D," both of which are incorporated by this reference.

SECTION 6. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 7. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 10th day of December, 2014 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MASSON, MORASCO, ABED

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the City of Escondido, California

ATTEST:



DIANE HALVERSON, City Clerk of the City of Escondido, California

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STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO : ss.  
CITY OF ESCONDIDO )

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2014-19R passed at a regular meeting of the City Council of the City of Escondido held on the 10th day of December, 2014, after having been read at the regular meeting of said City Council held on the 19th day of November, 2014.



DIANE HALVERSON, City Clerk of the City of Escondido, California

ORDINANCE NO. 2014-19R

**FINDINGS OF FACT  
PHG 14-0022**

1. The proximity and orientation of the site to the I-15 corridor in conjunction with the office use proposed for the site is consistent with the goals and policies of the Escondido General Plan which specifically states that the La Terraza development is to be utilized for the development of office, hotel, restaurant, and commercial land uses.
  2. Extensive off-site and on-site circulation improvements, including the widening of Valley Parkway and Ninth Avenue and the alignment and signalization of intersections, have been completed and will help to accommodate the traffic generated by this project. However, the Final EIR for the La Terraza development (ER 86-43) found traffic to be a significant and non-mitigable impact. A Statement of Overriding Considerations was adopted to address this impact. Although the proposed development results in a decrease in traffic, the Statement of Overriding Consideration has been restated to account for the proposed modification to the Master Plan and Precise Plan. In accordance with CEQA Section 15162, it has been determined that there are no substantial changes to the project that require major revisions to the EIR due to any new significant environmental effects.
  3. The proposed location will allow the future office uses to be adequately serviced by existing or proposed public facilities or services since La Terraza Boulevard has already been constructed and all utilities are in close proximity to the pad sites.
  4. The overall design of the proposed Planned Development will produce an attractive, efficient development that utilizes complementary building materials with adequate parking and pedestrian linkages through the site.
  5. As proposed, the Planned Development will be well integrated with its setting and the surrounding area since the property has already been graded in anticipation of this type of development and the height of the buildings will allow the preservation of views from the adjacent residences to the east.
1. The proposed Master Plan modification and Precise Plan shall have a beneficial effect by providing services needed by city residents and the business community.
  2. Each individual unit of the development is capable of existing as an independent unit with a desirable environment and stability since an appropriate amount of parking will be provided within each phase.

LA TERRAZA

Findings of overriding Considerations

- (1) A change in the general plan designation represents a more logical land use configuration than the present general plan designation. This finding is made apparent by the following:
  - (a) Project is bordered on three sides (south, west, and north) by existing high-intensity commercial land uses;
  - (b) Project is bordered on the south by a major road (Ninth Avenue) on the west by a freeway (Interstate - 15) and on the north by a prime arterial (Valley Parkway);
  - (c) Project is separated from existing residential uses to the east by a 60 foot vertical separation and thus does not related topographically with that land use;
  - (d) Project constitutes the most visible "gateway to the City." To be developed as modest single-family or multifamily dwellings consistent with the location would not constitute the highest or best land use.

For these reasons, the desirability of the land for residential uses is dramatically reduced and the desirability of an attractive, well-planned, freeway-oriented commercial center is significantly enhanced. The traffic impacts of commercial development are thus outweighed by the land use considerations. The visual impacts are entirely outweighed since it visually represents a use that conveys an image of the City which is superior to the existing land use.

- (2) It has been a long-awaited goal of the City to have a full-service hotel facility. Such a hotel would significantly enhance the image of the City and the overall economic marketability of the City, from the standpoint of lodging, and also would reinforce Escondido's attractiveness as the center for corporate and commercial activity in North San Diego County. A very significant increase in Transient Occupancy Tax dollars would result from the location of such a hotel within the City limits, and any delay in approving such a facility might result in the development of the property with another land use and the permanent loss of this opportunity. A city-authorized feasibility analysis commissioned by the Escondido Convention and Visitors' Bureau shows this site location, but also because of the visibility of the site (in terms of topography) and its proximity to Interstate 15. The commitment to and need for a full-service hotel is long-standing and social and economic benefits of such a project considerably outweigh the additional traffic and visual impacts that would result from the land use change.

