

PLANNING COMMISSION

Agenda Item No.: G.2
Date: September 22, 2020

PROJECT NUMBER / NAME: SUB 18-0011 – PALOMAR HEIGHTS

REQUEST: A General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (N. Fig Street and Valley Boulevard), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, for the proposed redevelopment of the former Palomar Hospital Downtown Campus (“Project”). The request also includes the consideration of the Environmental Impact Report prepared for the project.

LOCATION: 555 E. Valley Parkway and surrounding properties

APPLICANT: Integral Communities

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

PRIMARY REPRESENTATIVE:
Ninia Hammond

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

DISCRETIONARY ACTIONS REQUESTED: General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, and certification of the Final Environmental Impact Report prepared for the project.

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

CEQA RECOMMENDATION: Recommend that the City Council Certify the Environmental Impact Report (SCH No. 2019059013) prepared for the Project

STAFF RECOMMENDATION: Recommend that the City Council conditionally approve the Project

REQUESTED ACTION: Approve Planning Commission Resolution Nos. 2020-12 and 2020-13

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Mike Strong, Director of Community Development

BACKGROUND:

The Project site is the Palomar Health Downtown Campus (“Hospital Campus”) site and various adjacent properties/parcels. The site is currently developed with hospital, medical office, and commercial uses, and associated parking facilities. The Hospital Campus first opened its doors in 1953, and until 2012 served as a major health facility in the region, with beds for intensive care and additional beds for patients that needed long-term care. In 2012, Palomar Health opened the Palomar Medical Center Escondido located at 2185 Citracado Parkway, Escondido. At that time, certain facility uses of the Downtown Palomar Health Facility were relocated to the new Palomar Medical Center. Since the opening of the new Palomar Medical Center Escondido, the need for the Downtown Palomar Health Facility has decreased and several of the floors of the main building at 555 E. Valley Parkway are vacant. With the hospital no longer serving as the primary source of economic activity in the area, demand has decreased for associated medical office uses, and the surrounding medical office buildings (both those within the Project site and those outside it) have seen increased vacancies.

On December 24, 2018, the Planning Division of the Community Development Department received an application from Integral Communities to redevelop the former Palomar Hospital Downtown Campus. The proposed project, referred to as Palomar Heights (the “Project”), would include the demolition of all existing buildings on the Project site, and construction of 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and 10,000 square feet of commercial/office space. The application includes a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (N. Fig Street and Valley Boulevard), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes to accommodate the Project. Details regarding each requested action are provided later in this report.

Previous Actions:

On December 9, 2018, the City Council authorized staff to process an amendment to the Downtown Specific Plan related to this project. On October 8, 2019, the Planning Commission conducted a design review session on the proposed project. On July 16, 2020, the Historic Preservation Commission recommended that the City Council authorize the demolition of a potentially significant structure on the project site.

Site Description:

The Project site consists of approximately 13.84 acres of land at the eastern end of the Downtown Specific Plan area, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south. The majority of the Project site (approximately 12.8 acres) sits east of Valley Boulevard and currently is occupied by the former Palomar Hospital and other medical and general office uses. The portion of the Project site to the

west of Valley Boulevard (slightly over one (1) acre), the majority of which consists surface parking, along with a general office building and a small retail building. All parcels involved in the Project are owned by either the applicant or Palomar Pomerado Health, who has authorized the applicant to pursue the Project.

The Project site sits on a small hillside at the eastern end of downtown Escondido, rising from an elevation of approximately 670 feet along Valley Boulevard (western portion of the Project site) to approximately 715 feet at the center of the site, before dropping back down to 670 feet at N. Fig Street (eastern property line). The low point on the north side of the property (along E. Valley Parkway) sits at an elevation of approximately 660 feet, with the southern side of the site (along E. Grand Avenue) rising with the natural grade to an elevation of approximately 705 feet at its high point. Surrounding topography is generally flat to the west, north and east, and continues to gain elevation toward the south of the site.

Access is provided to the main portion of the Project site (i.e. the hospital buildings) from a primary driveway at the signalized intersection of E. Valley Parkway/Valley Boulevard/N. Hickory Street. Two additional driveways E. Grand Avenue, and one on E. Pennsylvania Avenue also provide access to the main portion of the site. Access to the smaller properties at the southeast corner of the Project site (near the signalized intersection of E. Grand Avenue/N. Fig Street) is provided by three driveways along E. Grand Avenue and three along N. Fig Street. A public alley also provides access to the properties along N. Fig Street. Properties to the west of Valley Boulevard are accessed by two driveways along Valley Boulevard and two driveways along the alley behind said properties. That alley serves as the western boundary of the Project site.

Project Description

The Project, which includes both sides of Valley Boulevard between E. Valley Parkway to the north and E. Grand Avenue to the south, proposes to demolish all existing structures on the subject property, and construct a mixed-use residential and commercial development. The Project would include 510 residential dwelling units with a resulting residential density of 36.8 dwelling units per acre. The Project would also contain up to 10,000 square feet of commercial space. In addition, the Project would include supporting open space and recreational amenities, landscaping, parking, and associated site improvements. Infrastructure improvements would include new on-site water and sewer lines, and upsizing of existing sewer facilities in the public right-of-way. Frontage improvements would be provided along the public rights-of-way, the most significant of which would involve changing Valley Boulevard to a one-way (northbound) roadway to allow for increased pedestrian space on both sides of the street.

1. Site Design

a) Eastern Portion of the Project Site

The Project site is divided by Valley Boulevard, with most of the site being on the east side. The portion of the Project site that is east of Valley Boulevard is approximately 12.8 acres and, as proposed, would accommodate 258 apartment units in three (3) buildings,

72 rowhomes in 11 buildings, and 90 villas in nine (9) buildings. This portion of the Project site (i.e. east of Valley Boulevard) would be graded to create a relatively flat pad to accommodate the proposed buildings. Grading of the site would have a very gentle slope, indicative of the knoll that exists today, but at a much smaller degree. The design attempts to maintain the ease of internal access, circulation and development while accommodating the existing topography along the project frontages. This requires retaining walls along many areas of the project site, with portions of the site sitting approximately 12 – 14 feet above adjacent roadways. This is primarily the case along N. Fig Street, E. Valley Parkway and at the main project driveway (intersection of Valley Boulevard, E. Valley Parkway and N. Hickory Street).

- Apartment buildings: Three of the buildings on the main Project site would be multi-story apartment buildings, which would be located on the western portion of the site. The largest of them appears as an “E” shape when viewed from above, with the longest side fronting on Valley Boulevard. The building would measure nearly 300,000 square feet, and would include the commercial space and tower element that serves as the focal point of the project at the corner of Valley Boulevard and E. Grand Avenue. The second apartment building would be 132,700 square feet and would sit on the opposite side of the main project entryway from the “E” shaped building, with frontage on E. Valley Parkway. The third apartment building would front on E. Grand Avenue, across the western driveway from the “E” shaped building. This building would measure 77,840 square feet. All apartment buildings would have pedestrian access facing the street frontages, though the second building would sit above E. Valley Parkway and would not provide a direct entrance from the street.
- Rowhome and Villa buildings: The remainder of the site would be comprised of a series of rowhome and villa buildings, as well as a central recreation area and additional open spaces. The 11 rowhome buildings would be located on the southeastern portion of the site, with private alleyways on one side of the buildings, and front doors with walkways on the other side. The nine (9) villa buildings would be located near the middle of the site and would have garages on both sides of the building, such that the units are back-to-back. The central recreation area, including a pool, spa and clubhouse, would provide convenient access for residents from all parts of the project site. A small pocket park would be located on the east side of the project site (adjacent to N. Fig Street), and another would be located near the main project driveway adjacent to the main apartment building. A dog park would be located at the northeastern corner of the property.

The main portion of the Project site (east of Valley Boulevard) would be accessed by three driveways and served by an internal, looped roadway system. The main project entryway would be at the signalized intersection of Valley Boulevard / E. Valley Parkway / N. Hickory Street. Full turning movements would be permitted into and out of the driveway. The other two access points would be along E. Grand Avenue, approximately 700-feet apart from each other. The eastern driveway would be limited to right-in/right-out movement only,

while the western driveway would allow left turns into the site though still restrict exit movements to right-turn only. In addition to the three vehicular access points, pedestrian access would also be available from N. Fig Street and from the corner of Valley Boulevard and E. Grand Avenue (through the commercial portion of the building and the parking garage). The internal, looped roadway system would provide access to the buildings and parking spaces via a series of private alleyways. Rowhome and villa units would have private garages accessed directly from the alleyways, while the apartment buildings would have shared garages that are accessed directly from the looped roadway system. On-site pedestrian circulation would be provided by an accessible path of travel on both sides of the looped roadway system, as well as other sidewalks between various buildings and around the central recreation area.

b) Western Portion of the Project Site

The portion of the Project site west of Valley Boulevard is slightly over one acre in size, and is proposed to be developed as a senior apartment building. The 1.03 acre parcel west of Valley Boulevard would be developed with one (1) 113,506 square foot building. Vehicular access would be provided to the parking garage via two gated driveways from the alley west of the building. A third driveway would provide access from the alley to guest parking spaces. Pedestrian access would be provided at a central doorway along Valley Boulevard. The portion of the project site that is west of Valley Boulevard is relatively flat, and no significant grading is proposed.

