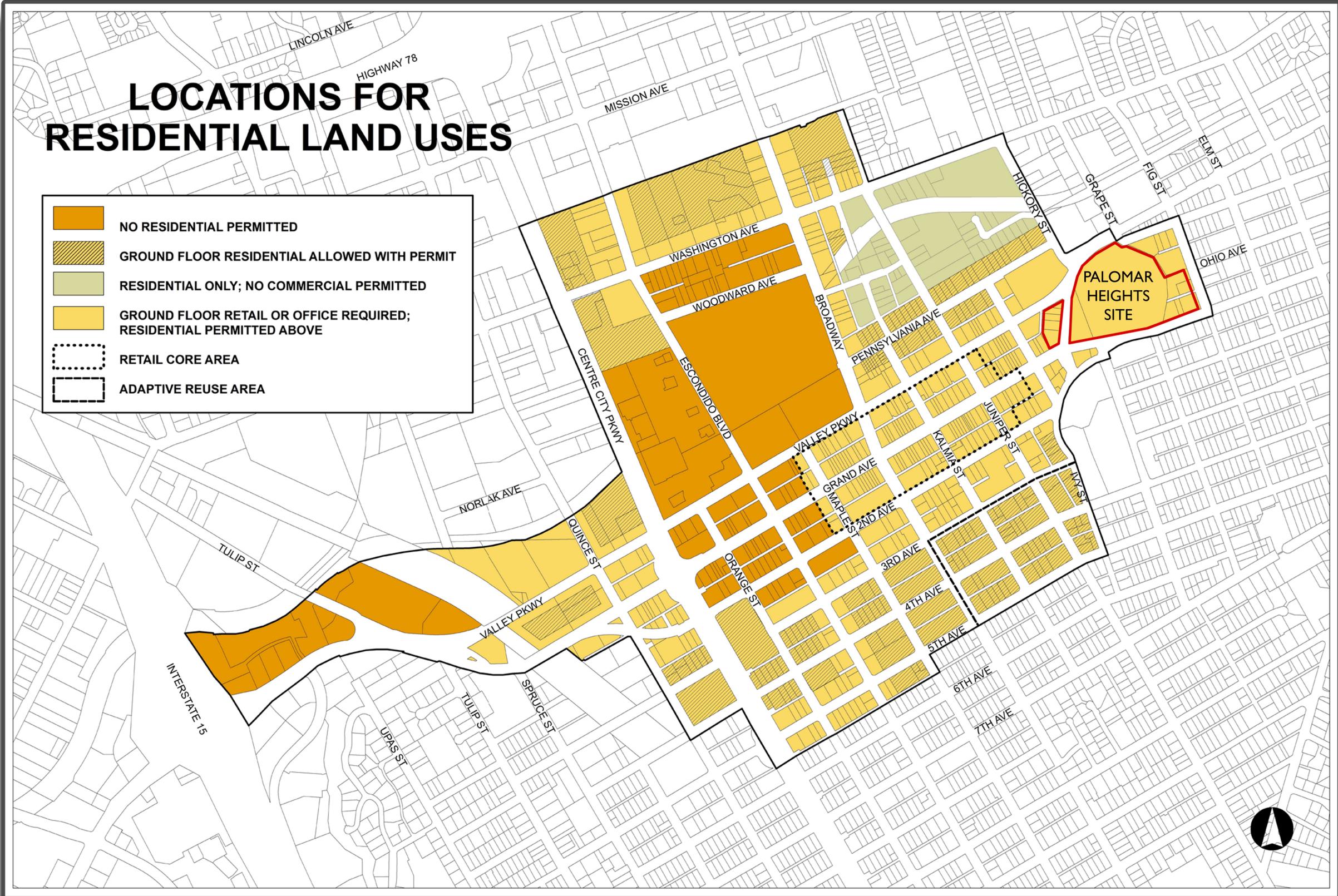




| LEGEND | |
|--|------------------------|
| | SENIOR APARTMENTS (90) |
| | APARTMENTS (258) |
| | VILLAS (72) |
| | TOWNHOMES (90) |
| | COMMERCIAL |
| | MIXED USE ICON TOWER |