- (3) The restaurant and office park uses are supporting uses to the hotel and provide a synergism that make the overall project more attractive. The presence of offices and restaurants adjacent to the hotel and freeway provides a site for such facilities that is attractive enough for regional users to locate in Escondido, which will prevent the flight of tax dollars that is now occurring to expanding cities on Escondido's periphery, specifically Carlsbad and San Marcos. These users can only be attracted by areas of high visibility and high traffic volumes. Therefore, the traffic and visual impacts are not only outweighed by the economic benefits of these new businesses, but are essential to attracting and retaining them. Considerable social enjoyment will result from the use of these facilities by our own citizenry.
- (4) The removal of existing residences on the site and the addition of extraordinary amounts of attractive landscaping and signage will be particularly useful in meeting the goals of the General Plan, particularly the "City Entrance Objectives" listed on page 74 of the Land Use Element Text. This area is intended to "leave a favorable impression upon tourists, visitors, and citizens entering the community." As such, the aesthetic benefits will significantly outweigh the visual impacts.

CONDITIONS OF APPROVAL  
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Exhibit C  
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**Landscaping**

1. Prior to occupancy, all perimeter, slope and parking lot landscaping shall be installed. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. In compliance with Article 62 (Landscape Standards), Section 1327 (Slope Planting) of the zoning code, all manufactured slopes over three feet high shall be irrigated and planted with landscape materials as follows: Each one thousand (1,000) SF of fill slope shall contain a minimum of six (6) trees, fifteen gallon in size; ten (10) shrubs, five gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation. Each one thousand (1,000) SF of cut slope shall contain a minimum of six (6) trees, five gallon in size; ten (10) shrubs, one gallon in size; and groundcover to provide one hundred (100) percent coverage within one year of installation.
3. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee of \$1,040.00 will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
5. All manufactured slopes or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
6. Street trees shall be provided and/or maintained along every frontage within, or adjacent to this subdivision in conformance with the Landscape Ordinance and the City of Escondido Street Tree List.
7. Planting themes at the entrances to each of the individual projects shall be emphasized by significant accent plantings to the satisfaction of the Planning Division.
8. Prior to issuance of a grading permit, the applicant shall provide evidence to the Planning Division that the owner of Subarea 3 has been included in the owner's association and will share responsibility for maintaining the common area and slope landscaping.
9. Prior to issuance of a building permit, the applicant shall present a plan for the repair and refurbishment of the common area slope landscaping that is located just east of the subject property. All new landscaping on the common area slope shall be installed prior to occupancy of the building.

**General**

1. This Master Plan modification shall only apply to Subarea 3 of the La Terraza development and all conditions of the previously approved Master Plan 2007-25-PD shall apply except where modified herein.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
4. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido. All blasting shall be performed in accordance with Uniform Fire Code and Blasting Ordinance requirements to include, but not limited to pre-blast notification and pre-blast inspections of all structures from Fifth and Vine to the north including Howell Heights and Caroline Drive and all structures west of Upas from Second Street to the north. In addition, monitoring of all blasting operations shall be performed by an approved seismograph located at the nearest manmade structure.
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
6. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
7. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). All lighting shall be placed and/or shielded so as not to be hazardous to vehicles traveling on I-15.
8. As proposed, 146 striped parking spaces shall be provided in conjunction with this development and shall be maintained at all times. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards.
9. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Title 24 of the California Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths. An accessible path of travel shall be provided from the public way and shall include an accessible path of travel between buildings.
10. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required tow-away signs, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
11. Trash enclosures must be designed and built per City standards. Views into trash enclosures from the residences to the east shall be screened by a trellis with a solid roof cover or other method of screening satisfactory to the Planning Division.