- Senior apartment building: The building would span nearly the entire length of Valley Boulevard, and would have two (2) wings coming off the rear (west) side of the building. The wings would create triangular areas of the property that would not be covered by a building, which would be landscaped. One of those areas, on the southwest side of the site, would be tucked between the proposed building and an existing commercial building on an adjacent property, creating a private garden area that could be used either as outdoor dining space for the commercial component of the project, or for use by project residents. In front of the building, at the northwest corner of Valley Boulevard and E. Grand Avenue, outdoor seating for the commercial component of the building, and a public plaza area would be provided.

2. Building Design (i.e. Residential Components)

The project has been designed with four distinct residential product types. Two are intended as “for-rent” products, while the other two would be “for-sale” products.

a) Apartments

A total of 258 apartments would be provided within three buildings. The proposed buildings would be five levels, with four floors and a mezzanine. The first floor of the buildings would consist of shared garages with access to the ground floor of townhomes. Access to that

ground floor would also be provided from the exterior of the buildings, and most ground floor living space would serve as an entryway with minimal useable living area. The townhomes would include two (2) and three (3) bedroom units would occupy the second and third floors of the buildings, with living space on the second floors and bedrooms on the third floors. The fourth floors would be accessed by elevators from the parking garages, and would contain one-bedroom units with lofts. The apartment building along Valley Boulevard would include 148 units as well as approximately 7,500 square feet of commercial space, the apartment building located on the northern side of the Project site along E. Valley Parkway would include 70 units, and the apartment building east of the Project driveway on E. Grand Avenue would include 40 units. Apartment units would range in size from approximately 650 to 1,550 square feet, and all units would have washers and dryers, and balconies/decks. The table below provides additional detail regarding the apartment units.

	<u>Quantity</u>	<u>Bedroom</u>	<u>Bathroom</u>	<u>Size</u>
Plan 1	129	1	1	650
Plan 2	96	2	2	1,170
Plan 3	33	3	2	1,450
Total	258			

b) Senior Apartments

Ninety (90) senior apartment units would be situated within one four-story building on the western portion of the Project site (west of Valley Boulevard). The ground floor would provide on-site parking and one residential unit, as well as approximately 2,500 square feet of commercial space. The floors above would be composed of residential units accessed from an elevator in the ground-floor lobby. Four of the second-floor units would also be provided with direct access to Valley Boulevard via interior stairways. The units would be a mix of one and two bedrooms, and would range in size from approximately 550 to 800 square feet. All units would have washers and dryers and a majority of the units would have decks. The table below provides additional detail regarding the senior apartment units.

	<u>Quantity</u>	<u>Bedroom</u>	<u>Bathroom</u>	<u>Size</u>
Plan 1	26	1	1	550
Plan 2	29	1	1	600
Plan 3	15	1	1	650
Plan 4	11	2	1	730
Plan 5	9	2	2	800
Total	90			

c) Rowhomes

The project would include 11 rowhome buildings with a total of 72 units. Six (6) of the buildings would contain seven (7) units each, and five (5) of the buildings would contain

six (6) units each. Each unit would have a private, two-car garage. Garages for 22 of the units would be tandem. Rowhomes would consist of 22 two-bedroom units measuring 1,495 square feet, and 50 three-bedroom units measuring between 1,415 square feet and 1,875 square feet. Two of the floor plans would include a bedroom and bathroom on the first floor, and one would have an office. The fourth floor plan would not have any usable living area on the first floor. All units would have kitchens and great rooms on the second floor, and bedrooms on the third floor, and all would have a deck on the second floor, with one of the floor plans also having a deck on the third floor. All units would also have washers and dryers. The table below provides additional detail regarding the rowhomes.

	<u>Quantity</u>	<u>Bedroom</u>	<u>Bathroom</u>	<u>Size</u>
Plan 1	22	3	2.5	1,415
Plan 2	22	2	2.5	1,495
Plan 3	12	3	3	1,795
Plan 4	16	3	3	1,875
Total	<u>72</u>			

d) Villas

The Project proposes 90 villas within nine (9) buildings. All buildings would contain ten (10) three-story units, with eight of the buildings having five (5) back-to-back units, and the ninth building having four back-to-back units with two additional units on one side. All units would have two-car attached garages, with one of the floor plans having a bedroom and full bathroom on the ground floor, and another having a den and powder room. The other floor plan would not have any usable living area on the ground floor. The second floor of all units would consist of great rooms and kitchens, with bedrooms on the third floor. All units would have decks on the second floor, and all would have washers and dryers. The table below provides additional detail regarding the villas.

	<u>Quantity</u>	<u>Bedroom</u>	<u>Bathroom</u>	<u>Size</u>
Plan 1	55	2	2	1,104
Plan 2	18	3	2.5	1,405
Plan 3	17	3	3	1,646
Total	<u>90</u>			

e) Commercial Component

The Project proposes 10,000 square feet of commercial space. Approximately 7,500 square feet would be located in the primary apartment building, on the northeast corner of Valley Boulevard and E. Grand Avenue (eastern portion of the Project site). The other 2,500 square feet would be located in the senior apartment building, on the northwest corner of Valley Boulevard and E. Grand Avenue (western portion of the Project site).

The commercial space located on the east side of Valley Boulevard would include approximately 2,400 square feet of commercial space on the ground floor (two 1,200 square foot spaces), and a restaurant on the top floor. Current plans also call for co-working space and a lounge on the second floor, and a gym on the third floor. The restaurant would have decks for outdoor dining along both Valley Boulevard and E. Grand Avenue, as well as a rooftop deck above it. The gym would have decks along both Valley Boulevard and E. Grand Avenue as well. A portion of the commercial space would be used for a leasing office, though the exact location is currently undetermined. The use of the commercial space is flexible so that different uses could occupy it as market conditions change. The commercial space on the west side of Valley Boulevard is envisioned as a café or restaurant. It would have outdoor seating on a plaza in front and an additional outdoor dining area behind the space as well.

f) Open Space and Recreation

Open space and recreational amenities include a centrally located pool/spa and clubhouse building, a gym within the main apartment building, and dog park located in the northeastern portion of the Project site. Two pocket parks with outdoor seating and barbeques would also be provided, one near the southeastern corner of the Project site and the other next to the main apartment building adjacent to the primary Project driveway. The central open space area would be the largest and is in a location that is easily accessible to residents throughout the project site. In the pool/spa area there would be lounge chairs, cabanas, a splash pad, tables and chairs, and barbeque islands, as well as a restroom building with outdoor showers, and a pool equipment room. The clubhouse building would have kitchen facilities and restrooms, and would open onto the pool/spa area with sliding or accordion doors. The entire area would be gated for safety purposes.

The dog park would be fully fenced and would include a dual gate to provide an area for a dog's parents to leash/unleash their pets. It would include a sizeable open area for dogs to run and play, as well as benches and shade trees around the exterior for parents to relax during play time. Pocket parks would have outdoor seating areas, shade structures, and barbeque islands, as well as ornamental landscaping. An area near the park on the southeastern corner of the site would also include space for a bocce ball court or a similar activity. Additional common open space areas for passive use would include walkways, courtyards, and open landscaped areas. Plazas and courtyards along street frontages would provide additional open space amenities which would be available for public use as well as for that of Project residents.

In total, just under 130,000 square feet of common open space area would be provided. Private open space totaling over 45,000 square feet would also be included, in the form of balconies/decks and patios associated with the residential units. In total, the project would provide upwards of 175,000 square feet of usable open space, at a rate of 343 square feet per unit.

g) Frontage and Infrastructure Improvements

In consideration of the full Project site, significant improvements would be made to Valley Boulevard which would provide several public and semi-public plazas and outdoor seating areas, as well as wider sidewalks, on-street parking, a bus stop, rideshare spaces, and enhanced landscaping. At the corner of Valley Boulevard and E. Grand Avenue, bulb-outs in the sidewalk would create larger public pedestrian areas and also serve to slow traffic as it approaches Valley Boulevard. The public plaza at the northeast corner of Valley Boulevard and E. Grand Avenue would serve as a major focal point for the project since it would be visible when approaching the site from both E. Grand and E. 2nd Avenues. A proposed tower element on this corner would further serve to mark it as the main public plaza. At the northern end of Valley Boulevard, a large landscaped plaza would be provided in a triangular area of public right-of-way.

The most significant public improvements required for the Project consist of major modifications to Valley Boulevard. Modifications include the elimination of the existing southbound lane and the change to a northbound only roadway. As part of this modification, the Project would require the City to vacate approximately 7.5 feet on the east side of the roadway, and would dedicate approximately one half foot on the west side of the roadway. The roadway would be built out with parallel parking on both sides, two (2) 12-foot drive aisles, and a five (5) foot bike lane. There would be a three foot buffer between the drive aisle and parking spaces on the west side of the roadway, and a two (2) foot buffer between on both sides of the bike lane on the east side of the roadway, with the drive aisle on one side and parallel parking on the other. A ten (10) foot sidewalk would be provided on each side of the carriageway. (Additional landscaping and other improvements would be provided on the Project site immediately adjacent to the Valley Boulevard public right-of-way.)