LOCATIONS FOR RESIDENTIAL LAND USES

-  NO RESIDENTIAL PERMITTED
-  GROUND FLOOR RESIDENTIAL ALLOWED WITH PERMIT
-  RESIDENTIAL ONLY; NO COMMERCIAL PERMITTED
-  GROUND FLOOR RETAIL OR OFFICE REQUIRED; RESIDENTIAL PERMITTED ABOVE
-  RETAIL CORE AREA
-  ADAPTIVE REUSE AREA



PROJECT SUMMARY

| | |
|-------------|----------|
| TOTAL HOMES | 510 DU |
| SITE AREA | 13.8 AC |
| DENSITY | 37 DU/AC |

PRODUCT MIX

SENIOR APARTMENTS (4-STORY)
90 UNITS

APARTMENTS (4-STORY+MEZZ)
258 UNITS

ROWHOMES (3-STORY)
72 UNITS

VILLAS (3-STORY)
90 UNITS

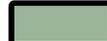
PARKING SUMMARY

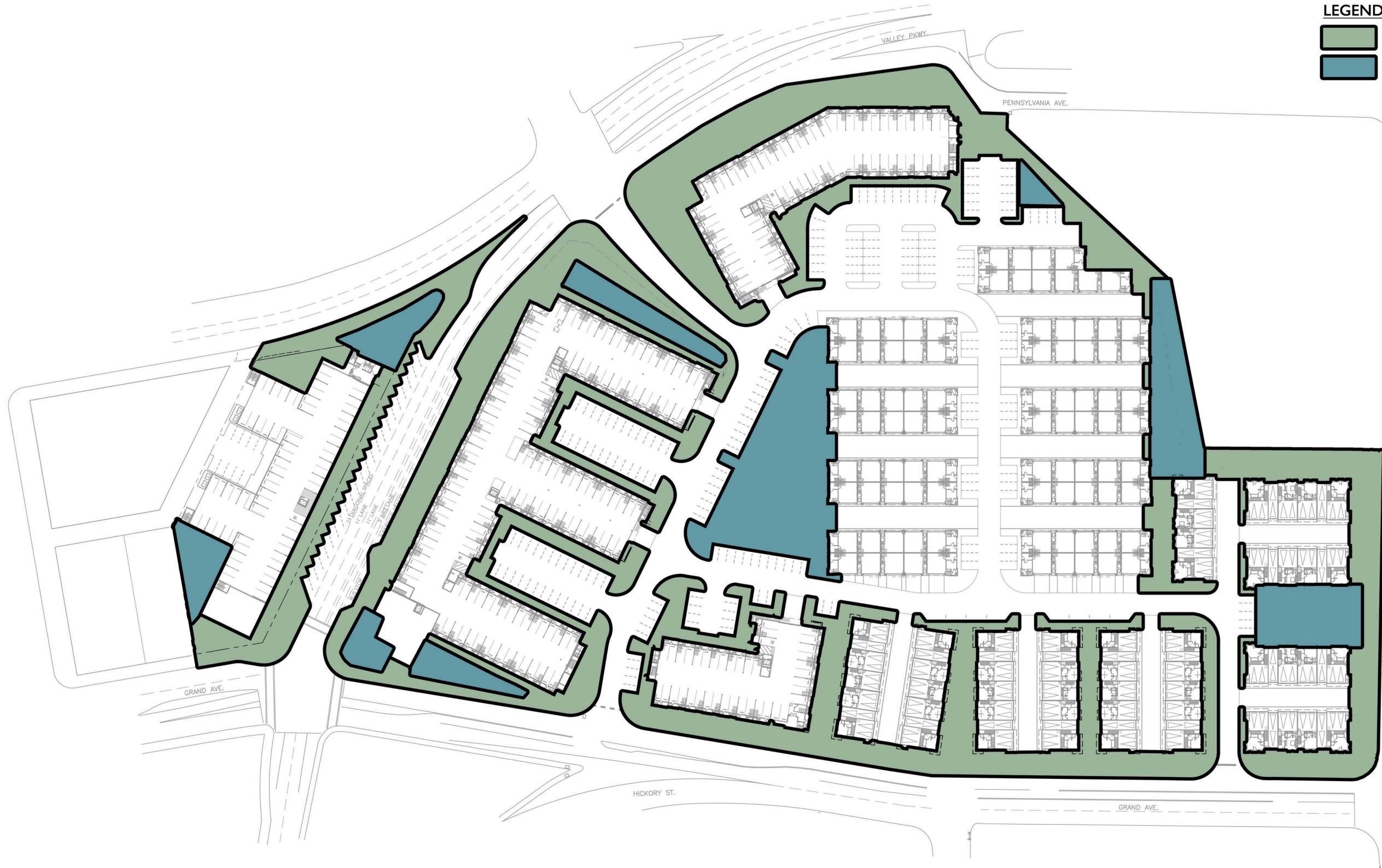
| | |
|-------------------------------|--------|
| <u>TOTAL PARKING PROVIDED</u> | |
| STREET | 31 SP |
| OPEN | 245 SP |
| GARAGE | 649 SP |
| TOTAL | 925 SP |