12. Colors, materials and design of the project shall conform to the exhibits and references in the staff report to the satisfaction of the Planning Division.
13. All proposed signage associated with the project must comply with the approved Master Plan standards and exhibits and the City of Escondido Sign Ordinance (Ord. 92-47). The standards and exhibits of the Master Plan shall take precedence if there is a conflict with the provisions of the Sign Ordinance.
14. All new utilities shall be underground.
15. All rooftop equipment must be fully screened from all public view, particularly from the residences to the east, utilizing materials and colors which match the building. Mechanical equipment shall be grouped into one or more areas where covered screen elements can eliminate views of the equipment. No reflective equipment or materials will be permitted on rooftops.
16. All proposed grading shall conform to the conceptual grading as shown on the Master Plan.
17. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
18. All businesses in the building shall be limited to office uses. All office uses proposed for the development shall be restricted to those uses which require a 1:300 parking ratio pursuant to Article 39 of the Zoning Code. No medical or dental uses shall be permitted.
19. All vehicular entrances from La Terraza Boulevard shall be enhanced with decorative stamped concrete to the satisfaction of the Planning Division.
20. All monument signs for Subareas 3, 4, and 5 shall be limited to entry monuments at the driveway locations to be designed to the satisfaction of the Planning Division.
21. One freeway-oriented pole sign shall be permitted in the area of Subareas 3 and 4. The pole sign shall display a maximum of two tenants and shall be limited to a maximum height of 30 feet. The design, copy size, and materials shall be subject to review and approval by the Design Review Board.
22. All retaining walls shall be constructed of decorative masonry materials to the satisfaction of the Planning Division.
23. All buildings and landscaping on Subareas 3, 4 and 5 shall be consistent with the La Terraza Corporate Center Building Design Guidelines, prepared by McArdle Associates Architects, Inc., dated April 20, 1999.
24. During the construction of each building in the development, the pedestrian linkages through the site shall be provided as shown on the Master Plan.
25. Prior to issuance of a building permit for the office building, an acoustical report shall be prepared to identify the necessary noise attenuation materials and techniques needed to reduce interior noise levels to a CNEL of 45 dBA.
26. Prior to issuance of a grading permit, the applicant shall receive approval from the La Terraza Owner's Association for any off-site grading in the common slope area east of the property.
27. Prior to issuance of a building permit, the applicant shall contribute an in-lieu fee to the North County Transit District to help fund transit infrastructure improvements at the closest possible bus stop location that is on Routes 308 and 353. This stop is located on eastbound West Valley Parkway at 390 feet west of La Terraza Boulevard. Specific improvements that the in-lieu fee would fund at this

existing bus stop include an ADA-compliant boarding pad, a passenger waiting shelter bus bench, and a trash can to keep the bus stop area free of litter and debris. The in-lieu fee shall be in the amount of \$5,000.00 and shall be sent to NCTD's Finance/Controller, along with a letter specifying that the funds are for the improvement of the above mentioned bus stop.

28. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay user fees for the purposes of funding the California Department of Fish and Game. These fees were reinstated January 31, 1996, by the State Superior Court in Sacramento. In order to comply with the state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a check payable to "County Clerk", in the amount of \$2,231.25 for a project with a Negative Declaration, or \$3,079.75 for a project with an Environmental Impact Report (these figures include a \$50 County Clerk processing fee). These fees, minus the \$50 processing fee, may be waived for projects which are found by the California Department of Fish and Game to have no effect on fish and wildlife resources. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment; 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project; or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid. (Section 711.4(c)(3) of the Fish and Game Code)

### Fire

1. One or more fire hydrants will be required in locations approved by the Fire Department. The Fire Department also has the following requirements:
  - a. NFPA 13 automatic fire sprinkler systems will be required in the office building. Sprinkler plans shall be submitted to the Fire Department for approval
  - b. An approved fire alarm system is required.
  - c. Smoke detectors are required above all stairwell landings.
  - d. A radio reception band booster may be required.
  - e. All fire hydrants shall be shown on the plans. A fire hydrant is required to be located within 50 feet of the Fire Department connection. Fire hydrants capable of delivering 2,500 GPM at 20 PSI residual pressure are required every 300 feet. Additional fire hydrants may be required near intersections or other locations.
  - f. Speed humps/bumps will not be allowed.
  - g. All weather paved access, capable of supporting the weight of a fire engine (50,000 lbs.) and approved fire hydrants must provided prior to the accumulation of any combustible materials on the job site.
  - h. All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements **must** be provided for in the CC&Rs and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.