Additional street improvements would include widening of both E. Grand Avenue and N. Fig Street. A two (2) foot right-of-way dedication along E. Grand Avenue would be necessary to accommodate the required eight (8) foot expansion of the roadway. (The existing right-of-way includes a 50-foot paved carriageway within an 80-foot right of way. The ultimate paved carriageway for E. Grand Avenue is required to be 64-feet. The two (2) foot dedication would allow the north (Project) side of E. Grand Avenue to be widened to its ultimate width.) N. Fig Street is currently paved with a 36-foot carriageway within an 80-foot right-of-way. The requested reclassification of this segment of N. Fig Street to a Local Collector roadway would allow the ultimate right-of-way to be reduced to 66 feet, though the carriageway would need to be widened by six (6) feet. The Project would be responsible for the three (3) feet of widening on their side of the street.

Public utilities (sewer and water) would be provided as a backbone network through the project site, generally within the internal looped roadway system. The sewer system would consist of an eight (8) inch sewer main that would direct the flow from 498 units to an existing 12-inch main in N. Hickory Street. The remaining 12 units would be connected to a sewer main in N. Fig Street, which would be upsized to a ten (10) inch main for a distance

of 540 feet (from the alley between E. Ohio Avenue and E. Pennsylvania Avenue to a point north of E. Valley Parkway). Each building would connect to the proposed eight (8) inch on-site mains via six (6) inch private laterals. The Project would also install a new eight (8) inch public sewer main in Valley Boulevard, which would provide service to the proposed senior apartment building.

The proposed water system would consist of an 8-inch and 12-inch public pipeline system within the Project that would connect to the City's water system within the adjacent roadways. There are two proposed connections to the existing City of Escondido public system; one to the 12-inch pipeline in E. Valley Parkway and another to a line in E. Grand Avenue that is proposed to be upsized from a six (6) inch main to a 12-inch main from N. Hickory Street to N. Fig Street.

A proposed on-site storm drainage network within the Project site would tie into the existing drainage network in E. Valley Parkway and N. Fig Street. The existing 18-inch storm drain within E. Valley Parkway would be replaced with a 36-inch storm drain in order to accommodate the Project flows. No extensions or expansion of the existing drainage network within N. Fig Street would be necessary to serve the Project.

Entitlements Requested

The proposed project requires several entitlements, as identified in the Escondido Zoning Code and the Downtown Specific Plan. The various entitlements are dependent upon each other, and are listed in an order below such that each cannot be approved unless the prior is also approved.

1. General Plan Amendment – Mobility and Infrastructure Element

N. Fig Street, between E. Valley Parkway and E. Grand Avenue, is currently classified as a Collector Street in the Mobility and Infrastructure Element of the City of Escondido General Plan. Such classification is intended to provide for a four-lane roadway and center turn lane, with a 64-foot paved width within an 80 – 84-foot right-of-way. Parking is not allowed on a Collector Street, and direct residential driveway access is discouraged. This segment of N. Fig Street is currently improved as a two-lane roadway and has a paved width of 36-feet within an 80-foot right-of-way. It has a partial painted centerline, residential driveway access, and allows on-street parking. It is essentially built as a local road with sufficient right-of-way to accommodate a Collector Street.

The applicant has provided a technical memorandum identifying anticipated traffic volumes which supports the reclassification of this segment of N. Fig Street from a Collector Street to a Local Collector Street. The required right-of-way would be reduced from 80-feet to 66-feet, and the ultimate paved width would be 42-feet, and would accommodate a two-lane roadway with parking on both sides of the street. This reduction would allow the applicant to request the vacation of approximately seven feet of right-of-way along their N. Fig Street frontage in order to accommodate the project. The applicant would be responsible for widening their side of the existing roadway to meet the Local Collector standard. Attachment 3 depicts the change to the Circulation Diagram that would result from this amendment.

2. Specific Plan Amendment – Downtown Specific Plan

The project would include a Specific Plan Amendment to allow two modifications to the Downtown Specific Plan. Necessary revisions to the text and figures contained in the Downtown Specific Plan are depicted in Attachment 4 to this staff report.

a) Ground-floor residential allowance:

The Downtown Specific Plan currently requires ground-floor commercial uses within the Historic Downtown District. This district is centered on Grand Avenue, and runs from S. Centre City Parkway on the west to N. Fig Street on the east. It includes the retail core area along E. and W. Grand Avenue. A majority of the retail core area consists of older, sometimes historic, single-story buildings with a retail presence at the front property line. The retail core ends approximately one block west of the project site, however the entire Historic Downtown District requires ground floor commercial uses.

The proposed amendment would allow ground-floor residential uses at the project site through a Planned Development Permit process. Commercial uses would still be allowed on the ground floor, however residential uses could also be proposed. The Planned Development Permit process gives a property owner flexibility in determining how best to develop or redevelop his or her property, but also allows the City to maintain a level of control that would ensure that ground floor residential uses are designed in a manner that is appropriate for the surrounding environment. The amendment would require a revision to Figure II-4 to designate the site as allowing ground-floor residential land uses, and a minor text revision on Page V-4 to specify that non-residential ground floor uses are required in the retail core area, not the entire Historic Downtown District.

b) Clarification of height allowances:

The Downtown Specific Plan contains a table and exhibit (Figures III-5 and III-6, respectively) which identify the maximum height allowance for structures in the Downtown Specific Plan area. The two exhibits conflict with one another as it relates to the height limitation for the project site, as well as that for other portions of the Historic Downtown District. The two exhibits are proposed to be modified to eliminate the inconsistencies and clarify the maximum height allowed in the various portions of the District. Additionally, the amendment would remove language related to the allowable height for the hospital tower, as it would be no longer applicable to the zoning standards for the area.

3. Density Transfer Agreement

In 2019, the City established a Density Transfer Program and created a Density Credit Pool to allow flexibility and encourage residential development within the Downtown Specific Plan area. The pool would act as a bank into which properties that develop or redevelop at a density lower than that permitted by the Downtown Specific Plan would deposit that excess density. For

example, if a property is allowed to develop 100 dwelling units but only develops 50 dwelling units, the remaining 50 dwelling units would be placed into the pool. Other properties could then be developed at a density greater than that otherwise permitted by the Downtown Specific Plan by using (i.e. withdrawing) units from the pool. In order to request the use of units from the pool, a project would be required to process a Planned Development Permit and a Development Agreement or other agreement approved by the City. The goal of this program is to assist the City in meeting its housing goals by providing a way for unused density to be captured and used elsewhere within the specific plan area.

A majority of the Project site allows up to 100 dwelling units per acre, however the portion of the Project site that is west of Valley Boulevard is limited to 75 dwelling units per acre. After dedication of a two (2) foot strip of land along the alley, that western portion of the project site would be 1.03 net acres in size, and thus allow 77.25 dwelling units. That portion of the project site is proposed to be developed with a 90-unit senior apartment building, which is 12.75 dwelling units more than otherwise allowed by the Downtown Specific Plan. In order to accommodate the development of the senior apartment building, the property would need to request 13 dwelling units from the density credit pool.

The portion of the Project site located east of Valley Boulevard has a total net size of 12.81 acres, and could thus accommodate 1281 dwelling units. Since the Project only proposes to develop 420 dwelling units on that portion of the site, there would be 861 dwelling units of excess density that are not being used. This excess density would be deposited into the Density Credit Pool for use by property owners elsewhere in the Downtown Specific Plan area. (The deed for the portion of the Project site east of Valley Boulevard would reflect a restriction on the development of additional dwelling units, however a developer could request the use of units in the pool, if any, should they wish to further redevelop the site.) The net increase in the size of the Density Credit Pool would be 848 dwelling units, which would then be eligible to repurpose elsewhere in the Downtown Specific Plan. The addition of this density to the Density Credit Pool could provide a significant resource and incentive to encourage residential development elsewhere in the Downtown Specific Plan area. A draft of the Density Transfer Agreement is included with this staff report as Attachment 5.

4. Planned Development Permit – Master and Precise Development Plan

The Planned Development Permit process is intended to provide flexibility in the development of a property by allowing deviations from the standards identified in the Downtown Specific Plan. The Palomar Heights project requires a Planned Development Permit in order to accommodate four deviations.

a) Ground-floor residential allowance

As discussed in the Specific Plan Amendment section above, the Project has proposed ground-floor residential uses on a majority of the site. The Specific Plan Amendment would allow this through a Planned Development Permit process, however it should be noted that, should the City Council choose not to approve the Specific Plan Amendment, the

Planned Development Permit could not be requested to allow for ground-floor residential uses.

b) Request for units from the Density Credit Pool

As discussed in the Density Transfer Agreement section above, the Project proposes to exceed the allowable density for the portion of the site west of Valley Boulevard. Pursuant to the Density Transfer Program, a Planned Development Permit is required in addition to the Density Transfer Agreement when a project requests the use of units from the Density Credit Pool. The Planned Development Permit requirement gives the City control over the use of units in the Pool, with the goal of achieving high quality and appropriate density throughout the Downtown Specific Plan area. Similar to the ground-floor retail allowance, it must be noted that, should the City Council choose not to approve the Density Transfer Agreement, the Planned Development Permit could not be requested to allow the use of units in from the Pool.

c) Modification to parking requirements

The Downtown Specific Plan requires a minimum number of parking spaces for a project. This requirement depends on the number of bedrooms in each residential unit, and the square footage of commercial space. Guest parking is also required for residential units. Parking ratios required by the specific plan are as follows:

1-bedroom:	1.5 spaces/unit
2-bedroom:	1.75 spaces/unit
3-bedroom:	2.0 spaces/unit
Residential guest:	0.25 spaces/unit
Commercial:	1.0 space/250 square feet

The specific plan allows a reduction in the total number of required parking spaces through the Planned Development Permit process. Based on the requirements above, the project would need to provide 1,039 parking spaces on-site. The project proposes to provide 849 spaces on-site, with another 30 spaces available on the street (Valley Boulevard and E. Valley Parkway), for a total of 879 spaces, representing a reduction of 160 spaces or 15.4%. (The use of on-street parking for guest spaces may be approved by the City Council on a case-by-case basis.) Additional information on the number of parking spaces required and provided can be found in the Supplemental Details of Request section of this staff report.