OPEN SPACE SUMMARY

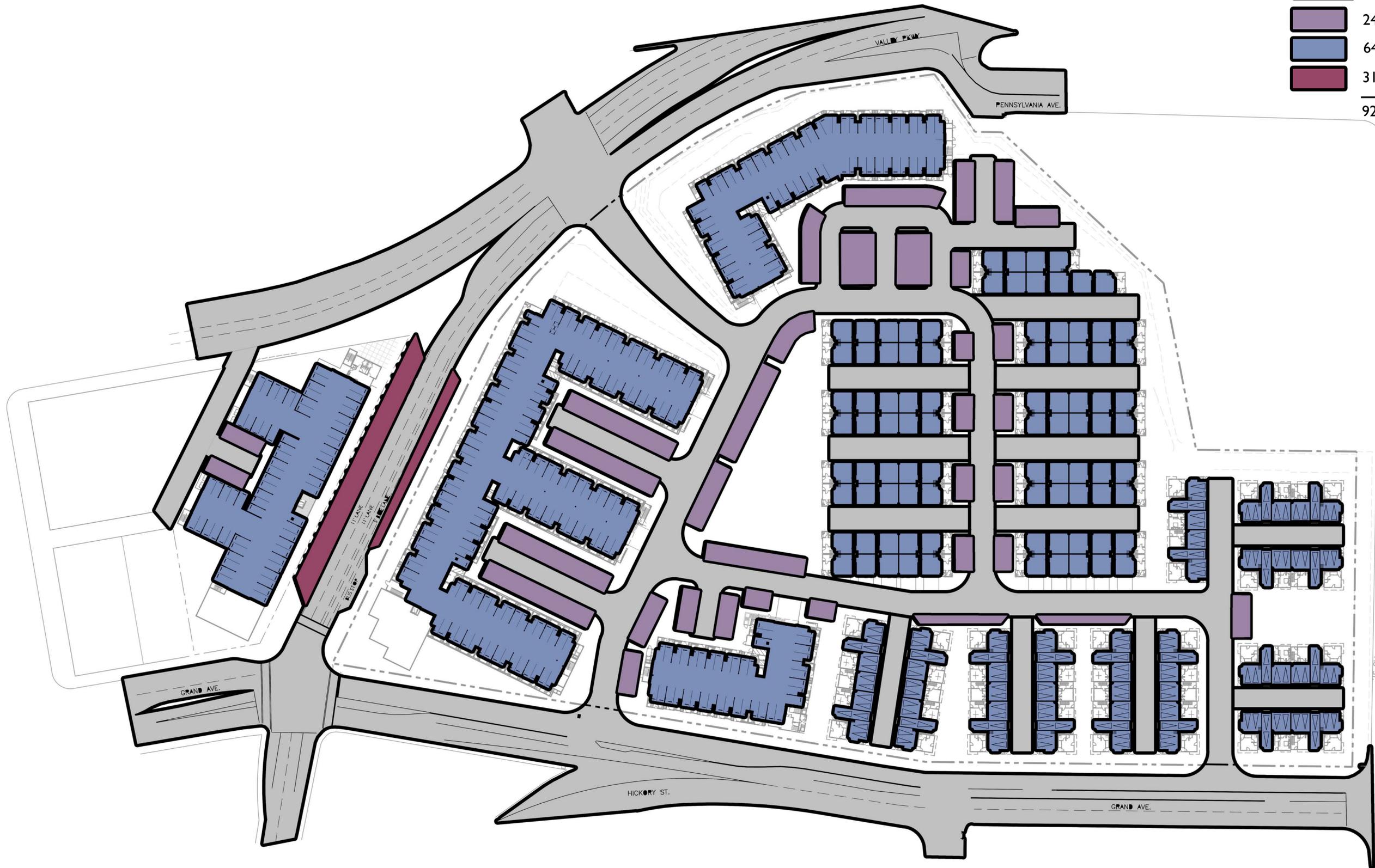
| | |
|--------------------|------------|
| <u>OPEN SPACE</u> | |
| PRIVATE OPEN SPACE | 43,220 SF |
| USABLE OPEN SPACE | 56,400 SF |
| PASSIVE OPEN SPACE | 77,500 SF |
| TOTAL | 177,120 SF |

