



City of Escondido Zoning Administrator

MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway
City Hall – Parkview Conference Room

May 2, 2019

10:30 a.m.

A. Call to Order:

Zoning Administrator:

Staff Present:

B. Agenda items:

1. SUB 19-0002 (SUB 15-0022; SUB 15-0023):

Extension of Time for two Tentative Subdivision Maps and a Master Development Plan for a previously approved 113-unit condominium/townhome project

Location: 2329 S. Centre City Parkway

Applicant: Touchstone Communities

Planner: Jay Paul

DECISION OF THE ZONING ADMINISTRATOR:

- ___ Approved, as set to form
- ___ Conditionally approved with the attached modifications
- ___ Denied
- ___ Continued to: ___ Date Certain (_____) ___ Date Unknown
- ___ Referred to Planning Commission

2. PHG 19-0018 (PHG 19-0003):

A Modification to a Precise Development Plan for proposed exterior modifications to an existing outpad building to support an approved drive-through lane within the Felicita Town Center. The request also includes the final design for the drive-through lane screen wall and new canopy feature over a proposed drive-through window.

Location: 1831 S. Centre City Parkway

Applicant: Brixmor Property Group

Planner: Jay Paul

n

DECISION OF THE ZONING ADMINISTRATOR:

- _____ Approved, as set to form
- _____ Conditionally approved with the attached modifications
- _____ Denied
- _____ Continued to: ___ Date Certain (_____) ___ Date Unknown
- _____ Referred to Planning Commission

C. Adjournment: _____

I certify that these actions were taken at the Zoning Administrator meeting on_____.

Zoning Administrator

Witness

ZONING ADMINISTRATOR

- CASE NUMBER:** SUB 19-0002 (Reference File Nos. SUB 15-0022, SUB 15-0023, PHG 15-0031 and PHG 18-0003)
- APPLICANT:** Touchstone Communities
- PROJECT LOCATION:** On the southwestern corner of S. Centre City Parkway and Brotherton Road, addressed as 2329 Centre City Parkway
- REQUEST:** Extension of Time for two Tentative Subdivision Maps and a Master Development Plan for a previously approved 113-unit condominium/townhome project
- STAFF RECOMMENDATION:** Approve, subject to conditions
- GENERAL PLAN DESIGNATION:** General Commercial with a Mixed-Use Overlay
- 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) also were 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 allowable density and permitted land uses within the South Entry District of the specific plan. A Modification to the Precise Development Plan for the Del Prado North component of the project also was approved by the Escondido

Zoning Administrator in 2018 (City File No. PHG 18-0003) to add an approximately 2,792 SF Community Building to accommodate a leasing office, fitness and California type room; redesign of the storm water design to eliminate a large open storm water basin; elimination of low patio walls within the right-of-way fronting Brotherton Road; reduction of on-site guest parking to accommodate additional disabled parking spaces; and redesign of the corner architectural/sign element to relocate it out of the right-of-way.

The Tentative Subdivision Maps and corresponding Planned Development were approved on May 11, 2016. The entitlements are valid for three years and scheduled to expire on May 11, 2019. The Tentative Maps and Planned Development are eligible for local time extensions up to five additional years in accordance with the City's Subdivision Ordinance (Chapter 32). Touchstone Communities submitted a local time extension request and this action suspends expiration of the map until a final decision is made regarding the extension request. The request would extend the project another three years. An extension of time is not automatic and the purpose of this agenda item is to review and consider the extension request. The City has the ability to review whether or not an approval should be extended given any changes in circumstances that might have occurred in the intervening years, and to revise the project conditions of approval accordingly. The criteria for determining the appropriateness for granting an extension of time is based on the map's compliance with the City's current General Plan, Zoning Ordinance, and the requirements of the California Environmental Quality Act (CEQA). The Zoning Administrator is the authorized decision-maker for reviewing and granting discretionary approvals related to extensions of time for maps and permits in accordance with Zoning Code Section 33-1319(7).

ENVIRONMENTAL REVIEW: A Final Initial Study/Mitigated Negative Declaration (City File No. ENV 15-0011) was issued and adopted 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 project relies on previously adopted environmental determinations prepared for the project. 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>.

REASON FOR STAFF RECOMMENDATION: Staff supports a three-year extension of time because the project is consistent with General Plan policies and density provisions which allows for the development of an exclusive multi-family/condominium type development on the project site (Centre City Parkway/Brotherton Road Target Area, pg. II-70 – 71). The project density of 23 du/ac would be in conformance with the allowable density and permitted land uses within the South Entry District of the South Centre City Specific Plan. The project has been designed to conform with storm water requirements, and the Planned Development is consistent with the purpose, character, and established development standards of the approved master development plan and in substantial conformance with the South Centre City Parkway Specific Plan. The project also is in conformance with the California Environmental Quality Act (CEQA) as the project would not result in a significant impact to the environment through implementation of the adopted mitigation measures. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and conditions of approval. In addition to the conditions of

Zoning Administrator Meeting
May 2, 2019
SUB 19-0002

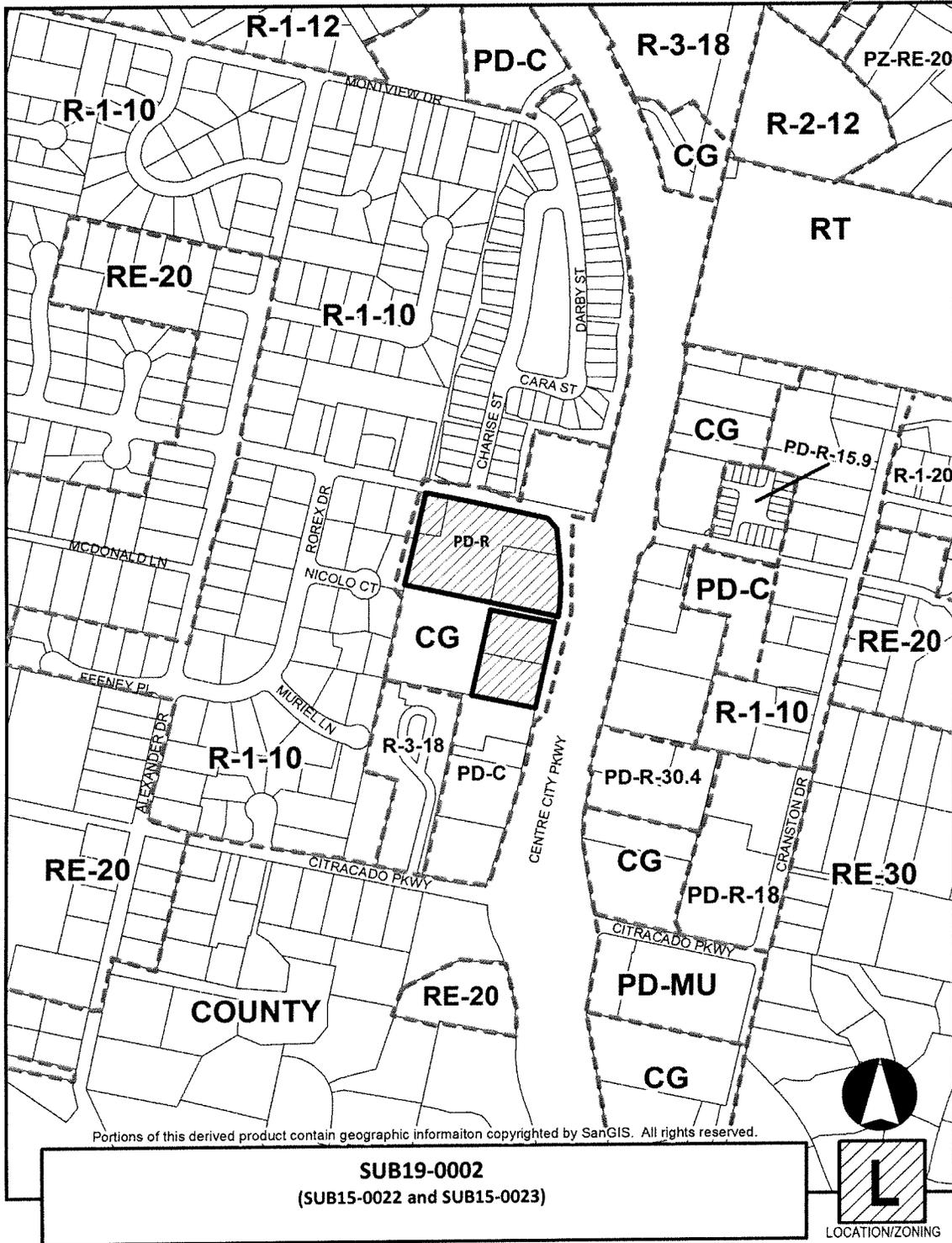
approval recommended in this staff report, the project is still subject to the previous conditions of approval (Planning Case Nos. SUB 15-00022, SUB 15-0023, PHG 15-0031 and PHG 18-0003). Engineering Conditions of Approval (attached as Exhibit B) related to Water, Sewer and CC&Rs have been modified to correspond to current plan check and design requirements, and to address potential issues regarding vehicular access to the site if SDG&E needs to repair utilities within their northern access/utility easement across the subject site. Staff has not received any comments from the public regarding the request. The original Planning Commission (dated 4.12.16), City Council (dated 5.11.19) and Zoning Administrator (dated 10.25.18) staff reports may be viewed at the following link:

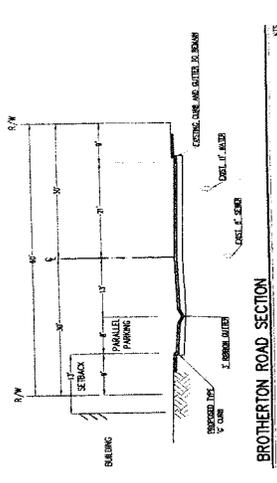
<https://www.escondido.org/del-prado.aspx>

Respectfully Submitted,

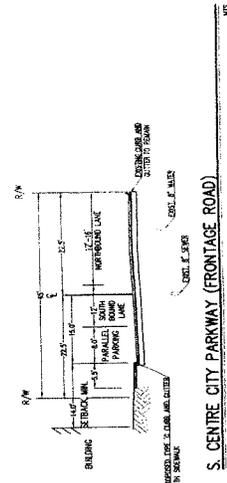
A handwritten signature in black ink that reads "J Paul". The letters are cursive and fluid.