Part of the reduction results from the applicant's use of a parking standard for senior housing projects contained in the Escondido Zoning Code that has not been incorporated into the Downtown Specific Plan. The use of that standard would result in the need for 78 fewer parking spaces, leaving a deficiency of 82 spaces or 7.9 percent. (The Escondido Zoning Code was amended to include that standard for senior housing projects in 2018. Said amendment requires 0.75 spaces for a 1-bedroom unit, 1.5 space for a 2-bedroom

unit, and two (2) additional spaces for staff. A subsequent request to amend the Downtown Specific Plan to incorporate that standard was proposed as part of a specific development project in 2019. Rather than amend the Downtown Specific Plan to incorporate the reduced parking standard throughout, the City Council chose to act on the specific development project only, so there remains no separate parking standard in the Downtown Specific Plan for senior housing projects.)

The Downtown Specific Plan also allows for the use of tandem spaces for residential units through the Planned Development Permit process. A maximum of 25 percent of residential units may be approved to use tandem parking spaces, which would amount to 128 units. The Project proposes to provide tandem garages for 22 units, representing a total of 4.3 percent of the units on the project site.

(Note that the architectural site plan and the tentative map include parking information that is not accurate based on the description above. This information will be rectified prior to presenting the project to City Council.)

d) Reduction of setback on E. Grand Avenue

Setbacks of 14' from the face of the curb, or at the property line, whichever is greater, are required for all buildings fronting on a public street. Building 23 has a setback of 11 feet from E. Grand Avenue, which is three (3) feet less than required by the specific plan. It should be noted that, based on the angle of the building, the encroachment only occurs at the southeast corner of the building, and is less than 50 square feet in size. Other than that location, all structures on the project site meet required setbacks.

5. Specific Alignment Plans

A Specific Alignment Plan (SAP) is required for any street segment which deviates from design standards required by the Mobility and Infrastructure Element of the General. The Project requires SAPs for Valley Boulevard and N. Fig Street.

a) Valley Boulevard

Valley Boulevard is classified as a Collector Street in the Mobility and Infrastructure Element of the General Plan. This classification requires a four-lane road (two lanes in each direction) with a center left-turn lane, a shared Class III bike lane, and no on-street parking. A Collector Street requires a paved width of 64 feet within an 84 foot right-of-way. The applicant has proposed to modify Valley Parkway to include two northbound travel lanes, eliminate the required southbound travel lanes and left-turn lane, and provide parallel parking on both sides. The plan also includes a Class II bike lane on the east side of the street, with buffers on both sides (between the vehicular travel lane and the bike lane, and between the bike lane and the parking spaces). An additional buffer would be provided between the parking lane on the west side of the street and the adjacent vehicular travel lane.

b) N. Fig Street

The requested Specific Alignment Plan for N. Fig Street would accommodate the reclassification of the segment of N. Fig Street between E. Grand Avenue and E. Valley Parkway from a Collector Street to a Local Collector. The segment is currently built to a residential street standard (two-lanes with parking on both sides, with a paved width of 36 feet) within a right-of-way necessary to accommodate a Collector Street. Since the requested reclassification of N. Fig Street would be limited to a short, two-block segment, the SAP would address the transition of the segment to the Collector Street segment remaining on both sides. It would also establish a plan for future right-of-way vacation and street improvements in front of properties on this segment which are not a part of the Project.

6. Grading Exemptions – Fill Slopes

A grading exemption is required for any fill slope greater than ten feet in height located within 50 feet of a property line. The project would require two grading exemptions.

a) Main Project Entrance

The main project entrance, at the intersection of Valley Boulevard, E. Valley Parkway, and N. Hickory Street, includes a driveway that slopes up from the intersection toward the interior of the project site. The building pad and open space area on the right side of the entrance (when looking into the site) sits approximately 11 feet above the street level below.

b) Eastern and Northeastern Property Line

A majority of the northeast and eastern property lines include a series of retaining walls, up to 19 feet in height in some locations. Much of the grade difference above ten feet in height occurs where a natural topographical change exists, however retaining walls are provided to make it steeper in some locations. In other locations on this side of the project, particularly along N. Fig Street, retaining walls are pushed toward the property line to accommodate the pads for several buildings.

7. Tentative Subdivision Map for Condominium Purposes

The Project site currently consists of 12 lots, including seven (7) on the east side of Valley Boulevard and five (5) on the west side of Valley Boulevard. Through the subdivision process, the Project would consolidate all lots and create an eight (8) lot subdivision to accommodate the cohesive redevelopment of the Project site. The subdivision would contain seven (7) residential lots and one (1) open space lot. One (1) of the residential lots would be west of Valley Boulevard and would accommodate the senior apartment building. The other six (6) residential lots would be on the main Project site, with three (3) of them being occupied by the three (3) apartment

buildings (one (1) building on each lot), and the remaining three containing the villas and rowhomes. The open space lot would contain the central residential amenities, consisting of a pool, spa, and rec-room/club house on the main portion of the Project site. In addition to dividing the property into eight (8) physical lots, the Project also proposes to create 510 airspace condominium units. While the rowhomes and villas are intended to be sold as condominiums, and the apartments and senior apartments are intended to be rental units, the applicant has requested to include the apartments in their requested condominium map to allow for sale of those units at some future date should market conditions change. This is a common request made by developers, and is the case for a majority of projects that the City has processed in recent years or is currently reviewing. (Note that the information contained on the Tentative Map plan set states that the project proposes 202 condominium units. This error will be rectified prior to presentation of the Project to City Council.)

PROJECT ANALYSIS:

1. General Plan Consistency

The project has a General Plan Land Use designation of Specific Plan Area (SPA), and is within SPA #9. This SPA is governed by the provisions and regulations contained in the Downtown Specific Plan, and is intended to accommodate a mix of commercial and residential land uses to create a cohesive, walkable and pedestrian oriented downtown environment with a jobs / housing balance. Goals and policies contained in various elements of the General Plan must be considered in relation to the project. Select provisions are provided in Attachment 6, and a full analysis of applicable goals and policies can be found as Appendix H of the EIR.

2. Downtown Specific Plan Consistency

The Vision Statement contained in the Downtown Specific Plan reads, "Downtown Escondido is envisioned as a dynamic, attractive, economically vital city center providing social, cultural, economic, and residential focus while respecting its historic character. The environment is pedestrian oriented, attracting local and non-local visitors to experience an atmosphere that is entertaining and vibrant with activity occurring throughout the day, evening and weekend hours." The Project would assist the City in fulfilling this vision by establishing a large residential population that would anchor the east end of downtown and provide a significant customer-base for existing businesses while also attracting new ones. While the Project does include a small amount of commercial space, the intent is that the added population in the downtown area will help existing downtown businesses thrive and attract new businesses to fill vacant commercial spaces along Grand Avenue and elsewhere in the vicinity rather than creating a significant amount of new commercial space to compete with those existing businesses. By limiting the amount of commercial space on-site, the project will increase demand for area businesses and help create the vibrant, walkable environment envisioned. Additional goal and policy conformance analysis is provided in Attachment 7.

3. Design of Proposed Project

a) Architectural

i. Apartments

The apartment product would provide 258 apartment units separated into three (3) buildings. The buildings have front doors on all street-facing facades as well as a majority of the facades oriented toward the interior of the site. The buildings include a variety of materials, including stucco, brick veneer, and siding. Each building would have a unique, yet complementary, color scheme. Colors would predominantly include various shades of off-white, beige/tan, and grey stucco, grey siding, and grey and red brick.

The buildings have been designed to provide both vertical and horizontal relief, and upper floors are stepped back on all sides facing public streets. Building heights range from 51 feet to 67 feet 6 inches, with squared roof lines, some of which include cornices. Parking garages are integrated into the first floor of the buildings and do not have entrances facing the streets, so vehicles will be fully screened from view. Shaded balconies and/or decks are provided in each unit, which would provide private outdoor space for all residents. The largest of the buildings (Building 23) incorporates the primary commercial component of the project, which adds variety and interest to the building architecture at the corner of Valley Boulevard and E. Grand Avenue.

