

## CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.:** \_\_\_\_\_

**Date:** May 11, 2016

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Bill Martin, Interim Director of Community Development

**SUBJECT:** Tentative Subdivision Maps, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan for a 113-Unit Condominium Development (SUB15-0022 and SUB15-0023, PHG15-0031, AZ15-0002 and ENV15-0011)

**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt Resolution Nos. 2016-66 and 2016-67, and introduce Ordinance No. 2016-05 approving a proposed residential planned development for 113 condominium units on 4.9 acres in conjunction with a Zone Change to Planned Development Residential and an Amendment to the South Escondido Boulevard Area Plan.

**PLANNING COMMISSION RECOMMENDATION:**

On April 12, 2016, the Planning Commission voted 3-2 (Commissioners Cohen and Weiler opposed; Johns and Romo absent) on a motion to deny the proposed Tentative Subdivision Maps, Master and Precise Development Plan, Zone Change and Amendment to the South Escondido Boulevard Neighborhood Plan.

**PROJECT DESCRIPTION:**

The project involves a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.9 acres of land divided into a 3.47-acre northern and 1.4-acre southern component. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An Amendment to the South Escondido Boulevard Area Plan is requested to allow an exclusively residential project on the site in conjunction with a Zone Change from General Commercial (CG) zoning to Planned Development-Residential (PD-R 24 du/ac). Project components includes a mix of two- and three-bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including a pool, deck/trellis features and BBQ areas. The proposal also includes the adoption of the environmental determination prepared for the project.

### LOCATION:

The 4.9-acre project site generally is located on the southwestern corner of S. Centre City Parkway and Brotherton Road. The project consists of five parcels (APNs 238-130-11, -26, -27, -35 and -36) addressed as 2329 Centre City Parkway.

### FISCAL ANALYSIS:

None

### GENERAL PLAN ANALYSIS:

The General Plan land use designation on the site is General Commercial with a Mixed-Use Overlay. The General Commercial designation accommodates a wide variety of retail and service activities intended to serve a broad customer base. The Mixed-Use Overlay allows a combination of commercial or office activities that include a residential component within a self-contained comprehensively planned development in specified locations. The site also is located within the Centre City Parkway/Brotherton Road Target Area. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development along Escondido Boulevard. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan. The proposed amendment contemplated as part of this project would allow an exclusively residential project as proposed to advance prior to completion of the new neighborhood plan (to be renamed the South Centre City Area Plan).

### ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration (City File No. ENV15-0011) was issued for the project in conformance with the California Environmental Quality Act (CEQA). The findings of environmental review identified effects related to biological resources, geology/soils, noise, cultural and tribal cultural resources that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources.

The Final Mitigated Negative Declaration may be viewed at the following link:  
<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/delprado/FinalMND.pdf>.

### BACKGROUND:

The project site (northern parcel) originally was the location of Woody's restaurant (formally Cask 'n Cleaver) that was demolished years ago. The General Plan land-use designation and current zoning is General Commercial. The site is located within the General Plan Centre City Parkway/Brotherton Road Target Area Plan that allows mixed-use projects with a minimum density of 30 dwelling units per acre (du/ac) and also allows for exclusively residential projects. The project site also is located with the South Escondido Boulevard Neighborhood Plan that allows for mixed-use development with a maximum density of up to 24 du/ac, but does not include exclusively residential projects. Density standards for exclusively residential projects will be specified when the South Escondido Boulevard

Neighborhood Plan is updated to correspond with the new General Plan vision for the corridor. That update currently is underway, but in the interim, the residential nature of the proposed development will require approval of an amendment to the South Escondido Boulevard Neighborhood Plan to allow residential development on the site without a commercial component.

#### PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On April 12, 2016, the Planning Commission voted 3-2 (Commissioners Cohen and Weiler opposed; Johns and Romo absent) on a motion to deny the proposed project. Commissioner Weber expressed concern with the more urban density of the project indicating the South Centre City Parkway Corridor was a major entry to the City and residential projects should be more suburban in design with a lower density. The Commissioners discussed the traffic concerns throughout the area noting the congestion caused by Interstate 15 and ramp meters. A majority of the Commissioners recommended the buildings situated along the western boundary of the project be reduced in height to address potential overlooking and to be more compatible with the adjacent residential homes, as well as improving pedestrian access along Brotherton road west of the project site. Commissioner Weiler suggested looking into these neighborhood issues as part of the update to the South Escondido Boulevard/CCP area plan. He also indicated the project was consistent with the recently adopted General Plan, and suggested providing additional landscaping or larger plants at initial installation to address the screening/privacy concerns along the western property boundary.

#### PUBLIC INPUT:

During the Planning Commission hearing, several neighbors spoke in opposition to the project noting the existing traffic congestion along South Centre City Parkway; lack of sidewalks along Brotherton Road for children walking to school; incompatibility of the project density with the surrounding residential neighborhood; insufficient parking for the project and potential impact to the adjacent neighborhood from overflow parking; and overlooking into adjacent residential properties from the three-story units. The owner of the commercial development currently under construction on the north (Munther Ghazal) discussed the need for a traffic signal at the intersection of Centre City Parkway/Brotherton Road indicating he was willing to pay some of the cost and that the developer of the Del Prado project also should contribute to the signalization.

#### APPLICANTS PERSPECTIVE:

The project applicant noted at the Planning Commission hearing the project density at 23 du/ac was much lower than otherwise would be allowed in conformance with the General Plan and Target Area densities that typically would require buildings higher than three stories. The proposed townhome project also would generate less traffic volume and neighborhood impacts than the range of commercial uses currently allowed on the site. The applicant felt the overall design and architecture of the proposed project with the mix of smaller building types and dedicated two-car garages provided for a much better transition and open space/landscape opportunities than a higher density mixed-use project would allow. Since the Planning Commission's hearing and in response to the adjacent neighbors privacy concern from the upper-story bedrooms, the applicant has proposed to modify the third-story window elements along the western boundary to include elimination of certain windows, reduce the size of other windows, use of opaque or leaded glass to obscure views, and reorientation of some bedrooms to relocate windows.

## ANALYSIS:

### ***Traffic –***

The Planning Commission discussed the existing peak hour congestion created along Centre City Parkway (CCP) and nearby intersections, along with traffic circulation pattern from the project. The Commissioners noted due to the restricted turn movements at the intersection of Brotherton Road/CCP, in order for vehicles to travel north they must use the signalized intersection south of the project (CCP/Citracado Parkway) or backtrack through the residential neighborhoods. A Traffic Impact Analysis prepared for the project indicated all intersections and roadway segments in the study area would continue to operate at an acceptable level of service with the addition of the project and no mitigation is necessary. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets. However, it is understood that there is some AM peak hour congestion in the area caused by Caltrans metering access to southbound I-15, but a solution to this regional issue is beyond the scope of the proposed development.

The intersection of Brotherton Road/CCP will be modified by the project to improve circulation and sight distance. However, the Engineering Department noted that signalization of the intersection of South Centre City Parkway/Brotherton Road would be a major and expensive undertaking due to the configuration and operational characteristics of the roadways and intersections involved. Signalization and coordination of traffic circulation would involve three separate intersections because South Escondido Boulevard and South Centre City Parkway run parallel to and in close proximity to Centre City Parkway (classified as a Super Major Roadway). The Engineering Division also indicated that installation of sidewalks along Brotherton Road (from the project site to Alexander Drive) typically would involve widening of the street and installation of curb-and gutter, which would be beyond the scope of this project.

### ***Building Design/Height –***

The site currently is zoned General Commercial which generally has no minimum height and limited setback requirements for new construction. The proposed zone change to Planned Development-Residential similarly has no minimum standard for height or setbacks. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community. The proposed development proposes a variety of setbacks on all four sides of the two project components to correspond to the variety of adjacent land uses. The project proposed to use the R-4 (multi-family residential) standards adjacent to the single-family residential development on the west to provide greater separation and landscaping between residential properties. Proposed setbacks along Centre City Parkway vary from 12 feet to 23 feet based on building placement/orientation, and greater setbacks for various building components are provided based on the wall plane variations in the front and side elevations of buildings. Front setbacks along Brotherton Road vary from 4 feet to 15 feet with a minimum landscape width of 8 feet to the public sidewalk. Both project frontages allow for a suitable amount of landscaping between the buildings and the back of the public sidewalk. The building complex nearest to the adjacent residential development on the west is setback a minimum of 15 feet from Brotherton Road to be consistent with the front-yard setback for the single-family residential homes along Brotherton Road.

Although the three-story buildings generally would be larger and taller than adjacent residences, the overall neighborhood compatibility has been mitigated through the quality of the site plan and architectural design and materials to reflect the surrounding residential character; varied wall planes, roof lines and balconies; accent features and exterior color palate. Mass and scale also has been addressed by situating the units within 27 smaller buildings with the number of units within each building ranging from three to five. This design provides more building depth and options on how the structures orient towards adjacent properties and views. The proposed buildings located along the western boundary would be situated approximately two feet to nine feet lower than the adjacent single-family residential properties, which would further screen the lower portions of the building/units. In response to concerns raised by the Planning Commission and adjacent property owners regarding overlooking and privacy from upper story windows, the applicant has proposed to modify the third-story window elements along the western boundary to minimize potential overlooking into neighboring properties. A six-foot-high perimeter fence would be provided along the western property boundary to further screen and buffer adjacent residential activities. Some overlooking from the upper story areas into the adjacent properties would still occur, but would be further minimized by the proposed perimeter landscaping.

### ***Parking –***

Each proposed townhome unit would have an attached two-car garage on the ground floor with direct access from the garage into the residence. The Escondido Zoning Code requires 1.75 parking spaces for a two-bedroom unit and 2 parking spaces for a three-bedroom unit, which would require a minimum of 214 on-site spaces. The project would provide 226 private garage spaces which is 12 more than required by the zoning code. The code also requires additional parking for guests at a ratio of one guest parking space per four units, which require 28 guest parking spaces for the proposed 113-unit project. A total of 26 open guest spaces are provided on-site with an additional 13 striped on-street spaces along the Brotherton Road (unclassified street) project frontage. Section 33-765 of the Zoning Code allows guest parking to be provided on non-Circulation Element streets. Up to an additional 22 on-street spaces would be available for use by the residents along the South Centre City Parkway frontage (Local Collector Road) but does not count towards meeting the parking requirement for the project. Staff has determined that adequate guest and overflow parking would be available for the proposed development.

### ***Amendment to the South Escondido Boulevard Neighborhood Plan –***

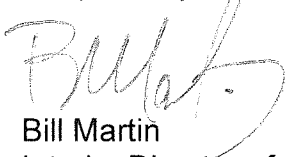
The City Council approved an update to the General Plan in 2012 to allow for both mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the “Centre City Parkway/Brotherton Road Target Area” (page II-70). Because the South Escondido Boulevard Neighborhood Plan has not yet been updated to correspond to the new General Plan language for the corridor, the project includes a proposed amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project on the subject site in conformance with the 2012 General Plan. This type of amendment has been approved several times twice before as noted in Paragraph 6(c and d) (page 6) of the South Escondido Boulevard Neighborhood Plan, that allowed for exclusively residential developments in the commercial zone. The proposed project includes the following amendment to the neighborhood plan to include paragraph 6(f) for the project site as follows:

**Section 6. Uses and Structures. (f)**


***Residential development without a commercial component may be permitted on the 4.9-acre property located on the southwestern corner of Brotherton Road and S. Centre City Parkway, (APNs 238-130-11, -26, -27, -35 and -36), and shall be processed in accordance with the planned development process specified in Article 19 of the Escondido Zoning Code. The density of any project shall be a maximum of 24 dwelling units per acre and the maximum height shall be three stories.***

The proposed project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. Revitalization and redevelopment are overall objectives for the City of Escondido within the South Escondido Boulevard area.

Respectfully Submitted,



Bill Martin  
Interim Director of Community Development



Jay Paul  
Associate Planner

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION

April 12, 2016

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

**Commissioners present:** Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Michael Cohen, Commissioner; James Spann, Commissioner and Stan Weiler, Commissioner.

**Commissioners absent:** Don Romo, Commissioner; and Gregory Johns, Commissioner.

**Staff present:** Bill Martin, Interim Director of Community Development; Jay Paul, Associate Planner; Adam Phillips, Deputy City Attorney; Owen Tunnell, Principal Engineer; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Spann, seconded by Vice-chairman McQuead, to approve the minutes of the March 22, 2016 meeting. Motion carried. Ayes: Spann, McQuead, and Weber. Noes: None. Abstained: Cohen and Weiler. (3-0-2)

**WRITTEN COMMUNICATIONS** – Received.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS** – None.

**PUBLIC HEARINGS:**

1. TENTATIVE SUBDIVISION MAP, MASTER and PRECISE DEVELOPMENT PLAN, ZONE CHANGE, and AMENDMENT TO THE SOUTH ESCONDIDO AREA PLAN – SUB 15-0022; SUB 15-0023; PHG 15-0031; AZ 15-0002 and ENV 15-0011:

**REQUEST:** The project involves a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.90 acres

of land. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An Amendment to the South Escondido Boulevard Area Plan is requested to allow an exclusively residential project on the site in conjunction with a Zone Change from General Commercial (CG) zoning to Planned Development-Residential (PD-R). Project components includes a mix of two- and three-bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including a pool, deck/trellis features and BBQ areas. The proposal also includes the adoption of the environmental determination prepared for the project.

**PROPERTY LOCATION:** The 4.90-acre project site generally is located on the southwestern corner of S. Centre City Parkway and Brotherton Road. The project consists of five parcels (APNs 238-130-11; -26; -27; -35 and -36) addressed as 2329 Centre City Parkway. The site fronts onto and takes access from Brotherton Road on the north, and Centre City Parkway frontage road on the east.

Jay Paul, Associate Planner, referenced the staff report and noted that staff issues were whether the design of the proposed project was consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for residential development, and whether a residential use without a commercial component was appropriate on the site. Staff recommended approval based on the following: 1) The proposed planned residential development would be in conformance with the General Plan which allows for exclusively residential development within a target area of the South Escondido Boulevard Area Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). The project also would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types, revitalize and renew the commercial area, and maximize home-ownership opportunities. Staff believes the development provides an appropriate amount of on-site parking for each project component as well as overflow on-street parking, and that a quality living environment will be ensured by the level of amenities provided in the recreation areas and landscape features distributed throughout the project. Although the buildings would be larger and taller than adjacent one- and two-story residential structures, compatibility with the adjacent neighborhood and overall mass and scale of the project has been addressed through the use of multiple smaller building groups rather than fewer but larger buildings; architectural style and building materials similar to adjacent single- and multi-family development; varied building setbacks around the perimeter of the site and larger setbacks adjacent to residential uses; varied wall planes and roof lines; and perimeter fencing/walls and



landscaping to provide the appropriate transition between the adjacent land uses; and 2) Staff believed the proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project would be appropriate for this site because this type of development would serve as an appropriate transition between the mix of lower density residential uses to the west and low intensity commercial on the north, south and east across Centre City Parkway. The General Plan vision for the corridor anticipates that commercial and mixed-use type development should be located towards major intersections and within specific commercial nodes. Although the project is located at a significant intersection, staff believes this specific corner is not conducive to a mixed-use or exclusively commercial development with higher traffic generation due to the proximity to single-family residential development and the overall configuration of the intersection and operational characteristics/limitations. Staff also believes a mixed-commercial component consisting of smaller and more restrictive shopkeeper type units is not anticipated to be a successful project within this southern section of South Escondido Boulevard, due to the mix of other commercial opportunities along the corridor and past experience with similar mixed-use projects.

Commissioner Spann and Mr. Paul discussed the proposed location for the onsite guest parking.

Vice-chairman McQuead and Mr. Tunnell discussed the proposed access to the site from Centre City Parkway.

Chairman Weber asked if a full traffic study was conducted for the project. Mr. Tunnell replied in the affirmative, noting that it took into consideration the cumulative impacts of four other future projects.

Chairman Weber asked if the cumulative traffic impacts of the other projects would change the Level of Services (LOS) in the area. Mr. Tunnell replied in the negative and noted that the peak hour traffic congestion had to do with the ramp metering.

Commissioner Weiler and staff discussed the timing for the update to the South Escondido Boulevard Neighborhood Plan.

Discussion ensued regarding a clarification of the electrical poles that were to be undergrounded in conjunction with this project.

Chairman Weber questioned whether the project would provide secondary access. Mr. Paul replied in the negative and noted that the Fire Department had no issue with this.

**Munther Ghazal, San Diego**, noted that he owned the commercial property across Brotherton Road and had witnessed multiple accidents at the intersection of Centre City Parkway and Brotherton, feeling a traffic signal would help. He also stated that he would be willing to pay his proportionate cost for said traffic signal.

**Rex Little, Escondido**, stated that he was opposed to a traffic signal at Brotherton and Centre City Parkway, feeling it would cause more accidents. He stated that he was not opposed to the project but was concerned that the project would add to the issue of limited on-street parking in the area.

**Lynn and Patricia Buck, Escondido**, expressed their concern with the density of the project creating on-street parking and traffic safety issues in the area. They expressed their concern with the project not providing adequate green space. They were concerned with the area needing infrastructure improvements such as sidewalks so as to create safer conditions for students and pedestrians in the area. They also expressed concern with the western buffer zone not creating adequate space between their residence and the project. Mr. Buck questioned how high the western units would be as well as asking what the definition of the buffer zone was. Chairman Weber indicated that the western units could be 30 feet or higher along with noting that the buffer zone was the setback with landscaping. Mr. Buck noted that he was opposed to a three-story project adjacent to his residence due to loss of privacy in his backyard.

**Cynthia Hamilton, Escondido**, expressed her concern with the existing and potential increase in traffic on Brotherton Road due to new developments. She expressed her concern with Brotherton Road having limited on-street parking, noting that individuals were parking in front of her yard as well as using her driveway to turn around. She felt the left-turn lane from northbound Centre City Parkway was too short to accommodate additional traffic from the proposed project as well as others in the area. She felt that parking and traffic issues in the area should be addressed before considering the project.

**George Hesse, Escondido**, expressed his concern with considering any project until the infrastructure and roads in the subject area were upgraded, noting his main concern for traffic flow.

Vice-chairman McQuead questioned whether in light of approving the subject project whether the infrastructure needed to be considered. Mr. Tunnell noted that the traffic studies show no significant traffic impacts.

Vice-chairman McQuead asked if sidewalks could be tied into the subject project. Mr. Tunnell noted that in order to construct sidewalks the streets would have to be improved which went beyond the project's scope.

Vice-chairman McQuead and staff discussed the horizontal buffer zone on the west side of the project which staff indicated would be between 16 and 21 feet with vegetation and trees.

Commissioner Weiler questioned whether the applicant could add more vegetation in the western buffer zone. Mr. Paul replied in the affirmative, but noted this could create issues with overgrowth. He also noted that larger specimen trees could be required for the project.

Chairman Weber expressed his concern with the project potentially having a low owner occupancy rate, noting that Urbana was only 57% owner occupied after 5 years. He felt higher density projects were not attractive to owner occupancy. He then referenced the Walk Score program used by the real estate industry, which rated projects on their walkability, transit, and biking ability and noted his view that the subject project would score very low with regard to providing walkability to City services or transit services. He felt the subject project focused its attention on traffic and parking. He stated that he was opposed to this type of project due to being in the gateway, adding to traffic flow issues and due to the infrastructure in the area not being present to support this type of project. He also felt the parking standards needed to be increased.

Commissioner Weiler stated that the General Plan was completed in 2012, noting that the subject project was allowed per the General Plan. He noted that higher density residential was allowed in this area, noting that if the Commission has issues with this type of development then it needed to address this with staff. He then questioned whether a commercial project constructed under the current zoning would create more impacts to the area.

Commissioner Spann noted that he was in favor of the project's architecture, but felt the project would be more suitable in the downtown area. He did not feel the project would impact traffic but felt the infrastructure in the area needed to be upgraded. He felt the project was too dense, noting his concern with the area being the gateway to the City. He also suggested that the last row of units on the western boundary be conditioned to be single-story.

Vice-chairman McQuead suggested that the west side units be lowered and that the applicant meet with staff to work on the infrastructure in the area.

Vice-chairman McQuead moved to deny the project. The motion included encouraging the applicant to meet with staff to review the site mix of building heights with emphasis of single-story on the western boundary and to look at opportunities to improve the infrastructure for traffic and sidewalks in the general area. The Motion was withdrawn.

**Kerry Garza, Touchstone Communities**, noted that the existing density for the subject property was 30 units per acre minimum and up to 80 units per acre maximum with mixed use. He stated that they worked closely with staff to reduce the density below 30 units per acre, noting some of the structures were at 22 units per acre. He noted that they also created more greenbelt space in the front of the project so as to create a transitional project, reiterating that the project could have been four- to five-stories. In conclusion, Mr. Garza elaborated that they created a project with less traffic and less density than could have been approved. Additionally, the project provided the needed parking and blended well with the neighborhood. He noted that they worked with the fire department with regard to the proposed landscaping for the buffer zone. He also stated that the type of buyers for the project was younger families, who typically did not have the amount of vehicles associated with older families. He asked that the Commission consider their project.

**Elizabeth Metzger, Escondido**, expressed her concern with Brotherton Road not having sidewalks and being narrow. She stated that they were not impacted by the commercial in the area due to the traffic being transient. She expressed her concern with the safety of pedestrians and students on Brotherton Road being impacted by increased traffic. She also noted that there was no bus stop in the area.

**MOTION:**

Vice-chairman McQuead motioned to deny staff's recommendation. The motion included directing staff to work with the applicant to lower the total height of the buildings on the western boundary of the project and to look for opportunities to improve the infrastructure in the surrounding area to potentially include sidewalks and street improvements on Brotherton Road between Centre City Parkway and Alexander Drive. Commissioner Spann seconded the motion.

Commissioner Weiler and staff discussed a clarification of the motion.

**ACTION ON MOTION:** Motion carried. Ayes: McQuead, Spann, and Weber. Noes: Weiler and Cohen. (3-2)

# PLANNING COMMISSION

**Agenda Item No.: G.1**  
**Date: April 12, 2016**

**CASE NUMBER:** SUB 15-0022 and SUB 15-0023, PHG 15-0031, AZ 15-0002 and ENV 15-0011

**APPLICANT:** Touchstone Communities

**LOCATION:** The 4.9-acre project site generally is located on the southwestern corner of S. Centre City Parkway and Brotherton Road. The project consists of five parcels (APNs 238-130-11, -26, -27, -35 and -36) addressed as 2329 Centre City Parkway. The site fronts onto and takes access from Brotherton Road on the north, and Centre City Parkway frontage road on the east.

**TYPE OF PROJECT:** Master and Precise Development Plan, Tentative Subdivision Maps, Zone Change, and Amendment to the South Escondido Boulevard Neighborhood Plan

**PROJECT DESCRIPTION:** The project involves a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.9 acres of land divided into a 3.47-acre northern and 1.4-acre southern component. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An Amendment to the South Escondido Boulevard Area Plan is requested to allow an exclusively residential project on the site in conjunction with a Zone Change from General Commercial (CG) zoning to Planned Development-Residential (PD-R 24 du/ac). Project components includes a mix of two- and three-bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including a pool, deck/trellis features and BBQ areas. The existing single-family home located on the northern site recently was removed. The proposal also includes the adoption of the environmental determination prepared for the project.

**GENERAL PLAN DESIGNATION:** General Commercial (CG) and Centre City Parkway/Brotherton Road Target Area

**ZONING:** Existing: General Commercial and South Escondido Boulevard Corridor Area Plan –Area “B”  
Proposed: PD-R 24 (Planned Development-Residential, 24 dwelling units per acre)

## **BACKGROUND/SUMMARY OF ISSUES:**

The project site (northern parcel) originally was the location of Woody’s restaurant (formally Cask ‘n Cleaver) that was demolished years ago. The General Plan land-use designation and current zoning is General Commercial. The site is located within the General Plan Centre City Parkway/Brotherton Road Target Area Plan that allows mixed-use projects with a minimum density of 30 dwelling units per acre (du/ac) and also allows for exclusively residential projects. The project site also is located with the South Escondido Boulevard Neighborhood Plan that allows for mixed-use development with a maximum density of up to 24 du/ac, but does not include exclusively residential projects. The Neighborhood Plan has not yet been updated to correspond with the new General Plan vision for the corridor. That update currently is underway, but in the interim, the exclusively residential nature of the proposed development will require approval of an amendment to the South Escondido Boulevard Neighborhood Plan. Density standards for exclusively residential projects ultimately will be specified when the South Escondido Boulevard Neighborhood Plan update is completed.

The project includes two separate Tentative Subdivision Maps that could be recorded and developed separately. However, the applicant intends to record both maps (north and south) concurrently, grade and install any off-site improvements for both sites at the same time. Construction is planned to be done in multiple phases starting with the northern project, and then the southern component following completion of the northern project.

Staff feels the issues are as follows:

1. Whether the design of the proposed project is consistent with the General Plan and South Escondido Boulevard Objectives and Design Guidelines for residential development.
2. Whether a residential use without a commercial component is appropriate on the site.

**REASONS FOR STAFF RECOMMENDATION:**

1. The proposed planned residential development would be in conformance with the General Plan which allows for exclusively residential development within a target area of the South Escondido Boulevard Area Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). The project also would be in conformance with the South Escondido Boulevard Neighborhood Plan Objectives and Design Guidelines that strive to provide opportunities for a balanced mix of housing types, revitalize and renew the commercial area, and maximize home-ownership opportunities. Staff believes the development provides an appropriate amount of on-site parking for each project component as well as overflow on-street parking, and that a quality living environment will be ensured by the level of amenities provided in the recreation areas and landscape features distributed throughout the project. Although the buildings would be larger and taller than adjacent one- and two-story residential structures, compatibility with the adjacent neighborhood and overall mass and scale of the project has been addressed through the use of multiple smaller building groups rather than fewer but larger buildings; architectural style and building materials similar to adjacent single- and multi-family development; varied building setbacks around the perimeter of the site and larger setbacks adjacent to residential uses; varied wall planes and roof lines; and perimeter fencing/walls and landscaping to provide the appropriate transition between the adjacent land uses.
2. Staff believes the proposed Amendment to the South Escondido Boulevard Neighborhood Plan to allow an exclusively residential project would be appropriate for this site because this type of development would serve as an appropriate transition between the mix of lower density residential uses to the west and low intensity commercial on the north, south and east across Centre City Parkway. The General Plan vision for the corridor anticipates that commercial and mixed-use type development should be located towards major intersections and within specific commercial nodes. Although the project is located at a significant intersection, staff believes this specific corner is not conducive to a mixed-use or exclusively commercial development with higher traffic generation due to the proximity to single-family residential development and the overall configuration of the intersection and operational characteristics/limitations. Staff also believes a mixed-commercial component consisting of smaller and more restrictive shopkeeper type units is not anticipated to be a successful project within this southern section of South Escondido Boulevard, due to the mix of other commercial opportunities along the corridor and past experience with similar mixed-use projects.

Respectfully Submitted,



Jay Paul  
Associate Planner

# ANALYSIS

## **A. LAND USE COMPATIBILITY/SURROUNDING ZONING**

**NORTH:** CG and R-1-10 zoning (General Commercial and Single-Family Residential, 10,000 SF min. lot size). A commercial development (known as Talk of the Town) currently under construction is located north of the site across Brotherton Road. The project consists of a 4,150 SF restaurant and 5,500 SF carwash/oil change facility. Single-family residential homes (one and two-story) also are located north and northwest of the project site across Brotherton Road. The driveway for proposed Del Prado North will align with Charise Street to the north. Parking along both sides of Brotherton Road (unclassified residential street) is allowed.

**SOUTH:** CG, PD-C and R-3-18 zoning (General Commercial, Planned Development Commercial and Multi-Family Residential 18 du/ac). A SDG&E transmission facility is located south of Del Prado North and west of Del Prado South. Access to the SDG&E facility is provided by a paved access and utility easement between the northern and southern components of the project. A masonry block wall is located around the perimeter of the SDG&E facility. A commercial development is located south of Del Prado South consisting of a Kinder Care facility and various in-line shops. A masonry block wall is located along the southern property boundary. A two-story multi-family residential development is located southwest of the project site. The adjacent multi-family residential development is located at a higher elevation and the rear of the units generally orient towards the site.

**EAST:** CG zoning (General Commercial). Centre City Parkway and S. Centre City Parkway frontage road is located along the project frontage (classified as a Super Major Road 110' R-O-W, and Local Collector Roadway 66' R-O-W). A variety of commercial development is located along the eastern side of Centre City Parkway. Single- and multi-family residential development is located further to the east and southeast.

**WEST:** CG and R-1-10 zoning (General Commercial and Single-Family Residential, 10,000 SF min. lot size). Single-family residential homes are located adjacent on the west of Del Prado North. A SDG&E facility is located adjacent on the west of Del Prado South. The adjacent homes would be situated approximately 2 to 10 feet lower than Del Prado North. A new six-foot-high fence would be installed along the western property boundary. The proposed new units (Del Prado North) would be setback approximately 16' to 21' from the western property boundary. A masonry block wall surrounds the SDG&E facility to screen the above-ground equipment. An approximately 15-foot-wide landscape buffer area on the SDG&E property is located between the masonry wall and Del Prado South project. The project is proposing to enhance and maintain this landscape easement and also would enhance and maintain the 25-foot-wide SDG&E panhandle located between Del Prado North and Del Prado South.

## **B. AVAILABILITY OF PUBLIC SERVICES**

1. **Effect on Police Service** – The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. **Effect on Fire Service** – The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. Appropriate on-site circulation and turnaround areas are provided. The site is served by Fire Station No. 5, located along Felicita Road and Fire Station No. 1 located at 310 Quince Street.
3. **Traffic** – A Traffic Study Report was prepared for the project which was estimated to generate up to 904 average daily trips (ADT) with 72 AM peak hour trips and 90 PM peak hour trips. Access to the site would be provided by a single driveway from Brotherton Road (non-classified street, 60' R-O-W) on the north and a single driveway from S. Centre City Parkway (Local Collector, 66' R-O-W) frontage road on the east. The study concluded the project would not cause the Level of Service (LOS) of any roadway segments to decrease as a direct impact from the project. The study also concluded the cumulative impacts from other projects throughout the area also would not cause the LOS of any street segments or intersections to decrease to an unacceptable level. The project is required to construct frontage improvements along Brotherton Road and Centre City Parkway to Local Collector standards, but can be modified with the final design where existing power poles are in conflict with improvements. The intersection of Brotherton Road and Centre City Parkway will be modified with new signing, striping and surface improvements at the

southwestern corner to enhance the operation, turn movements, safety and sight distance to accommodate existing traffic and the new project. Peak-hour traffic flow and ramp metering at the entrance to Interstate 15 to the south results in congestion at nearby intersections (primarily CCP and Citracado Parkway). However, the ramp metering is controlled by Caltrans and is beyond the scope of this or other projects to address or modify the existing condition.

4. **Utilities** – Water and sewer is available from existing mains in the adjoining street or easements. Water and sewer service is provided by the City of Escondido. These systems have adequate capacity to accommodate the project's needs. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. The on-site water and sewer system would be located within public and private utility easements. There are several SDG&E easements that cross the subject site that provide access to the transmission facility, and also contain underground 69kv electric transmission lines. Several of the SDG&E easements are proposed to be quitclaimed prior to final map/development. The existing SDG&E paved access easement located on the Del Prado South site will be retained and incorporated into the driveway access to the southern project. The existing underground transmission lines also would remain. The project's improvements and utility plans will need to be designed to avoid any potential impacts to the SDG&E improvements and the final plans approved by SDG&E.
5. **Solid Waste** – Trash service is provided by Escondido Disposal. Individual trash pickup for each unit would be provided. The garages for each unit contains a dedicated area for the storage of trash bins. Escondido Disposal has reviewed the circulation plans and indicated their trucks would be able to serve each unit.
6. **Drainage** – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. Stormwater runoff generated by the project areas would be directed into various on-site storm water features (bioretention basins) and then conveyed to the existing off-site storm drain system located within Centre City Parkway. The proposed system is designed to convey on-site flow volumes per the City of Escondido drainage design standards. The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities. A Storm Water Quality Management Report (SWQMR) has been prepared to address the design of drainage and water quality features in accordance with SUSMP requirements. Maintenance of the on-site storm drain system would be performed as part of the Homeowners' Association duties and these maintenance requirements are included as conditions of approval of the project and also would be detailed in the project CC&Rs.

### **C. ENVIRONMENTAL STATUS**

A Mitigated Negative Declaration (City File No. ENV15-0011) was issued for the project for 20-day public review in conformance with the California Environmental Quality Act (CEQA) that is attached to this report. The findings of environmental review identified effects related to biological resources, geology/soils, noise, cultural and tribal cultural resources that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources, including Native American monitors during initial site grading. The Final Mitigated Negative Declaration may be viewed at the following link: <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/delprado/FinalMND.pdf>.

Staff received a few phone calls from adjacent residents requesting additional information regarding the project and one call to express general concerns with the overall density and compatibility of the multi-family type project with the adjacent neighborhood. Staff received an email from a nearby resident to the north generally supporting the overall project concept, but wanted to ensure the project did not create any traffic and parking impacts to the adjacent residential neighborhoods. Staff also received an email from an adjacent resident (attached) expressing concern with the project density, traffic and noise impacts from the adjacent roadway and commercial uses. Staff did not receive any correspondence specifically expressing any concerns with the draft environmental document.



## **D. CONFORMANCE WITH CITY POLICY**

### **General Plan**

The General Plan land-use designation for subject site is General Commercial (GC) which allows for a variety of commercial, retail and service type uses along the South Escondido Boulevard and Centre City Parkway Corridor. The site also is located within the General Plan Centre City Parkway/Brotherton Road Target Area (page II-70). Mixed-use residential development with a commercial component is allowed within the Target Area with a minimum density of 30 dwelling units per acre in conformance with Smart Growth Principles. Guiding principles for the target area include updating the existing Neighborhood Plan to include the formulation of new criteria for considering exclusively residential development. That process is now underway as part of the on-going update to the South Escondido Boulevard Neighborhood Plan.

The site also is located within the South Escondido Boulevard Neighborhood Plan Area "B" that was established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development up to 24 du/ac in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development. Because the South Escondido Boulevard Neighborhood Plan has not yet been updated to correspond to the new General Plan language for the Target Area, the project includes a proposed amendment to the Neighborhood Plan to allow for an exclusively residential project in conformance with the General Plan. This type of amendment has been approved twice before as noted in Paragraph 6 (c and d) (page 6) of the South Escondido Boulevard Neighborhood Plan, that allowed for exclusively residential developments in the commercial zone. The proposed project includes the following amendment to the neighborhood plan to include paragraph 6(f) for the project site as follows:

### ***Section 6. Uses and Structures. (f)***

***Residential development without a commercial component may be permitted on the 4.9-acre project site located on the southwestern corner of Brotherton Road and S. Centre City Parkway, (APNs 238-130-11, -26, -27, -35 and -36), and shall be processed in accordance with the planned development process specified in Article 19 of the Escondido Zoning Code. The density of any project shall be a maximum of 24 dwelling units per acre and the maximum height shall be three stories.***

The proposed project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. Revitalization and redevelopment are overall objectives for the City of Escondido within the South Escondido Boulevard area.

### **Whether an Exclusively Residential Project is Appropriate for the Subject Site**

The General Plan vision for the corridor anticipates that commercial and mixed-use type development should be located towards major intersections and within specific commercial nodes. Two exclusively residential projects previously have been approved within this Target Area, including 22 affordable units at the former Penny Lodge along Brotherton Road to the east, and the 76-unit, three-story condo project (Haven 76) Lyon Living-Homes currently is constructing adjacent to the Elk's Lodge. Those projects were approved through the Planned Development process that also included an amendment to the South Escondido Boulevard Neighborhood Plan. Although the proposed Del Prado project is located at a significant intersection, staff believes this specific corner is not conducive to a mixed-use or exclusive commercial development with higher traffic generation due to the proximity to single-family residential development and the overall configuration and operational characteristics at the intersection. Staff believes an exclusively residential project with the lower density of 24 du/ac in conformance with the South Escondido Boulevard Neighborhood Plan density provisions provides an appropriate transition between the mix of lower density residential development on the west and commercial to the north, south and east. The lower density also allows for a project design that can incorporate increased setbacks, lower overall building height and greater separation between buildings, additional on-site open space and available parking than a higher density residential or mixed-use development would be able to provide. In addition, based on previous challenges encountered by mixed-use projects along the Corridor in attracting and/or retaining commercial-service-office type uses, staff believes that an exclusively residential development

on this site would provide an additional helpful catalyst for future residential development along the corridor and would continue to strengthen the customer base for more appropriate and viable commercial and mixed-use development at key intersections and node areas.

## **E. PROJECT ANALYSIS**

### **Conformance with South Escondido Boulevard Design Guidelines and the Requirements for a Proposed PD-R Zone.**

The project is subject to the property development standards and design guidelines contained in the South Escondido Boulevard Neighborhood Plan (SEB). The SEB Design Guidelines states that building height, bulk and design should be sensitive to existing residential developments through the use of stepping back of upper stories, enhanced architectural features, and landscaping; and limit structures to three stories in height. Additional landscaping and setbacks adjacent to the residential zones should be utilized to achieve appropriate transition between zones. Although the three-story buildings generally would be larger and taller than adjacent buildings, the overall neighborhood compatibility has been mitigated through the quality of the site plan and architectural design and materials to reflect the surrounding residential character; varied wall planes, roof lines and balconies; accent features and exterior color palate. Mass and scale also has been address by situating the units within 27 smaller buildings with the number of units within each building ranging from three to five. This design provides more building depth and options how the structures orient towards adjacent properties and views. The proposed buildings located along the western boundary would be situated approximately two feet to nine feet lower than the adjacent single-family residential properties, which would further screen the lower portions of the building/units. A six-foot-high perimeter fence would be provided along the western property boundary to further screen and buffer adjacent residential activities.

### **Setbacks**

The site currently is zoned General Commercial which has limited or no minimum setback requirements for new construction. The proposed zone change would change the zoning to Planned Development-Residential which similarly has no minimum standard for setbacks. Planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community. The proposed development proposes a variety of setbacks on all four sides of the two project components to correspond to the variety of adjacent land uses. The project utilizes the more restrictive R-4 (multi-family residential) standards adjacent to the single-family residential development on the west to provide greater separation and landscaping between residential properties. Proposed setbacks along Centre City Parkway vary from 12 feet to 23 feet based on building placement/orientation, and greater setbacks for various building components are provided based on the wall plane variations in the front and side elevations of buildings. Front setbacks along Brotherton Road vary from 4 feet to 15 feet with a minimum landscape width of 8 feet to the public sidewalk. Both project frontages allow for a suitable amount of landscaping between the buildings and the back of the public sidewalk. The building complex nearest to the adjacent residential development on the west is setback a minimum of 15 feet from Brotherton Road to be consistent with the R-1 zoning code setbacks for the single-family residential homes along Brotherton Road.

### **Open Space**

There are no specific open space requirements for residential developments within the General Commercial zone or the South Escondido Boulevard Area Plan. The R-4 zone typically has been used as a benchmark for similar type projects and requires a minimum of 200 SF per bedroom plus an additional 200 SF for each sleeping unit above one. The open space requirements for mixed-use and exclusively residential projects within the Downtown Revitalization Area Specific Plan is 90 SF per unit. Existing projects along the corridor have provided a ratio between these two standards on a case-by-case basis through the Planned Development process, which allows for such flexibility. The R-4 standard would require a minimum of 58,600 SF for the project and 67,766 SF would be provided, which exceeds the R-4 requirement. Proposed open space consists of a combination of active and passive recreation spaces and landscape planter areas, along with private balconies and recessed building/unit front entry features. Decorative public spaces also are provided along the Centre City Parkway frontage. A pool and pool house would be located on the Del Prado North site. A pedestrian walkway is proposed between the northern and southern components of the project across the SDG&E panhandle easement to allow for a more convenient access and additional visible tie between north and south.

**Parking**

Parking for the project is based on the amount of units and also the number of bedrooms, which would require a minimum of 242 on-site parking spaces. The project would provide a total of 252 on-site parking spaces (226 resident and 26 guest) that includes an attached two-car private garage for each townhome unit and open parking spaces situated throughout the project. The individual garage areas provide access into the residences and also provide additional storage space for each of the units as required by the City's Condominium requirements. The code requires parking for guests at a ratio of one parking space per four units and 28 guest parking spaces would be required for the 113-unit project. Although the project provides 26 open guest spaces on site, the overall number of parking spaces exceeds the minimum code requirements. In addition, on-street parking along both project frontages would be allowed, which would provide up to 35 additional spaces (13 along Brotherton Rd. and 22 along CCP). The zoning code allows for on-street spaces along a project's frontage on non-circulation element streets to be counted towards providing guest spaces. Therefore, staff believes the project would provide more than adequate parking for the type of residential development proposed in accordance with the City's parking requirements, and would not create any adverse parking impacts throughout the surrounding neighborhood.

## SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

### A. PHYSICAL CHARACTERISTICS

The project site consists of two rectangular, vacant lots separated by an SDG&E panhandle and paved access easement. Existing vegetation on the highly disturbed site is non-native and includes weedy grasses and forbs, shrubs, and trees such as mature eucalyptus and palms. Existing on-site development includes a single-family home located on the northwest corner of the north lot that was recently removed. A concrete pad and parking lot remains in place on the northern lot from a former restaurant (originally Cask n' and Cleaver and then Woody's). The topography of the site is relatively flat, with the entire site having less than a 10-percent slope. Existing elevations range from approximately 625 feet AMSL near the western site boundary of the site, to approximately 610 feet AMSL along the eastern site boundary where it slopes down towards S. Centre City Parkway. Brotherton Road meets Centre City Parkway at a non-signalized intersection to the northeast of the site. Access to Centre City Parkway from Brotherton Road is restricted to right-turn only and controlled with stop signs. The Centre City Parkway/Citracado Parkway intersection to the south is signalized. Access to the site is provided from Brotherton Road and S. Centre City Parkway. S. Centre City Parkway is a single-loaded two-lane local collector frontage road running parallel to and immediately west of Centre City Parkway. Centre City Parkway is designated as a Major Road and is constructed in the site vicinity as a divided roadway with two travel lanes in each direction. Brotherton Road is an unclassified street that lacks some improvements on the southern side of the street where it fronts the project site.

### B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:** 4.9 acre total site (5 parcels).  
Del Prado North – 3.47 acre and Del Prado South – 1.44 acres
  
2. **Proposed Lots:** 2 Lots (air-space townhome/condominium type units, Del Prado North and South Tentative Subdivision Maps)
  
3. **Number of Units:** 113 total units
  
4. **Density:** 23 du/ac overall project density (113 units / 4.9 ac)  
  
North: 23.3 du/ac (81 units / 3.47 ac)  
South: 22.2 du/ac (32 units / 1.44 ac)
  
5. **Building Data:**  

<b>No. of Bldgs.:</b>	27 residential bldgs. (6 different building configurations with 3, 4 and 5 unit building types) 1 pool/equipment building with restrooms and outdoor shower
<b>Del Prado North:</b>	21 buildings – 81 units
<b>Del Prado South:</b>	6 buildings – 32 units
<b>Height:</b>	3 stories with pitched roofs up to approx. 36' in height to the ridgeline

Unit Mix:	<u>Plan</u>	<u>#Bed/Bath</u>	<u># Units</u>	<u>Total SF</u>	<u>Condo Ord.</u>
	1	2 BD/2.5BA	20	1,109 SF/38 SF balcony	800 SF min.
	2	2 BD/2.5 BA	26	1,183 SF/52 SF balcony	800 SF min.
	3	3 BD/3.5 BA	38	1,378 SF 64 SF balcony	1,000 SF min.
	4	3 BD/2.5 BA	29	1,584 SF/41 SF balcony	1,000 SF min.
  
6. **Material/Colors:** Stucco exterior walls (off-white, cream, and light-medium tan)  
Wooden fascia and window trim (dark browns)  
Various window treatments-shutters and wooden surrounds, window pot shelves, metal awnings over select windows and doors, metal balcony railings, gable accents.  
Concrete tile roof (tan-orange blend)

**7. Setbacks:**

Planned Development zoning establishes its own zoning standards, including setbacks and is not subject to the underlying zoning requirements. Although the parcels are zoned General Commercial, the multi-family residential (R-4) setbacks are listed for reference purposes.

	<u>Proposed</u>	<u>R-4 Requirement for Comparison</u>
<b>Del Prado North</b>		
Front (CCP)	Ranges from 12' to 23'	15' min.
Rear/Western P/L	Ranges from 16' to 21'	15' min. for three story building
Street Side (Brotherton)	Ranges from 4' to 15' (13' from face of curb and 8' from back of sidewalk)	10' min. in R-4 and 5' min. for CG zone <i>(Note: Brotherton Road is wider than standard non-classified street 60' vs. 56' R-O-W)</i>
Side/Southern P/L	Ranges from 17' to 18'	15' min. for three-story building
<b>Del Prado South</b>		
Front (CCP)	21' to building	
Rear/Western P/L	5' to buildings (proposed buildings adjacent to SDG&E) facility separated by an additional 15' landscape off-site landscape area between Del Prado South P/L and SDG&E block wall. Landscape area maintained by SDG&E.	
Side/North & South P/L	Approx. 30' from northern P/L and 42' from southern P/L to buildings	

**8. Parking:**

<u>Proposed</u>	<u>Required</u>
252 on-site	242

Garages: 226 covered provided in 113 two-car garages  
 Open: 26 open spaces (15 open north and 11 open south)

Required: 242 total based on number of bedrooms and guest spaces  
 2 bed – 1.75 spaces x 46 units = 80  
3 bed – 2 spaces x 67 units = 134  
 214 resident spaces

28 guest spaces for 113 units at 1:4 ratio  
 Note: On-street spaces may be counted towards providing guest spaces on non-circulation elements streets. Brotherton road would provide up to 13 on-street spaces along the project frontage.

Street Parking: Up to 35 on-street parking spaces would be available along the project frontages (13 along Brotherton Rd. and 22 along Centre City Parkway). The final number for spaces will be contingent on the final improvement and striping design.

**9. Open Space:**

<u>Provided</u>	<u>Required</u>
62,024 SF common area	R-4 multi-family req. used for comparison
<u>5,742 SF private area</u>	200 SF per each unit plus 200 SF each bedroom over 1
67,766 SF Total Provided	
	81 units x 200 SF = 22,600 SF
	<u>180 beds over 1 x 200 SF = 36,000 SF</u>
	Total Required 58,600 SF

**10. Landscaping:**

New ornamental landscaping to be provided around the project perimeter and throughout the project. Enhanced pedestrian concrete paving to be provided within selected areas throughout project. Ground mounted mechanical units visible from the public way would be screened by a low height wood/vinyl fence to match building trim elements.

- 11. Walls/Fencing:** New 6-foot-high vinyl fencing to be installed along western boundary of Del Prado North. Existing masonry wall along eastern boundary to remain adjacent to SDG&E facility. Existing masonry wall along southern boundary of Del Prado South to remain. A decorative open fencing around pool area. Low 30"-foot-high decorative wall with pilasters (stucco finish) around select units fronting Brotherton Rd.
- 12. Signage:** Del Prado North - low height curved wall (42" high seat wall with decorative pilasters, with decorative iron arch/sign feature up to approx. 10.5' overall height on top situated at the intersection). Del Prado South – Low height wall sign (3.5 feet in height at the driveway entrance). A separate sign permit would be required for any project identification in conformance with the City's Sign Ordinance. Any additional wall signage not approved as part of this Planned Development would be subject to the City's Sign Ordinance for multi-family residential projects. The final design, height and placement to ensure sight distance at the intersection and driveway entrance.
- 13. Trash:** Individual trash bins will be provided for each unit and stored within the garages within a nook area.
- 14. Grading:** On-site grading would be relatively minimal to include a combination of cut and fill with a retaining wall up to approximately 3' to 7' in height proposed towards the northwestern area of Del Prado North. Landscaped slopes up to 8 feet in height and retaining walls up to 6 feet in height are proposed along Centre City Parkway frontage. The project anticipated import of approx. 1,988 cubic yards on the southern site and export of approx. 3,964 cubic yards on the northern site. The Del Prado North buildings along the western boundary (adjacent to existing single-family development) will be situated at a lower elevation (ranging from approx. 2' to 9' lower).

## **EXHIBIT "A"**

### **FINDINGS OF FACT/FACTORS TO BE CONSIDERED SUB15-0022 and -23, PHG15-0031, AZ15-0002, ENV15-0011**

#### Master and Precise Development Plan

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service uses along the South Escondido Boulevard Corridor Area 'B.' The site also is located within the South Escondido Boulevard Neighborhood Plan, which is an overlay zone established for the South Escondido Corridor and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a maximum density of 24 dwelling units per acre. The proposed overall density of the project would be approximately 23 du/ac (113 residential units/4.9 acres) and would be in conformance with the density requirements of the South Escondido Boulevard Neighborhood Plan of 24 du/ac. The General Plan allows for both mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Mixed-Use development within the Target Area is required to provide a minimum density of 30 dwelling units per acre. While a density standard has not been adopted in the General Plan for exclusively residential development, it is expected the forthcoming update to the South Escondido Boulevard Neighborhood now underway will establish a lower density for exclusively residential development consistent with the current density provisions of the South Escondido Boulevard Neighborhood Plan.
2. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site.
3. The design and improvement of the proposed planned development and subdivision is consistent with the General Plan and the South Escondido Boulevard Neighborhood Plan as noted above and detailed in the staff report. The proposed multi-family type development is permitted in the Centre City Parkway/Brotherton Road Target Area and the development is consistent with the development standards established for the South Escondido Boulevard Neighborhood Plan, except where noted and analyzed in this staff report.
4. The approval of the proposed Master and Precise Development Plan would be based on sound principles of land use and is well-integrated with the surrounding properties because adequate parking, access, on-site circulation, utilities, as well as appropriate setbacks from adjacent residential and commercial land-uses, and perimeter landscaping would be provided (as detailed in the staff report and Final Mitigated Negative Declaration). The residential project also would not be out of character for the area which contains other multi-story residential developments. The design of the project would be in conformance with the South Escondido Design Guidelines because the project would provide residential units with varying number of rooms and sizes to accommodate a wide range of needs (with ownership opportunities). The project includes a variety of amenities such as individual balconies for selected units, enhanced walkways and paving, and active and passive recreation/landscape features. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
5. The proposed Master and Precise Development Plan would not cause deterioration of bordering land uses and the site is physically suitable for the proposed development because the subject parcels are relatively flat and extensive grading is not proposed. The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. The design of the project would be compatible with the variety of residential and commercial development surrounding the site and located along the commercial corridor. The Engineering Department indicated the project is not anticipated to have any significant individual or

cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is located along a commercial corridor and not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features.

6. The overall design of the proposed planned development would produce an attractive residential development because the project contains a mix of townhome/condominium type units (with ownership opportunities) and landscape amenities that provide an appropriate transition between the adjacent residential and commercial land uses. The project is located in close proximity to other amenities such as public transit, parks and shopping. Although the buildings would be larger and taller than adjacent one- and two-story residential structures, the overall mass and height of the three-story units and compatibility with the surrounding neighborhood has been addressed through the use of multiple smaller building groups rather than fewer but larger buildings; architectural style and building materials similar to adjacent single- and multi-family development; varied building setbacks around the perimeter of the site and larger setbacks adjacent to residential uses; varied wall planes and roof lines; and perimeter fencing/walls and landscaping to provide the appropriate transition between the adjacent land uses.
7. The uses proposed have a beneficial effect not obtainable under existing zoning regulations because the project proposes an exclusively residential development within the South Escondido Boulevard Neighborhood Plan that would be more compatible with the surrounding neighborhood than a typical commercial project or higher density mixed-use development. The project must be processed through the Planned Development process in accordance with the South Escondido Boulevard Neighborhood Plan (Ord. 92-01 and planned developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community. The proposed development proposes a variety of setbacks on all four sides of the two project components to correspond to the variety of adjacent land uses. The project would provide single-family ownership opportunities integrated into a comprehensive and self contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
8. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in ENV15-0011) are that the Initial Study identified effects related to biological resources, geology/soils, noise, cultural and tribal cultural resources that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.

#### Tentative Subdivision Maps (North and South)

1. The General Plan land-use designation for subject site is General Commercial (GC), which allows for a variety of commercial, retail and service uses along the South Escondido Boulevard Corridor Area 'B.' The site also is located within the South Escondido Boulevard Neighborhood Plan which is an overlay zone established for the South Escondido Corridor, and the proposed development is subject to the provisions of the overlay zone. The South Escondido Boulevard Neighborhood Plan allows for residential development in conjunction with a commercial component (mixed-use) subject to the approval of a Planned Development with a maximum density of 24 dwelling units per acre. The proposed overall density of the project would be approximately 23 du/ac (113 residential units/4.9 acres) and would be in conformance with the density requirements of the General Plan and South Escondido Boulevard Neighborhood Plan of 24 du/ac. The City General Plan allows for both mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). Mixed-Use development within the Target Area is required to provide a minimum density of 30 dwelling units per acre. While a density standard has not been adopted in the General Plan for exclusively residential development, it is expected the forthcoming update to the South Escondido Boulevard Neighborhood now underway will establish a lower density for exclusively residential development consistent with the current density provisions of the South Escondido Boulevard Neighborhood Plan.



2. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge, and the site does not contain any significant topographical features. The proposed grading design would not result in any manufactured slopes or pad that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views, as discussed in the staff report and environmental document (ENV15-0011 2005-02). Perimeter landscaping, and fencing/walls would provide a buffer between the project site and adjacent uses.
3. The site is suitable for this residential type of development and density because the General Plan and South Escondido Boulevard Neighborhood Plan already allows for multi-story high density residential development. The site is relatively flat and extensive grading is not proposed. The design of the project would be compatible with the variety of residential and commercial zoning and development surrounding the site. The proposed project also would not result in a significant impact to biological or cultural resources because appropriate mitigation measures have been applied to reduce potential impacts to less than a significant level. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections. Appropriate noise attenuation would be provided to the new units and open space areas.
4. The project would be compatible with the surrounding uses because the subject site is adjacent to a variety of commercial and residential developments of varying density and design. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections. Appropriate noise attenuation would be provided for the new units.
5. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage and avoidably injure fish or wildlife or their habitat since appropriate mitigation measures have been applied to reduce potential impacts to less than a significant level.
6. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map because any existing easements and improvements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
7. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in ENV15-0011) are that the Initial Study identified effects related to biological resources, geology/soils, noise, cultural and tribal cultural resources that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures provide mitigation to a point where potential impacts are reduced to less than a significant level. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.
8. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provides opportunities for passive/solar heating. Landscaping would provide passive cooling opportunities via shading of each unit.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will have been obtained prior to the recordation of the map.
10. The proposed map will not conflict with regional or local housing needs since all lots maintain all development standards of the applicable zone and observe the density of the General Plan and area plans.
11. The proposed map meets all of the requirements or conditions imposed by the Map Act and the Escondido Zoning Code, as detailed in the staff reports, the Escondido General Plan and above findings.

### Neighborhood Plan Code Amendment and Zone Change

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change from CG (General Commercial) to PD-R (Planned Development-Residential) because the General Plan allows for mixed-use and exclusively residential development within a target area of the South Escondido Boulevard Neighborhood Plan known as the "Centre City Parkway/Brotherton Road Target Area" (page II-70). While mixed-use residential development within the Target Area is required to provide a minimum density of 30 dwelling units per acre, the project provides an overall density of 23 dwelling units per acre and there is no minimum density requirement for exclusively residential development. The proposed project would provide an appropriate transition from the lower density single-family residential development on the west, multi-family development on the southwest and adjacent commercial development to the north, south and east across Centre City Parkway. Adequate public services and access can be provided to the site. The project would not result in any significant impacts to the environment, as demonstrated in Final Mitigated Negative Declaration (MND).
2. The property involved is suitable for the uses permitted by the proposed PD-R zone because the General Plan and Neighborhood Plan for the parcels currently allow for multi-story residential development. The General Plan allows for exclusively residential development within the South Escondido Boulevard corridor subject to the Planned Development Zone. The project has been designed to be compatible with the mix of surrounding commercial and residential development through the use of appropriate grading, building design and orientation, setbacks, walls/fencing and perimeter landscaping.
3. The uses permitted by the proposed PD-R-zone would not be detrimental to surrounding properties because a mix of commercial and residential uses surround the project site and the proposed the PD-R 24 zone and amendment to the South Escondido Boulevard Neighborhood Plan to allow for an exclusively residential project would be in conformance with the Escondido General Plan. The scale of the project would be in substantial conformance with the general pattern of commercial and residential development within the area. The proposed change of zone would not result in a significant impact to the environment, nor impact existing services or degrade levels of-service to adjacent streets, as detailed in the staff report and environmental analysis.
4. The proposed zone change would not conflict with any specific plans for the area because the project would be in conformance with and Escondido General Plan which allows for exclusively residential development. The proposed amendment to the South Escondido Boulevard Neighborhood Plan is necessary to implement to provisions of the Escondido General Plan, as indicated in the staff report and above. The Planned Residential Development zoning designation is necessary to implement the project in conformance with the General Plan and South Escondido Boulevard requirements.

## **EXHIBIT "B"**

### **CONDITIONS OF APPROVAL**

Del Prado North and South  
SUB15-0022 and SUB15-0023, PHG15-0031

#### General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. Access for use of heavy fire fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. 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.
5. All requirements of the Public 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
6. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development.
7. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dBA or less. An Acoustical Analysis (Interior Noise Assessment) shall be submitted with the building plans for the project. Any measures recommended in the study shall be incorporated into the building plans with appropriate notes/specifications.
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75) and be consistent with the lighting design for the shopping center. A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division.
9. Three (3) copies of the tentative map, reflecting any modifications and any required changes shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
10. Any parcels not associated with this Tentative Map shall be labeled "Not a Part."
11. Copies of the CC&Rs shall be submitted to the Engineering Division and Planning Division for review and approval prior to Final Map and grading plans for the project. The CC&Rs shall detail the responsibility for the maintenance of any parkway landscaping, landscape easements, exterior walls/fencing, slopes/landscaping, utility easements, driveways, roads, parking areas, structures, and any common drainage facilities. The CC&Rs also shall contain a provision indicating the

garages shall be maintained to accommodate up to two vehicle. Any storage shall not restrict the parking of vehicles within the garage. A homeowners' association shall be established in accordance with Department of Real Estate requirements.

12. Prior to the Final Map approval and issuance of grading permits, a parking management plan shall be included with the CC&Rs which details any assigned spaces, on-site vehicular maintenance and guest parking.
13. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division. Any major modifications to the exterior architectural building elements or lessening of the quality of the exterior design shall require approval by the Director of Community Development, and or the Planning Commission as may be recommended by the Director.
14. A separate sign permit would be required for any project identification in conformance with the City's Sign Ordinance. Any additional signage not included as part of this Planned Development would be subject to the City's Sign Ordinance for multi-family residential projects. The final location and design/height of the monument signs shall ensure appropriate sight distance is maintained at intersections and driveways, and signs are placed outside of the right-of-way, to the satisfaction of the Engineering Division.
15. Any rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment. Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible. Appropriate decorative screening shall be placed around the ground-mounted units where visible from the exterior of the project.
16. A minimum of 252 on-site spaces shall be provided and maintained in conjunction with this development, as indicated in the Details of Request and site plan. The spaces shall be striped in accordance with the Zoning Code. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. On-street parking spaces along Brotherton Road may be counted towards meeting the guest spaces for the project, to the satisfaction of the Director of Community Development.
17. All project generated noise shall conform with the City's Noise Ordinance (Ordinance 90-08).
18. Any decorative pavement, driveways and sidewalks shall be indicated on the grading, building and landscape plans, including appropriate notes regarding type and color of materials.
19. Balconies, patios and courtyards shall be kept in a neat and orderly manner. Items stored on balconies should be kept out of view or properly screened. Items shall not be hung over, across or on balconies or patios (such a towels, clothing, etc.). This condition shall be included in the CC&Rs.
20. All new utilities shall be underground.

21. Appropriate backup/kicker areas shall be provided at the terminus of drive isles. These area shall be identified on the grading and site plans.
22. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, 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 certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.
23. The project shall be in compliance with all of the following mitigation measures, as well as the Air Quality, Geology/Soils, Greenhouse Gas, and Hazards and Hazardous Materials Design Measures identified in the Final MND:

#### **BIO-1 Avoidance of Nesting Raptors.**

To prevent impacts to nesting raptors protected under the federal MBTA and CFG Code, the City shall enforce the following: 1. If construction occurs during the raptor nesting season (January 15 through July 31), and where any mature tree or structure capable of supporting a raptor nest occurs within 500 feet of proposed project construction activities, the project applicant shall retain a qualified biologist to conduct a pre-construction survey for nesting raptors prior to clearing, grading and/or construction activities. The survey shall be conducted within 72 hours prior to the start of construction. The project applicant shall not be responsible for physically surveying off-site habitat where access is not permitted; the qualified biologist shall visually inspect these off-site areas with the aid of binoculars or a spotting scope.

#### **BIO 2.**

If any nesting raptors are present on or within 500 feet of the proposed project construction area, the project applicant shall retain a qualified biologist to flag and demarcate the location of all nesting raptors and monitor construction activities. Active nests within off-site areas where access is not permitted shall not be flagged or demarcated. Temporary avoidance of active raptor nests, including the enforcement of an avoidance buffer of 500 feet, shall be required until the qualified biologist has verified that the young have fledged or the nest has otherwise become inactive. The avoidance buffer may be reduced at the discretion of the qualified biologist and with written consent from the USFWS and CDFW. If the qualified biologist determines that a narrower buffer is warranted, the qualified biologist shall provide USFWS and CDFW with a written explanation as to why. Based on the submitted explanation, USFWS and CDFW would determine whether to allow the narrower buffer. Avoidance buffers for active nests within off-site areas where existing developments already occur shall not be required.

#### **CUL-1**

The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and

religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

**CUL-2**

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

**CUL-3**

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

**CUL-4**

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

**CUL-5**

In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

**CUL-6**

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

**CUL-7**

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

construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

#### **CUL-8**

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

#### **CUL-9**

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

#### **CUL-10**

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

#### **GEO-1**

Implementation of Geotechnical Recommendations. The site-specific Geotechnical Investigation includes a number of general and specific recommendations that shall be implemented in the design and construction of the proposed project to minimize (a) the potential for exposure to soils with corrosive properties and associated potential for deterioration and eventual failure of underground concrete and metal structures, and (b) the potential concern associated with expansive soils on site, as summarized herein. Corrosion recommendations that shall be implemented include, but are not limited to: (1) further testing by a firm that specializes in corrosion engineering to determine next steps associated with corrosive soils, if any. Expansive soils recommendations that shall be implemented include, but are not limited to: (1) removal of

unsuitable materials during site preparation and grading; (2) confirmation that fill material exhibits “very low” or “low” expansion potential (per CBC standards); and (3) testing of proposed fill materials for suitability (including expansion potential). Finally, site grading plans shall be reviewed by a qualified geotechnical consultant prior to final design submittal to determine if additional analysis and recommendations beyond those summarized above (and listed in full in the Geotechnical Investigation) are required. Any and all geotechnical recommendations shall be fully implemented in accordance with applicable industry/regulatory standards (e.g., the CBC requirements).

#### **NOI-1**

**Interior Noise Attenuation.** Interior noise levels for the proposed residences shall not exceed 45 CNEL. Once specific building plan information is available, additional exterior-to-interior noise analysis shall be conducted for the proposed residences that face Brotherton Road or S. Centre City Parkway where exterior noise levels are expected to exceed 60 CNEL to demonstrate that interior levels do not exceed 45 CNEL. The information in the analysis shall include wall heights and lengths, room volumes, window and door tables typical for a building plan, as well as information on any other openings in the building shell. The analysis shall also assume a “windows-closed” condition and that vehicles on Centre City Parkway are traveling at 50 mph. With this specific building plan information, the analysis shall determine the predicted interior noise levels at the planned on-site buildings. If predicted noise levels are found to be in excess of 45 CNEL, the report shall identify architectural materials or techniques that could be included to reduce noise levels to 45 CNEL in habitable rooms. Standard measures such as glazing with Sound Transmission Control (STC) ratings from a STC 22 to STC 60, as well as walls with appropriate STC ratings (34 to 60), should be considered. Appropriate means of air circulation and provision of fresh air would be provided to allow windows to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code).

#### **NOI-2**

**Vibration Attenuation.** The construction contractor shall not operate a vibratory roller, or equipment with the potential to result in an equivalent level of vibration, that results in a level that exceeds 80 VdB at off-site residences or 83 VdB at the off-site KinderCare childcare center. Operation of a vibratory roller or equivalent shall be avoided within 75 feet of any off-site residence or 60 feet of the off-site childcare center.

### **Landscaping**

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Final Map and Grading Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized evergreen trees, to the satisfaction of the Planning Division. Root barriers shall be provided in accordance with the Landscape Ordinance.
3. The landscape design for the storm water basins shall be a visual amenity for the project to include an appropriate variety of plants and features. The larger storm water feature located on Del Prado North shall include accent trees along the slope areas if the placement would not conflict with the storm water design/function. The two larger storm water features on Del Prado



South shall incorporate trees into the design where the placement does not conflict with any public utility easements/improvements.

4. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
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 Division and City Engineer.
6. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
7. 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.

**ENGINEERING CONDITIONS OF APPROVAL  
SUB 15-0022, Del Prado North**

**GENERAL**

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement Plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee and warrantee bonds for all public improvements and a grading bond for all grading, landscaping and private improvements (not including the buildings) prior to approval of the Grading/Private Improvement Plan, Final Map, and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.
2. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.
3. No construction permits will be issued prior to recordation of Final Map, unless Final Map review has been completed, Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
4. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
6. The project owner shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be certified by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

**STREET IMPROVEMENTS AND TRAFFIC**

1. Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Director of Community Development, and shall be shown on the Grading/Private Improvement Plans.

- The project owner shall construct public and private street improvements for the following streets:

<u>STREET</u>	<u>CLASSIFICATION</u>
S. Centre City Parkway	Local Collector
Brotherton Road	Unclassified Local Collector

- The project owner shall be responsible for construction of frontage improvements along Brotherton Road to Local Collector Street standards with modified curb returns and signing and striping as indicated on the project Tentative Map and to the satisfaction of the City Engineer. Required improvements shall include upgrading or remove and reconstruction of existing roadway section to Local Collector standards.
- The project owner shall be responsible for construction of frontage improvements along S. Centre City Parkway to Local Collector Street standards to provide for minimum 36 feet of roadway width (width could be reduced to 32 feet where existing power poles are in conflict with improvements). A curb shall be installed along the easterly edge of the roadway. Required improvements shall include upgrading or remove and reconstruction of existing roadway section to Local Collector standards. The project owner is required to stabilize all disturbed areas along the easterly side of S. Centre City Parkway to the requirements of the City Engineer.
- The project owner shall be required to modify the existing intersections of Brotherton Road with Centre City Parkway and S. Center City Parkway with signing, striping and southwest corner surface improvements in accordance with the project Tentative Map and to the requirements of the City Engineer.
- City standard Street Lights shall be installed at project entrance, intersection of Brotherton Road with S. Centre City Parkway and along project frontages in accordance with the City Design Standards.
- The project owner's engineer shall prepare and submit for approval by the City Engineer a complete final signing and striping plan for intersections of Brotherton Road with Centre City Parkway and S. Centre City Parkway and along project's frontages on Brotherton Road and S. Centre City Parkway. Signing and striping design shall include a stop control for the east bound traffic on Brotherton Road at S. Centre City Parkway. The developer will be responsible for removal of all existing signing and striping, pavement rehabilitation to allow for new signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.
- All onsite streets are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. A Homeowners Association will be responsible for the maintenance of all onsite streets.
- The project owner shall be required to design an onsite signing and striping plan that includes signage and striping at the project access on Brotherton Road.
- The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and

the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

## **GRADING**

1. A site grading and erosion control plan shall be approved by the Engineering Division. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
3. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
4. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. A General Construction Activity 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 (1) or more acres.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. Prior to approval of final plans, the project owner will be required to obtain permission from adjoining property owners for any off-site improvements, grading and slopes necessary to construct the project and/or the required improvements.

## **DRAINAGE**

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements. All onsite cistern or other hydro-modification facilities for treatment facilities shall be located outside public easements.

2. All proposed onsite drainage system, storm water treatment and hydro-modification facilities and their drains shall be maintained by Home Owners' Association. Provisions stating this shall be included in the CC&Rs.
3. All frontages landscaping along Brotherton Road and S. Centre City Parkway shall be maintained by Home Owners Association. Provisions stating this shall be included in the CC&Rs.
4. The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

### **WATER SUPPLY**

1. The project owner is required to design and construct water improvements for the project in accordance with City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
2. All onsite public and private water facilities such as valves, meters, detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and Utilities Engineer.

### **SEWER**

1. The project owner is required to design and construct an onsite/offsite public sewer system to serve the project in accordance with the City of Escondido Design Standards and to the requirements of the Utilities Engineer.
2. All sewer laterals within the project are private and shall be maintained by the home owners association.

### **CC&Rs**

1. Copies of the CC&R's (along with the appropriate review fee) shall be submitted to the Engineering Division and Planning Department for approval prior to approval of the Final Map.
2. The project owner shall make provisions in the CC&Rs for maintenance by the homeowners' association of all, lightings, signing and striping, parkway landscaping and irrigation, walls, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement area and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. CC&Rs shall make provisions for maintenance of frontage landscaping, irrigation, fencing, and retaining walls along project frontages on Brotherton Road and S. Centre City Parkway by the Homeowners' Association.
4. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.

5. The CC&Rs must state that the homeowners association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
6. The CC&Rs must state that (if stamped concrete or pavers are used in the private street) the Homeowners' Association is responsible for replacing the pavers and/or stamped concrete in kind if the City has to trench the street or within public utilities easements for repair or replacement of an existing utilities.

**FINAL MAP - EASEMENTS AND DEDICATIONS**

1. The project owner shall make all necessary dedications for public rights-of-way for public streets or public utilities and emergency access easements for the private streets according to the following street classifications.

<b><u>STREET</u></b>	<b><u>CLASSIFICATION</u></b>
S. Centre City Parkway	Local Collector
Brotherton Road	Unclassified Local Collector

All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.

2. Necessary public utilities easements (for sewer, 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 to the requirements of the Utilities Engineer.
3. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map. Necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map.
5. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

**REPAYMENTS, FEES AND CASH SECURITIES**

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the Final Subdivision Map. All development impact fees are paid at the time of Building Permit.

2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be \$50,000.

### **UTILITY UNDERGROUNDING AND RELOCATION**

1. All existing overhead utilities within the subdivision boundary or along frontage of the fronting streets shall be relocated underground as required by the Subdivision Ordinance. 69 KV lines are exempt from undergrounding, however, all other SDG&E lines and other utility companies lines occupying the same poles will be subject to undergrounding.
2. All new dry utilities to serve the project shall be constructed underground. The project owner shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

**ENGINEERING CONDITIONS OF APPROVAL  
SUB 15-0023, Del Prado South**

**GENERAL**

- 1 Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement Plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide performance, labor and material and guarantee and warrantee bonds for all public improvements and a grading bond for all grading, landscaping and private improvements (not including the buildings) prior to approval of the Grading/Private Improvement Plan, Final Map, and Improvement Plans. All improvements shall be completed prior to issuance of Occupancy Permit.
- 2 As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit and/or Final Subdivision Map.
- 3 No construction permits will be issued prior to recordation of Final Map, unless Final Map review has been completed, Final Plans and Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
- 4 If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
- 5 All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
- 6 The project owner shall submit to the Planning Division 3 copies of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be certified by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check, together with a final Storm Water Quality Management Plan (SWQMP) to the Engineering Department.

**STREET IMPROVEMENTS AND TRAFFIC**

- 1 Public streets improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private Street improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Director of Community Development, and shall be shown on the Grading/Private Improvement Plans.



- 2 The project owner shall construct public and private street improvements for the following streets:

<u>STREET</u>	<u>CLASSIFICATION</u>
S. Centre City Parkway	Local Collector

The project owner shall be responsible for construction of frontage improvements along S. Centre City Parkway to Local Collector Street standards to provide for minimum 36 feet of roadway width (Width could be reduced to 32 where existing power poles are in conflict with improvements). A curb shall be installed along the easterly edge of the roadway. Required improvements shall include upgrading or remove and reconstruction of existing roadway section to Local Collector standards. The project owner is required to stabilize all disturbed areas along easterly side of S. Centre City Parkway to the requirements of City Engineer.

- 3 City standard Street Lights shall be installed at project entrance on S. Centre City Parkway and along the roadways in accordance with the City Design Standards.
- 4 The project owner's engineer shall prepare and submit for approval by the City Engineer a complete final signing and striping plan for Brotherton Road. The project owner will be responsible for refreshing the existing intersection striping at Citracado Parkway and S. Centre City Parkway, if required by the City Engineer based on intersection striping condition prior to project completion. The project owner will be responsible for removal of all existing signing and striping, pavement rehabilitation to allow for new signing and striping and construction of all new signing and striping to the satisfaction of the City Engineer.
- 5 All onsite streets are private and shall be designed and constructed to the requirements of Fire Marshal, Planning Director and City Engineer. A Homeowners Association will be responsible for the maintenance of all onsite streets.
- 6 The project owner shall be required to design an onsite signing and striping plan that includes signage and striping at the project access on S. Centre City Parkway.
- 7 The project owner will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.

### GRADING

- 1 A site grading and erosion control plan shall be approved by the Engineering Division. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
- 2 All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils

Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.

- 3 Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
- 4 The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
- 5 A General Construction Activity 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 (1) or more acres.
- 6 All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
- 7 Prior to approval of final plans, the project owner will be required to obtain permission from adjoining property owners for any off-site improvements, grading and slopes necessary to construct the project and/or the required improvements.

## **DRAINAGE**

- 1 A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements. All onsite cistern or other hydro-modification facilities for treatment facilities shall be located outside public easements.
- 2 All proposed onsite drainage system, storm water treatment and hydro-modification facilities and their drains shall be maintained by homeowners' association. Provisions stating this shall be included in the CC&Rs.
- 3 All frontages landscaping along S. Centre City Parkway and Brotherton Road shall be maintained by homeowners association. Provisions stating this shall be included in the CC&Rs.
- 4 The developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. This Agreement shall be referenced and included in the CC&Rs.

## **WATER SUPPLY**

- 1 The project owner is required to design and construct water improvements for the project in accordance with City Design Standards and Standard Drawings and to the requirements of the Utilities Engineer.
- 2 All onsite public and private water facilities such as valves, meters, detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and Utilities Engineer.

## **SEWER**

- 1 The project owner is required to design and construct an onsite public sewer system in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer. Any changes to the proposed sewer system design due to conflict with other utilities shall, be approved by the Utilities Engineer prior to submittal of final plans for review and approval.
- 2 All sewer laterals within the project are private and shall be maintained by the homeowners association.

## **CC&Rs**

- 1 Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
- 2 The project owner shall make provisions in the CC&Rs for maintenance by the homeowners' association of all, lightings, signing and striping, parkway landscaping and irrigation, storm water treatment basins and facilities, sewer laterals, common open spaces, public utilities easement area and emergency access road and internal streets. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
- 3 CC&Rs shall make provisions for maintenance of frontage landscaping, irrigation, fencing, and retaining walls along project frontage on S. Centre City Parkway by the Homeowners' Association.
- 4 The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
- 5 The CC&Rs must state that the homeowners association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association when repair or replacement of private utilities is done.
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S. Centre City Parkway	Local Collector

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

## Jay Paul

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**From:** John Schuler <jgschuler@gmail.com>  
**Sent:** Saturday, March 05, 2016 4:07 PM  
**To:** Jay Paul  
**Subject:** Del Prado Planned Residential Development, ENV 15-0011

Hi Jay,

I reside at 440 W Citracado Parkway unit 41. My unit is located in the NE corner of the parcel. I am against the Del Prado development for the following reasons.

1. The density is too high. I live in Bernardo Hills condominiums. We have 56 units on approximately 6.5 acres of land. The proposed project has 113 units on just 4.89 acres. In other words, Bernardo Hills density is 8.6 units per acre and this proposed plan is for 23 units per acre. This is way too high. Is this allowed in the planning ordinances or is this Touchstone Communities outfit asking for a waiver?
2. I demand that you redraw the map included in the flyer properly. What is not shown is the access road that runs parallel to the west side of Centre City Parkway. From Brotherton, Del Prado is only accessible by those going southbound on Centre City Parkway. This is no access for those going northbound on Centre City parkway unless they turn in on the access road at West Citracado Parkway. This is going to jam up the traffic in a intersection that wasn't designed to handle this additional traffic flow.
3. People that buy the units are idiots. Most of the units will face either a noisy road or a car wash. Those with a west facing view get to look at a power distribution grid. It sounds like a real nice place to live.

I suggest that reject this plan and ask Touchstone Communities to design a lower profile, less dense development that includes the costs of adding a new set of traffic lights at the Brotherton and Centre City parkway.