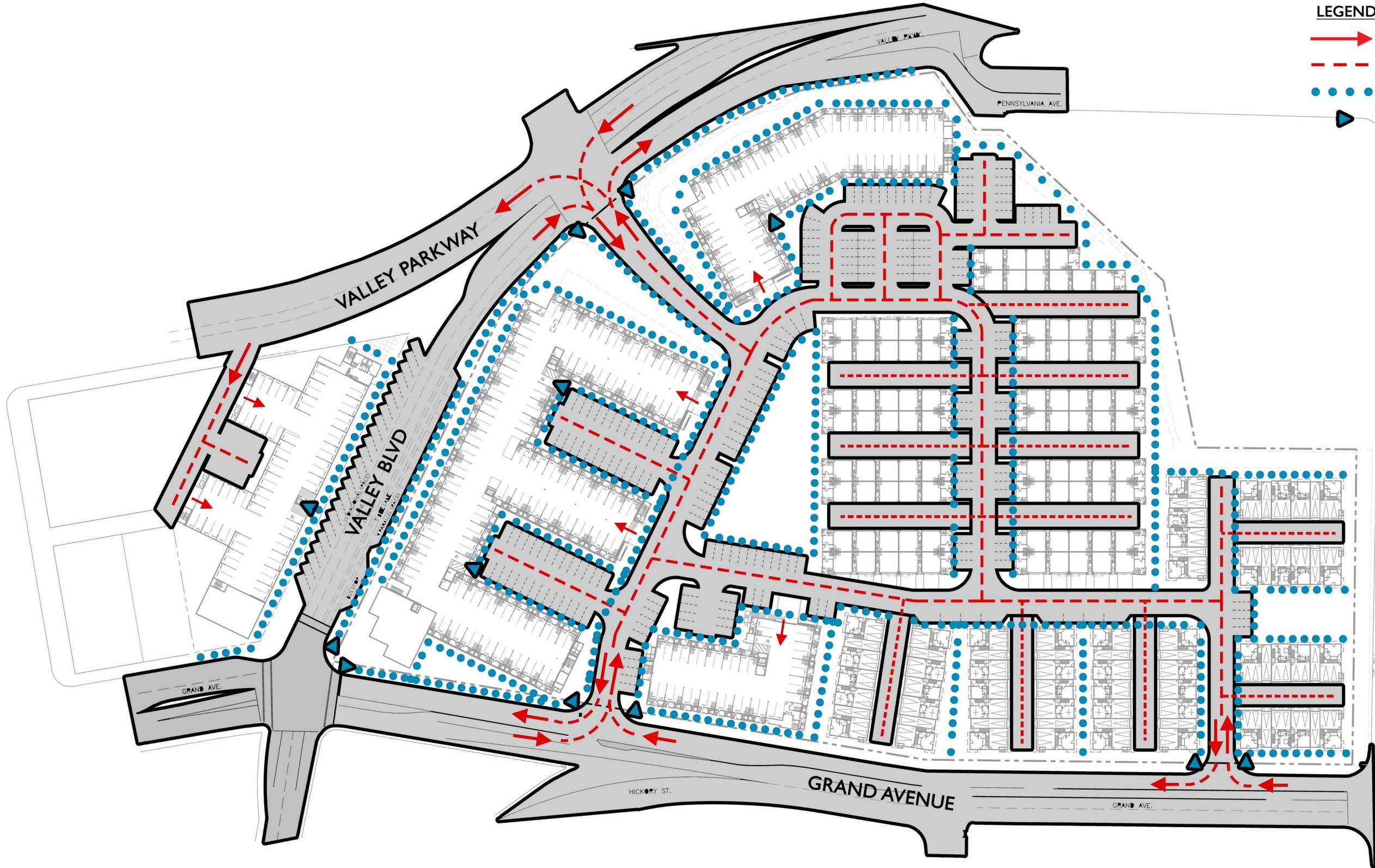
LEGEND

-  PASSIVE OPEN SPACE
-  USABLE OPEN SPACE

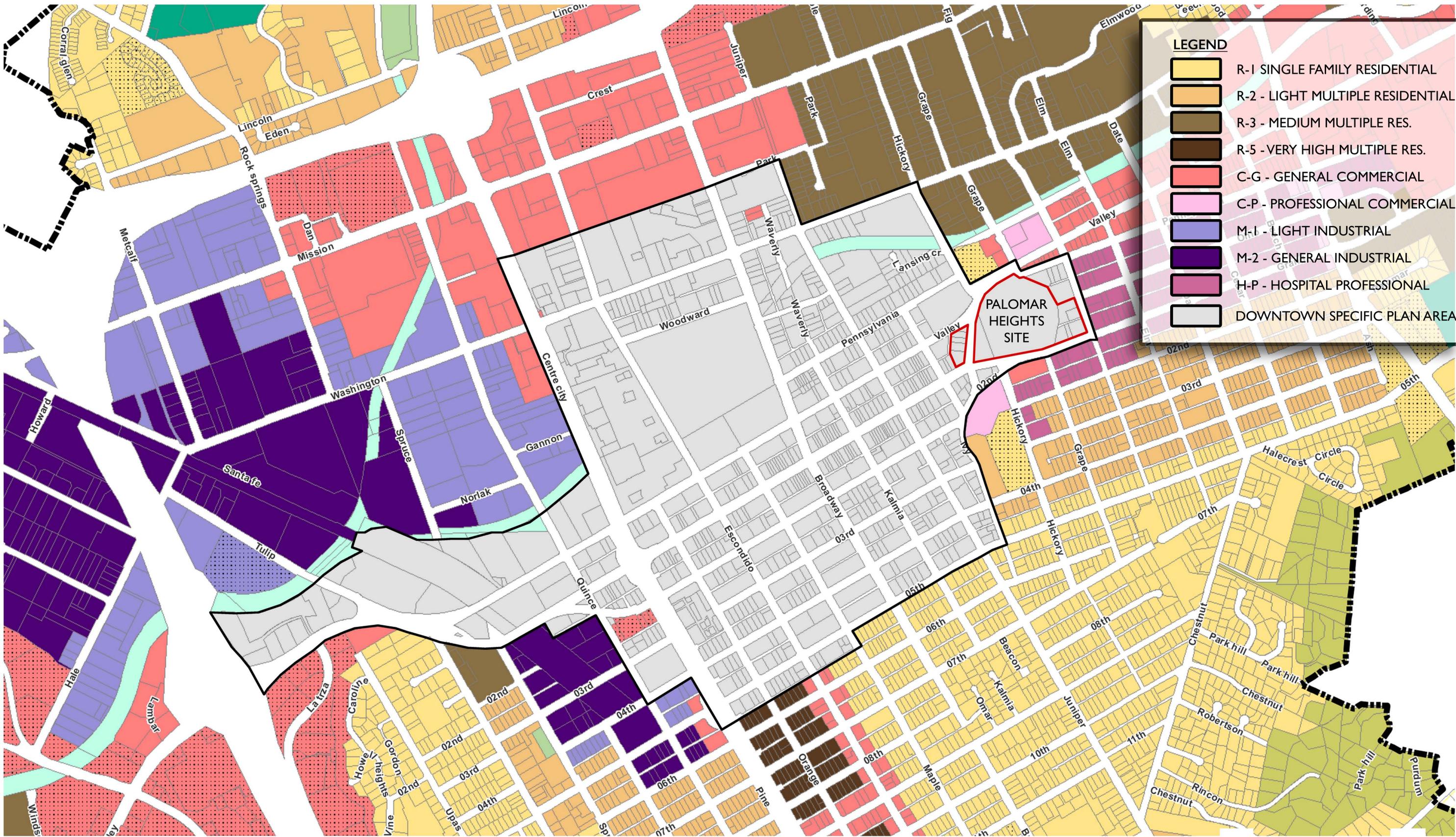


- LEGEND**