Staff believes that the applicant has made a good faith effort to design buildings that would be provide architectural interest and has incorporated an appropriate mix of colors and materials to break up the street-facing facades. Additional enhancements such as rooftop decks, and wrap-around balconies on corner units would be a way to further improve building aesthetics from public streets, and the interior of the project site would benefit from similar stepped-back upper floors as have been provided along street-facing facades. Additionally, much of the variation in building height is due to pad elevations and site topography, such that building heights appear much more similar than the total height would lead one to believe. Staff has included conditions of approval to provide architectural enhancements to improve the visual quality of the apartment buildings.

ii. Senior Apartments

The senior apartment building sits directly across Valley Boulevard from the primary apartment building discussed above, and uses similar colors and materials and architectural style. The front side of the building includes decorative corbels and metal grillwork to add architectural interest and aesthetic appeal. The building provides minimal horizontal articulation, however recessed balconies/decks, awnings, and materials assist in breaking up the façade. Additionally, the curve on Valley Boulevard brings a driver and pedestrian closer to the building at times, which helps change the

perspective from the street. The building is 56 feet high, and would benefit from additional variation in height, similar to the apartment buildings.

iii. Rowhomes and Villas

The rowhomes and villas are smaller, lower-profile buildings than the apartments and senior apartments. From a visual perspective, the most significant difference between two is that the rowhomes have garages on one side and front doors and walkways on the other side, while the villas are back-to-back units that have garages on both sides. Both products include two distinct styles; one is similar to the apartments and senior apartments, while the other is unique to the project site due to the different rooflines and accent materials and colors. Rowhomes are between 37 feet, 7 inches and 38 feet, 7 inches in height, and villas range from 36 feet, 6 inches and 39 feet, 6 inches.

Most buildings are generally rectangular in shape (with the exception of one of the villa buildings that includes two more units on one side than on the other), though the rowhome buildings do provide more horizontal articulation since garages are only on one side. Villa buildings contain ten units in each building, while rowhome buildings have either six or seven units per building. The rowhome and villa architectural style which is similar to the apartment and senior apartment buildings would benefit from additional variation in height, while the rowhome and villa buildings with the unique architectural style would be improved by providing different roof pitches (which would provide variety in height as well). Conditions of approval have been included with the Project which would require these modifications.

iv. Commercial Space

The Project contains commercial space within the primary apartment building and in the senior apartment building. Since the space is integrated into those buildings, they use the same colors and materials as the buildings themselves. The space in the senior apartment building is located immediately adjacent to the northwest corner of Valley Boulevard and E. Grand Avenue. As mentioned previously, the space is intended for use as a café/restaurant, though there is no tenant identified at this time. The space features storefront glass, a decorative awning, and adequate space for signage. Additional detail regarding the entrance to the space will be required to be shown on the building plans, but staff believes roll-up glass doors out to seating/outdoor dining area on the adjacent plaza would be an attractive way to open up the space and enhance the pedestrian orientation of the space.

The commercial space on the east side of Valley Boulevard would be located in the southwestern corner of the primary apartment building. Its location makes it highly visible from historic downtown Escondido as one looks east down E. Grand Avenue. The building provides four floors of commercial space, some of which is intended as community space for project residents (gym, lounge and co-working space). Since E. Grand Avenue gains in elevation as one heads toward the project site, the commercial

space would have a strong presence at the visual terminus of E. Grand Avenue, which would be further enhanced by a tower feature, reaching a height of 75 feet.

Beyond the community space identified above, additional commercial space is available on the ground floor, and a restaurant is intended to occupy the top floor (as of this writing, a commercial tenant has not been identified). With the exception of the gym (located on the third floor) and restaurant space (top floor), the use of the remaining commercial and community space could be occupied by any business identified as a permitted use in the Downtown Specific Plan's land use matrix. Since it is identified as a recreational amenity for the project, the gym must be available for use by project residents without a fee, however it could be open to the public should the landlord desire to do so.

Decks on the third and fourth floors would provide impressive views of the valley floor, as would a rooftop deck above the restaurant space on the fourth floor. Above the deck would be a round, open metal tower feature that would be lighted in order to enhance its purpose as a focal point anchoring the east end of downtown. Staff believes the design of the commercial space, on a highly visible corner, provides an attractive visual terminus when viewed from downtown due to its mix of colors and materials, and the significant vertical and horizontal articulation created by the varied facades and decks. A tiered public plaza with public art in front of the commercial space further enhances its appeal.

b) Site Design

As a complete redevelopment of the former Hospital Campus, the applicant will be demolishing all buildings on-site and starting with a blank slate. Coupled with the size of the site, this allows for the utmost flexibility in site design, and its prominent location in the heart of Escondido provides a rare opportunity to create something truly special. The design of the site must accommodate the proposed buildings and uses, allow for access and circulation, provide adequate parking, and include open spaces and recreational opportunities in an attractive setting.

i. Location and Orientation of Structures

Proposed structures include apartments, senior apartments, rowhomes, and villas. Additional minor structures include a clubhouse/rec room, and pool equipment and restroom buildings. The largest of the structures (the primary apartment building) sits at the northeast corner of Valley Boulevard and E. Grand Avenue. It is the most prominent structure on-site and is appropriately placed in the most prominent/visible location, measuring over 400 feet in length and spanning the full length of Valley Boulevard, from E. Grand Avenue to the main project driveway. It is placed close to the street to help establish the urban context appropriate for a project in this location. Additionally, the tower element and horizontal and vertical articulation of the

commercial space at the corner of the building help anchor it in place and make it the building around which the site is designed.

Across Valley Boulevard, the senior apartment building occupies a majority of the one-acre site it sits on, and also has a strong street presence. Like the primary apartment building, it is close to the street and spans the full block, though due to the curve in the street, it is approximately 100 feet shorter. Taking into account the fact that the senior apartment building is shorter than the main apartment building across the street, its size and placement is appropriate and complements the apartment building without detracting from it as the project focal point.

The two other apartment buildings are smaller in scale than the primary building along Valley Boulevard, but are still large buildings with a decidedly urban appearance. They are placed along street frontages on E. Grand Avenue and E. Valley Parkway, and are visible when approaching the site from various directions. The larger of the two buildings, located adjacent to E. Valley Parkway, sits higher than the street and a bit farther back than the primary apartment building. The increased setback is appropriate for the building since E. Valley Parkway is a more heavily trafficked street than either Valley Boulevard or E. Grand Avenue, and is classified as a Major Road in the Mobility and Infrastructure Element of the General Plan. (The other two streets are classified as Collector roads.) This building is on the other side of the main project driveway from the primary apartment building, which helps keep the primary apartment building as the focal point while preserving the urban context along E. Valley Parkway.

The third apartment building is the smallest of the three and is located on E. Grand Avenue. It has a similar street-level orientation and setback as the primary apartment building, but its smaller size and its location further from the project focal point (corner of Valley Boulevard and E. Grand Avenue) serve to complement the primary building rather than compete with it. Overall, the three apartment buildings and the senior apartment building create an urban environment that is appropriate for the location.

East of the third apartment building described above, smaller and lower-profile rowhome buildings are proposed, which would be oriented perpendicular to, and separated from, the street. A series of six rowhome buildings would be placed parallel to each other, with either walkways or private alleyways between them. Beyond those six buildings, and across the eastern project driveway would be another series of rowhome buildings. These would be rotated 90 degrees and would be perpendicular to N. Fig Street. The first one would be located at the corner of E. Grand Avenue and N. Fig Street, but would be topographically separated from those streets and no direct access would be available. These four rowhome buildings would be split into pairs with a pocket park between them. One additional rowhome building would be oriented perpendicular and across a private driveway from the northern pair.

Nine villa buildings would occupy the interior of the site with no public street frontage. There would be four buildings on each side of the primary interior looped roadway,

and each would be separated from the next by a private alleyway. One additional villa building would be placed to the north of the four buildings on the east side of the looped roadway. This building and the two to the south of it would be adjacent and perpendicular to the interior property line on the east side of the site. The closest building would be setback almost twenty feet from that property line.

In general, and to achieve conformance with several General Plan and Specific Plan objectives and policies, a new building's height should be compatible with adjacent structures and, when necessary, incorporate sensitive transitions in height between low-rise and taller structures. The Project's proposed transition, setbacks and variable roof heights (as provided in the site plan and as proposed to be strengthened in the conditions of approval) help divide a building's mass into increments that correspond to the scale and massing of neighboring structures. The taller buildings (i.e. building's height and mass) are proposed along Valley Boulevard and help defines the Project's relationship to other structures and the street, as well as contributes to a downtown area's identity. The proposed building height and scale, orientation, architectural and landscaping elements of the rowhomes and villas facilitates the Project's integration into a neighborhood with a smaller scale. This helps reduce the perception of bulk and incompatibility with adjacent structures to the east.

ii. Site Access and Internal Circulation

As detailed in the Project Description section earlier in this report, the main portion of the project site (east of Valley Boulevard) would be accessed via three driveways; one at the intersection of Valley Boulevard / E. Valley Parkway / N. Hickory Street, and the other two located along E. Grand Avenue. An additional pedestrian access point would be located along N. Fig Street on the eastern side of the site. Vehicular access to the senior apartment building would be through the alley behind it, with a pedestrian entryway on Valley Boulevard.

Within the main portion of the project site, a looped roadway provides access to parking areas, garages, and private alleyways, with individual units taking access from those alleyways. A series of sidewalks and walkways between buildings provide an accessible path of travel through the project site, connecting the various units to the recreation area and public streets. Many of the interior driveways have sidewalks on both sides. Staff believes that the elimination of the sidewalk on one side of the private driveways would allow for additional landscaping and reduce the amount of pavement, which would benefit the project. As such, a condition of approval has been included for the project which would require the removal of sidewalks when they are not necessary as accessible paths of travel.