Regards,

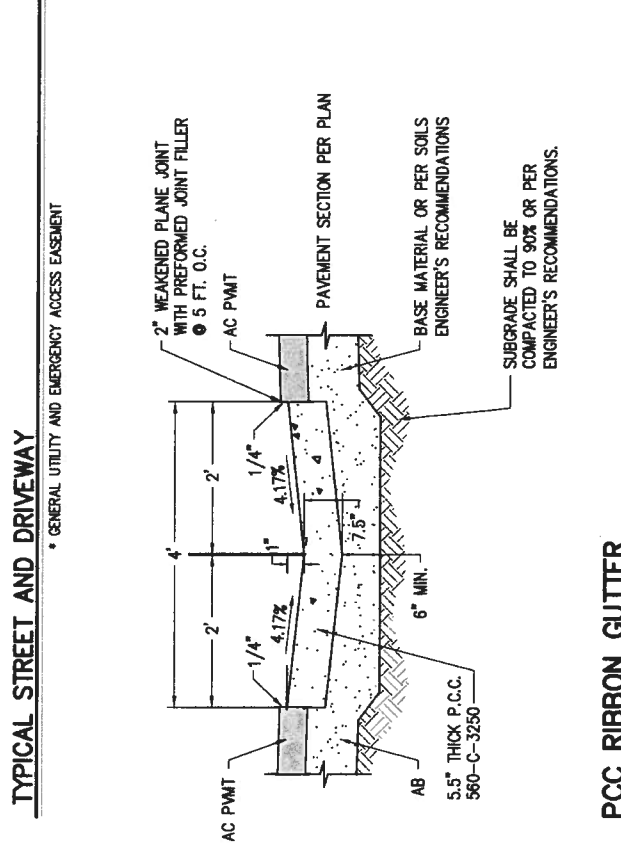
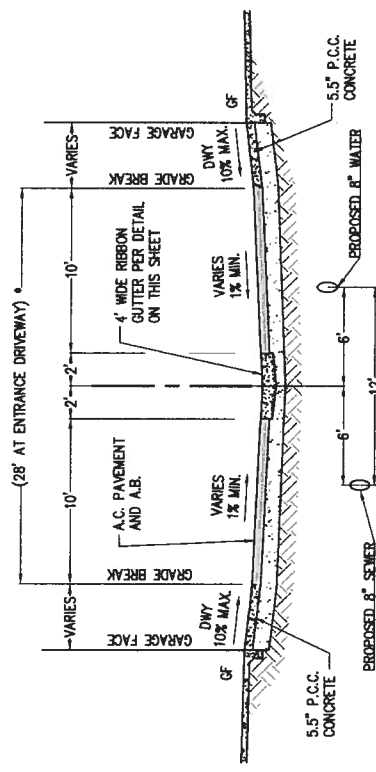
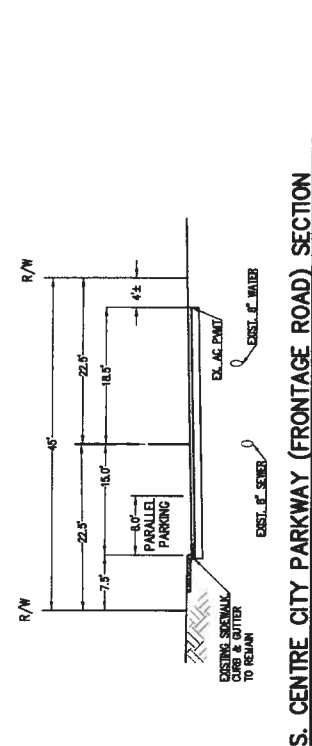
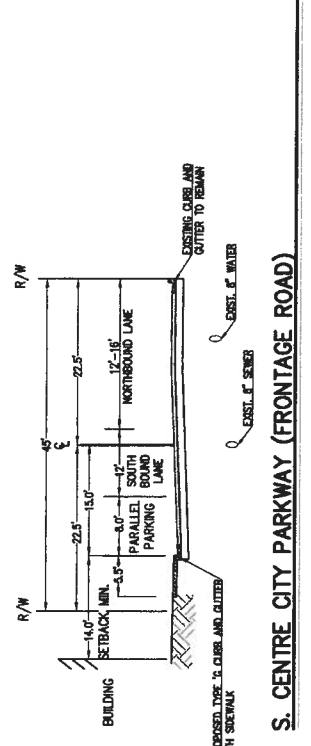
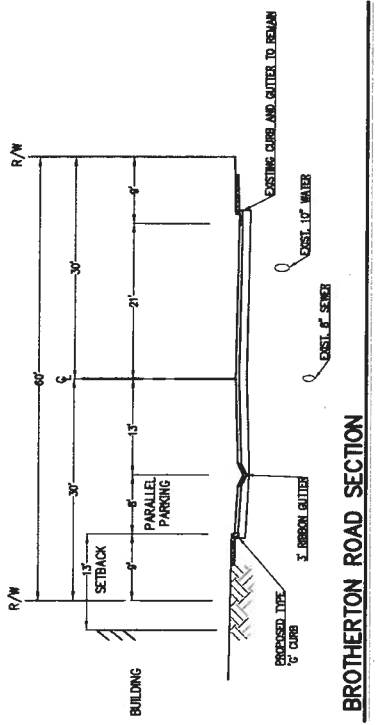
John Schuler  
[jgschuler@gmail.com](mailto:jgschuler@gmail.com)  
760 715 7186

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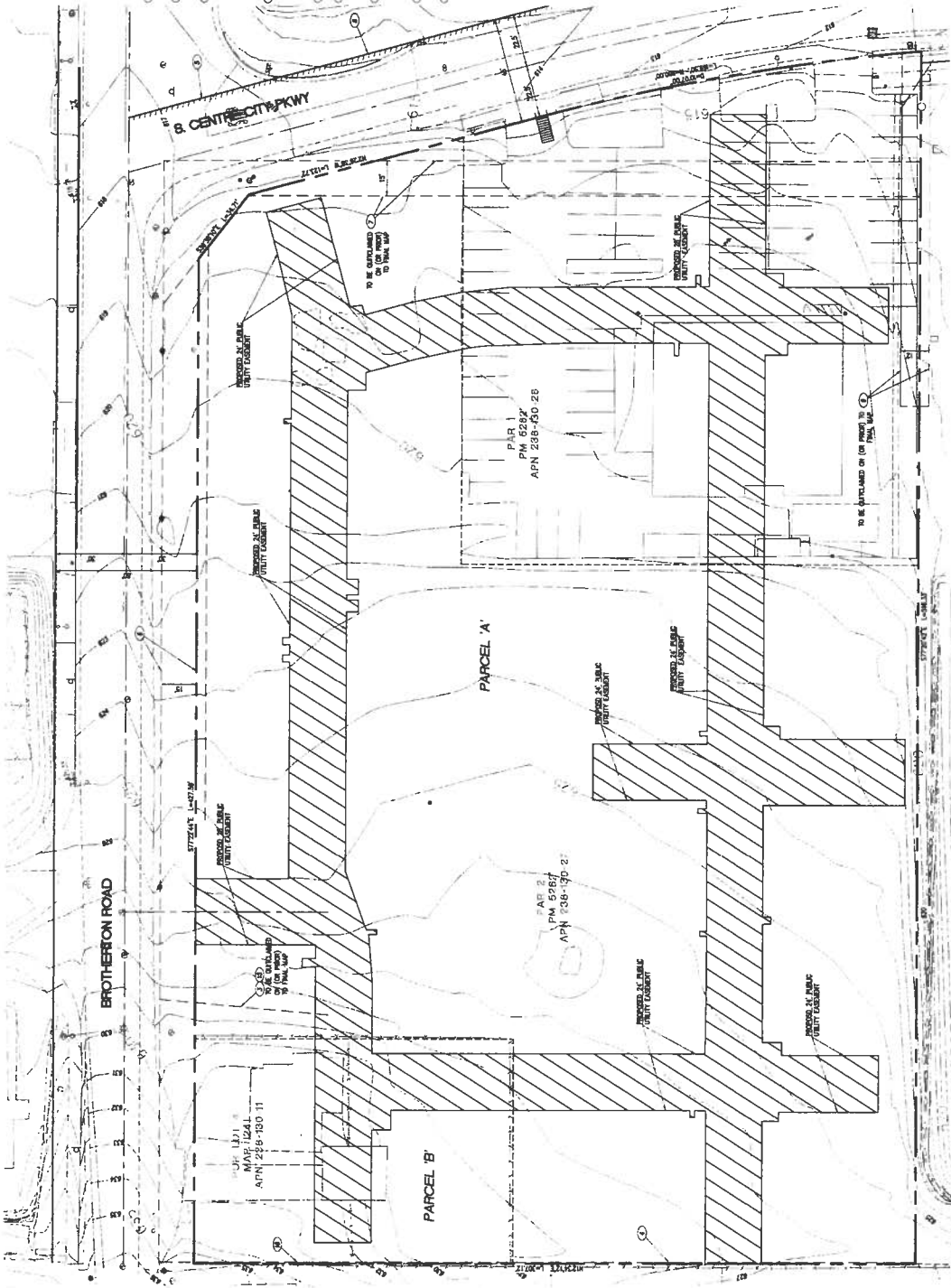




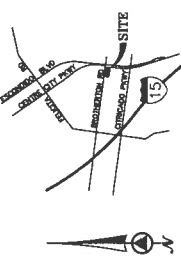


**EASEMENTS AND NOTES**

- THE FOLLOWING MATTERS AFFECT PARCEL 1A:
1. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POWER LINES AND NEUTRAL WIRE, RECORDED JANUARY 11, 1948 IN BOOK 1008, PAGE 307, OF OFFICIAL RECORDS.
  2. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POWER LINES AND NEUTRAL WIRE, RECORDED JANUARY 11, 1948 IN BOOK 1008, PAGE 307, OF OFFICIAL RECORDS.
  3. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POWER LINES AND NEUTRAL WIRE, RECORDED JANUARY 11, 1948 IN BOOK 1008, PAGE 307, OF OFFICIAL RECORDS.
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**ENCUMBRANCE MAP  
DEL PRADO NORTH  
CITY OF ESCONDO, CALIFORNIA**



**PREPARED BY:** MASON & ASSOCIATES, INC.  
**PROJECT DESCRIPTION:** DEL PRADO NORTH  
**BY:** CONDOMINIUM UNITS  
**REVISIONS:**  
 Revision 1: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**SHEET:** C-4 of 5

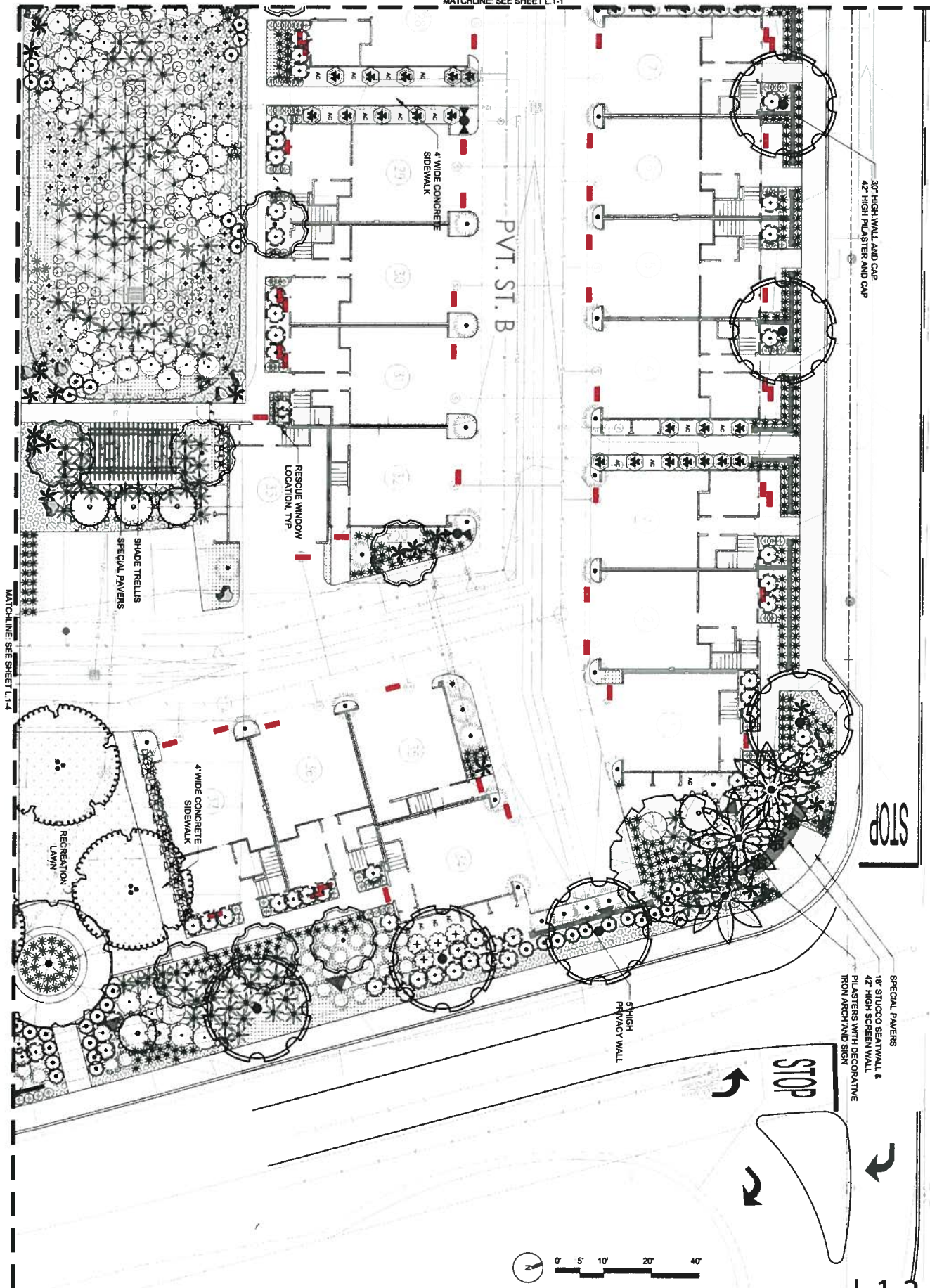
**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**NORTH**



**ENCUMBRANCE MAP**

MATCHLINE: SEE SHEET L.1-1



MATCHLINE: SEE SHEET L.1-4

PVT. ST. B

30" HIGH WALL AND CAP  
42" HIGH PLASTER AND CAP

RESCUE WINDOW  
LOCATION, TYP

SHADE TRELLIS  
SPECIAL PAVERS

4" WIDE CONCRETE  
SIDEWALK

RECREATION  
LAWN

5" HIGH  
PRIVACY WALL

STOP

SPECIAL PAVERS  
18" STUCCO SEATWALL &  
42" HIGH SCREEN WALL  
PLASTERS WITH DECORATIVE  
IRON ARCH AND SIGN

STOP



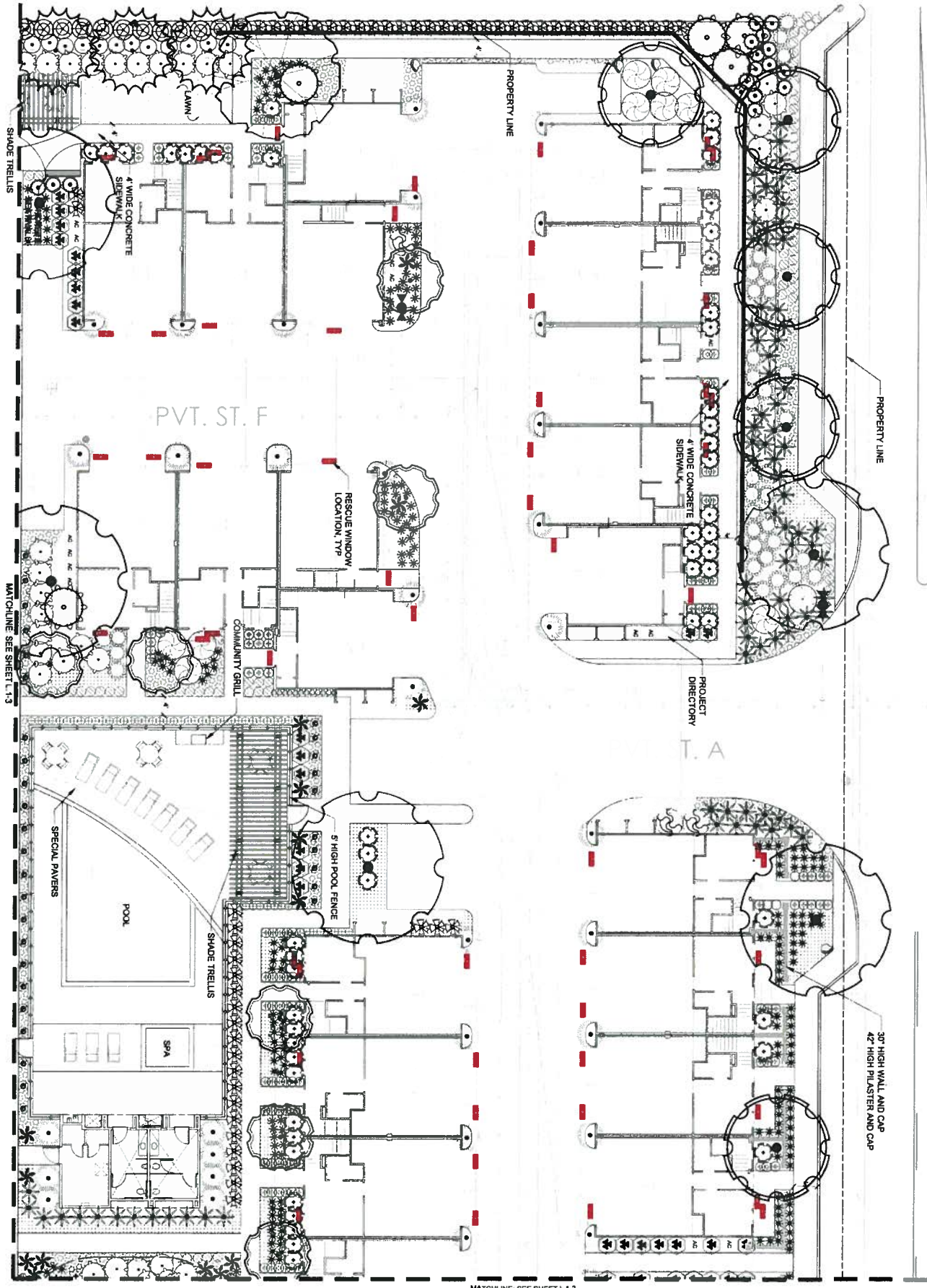
L.1-2

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**NORTH**

**PLP**

PRELIMINARY LANDSCAPE  
 DI AM



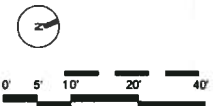
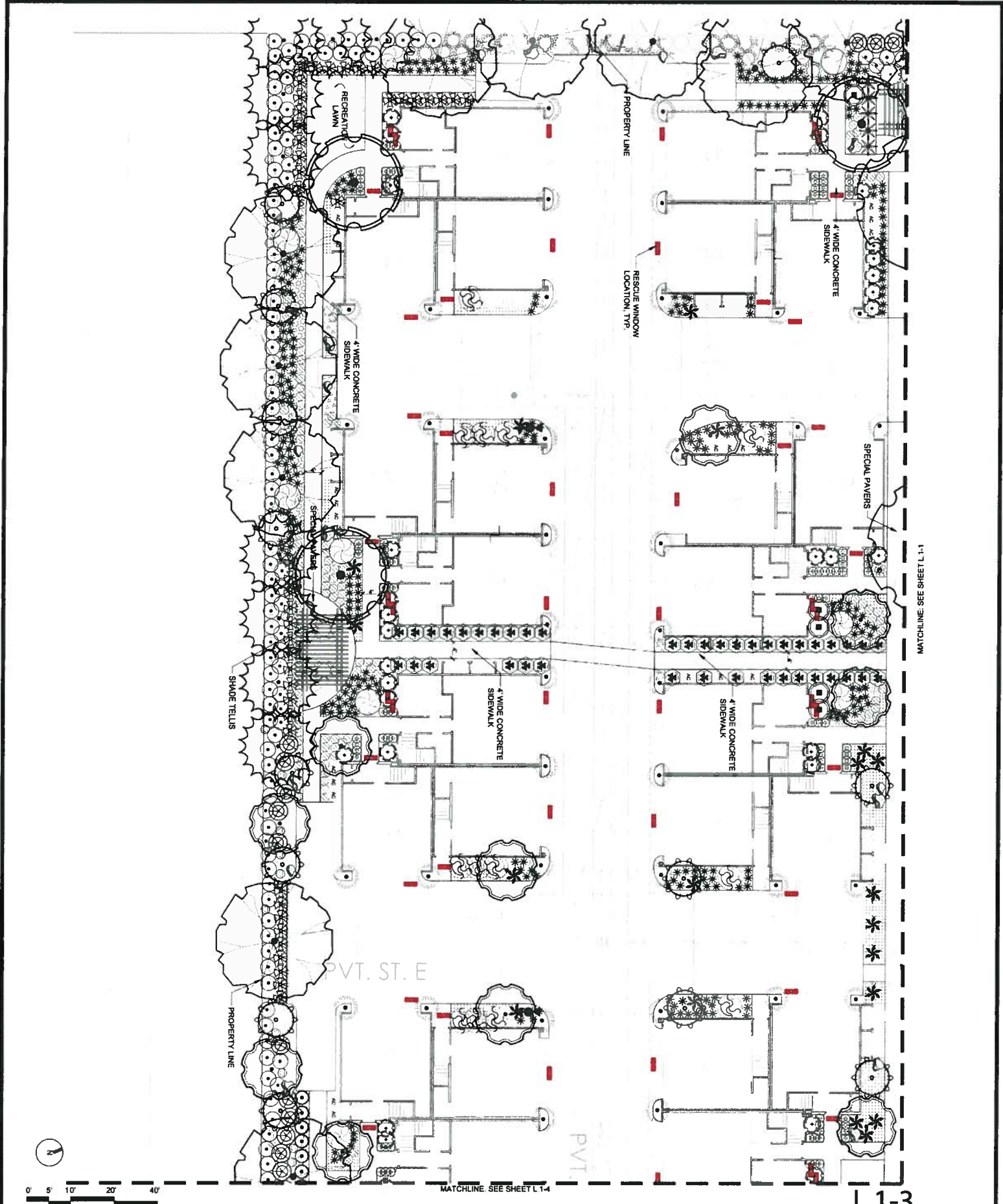
MATCHLINE: SEE SHEET L.1-2

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**NORTH**

**L.1-1**  
**PLP**

PRELIMINARY LANDSCAPE  
 PLAN



**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**NORTH**

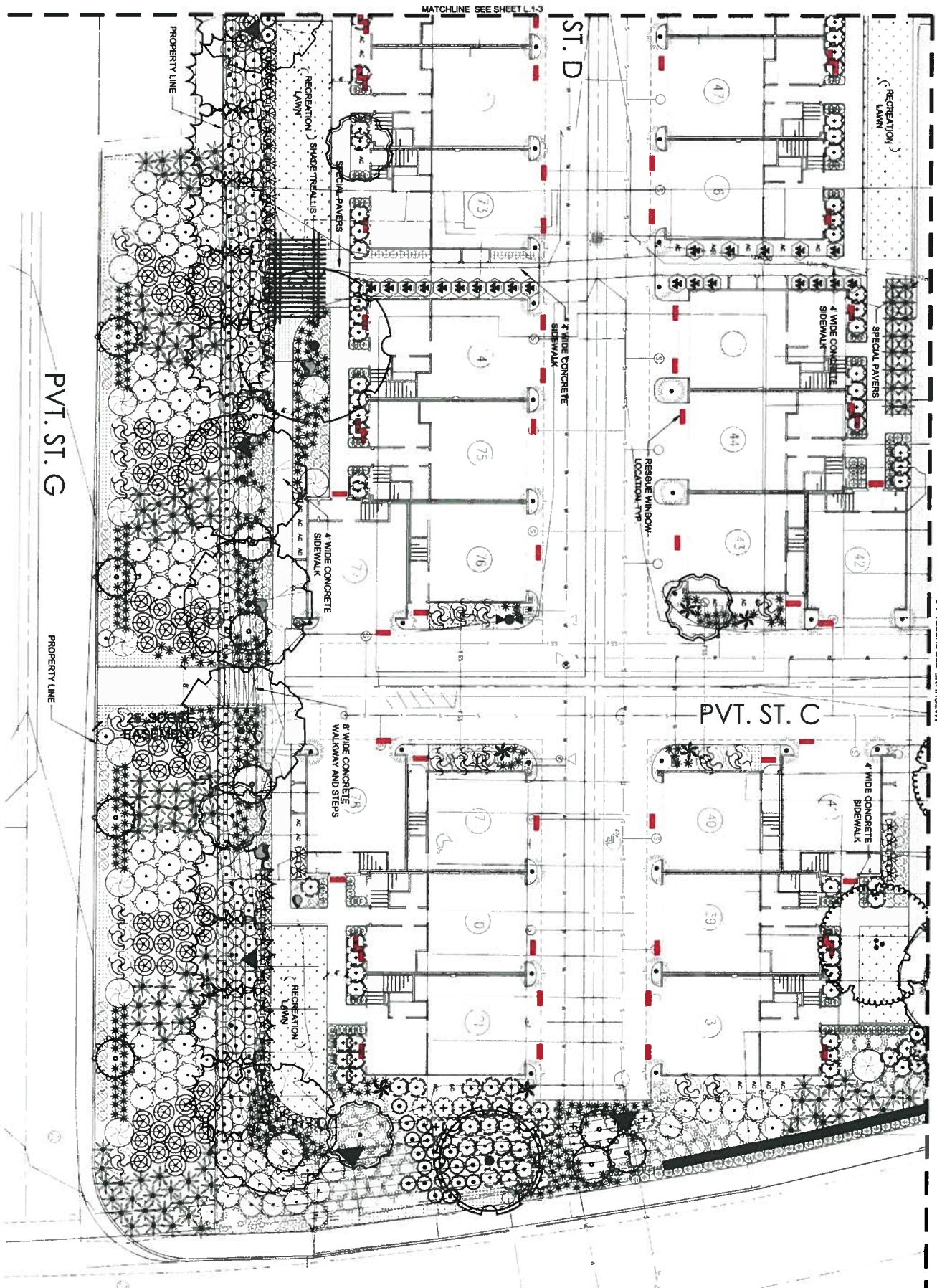
**PLP**

PRELIMINARY LANDSCAPE PLAN

L.1-3

MATCHLINE SEE SHEET L.1-4

MATCHLINE SEE SHEET L.1-1



MATCHLINE SEE SHEET L.1-3

ST. D

RECREATION LAWN

PROPERTY LINE

RECREATION LAWN

SPECIAL PAVERS

4\"/>

4\"/>

SPECIAL PAVERS

PVT. ST. G

PROPERTY LINE

4\"/>

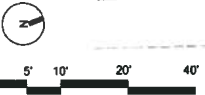
RESOLVE WINDOW-  
LOCATION: TYP

MATCHLINE SEE SHEET L.1-2

PVT. ST. C

4\"/>

8\"/>



L.1-4

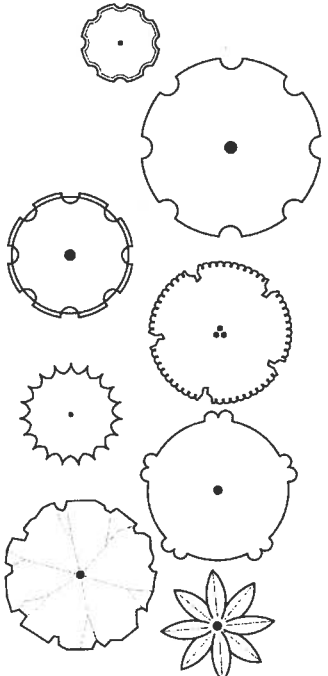
**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**NORTH**

**PLP**

PRELIMINARY LANDSCAPE PLAN

# PLANT LEGEND



ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (GAL)	MATURE HEIGHT	MATURE WIDTH
<b>TREES</b>									
AN-LME	ANEMONE LIMEO	STRAWBERRY TREE	28	24" BOX	PER PLAN	SINGLE TRUNK TREE FORM	LOW	8'-12'	8'-25'
CE-DES	CERCIDIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE	4	24" BOX	PER PLAN		LOW	25'	37'
FR-LAN	FRAX LANCEA	AFRICAN BLANC	18	24" BOX	PER PLAN		LOW	20-32'	20-35'
PL-ARC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	3	24" BOX	PER PLAN	MULTI-TRUNK	MED	30-40'	20-30'
PI-BLD	PIRAS EL-DARICA	AFGHAN PINE	21	24" BOX	PER PLAN		LOW	20-40'	15-25'
PE-CHI	PETACHIA CHINENSIS	CHINESE PISTACHE	6	24" BOX	PER PLAN		MED	30-40'	20-40'
QU-AGR	QUERCUS AGRI-FOLIA	COAST LIVE OAK	17	24" BOX	PER PLAN	MULTI-TRUNK SPECIMEN	LOW	20-70'	20-70'
WA-FIL	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	3	16" B.T.H.	PER PLAN	BOOMED	LOW	60'	30'

	VINE	BOUGHVILLEA SAN DIEGO RED	SAN DIEGO RED BOUGHVILLEA	2	5 GAL	PER PLAN	REMOVE FROM STAKE AND ATTACH TO WALL	LOW	LOW
<b>GROUNDCOVERS</b>									
	ESCH-BLE	ECHINOCYBA ELEGANS	HEM AND CHICKS	312	4" POTS	12" O.C.		LOW	8" 12"
	ROB-HUN	ROSBARBUS OFF. HUNTINGTON CARPET	HUNTINGTON CARPET ROSEMARY	250	1 GAL	2" O.C.		LOW	1.5' 3'-5'
	SE-HAN	SENECIO MAHARAJAECAE	BLUE PICOLE	2027	1 GAL	12" O.C.		LOW	1' 2'
<b>BOULDERS</b>									
	24" 30" LANDSCAPE BOULDER	PARTIALLY BURY PER DETAIL P-43		28					
	30" 40" LANDSCAPE BOULDER	PARTIALLY BURY PER DETAIL P-43		21					
NOTE: FURNISH AND INSTALL. DESERT SELECT BOULDERS FROM SOUTHWEST BOULDER.									
	1/4" COBBLE FROM SOUTHWEST BOULDER AND STONE, COLOR: IRONWOOD								

	SHRUBS	AGAVE ATTEMATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE	80	15 GAL	PER PLAN		LOW	5' 5'
	AGA-VIL	AGAVE VILMORINIANA 'TENTACLES'	OCTOPUS AGAVE	2	15 GAL	PER PLAN		LOW	3'-4' 3'-4'
	ALO-BLU	ALOE 'BLUE ELF'	BLUE ELF ALOE	458	1 GAL	PER PLAN		LOW	18" 2'
	ARC-SUN	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5	5 GAL	PER PLAN		LOW	4'-5' 4'-6'
	ASC-FAS	ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	28	1 GAL	PER PLAN		LOW	1.5'-2' 1'-2'
	AR-PLR	ARISTIDA PURPUREA	PURPLE THREE AWAY	1240	1 GAL	PER PLAN		LOW	2' 2'
	BAC-PIL	BACCHARIS PILLULARIS 'PIEGON POINT'	DWARF COYOTE BRUSH	102	1 GAL	PER PLAN		LOW	8'-24" 8'
	BUL-FRU	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	65	1 GAL	PER PLAN		LOW	1' 1.5'
	CAL-CAL	CALLUNA CALIFORNICA	BAJA FERRY CLUSTER	139	1 GAL	PER PLAN		LOW	5' 5'-6'
	CAL-HR	CALYPTROGYNUS 'MIRAGE'	SUNCREPS	401	1 GAL	PER PLAN		LOW	1' 2'
	CALL-LIT	CALLISTEMON VIMINATUS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	188	5 GAL	PER PLAN		LOW	3' 3'
	CEA-COM	CEANOTHUS 'COMIDA'	WILD LILAC	35	5 GAL	PER PLAN		LOW	6'-7' 6'-8'
	CIS-PUR	CISTUS X PURPUREUS	GROUND ROCKROSE	12	5 GAL	PER PLAN		LOW	4' 4'
	ERE-BLU	EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH	84	5 GAL	PER PLAN		LOW	2'-3' 3'
	ER-FAS	ERODONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	242	1 GAL	PER PLAN		VERY LOW	1'-3' 4'
	ELP-ML	EUPHORBIA MILI. RED-RED HYBRID	RED EUPHORBIA	34	5 GAL	PER PLAN		LOW	2' 2'
	GAL-FIR	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	87	1 GAL	PER PLAN		LOW	2'-3' 3'
	HET-ARB	'HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	35	5 GAL	PER PLAN		LOW	6'-10' 6'-10'
	IEX-VOM	ILEX VOMITORIA 'NANA'	NANA YALPON	240	5 GAL	PER PLAN		LOW	3'-6' 3'-6'
	JUN-PAT	JUNCOUS PATENS	CALIFORNIA GRAY FLUSH	85	1 GAL	PER PLAN		LOW	2' 2'
	LAN-NEW	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	114	1 GAL	PER PLAN		LOW	2'-3' 3'-4'
	LEY-CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	325	1 GAL	PER PLAN		LOW	2'-3' 2'-3'
	MUL-RIG	MULLENBERGIA RIGENS	DEER GRASS	41	1 GAL	PER PLAN		MED	4' 4'
	POD-MAC	PODOCARPUS MACROPHYLLUS 'MAY'	SHIRLEY YEW PINE	130	5 GAL	PER PLAN		MED	15-20' 6'
	SAL-POZ	SALVIA CLEVELANDI 'POZO BLUE'	CLEVELAND SAGE	154	5 GAL	PER PLAN		LOW	3'-5' 5'-8'
	SAN-TRO	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAWS TONGUE	12	1 GAL	PER PLAN		LOW	2'-3' 1'
	WES-WYN	WESTRINGIA FRUTICOSA 'WHYTABEE GEM'	COAST ROSEMARY	38	15 GAL	PER PLAN		LOW	3'-6' 5'-10'

## DEL PRADO SITE

CITY OF ESCONDIDO, CALIFORNIA

**VICINITY MAP**

PREPARED BY:

URS CONSULTANTS INC.  
2000 Camino del Rio North, Suite 200  
San Diego, CA 92108

**PROJECT DESCRIPTION**  
RFP # 15V-0022

Revision 1  
Revision 2  
Revision 3  
Revision 4  
Revision 5  
Revision 6

**ASSESSOR'S PARCEL NO.:**  
228 150-11-26 27

**LEGAL DESCRIPTION:**  
SEE SHEET 4

**OWNER/APPLICANT:**  
15000 VISTA LAKEMAN (15) INC.  
15000 VISTA LAKEMAN  
3905 SAN VICENTE BLVD. SUITE 410  
SAN DIEGO, CA 92131  
619 594 9400

Drawn Date: \_\_\_\_\_  
Sheet: L-1-B of L-1-B

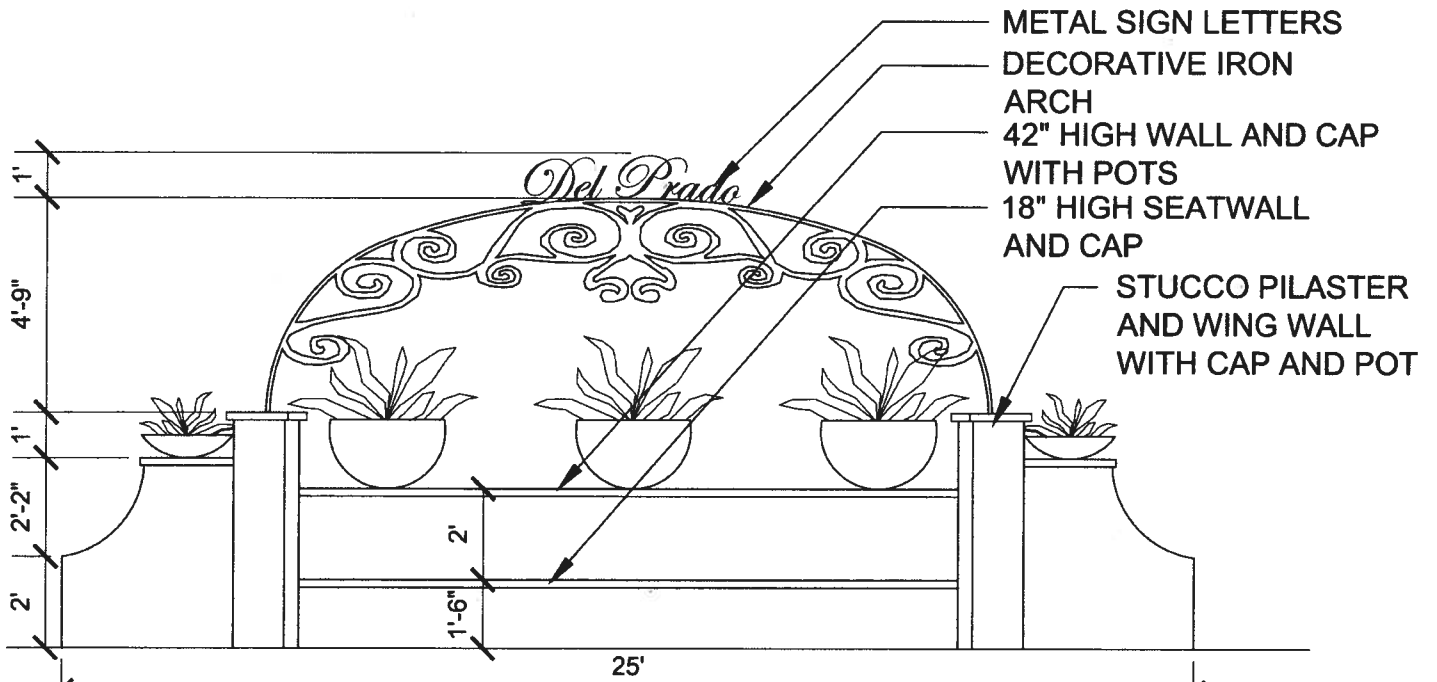
**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**PL**

LANDSCAPE LEGEND



NORTH MONUMENT SIGN WALL WITH DECORATIVE IRON ARCH ILLUSTRATION



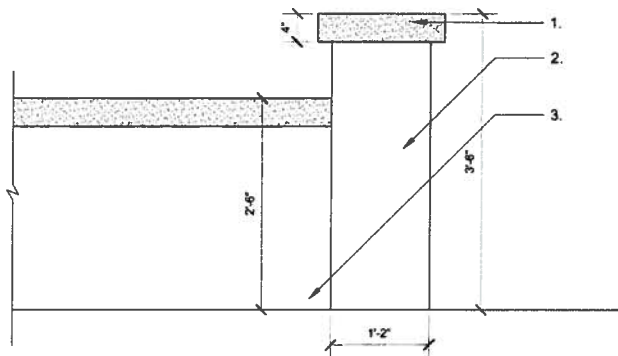
NORTH MONUMENT SIGN WALL - ELEVATION

PROPOSED PROJECT  
 SUB 15-0022/SUB 15-0023

R

RENDERING





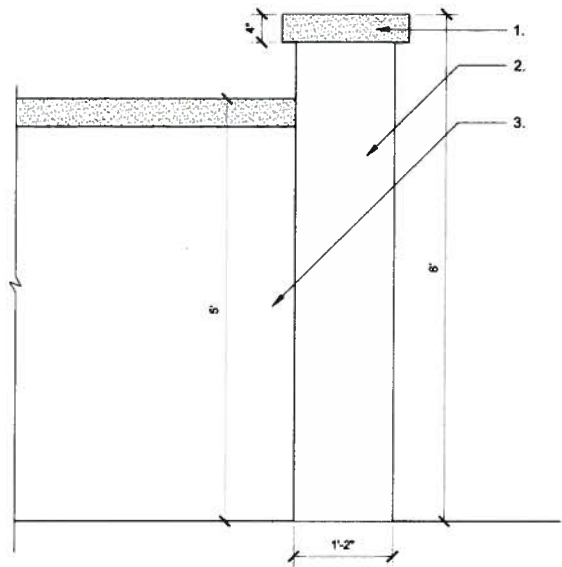
1. 4" THICK PRECAST CONCRETE CAP
2. CMU PILASTER AT END OF WALL WITH STUCCO FINISH
3. CMU WALL WITH STUCCO FINISH

NOTE: WALLS AND PILASTERS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

### 30" HIGH WALL

DETAIL

C-01



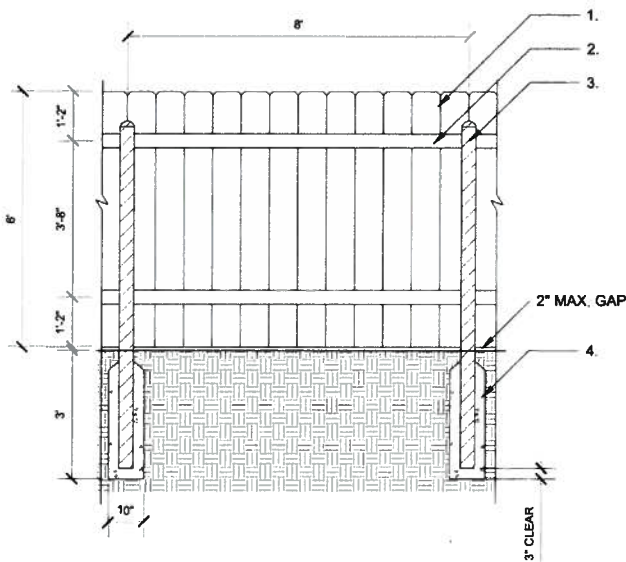
1. 4" THICK PRECAST CONCRETE CAP
2. CMU PILASTER AT END OF WALL WITH STUCCO FINISH
3. CMU WALL WITH STUCCO FINISH

NOTE: WALLS AND PILASTERS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

### 5' HIGH PRIVACY WALL

DETAIL

C-02



1. 1"X8" WOOD/VINYL FENCE PICKET SPACED 8" O.C.
2. 2"X4" WOOD/VINYL STRINGER
3. 4" DIA. GALVANIZED STEEL FENCE POST SET IN CONC. FOOTING
4. CONCRETE FOOTING

NOTE: WOOD / VINYL FENCES TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

### WOOD/VINYL FENCE

DETAIL

C-03

SCALE: 1/2" = 1'-0"



1. WOOD A/C SCREEN

NOTE: WOOD A/C SCREENS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

### WOOD A/C SCREEN

DETAIL

C-04

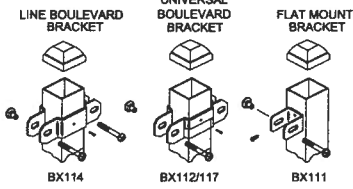
**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**LD**

LANDSCAPE DETAILS

**NOTES:**

- ALL STEEL COMPONENTS SHALL BE COATED WITH PERMACOAT® THERMAL STRATIFICATION COATING PROCESS, COLOR: BLACK
- PROVIDE SHOP DRAWINGS FOR APPROVAL
- VALUE'S SHOWN ARE NOMINAL, INSTALL PER MANUFACTURER'S INSTRUCTIONS