- i. A 28' inside turning radius is required on all corners.
- j. Roof access to structures must be provided from stairwells.
- k. Elevators must be capable of accommodating a Fire Department gurney.
- l. Barricades shall not obstruct fire hydrants or impede emergency vehicle access.
- m. Plans shall indicate applicability with the 2013 California Fire Code.
- n. An additional hydrant will be required to meet fire pull.
- o. A vertical clearance of 13'6" shall be maintained for trees along driveways and access roads.

**Building**

1. Verify allowable area (CBC Section 506, 508.4.2).
2. All site plan keynotes on Sheet A1.1 shall be referenced on the site plan. Clearly identify and dimension all property lines. Show an accessible path of travel to the employee patio area.
3. Show on the plans compliance with the 2013 California Green Building Code. Show the location of the required bicycle parking and low-emitting, fuel efficient and car pool/van pool vehicles.
4. A Construction Waste Management Plan and a Commissioning Plan will be required for this project.
5. Verify complying restroom fixtures (CPC Table 422.1).

**ENGINEERING CONDITIONS OF APPROVAL**  
**300 La Terraza Blvd**  
**PHG-14-0022**

**STREET IMPROVEMENTS AND TRAFFIC**

1. The developer shall construct phased traffic improvements as follows:
  - a) Phase 1: Parking lot expansion only:
    1. The developer shall submit an interim signing and striping plans for La Terraza Boulevard to provide adequate line of sight for the north bound traffic at the existing northerly driveway for the Fitness Center. Design shall be in accordance with MUTCD and to the requirements of the City Engineer. The existing driveway shall also be signed and striped for No-Left-Turns.
    2. The developer shall install all required signing and striping, including removal of the existing striping by method of grinding, place type II slurry seal and restripe in accordance with the approved striping plans and to the satisfaction of the by the City Engineer.
    3. The proposed northerly driveway for the future Office Building shall be constructed at a later time with the Office Building project or constructed and closed off to ingress and egress until such time that a traffic signal has been installed at the driveway.
  - b) Phase II: Office Building:
    1. The developer's engineer shall submit a signing and striping plan for La Terraza Boulevard to provide adequate line of sight for existing and proposed driveways. Re-striping shall be provided for the roadway along assessor's parcel numbers 232-150-67 and 68 together with the required transition striping and signage beyond this zone. This design shall be in accordance with MUTCD and to the requirements of the City Engineer and approval of the Transportation Commission. Also, the existing driveway to the south of the project shall be signed for No-Left-Turns.
    2. The developer shall install all required signing and striping, including removal of the existing striping by method of grinding, crack fill, place type II slurry seal over the entire roadway and restripe in accordance with the approved striping plan by the City Engineer.
    3. The proposed northerly driveway shall be constructed at a later time with the Office Building project or constructed and closed off to ingress and egress until such time that a traffic signal has been installed at the driveway.

C) Phase III, Hotel project:

1. The developer shall be responsible to construct all required improvements under Item #1.
2. The developer shall submit a traffic signal and striping plan design for review and approval by the City Engineer. The developer shall construct a traffic signal and striping in accordance with the approved plan and to the satisfaction of the City Engineer. The signal shall be designed with No-Right-Turn on red at the northerly driveway exit. The northerly driveway opening shall take place after the signal is in operation.

An engineered improvement plan is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

### **GRADING**

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project
2. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
5. The on-site trash enclosure shall drain toward the landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. The developer shall obtain a letter of permission to enter and construct improvements from the owner of adjacent property prior to issuance of Grading Permit.

8. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. One copy of the Storm Water Pollution Prevention Plan shall be submitted to the City.

*All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.*

### **DRAINAGE**

1. A Final Water Quality Technical Report in compliance with City's latest adopted Storm Water Management Requirements shall be prepared and submitted for approval together with the final improvement and grading plans. The Water Quality Technical Report shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
2. All storm water treatment and retention facilities and their drains including the bio-retention basins, shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner.
3. The owner of the property shall be required to sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. A signed copy of the agreement shall be provided to the City prior to approval final plans.
4. All storm drain systems not within public easements and not specifically noted as public on the project grading and improvement plans shall be considered private. The responsibility for maintenance of these storm drains shall be that of the property owner.