Pedestrian access is also provided into the project site from the corner of Valley Boulevard and E. Grand Avenue, however it is limited to residents only and requires users to walk through the building's garage. While staff appreciates the effort made by the applicant to provide access to the corner, having to walk through the parking

garage to get there is not an appropriate way to do so. Rather, most residents would likely exist the project site and walk along the public sidewalk adjacent to the site. This discourages pedestrian access both to the commercial and open space amenities at the corner, and to the rest of downtown.

iii. Landscaping, Open Space and Recreational Amenities

Overall, the site provides more than 175,000 square feet of active, passive and private open space, and an additional 24,500 square feet of landscaped slopes. Public plazas and expanded/enhanced sidewalks along Valley Boulevard provide additional green spaces. On-site landscaping consist of a mixture of trees, shrubs and ground cover. Landscaping would be provided along walkways, in the open space/recreation areas, on slopes, and in parking areas. Turf would be provided in strategic locations that would are appropriate for use as active open space areas, such as the pocket parks and dog park. Parking spaces near the central recreation area would use grass-crete or another similar material, and pergolas are provided at the end of the project alleyways. Hardscape such as decorative pavers and stamped concrete would be provided at project entrances and along the main project driveway.

Overall, staff believes that the landscaping provided on-site is similar to that one would expect to see at garden-style apartment project and/or townhome development and provides green space appropriate for a more suburban multi-family project. In a downtown environment such as this, staff would expect to see less landscaping due since more of the site would be covered with buildings. Location aside, site landscaping would provide an aesthetically pleasant setting and appropriate shaded areas.

Common open space areas described earlier in this report include a central recreation area, a dog park, two pocket parks, and a bocce ball court, and walkways, courtyards and plazas. The senior apartment building also features a deck above the guest parking area at the back of the property, accessed from lounges on either side. Private open space for the project takes the form of decks and balconies on most units.

The primary open space area would consist of a pool, spa, outdoor seating area to accommodate approximately 100 people, a barbeque island, cabanas, and a restroom building with outdoor showers. A clubhouse/recreation room, measuring approximately 1,600 square feet and opening onto the pool deck, with a kitchen, open area with a fireplace and seating, and additional restrooms would also be provided. Pocket parks would include seating areas, barbeque islands and trellises. A gym within the commercial area of the primary apartment building would also serve as a recreational amenity for residents.

Similar to the landscaping analysis above, staff believes the open space and recreational amenities provided by the project are appropriate for a garden-style apartment project or suburban townhome development. In an urban downtown area,

however, one would expect open space and recreational amenities overall to be smaller in size, but more centralized and active. Features such as rooftop decks, fire pits, media/game rooms, and social areas could be expected. As such, staff has conditioned the project to provide additional recreational/open space amenities including a rooftop deck on the corner of the apartment building adjacent along E. Valley Parkway, and a fire pit and shade sails in the pocket park on the north side of the primary apartment building.

iv. Parking

The project proposes to provide 879 parking spaces, inclusive of 30 on-street spaces. Aside from the on-street spaces, most parking spaces would be screened from view from public streets surrounding the site. There would be some spaces visible from the project driveways on the main portion of the project site (east of Valley Boulevard), however the closest would be almost 100 feet set back from the right-of-way, and no garages would be visible. On the portion of the site west of Valley Boulevard, all parking areas would appropriately accessed from the alley behind the building, and the ground-level garage would be heavily screened with decorative grillwork and landscaping to minimize the visibility of vehicles.

The senior apartment building would have 75 parking spaces, 65 of which would be located in the ground-level parking garage, and the remaining 10 underneath a large deck at the rear of the building. This total is similar to that required for senior housing projects by Article 39 of the Escondido Zoning Code, which would require 84 spaces. However, the senior housing parking standard has not been incorporated into the Downtown Specific Plan, so the building would be required to provide the same amount of parking as required for other multi-family units. That requirement is 162 spaces, so the project is providing 78 fewer spaces than required. Staff supports this reduction for two reasons. First, staff believes that the parking standard for senior housing found in the zoning code is appropriate, and ultimately intends to bring forward a request to incorporate that standard into the Downtown Specific Plan. Second, the site is less than two blocks from the heart of downtown Escondido, making the site very walkable and reducing the need for vehicle ownership.

The main portion of the project site includes 420 multi-family dwelling units, and provides 774 spaces. Each apartment unit would have one covered parking space in a shared garage on the ground floor of the building. Each rowhome and villa would have its own private two-car garage. A total of 584 covered parking spaces are provided, and an additional 189 open/guest parking spaces would be appropriately distributed throughout the project site. (One on-site loading/delivery space is also identified near one of the apartment buildings, bringing the total number of spaces provided to 774.) Accessible parking spaces would be provided in compliance with the California Building Code and Escondido Zoning Code, and would be placed near the open space amenities, as well as in the garages of the apartment and senior apartment buildings, and elsewhere on the project site.

Per the Downtown Specific Plan, commercial uses require one parking space per 250 square feet. The project has identified 28 parking spaces on the street that could be used to satisfy the commercial parking requirement. While the project would hypothetically require 40 spaces based on the square footage of commercial uses, a portion of that square footage is intended for use by project residents, parking for whom is already addressed by the residential requirement. Staff supports this reduction, with the condition that the on-street spaces be limited to three-hour parking during daytime hours. It should also be noted that two rideshare spaces would be provided on Valley Boulevard in the vicinity of the commercial uses.

Excluding the senior apartments, the project site would require 877 parking spaces. The 774 spaces equate to a required reduction of 103 spaces, or 11.7 percent. Staff believes this reduction is justified and has even encouraged the applicant to further reduce the number of spaces provided for the following reasons:

- The site's proximity to the heart of downtown Escondido, which offers a large array of commercial, reducing the need for vehicle ownership.
- The number of one-bedroom units (129), which would require 1.75 spaces each (inclusive of guest spaces).
- The increased ability for telecommuting provided by the planned co-working space and electronic means of communication.
- The provision of ridesharing parking spaces and a bus stop immediately in front of the property (along Valley Boulevard).
- The presence of on-street parking and city parking lots in downtown Escondido.
- The trend toward reduction in vehicle miles traveled in order to meet greenhouse gas reduction targets established by the State of California and the City's Climate Action Plan update (anticipated for consideration by decision-makers this fall).

Overall, staff believes the urban nature of the site justifies the requested parking reduction.

v. Grading

While the senior apartment building site (west of Valley Boulevard) is relatively flat, the main portion of the project site (east of Valley Boulevard) consists of a small hillside. The low point is approximately 660 above sea level along E. Valley Parkway, and the high point of close to 715 feet above sea level near middle of the site (east/west) along E. Grand Avenue. Rather than design a project that takes advantage of the natural topography of the site, the applicant has proposed to create a relatively flat pad to accommodate their design. The proposal would require retaining walls along a majority of the north, east and south sides of the project site, as well as along the main project entryway. The western portion of the site and part of the southern portion of the site would eliminate the need for retaining walls since the buildings and garages would serve that purpose. This allows the primary apartment building and the smaller

apartment building along E. Grand Avenue to be oriented and provide access directly to the street.

The areas of the project site that sit the highest above street level are at the main project entrance (corner of Valley Boulevard, E. Valley Parkway and N. Hickory Street), and along the eastern and northeastern sides of the property. These areas require grading exemptions, as the entail fill slopes greater than ten feet in height and are within 50 feet of the property line. (Note that fill slopes include retaining walls for the purpose of determining whether a grading exemption is required. The determination is based on the pad elevation at the bottom versus the top of the slope.) The grading exemption required close to the main project driveway is for a fill slope measuring up to 11 feet in height. This slope consists of a series of three-to-four foot retaining walls with flat landscaped areas between them. Usable open space sits at the top of the uppermost retaining wall so that any structures are set back from the slope by 13 feet or more. The terracing of this slope and the open space on top of it provide visual relief and reduce the feel of a pad perched high above the street level. Additionally, the slope creates a unique entryway to the project site and creates an open area above the site to take advantage of westerly views.

The grading exemption required along the northeastern and eastern sides of the project site are necessary to accommodate the building pads for several of the rowhome and villa buildings along those property lines. Like the grading exemption necessary at the project entryway, this slope consists of a series of retaining walls rather than actual graded slopes. The maximum elevation difference of the project site above the adjacent property is approximately 19 feet, and is near the dog park. The area currently sits slightly above the adjacent property, which is the parking lot for a vacant building.

The height of this grading exemption decreases a bit as one heads southeast, and is behind in an area already on a natural slope and sits higher than the adjacent properties. The series of retaining walls turn 90 degrees, and heads toward N. Fig Street, such that they are facing the parking lot of an adjacent residential care facility to the north. This is the point at which the retaining walls diverge from the natural grade differential, and push the fill slope steeper as the walls approach N. Fig Street. It is along N. Fig Street where the walls are most prevalent, sitting 12 to 14 feet above the street. There are two walls measuring up to six feet in height, with a two-to-one slope between them.