Jay Paul
Senior Planner

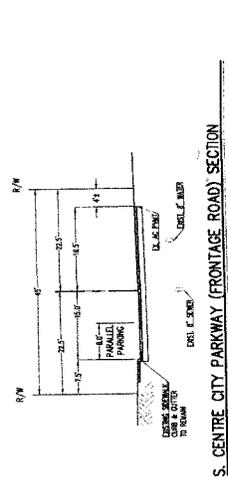




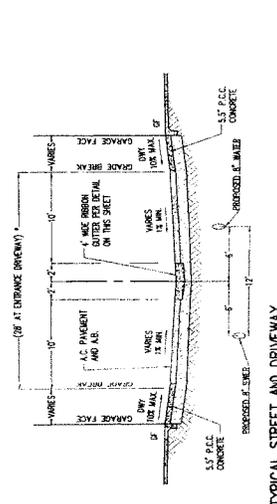
BROTHERTON ROAD SECTION



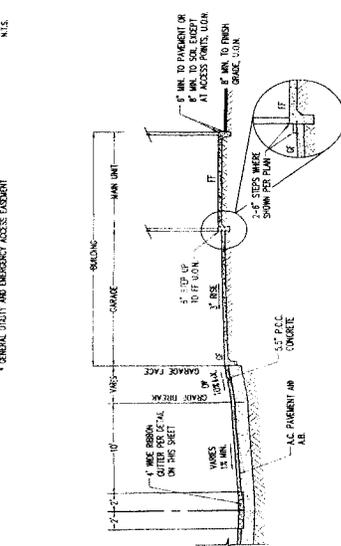
S. CENTRE CITY PARKWAY (FRONTAGE ROAD) SECTION



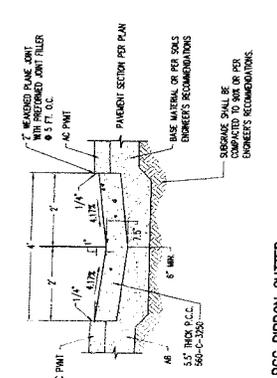
S. CENTRE CITY PARKWAY (FRONTAGE ROAD) SECTION



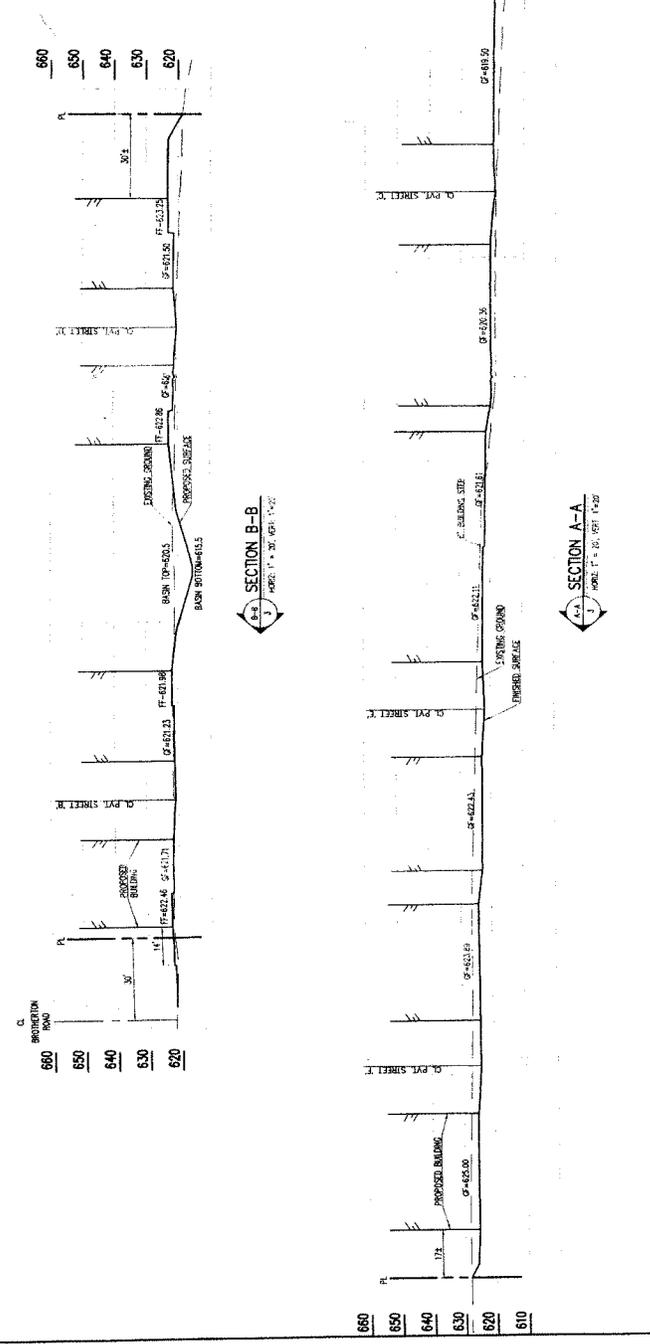
TYPICAL STREET AND DRIVEWAY SECTION



TYPICAL GRADING SECTION



PCC RIBBON GUTTER SECTION



SECTIONS AND DETAILS

DEL PRADO NORTH

CITY OF ESCONDIDO, CALIFORNIA

PREPARED BY:

PROJECT DESCRIPTION:

81 CONDOMINIUM UNITS

Revisions: 9, 8, 7, 6, 5, 4, 3, 2, 1

ASSASSORS PARCEL NO.:

239-130-11, 26, 27

OWNER/APPLICANT:

MASSON ASSOCIATES, INC.

9800 MESA BLVD., SUITE 150

ESCONDIDO, CA 92113

TEL: 760-940-9141

VICINITY MAP:

Original Date: **5**

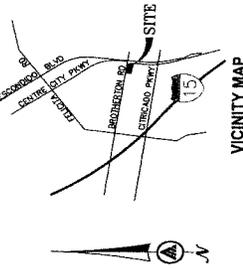
EASEMENTS AND NOTES:

DESIGNED BY ENGINEERS PER CHICAGO TITLE COMPANY AND IMPROVED PRELIMINARY REPORT ORDER NUMBER: ESCONDIDO 288-038 DATED: JULY 24, 2014.
 ITEM NUMBER SHOWN HEREIN CORRESPONDS TO REPORT NUMBER

THE FOLLOWING MATTERS AFFECT PARCEL A:

1. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1945 IN BOOK 1806, PAGE 207, OF OFFICIAL RECORDS.
 2. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1946 IN BOOK 2188, PAGE 427, OF OFFICIAL RECORDS.
 3. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE FREEMAN AVENUE PARKWAY ADJOINING SAID LAND, SAID RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED DECEMBER 1, 1984 IN BOOK 5415, PAGE 335, OF OFFICIAL RECORDS.
 4. AFFECTS FREEMAN AVENUE, PROVIDED, THAT SAID PROPERTY SHALL ADJOIN UPON AND HAVE ACCESS RIGHTS TO THAT BE ESTABLISHED BY PUBLIC AUTHORITY.
 5. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR ROAD PURPOSES, RECORDED NOVEMBER 14, 1981 IN BOOK 3241, PAGE 394, OF OFFICIAL RECORDS.
 6. SAID INSTRUMENT ADDITIONALLY CONTAINS THE PROVISIONS AND TERMS OF EXTENDED STRUCTURES AND ELEVATION AND ENHANCEMENT SURFS BEYOND THE LOTS WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
 7. EASEMENT TO THE CITY OF ESCONDIDO FOR SERVICES AND APPURTENANCES RECORDED NOVEMBER 16, 1991 AS INSTRUMENT NO 199005, OF OFFICIAL RECORDS.
 8. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE FREEMAN AVENUE PARKWAY ADJOINING SAID LAND, SAID RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED JANUARY 3, 1984 AS INSTRUMENT NO 1948, OF OFFICIAL RECORDS.
 9. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED APRIL 24, 1986 AS INSTRUMENT NO 74457, OF OFFICIAL RECORDS.
- THE FOLLOWING MATTERS AFFECT PARCEL B:
10. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED JANUARY 17, 1945 IN BOOK 1806, PAGE 207, OF OFFICIAL RECORDS. **DOES NOT AFFECT PARCEL B.**
 11. EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED JULY 29, 1946 IN BOOK 2188, PAGE 427, OF OFFICIAL RECORDS.

EMCUMBRANCE MAP
DEL PRADO NORTH
 CITY OF ESCONDIDO, CALIFORNIA



PREPARED BY:
 Planning & Engineering & Surveying & Inspection
 280 East Main Street, Suite 200
 Escondido, CA 92025
 T: 760.741.1500
 F: 760.741.1594
 www.masson-associates.com

PROJECT DESCRIPTION:
 81 CONDOMINIUM UNITS

REVISIONS:

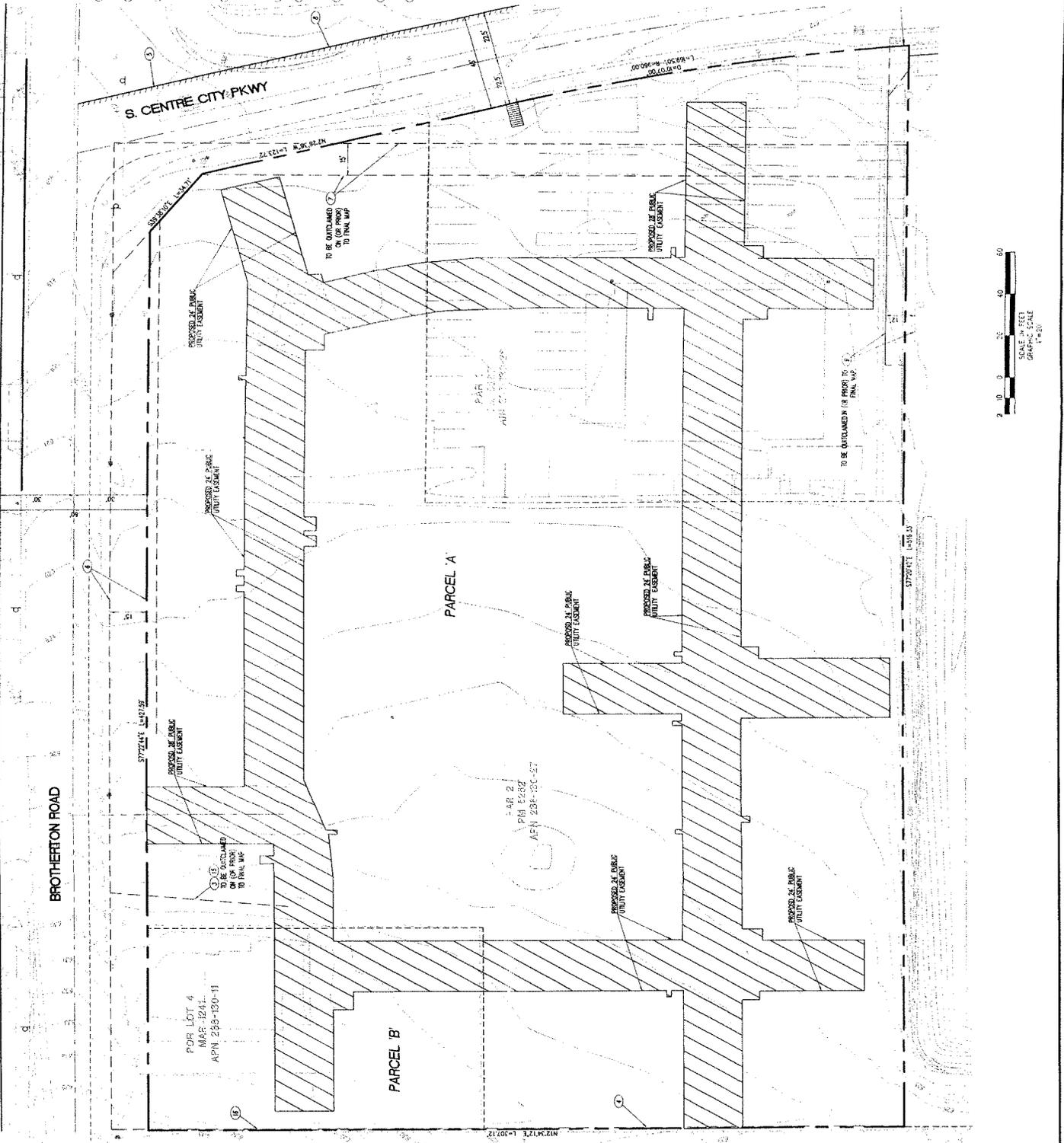
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

ASSASSOR'S PARCEL INC.
 7385 S. CALLE
 ESCONDIDO, CA 92025

PROJECT ADDRESS:
 2120 CENTRE CITY PARKWAY, ESCONDIDO CA

OWNER/APPLICANT:
 KERRY GALE COMMUNITIES, INC
 9909 ARIA MESA BLVD., SUITE 150
 ESCONDIDO, CA 92021
 858-486-0411

Original Date: _____
 Sheet **C-4** of **5**



- LEGEND**
- OUTER BOUNDARY
 - INNER BOUNDARY
 - EXISTING STORM DRAIN
 - EXISTING SIDEWALK
 - EXISTING CURB
 - NEW CURB
 - DIRECTION OF DRAINAGE/FLOW
 - POINT OF COMPLIANCE (POC)
 - DRAINAGE MANAGEMENT AREA NUMBER (DMA)
 - NOTES