- 245 OPEN PARKING SPACES
 - 649 GARAGE PARKING SPACES
 - 31 STREET PARKING SPACES
-
- 925 TOTAL PARKING SPACES





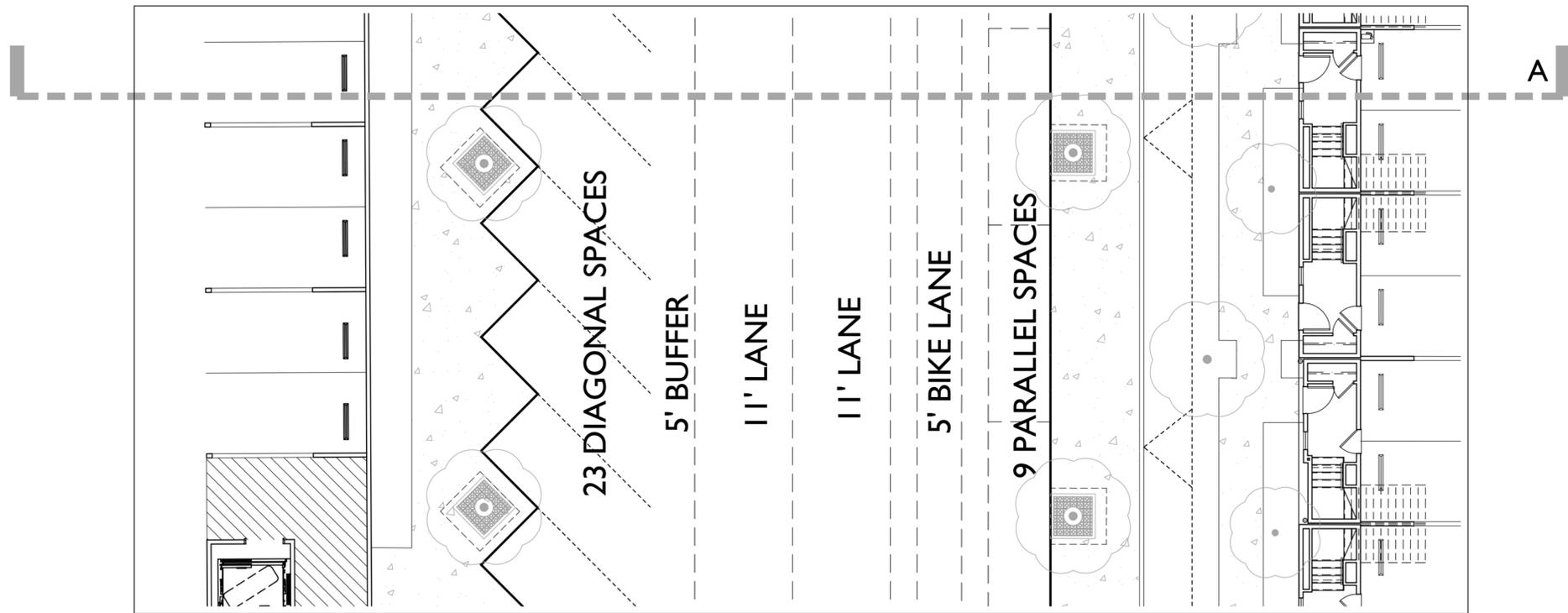
- LEGEND**
- VEHICULAR ACCESS POINTS
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - ▶ PEDESTRIAN ACCESS POINTS