**BRACKET OPTIONS**

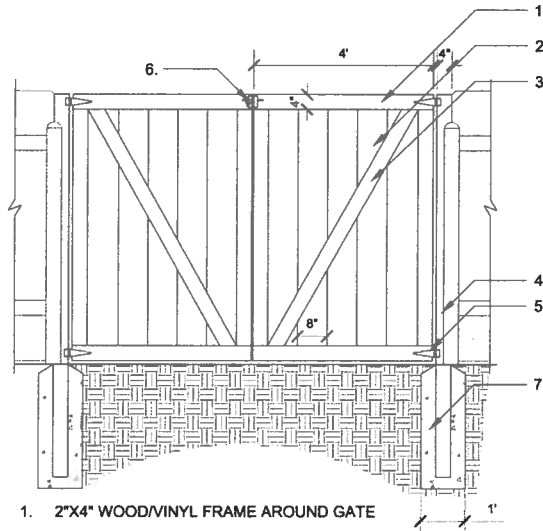
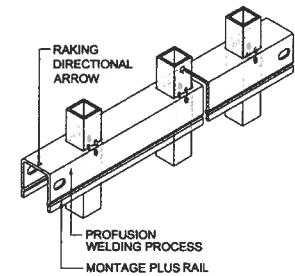
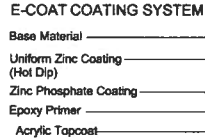
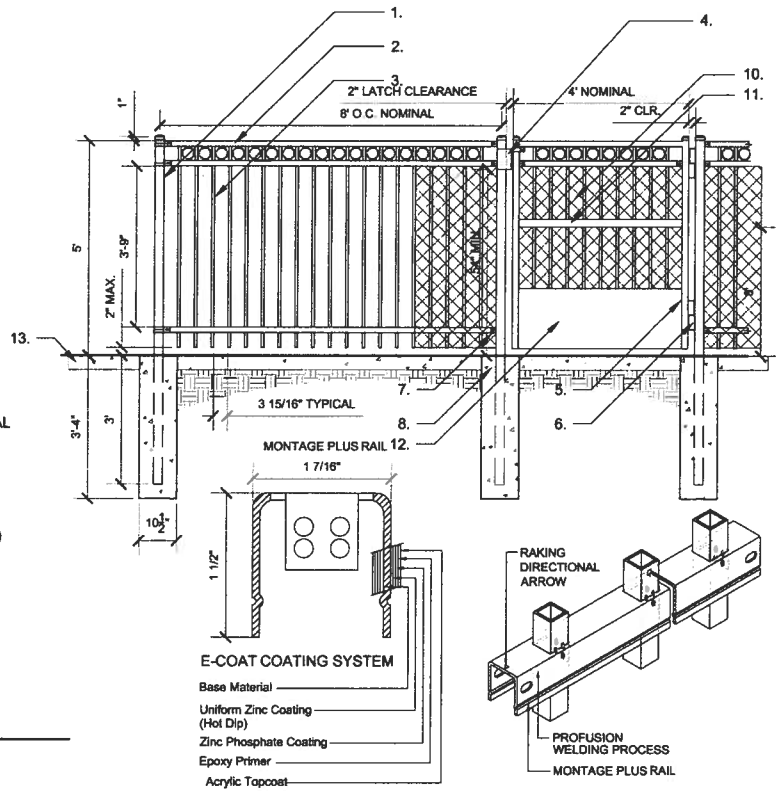
1. 2-1/2" SQUARE X 14 GAUGE POST (3" SQUARE X 12 GA. FOR GATES)
2. 1-1/2" MONTAGE PLUS RAIL - SEE CROSS SECTION THIS SHEET
3. 3/4" SQUARE X 18 GAUGE PICKET
4. SELF LATCHING GATE LATCH WITH KEY CARD READER PER ELECTRICAL
5. GATE UPRIGHT - 1-3/4" X 14 GAUGE
6. SELF-CLOSING HEAVY DUTY HINGES (2)
7. BRACKET OPTIONS PER DETAIL THIS SHEET
8. CONCRETE FOOTING
9. ATTACH TO BUILDING OR WALLS WITH FLAT MOUNT BRACKETS (BX111)
10. STEEL MESH
11. GATE LATCH PANIC BAR
12. KICK PLATE
13. CONC. MOW CURB, SEE DETAIL 4 THIS SHEET

NOTE: STEEL VIEW FENCE AND GATES SHALL BE DARK BROWN OR BLACK

**STEEL VIEW FENCE AND GATE**

AMERISTAR - MONTAGE PLUS - MAJESTIC

C-05



1. 2"X4" WOOD/VINYL FRAME AROUND GATE
2. 1"X8" WOOD/VINYL FENCE BOARD
3. 2"X4" WOOD/VINYL DIAGONAL CROSS BEAM
4. 4"X4" WOOD/VINYL POST (SET HINGE SIDE WHEN STEEL VENCE POST IS SET, ATTACH HOUSE SIDE TO HOUSE)
5. GALVANIZED STEEL HINGE
6. GALVANIZED STEEL BOLT LATCH
7. CONCRETE FOOTING

NOTE: WOOD / VINYL GATE TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

**WOOD/VINYL GATE**

DETAIL

C-06

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**LD**

PROPOSED UNITS  
81 UNITS

SITE AREA  
3.44 AC

DENSITY  
24 UNITS/ACRE

BUILDING HEIGHT  
3 STORIES (35' - 9" OVERALL)

**RESIDENTIAL PARKING SUMMARY**

PROVIDED = 177 STALLS  
 GUEST STALLS = 16 STALLS  
 2-CAR GARAGES = 162 STALLS  
 PARKING RATIO = 2.20 STALLS/UNIT  
 ON-SITE PARKING = 13 STALLS

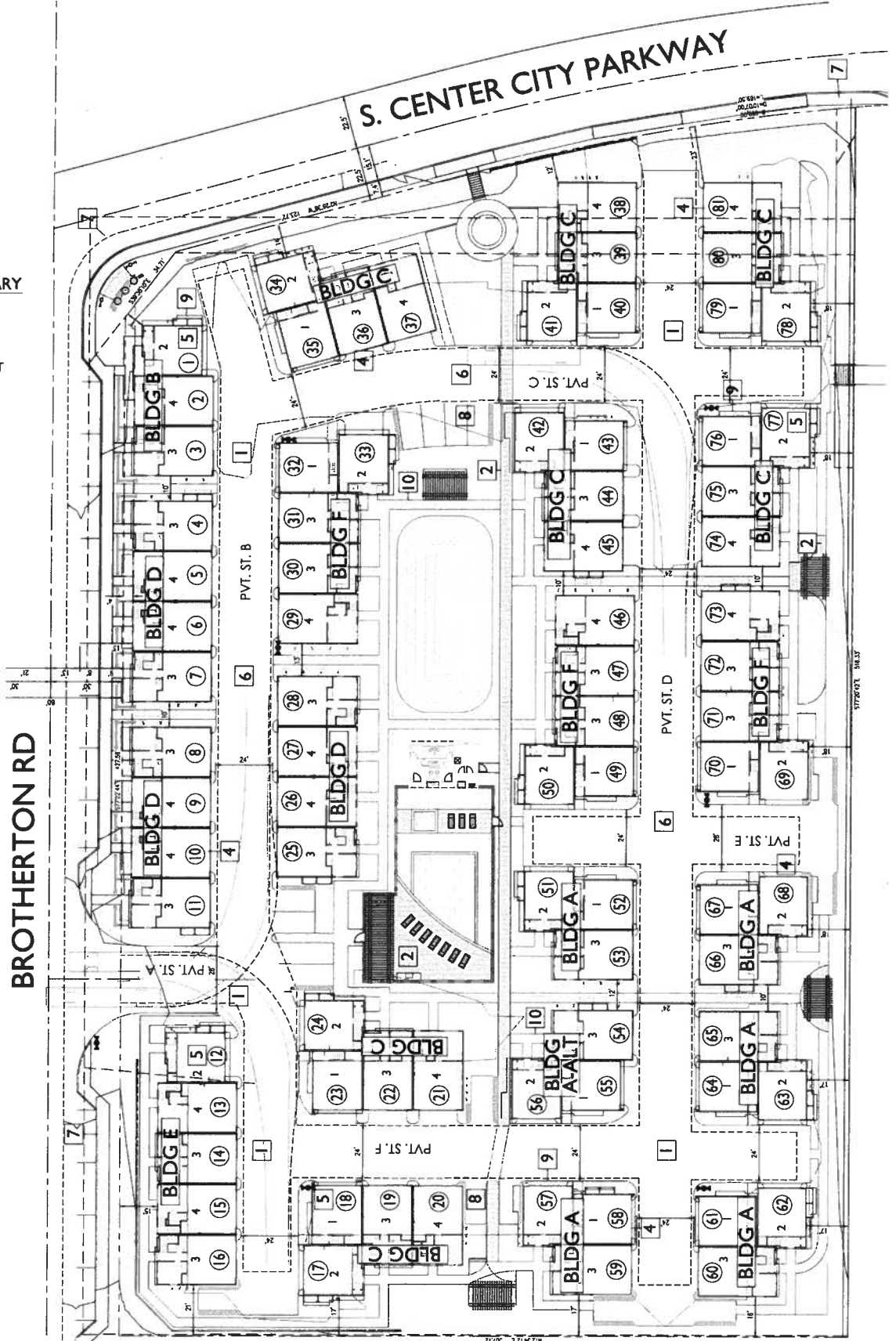
**UNIT SUMMARY**

**PLAN 1 (2BD/2.5BA) 16 UNITS TOTAL**  
 TOTAL 1,109 S.F.  
 GARAGE 440 S.F.  
 BALCONY 38 S.F.

**PLAN 2 (2BD/2.5BA) 18 UNITS TOTAL**  
 TOTAL 1,183 S.F.  
 GARAGE 425 S.F.  
 BALCONY 52 S.F.

**PLAN 3 (3BD/3.5BA) 28 UNITS TOTAL**  
 TOTAL 1,378 S.F.  
 GARAGE 422 S.F.  
 BALCONY 64 S.F.

**PLAN 4 (3BD/2.5BA) 19 UNITS TOTAL**  
 TOTAL 1,584 S.F.  
 GARAGE 422 S.F.  
 BALCONY 41 S.F.



CONCEPTUAL SITE PLAN  
 DEL PRADO NORTH - 81 3-STORY ROW TOWN HOMES

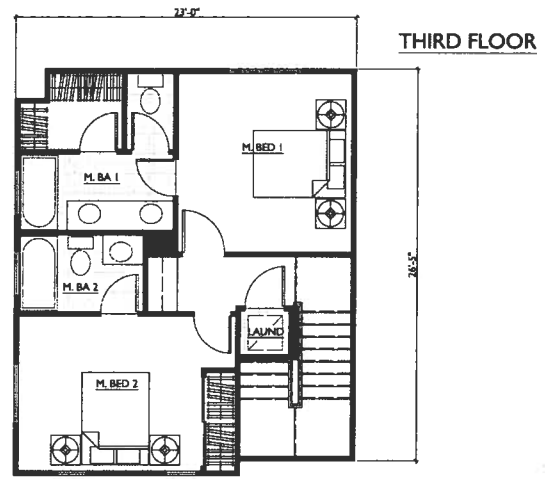
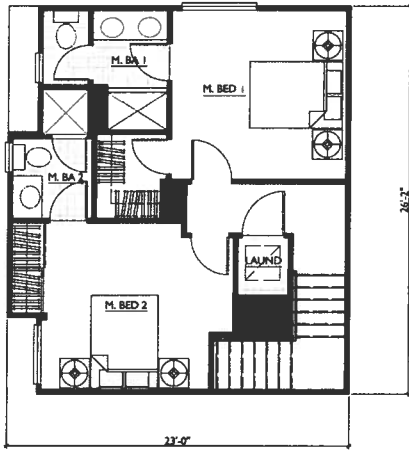
**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**NORTH**

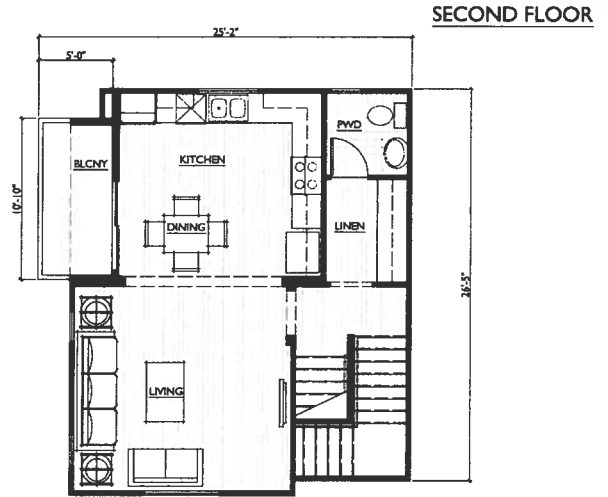
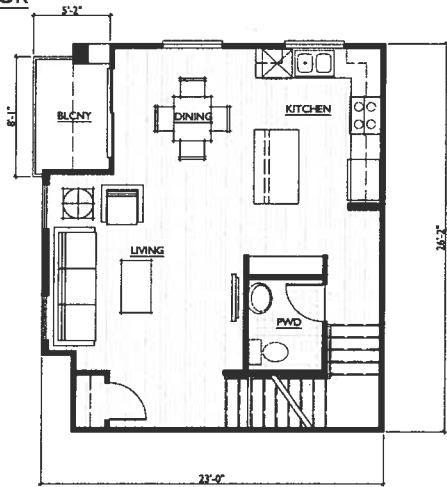
**SP**

SITE PLAN

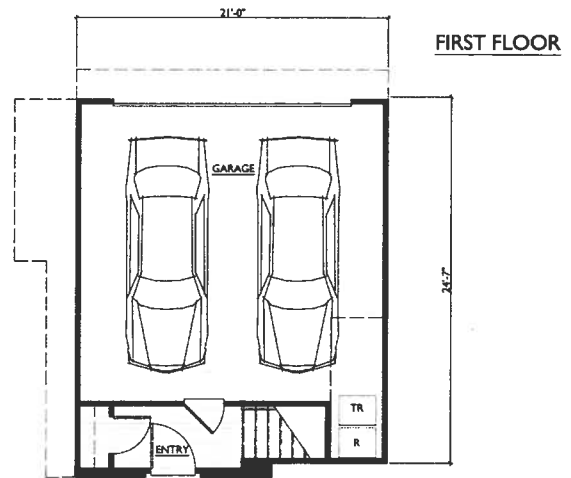
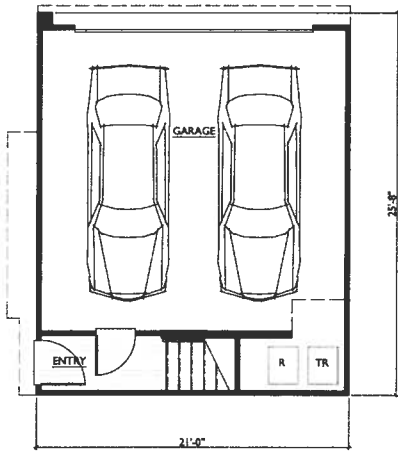
**THIRD FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

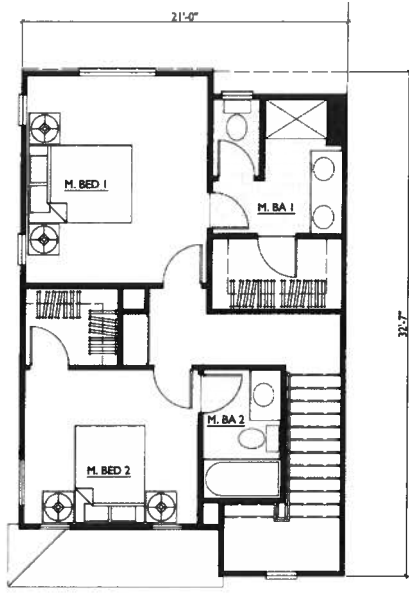


<b>PLAN 1:</b>	<b>2BD/2.5BA</b>		
1ST FLR -	48 S.F.	BALCONY-	38 S.F.
2ND FLR-	523 S.F.	GARAGE-	440 S.F.
3RD FLR-	538 S.F.		
<b>TOTAL NET</b>	<b>1,109 S.F.</b>		

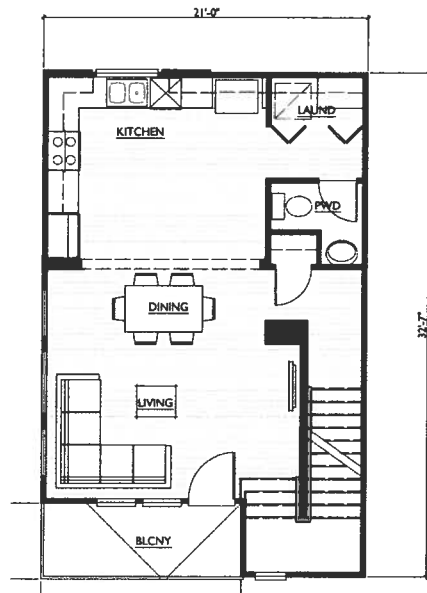
<b>PLAN 2:</b>	<b>2BD/2.5BA</b>		
1ST FLR -	66 S.F.	BALCONY-	52 S.F.
2ND FLR-	554 S.F.	GARAGE-	425 S.F.
3RD FLR-	563 S.F.		
<b>TOTAL NET</b>	<b>1,183 S.F.</b>		

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

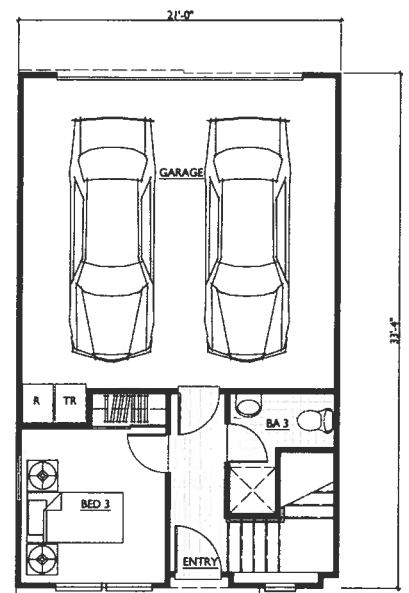
**F**



THIRD FLOOR

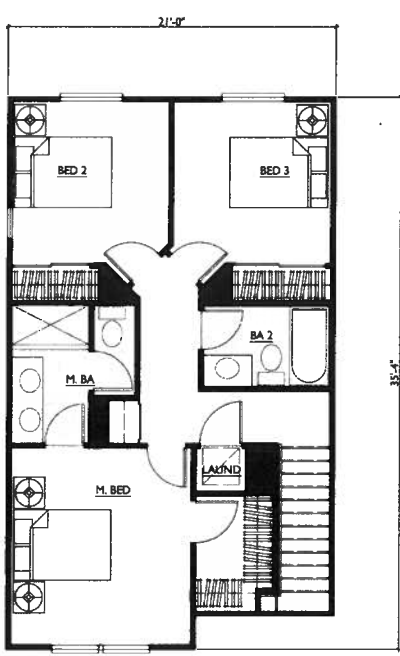


SECOND FLOOR

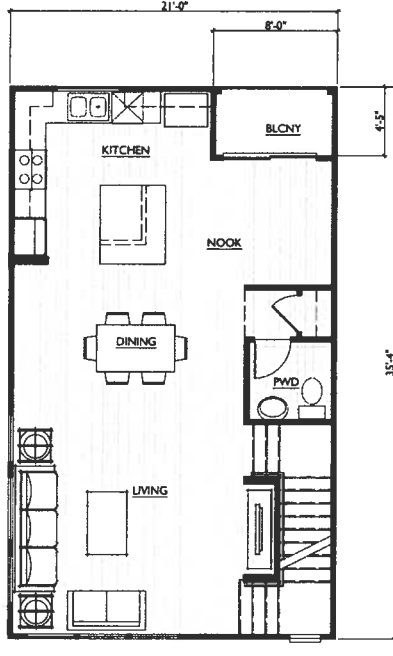


FIRST FLOOR

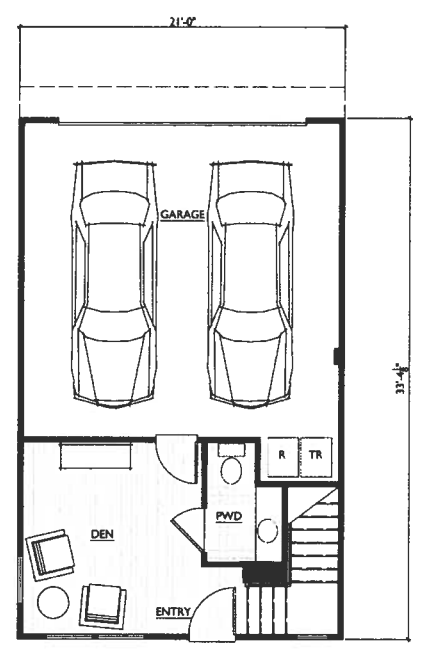
<b>PLAN 3:</b>	<b>3BD/3.5BA</b>		
1ST FLR -	236 S.F.	BALCONY- GARAGE-	64 S.F.
2ND FLR-	593 S.F.		422 S.F.
3RD FLR-	549 S.F.		
<b>TOTAL NET</b>	<b>1,378 S.F.</b>		



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

<b>PLAN 4:</b>	<b>3BD/2.5BA</b>		
1ST FLR -	242 S.F.	BALCONY- GARAGE-	41 S.F.
2ND FLR-	675 S.F.		422 S.F.
3RD FLR-	667 S.F.		
<b>TOTAL NET</b>	<b>1,584 S.F.</b>		

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

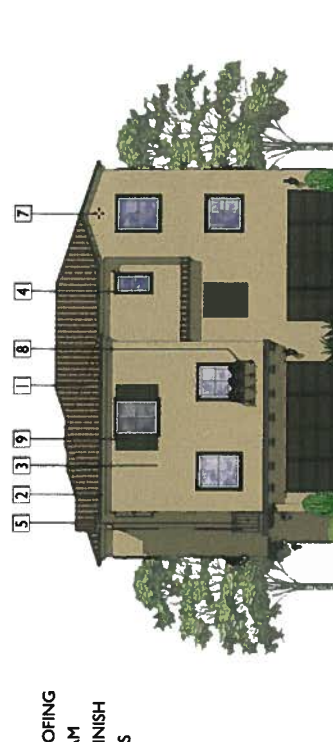


**MATERIAL SCHEDULE**

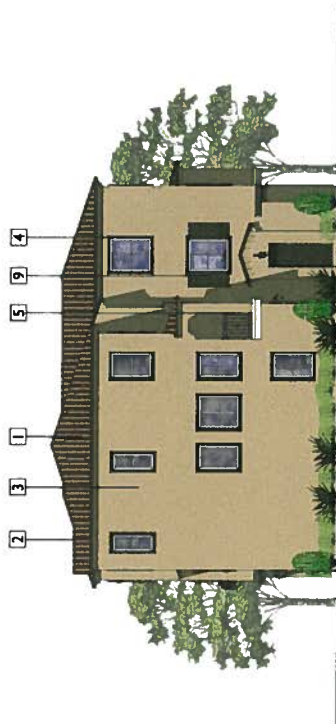
- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHLF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



**RIGHT ELEVATION**



**REAR ELEVATION**

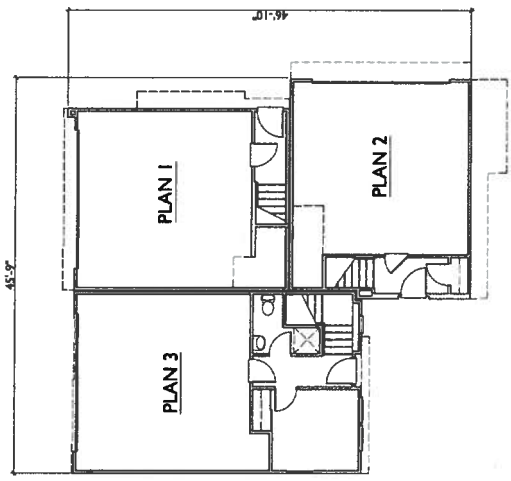


**LEFT ELEVATION**

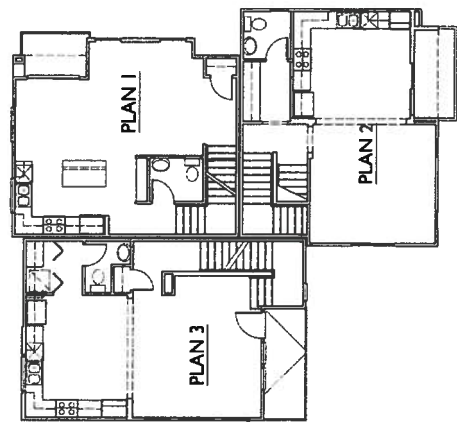


**FRONT ELEVATION**

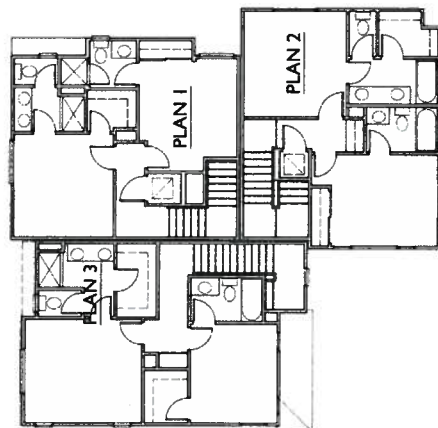
**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**



**FIRST FLOOR**



**SECOND FLOOR**



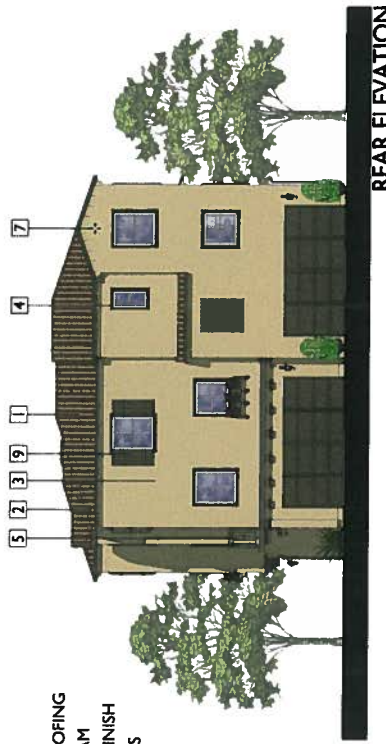
**THIRD FLOOR**

**MATERIAL SCHEDULE**

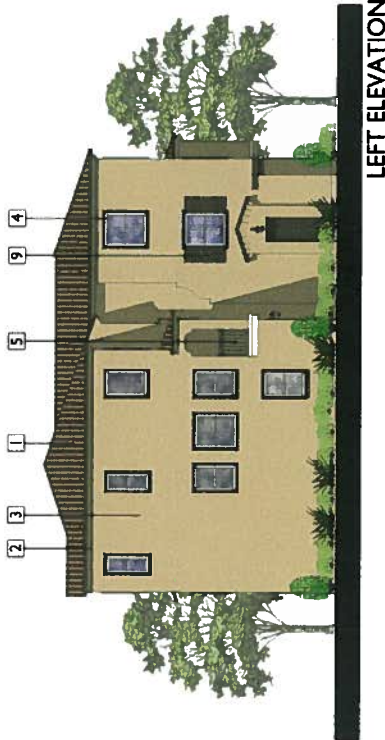
- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHIELD
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



**RIGHT ELEVATION**



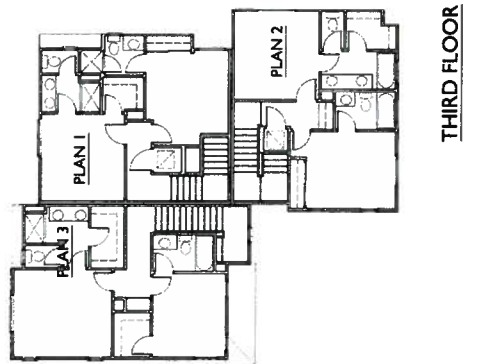
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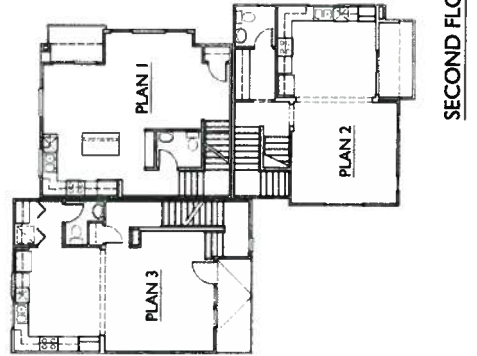
**LEFT ELEVATION**



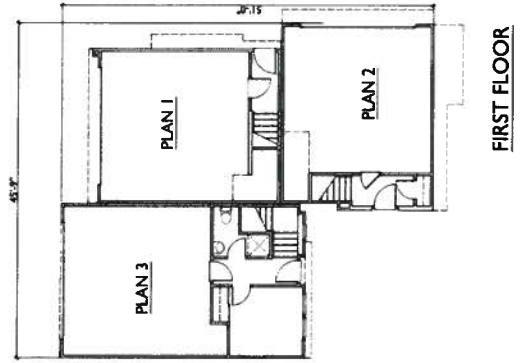
**FRONT ELEVATION**



**THIRD FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**



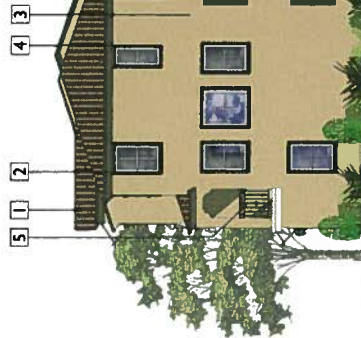
**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**



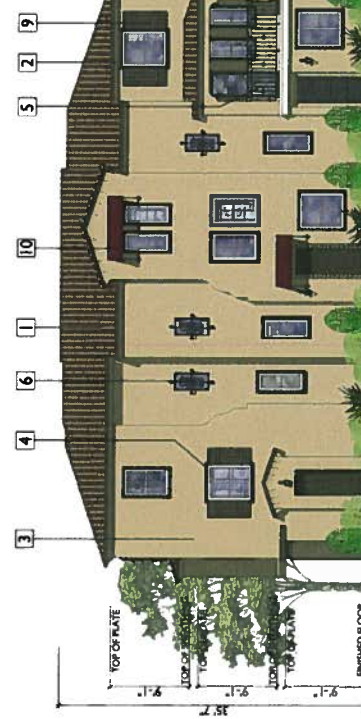
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**REAR ELEVATION**



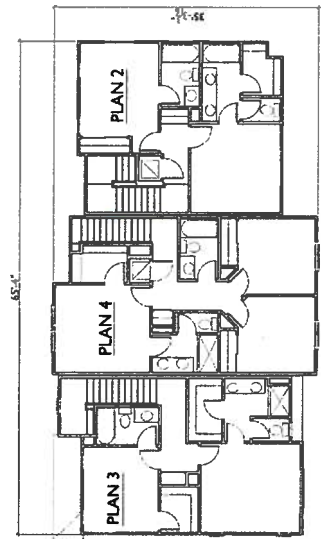
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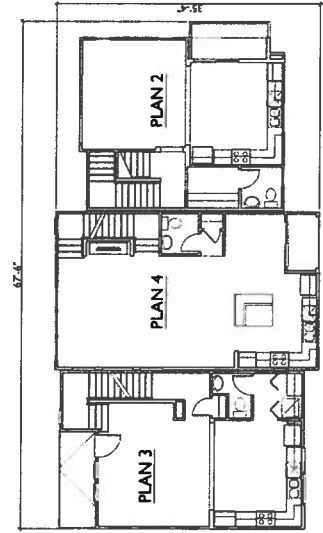
**FRONT ELEVATION**

**MATERIAL SCHEDULE**

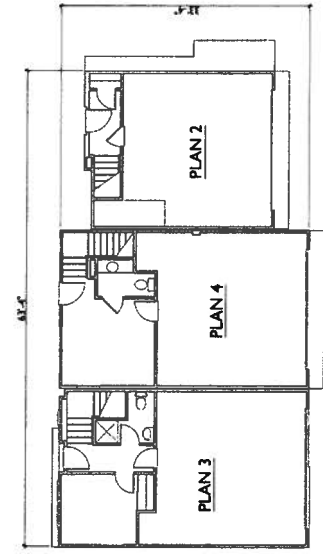
- 1 ROOF - CONCRETE CLASS 1' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHLF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



**THIRD FLOOR**

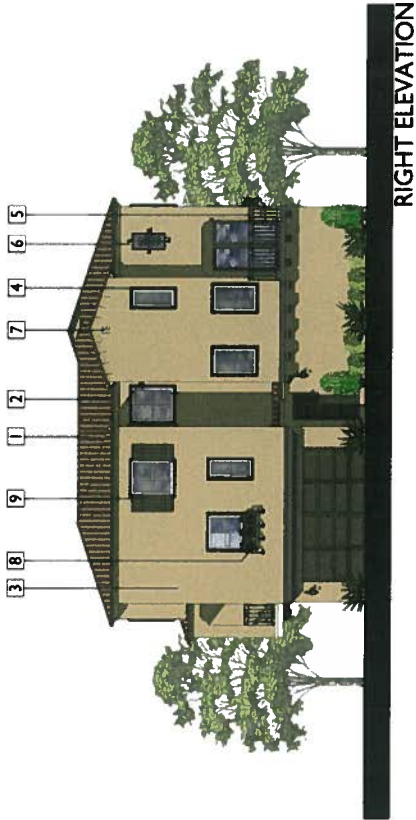


**SECOND FLOOR**

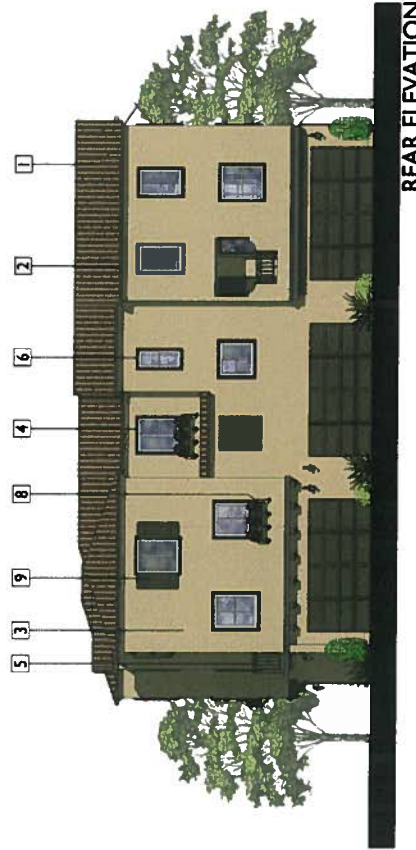


**FIRST FLOOR**

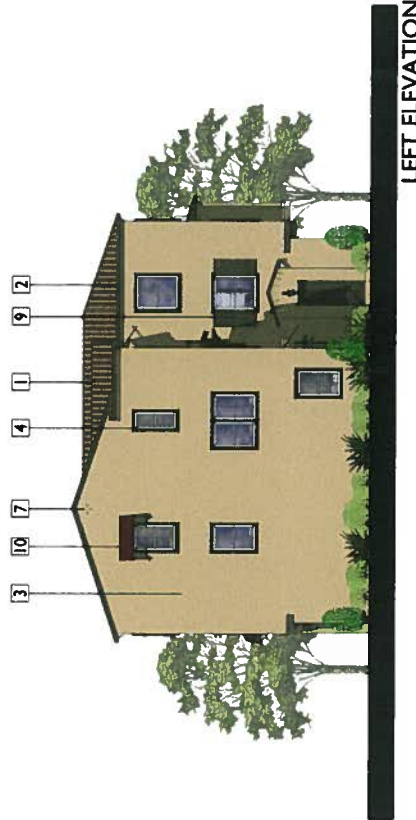




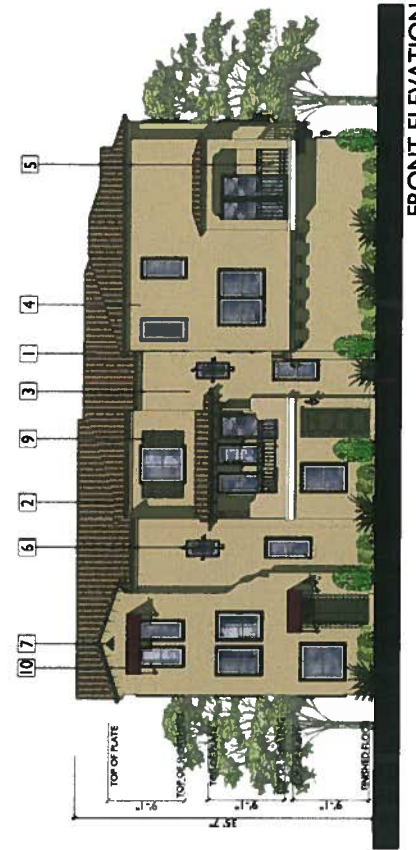
RIGHT ELEVATION



REAR ELEVATION



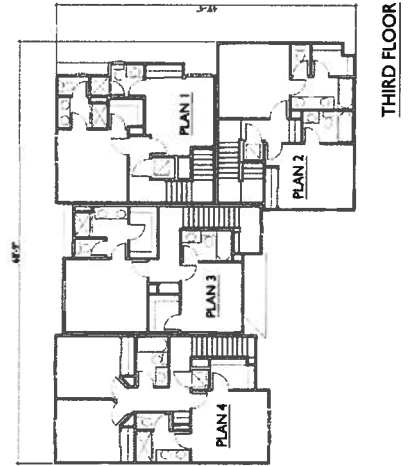
LEFT ELEVATION



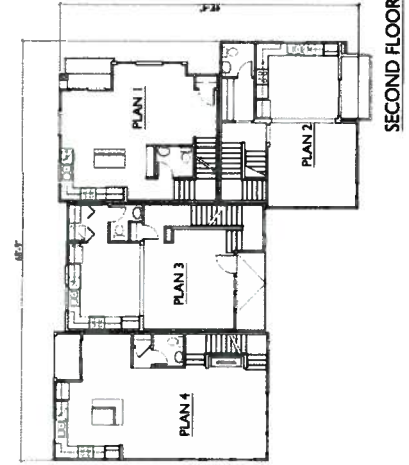
FRONT ELEVATION

**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHLF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

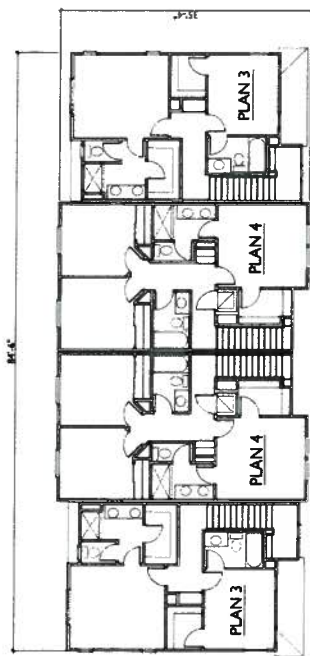
**P&E**



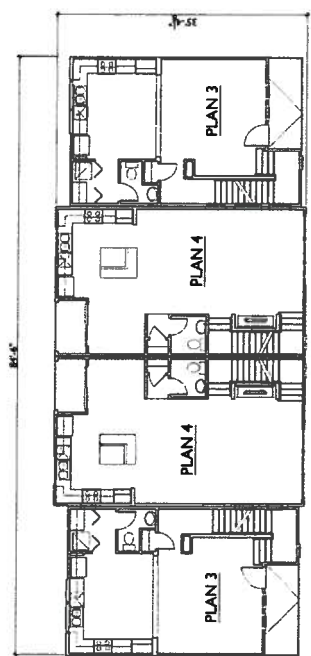
REAR ELEVATION



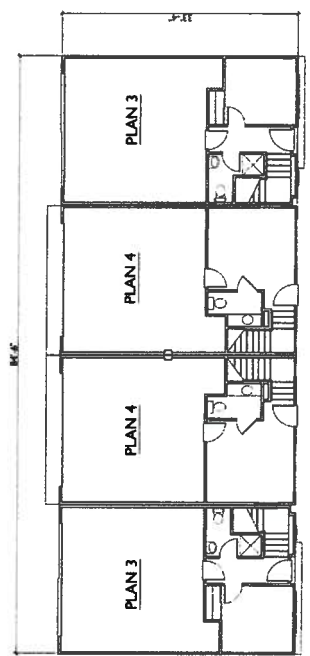
FRONT ELEVATION



THIRD FLOOR



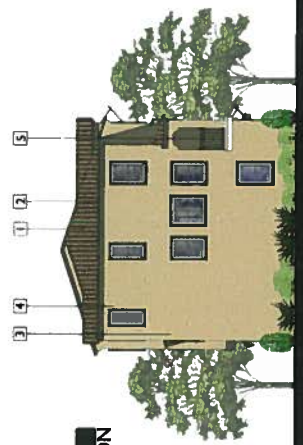
SECOND FLOOR



FIRST FLOOR

**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE CLASS 5' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POT-SHELF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING