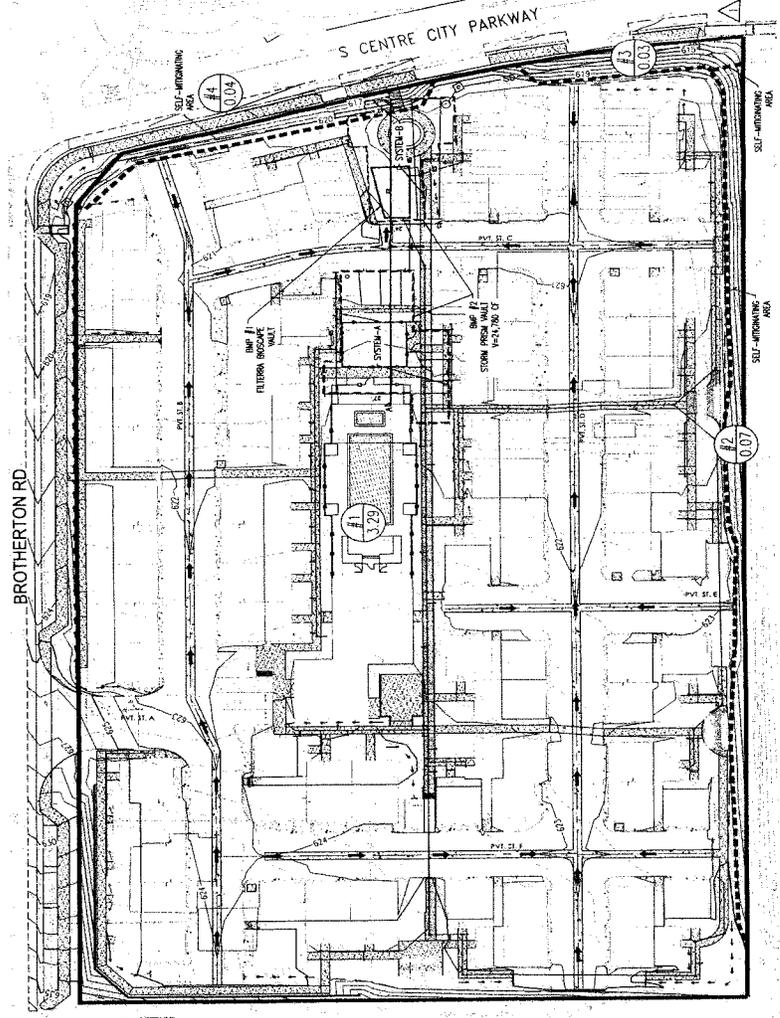
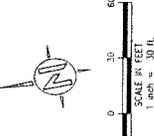
1. THE SITE IS COMPOSED OF HYDROLOGIC SOIL TYPES
 2. NO AERIAL CORRECTION SECTOR FIELD AREAS ARE
 PRESENT ON SITE
 3. THERE ARE NO NATURAL HYDROLOGIC FEATURES
 PRESENT ON SITE

BMP SUMMARY TABLE

BMP #	AREA/CATCHMENT	PAVING	FREEBOARD
1	720.5 SF	721.5 SF	8.0'
2	24,785.0 SF	24,785.0 SF	5.5'

Summary of DMAs and Design Capture Volume (DCV)

DMA	Total Area (AC)	Landscaped Area (SF)	Imperviousness %	DCV (CF) or Exception
1	3.79	17068	84.1%	5677
2	0.07	3217	0	0.0%
3	0.03	1436	0	0.0%
4	0.04	1616	0	0.0%
Total	3.43	23337	84.4%	5677



OFFICE BUILDING WITH SQUARE DIMENSIONS TO 1 FT GREATER THAN PIPE SIZE. ALL OFFICE BUILDINGS MUST BE RATED AFTER ASSIGNED BEEN RATED.

NEW SIDEWALKS TO BE INSTALLED AT INTERSECTION OF BROTHERTON RD AND S CENTRE CITY PARKWAY.

UNDERGROUND VAULT (SYSTEM #1) (PER DETAIL THIS SHEET)

UNDERGROUND VAULT (SYSTEM #2) (PER DETAIL THIS SHEET)

2.0' GRAVEL STORAGE LAYER FOR RETENTION

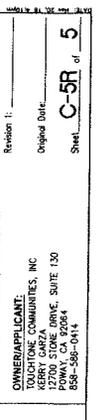
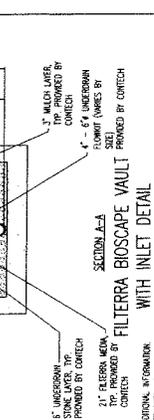
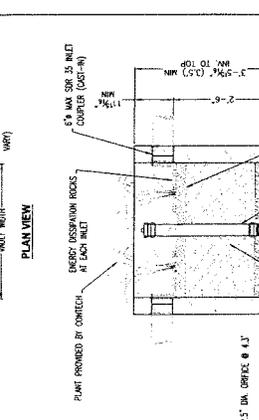
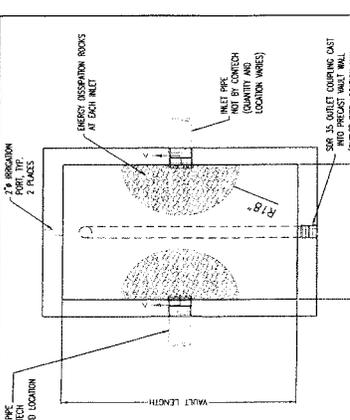
1.0' GRAVEL STORAGE LAYER TO COMPLY WITH THE SITE'S RETENTION CAPACITY. REFER TO TYPICAL STORM WATER QUALITY MANAGEMENT PLAN (SWAMP) FOR SUPPORTING CALCULATIONS.

2) BMPs ARE CONSIDERED AS STORMWATER FILTERRA BIOSCOPE BMP IS ROUTED TO VAULT UNDERGROUND FOR BMP AND PEAK FLOW RATE CONTROL. TO ALLOW EXCESS WATER TO RECHARGE THROUGH THE VAULT AND BE REUSED FOR IRRIGATION.

3) REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION OF THESE BMPs

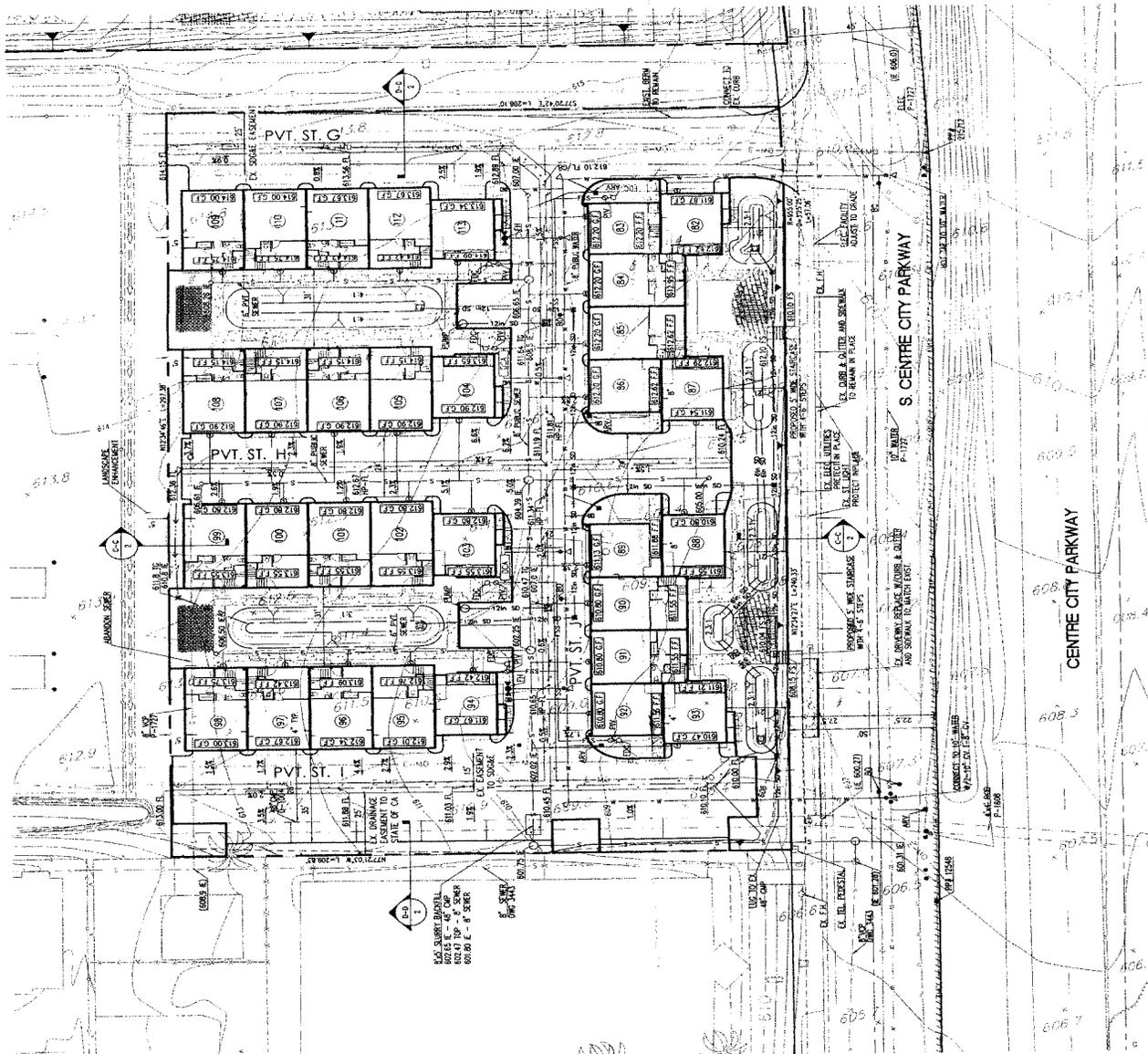
OFFICE BUILDING & RANGE SHALL BE RATED WITH 30' DIAMETER PIPE (30' DIAMETER PIPE) (30' DIAMETER PIPE)

1.75' DIA. (18")



NO SCALE

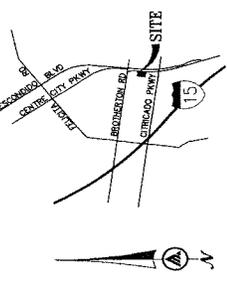
LEGEND:
 PROPOSED 8' PVC
 PROPOSED 6" PVC
 NOTE: TREES SHALL BE NO TREES PLANTED WITHIN 15-FEET OF THE STREET MAIN



NOTE
 1. 4" STEPS BETWEEN BUILDING UNLESS NOTED OTHERWISE.
 2. ADDITIONAL DETAILS & INFORMATION REGARDING SUBMITTER QUALITY & FINISHES FOR APPROVAL IS SHOWN ON SHEET C-3.
 3. THERE WILL BE A SLOPE MATERIAL TO EACH UNIT - TO GARAGE FRONTAGE UNLESS SHOWN OTHERWISE.

PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN AND TENTATIVE MAP

DEL PRADO SOUTH
 CITY OF ESCONDIDO, CALIFORNIA



VICINITY MAP

PREPARED BY:
 MASSON & ASSOCIATES, INC.
 200 East Washington Ave., Suite 200
 Escondido, CA 92025
 P: 760.741.1784
 www.masson-associates.com

PROJECT DESCRIPTION:
 32 CONDOMINIUM UNITS

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

ASSESSOR'S PARCEL NO.:
 238-100-39 & 36
PROJECT ADDRESS:
 2245 CENTRE CITY PARKWAY, ESCONDIDO CA
OWNER/APPLICANT:
 TOUCHSTONE COMMUNITIES, INC
 9909 MESA MESA BLVD., SUITE 150
 SAN DIEGO, CA 92131
 619-588-0444

EASEMENT INFORMATION:

SCHEDULE "B" EXCEPTIONS PER CHICAGO TILE COMPANY AND AMENDED PRELIMINARY REPORT UNDER NUMBER 1200883-99-150 DATED: JULY 24, 2014.