### **WATER SUPPLY**

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. A 12 inch looped water main shall be proposed within the project site. The proposed water system shall be designed and constructed to the satisfaction of the Utilities Engineer.

### **WASTEWATER SUPPLY**

1. Wastewater service to each building shall be provided in accordance to Utilities Department requirements and to the satisfaction of the Utilities Engineer.

## **EASEMENTS AND DEDICATIONS**

1. Necessary public utility easements (for water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
2. The developer, through his engineer, shall verify the location of all public utility easements within this project and shall verify that public utilities are within these easements.

*Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.*

## **SURVEYING AND MONUMENTATION**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

**PARCEL 1**  
**THE POINT**

ALL THOSE PORTIONS OF LOTS 3 AND 4 OF ESCONDIDO TRACT NO. 693, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12465, FILED IN THE RECORDER'S OFFICE OF SAID COUNTY ON SEPTEMBER 21, 1989, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 20°18'28" EAST, 351.55 FEET TO THE BEGINNING OF A TANGENT 364.00 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°52'40", A DISTANCE OF 62.75 FEET TO THE BEGINNING OF A 351.22 FOOT RADIUS COMPOUND CURVE CONCAVE EASTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 08°35'03", A DISTANCE OF 52.62 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING NONTANGENT TO SAID CURVE NORTH 87° 49' 00" EAST 63.60 FEET;

THENCE SOUTH 54° 54' 46" EAST 83.72 FEET;

THENCE SOUTH 86° 22' 59" EAST 87.66 FEET;

THENCE NORTH 03° 37' 01" EAST 30.00 FEET;

THENCE SOUTH 86° 22' 59" EAST 134.39 FEET;

THENCE SOUTH 01° 12' 57" EAST 76.27 FEET;

THENCE NORTH 89° 27' 42" EAST 45.82 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 4 THAT IS 78.65 FEET SOUTHERLY FROM THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE LABELLED 'S5°33'39" W 111.98' FEET AS SHOWN ON SAID MAP NO. 12465, **BEING THE POINT OF TERMINUS**.

**EXCEPTING THEREFROM** THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS "NORTH 46°44'07" EAST 201.46 FEET" IN THE WESTERLY BOUNDARY OF SAID LOT 3, BEING ALSO THE EASTERLY LINE OF LA TERRAZA BOULEVARD AS SHOWN ON SAID MAP NO. 12465;

THENCE ALONG SAID EASTERLY LINE OF LA TERRAZA BOULEVARD AS SHOWN ON SAID MAP NO. 12465, SOUTH 46°44'07" WEST 201.46 FEET TO THE NORTHERLY TERMINUS OF A TANGENT 351.22 FOOT RADIUS CURVE CONCAVE EASTERLY IN SAID WESTERLY BOUNDARY;

THENCE SOUTHERLY ALONG THE ARC OF SAID 351.22 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 18°22'29", A DISTANCE OF 112.64 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED LINE;

THENCE LEAVING SAID BOUNDARY, RADIAL TO SAID CURVE, SOUTH 61°38'22" EAST, 51.00 FEET TO A POINT ON THE ARC OF A 300.22 FOOT NONTANGENT RADIUS CURVE CONCAVE EASTERLY, SAID CURVE BEING CONCENTRIC WITH THE ABOVE MENTIONED 351.22 FOOT RADIUS CURVE IN THE WESTERLY BOUNDARY OF SAID LOT 3, THE RADIAL LINE TO SAID CURVE BEARS NORTH 61°38'22" WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°07'07", A DISTANCE OF 16.34 FEET;

THENCE NONTANGENT TO SAID CURVE SOUTH 86°23'00" EAST, 257.23 FEET TO THE WESTERLY LINE OF THE EASTERLY 36.00 FEET OF SAID LOT 3;

THENCE ALONG SAID WESTERLY LINE OF THE EASTERLY 36.00 FEET, SOUTH 14°51'10" EAST, 5.11 FEET;

THENCE NORTH 75°08'50" EAST, 36.00 FEET TO THE EASTERLY LINE OF SAID LOT 3.

AREA: 1.75 ACRES

THIS DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION

DW Good 2014.05.27  
DENNIS W. GOOD LS 8084  
LICENSE EXPIRES DEC. 31, 2015