On top of the retaining walls along N. Fig Street are four, three-story rowhome buildings. While the buildings are between 36 and 39 feet tall, they are set back seven feet from the top of the slope, and 32 feet from the curb below. The buildings are oriented perpendicular to the street so that their long facades are not facing it. Additionally, a pocket park sits between two of the buildings, and the others are separated by private alleyways with pergolas at the ends of them. This creates numerous breaks in building facades to help soften the bulk of the buildings. The

terraced retaining walls would have trees at the bottom of the lower wall and top of the upper wall, and landscaping between them. A condition of approval has been included for the project which would require that the retaining walls either be plantable keystone walls, or split-face block walls with vines planted to grow up them. Enhanced landscaping at the base and on the slope between them would also be required to help soften their appearance. For these reasons, staff can support the proposed grading exemption along this property line.

AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service

The Police Department has expressed no concern regarding the ability of their facilities to provide service to the site. However, a future deficiency in the ability to serve the site has been identified and is described in the Fiscal Analysis section below.

2. Effect on Fire Service

The site is served by Fire Station No. 1, located at 310 N. Quince Street, which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. Additionally, all buildings would be designed with fire sprinklers, and the site would include an adequate number and distribution of fire hydrants, and sufficient fire flow. Development of the site would contribute incremental increases in demand for fire services, which their facilities are anticipated to be able to accommodate. However, a future deficiency in the ability to serve the site has been identified and is described in the Fiscal Analysis section below.

3. Traffic

The proposed modification of Valley Boulevard to a one-way, northbound-only, roadway, the change in roadway classification on N. Fig Street, and the addition of the 510 multi-family residential units were analyzed as part of the project review. A Traffic Impact Analysis determined that there would be impacts to Quality of Life standards contained in the Mobility and Infrastructure Element of the General Plan. In order to offset these impacts, the project would be responsible for the installation of a traffic signal at the corner of E. Valley Parkway and N. Ivy Street, and for paying a fair-share contribution toward the construction of a traffic signal, roundabout, or other necessary improvement at the corner of E. Grand Avenue and Ivy Street.

4. Utilities

With the installation of the on-site and off-site water and sewer improvements described previously in this report, the project would not adversely impact utility services.

5. Drainage

The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. With the installation of the drainage improvements described previously in this report, the project is not anticipated to materially degrade the levels of service of existing drainage facilities. Conditions of approval have been included to address any potential impacts to drainage facilities identified during final engineering design.

FISCAL ANALYSIS

New development can provide a significant benefit to a city or county. As part of the overall decision-making process to move forward with a proposed development project, it is important to evaluate the contributions and demands that development will place upon a public agency's general fund and the city or county's ability to provide ongoing public services. To avoid the need for a city or county to subsidize new development, cities and counties can establish or require special funding mechanisms to ensure that new development pays for itself.

In this particular instance, the City of Escondido hired a financial consultant in 2019 who conducted a Fiscal Impact Analysis ("FIA") and determined that future ongoing revenue received as a result of new residential units throughout the city is less than the cost to provide municipal services, including police, fire and infrastructure maintenance, to those new units. In January 2020, the results of the FIA were presented to the City Council. On April 8, 2020, a Resolution was passed declaring the City's intent form a Community Facilities District (collectively referred to herein as the "CFD") to offset the cost of governmental services associated with new development, as identified in the FIA.

CFD No. 2020-1, Citywide Services ("CFD No. 2020-01") was formed by the City Council on May 13, 2020. The special tax that will be assessed on properties as a result of the development of new residential units is based upon the FIA that was prepared to support the creation of CFD No. 2020-01. Developers to whom these residential project entitlements are assigned are responsible to establish a funding mechanism to provide a source of funds for the on-going services comparable to the uniformed-standardized city-wide rate established by the City Council. The benefit of entering CFD No. 2020-01 is that the annexation process is significantly streamlined, which saves staff time and costs to Developers.

As of this writing, the Planning Division is currently reviewing 24 land use development projects, with a total of 2,364 units, that are expected to be annexed into the Citywide Services CFD per the City Council's policy direction. If the Services CFD implementation is delayed and these projects are allowed to be processed without annexation, taxpayers will be required to subsidize an estimated \$1.96-million in public services costs per year as a result of the population growth created by these 24 projects. As a general rule, the enactment of city or county ordinances and resolutions do not exempt existing project applications from their requirements. For this reason, it is important that every project enters the CFD, or establish another funding mechanism to pay for their fair share of impacts.

Development of the Palomar Heights Project requires a CFD or other funding mechanism to mitigate the fiscal impact of the Project's on-going added costs to provide services, such as public safety and infrastructure maintenance, as the cost of providing these services exceeds revenues that the Project would generate. Based on the density of the Project, CFD No. 2020-01 would assign a tax rate of \$783 per unit per year through June 30, 2021. For the proposed 510 unit development, the current estimated annual tax rate amount for on-going services is \$399,330, subject to annual adjustments. However, the project includes Senior Apartments as well as a mixed-use component that require special analysis. The developer provided information that the annual cost to serve the project is \$94,380 greater than revenues received by the City. This analysis is under independent review by a qualified third party financial consultant and will be complete prior to the City Council review of the project.

The Applicant has suggested that the Project may not be subject to CFD No. 2020-01 based on the timing of the application in relation to the City's implementation of CFD No. 2020-01, asserting what appears to be a claim of a "vested right." A vested right, however, would only apply under certain limited circumstances, such as in the context of a Vesting Tentative Map (which is not applicable to this Project and different from the requested Tentative Map for this Project), or an executed Development Agreement (which is also not applicable to this Project). The Applicant has also suggested that the Housing Accountability Act ("HAA") prohibits the City from requiring the Project to fund the costs of additional municipal services associated with the Project. However, this prohibition would only apply if the Applicant had submitted a "preliminary application" that meets certain specified criteria under Government Code section 65941.1 (a statute that did not exist until January 1, 2020). The Applicant has not submitted a "preliminary application" meeting the requisite criteria and has only submitted its initial development application—which is a distinct and separate type of application—prior to the "preliminary application" concept being enacted. Additionally, the HAA generally only applies to residential development projects that have an affordable housing component, which this project does not. For these reasons, the Project is subject to CFD No. 2020-01, or alternatively, the Project may be subject to another lawful funding mechanism to offset costs for municipal services as otherwise authorized by local or state law, or in accord with the City's policies, including policies expressed in the City's General Plan.

Conditions have been added to Exhibit "F" to Resolution No. 2020-13 to require that the project fund the ongoing costs of municipal services in the amount determined by the City through annexing to the Citywide Services CFD. In the alternative, the Applicant could propose another funding mechanism to pay for their fair share of future, ongoing public services costs. All costs for forming and implementing an alternative funding mechanism, including costs for consultants, elections and any legal challenge, are to be at the Applicant's sole expense. Should the Applicant choose to pursue an alternative funding source rather than annexing into CFD No. 2020-01, the City needs to determine and ensure that the Project pays their fair share of any additional fiscal burdens placed upon the City's operational budget as a result of the future development.

Nothing in this section shall preclude the Applicant or any other person from challenging, in an administrative or judicial proceeding, the legality of the proposed condition. If, however, the

Planning Commission or City Council removes the condition, or if the condition is set aside by either an administrative body or court, the Project’s General Plan consistency analysis would be considered deficient. The process of preparing, adopting, and amending a specific plan is generally the same as that for a General Plan (Government Code Sections 65350 to 65358). A specific plan may not be adopted or amended unless the proposed plan or amendment is consistent with the General Plan pursuant to Government Code Section 65454. As noted in Attachment 6, there are a number of policies in the Housing Element and Growth Management Element portions of the General Plan that are directly related to assessing fiscal impacts of new development and ensuring provisions to offset costs to public facilities and services.

- Housing Policy 1.1: Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.
- Public Facility Financing Policy 3.1: Maintain and periodically update development impact fees and major infrastructure financing programs to assure that all new and infill developments contribute their proportionate share of funding for necessary municipal infrastructure and public facilities.
- Public Facility Financing Policy 3.2: At the discretion of the city, require larger developments to prepare a fiscal impact analysis and a public facilities financing plan that articulates infrastructure and public facilities requirements, as well as costs and funding mechanisms which document the effects upon the city’s operating budget over time.
- Public Facility Financing Policy 3.3: Encourage the use of development agreements and other appropriate financing mechanisms to ensure the timely provision of community facilities at adequate levels to support the demands from new and existing development.

The payment of development impact fees, as well as annexation into the CFD or establishment of another funding mechanism, is necessary to avoid or lessen the likelihood of future impacts related to the provision of public services, as well as to maintain General Plan conformance to enable Project approval and implementation.

SUPPLEMENTAL DETAILS OF REQUEST:

1. Property Size: 13.84 acres
2. Number of Lots: Eight
3. Number of Units: 510
4. Project Density: 36.8 dwelling units per acre
5. Parking Summary:

Parking Summary	Required per DSP	Provided
1 bedroom – 199 units	1.50 per unit = 298.5	Open = 217
2 bedroom – 193 units	1.75 per unit = 337.75	Garage = 659
3 bedroom – 118 units	2.0 per unit = 236	Loading = 1

Residential guest	0.25 per unit = 127.5	Rideshare = 2
Commercial – 10,000 Sq. Ft.	1 space per 250 Sq. Ft. = 40	
	Total Required = 1,039	Total Provided = 879

Additional parking details:

1. Rowhome and Villa units each have two-car attached garages.
2. Apartment units each have one covered parking space.
3. Senior Apartments have been calculated at rate required by the Downtown Specific Plan. Article 39 of the Escondido Zoning Code (Off-Street Parking) would require 78 fewer spaces.
4. Four open spaces would be reserved as loading / delivery spaces during daytime hours.
5. Open parking spaces include 22 on-street spaces on Valley Boulevard and 6 on-street spaces on E. Valley Parkway.