ITEM NUMBER SHOWN HEREON CORRESPONDS TO REPORT NUMBER.

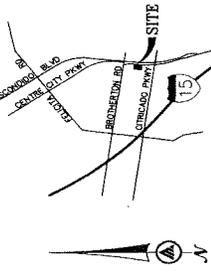
THE FOLLOWING MATTERS AFFECT PARCEL C:

- (17) EASEMENT TO THE STATE OF CALIFORNIA FOR DRAINAGE CYCLE PURPOSES RECORDED JANUARY 8, 1995 AS INSTRUMENT NO. 1498, OF OFFICIAL RECORDS.
- (18) EASEMENT TO THE CITY OF ESCONDIDO FOR DRAINAGE PRELUDE, RECORDED JANUARY 3, 1913 AS INSTRUMENT NO. 73-0021C, OF OFFICIAL RECORDS.
- (19) IS 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. 1592-005872, OF OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL D:

- (21) EASEMENT TO THE STATE OF CALIFORNIA FOR DRAINAGE CYCLE PURPOSES AND EGRESS PURPOSES, RECORDED APRIL 13, 1990 AS INSTRUMENT NO. 2241, OF OFFICIAL RECORDS. *** DOES NOT AFFECT PARCEL "D" - AFFECTS PARCEL "A" ***.
- (22) EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED FEBRUARY 3, 1992 AS INSTRUMENT NO. 1592-005886, OF OFFICIAL RECORDS.
- (23) EASEMENT FOR LOCAL AND PUBLIC UTILITY PURPOSES, BY DEED, RECORDED DECEMBER 26, 2002 AS INSTRUMENT NO. 2002-114708, OF OFFICIAL RECORDS.

EMCUMBRANCE MAP
DEL PRADO SOUTH
CITY OF ESCONDIDO, CALIFORNIA



PREPARED BY:
BS

PROJECT DESCRIPTION:
32 CONDOMINIUM UNITS

Prepared by: Planning + Engineering + Surveying + Mapping
200 East Washington Ave., Suite 200
Escondido, CA 92025
Phone: 760.741.3270
Fax: 760.741.1786
www.masson-associates.com

MASSON
ASSOCIATES, INC.

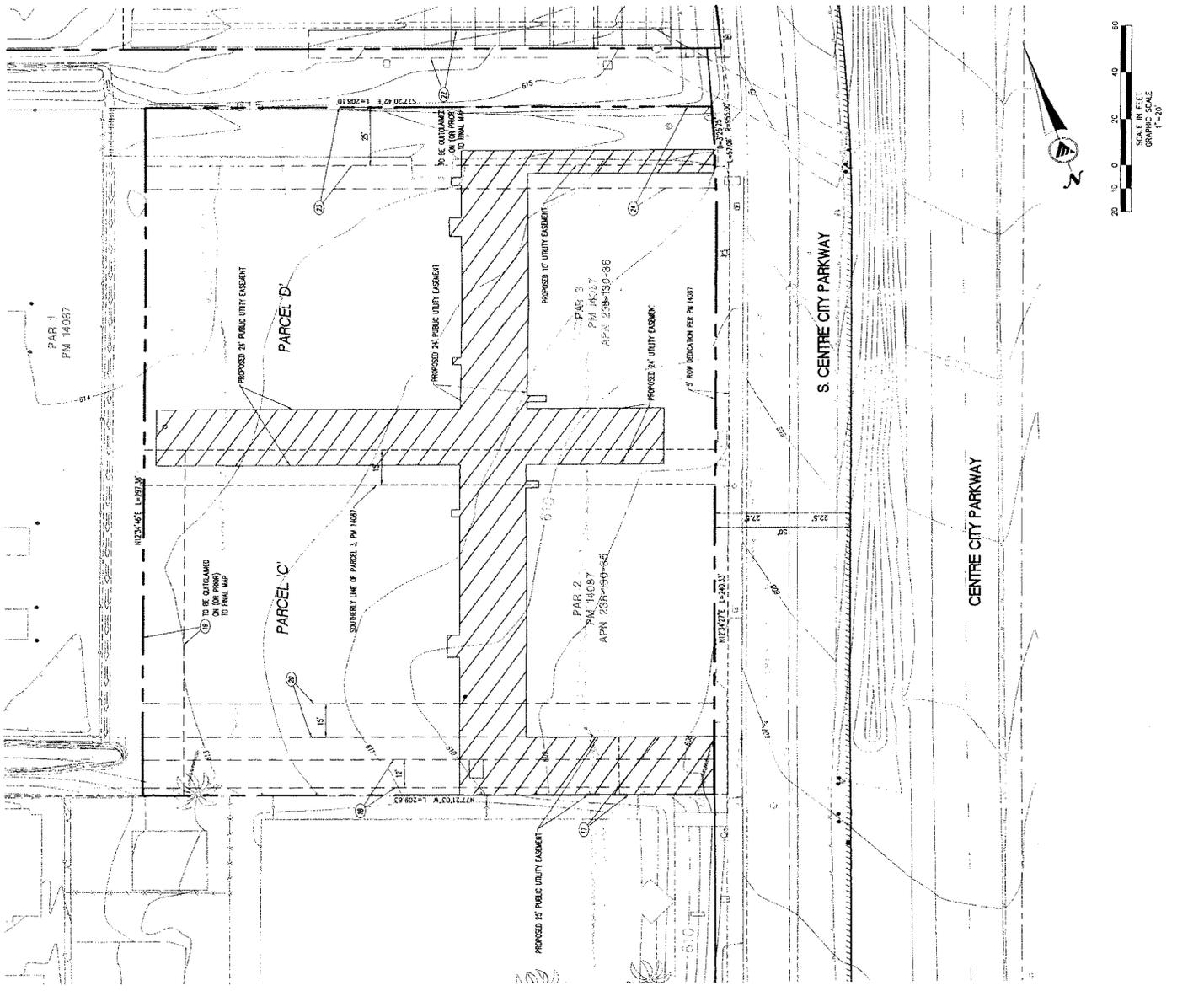
ASSESSOR'S PARCEL NO.:
238-134-15 & 16

PROJECT ADDRESS:
239 CENTRE CITY PARKWAY, ESCONDIDO CA

OWNER/APPLICANT:
TERRACE COMMUNITIES, INC.
KERRY GARZA
9509 MIRTA WESA BLVD., SUITE 150
SAN ANTONIO, TX 78217
858-568-0414

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



PAR 1
PM 14087

PARCEL 'C'

PARCEL 'D'

PAR 2
PM 14087
APN 208-150-66

PAR 3
PM 14087
APN 208-150-86

S. CENTRE CITY PARKWAY

CENTRE CITY PARKWAY



EXHIBIT “A”
FINDINGS OF FACT
SUB 19-0002

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 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 extension of time for the subject Tentative Subdivision Maps and Planned Development 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.

Tentative Subdivision Maps Extension of Time (SUB15-0022 North and SUB15-0023 South, and Planned Development PHG15-0031 and PHG18-0003):

1. The City’s Subdivision Ordinance (Chapter 32) and Government Code Section 66452,6(e) allows for discretionary extensions of Tentative Map totaling up to five years. The applicant’s request to further extend the life of the previously-approved Tentative Maps (SUB15-0022 and SUB15-0023) and Planned Development (PHG15-0031 and PHG18-0003) upon filing a timely application for an extension of time, the tentative map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.
2. The Zoning Administrator finds that the three-year discretionary extension request, to May 11, 2021, is reasonable, was filed within the time periods specified, and meets all requisite findings for an extension of time on the Tentative Maps and Planned Development as the project is in conformance with the General Plan, Zoning Code, Specific Plans and California Environmental Quality Act (CEQA).

The General Plan land-use designation for subject project site is General Commercial (GC) with a mixed-use overlay. 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). Since the project originally 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. The South Entry District of the SCCSP allows for standalone multiple-family/condominium type 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 allowable density and permitted land uses within the South Entry District of the specific plan.

3. That all previous Findings of Fact and Factors to be considered associated with the approval of the Tentative Subdivision Maps (SUB15-0022 and SUB15-0023) and associated Master and Precise Development Plans (PHG15-0031 and PHG18-0003) adopted by City Council Ordinance No. 2016-05, City Council Resolution Nos. 2016-66 and 2016-67, and Zoning Administrator Resolution No. 2018-19 remain relevant and are thusly incorporated herein by this reference as though fully set forth herein.

EXHIBIT “B”

Conditions of Approval

Del Prado North and South

SUB 19-0002

(SUB 15-0022 and SUB 15-0023, PHG 15-0031 and PHG 18-0003)

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 vehicles. 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 areas 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 Master and Precise Development Plan approvals shall expire concurrently with the expiration of the companion tentative subdivision map(s), unless an extension of time is granted.
24. 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, as well as implementation of the **Mitigation Monitoring and Reporting Program adopted for the project:**

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.

PHG 18-0003 Precise Development Plan Modification Conditions (Del Prado North)

1. The project architecture, materials and colors shall be in substantial conformance with the designs recommended for approved by the Staff Design Review Board.
2. The final design and location of the corner architectural element/monument sign shall be approved by the Staff Design Review Board.
3. 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.

Note: Revised Conditions Noted in Bold/Underlined or Strikeout
ENGINEERING CONDITIONS OF APPROVAL
SUB 19-0002
(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.
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
Brotherton Road	Unclassified Local Collector

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.
3. **A minimum 8-inch looped water main will be required.**

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 homeowners' association.
3. **In order to abandon the existing 10-inch sewer main running along the westerly boundary of the property and connecting to the existing sewer main in Brotherton Road, offsite flows will be required to be collected and conveyed through the proposed development in a public sewer main with appropriate manholes at changes in direction**

and a corresponding 20-foot all-weather PUE. A man-gate is required to be provided in the new perimeter fence at the end of proposed Street "D" (western end) in order for the City's vector truck to be able to access the new manhole, to be designed and constructed as a part of this project, by foot and via vector truck.

4. **The existing sewer main stick in South Centre City Parkway is not currently connected to the existing sewer main in Brotherton Road. A requirement of this project will be to connect the existing sewer main in order to collect flows both from this project and offsite flows due to the proposed abandonment of the existing sewer main on-site. If the existing sewer stick in South Centre City Parkway is not useable, a new public sewer main extending from the proposed project and across the easterly property frontage on South Centre City Parkway shall be designed and constructed, connecting to the existing manhole at the intersection of South Centre City Parkway and Brotherton Road.**

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.

<u>STREET</u>	<u>CLASSIFICATION</u>
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 company 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.

Note: Revised Conditions Noted in Bold/Underlined or Strikeout

ENGINEERING CONDITIONS OF APPROVAL

SUB 19-0002

(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.
3. **A minimum 8-inch looped water main will be required**

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. **The Owner / Developer shall make provisions in the CC&Rs informing residents or property owners that access to the Subdivision through the main driveway entrance may be restricted when SDG&E is conducting maintenance on their underground power lines located within their access easements.**

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.
6. The CC&Rs must state that (if stamped concrete or pavers are used in the private street) the Home Owners' 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.

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

2. All necessary right-of-ways, public utilities and emergency access easements shall be granted on the Final Map.
3. 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 Utilities Engineer.
4. 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.
5. 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.
6. The project owner shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.

- 7. Prior to occupancy of the units, the Developer shall make necessary arrangements with SDGE to record additional access/utility easement(s) for SDG&E's facilities.**

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 company lines occupying the same poles will be subject to undergrounding.
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.