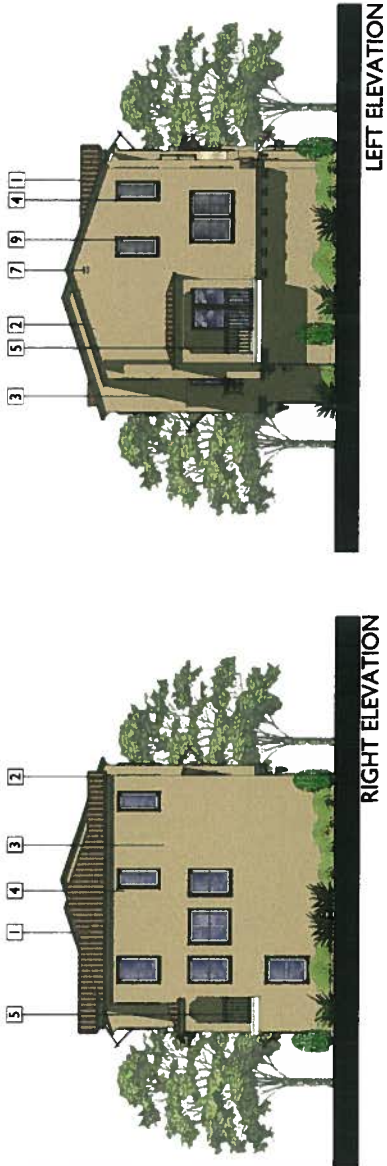


RIGHT ELEVATION

LEFT ELEVATION

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**





**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHLF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**



**MATERIAL SCHEDULE**

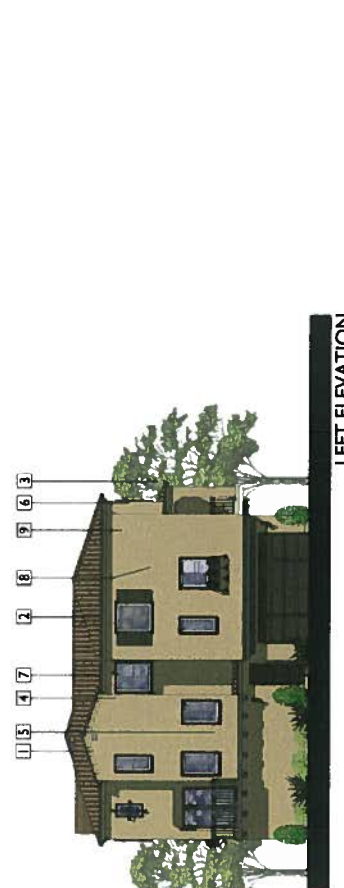
- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POT-SHELF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



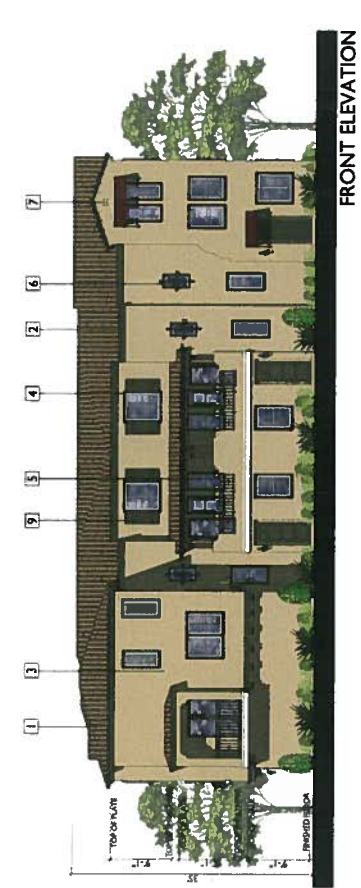
**RIGHT ELEVATION**



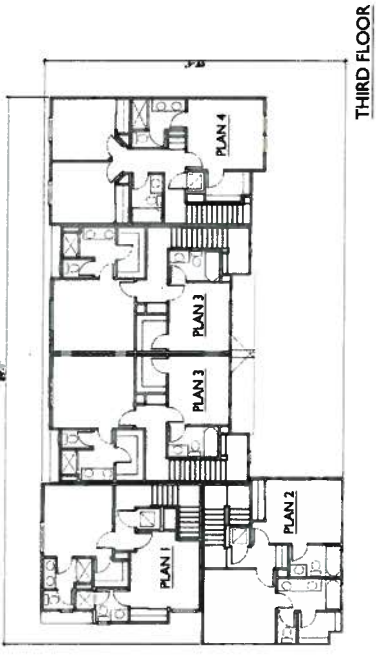
**REAR ELEVATION**



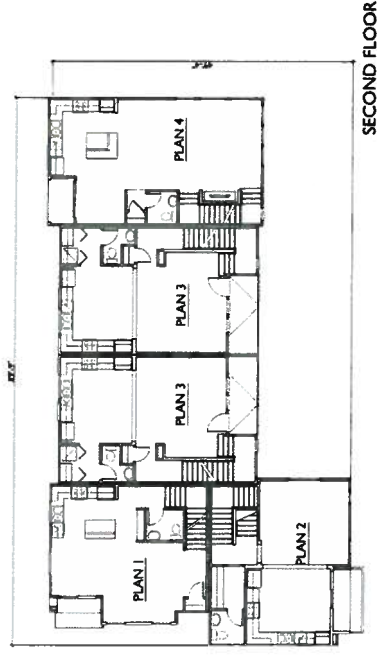
**LEFT ELEVATION**



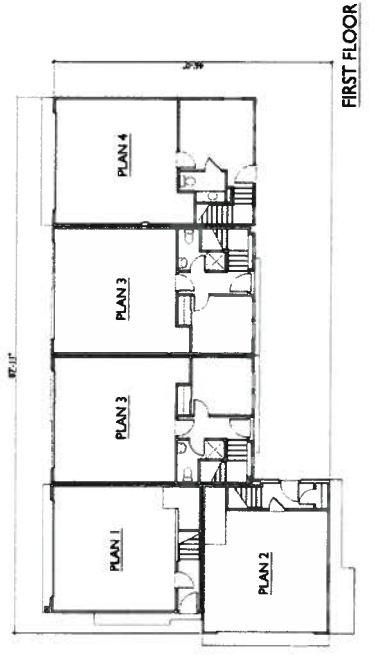
**FRONT ELEVATION**



**THIRD FLOOR**



**SECOND FLOOR**



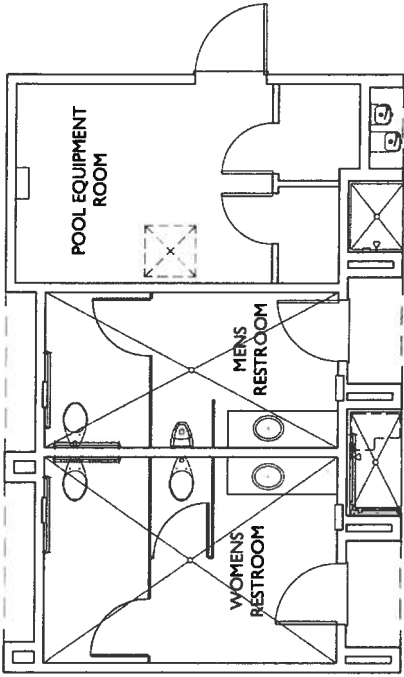
**FIRST FLOOR**

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

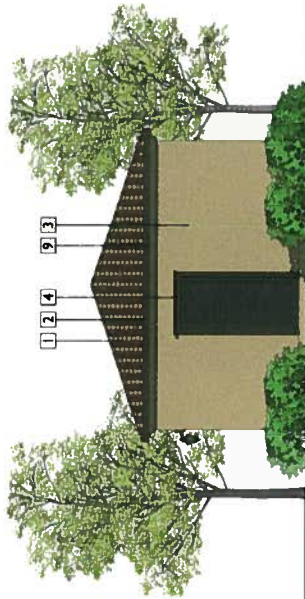


**MATERIAL SCHEDULE**

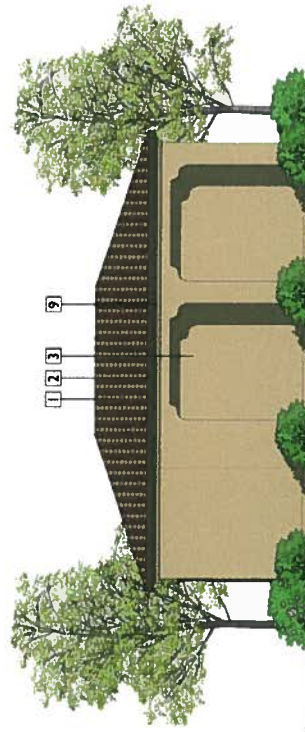
- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 TILE VENEER
- 6 ADA COMPLIANT SHOWER
- 7 STANDARD SHOWER
- 8 ADA COMPLIANT DRINKING FOUNTAIN
- 9 SHAPED FOAM CORNICE



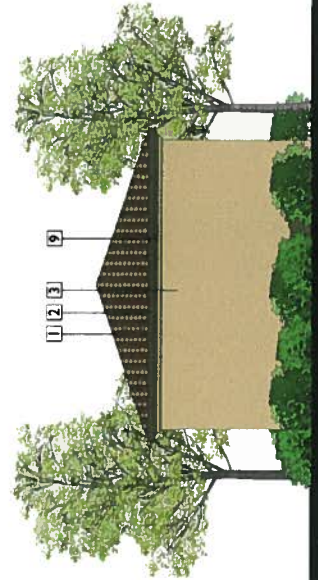
**FLOOR PLAN**



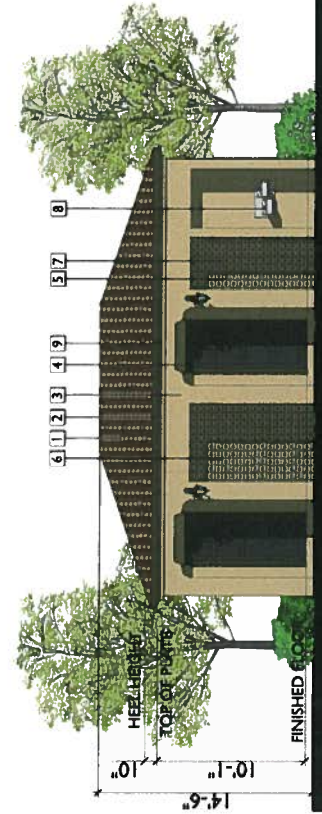
**RIGHT ELEVATION**



**REAR ELEVATION**

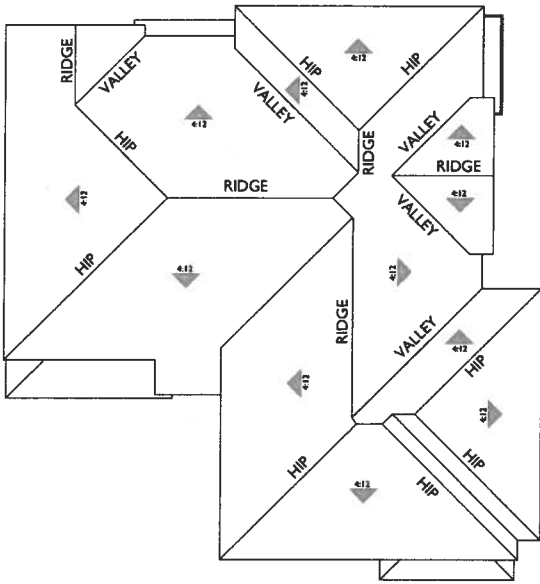


**LEFT ELEVATION**

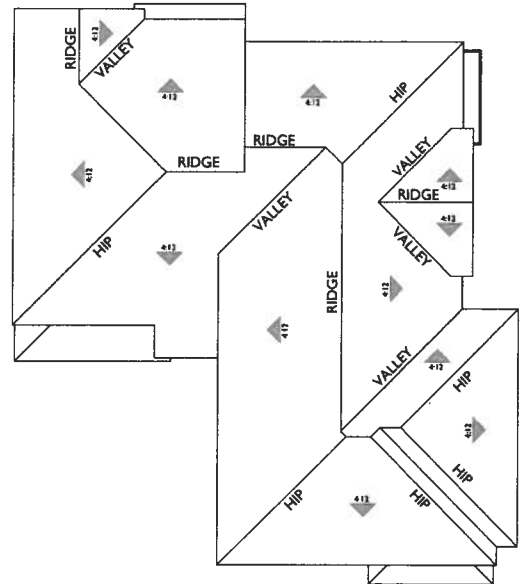


**FRONT ELEVATION**

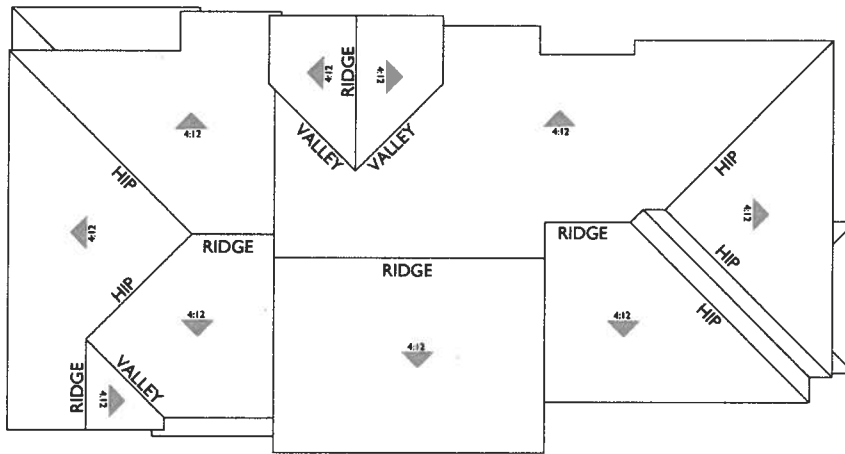
**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**



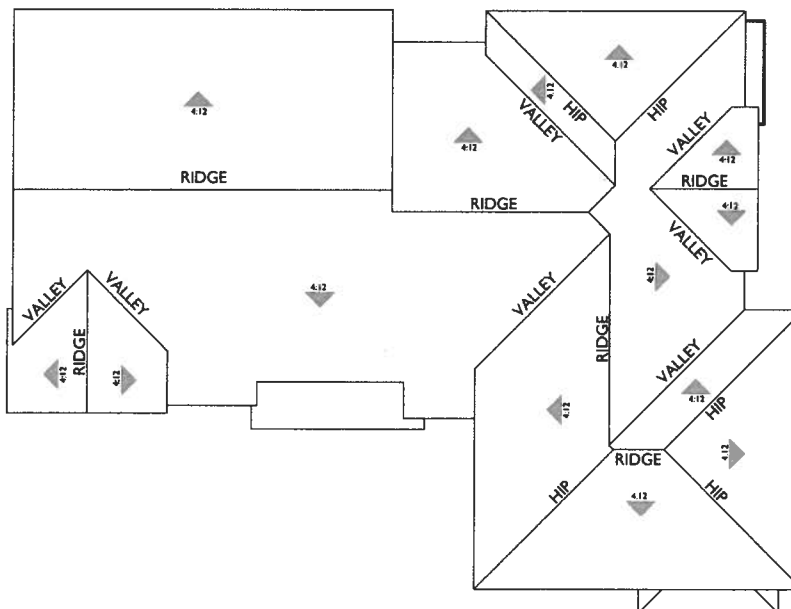
**BUILDING A**



**BUILDING A-ALT**



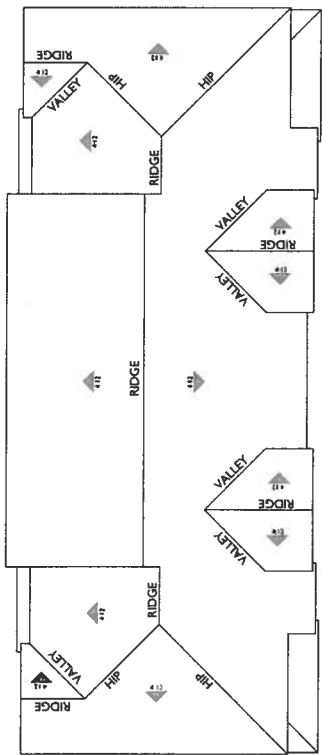
**BUILDING B**



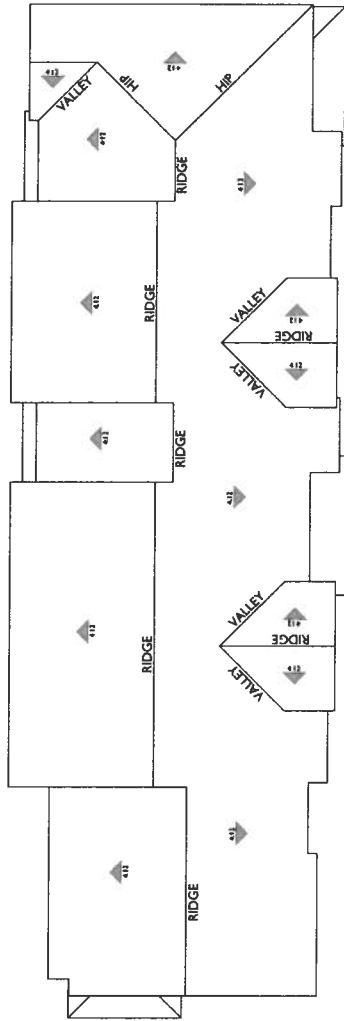
**BUILDING C**

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

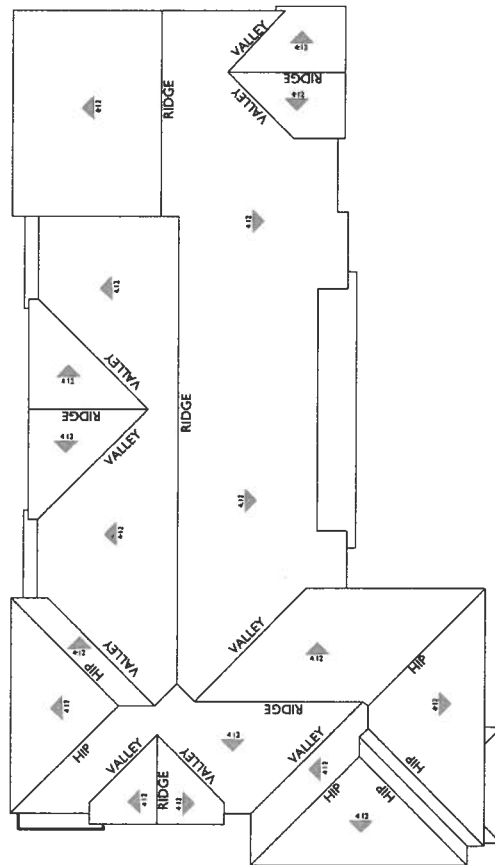




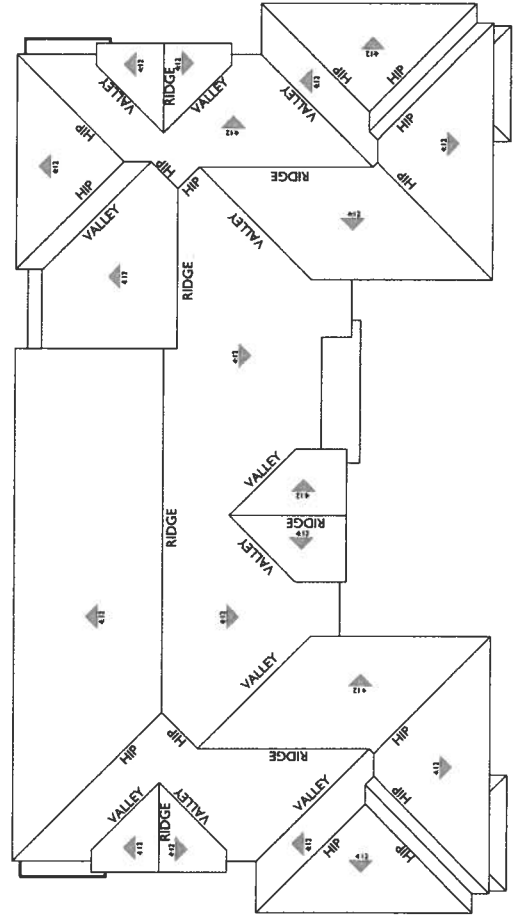
BUILDING D



BUILDING E



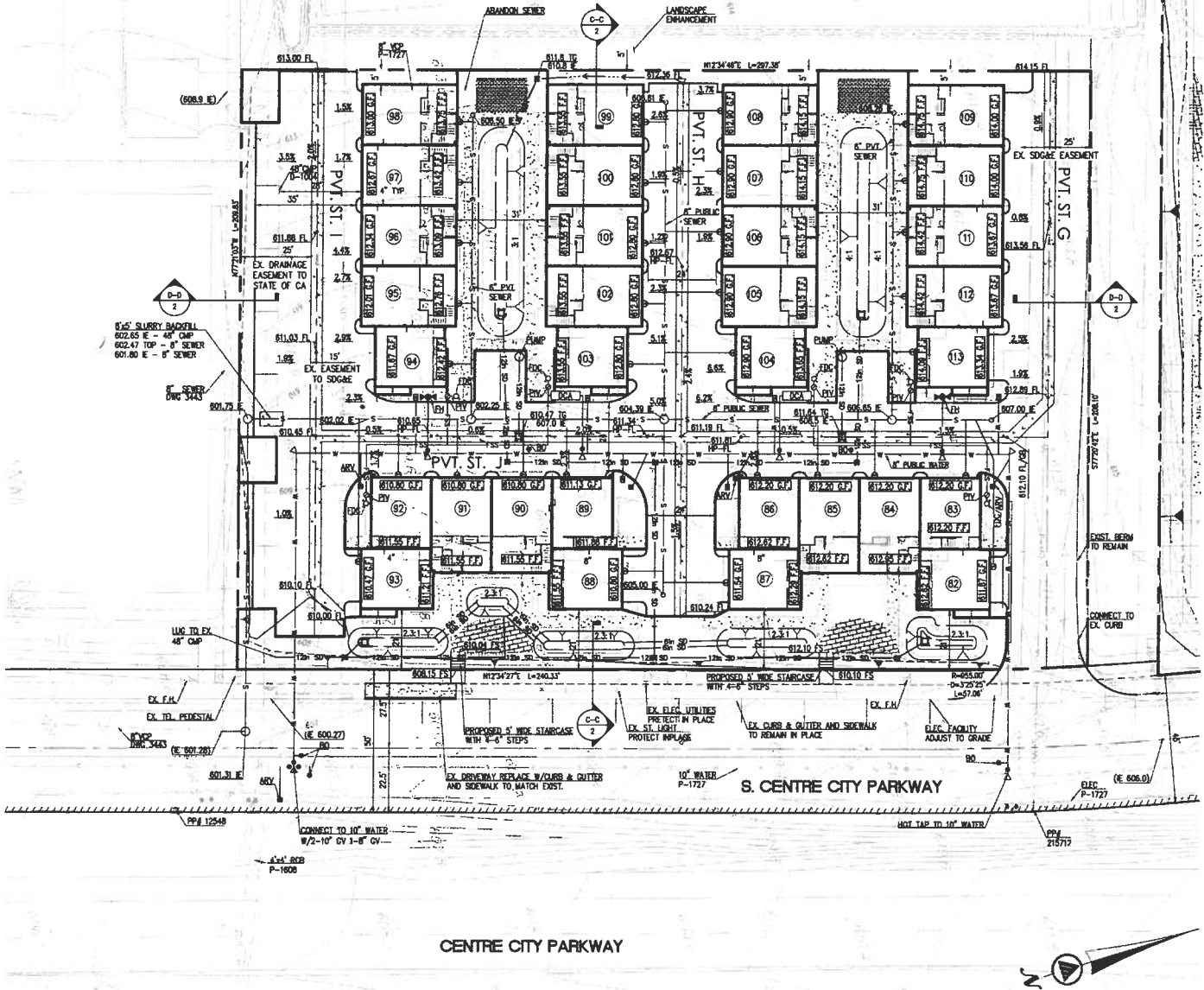
BUILDING F



BUILDING G

PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023





**NOTE**

1. 4" STEPS BETWEEN BUILDING UNLESS NOTED OTHERWISE.
2. ADDITIONAL DETAILS & INFORMATION REGARDING STORMWATER QUALITY & HYDROMODIFICATION IMPROVEMENTS IS SHOWN ON SHEET C.5.
3. THERE WILL BE A SEWER LATERAL TO EACH UNIT - TO GARAGE FRONTAGE UNLESS SHOWN OTHERWISE.

**LEGEND:**

PROPOSED 8" PVC ..... S  
 PROPOSED 8" PVC ..... W  
 NOTE: THERE SHALL BE NO TREES PLANTED WITHIN 15- FEET OF THE SEWER MAIN

PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE MAP  
**DEL PRADO SOUTH**  
 CITY OF ESCONCIDO, CALIFORNIA

VICINITY MAP

PREPARED BY:  
**MASSON & ASSOCIATES, INC.**

ASSESSOR'S PARCEL NO:  
 239-150-30 & 31

PROJECT ADDRESS:  
 2309 CENTRE CITY PARKWAY, ESCONCIDO CA

OWNER/APPLICANT:  
 TOUCHSTONE COMMUNITIES, INC  
 9909 MIRLA MEZA BLVD., SUITE 150  
 SAN DIEGO, CA 92131  
 619-588-0414

PROJECT DESCRIPTION:  
 32 CONDOMINIUM UNITS

Revision 1  
 Revision 2  
 Revision 3  
 Revision 4  
 Revision 5  
 Revision 6  
 Revision 7  
 Revision 8

Original Date:  
 Sheet: **C-3** of **5**

**PROPOSED PROJECT  
 SUB 15-0022/SUB 15-0023**

**SOUTH**



TENTATIVE MAP



### SECTIONS AND DETAILS DEL PRADO SOUTH

CITY OF ESCONDO, CALIFORNIA

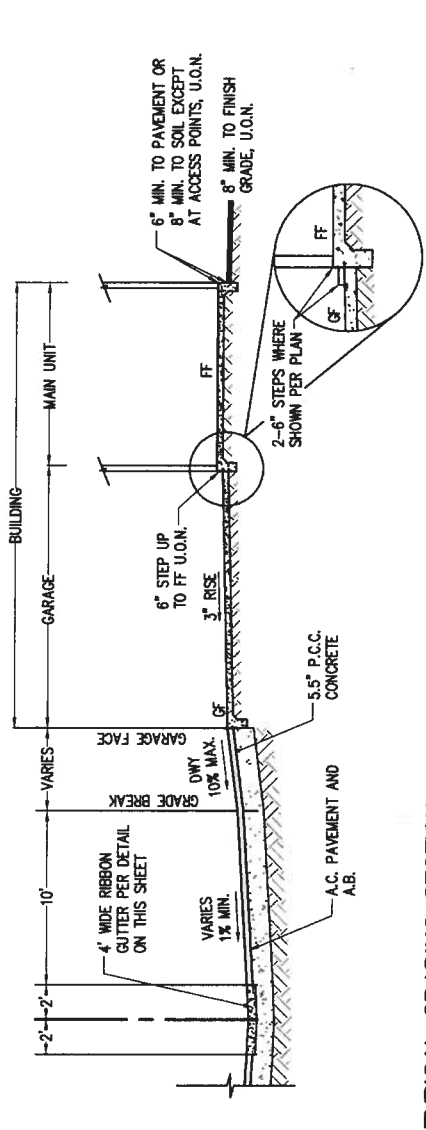
VICINITY MAP

PREPARED BY: **MASSON & ASSOCIATES, INC.**  
 2000 North Highway 162  
 Escondido, CA 92029  
 (760) 761-1196  
 www.massonassociates.com

PROJECT DESCRIPTION:  
 21. CONDOMINIUM UNITS

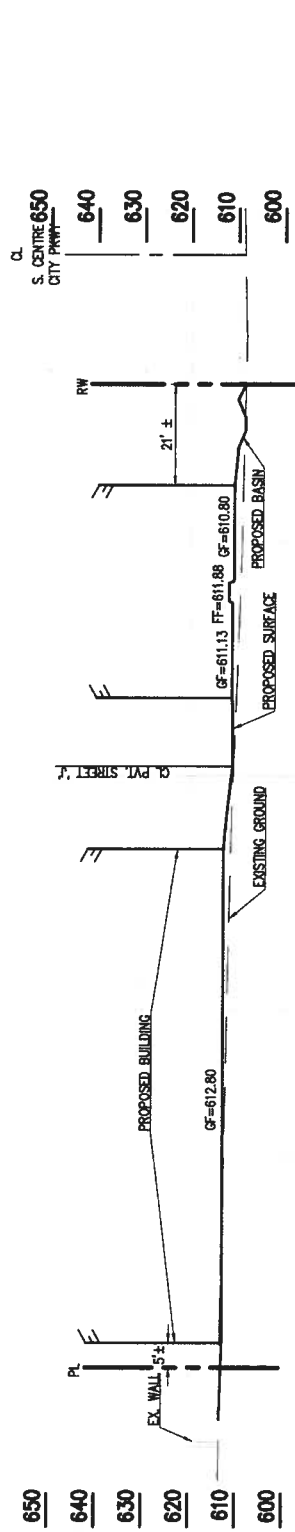
Revision 8
Revision 7
Revision 6
Revision 5
Revision 4
Revision 3
Revision 2
Revision 1

Original Date: \_\_\_\_\_  
 Drawn: **C-2** of **5**

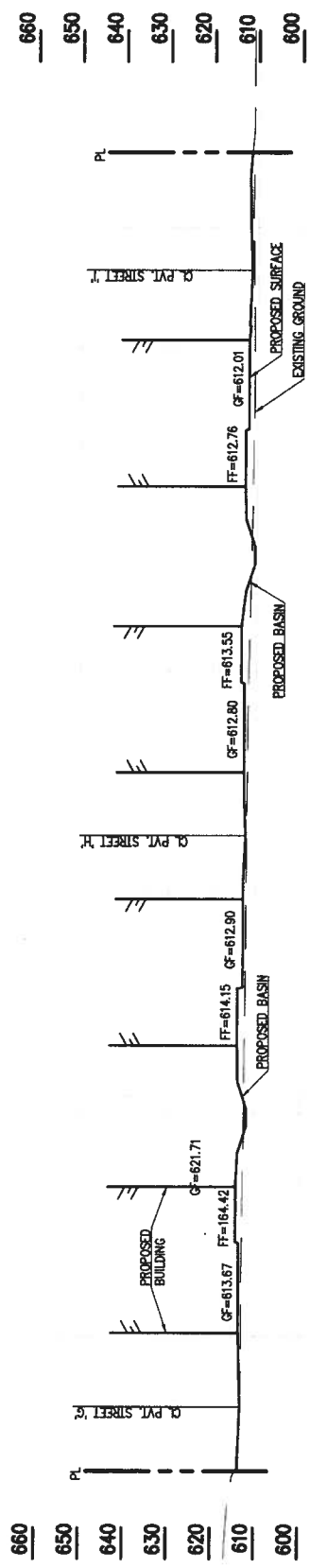


**TYPICAL GRADING SECTION**

N.T.S.



**SECTION C-C**



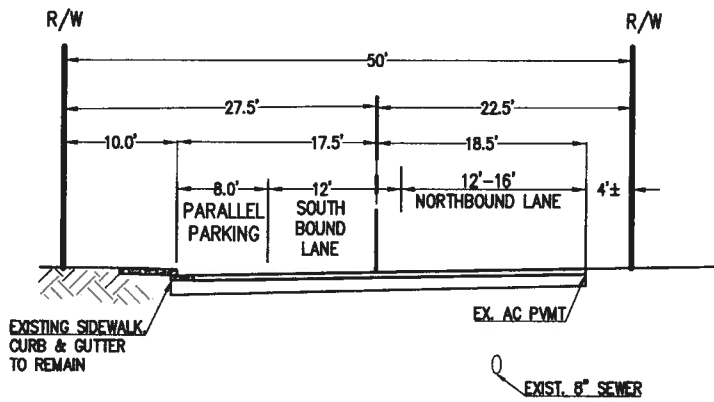
**SECTION D-D**

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**SOUTH**

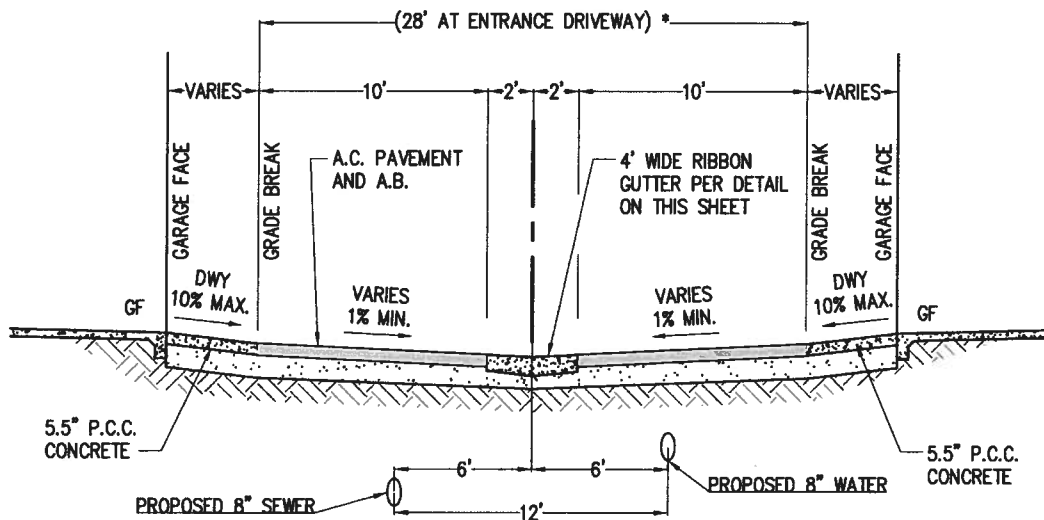
**TS**

TENTATIVE SECTIONS



**S. CENTRE CITY PARKWAY (FRONTAGE ROAD)**

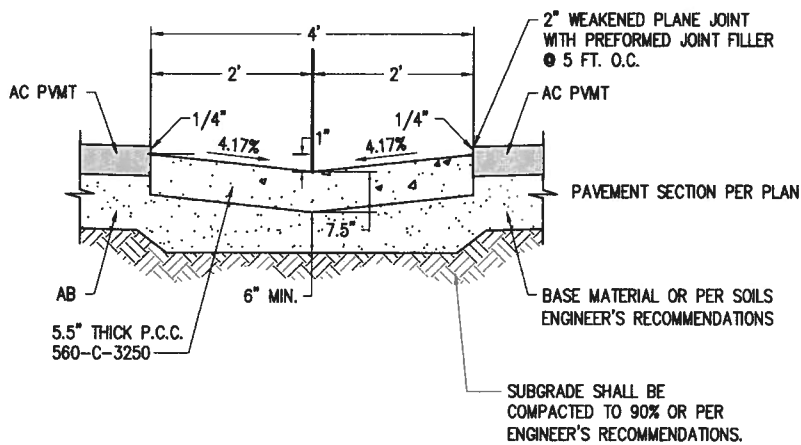
NTS



**TYPICAL STREET AND DRIVEWAY**

\* GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT

N.T.S.



**PCC RIBBON GUTTER**

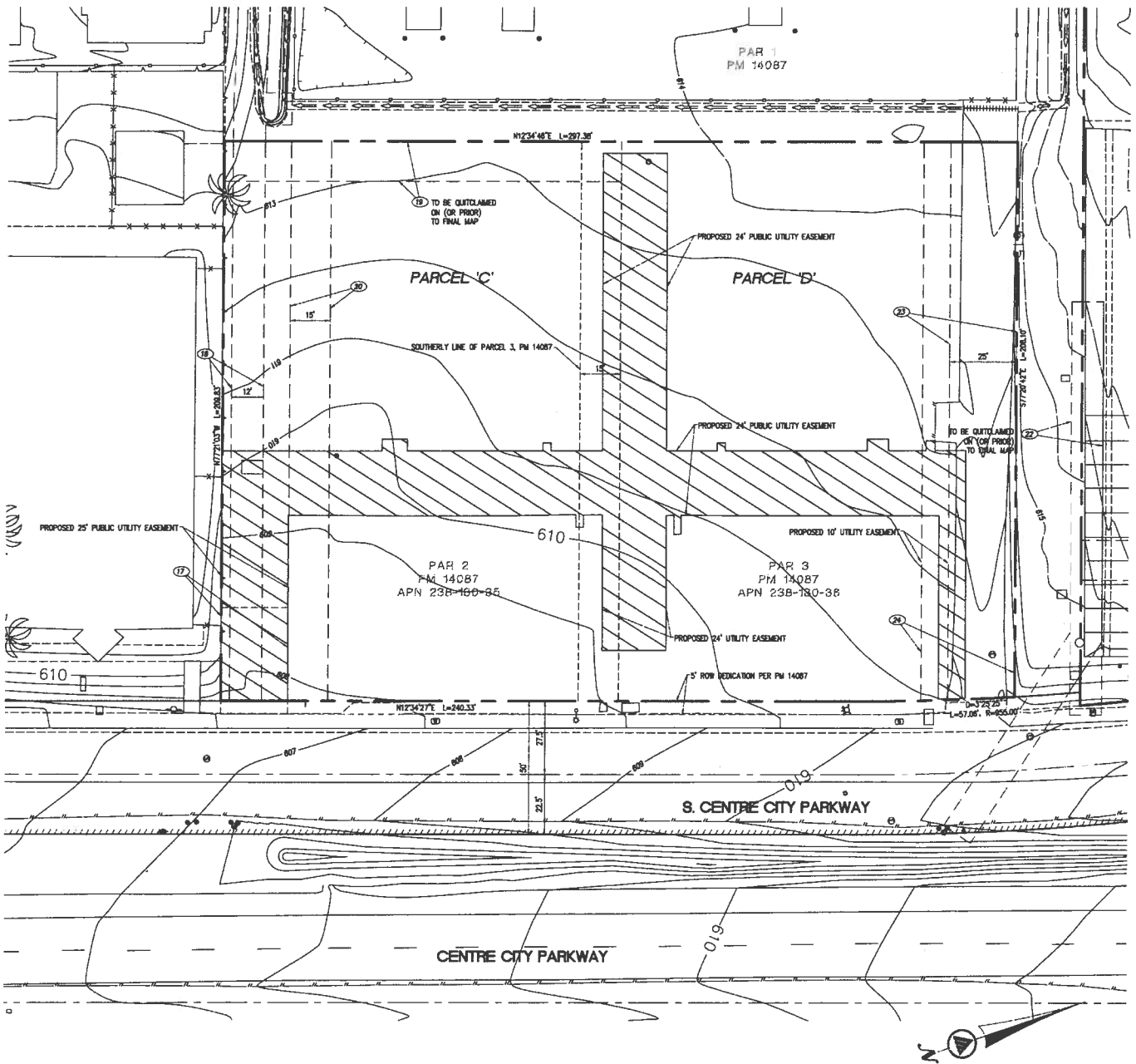
N.T.S.

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**SOUTH**

**TD**

TENTATIVE DETAILS



**EMCUMBRANCE MAP**  
**DEL PRADO SOUTH**  
 CITY OF ESCONDIDO, CALIFORNIA

**VICINITY MAP**

**PREPARED BY:**  
 MASSON & ASSOCIATES INC.  
 310 East Main Street, Suite 200  
 Escondido, CA 92025  
 P: 762.741.2512  
 F: 762.741.1788

**PROJECT DESCRIPTION:**  
 32 CONDOMINIUM UNITS

**APPLICANT'S PARCEL NO.:**  
 238-150-25 & 28

**PROJECT ADDRESS:**  
 2329 CENTRE CITY PARKWAY, ESCONDIDO CA

**OWNER/APPLICANT:**  
 TOUCHSTONE COMMUNITIES, INC.  
 KERRY GARZA  
 9909 ANNA MESA BLVD., SUITE 100  
 SAN DIEGO, CA 92131  
 619-585-5414

Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

Original Date: \_\_\_\_\_  
 Sheet **C-4** of **5**

**EASEMENT INFORMATION:**

SCHEDULE "B" EXCEPTIONS PER CHICAGO TITLE COMPANY 2ND AMENDED PRELIMINARY REPORT ORDER NUMBER 12203833-996-U50 DATED: JULY 24, 2014.