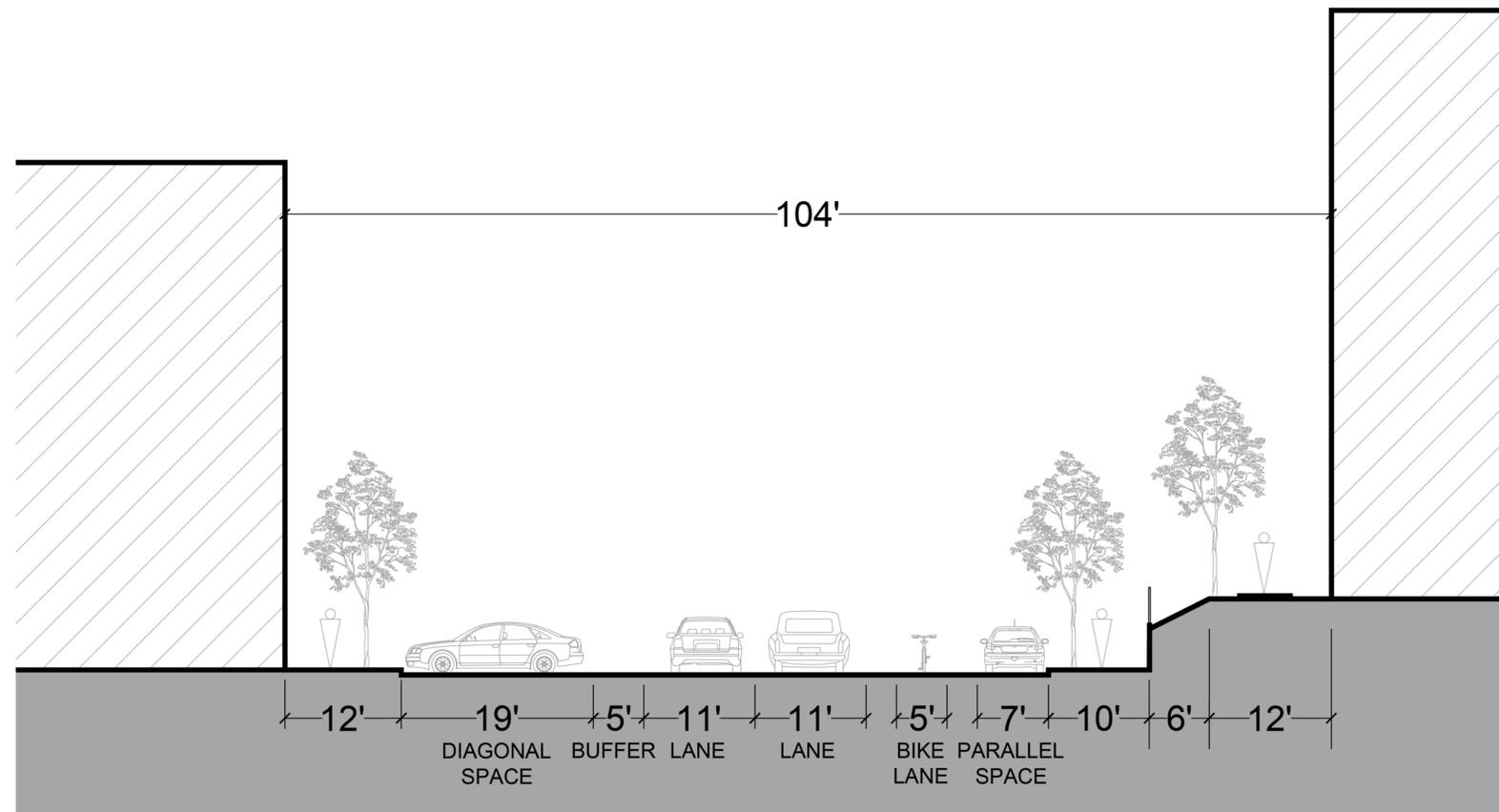
PALOMAR HEIGHTS

SURROUNDING USE EXHIBIT





VALLEY BLVD



SECTION A



EIR Environmental Topics

WHAT WOULD YOU LIKE THE CITY TO CONSIDER WHEN ANALYZING THESE IMPACTS?

| Environmental Topic | What Will be Evaluated |
|-----------------------------|---|
| Aesthetics | Analyze potential project impacts to designated scenic vistas or scenic resources. Evaluate any conflicts with the zoning code and outdoors lighting municipal code to determine if any impacts to scenic quality or nighttime views occurs. |
| Air Quality | Analyze the proposed project's air emissions, from short-term (construction) and long-term (operations) activities, and determine consistency with applicable air quality plans and standards. |
| Biological Resources | Analyze the impacts of the proposed project on vegetation, trees, wildlife, aquatic resources and associated habitats protected by local ordinances, state regulations, and federal regulations. |
| Cultural Resources | Analyze the potential for the project to adversely affect archaeological, and historical resources. The resources of concern include, but are not limited to prehistoric and historic artifacts, burials, sites of religious or cultural significance to Native American groups, and historic structures. |
| Energy | Analyze if the project would conflict or obstruct with a plan for renewable or efficient energy, or result in wasteful energy use. |
| Geology and Soils | Analyze whether the proposed project would create a physical change in surface or subsurface soil or rock characteristics, or would expose people or structures to major geotechnical hazards. Analyze the geology underlying the project site and its potential for containing paleontologic resources. |
| Greenhouse Gas Emissions | Analyze how the proposed project may affect global climate change through the emission of greenhouse gases (from project construction and operations) and determine compliance or conflict with applicable policies/regulations. |