ZONING ADMINISTRATOR

CASE NUMBER: PHG 19-0018 (Reference File No. Master Development Plan Modification and Conditional Use Permit PHG 19-0003)

APPLICANT: Brixmor Property Group

PROJECT LOCATION: 1831 South Centre City Parkway (Felicita Town Center commercial development)

REQUEST: A Modification to a Precise Development Plan for proposed exterior modifications to an existing outpad building to support an approved drive-through lane within the Felicita Town Center. The request also includes the final design for the drive-through lane screen wall and new canopy feature over a proposed drive-through window.

STAFF RECOMMENDATION: Approve, subject to conditions

GENERAL PLAN DESIGNATION: General Commercial with a Mixed-Use Overlay

ZONING: PD-C and South Centre City Specific Plan (Felicita Commercial District)

BACKGROUND/PROJECT DESCRIPTION: On April 9, 2019, the Planning Commission approved a Master Plan Modification and Conditional Use Permit (City File No. PHG19-0003) to allow for the installation of a drive-through lane for an existing out-pad building within the Felicita Town Center. The project also included a reduction in the amount of parking spaces required for the commercial center in order to support the drive-through lane, landscape features, and construction of a new trash enclosure. A request to encroach into the required 10-foot street-side setback also was approved to allow a proposed architectural feature that would provide a cover over the drive-through pick-up window area.

The subject 2,700 SF out-pad building contains two tenant spaces and the drive-through lane would be utilized by the 1,500 SF tenant space. In order to accommodate the proposed drive-through lane and provide appropriate screening, a low retaining/screen wall (approximately 4 feet in height) would be installed along the existing landscaped berm fronting Centre City Parkway. A decorative type of masonry block would be used (tan shot blast type block) and concrete cap along with pilasters at various points along the wall. Shot blast block is manufactured with a subtle matt surface that exposes the aggregate within the block and gives the appearance of natural erosion and weathering. The pilasters would use the same type of block, and include a decorative concrete cap. A stucco finish originally was recommended to be used, but the applicant believes that a decorative unfinished type of block is preferred due to long-term maintenance issues associated with a plaster type finish, and also will blend well with the

plaster-finished buildings. Landscaping (vines and shrubs) would be installed along the wall facing the Centre City Parkway frontage to further screen the views of the drive aisle and long expanse of wall. A twelve (12) foot wide storm drain easement and infrastructure affects a section of the drive aisle where installation of a masonry block wall would be restricted. In this area, a framed steel wall section would be used and finished with a matching tan plaster to blend with the plaster/stucco building and wall design. Landscaping also would be installed along this section of the wall to provide the necessary screening. The existing trash enclosure would be removed and a new trash enclosure installed to conform to current storm water quality requirements and State recycling regulations. The trash enclosure has been designed to match the design and finish of the existing trash enclosure, with a tile roof and plaster finish on the walls.

The project also includes an exterior modification to the eastern facing building elevation to accommodate a new drive-up window. The existing window elements will be filled in with new plaster finish walls. A new canopy structure will be installed over the drive-through section of the drive-up window area to define the drive-up area and provide more articulation along this section of the building. The canopy will have an open roof design and utilize a plaster type finish to match the building. A final design for a small canopy/eyebrow feature over the drive-up window has not yet been finalized, but the project conditioned for this features to match the architecture of the building. The final design will be reviewed by Planning staff when the final building plans are submitted.

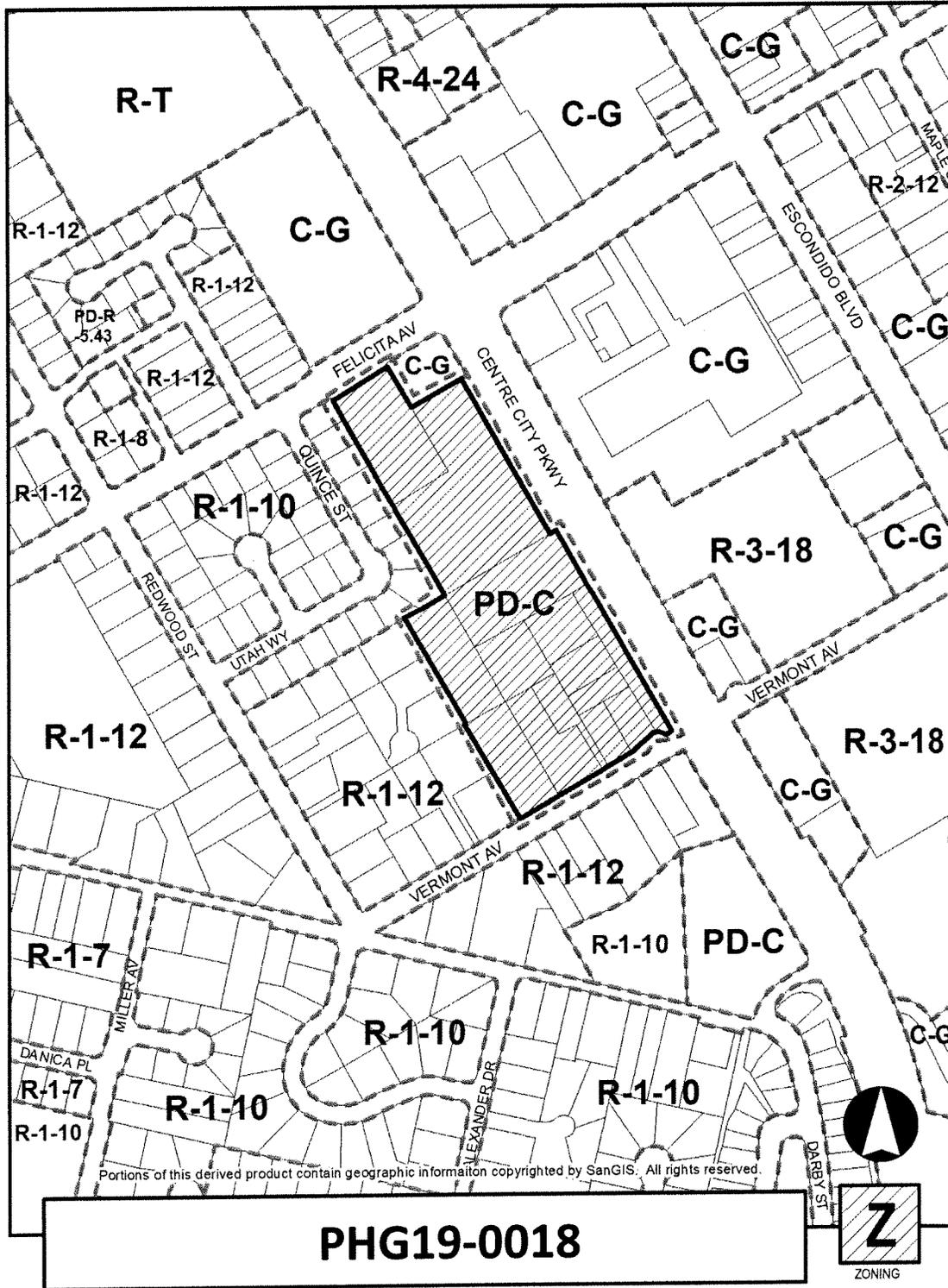
ENVIRONMENTAL REVIEW: The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301/Class 1 "Existing Facilities" for additions to existing structures. In staff's opinion, the project would not have any adverse impacts to the environment.

REASON FOR STAFF RECOMMENDATION: Staff believes that the proposed Precise Plan modification is consistent with the purpose, character, and established development standards of the master development plan. The proposed screen wall design and materials, along with the canopy design and exterior modifications to the east side of the building are appropriate because they incorporate similar materials and features to be compatible with and complement the building and center. Appropriate landscaping also will be provided.

Respectfully Submitted,



Jay Paul
Senior Planner

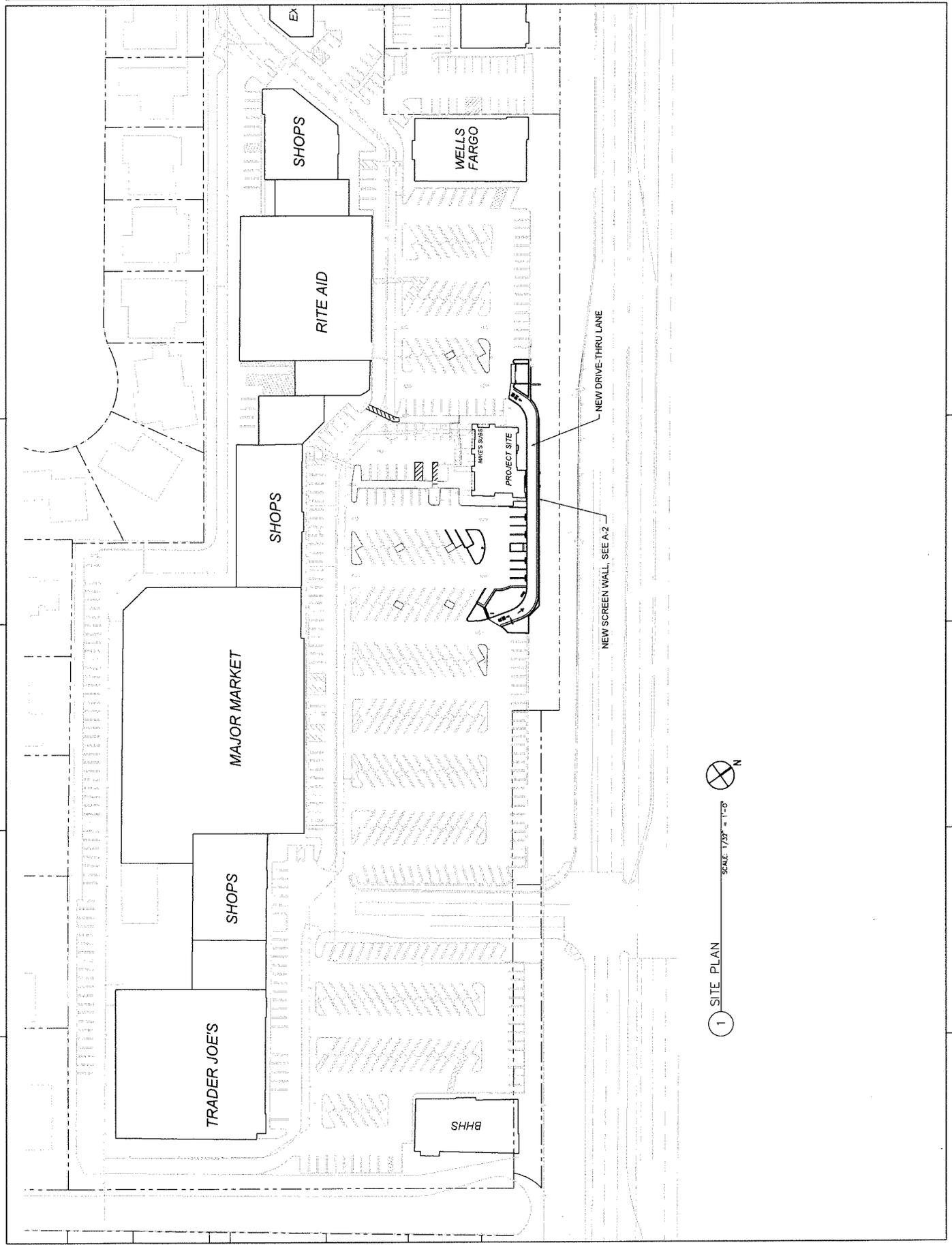


NEW DRIVE-THRU WALL & CANOPY
 FELICITA TOWN CENTER
 1831 S. CENTRE CITY PKWY
 ESCONDO, CA

BRXMMOR PROPERTIES GROUP
 1529 FARADAY AVENUE, SUITE 300
 CARLSBAD, CA 92008

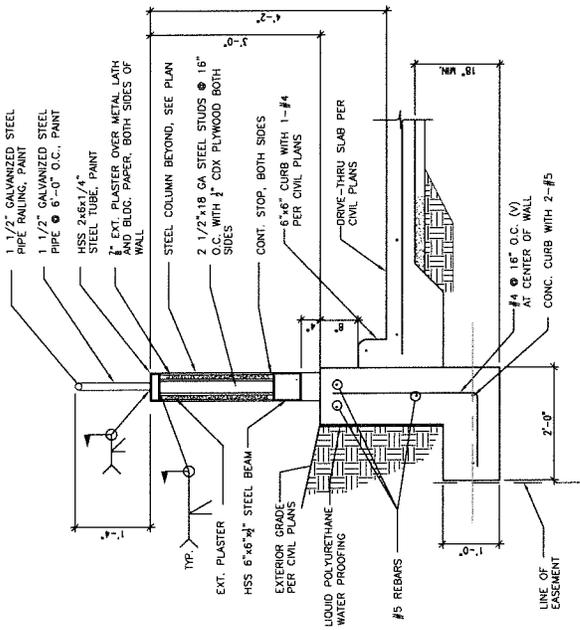
ABDUL SALEM, ARCHITECT
 TUSTIN, CA 92780-1471
 DRAFTSMAN@DSC.COM
 TEL: 949-701-0348
 EMAIL: 949-701-0348