ITEM NUMBER SHOWN HEREON CORRESPONDS TO REPORT NUMBER

THE FOLLOWING MATTERS AFFECT PARCEL C:

- 17 EASEMENT TO THE STATE OF CALIFORNIA FOR DRAINAGE DITCH PURPOSES, RECORDED JANUARY 8, 1965 AS INSTRUMENT NO. 3488, OF OFFICIAL RECORDS.
- 18 EASEMENT TO THE CITY OF ESCONDIDO FOR DRAINAGE PIPELINE, RECORDED JANUARY 3, 1973 AS INSTRUMENT NO. 73-002316, OF OFFICIAL RECORDS.
- 19 15' EASEMENT TO THE CITY OF ESCONDIDO FOR PUBLIC SEWER & PRIVATE UTILITY & MAINTENANCE PER MAP 14087.
- 20 EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED FEBRUARY 3, 1992 AS INSTRUMENT NO. 1992-0056972, OF OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL D:

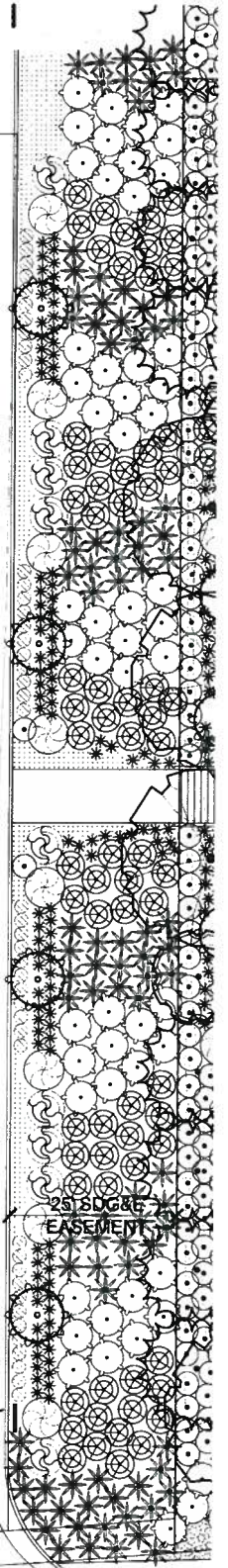
- 22 EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED APRIL 29, 1986 AS INSTRUMENT NO. 72414, OF OFFICIAL RECORDS. \*\*\* DOES NOT AFFECT PARCEL "D" - AFFECTS PARCEL "A" \*\*\*
- 23 EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED FEBRUARY 3, 1992 AS INSTRUMENT NO. 1992-0056968, OF OFFICIAL RECORDS.
- 24 EASEMENT FOR ROAD AND PUBLIC UTILITY RESERVED BY DEED RECORDED DECEMBER 26, 2002 AS INSTRUMENT NO. 2002-1184788, OF OFFICIAL RECORDS.

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**SOUTH**



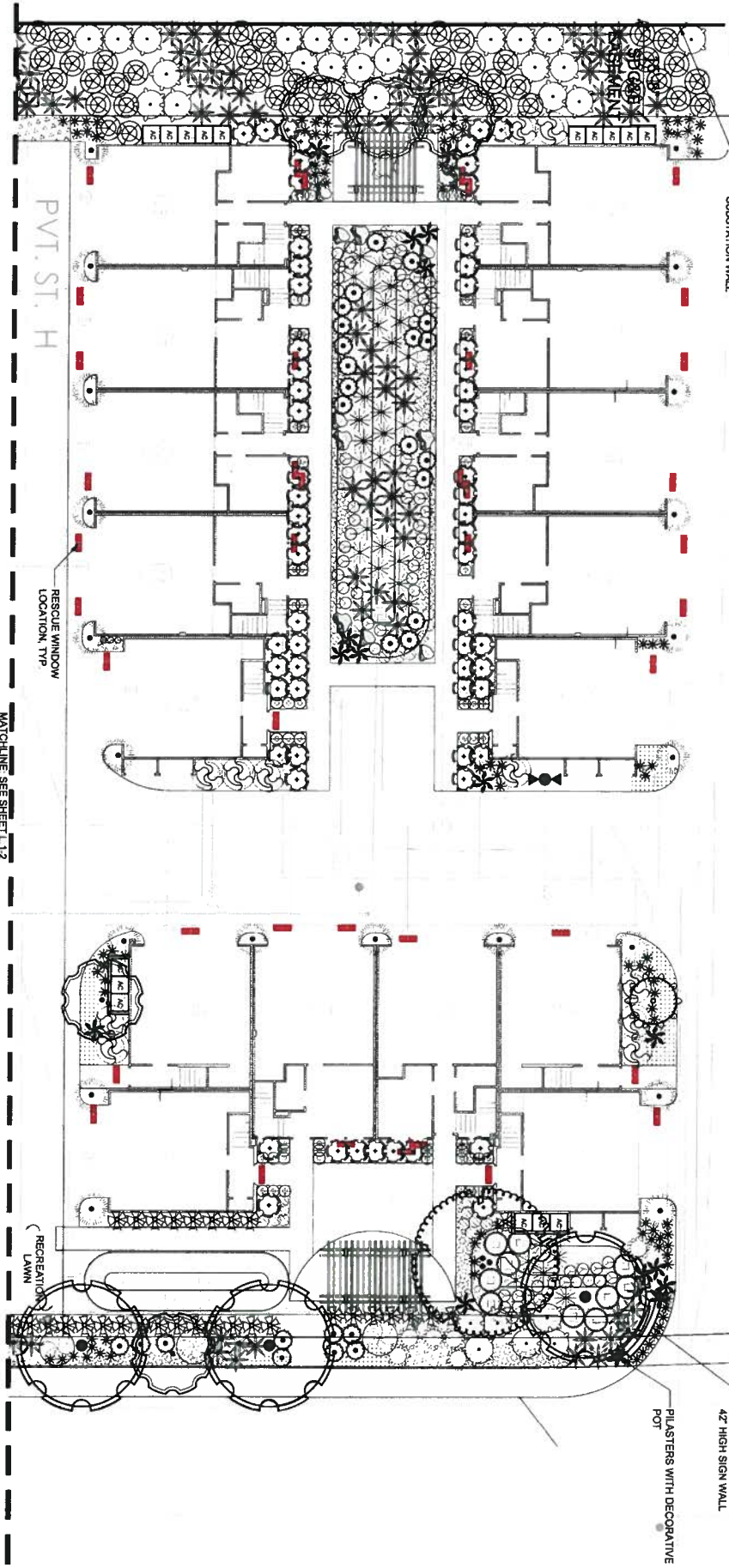
ENCUMBRANCE MAP



PROPERTY LINE

PVT. ST. G

PROPERTY LINE



EXISTING SCOPE  
SUBSTANTIATION WALL

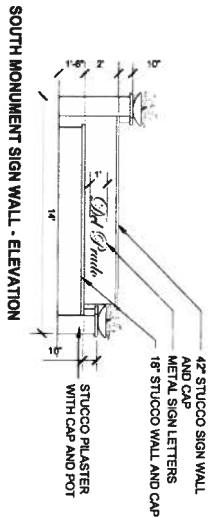
16' SCREEN WALL &  
42' HIGH SIGN WALL  
PILASTERS WITH DECORATIVE  
POT

PVT. ST. H

RESOLVE WINDOW  
LOCATION, TYP.

MATCHLINE SEE SHEET L.1-2

RECREATION  
LAWN



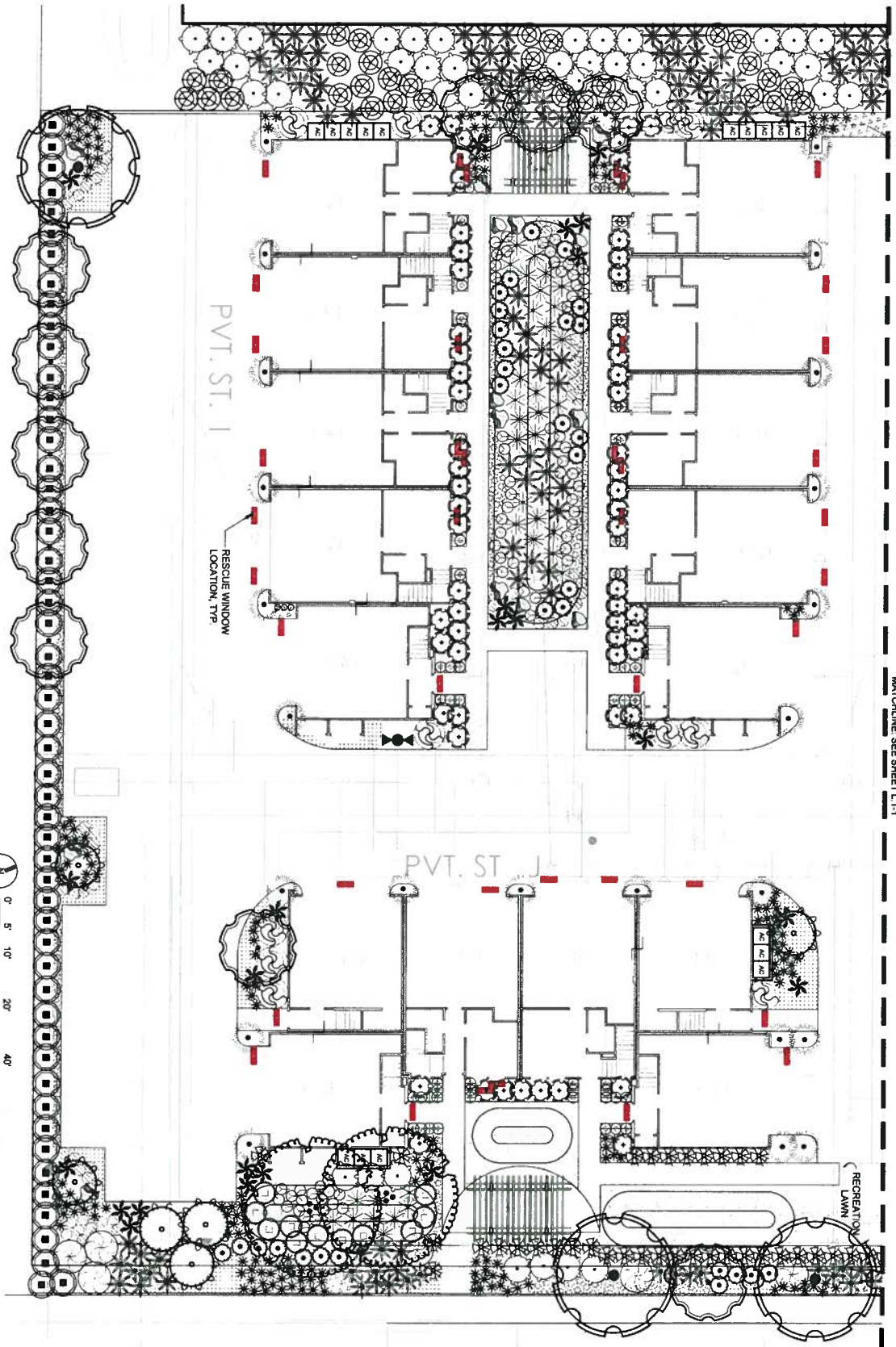
SOUTH MONUMENT SIGN WALL - ELEVATION



**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**  
**SOUTH**

L.1-1  
**PLP**

PRELIMINARY LANDSCAPE  
DIAM



MATCHLINE: SEE SHEET L.1-1

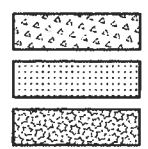
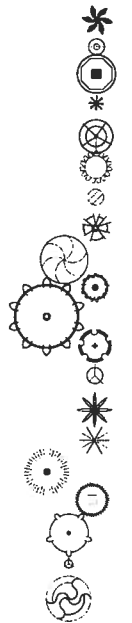
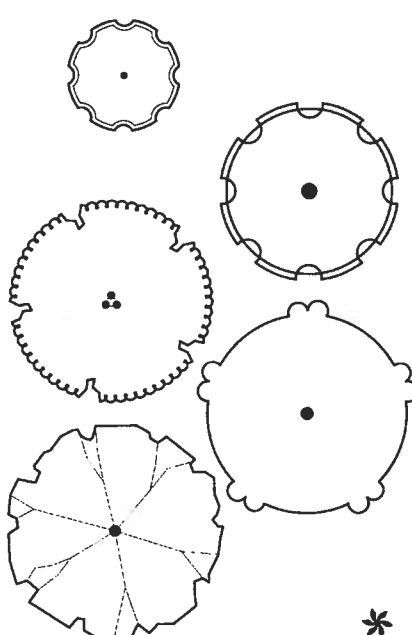
L.1-2

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**SOUTH**

**PLP**

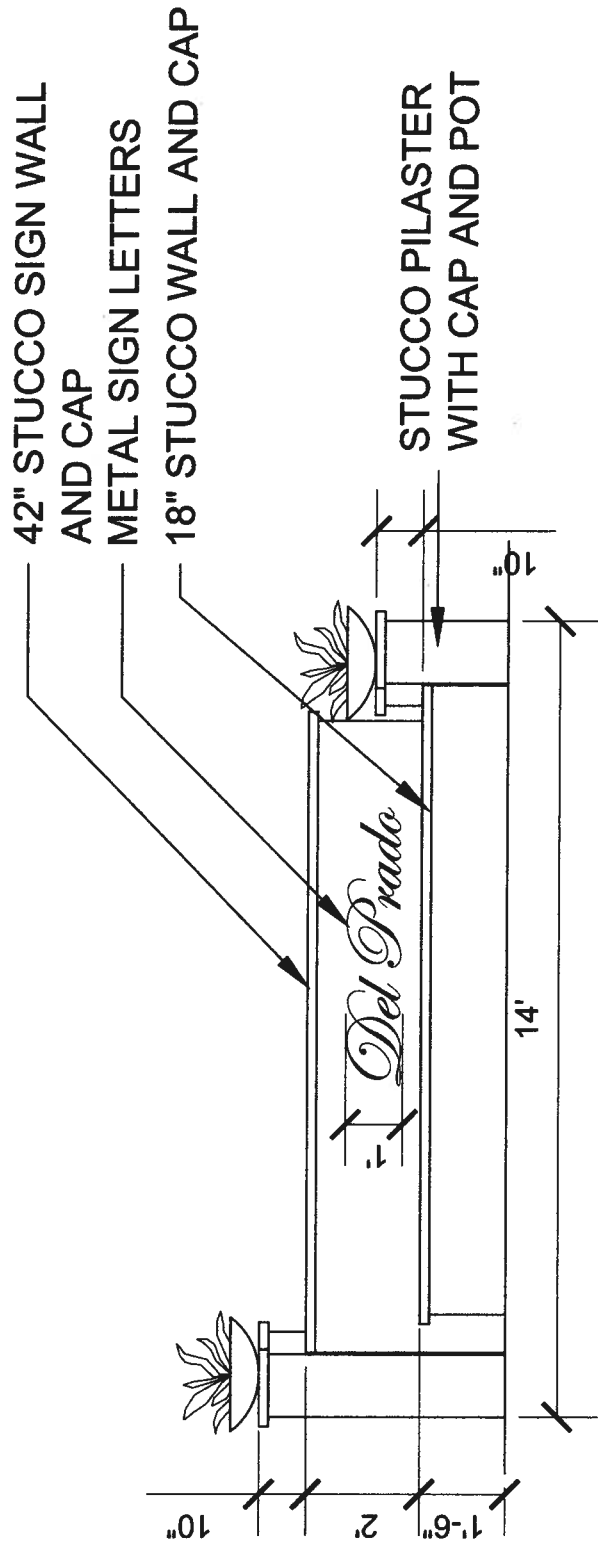
# PLANT LEGEND



ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (24)	MATURE HEIGHT	MATURE WIDTH
<b>TREES</b>									
ARB-UNE	ARBUTUS UNEDO	STRAWBERRY TREE	15	24" BOX	PER PLAN	SINGLE TRUNK TREE FORM	LOW	8'-35'	8'-35'
RHU-LAN	RHUS LANCEA	AFRICAN SUMAC	6	24" BOX	PER PLAN		LOW	20'-30'	20'-35'
PLA-RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	3	24" BOX	PER PLAN	MULTI-TRUNK	MED	30'-80'	20'-50'
PIS-CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	4	24" BOX	PER PLAN		MED	30'-80'	30'-80'
QUE-AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	X	24" BOX	PER PLAN	MULTI-TRUNK SPECIMEN	LOW	20'-70'	20'-70'
<b>SHRUBS</b>									
AGA-ATT	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE	40	15 GAL.	PER PLAN		LOW	5'	5'
ALO-BLU	ALOE 'BLUE ELF'	BLUE ELF ALOE	127	1 GAL.	PER PLAN		LOW	18"	2'
ARC-SUN	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	53	5 GAL.	PER PLAN		LOW	4'-5'	4'-6'
ARI-PUR	ARISTIDA PURPUREA	PURPLE THREE AWIN	292	1 GAL.	PER PLAN		LOW	2'	2'
BAC-PIL	BACCHARIS PILLULARIS 'PIEGON POINT'	DWARF COYOTE BRUSH	78	1 GAL.	PER PLAN		LOW	8'-24"	6'
CAL-CAL	CALLINDRA CALIFORNICA	BAJA FARY DUSTER	6	1 GAL.	PER PLAN		LOW	8"	38"
CAL-HR	CALYPTOPHYLLIS	SUNDRIPS	79	1 GAL.	PER PLAN		LOW	1'	2'
CAL-UT	CALLISTEMON VIMINUS LITTLE JOHN	LITTLE JOHN BOTTLEBRUSH	88	5 GAL.	PER PLAN		LOW	3'	3'
CEA-CON	CEANOTHUS 'CONCHA'	WILD LILAC	9	5 GAL.	PER PLAN		LOW	6'-7'	6'-8'
ERE-BLU	EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH	57	5 GAL.	PER PLAN		LOW	2'-3'	3'
HET-ARB	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	7	5 GAL.	PER PLAN		LOW	6'-10'	6'-10'
IEX-VOM	ILEX VOMITORIA 'NANA'	NANA YALPON	126	5 GAL.	PER PLAN		LOW	3'-5'	3'-5'
JUN-PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	132	1 GAL.	PER PLAN		LOW	2'	2'
LEY-CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	204	1 GAL.	PER PLAN		LOW	2'-3'	2'-3'
MUH-RIG	MUHLENBERGIA RIGENS	DEER GRASS	88	1 GAL.	PER PLAN		MED	4'	4'
POD-MAC	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	44	5 GAL.	PER PLAN		MED	15'-25'	6'
RIB-VIB	RIBES VIBURNIFOLIUM	EVERGREEN CURRENT	21	1 GAL.	PER PLAN		MED	3'-5'	12'
SAL-POZ	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	88	5 GAL.	PER PLAN		LOW	3'-5'	5'-6'
SAN-TRI	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAWS TONGUE	8	1 GAL.	PER PLAN		LOW	2'-3'	1'
WES-WYN	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	COAST ROSEMARY	22	15 GAL.	PER PLAN		LOW	3'-6'	5'-10'
<b>GROUNDCOVERS</b>									
ECH-ELE	ECHEVERIA ELEGANS	HEN AND CHICKS	195	4" POTS	12" O.C.		LOW	8"	12"
ROS-HUN	ROSMARINUS OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	53	1 GAL.	3" O.C.		LOW	1.5'	3'-5'
SEN-MAN	SENECIO MANDRALISCAE	BLUE PICKLE	838	1 GAL.	12" O.C.		LOW	1'	2'
<b>BOULDERS:</b>									
	30"-36" LANDSCAPE BOULDER	PATIALLY BURY PER DETAIL P-03	11						
	36"-48" LANDSCAPE BOULDER	PATIALLY BURY PER DETAIL P-03	14						
NOTE: FURNISH AND INSTALL "DESERT SELECT" BOULDERS FROM SOUTHWEST BOULDER.									

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**





**SOUTH MONUMENT SIGN WALL - ELEVATION**

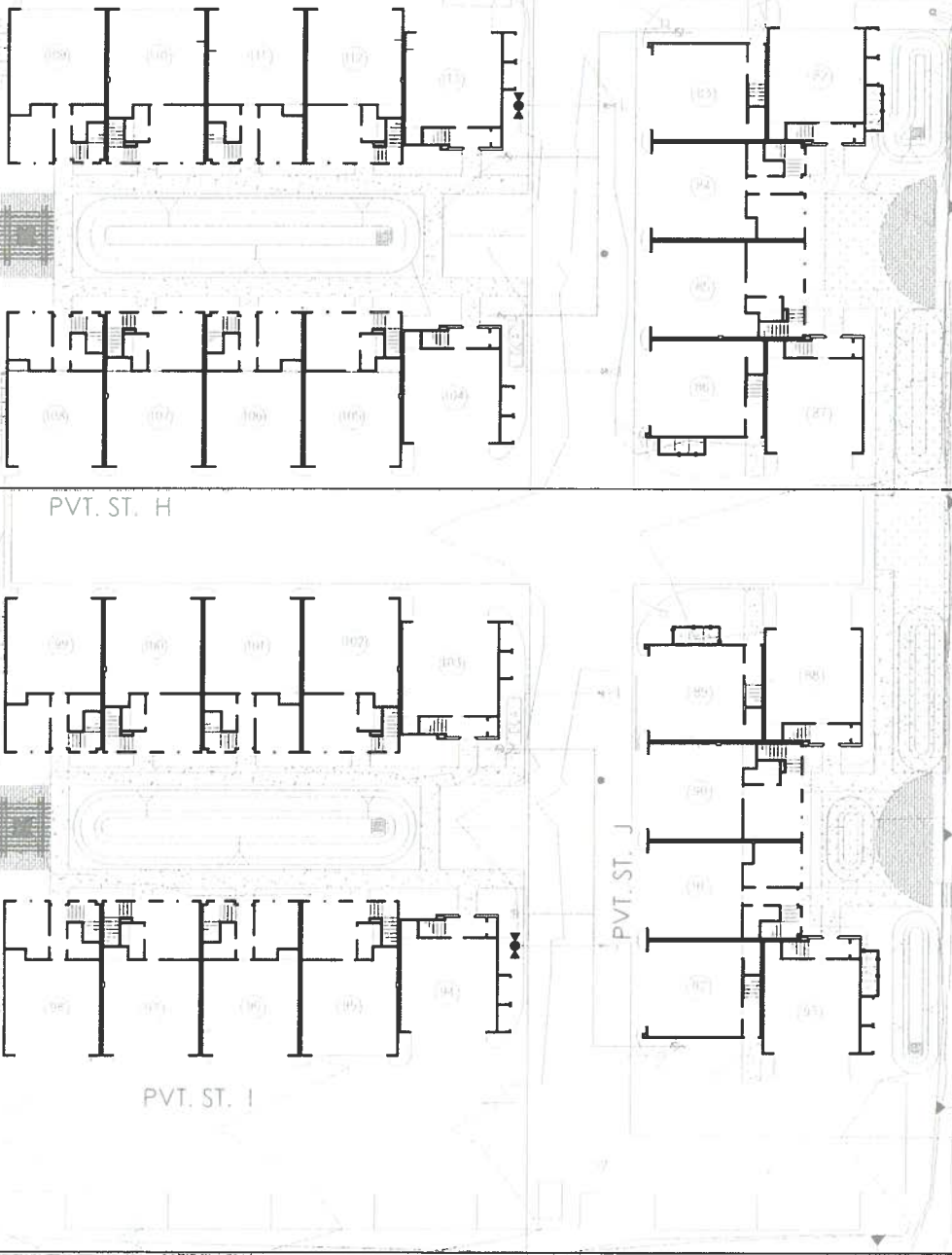
**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**SOUTH**

**E**

**ELEVATION - SOUTH  
MONUMENT**

15'-8"  
SDG&E  
EASEMENT



1. WOOD OR VINYL FENCE TO SCREEN MECHANICAL UNITS  
NOTE: WOOD A/C SCREENS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES  
**WOOD/VINYL SCREEN FENCE**  
DETAIL

**FENCE PLAN  
LEGEND**

— WOOD A/C SCREEN



**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**  
**SOUTH**

**LD**

LANDSCAPE DETAILS



PROPOSED UNITS 32 UNITS

SITE AREA 1.43 AC  
DENSITY 23 UNITS/ACRE  
BUILDING HEIGHT 3 STORIES (35' - 9" OVERALL)

**RESIDENTIAL PARKING SUMMARY**

PROVIDED = 75 STALLS  
GUEST STALLS = 11 STALLS  
2-CAR GARAGES = 64 STALLS  
PARKING RATIO = 2.34 STALLS/UNIT

**UNIT SUMMARY**

PLAN 1 (2BD/2.5BA) 4 UNITS TOTAL  
TOTAL 1,109 S.F.  
GARAGE 440 S.F.  
BALCONY 38 S.F.

PLAN 2 (2BD/2.5BA) 8 UNITS TOTAL  
TOTAL 1,183 S.F.  
GARAGE 425 S.F.  
BALCONY 52 S.F.

PLAN 3 (3BD/3.5BA) 10 UNITS TOTAL  
TOTAL 1,378 S.F.  
GARAGE 422 S.F.  
BALCONY 64 S.F.

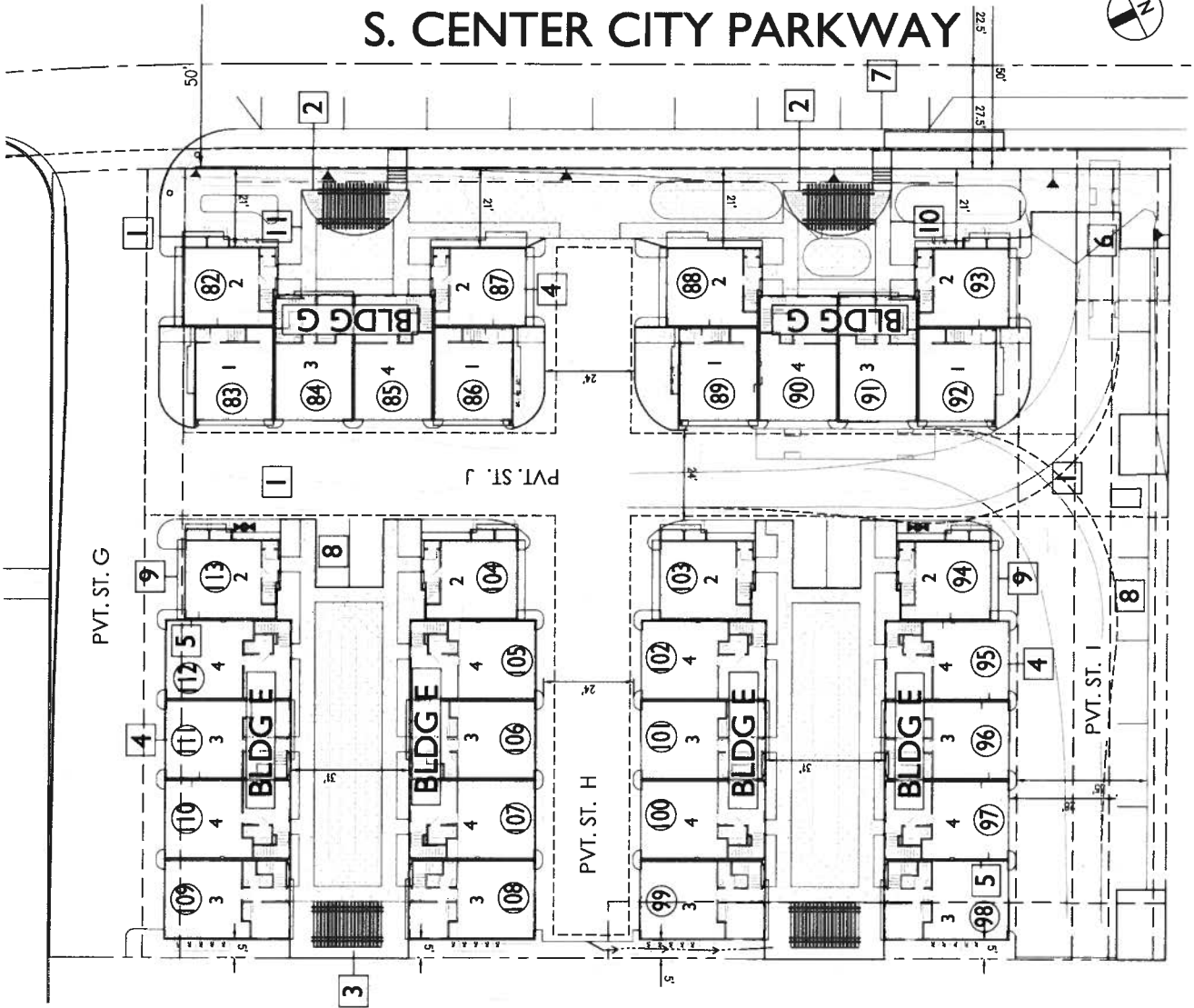
PLAN 4 (3BD/2.5BA) 10 UNITS TOTAL  
TOTAL 1,584 S.F.  
GARAGE 422 S.F.  
BALCONY 41 S.F.

**DEL PRADO SOUTH  
32 3-STORY ROW TOWN HOMES**

OCTOBER 30, 2015

SCALE: 0 20 40 80

**S. CENTER CITY PARKWAY**



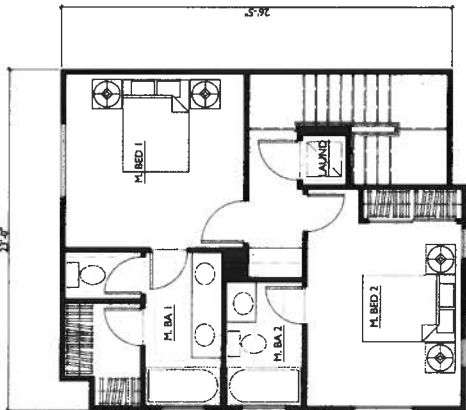
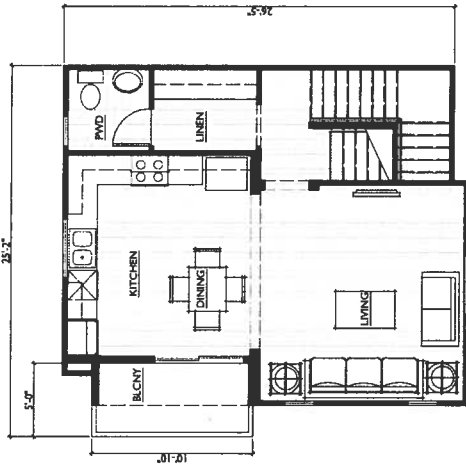
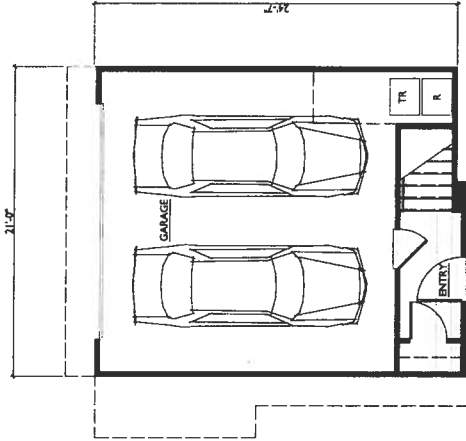
**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**SOUTH**

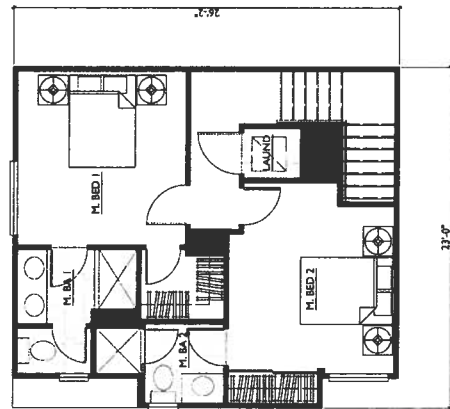
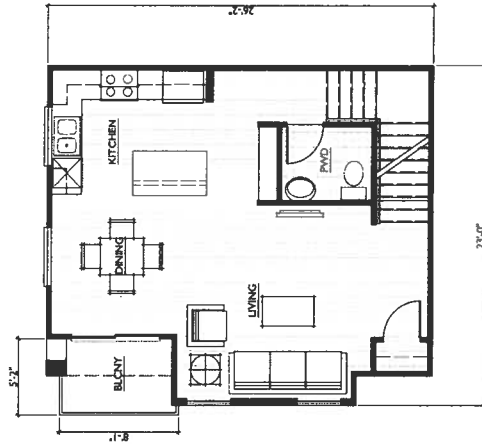
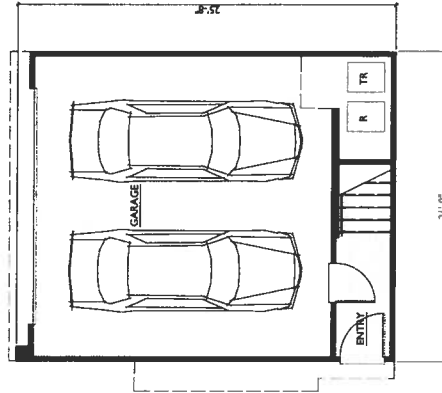
**SP**

SITE PLAN

PLAN 2:  
 2BD/2.SBA  
 1ST FLR - 66 S.F.  
 2ND FLR - 554 S.F.  
 3RD FLR - 563 S.F.  
 TOTAL NET 1,183 S.F.  
 BALCONY - 57 S.F.  
 GARAGE - 425 S.F.



PLAN 1:  
 2BD/2.SBA  
 1ST FLR - 48 S.F.  
 2ND FLR - 523 S.F.  
 3RD FLR - 538 S.F.  
 TOTAL NET 1,109 S.F.  
 BALCONY - 38 S.F.  
 GARAGE - 440 S.F.



**DEL PRADO SOUTH**  
**32-3-STORY ROW TOWN HOMES**  
 OCTOBER 30, 2015

SCALE: 0 4 8 16

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

**PROPOSED PROJECT**  
**SUB 15-0022/SUB 15-0023**

**F**

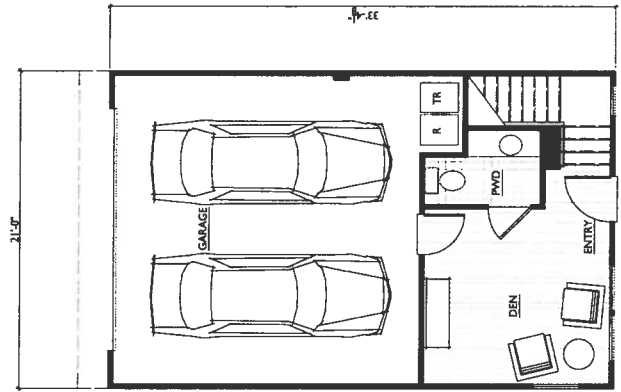
# DEL PRADO SOUTH 32 3-STORY ROW TOWN HOMES

OCTOBER 30, 2015

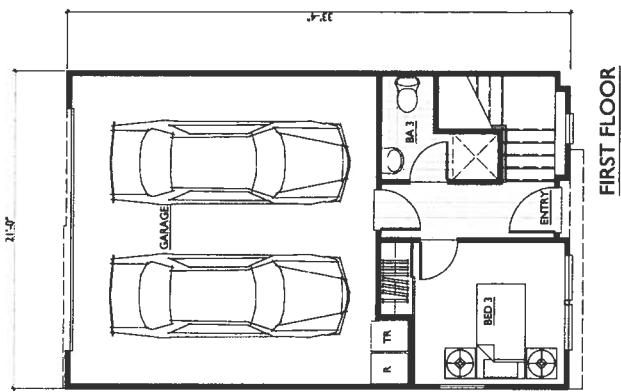
SCALE: 0 4 8 16

PLAN 4:  
3BD/2.5BA  
1ST FLR - 242 S.F.  
2ND FLR - 675 S.F.  
3RD FLR - 667 S.F.  
TOTAL NET 1,584 S.F.  
BALCONY - 41 S.F.  
GARAGE - 422 S.F.

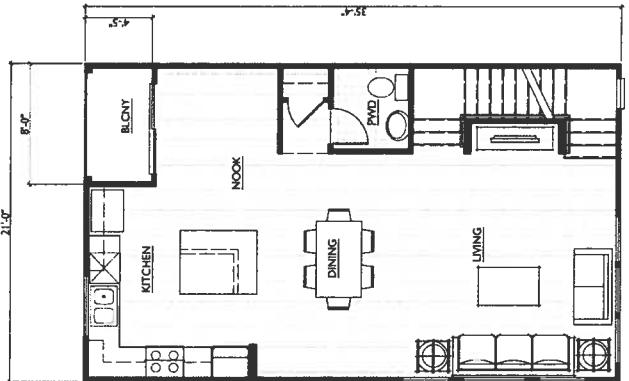
PLAN 3:  
3BD/3.5BA  
1ST FLR - 236 S.F.  
2ND FLR - 593 S.F.  
3RD FLR - 549 S.F.  
TOTAL NET 1,378 S.F.  
BALCONY - 64 S.F.  
GARAGE - 422 S.F.