| Hazards/Hazardous Materials | Analyze the transportation, storage, use, and disposal of hazardous materials that are likely to result from the project. The term "hazardous material" refers to both hazardous substances and wastes. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local regulatory agency. |

EIR Environmental Topics

WHAT WOULD YOU LIKE THE CITY TO CONSIDER WHEN ANALYZING THESE IMPACTS?

| Environmental Topic | What Will be Evaluated |
|---|---|
| Hydrology/Water Quality | Analyze how the proposed project may impact local water quality, groundwater management site drainage and stormwater runoff. |
| Land Use & Planning | Analyze how the proposed project is consistent or in conflict with the City of Escondido General Plan, Zoning Code, Downtown Specific Plan and any other applicable plans and ordinances. |
| Noise | Analyze the noise-generating potential of the proposed project, including ground-borne vibration and ambient noise levels from project construction and operation. Additionally, analyze noise exposure from existing roadways. |
| Population & Housing | Analyze if the proposed project may induce unplanned substantial population growth either directly or indirectly. |
| Public Services | Analyze how the proposed project may impact services such as public schools, parks and recreation, fire and police. |
| Recreation | Analyze how the proposed project may impact existing parks and recreational facilities. |
| Transportation | Analyze how the proposed project may affect local circulation including transit, roadways, bicycle and pedestrian facilities. Address consistency with transportation plans and policies. |
| Tribal Cultural Resources | Analyze the potential of significant Tribal Cultural Resources located within the proposed project area. |
| Utilities and Service Systems | Analyze how the proposed project may impact issues associated with stormwater drainage, water supply, wastewater treatment, electricity, gas, telecommunications and landfill capacity services during both construction and operations phases. |
| Mandatory Findings of Significance/Cumulative Impacts | Analyze the proposed project when combined with the effects of other past, current and probable future projects. |

Environmental Impact Report (EIR) Process