DATE
BY
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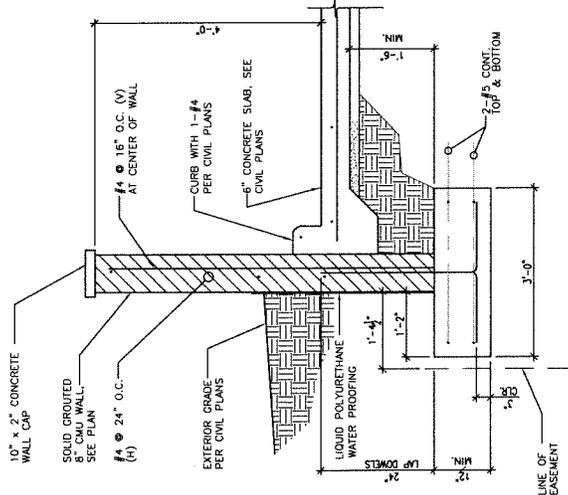


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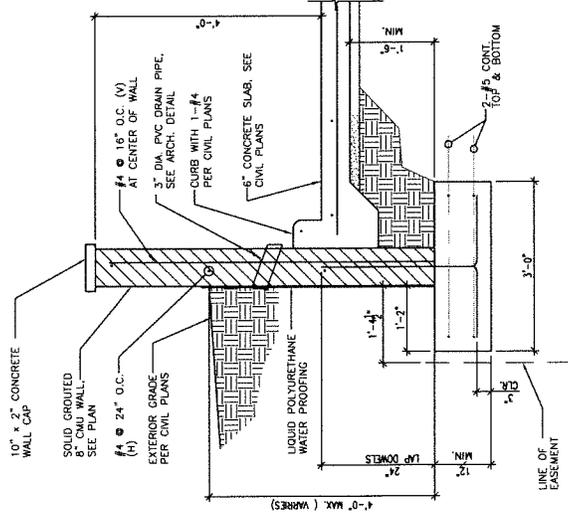
1 SITE PLAN



WALL SECTION 4



WALL SECTION 3



WALL SECTION 2



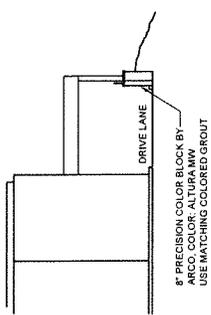
CITY OF ESCONDIDO ENGINEERING SERVICES
 City Project No. ENG 00-0000
 Drawing No. GPXX-XXXX
 SHEET 9 OF 10

RECORD DRAWING
 PRINT ENGINEER'S NAME, P.C.E. DATE
 Drawn By: MILES S. CHANG
 Checked By: MILES S. CHANG
 Date: 09/13/2019
 R.C.E. No. 00015039

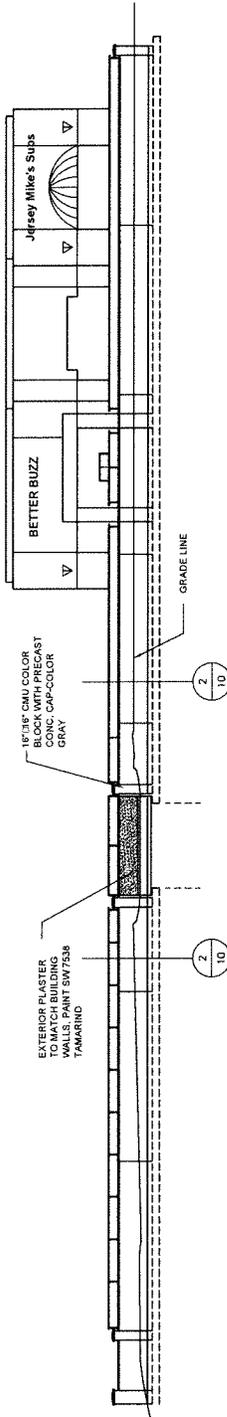
REVIEWED BY:
 IDENTITY DIRECTOR OF UTILITIES DATE
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 FILL: 100 C.F.
 SOURCE: 120 GAL.

SILCOM
 Structural Engineering Consultants
 2100 Main St., Suite 200
 Escondido, CA 92029
 (760) 941-1111
 Fax: (760) 941-1112
 www.silcom.com

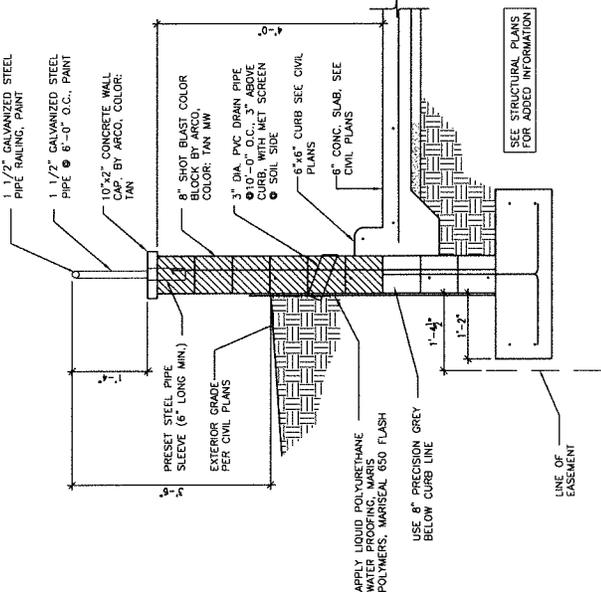
CONSTRUCTION RECORD	REFERENCES	REVISIONS	DATE	BY



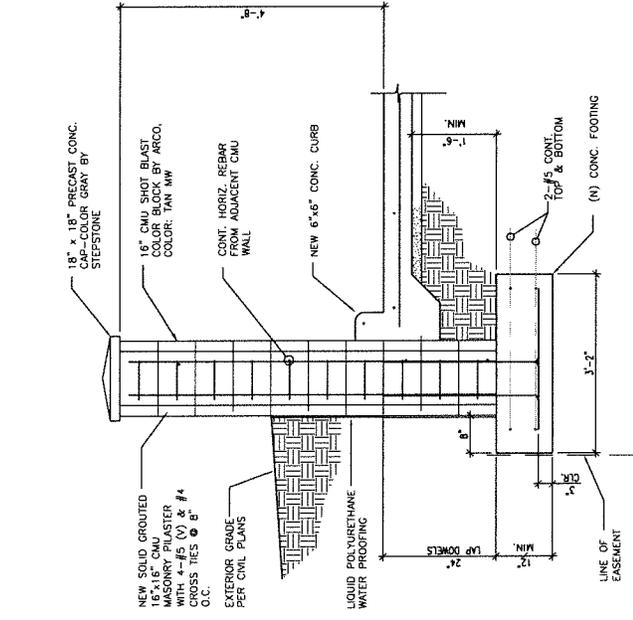
3 SIDE ELEVATION 1/8" = 1'-0"



1 FRONT ELEVATION 1/8" = 1'-0"



2 WALL SECTION 2 10 1/8" = 1'-0"



3 PILASTER SECTION 3 10 1/8" = 1'-0"



CITY OF ESCONDIDO ENGINEERING DEPARTMENT
 APPROVED
 By: _____ Date: _____
 Comments: OBTAIN GRADING PERMIT AT FIELD ENGINEERING OFFICE PRIOR TO GRADING.

RECORD DRAWING
 PRINT ENGINEER'S NAME: R.C.E. DATE: _____
 Drawn By: _____
 Checked By: _____
 Date: 09/13/2018
 R.C.E. No. 0003030

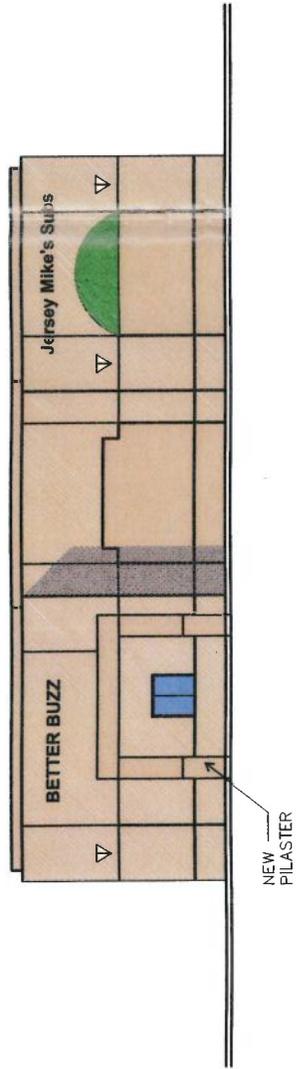
REVIEWED BY:
 DEPUTY DIRECTOR OF UTILITIES DATE: _____

REVIEWED BY:
 DEPUTY DIRECTOR OF UTILITIES DATE: _____

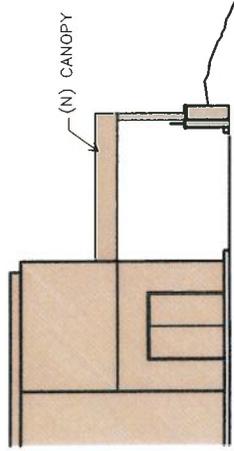
SILCOAM Structural Engineering Consultants
 1000 N. 1st St., Suite 100
 Esccondido, CA 92026
 (760) 941-1111
 FAX: (760) 941-1112
 www.silcoam.com

CONSTRUCTION RECORD	DATE	BY	REVISIONS

CITY PROJECT No.	ENG 00-0000
DRAWING No.	07XX-XXXX
CITY OF ESCONDIDO	ENGINEERING SERVICES
PROJECT NAME	BRIMMOR FELICITA TOWN CENTER
DATE	09/13/2018
SCALE	AS SHOWN
PROJECT NO.	0003030