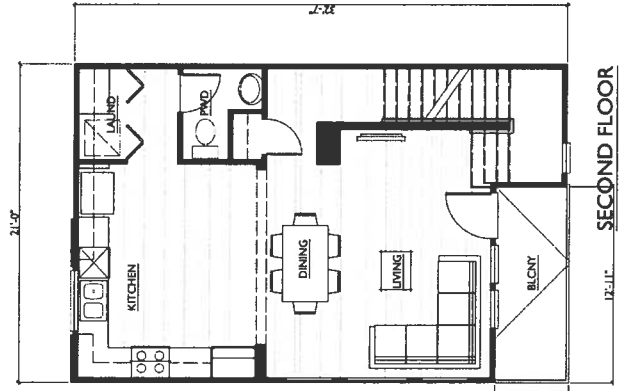
FIRST FLOOR



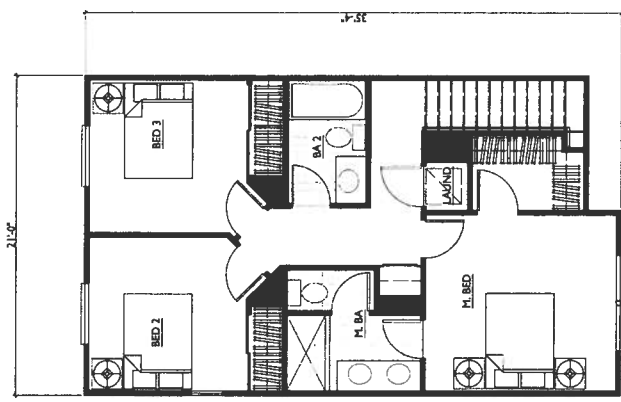
FIRST FLOOR



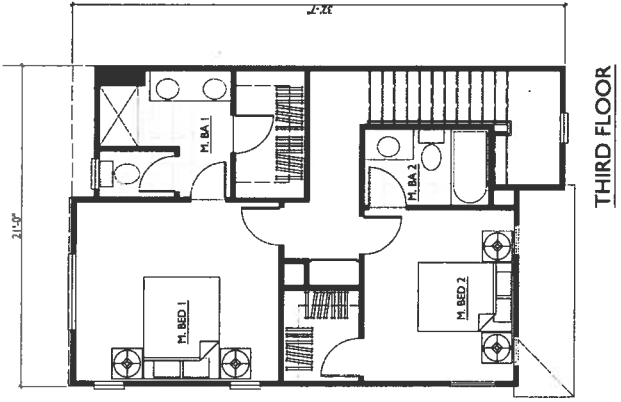
SECOND FLOOR



SECOND FLOOR



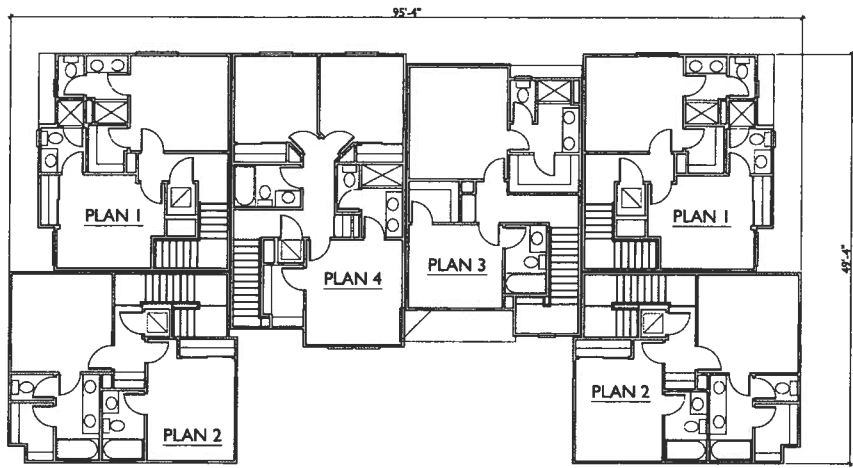
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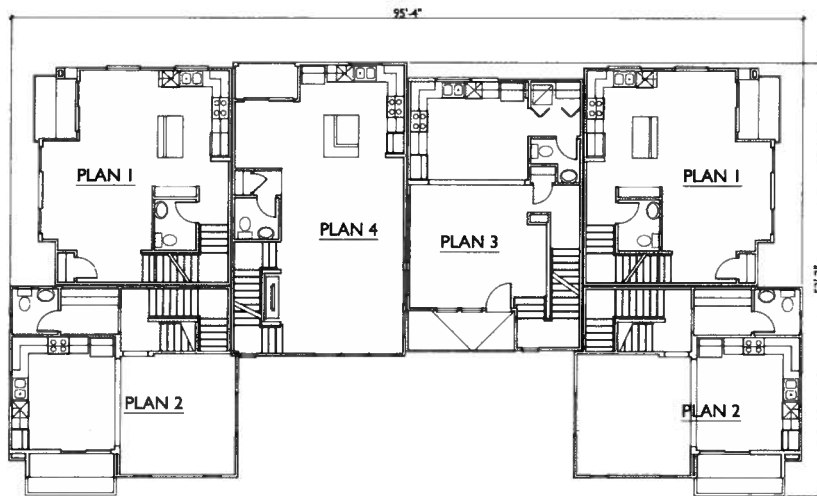
THIRD FLOOR

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

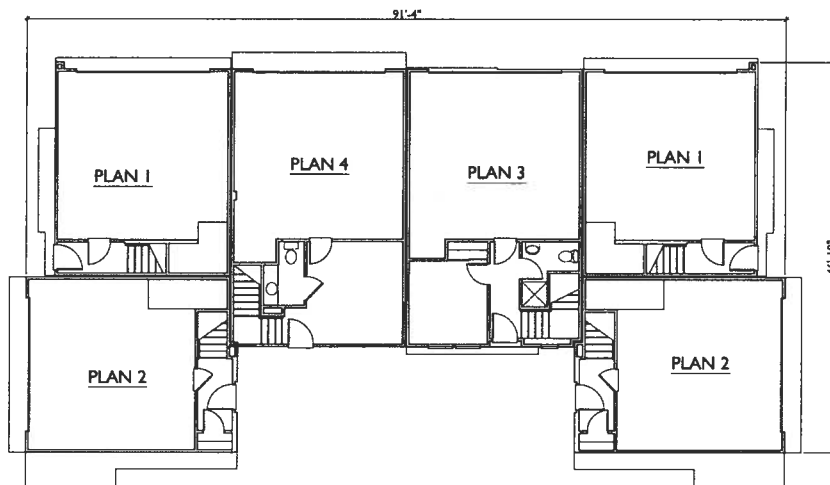
**F**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

**DEL PRADO SOUTH - 32 3-STORY ROW TOWN HOMES**

OCTOBER 30, 2015

SCALE: 0 8 16 24

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**FP**



RIGHT ELEVATION



REAR ELEVATION

**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHelf
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



LEFT ELEVATION



FRONT ELEVATION

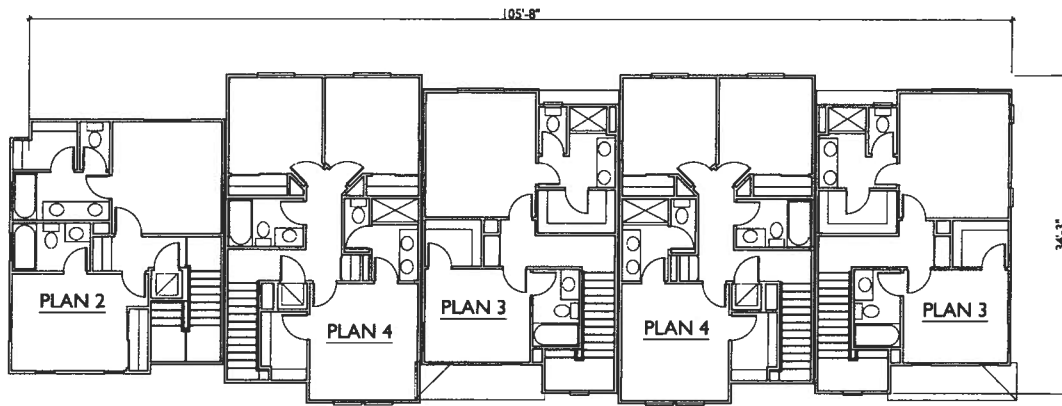
**DEL PRADO SOUTH - 32 3-STORY ROW TOWN HOMES**

OCTOBER 30, 2015

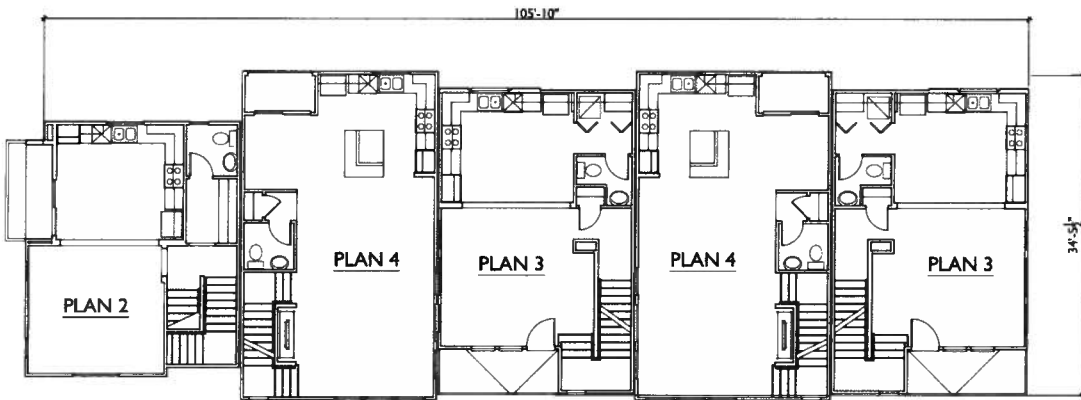
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**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

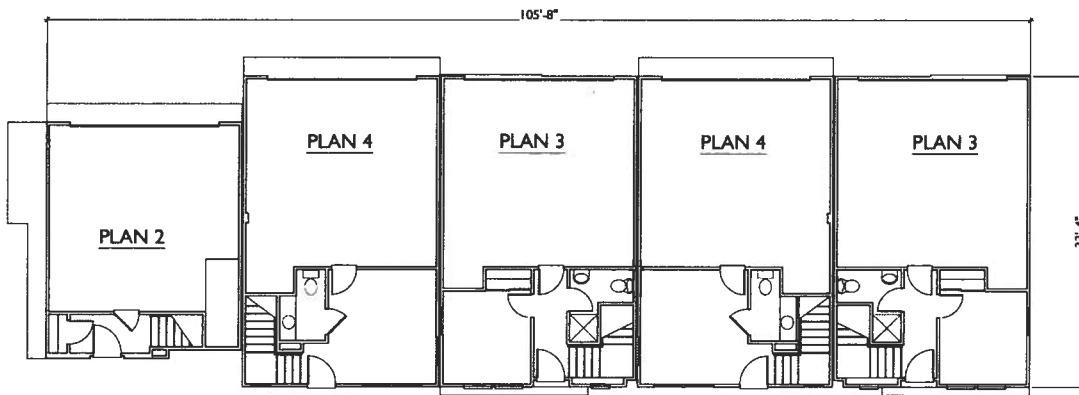




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

**DEL PRADO SOUTH - 81 3-STORY ROW TOWN HOMES**

OCTOBER 30, 2015

SCALE: 0 8 16 24

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**





RIGHT ELEVATION



REAR ELEVATION

**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHelf
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNIING



LEFT ELEVATION



FRONT ELEVATION

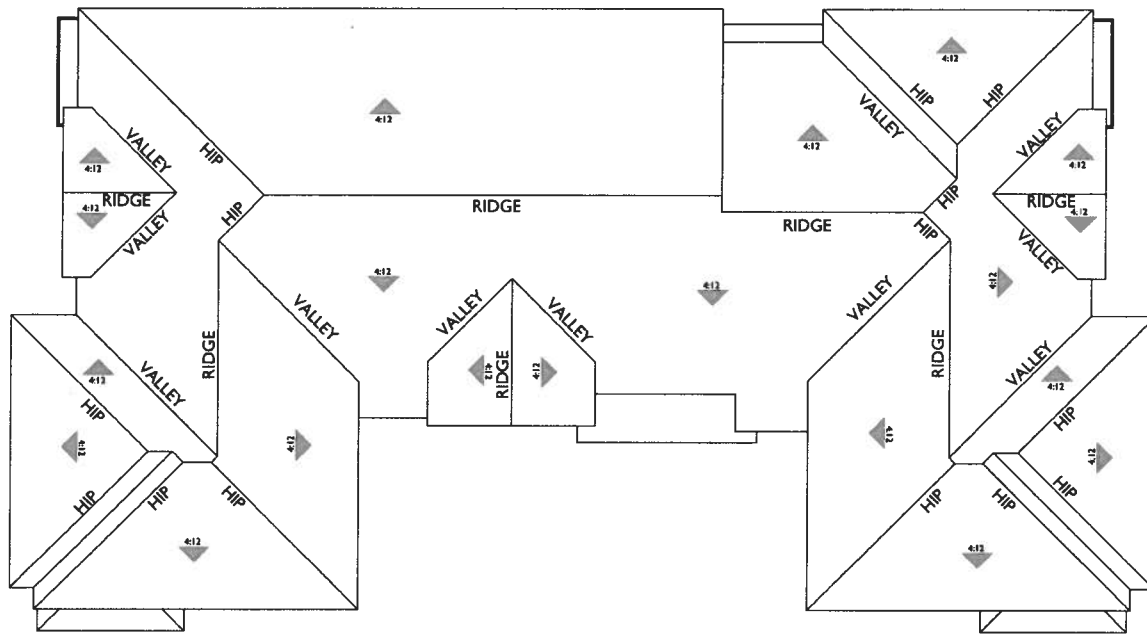
**DEL PRADO SOUTH - 81 3-STORY ROW TOWN HOMES**

OCTOBER 30, 2015

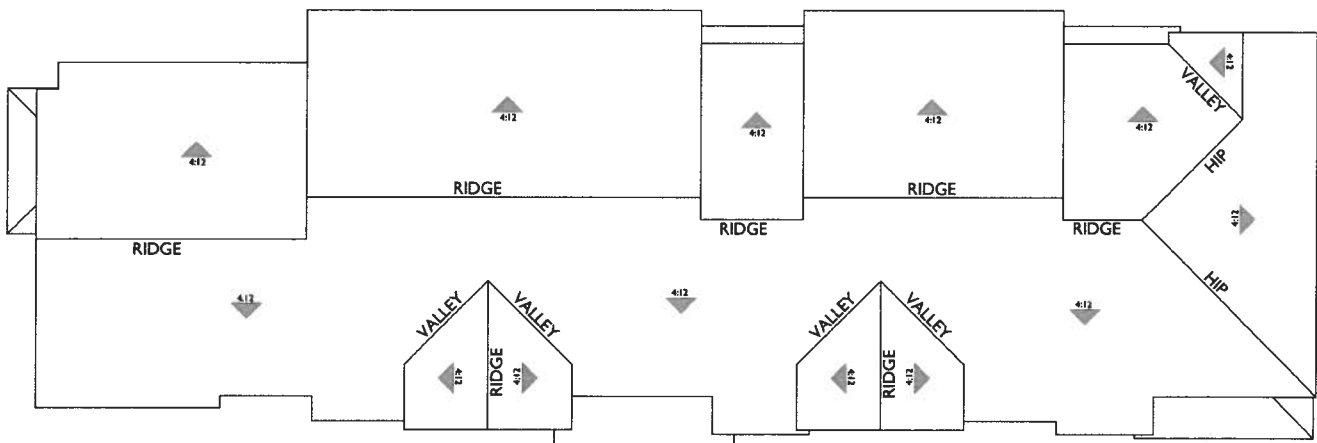
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**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**





BUILDING G



BUILDING E

SCALE: 0 8 16 24

**DEL PRADO SOUTH - 32 3-STORY ROW TOWN HOMES**

OCTOBER 30, 2015

**PROPOSED PROJECT  
SUB 15-0022/SUB 15-0023**

**RP**

ROOF PLAN



## ZONING ADMINISTRATOR

**CASE NUMBER:** PHG 18-0003, related to Planning Case Nos. (SUB15-0022 and PHG15-0031)

**APPLICANT:** Touchstone Communities

**PROJECT LOCATION:** On the southwestern corner of S. Centre City Parkway and Brotherton Road, addressed as 2329 Centre City Parkway

**REQUEST:** Precise Development Plan Modification for an approved 113-unit condominium/townhome project to add a leasing office and other usable space.

**STAFF RECOMMENDATION:** Approve, subject to conditions

**GENERAL PLAN DESIGNATION:** Specific Plan

**ZONING:** PD-R (Planned Development-Residential) within the South Centre City Specific Plan (Southern Entry District/Mixed-Use Overlay)

**BACKGROUND/PROJECT DESCRIPTION:** On May 11, 2016, the City Council approved the proposed “Del Prado” project that includes a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.9 acres of land divided into a 3.47-acre northern and 1.4-acre southern component. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) were also approved for the project because all of the subject parcels are not contiguous. The project consisted of a zone change, from General Commercial (CG) zoning to Planned Development-Residential (PD-R 24 du/ac) to allow a standalone residential development project. Project components includes a mix of two- and three-bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including a pool, deck/trellis features and BBQ areas.


Since the project was approved, the South Centre City Specific Plan (“SCCSP”) was adopted and the subject property/project is now located within the Southern Entry District of the Specific Plan with a corresponding mixed-use overlay. Although the new specific plan allows for mixed use, the South Entry District of the SCCSP allows for standalone multiple-family dwelling development with densities ranging from a minimum of 12.6 du/ac up to a maximum of 30 du/ac. The project density of 23 du/ac would be in conformance with the permitted land uses within the South Entry District of the specific plan.

Touchstone Communities is requesting a modification to the previously approved Precise Development Plan for the Del Prado North component of the project to add an approximately 2,792 SF Community Building to the project that would accommodate a leasing office, fitness and California type room. A large open storm water basin (approximately 80’ x 45’) also is being eliminated and a modified storm water design would be implemented that would provide more usable open space area around the proposed pool/deck and community building. The project also proposes to eliminate several low patio walls within the right-of-way fronting Brotherton Road. This modification also would require redesign of the corner architectural feature and project signage. On-site guest parking also was modified to include additional disabled parking spaces which reduces the number of on-site guest spaces. However, on-street spaces along Brotherton Road are allowed to be utilized as guest spaces and there a sufficient number of on-street spaces to provide the required number of quest spaces for the project. A modification to the Precise Development Plan is required because significant changes are being requested for the projects’ site design. The Zoning Administrator is the authorized decision-maker for reviewing and granting discretionary approvals related to Precise Development Plan permit modifications.

**REASON FOR STAFF RECOMMENDATION:**

Staff believes the proposed Precise Plan modification is consistent with the purpose, character, and established development standards of the master development plan and in substantial conformance with the South Centre City Parkway Specific Plan. The new community building and redesign of the storm water basins will provide more recreational opportunities for the future residents, which would enhance the function and livability of the project's common space. In addition to the conditions of approval recommended in this staff report, the project is still subject to the previous conditions of approval (Planning Case Nos. SUB15-00022 and PHG15-0031). Staff has not received any comments from the public regarding the request.

Respectfully Submitted,



Jay Paul  
Senior Planner

**FINDINGS OF FACT  
PHG 18-0003  
EXHIBIT "A"**

**Environmental Review Determination:**

1. A Final Mitigated Negative Declaration (Final IS/MND) relative to the "Del Prado" project (City File No. ENV15-0011) has been prepared and adopted in conformance with the California Environmental Quality Act (CEQA). The findings of environmental review identified effects related to biological resources, geology/soils, noise, cultural and tribal cultural resources that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. A Notice of Determination was filed with the County Clerk on May 18, 2016.

The action before the Zoning Administrator is directly related to the project considered in the Final IS/MND. The changes to the project, which have occurred since City Council approval of Ordinance No. 2016-05 on May 11, 2016, are "substantial modifications" requiring review and approval.

The overall setting for the project has not significantly changed since the adoption of the environmental documents. Surrounding properties have either remained undeveloped or have developed in accordance with the land use plan which was anticipated as part of the original project. The proposed project modifications do not involve any adverse physical changes in the environment and, hence, does not have the potential for causing a significant effect on the environment. Therefore, the previously-adopted environmental documents are sufficient and, pursuant to State CEQA Guidelines Section 15162 which identifies the requirements for which subsequent analysis is required, no further environmental review is required.

**Precise Development Plan Modification:**

1. The changes to the Precise Development Plan are consistent with the purpose, character, and established development standards of the Master Development Plan, approved on May 11, 2016 by the City Council. Granting the proposed Precise Plan Modification would provide more usable open space and recreation opportunities for the residents. The proposed multi-family residential/condominium project also would be consistent with the permitted uses and density of the Southern Entry District of the South Centre City Specific Plan. The architecture/ materials and colors of the new building would be compatible with the other residential buildings throughout the project. Adequate on- and off-site parking also would be provided for the project. Staff Design Review Board, reviewed the elevations, design, colors, and materials for the project on March 1, 2018 and April 5, 2018, and recommended approval the new site design changes.
2. Said changes to the Precise Development Plan have been reviewed and the Zoning Administrator concludes and finds, based on the analysis of the project described therein the October 25, 2018 Zoning Administrator staff report, that:
  - a. The proposed infill residential project would be in conformance with General Plan Housing Goals and Policies to expand the stock of all housing; increase homeownership; plan for quality

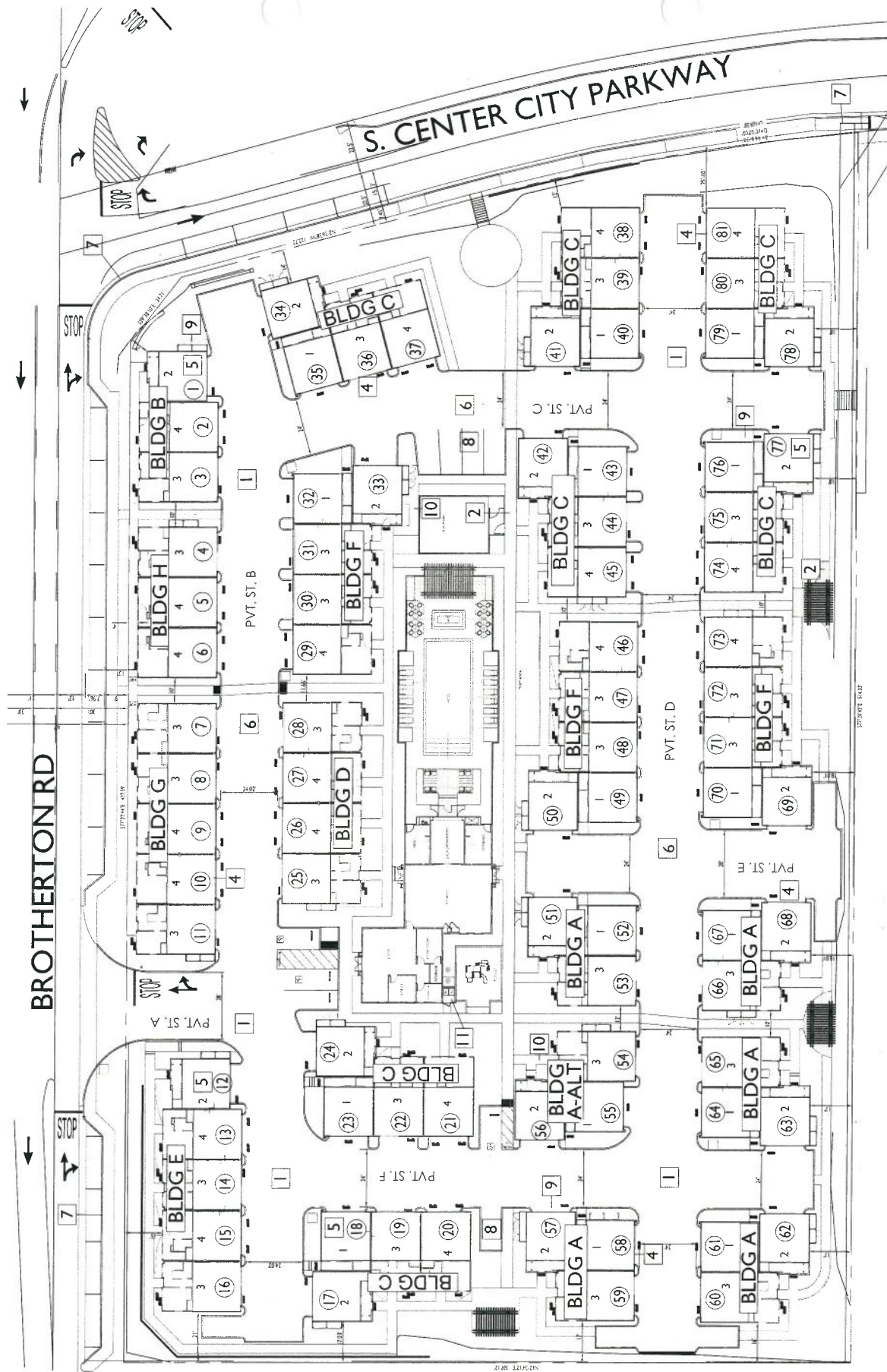
managed and sustainable growth; and encourage a compact, efficient urban form that promotes transit, supports nearby commercial establishments and takes advantage of infrastructure improvements installed to accommodate their intended intensities. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided to the site. The proposed design modification would not diminish the Quality-Of-Life Standards of the General Plan as the project would not materially degrade the level of service on the adjacent street or public facilities, or create excessive noise. Adequate on-site parking, circulation and public services would be provided to the site.

- b. The proposed location and design of the development allows it to be well integrated with its surroundings near residentially zoned property and will not cause deterioration of bordering land uses.
- c. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion on adjoining streets, according to the Final IS/MND.
- d. All public facilities, sewer and water services are existing or will be available to the subject site, with proposed and anticipated improvements.
- e. The overall design of the proposed residential development would produce an attractive, beautiful, efficient and stable environment for living, since adequate parking, open space and landscaping would be provided.
- f. The proposed development would be well integrated into its surroundings. The new structures would incorporate compatible and well-thought out architecture, materials and colors. The project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties.
- g. The approval of the Precise Plan Modification would be based on sound principles of land use because adequate parking, circulation, quality design, utilities and access would be provided for the development of the project.

**CONDITIONS OF APPROVAL**  
**PHG 18-0003**  
**EXHIBIT "B"**

**Planning Division Conditions**

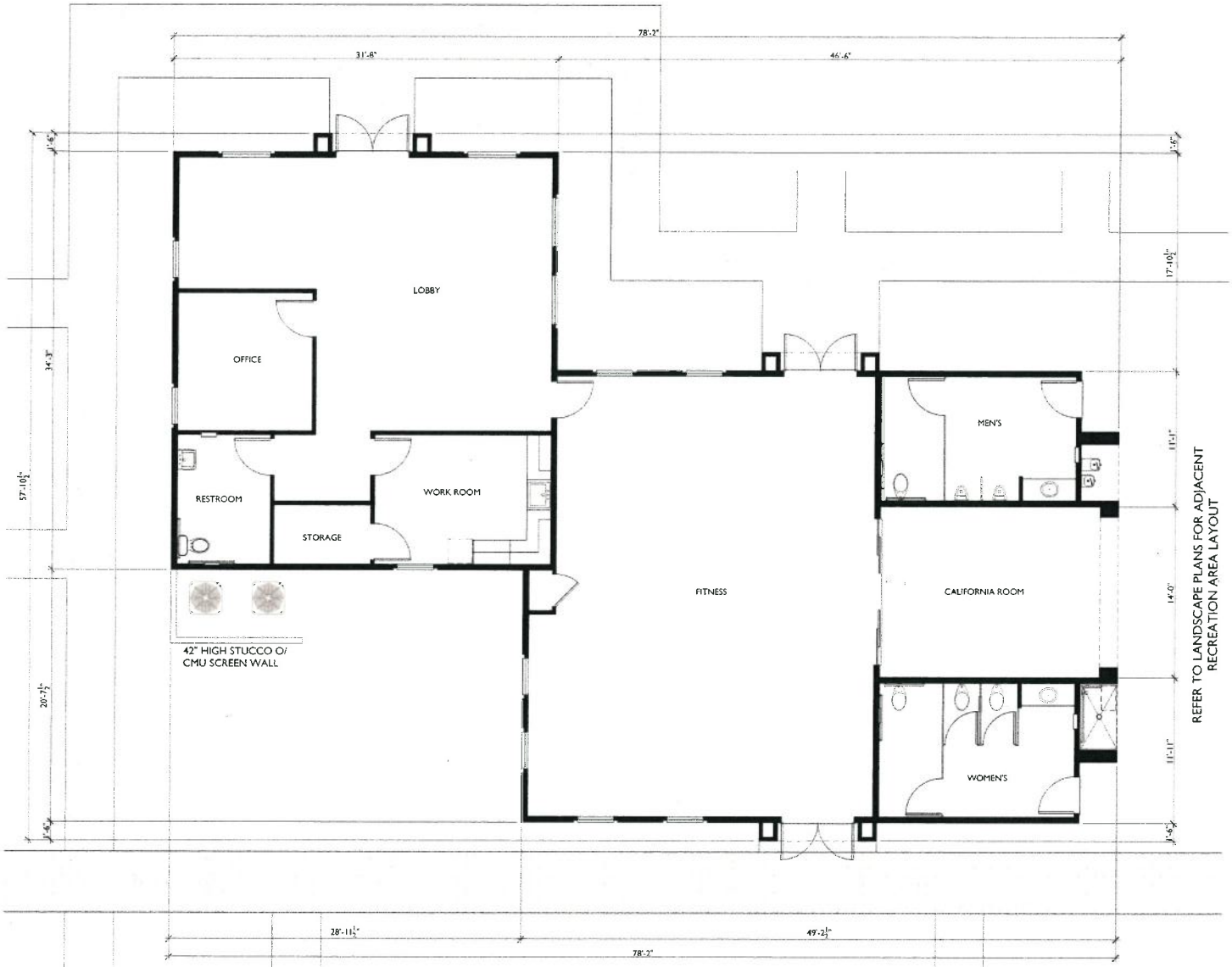
1. All conditions of approval applied to this Planned Development and Tentative Subdivision Map by previous approvals (SUB15-0022 and PHG15-0031) remain in effect except as revised by these conditions of approval. This includes all mitigation measures adopted concurrently with City Council Ordinance No. 2016-05. A mitigation monitoring and reporting program (MMRP) was also adopted in accordance with CEQA Guidelines Section 15074(d) to ensure implementation of the mitigation measures. As applicable, future developments within the "Del Prado" project is required to implement mitigation measures in the MMRP, unless lawfully modified.
2. The project architecture, materials and colors shall be in substantial conformance with the designs as detailed and referenced in the October 25, 2018 Zoning Administrator staff report.
3. The final design and location of the corner architectural element/monument sign shall be approved by the Staff Design Review Board. The architectural integrity and design of the sign and sign structure shall meet or exceed the same quality as approved by previous approvals (SUB15-0022 and PHG15-0031). Only the sign location and size is authorized by this Precise Development Plan Modification.
4. The number of on-site guest spaces may be modified in order to address any future requirements to conform to disabled parking or electric vehicle parking, provided sufficient on-street spaces along the project frontage are available for the project, to the satisfaction of the Director of Community Development.



**PROPOSED PROJECT**  
**PHG 18-0003.6.**

**S**

SITE PLAN



REFER TO LANDSCAPE PLANS FOR ADJACENT RECREATION AREA LAYOUT

DEL PRADO NORTH - 81 3-STORY ROW TOWN HOMES

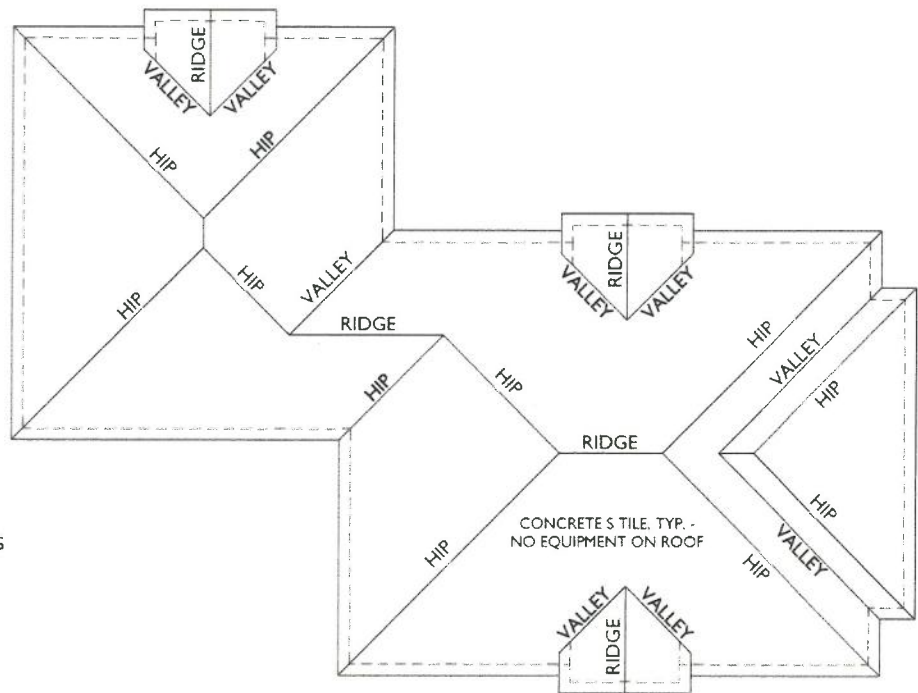
**PROPOSED PROJECT**  
**PHG 18-0003.7-**

**F**

FLOOR PLAN



PERSPECTIVE



ROOF PLAN

**MATERIAL SCHEDULE**

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X FOAM @ DOORS
- 5 TRIM - SHAPED FOAM AT WINDOW SILLS
- 6 ADA COMPLIANT SHOWER
- 7 ADA COMPLIANT DRINKING FOUNTAIN
- 8 SHAPED FOAM CORNICE
- 9 DECORATIVE FOAM CORBELS
- 10 DECORATIVE METAL AWNING
- 11 DECORATIVE EXTERIOR LIGHT FIXTURE
- 12 DECORATED STUCCO RECESS

**PROPOSED PROJECT**  
**PHG 18-0003.8.**





RIGHT ELEVATION



LEFT ELEVATION

**PROPOSED PROJECT**  
**PHG 18-0003.g.**

**E**

ELEVATIONS



REAR ELEVATION



FRONT ELEVATION

PROPOSED PROJECT  
PHG 18-0003<sub>10</sub>-

E

ELEVATIONS

## COMMON COLORS



EAGLE ROOFING PRODUCTS  
PROFILE - CAPISTRANO  
COLOR - LOS PADRES BLEND

S - TILE ROOF



FRAZEE COLOR LIFE  
COLOR - TWIG CL 3267N  
MATERIAL - FASCIA / STUCCO TRIM

FASCIA/TRIM



FRAZEE COLOR LIFE  
COLOR - MASCARA CL 3207N  
MATERIAL - WINDOW TRIM & AWNINGS

ACCENT A



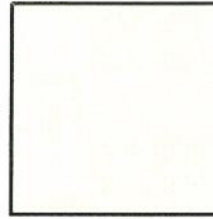
FRAZEE COLOR LIFE  
COLOR - VAULT CL 3255D  
MATERIAL - DECORATIVE METAL

METAL ACCENT

### MATERIAL SCHEDULE

- 1 ROOF - CONCRETE CLASS 'A' S-TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHLF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNIING

## SCHEME COLORS



FRAZEE COLOR LIFE  
COLOR - AKAMINA CLW 1013W  
MATERIAL - MAIN STUCCO BODY

STUCCO 3



FRAZEE COLOR LIFE  
COLOR - STRING QUARTET CL 2394D  
MATERIAL - SHUTTERS & DOORS

ACCENT 3



FRAZEE COLOR LIFE  
COLOR - MISTAYA CLW 1042W  
MATERIAL - MAIN STUCCO BODY

STUCCO - 2



FRAZEE COLOR LIFE  
COLOR - BULLS EYE CLC 1288N  
MATERIAL - SHUTTERS & DOORS

ACCENT 2



FRAZEE COLOR LIFE  
COLOR - JOHNSTON CL 2833M  
MATERIAL - MAIN STUCCO BODY

STUCCO - 1



FRAZEE COLOR LIFE  
COLOR - ORACLE CL 2995D  
MATERIAL - SHUTTERS & DOORS

ACCENT - 1

**PROPOSED PROJECT**  
**PHG 18-0003<sub>11</sub>-**



COLOR SCHEME 3



COLOR SCHEME 2

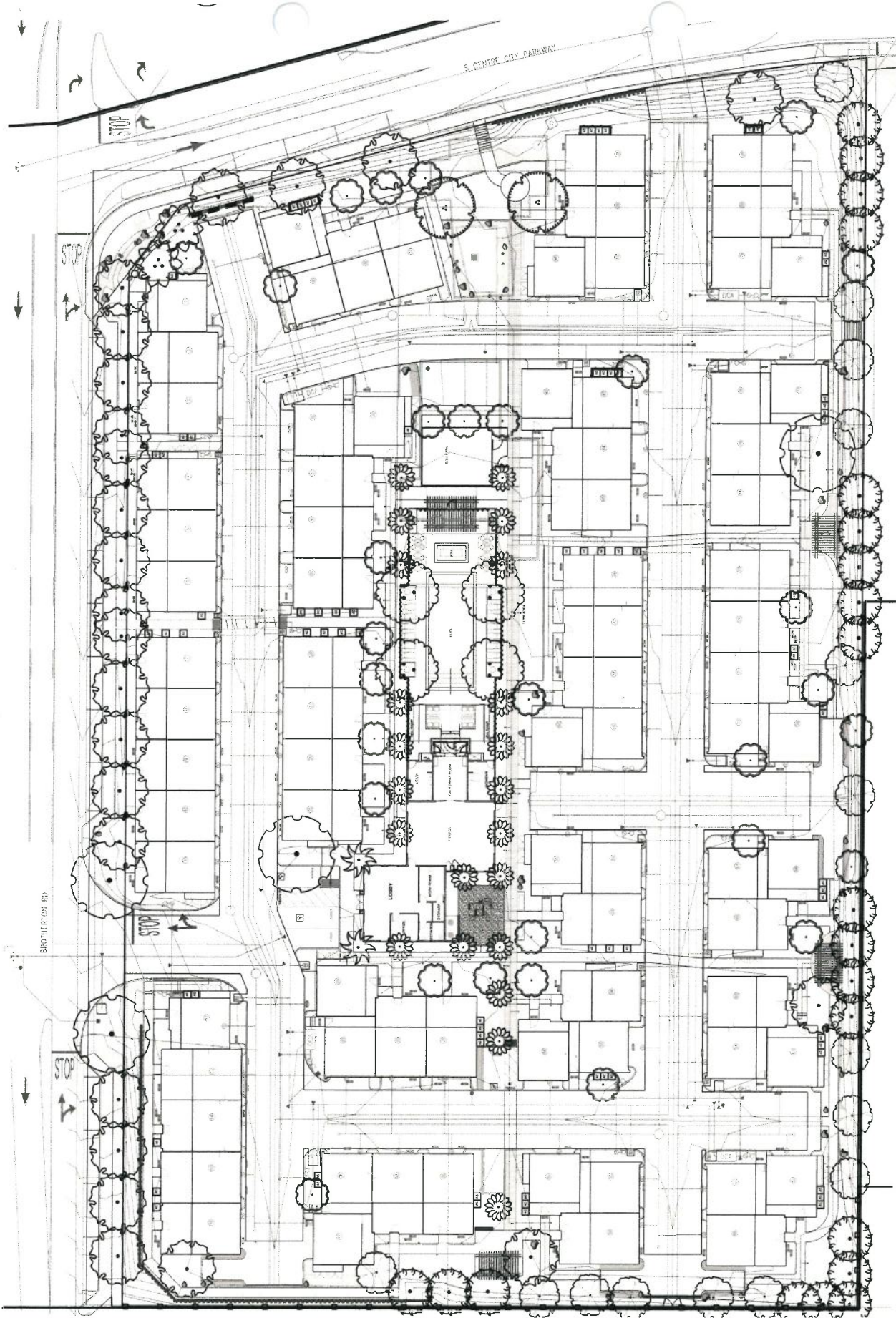


COLOR SCHEME 1

PROPOSED PROJECT  
PHG 18-0003<sub>12</sub>.