FRONT ELEVATION



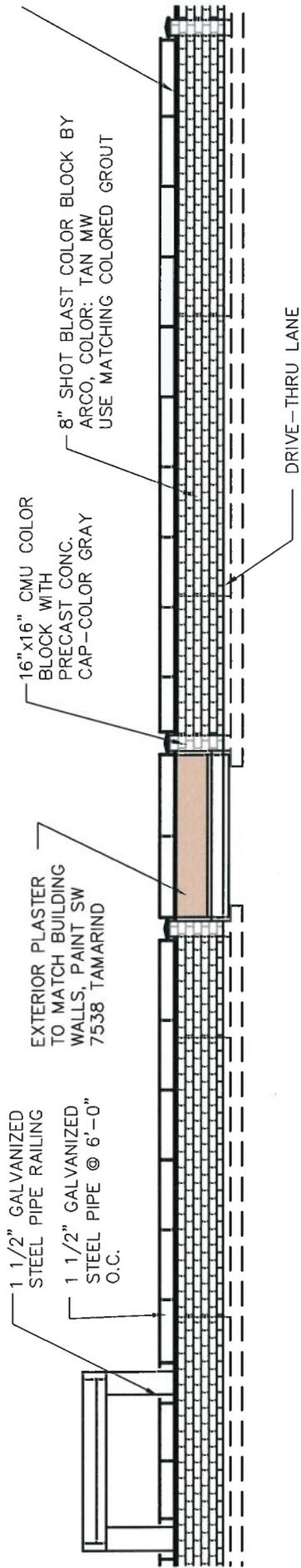
SIDE ELEVATION

FELICITA TOWN CENTER – BETTER BUZZ DRIVE THRU

E S C O N D I D O, C A

DATE: 04/16/2019

ARJUN SAHNI, ARCHITECT
 4711 DARTMOUTH CIRCLE, JUSTIN, CA 95798
 TEL: 925-781-3346



FRONT ELEVATION



PAINT SW7538



CMU BLOCK

FELICITA TOWN CENTER – BETTER BUZZ DRIVE THRU

E S C O N D I D O, CA

DATE: 04/2/2019

ARCH: SAJJAM ARCHITECT
 1000 S. MOUNTAIN VIEW AVE., SUITE 100
 ESCONDIDO, CA 92026
 TEL: 760.731.3346

P1

SHERWIN WILLIAMS
SW 7538 TAMARIND
BUILDING WALLS



P2

SHERWIN WILLIAMS
SW 6102 PORTABELLO
TRASH GATES & WOOD
FRAME



P3

PPG TIMELESS TSS-3
CHESTNUT BROWN
OIL STAIN FOR CANOPY
WOOD FRAME



CLAY ROOF TILE

BORAL: EL CAMINO BLEND
TRASH ENCLOSURE ROOF



CMU BLOCK

ORCO, SHOT BLAST
COLOR: TAN MW
SCREEN WALL AND PILASTERS



COLOR BOARD

DRIVE THRU LANE FOR BETTER BUZZ
1831 S. CENTRE CITY PKWY
ESCONDIDO, CA

ABDUL SALEHI, ARCHITECT
14711 DARTMOUTH CIRCLE
TUSTIN, CA 92780

TEL: (949) 701-3348

DATE: 04/15/19



NO.	DESCRIPTION	BY	DATE

DEMO PLAN

SHEET TITLE:

BETTER BUZZ COFFEE ESCONDIDO
 TIM LANGOON AND STEPHANIE GARDEN
 1813 CENTRE CITY PLAZA
 ESCONDIDO, CA 92025

BETTER BUZZ COFFEE ESCONDIDO
 PROJECT DESCRIPTION:
 DRAWINGS PROVIDED BY:
 PROFESSIONAL DESIGN AND DRAFTING
 7755 8th Ave, Suite 1
 LA Jolla, CA 92037
 (858) 583-1979
 Richard Rusterlin

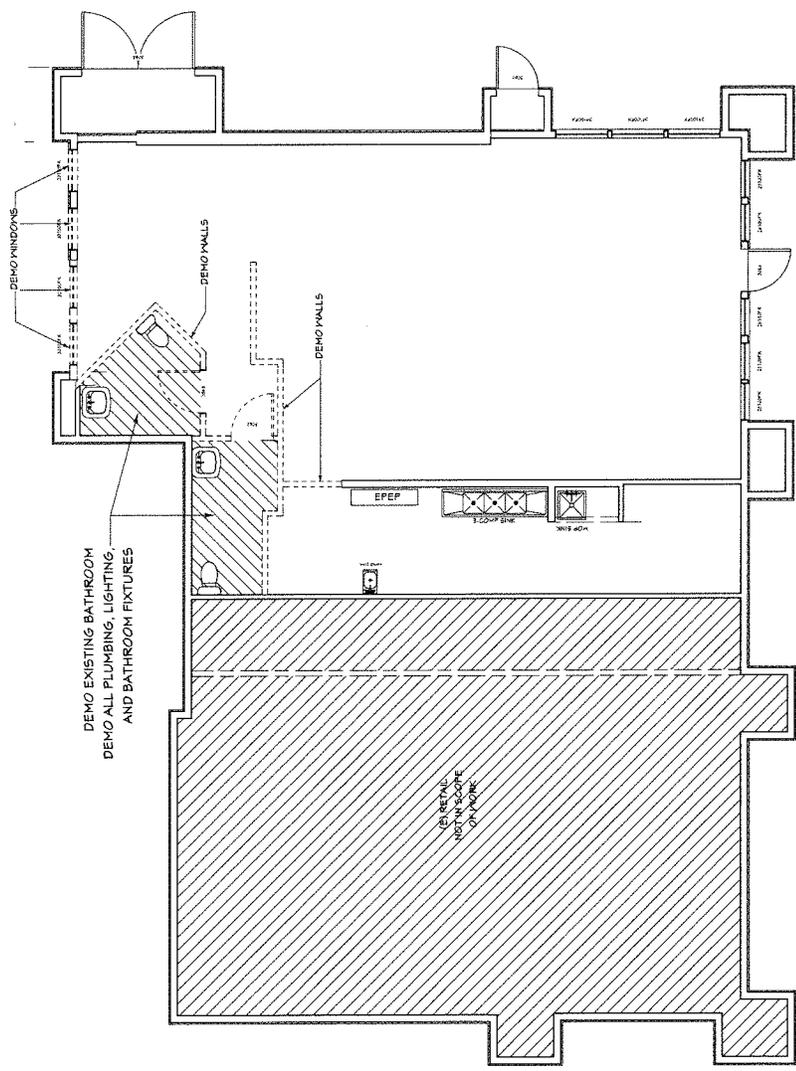
DATE: 9/12/2019
 SHEET: A-7
 7 OF 20

- DEMOLITION NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND MATERIALS BEFORE COMMENCING WORK. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE RECORDED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND MATERIALS BEFORE COMMENCING WORK. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE RECORDED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 3. THESE DIMENSIONS REPRESENT THE FINISHED STRUCTURE AND SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.
 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND MATERIALS BEFORE COMMENCING WORK. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE RECORDED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

- Demolition Notes:**
- Protect in place all portions of existing construction not being removed from any area.
 - Indications of existing columns, walls and features are relevant only. Contractor shall verify conditions on site.
 - All materials or other items removed in demolition are to be disposed of as part of this work U.N.O.
 - All surfaces of finished masonry shall be left in place and to be removed, capped and abandoned in place.
 - All existing work shall be removed and replaced with new work as indicated on the drawings.
 - Remove loose or defective plaster and/or drywall in areas to be demolished.
 - Remove loose or defective plaster and/or drywall in areas to be demolished.
 - Cut existing portions of walls where indicated and remove.
 - Remove and discard masonry in demolished partitions and areas which are to remain in use shall be re-tilled and concealed. Those which are to be removed shall be removed and concealed in floor, wall or ceiling back to the nearest joist, branch outlet or joint.
 - All existing work shall be removed and replaced with new work as indicated on the drawings.
 - Match existing adjacent area in material, finish and color, U.N.O.
 - All existing work shall be removed and replaced with new work as indicated on the drawings.
 - Condition of said elements designed to remain or be replaced. Inform the Architect of the condition of said elements and receive demolition work.
 - Identify all taps to existing utility system. All taps occur during normal construction hours.
 - When tap is scheduled to occur in an existing structure, the Contractor shall provide a minimum of seven days prior to commencement of tap-on work.
 - Existing work shall be removed and replaced with new work as indicated on the drawings.
 - Existing work shall be removed and replaced with new work as indicated on the drawings.
 - Contractor shall review and coordinate demolition work with the Architect and the General Contractor.
 - Refer to existing floor plans for dimensions not shown on this plan.
 - The word "Demolish" shall mean to remove, make good any existing surface damaged during demolition, and replace with new work as indicated on the drawings.
 - Existing work shall be removed and replaced with new work as indicated on the drawings.
 - Refer to plans and details for interface between existing and new work.
 - Determine full scope of demolition.
 - Walls are full height to ceiling typical.
 - Refer to existing conditions and Demolition Plan Chapter 10, Code Chapter 10.

DEMOLITION LEGEND

EXISTING WALL	---
REMOVE WALL	---



DEMO FLOOR PLAN
 SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION	BY	DATE

PROPOSED FLOOR PLAN

BETTER BUZZ COFFEE ESCONDIDO
 PROJECT DESCRIPTION:
 TIM LANGOON AND STEPHANIE GARDEN
 1831 S CENTRE CITY AVE
 ESCONDIDO, CA 92025

Professional Design and Drafting
 DRAWINGS PROVIDED BY:
 7155 8th Ave, Suite 1
 LA JOLLA, CA 92037
 (858) 583-1979 Richard Rustein

DATE: 4/19/2014
SHEET: A-8
 8 OF 20

OCCUPANCY - PER TABLE 1004.1.2

FUNCTION OR USE	OCCUPANT LOAD FACTOR	AREA (IN SF)	OCCUPANT LOAD
RESTROOMS	1 PERSON/15 NET SF	962	34
COMMERCIAL KITCHEN	1 PERSON/200 SF	794	9
RESTROOM	1 PERSON/100 SF	11	1
STORAGE	1 PERSON/300 GROSS SF	18	1

TOTAL OCCUPANT LOAD = 44

2D STORAGE WALL TYPE WALL SCHEDULE COMMENTS

WALL TYPE	COMMENTS
WALLS TO KITCHEN COOLER	
EXISTING 6" INTERIOR MALL	
INTERIOR 4"	
INTERIOR 4" POINT MALL	
EXISTING EXTERIOR STUCCO MALL	
EXISTING EXTERIOR STUCCO MALL	
EXISTING EXTERIOR STUCCO MALL	
EXISTING 4" INTERIOR MALL	
EXISTING 6" INTERIOR MALL	

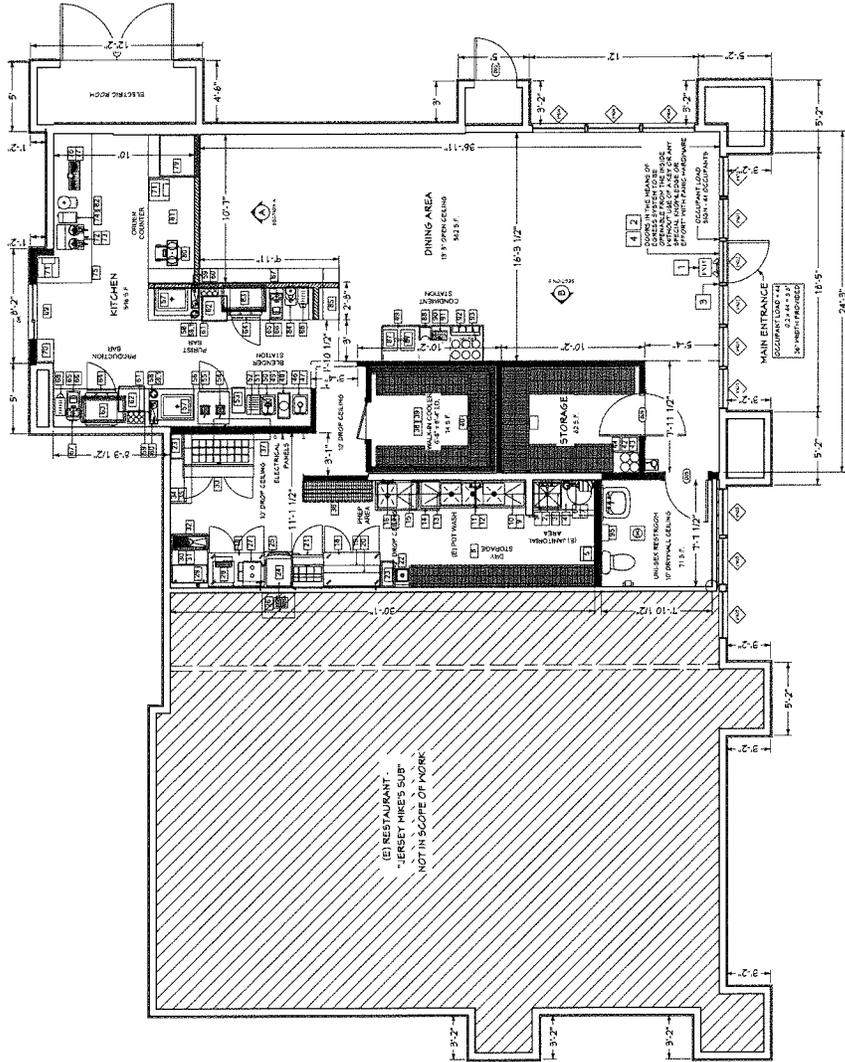
- EGRESS DOOR NOTES**
- EXIT SIGN, ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT LISTED AND LABELED PER IBC 907.2.1.2 AND CHAPTER 21, TYPICAL INSTRUCTIONS AND CHAPTER 21, TYPICAL
 - DOORS IN THE MEANS OF EGRESS SYSTEM TO BE KEPT UNLOCKED WITHOUT USE OF A KEYS OR SPECIAL KNOWLEDGE OR EFFORT WITH PANIC HANDSPARE
 - TACTILE EXIT SIGN TO COMPLY WITH 119-103 - SEE SHEET A-16
 - SIGN ABOVE DOOR TO STATE "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"

DOOR SCHEDULE

NUMBER	QTY	HEIGHT	DESCRIPTION	TEMPERED	GLASS	UTILIZATION	COMMENTS
201	1	36"	EXT. HINGED GLASS PANE	YES	0.3	0.3	
202	1	36"	EXT. HINGED GLASS PANE	YES	0.3	0.3	
203	2	36"	EXT. HINGED GLASS PANE	YES	0.3	0.3	

WINDOW SCHEDULE

NUMBER	QTY	HEIGHT	DESCRIPTION	TEMPERED	GLASS	UTILIZATION	COMMENTS
201	1	36"	MULLED CAS.	YES	0.3	0.3	STOREFRONT GLASS
202	1	36"	MULLED CAS.	YES	0.3	0.3	STOREFRONT GLASS
203	3	42"	MULLED UNIT	YES	0.3	0.3	STOREFRONT GLASS
204	3	45"	MULLED UNIT	YES	0.3	0.3	STOREFRONT GLASS



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EXHIBIT "A"
FINDINGS OF FACT
PHG 19-0018

Environmental Determination:

Public Resources Code Section 21084 requires the CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from the provisions of CEQA. Section 15300 et. seq. of the CEQA Guidelines lists these class exemptions. The Zoning Administrator, in its independent judgement, has determined the Project to be exempt from environmental review under Sections 15301 "Existing Facilities." This determination was made because the project involves a small expansion to an existing 2,700 SF commercial building and installation of a previously approved drive-through lane within a developed commercial center. The project site is fully developed; surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Precise Development Plan Modification Determinations:

All the required findings for the Zoning Administrator have been satisfied in accordance with Section 33-403 of Article 19 (Planned Development Ordinance) of the Escondido Zoning Code. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

1. The location and design of the proposed Planned Development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido city council, or in the process of being prepared and adopted. Future land use compatibility is based on information from General Plans. The General Plan was examined to assess potential consistency with the goals and objective defined therein. The General Plan land-use designation for the site is General Commercial (GC), that accommodates a wide variety of retail and service activities intended to serve a broad customer base, including eating and drinking establishment (General Plan Commercial Goals and Policies 8, and Figure II-6 GP Land-Use Designations). The proposed use does not alter the underlying General Plan designation and maintains commercial lands within the City. The site, after Project implementation, is intended to support the existing building and proposed restaurant tenant.
2. The proposed location allows the Planned Development to be well integrated with its surroundings. The subject site is located along a Major Circulation Element street and located

among other commercial uses, and therefore would not have any adverse impacts to on-site or adjacent uses. The proposed drive-through lane has been designed to conform to zoning requirements (Section 33-341, Commercial drive-through facility requirements) that requires minimum dimensions for aisle width; vehicle stacking to provide a minimum of six (6) vehicles behind the speaker and appropriate overflow from the stacking aisle; provide significant screening from public streets by means of heavy landscaping and decorative walls; and separation from other drive-through facilities. In order to accommodate the proposed drive-through lane and provide appropriate screening, a low retaining /screen wall would be installed along the existing landscaped berm fronting Centre City Parkway and a combination of vines and shrubs installed along the right-of-way to further screen the views of the drive aisle. The Project would not result in or generate any adverse noise, dust, odor or traffic impacts.

3. All vehicular traffic generated by the Planned Development will be accommodated safely and without causing undue congestion upon adjoining streets. The drive-through lane has been designed to provide sufficient on-site stacking without affecting on-site circulation. Sufficient parking would be available throughout the various parking areas.
4. The proposed location and design allows business establishments within the center to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. All public facilities necessary to serve the project are in place, or are proposed as associated site improvements.
5. The overall design of the proposed Planned Development produces an attractive, efficient and stable environment. The proposed drive-through lane has been designed to conform to zoning requirements (Section 33-341, Commercial drive-through facility requirements) that requires minimum dimensions for aisle width; vehicle stacking to provide a minimum of six (6) vehicles behind the speaker and appropriate overflow from the stacking aisle; provide significant screening from public streets by means of heavy landscaping and decorative walls; and separation from other drive-through facilities. In order to accommodate the proposed drive-through lane and provide appropriate screening, a low retaining /screen wall would be installed along the existing landscaped berm fronting Centre City Parkway and a combination of vines and shrubs installed along the right-of-way to further screen the views of the drive aisle. The proposed architectural feature (drive-through canopy) would enhance the architecture of the building along the Centre City Parkway frontage and would provide a protected area for vehicles at the pick-up window.
6. The Planned Development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties. The site is physically suitable to accommodate the proposed drive-through lane, and adequate on-site circulation, and screening would be provided. A

decorative screen wall and new landscaping will be installed along the parkway to screen the views of the new drive aisle.

7. The uses proposed have a beneficial effect not obtainable under existing zoning regulations. The proposed project is consistent with the General Plan and the project meets all the applicable zoning standards, except as approved through the previous modification to the Master Plan (Case No. PHG 19-0003) for parking and setbacks. In consideration of the code requirements and intent of the Planned Development Ordinance, providing a more flexible regulatory framework to allow an exception to the parking standard and building setbacks would have a beneficial effect not obtainable under existing zoning regulations as the request would allow for additional commercial opportunities for the subject out pad building without creating any adverse impacts to the center.

EXHIBIT “B”
Conditions of Approval
PHG 19-0018

Nothing in this permit shall relieve the applicant from complying with conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the conditional use permit conditions.

GENERAL

1. All relevant conditions of the previous Master and Precise Development Plans approved and/or amended for the Felicita Town Center shall remain in effect (including the previous Master Plan Modification and CUP for the drive-through facility, Case No. PHG19-0003 and Planning Commission Resolution No. 2019-07), except as modified by this amendment and the conditions of approval.
2. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief. Approval of this request shall not waive compliance with any sections of the Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. 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.
4. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
5. 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.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).

7. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Ord. 92-47), the Felicita Town Center sign program, any exhibits included in the staff report(s), to the satisfaction of the Planning Division. Separate sign permits will be required for project signage.
8. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
9. All new utilities and utility runs shall be underground.
10. The design of the project shall be consistent with the Details of Request and graphics contained within the Zoning Administrator staff report of May 2, 2019. Any changes must be approved by the City through the appropriate review process.
11. Copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division, prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the staff report, to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code and State Model Landscape Ordinance. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
12. All landscaping, fences, and walls on site, in any adjoining public parkways shall be permanently maintained by the owner, assigns, or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping, repair and replacement of plant materials and irrigation systems, and general clean-up. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the approval.
13. Any new walls shall incorporate decorative materials or finishes, and shall be indicated on the building plans. The new screen wall shall include pilasters at appropriate intervals and the wall shall be constructed of decorative block or finish to be compatible with the architecture and materials used throughout the commercial center. The separate framed screening section over the 12-foot wide utility easement shall be finished in a plaster type material and painted to match the screen wall. The top railing and any exposed metal components shall be painted matching tan color.

14. The landscape plan shall incorporate a mix of vines, ground cover and shrubs to provide a layered screen in front of the drive-aisle screen wall. Appropriate landscaping shall also be installed around the new trash enclosure and within the new landscape planter areas within the parking area and entry to the drive-through lane. Any mature trees removed shall be replaced with specimen-sized trees. Any trees proposed within the public right-of-way or utility easement shall be approved by the Engineering Division and Utilities Division. The grass areas within the right-of-way (berm area fronting CCP) shall be repaired to match existing with sod rather than seed.
15. This Precise Development Plan shall be null and void if not utilized within twelve (12) months of the effective date of approval, unless an extension of time is granted.
16. As depicted on the project plans/exhibits, a new trash enclosure shall be provided. The trash enclosure shall be of sufficient size to accommodate an appropriate number of trash and recycling bins. The enclosure shall have a solid roof and the structures shall be designed to be compatible with the architecture within the center.
17. A separate sign permit shall be submitted for any new or relocated signage. All signage shall be in conformance with the Felicita Town Center Sign Program and the City's Sign Ordinance (Article 66).
18. The wheel stops for the parking spaces that abut the drive-through lane shall be set back an appropriate distance so vehicles do not overhang the drive lane, or other appropriate barrier installed to restrict vehicles from overhanging the drive lane. This shall be clearly noted/shown on the site plans.
19. Installation of an additional canopy type feature over the drive-up window shall be designed to be compatible with the architecture of the existing building.
20. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
21. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the date of this letter) a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a

35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

ENGINEERING CONDITIONS OF APPROVAL

IMPROVEMENTS

1. All onsite and offsite improvements shall be constructed in a manner that does not damage existing improvements. Any damage shall be corrected to the satisfaction of the City Engineer.

GRADING AND DRAINAGE

1. A site grading, drainage, and erosion control plan by a Registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Construction BMPs shall be provided for the project. The site grading and erosion control plan will not be forwarded from the Building Department, but shall be submitted separately to the Engineering Department.
2. Erosion control, including riprap, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
3. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. 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 their report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by the Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Department plan review and permit process.
5. Pedestrian access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
6. The Developer shall be responsible to repair or replace any driveway approach, curb and gutter, sidewalk, or other damages as a result of construction activities for this subject project.

7. The trash enclosure area shall be constructed or modified to comply with storm water quality management requirement to the satisfaction of the City Engineer.
8. After the approval of the site grading and erosion control plan, and prior to the start of construction of the grading and improvements, the developer shall obtain a Grading Permit and Encroachment Permit from the Engineering Field Office. Contact the Engineering Field Office at 760 839-4664 to arrange for the Encroachment Permit and inspections.
9. The developer shall be responsible for the recycling all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other locations approved by the Director of Engineering Services. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts of the building shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground.
10. The drive-through isle shall be constructed with 6" portland concrete cement (PCC).
11. Retaining wall and screen wall footings shall not be located in public easements.
12. Proposed landscaped planter medians shall accommodate Fire department access through the parking lot to the satisfaction of the Fire Marshal and City Engineer.

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

UTILITIES (WATER SUPPLY)

1. The existing DCDA shall meet current City standards.

LANDSCAPE

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the first submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees.

EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be delineated and labeled on the grading plans.

CASH SECURITY AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public to private property and improvements, install or maintain BMP's, and stabilize and/or close-up a non-responsive of abandoned project. Any moneys used by the City for clean-up or damage will be drawn from this security. The remaining portion of this clean-up security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, retaining wall, landscaping, and best management practices item of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the Director of Engineering Services.
2. The developer will be required to pay all development and plan check fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

MISCELLANEOUS REQUIREMENTS

1. A current preliminary title report shall be submitted with the grading