E

ELEVATIONS



**PROPOSED PROJECT**  
**PHG 18-000313-**



LANDSCAPE PLAN

# DEVELOPMENT PLAN—PRELIMINARY LANDSCAPE PLAN CITY OF ESCONDIDO, CALIFORNIA

## PLANT LEGEND

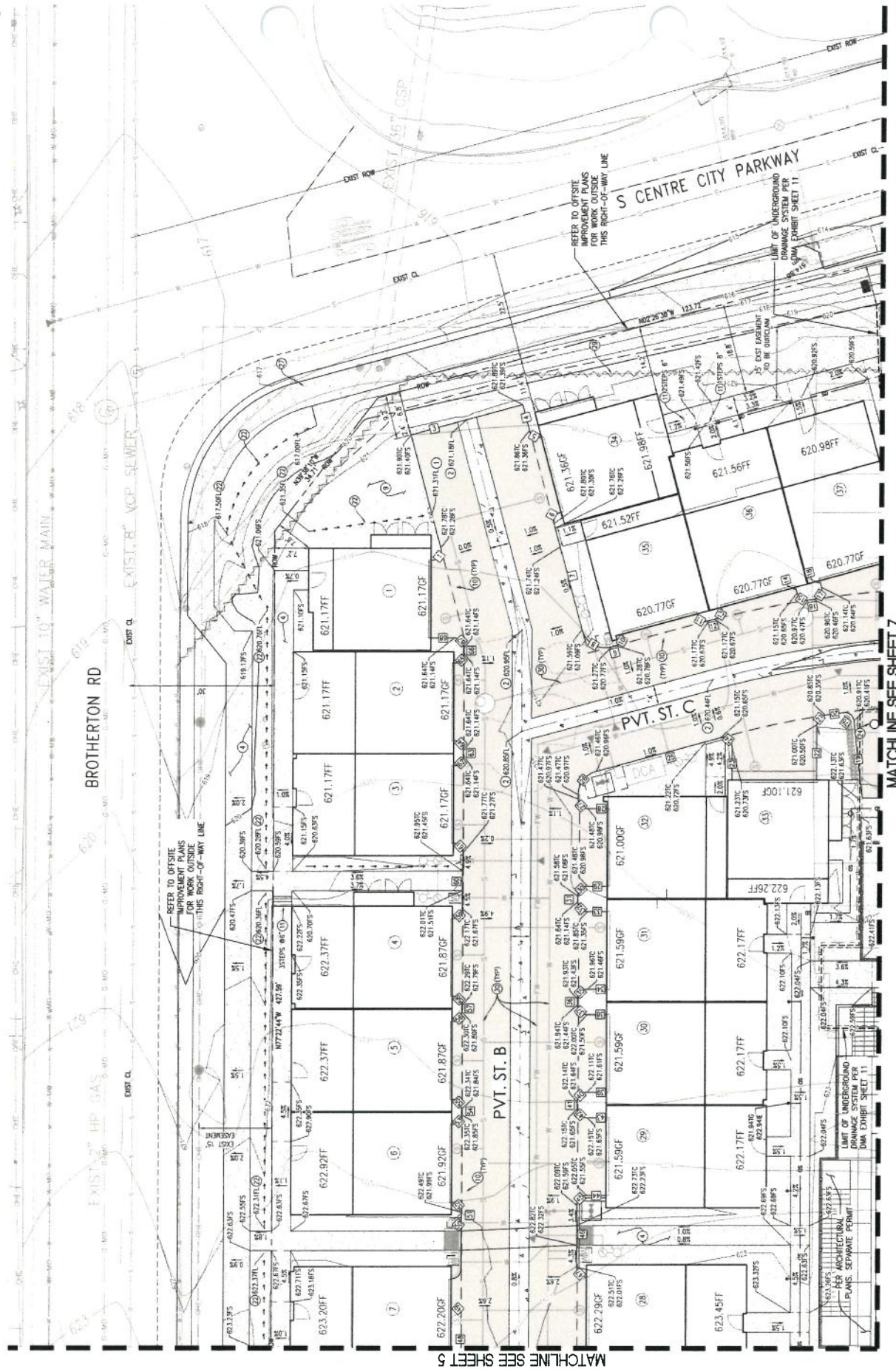
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (24)	MATURE HEIGHT	MATURE WIDTH
<b>TREES</b>									
ACA-STE	ACACIA STENOPHYLLA	SHOESTRING ACACIA	21	24" BOX	PER PLAN	1.25'-2" CAL STND	LOW	30'	20'
ARB-UNE	ARBUTUS UNEDO	STRAWBERRY TREE	30	24" BOX	PER PLAN	SINGLE TRUNK TREE FORM	LOW	8'-35'	8'-35'
ARC-CON	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	2	10' BTH	PER PLAN	SINGLE TRUNK	MED	50'	10'-15'
CER-DES	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	4	24" BOX	PER PLAN		LOW	35'	30'
CHA-HUM	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	2	48" BOX	PER PLAN	MULTI-TRUNK	LOW	20'	20'
OLE-EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	4	24" BOX	PER PLAN	MULTI-TRUNK	LOW	25'-30'	25'-30'
RHU-LAN	RHIUS LANCEA	AFRICAN SUMAC	24	24" BOX	PER PLAN		LOW	20'-30'	20'-35'
PLA-RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	2	24" BOX	PER PLAN	MULTI-TRUNK	MED	30'-40'	20'-50'
QUE-AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	15	24" BOX	PER PLAN	MULTI-TRUNK SPECIMEN	LOW	20'-70'	20'-70'
WAS-ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	22	16' B.T.H	PER PLAN	SKINNED	LOW	100'	10'
<b>SHRUBS</b>									
ACH-MOO	ACHILLEA 'MOONSHINE'	MOONSHINE FERN LEAF YARROW	18	1 GAL	PER PLAN		LOW	1'-2'	2'-3'
AGA-BLU	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	2	15 GAL	IN PLANTER POTS PER SIGN DETAIL		LOW	1'-2'	2'-3'
AGA-VIL	AGAVE VILMORINIANA 'TENTACLES'	OCTOPUS AGAVE	81	15 GAL	PER PLAN		LOW	3'-4'	3'-4'
ALO-BLU	ALOE 'BLUE ELF'	BLUE ELF ALOE	643	1 GAL	PER PLAN		LOW	18"	2"
ARC-SUN	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	83	5 GAL	PER PLAN		LOW	4'-5'	4'-6'
ARI-PUR	ARISTIDA PURPUREA	PURPLE FERN AWN	1,322	1 GAL	PER PLAN		LOW	2"	2"
BAC-PIL	BACCHARIS PILLARIS 'PIEGON POINT'	DWARF COYOTE BRUSH	69	1 GAL	PER PLAN		LOW	8'-24"	6"
CAL-LIT	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	233	5 GAL	PER PLAN		LOW	3"	3"
CEA-CON	CEANOTHUS 'CONCHA'	WILD LILAC	81	5 GAL	PER PLAN		LOW	6'-7'	6'-8'
ERE-BLU	EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH	92	5 GAL	PER PLAN		LOW	2'-3"	3"
HET-ARB	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	35	5 GAL	PER PLAN		LOW	6'-10'	6'-10'
ILE-VOM	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON	306	5 GAL	PER PLAN		LOW	3'-5"	3'-5"
LAN-NEW	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	109	1 GAL	PER PLAN		LOW	2'-3"	3'-4"
LEY-CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	190	1 GAL	PER PLAN		LOW	2'-3"	2'-3"
LIG-JAP	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	58	5 GAL	PER PLAN		MED	8'-10'	4'-6"
LOM-LON	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	666	1 GAL	PER PLAN		MED	2'-3"	2'-4"
MAH-REP	MAHONIA AQUIFOLIUM 'REPENS'	CREeping BARBERRY	311	1 GAL	PER PLAN		LOW	2'-3"	3'-4"
MUH-RIG	MUHLENBERGIA RIGENS	DEER GRASS	18	1 GAL	PER PLAN		MED	4"	4"
POD-MAC	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	131	5 GAL	PER PLAN		MED	15'-25'	6"
RHA-CAL	RHAMNUS CALIFORNICA 'SAN BRUNO'	MOUND COFFEEBERRY	133	5 GAL	PER PLAN		LOW	4'-6"	4'-6"
RHA-UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	57	5 GAL	PER PLAN		MED	3'-4"	3'-4"
SAL-POZ	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	92	5 GAL	PER PLAN		LOW	3'-6"	5'-8"

## PLANT LEGEND

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (24)	MATURE HEIGHT	MATURE WIDTH
<b>VINES</b>									
BOU-SAN	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	6	5 GAL	PER PLAN	REMOVE FROM STAKE AND ATTACH TO WALL	LOW	LOW	LOW
<b>GROUNDCOVERS</b>									
CAR-PRA	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	187	2" PLUGS	18" O.C.		MED	12"	18"
ROS-HUN	ROSMARINUS OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	270	1 GAL	3" O.C.		LOW	1.5'	3'-6"
SEN-MAN	SENECIO MANDRALISCAE	BLUE PICKLE	3,250	1 GAL	12" O.C.		LOW	1'	2'
<b>TURF GRASS</b>									
MARATHON I	MARATHON I	HYBRID TALL FESCUE	3,518	SCD			HIGH		
<b>BOULDERS:</b>									
24"-30"	LANDSCAPE BOULDER	PATIALLY BURY PER DETAIL P-03	21						
36"-48"	LANDSCAPE BOULDER	PATIALLY BURY PER DETAIL P-03	24						
<b>NOTE:</b> FURNISH AND INSTALL 'DESERT SELECT' BOULDERS FROM SOUTHWEST BOULDER.									
14"	COBBLE FROM SOUTHWEST BOULDER AND STONE, COLOR: IRONWOOD		430 S.F.						

**PROPOSED PROJECT  
PHG 18-0003<sub>14</sub>**

LANDSCAPE PLAN

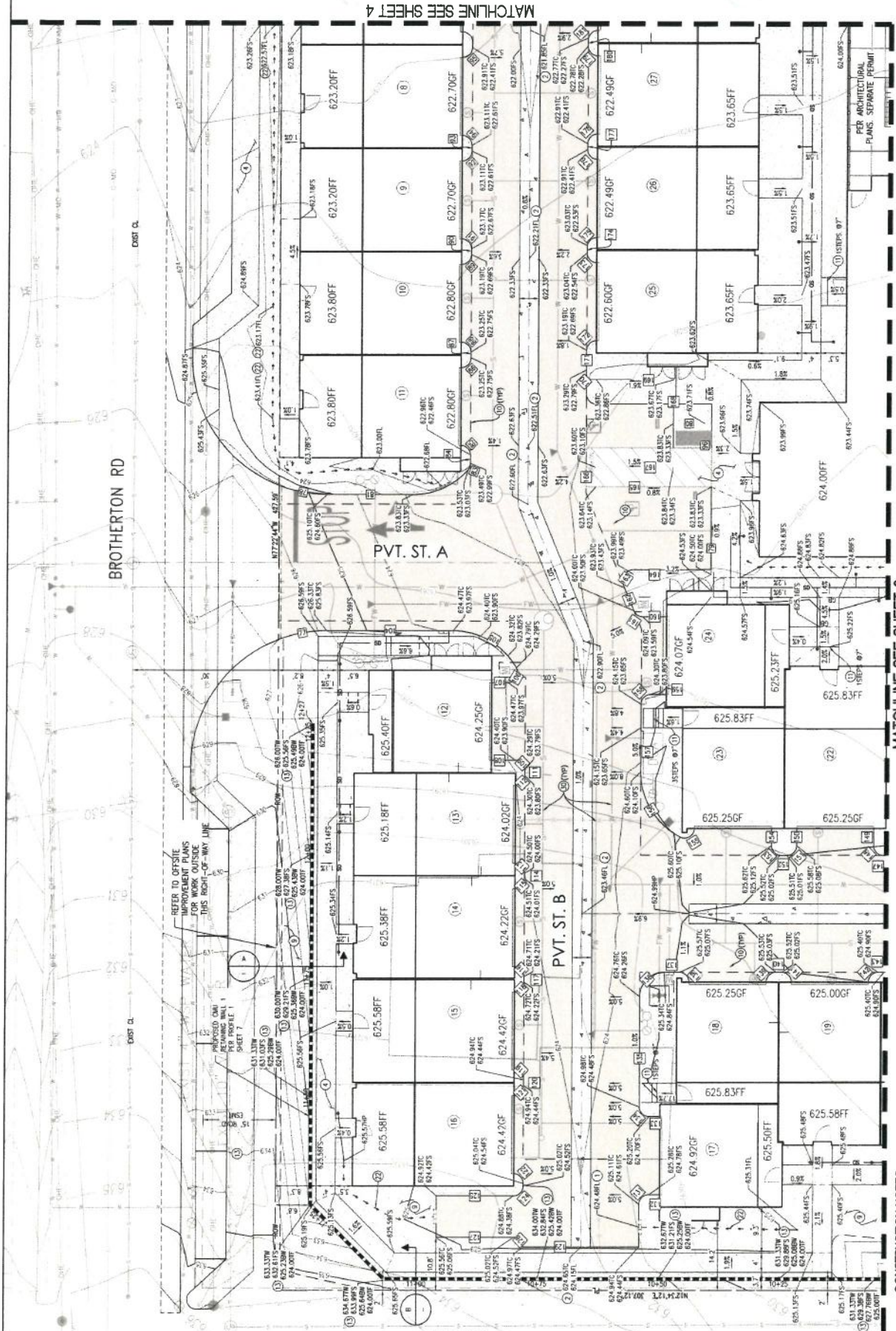


MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

**PROPOSED PROJECT  
PHG 18-000315.**

# PROPOSED PROJECT PHG 18-000316



- CONSTRUCTION NOTES**
1. 12" WIDE CURBS OUT PER DETAIL 3 SHEET 2
  2. 4" WIDE CONCRETE RIBBON CUTTER PER DETAIL 1 SHEET 2
  3. CONCRETE WALKWAY PER DETAIL 2 SHEET 2
  4. LANDSCAPE AREAS PER ARCHITECTURAL PLANS
  5. PUBLIC UTILITY EXHUMATION PER ON-SITE PLANS, PER SEPARATE PERMIT
  6. STAIRS PER ARCHITECTURAL PLANS
  7. CMU RETAINING WALL SEE PROFILE SHEET 9
  8. GRADED SWALE PER DETAIL 7 SHEET 2
  9. WATER MAIN, FIRE WATER MAIN, SEWER MAIN AND ALL APPROPRIANCES ARE PER IMPROVEMENT PLANS, SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

BROTHERTON RD

PVT. ST. A

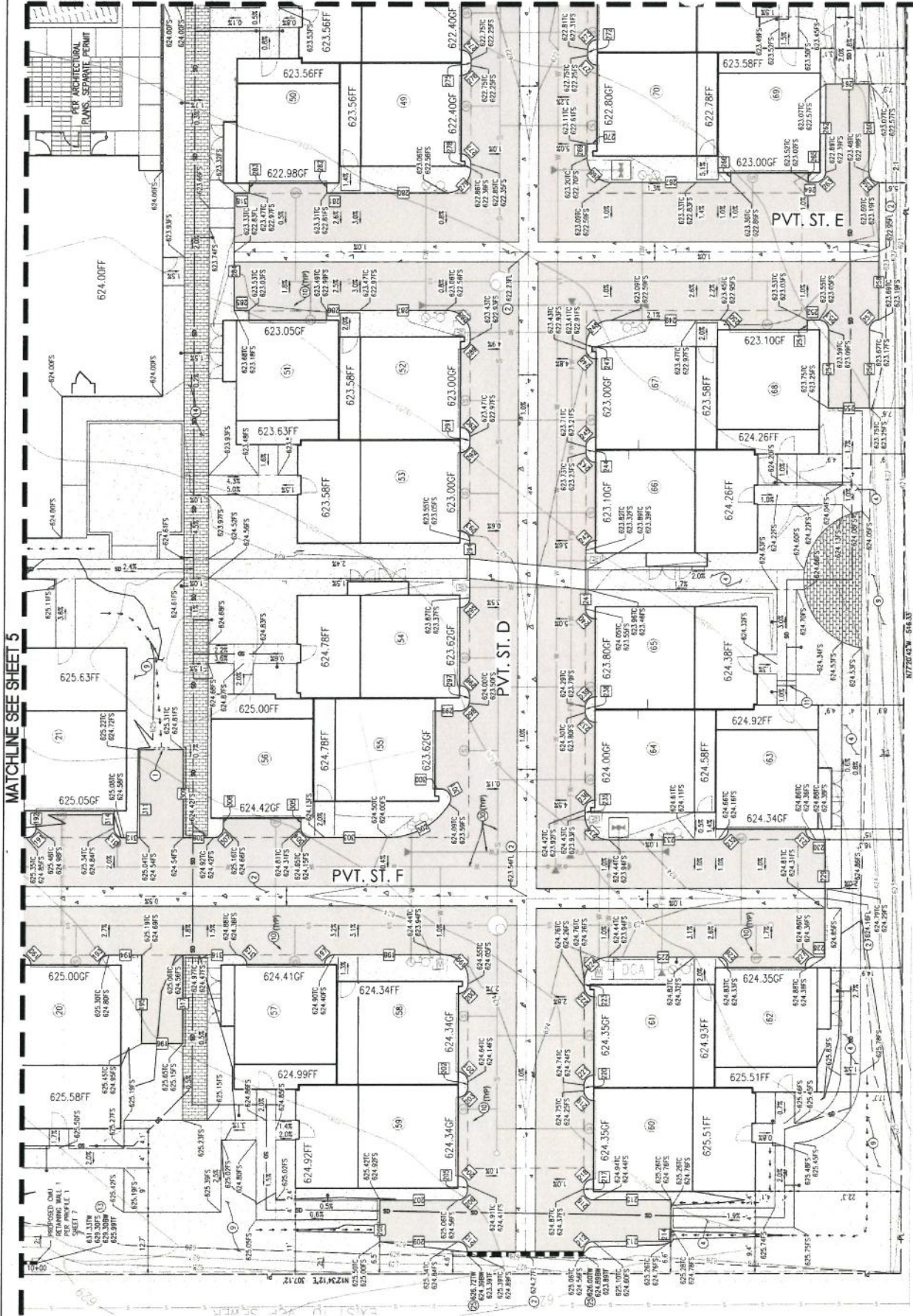
PVT. ST. B



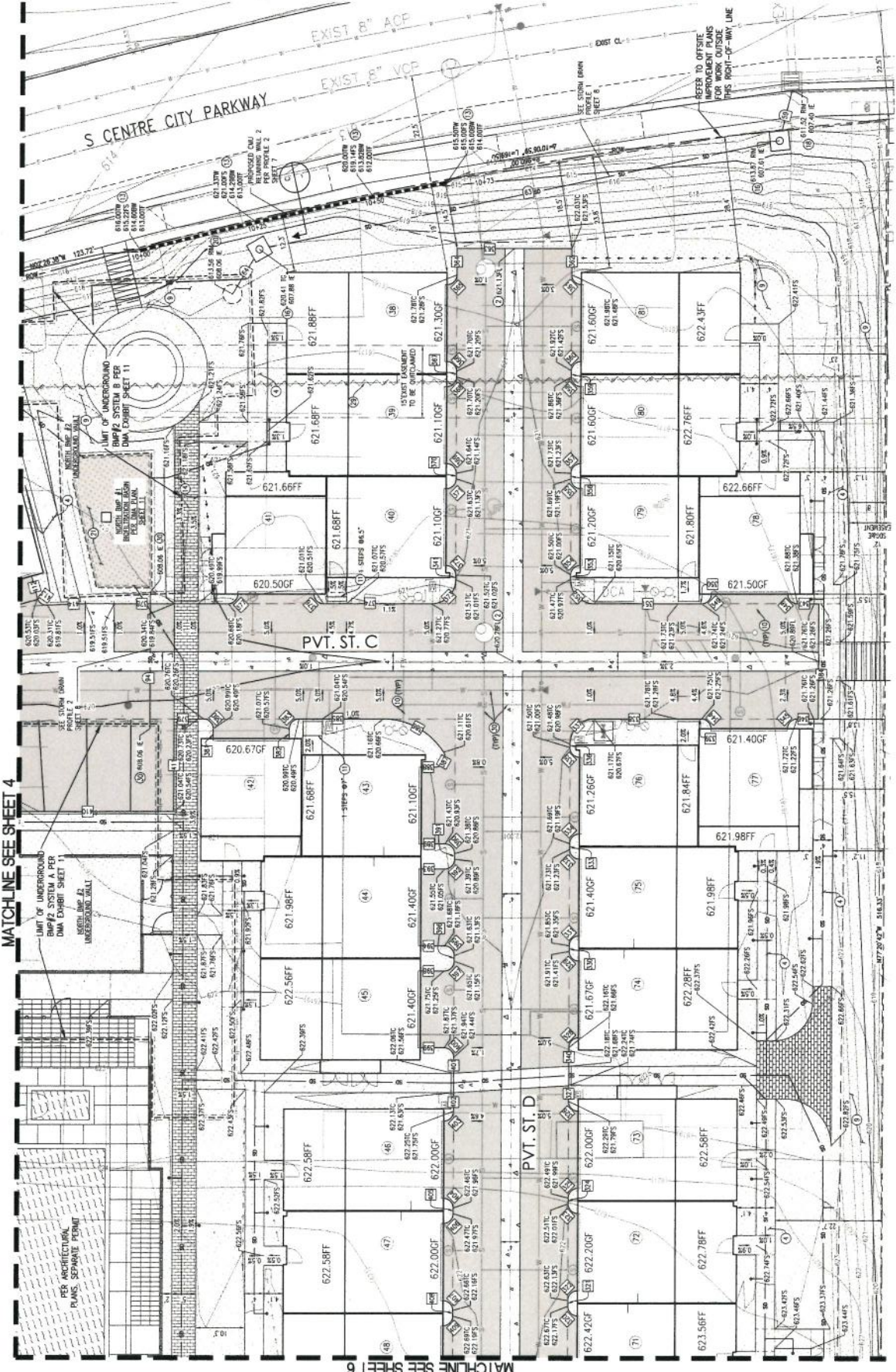


MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5



**PROPOSED PROJECT**  
**PHG 18-000317.**

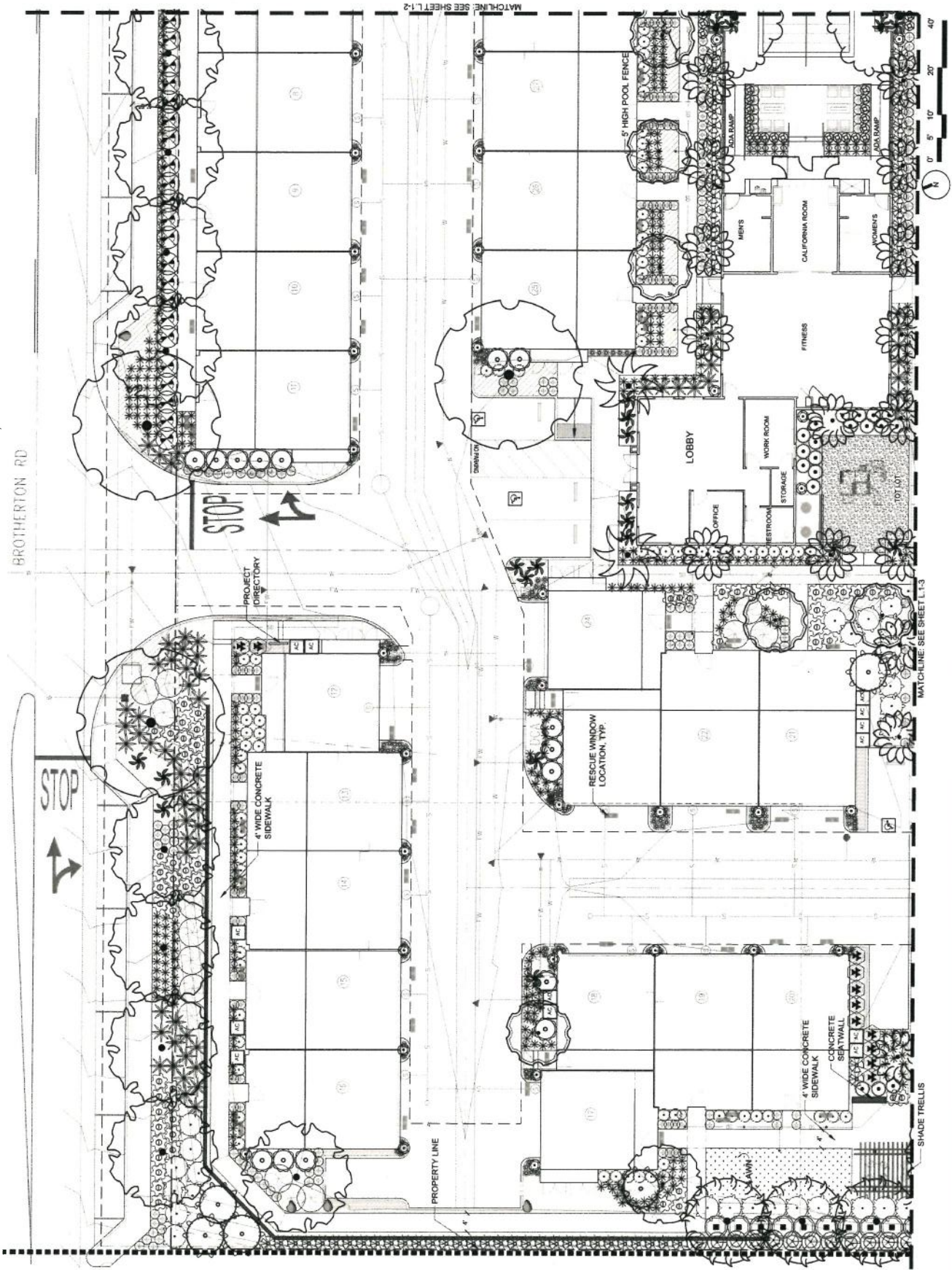


MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

**PROPOSED PROJECT**  
**PHG 18-000318.**

TENTATIVE MAP - DEL PRADO (NORTH) SITE  
 DEVELOPMENT PLAN - PRELIMINARY LANDSCAPE PLAN  
 CITY OF ESCONDIDO, CALIFORNIA

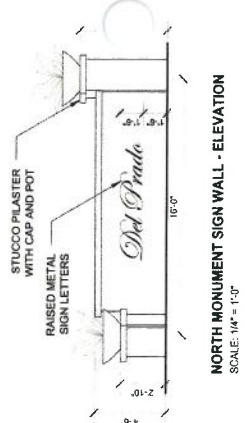
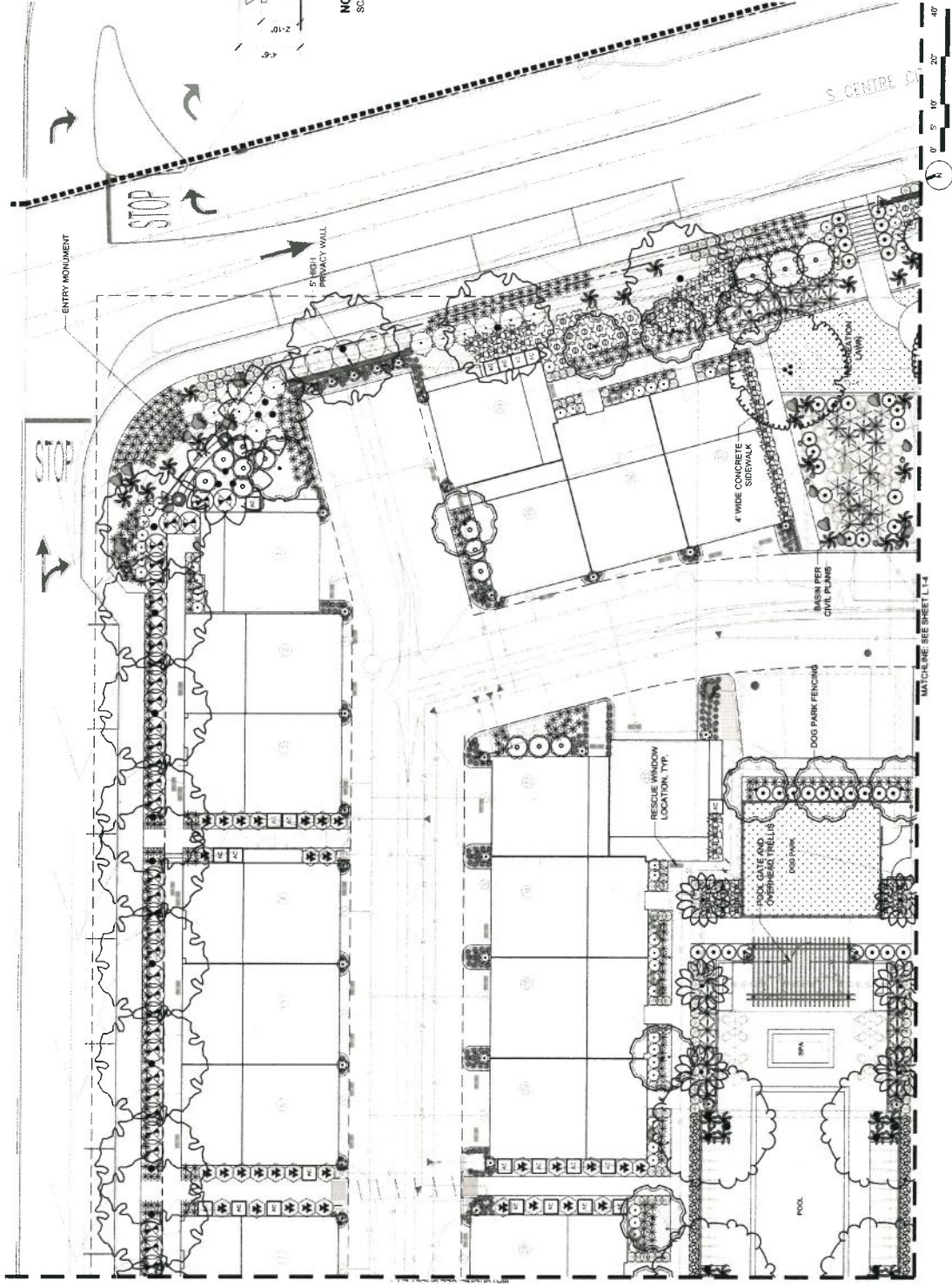


**PROPOSED PROJECT**  
**PHG 18-0003<sub>19</sub>.**



LANDSCAPE PLAN

TENTATIVE MAP - DEL PRADO (NORTH) SITE  
 DEVELOPMENT PLAN--PRELIMINARY LANDSCAPE PLAN  
 CITY OF ESCONDIDO, CALIFORNIA



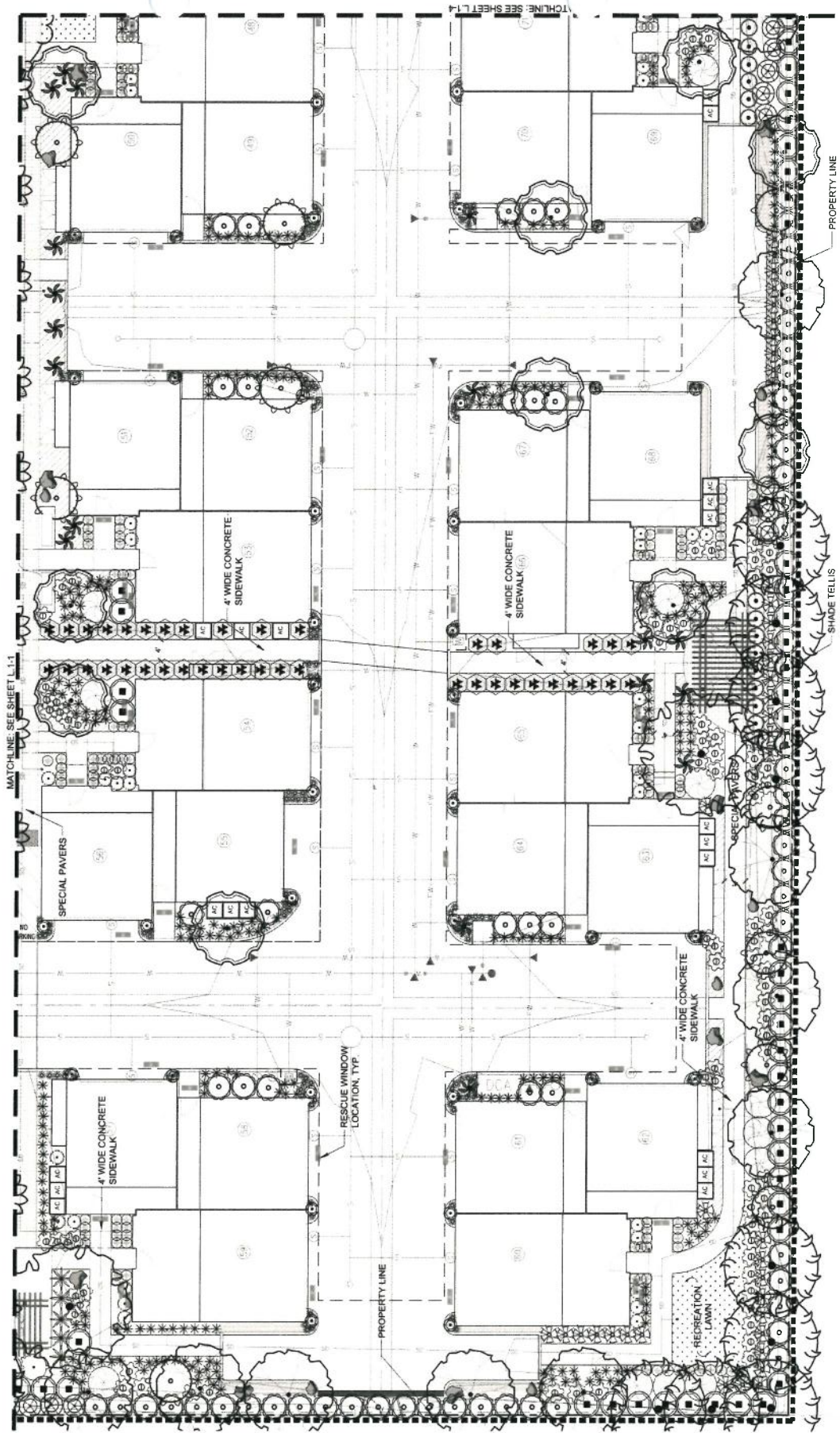
NORTH MONUMENT SIGN WALL - ELEVATION  
 SCALE: 1/4" = 1'-0"

PROPOSED PROJECT  
 PHG 18-0003.20.



LANDSCAPE PLAN

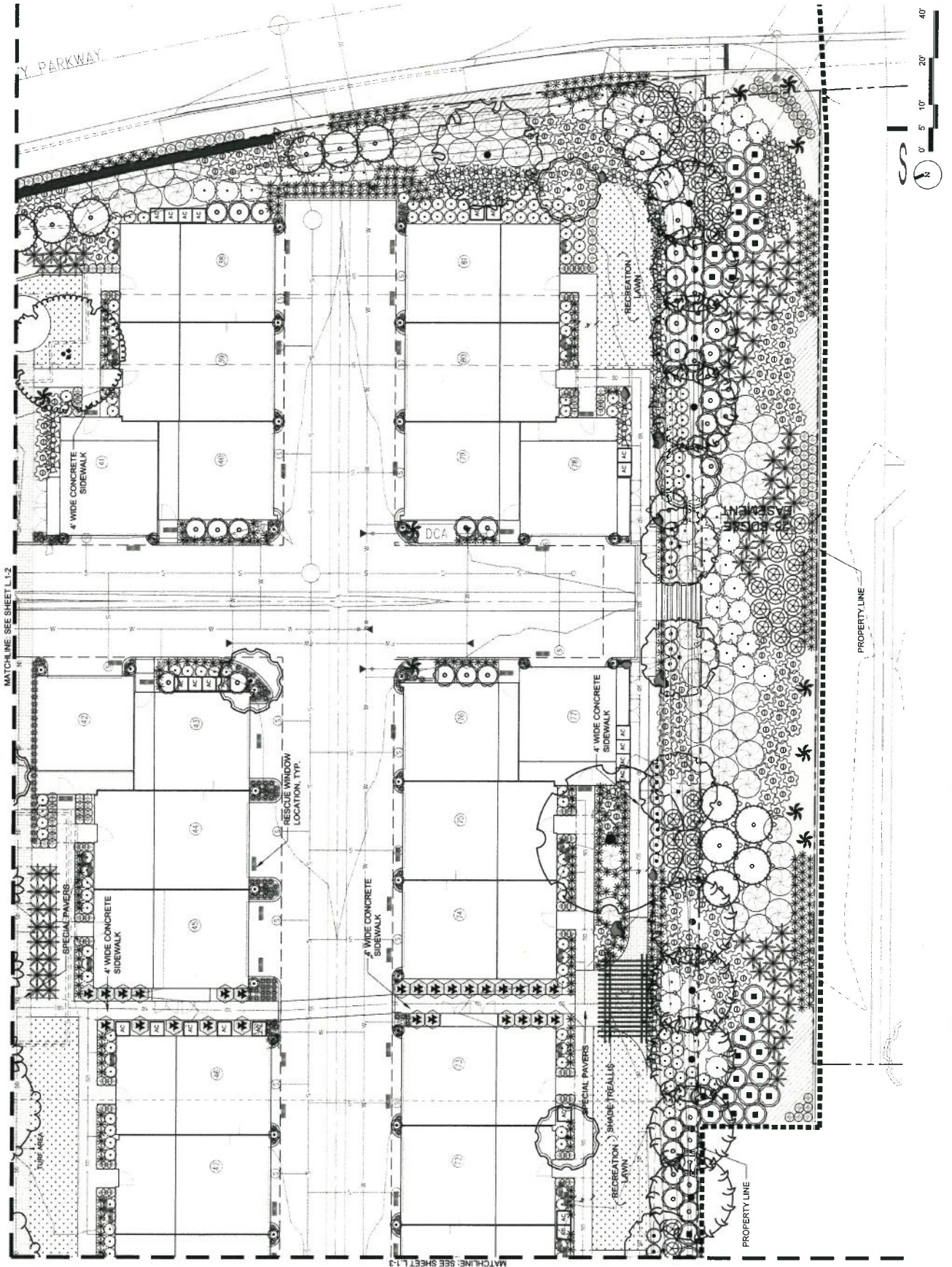
TENTATIVE MAP - DEL PRADO (NORTH) SITE  
 DEVELOPMENT PLAN - PRELIMINARY LANDSCAPE PLAN  
 CITY OF ESCONDIDO, CALIFORNIA



**PROPOSED PROJECT**  
**PHG 18-0003<sub>21</sub>**



TENTATIVE MAP - DEL PRADO (NORTH) SITE  
 DEVELOPMENT PLAN - PRELIMINARY LANDSCAPE PLAN  
 CITY OF ESCONDIDO, CALIFORNIA

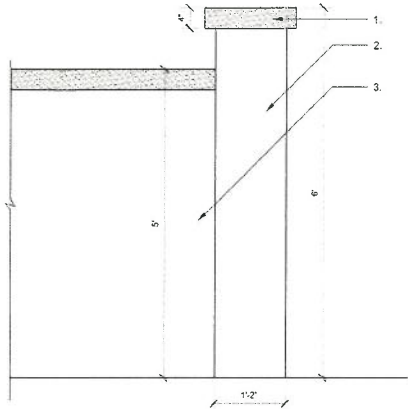


**PROPOSED PROJECT**  
**PHG 18-000322.**



LANDSCAPE PLAN

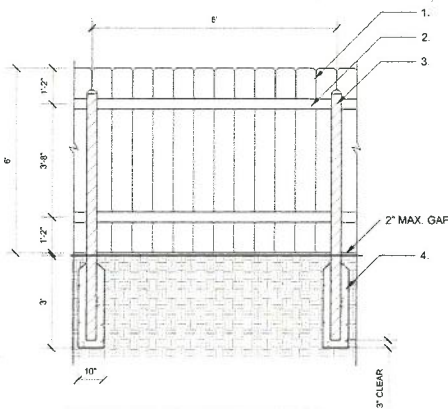
# TENTATIVE MAP – DEL PRADO (NORTH) SITE DEVELOPMENT PLAN – PRELIMINARY LANDSCAPE PLAN CITY OF ESCONDIDO, CALIFORNIA



1. 4" THICK PRECAST CONCRETE CAP
  2. 2"x4" WOOD PILASTER AT END OF WALL WITH STUCCO FINISH
  3. CMU WALL WITH STUCCO FINISH
- NOTE: WALLS AND PILASTERS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

## 5' HIGH PRIVACY WALL

DETAIL  
SCALE: 1/2" = 1'-0"



1. 1"x8" WOOD/VINYL FENCE PICKET SPACED 8" O.C.
2. 2"x4" WOOD/VINYL STRINGER
3. 4" DIA. GALVANIZED STEEL FENCE POST SET IN CONC. FOOTING
4. CONCRETE FOOTING

NOTE: WOOD / VINYL FENCES TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

## WOOD/VINYL FENCE

DETAIL  
SCALE: 1/2" = 1'-0"



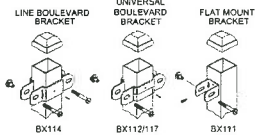
1. WOOD A/C SCREEN

NOTE: WOOD A/C SCREENS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

## WOOD A/C SCREEN

DETAIL  
SCALE: 1/2" = 1'-0"

- NOTES:
- ALL STEEL COMPONENTS SHALL BE COATED WITH PERMACOAT® THERMAL STRATIFICATION COATING PROCESS. COLOR: BLACK
  - PROVIDE SHOP DRAWINGS FOR APPROVAL
  - VALUES SHOWN ARE NOMINAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS



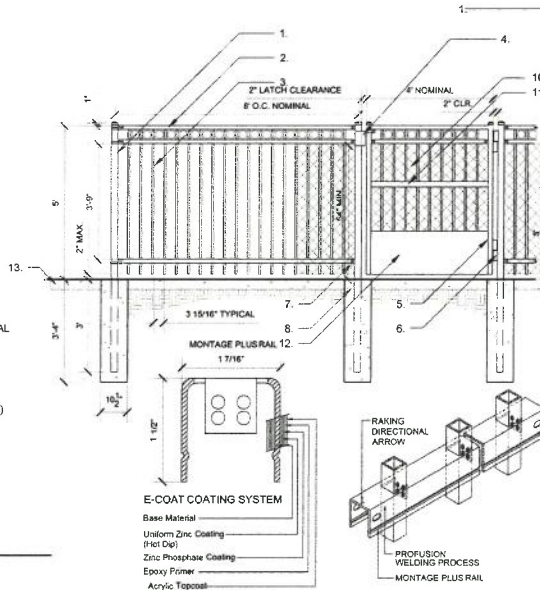
### BRACKET OPTIONS

1. 2-1/2" SQUARE X 14 GAUGE POST (3" SQUARE X 12 GA. FOR GATES)
2. 1-1/2" MONTAGE PLUS RAIL - SEE CROSS SECTION THIS SHEET
3. 3/4" SQUARE X 18 GAUGE PICKET
4. SELF LATCHING GATE LATCH WITH KEY CARD READER PER ELECTRICAL
5. GATE UPRIGHT - 1-3/4" X 14 GAUGE
6. SELF-CLOSING HEAVY DUTY HINGES (2)
7. BRACKET OPTIONS PER DETAIL THIS SHEET
8. CONCRETE FOOTING
9. ATTACH TO BUILDING OR WALLS WITH FLAT MOUNT BRACKETS (BX111)
10. STEEL MESH
11. GATE LATCH PANIC BAR
12. KICK PLATE
13. CONC. MOW CURB. SEE DETAIL 4 THIS SHEET

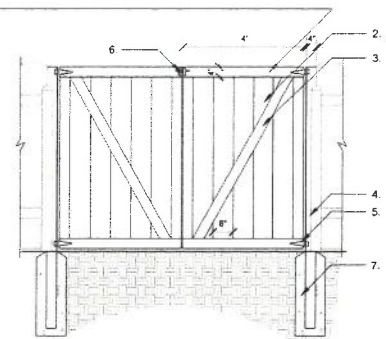
NOTE: STEEL VIEW FENCE AND GATES SHALL BE DARK BROWN OR BLACK

## STEEL VIEW FENCE AND GATE

AMERISTAR - MONTAGE PLUS - MAJESTIC  
SCALE: 1/2" = 1'-0"



E-COAT COATING SYSTEM  
Base Material  
Uniform Zinc Coating (Hot Dip)  
Zinc Phosphate Coating  
Epoxy Primer  
Acrylic Topcoat



1. 2"x4" WOOD/VINYL FRAME AROUND GATE
2. 1"x8" WOOD/VINYL FENCE BOARD
3. 2"x4" WOOD/VINYL DIAGONAL CROSS BEAM
4. 4"x4" WOOD/VINYL POST (SET HINGE SIDE WHEN STEEL FENCE POST IS SET. ATTACH HOUSE SIDE TO HOUSE)
5. GALVANIZED STEEL HINGE
6. GALVANIZED STEEL BOLT LATCH
7. CONCRETE FOOTING

NOTE: WOOD / VINYL GATE TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

## WOOD/VINYL GATE

DETAIL  
SCALE: 1/2" = 1'-0"

**PROPOSED PROJECT**  
**PHG 18-0003<sub>23</sub>.**

**L**

LANDSCAPE DETAILS