6. Unit Mix/Size

Senior Apartments – 1 Building

<u>Bedrooms</u>	<u>Number of Units</u>	<u>Unit Size</u>
1	70	600 – 700 sq. ft.
2	20	775 – 825 sq. ft.
Total:	90	

Apartments – 3 Buildings

<u>Bedrooms</u>	<u>Number of Units</u>	<u>Unit Size</u>
1	129	650 sq. ft.
2	96	1,270 sq. ft.
3	33	1,550 sq. ft.
Total:	258	

Rowhomes – 11 Buildings

<u>Bedrooms</u>	<u>Number of Units</u>	<u>Unit Size</u>
2	22	1,495 sq. ft.
3	50	1,415 – 1,875 sq. ft.
Total:	72	

Villas – 9 Buildings

<u>Bedrooms</u>	<u>Number of Units</u>	<u>Unit Size</u>
2	55	1,104 sq. ft.
3	35	1,405 – 1,646 sq. ft.
Total:	90	

7. Building Size:

Senior Apartment Building: 113,506 sq. ft.

Apartment Buildings (building numbers as shown on site plan)

Building 1: 132,700 sq. ft.
 Building 18: 77,840 sq. ft.
 Building 23: 298,809 sq. ft.

Villas

10-unit buildings (9 buildings): 19,950 sq. ft. (each)

Rowhomes

6-Unit Buildings (5 buildings): 13,763 sq. ft. (each)

7-Unit Buildings (6 buildings): 16,385 sq. ft. (each)

8. Lot Coverage

Building: 43.93% (6.08 acres)

Streets: 24.42% (3.38 acres)

Landscape: 31.65% (4.38 acres)
 100%

9. Building Height:

Senior Apartments: 56'

Apartments: 67' 6" (residential portion; maximum)
 75' (tower element)

Rowhomes: 38' 7"

Villas: 39' 6"

10. Open Space:

Required: 300 sq. ft. per unit

Provided: 343 sq. ft. per unit

11. Setbacks

Aside from the senior apartment building, many of the buildings are oriented such that they face the interior of the project site. Setbacks identified below indicate distance to property lines for each building that is closest to that property line. Setbacks not identified indicate that there are intervening structures between the building type and the nearest property line.

	<u>Required</u>	<u>Proposed</u>
Senior Apartments:		
Front (Valley Boulevard)	14' from face of curb	14' from face of curb
Side (E. Valley Parkway)	14' from face of curb	24' from face of curb
Side (E. Grand Avenue)	14' from face of curb	15' from face of curb
Rear (alley)	0'	2'
Apartments:		
Valley Boulevard	14' from face of curb	21' from face of curb
E. Grand Avenue	14' from face of curb	11' from face of curb

E. Valley Parkway	14' from face of curb	18' from face of curb
-------------------	-----------------------	-----------------------

Rowhomes:

E. Grand Avenue	14' from face of curb	20' from face of curb
N. Fig Street	14' from face of curb	32' from face of curb
Side (north property line)	0'	28'

Villas:

Rear (east property line)	0'	18'
---------------------------	----	-----

12. Signage: No signage has been proposed as part of the Project at this time. A Comprehensive Sign Program will be required in order to regulate signage in a manner that is compatible and complementary to site design and building architecture. All future signage will be required to comply with the applicable provisions of the Downtown Specific Plan and the Escondido Zoning Code.

13. Loading and Deliveries: One loading/delivery space has been provided off the alley behind the senior apartment building. One loading/delivery space has been provided on the main project site, and an additional four spaces have been designated as loading zones during daytime hours (8 a.m. – 6:00 p.m. Conditions of approval on the project will require that the spaces to be larger than standard spaces so that they can accommodate larger vehicles, and that they be distributed appropriately throughout the site. Two passenger loading/rideshare spaces are located on Valley Boulevard, near the corner of E. Grand Avenue.

14. Solid Waste: Trash and recycling dumpsters will be located within the garage areas of the apartment and senior apartment buildings. Villas and rowhomes will have individual trash and recycling bins.

15. Lighting: Conditions of approval have been included with the project which would address site lighting. All lighting would be provided for safety and circulation purposes, and would conform to Article 35 (Outdoor Lighting) of the Escondido Zoning Code. A photometric plan and lighting specifications must be submitted and approved by city staff prior to issuance of building permits.

ENVIRONMENTAL STATUS:

The California Environmental Quality Act (section 21000, et. seq. of the California Public Resources Code, hereafter “CEQA”) requires an environmental analysis of public agency approvals of discretionary projects. A Draft Environmental Impact Report (“EIR”), State Clearinghouse House (“SCH”) No. 2019059013 (City Log No. ENV 18-0009), was issued in

accordance with applicable local and State laws to address potential environmental effects associated with the proposed Project. Conclusions to the potential impacts were classified as either less than significant or less than significant after incorporation of mitigation measures. The Draft EIR was made available for public review from March 20, 2020 to May 4, 2020. The public review period was subsequently extended to May 19, 2020, to allow additional time for the public to review and comment on the document in light of the COVID-19 pandemic.

The City evaluated comments on the environmental issues received from persons who reviewed the Draft EIR during the circulation period. A total of 29 comments were received. In accordance with CEQA, the City duly investigated each comment and prepared written responses describing the disposition of significant environmental issues raised. Responses to comments received on the Draft EIR have been incorporated into the Final EIR. The Final EIR also includes revisions to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City. The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR. None of these revisions resulted in significant changes to the Project Description or findings of the Draft EIR that would have require recirculation of the Draft EIR.

As reflected in the Final EIR, mitigation measures were developed to reduce the potential for adverse effects with respect to biological resources, cultural resources, hazards/hazardous materials, noise, and tribal cultural resources. A Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for the proposed Project, to capture all mitigation measures, as well as project design features and other measures required for compliance with various local, state and federal regulations, that are needed to help reach the conclusion that all potentially significant impacts would be mitigated to less than significant levels. In determining whether the proposed Project has a significant effect on the environment, the City is able to base its decision on substantial evidence and has complied with CEQA sections 21081.5 and 21082.2 and CEQA Guidelines section 15901(b).

Potentially significant impacts associated with the project were identified in the areas of Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, as briefly described below. A full analysis of the potential impacts can be found in the Final EIR prepared for the project attached as Exhibit “B” to Resolution No. 2020-12. Mitigation measures have been developed and incorporated into a Mitigation Monitoring and Reporting Program (“MMRP”), which would be adopted concurrently with City Council certification of the Final Environmental Impact Report and approval of the project.

California law requires that the Planning Commission conduct a public hearing on the Final EIR and on the Project and to make a recommendation to the City Council. City Staff is recommending that the Planning Commission recommend certification of the Final EIR in accordance with the attached Planning Commission resolutions. Public Resources Code section 21081.6 also requires lead agencies to adopt the MMRP to describe measures that have been adopted or included as conditions of Project approval in order to mitigate or avoid significant effects on the

environment. The Project's proposed conditions of approval incorporate the mitigation measures identified in the MMRP, and are attached as Exhibit "F" to Resolution No. 2020-13.

Potentially significant impacts:

1. Biological Resources - The project could have significant impacts to nesting birds if nesting habitat was disturbed during the breeding season.
2. Cultural Resources - The project would require the removal of a historically significant International-Style office building located at 121 – 141 N. Fig Street. The building is eligible for listing on the California Register of Historic Resource under Criterion 3 and the City of Escondido Local Register of Historic Places under City of Escondido Criteria 2 and 5. There is also potential for discovery of previously undetected archaeological cultural resources and/or human remains during grading and clearing activities.
3. Hazards and Hazardous Materials - There are known and potentially unknown underground storage tanks on the project site. There is also known to be asbestos and lead-based paint in the existing structures on the site. Removal of the tanks and demolition of the structures has the potential to release contaminated materials into the air and/or soil.
4. Noise - Construction noise would exceed the established City threshold of 75 dBA. This would be a temporary but potentially significant impact.
5. Tribal Cultural Resources - There is the potential for unknown tribal cultural resources on the project site, which could be disturbed during grading operations.

AREAS OF CONCERN:

General areas of concern related to the project have been identified by both staff and members of the public over the course of the last 18 months. Most have been described in detail through the course of this report. They are summarized below. Correspondence received by the public, whether related to the concerns summarized below or otherwise, has either been provided with this report as Attachment 10 or included in the Final EIR for the project.

1. Project Density: Staff has consistently recommended that the site be developed at a higher density than the 36.8 dwelling units per acre proposed by the applicant. Similar sentiment has been echoed by various members of the public and environmental and climate-change advocacy groups. Other members of the public have recommended a lower density for the project site, citing concerns regarding traffic, parking, aesthetics and other quality of life issues. Issues related to density are listed below.
 - a. Staff is concerned that project does not provide enough dwelling units to assist the City in meeting its housing needs based on future Regional Housing Needs

- Assessment (“RHNA”) requirements for actual housing production in the forthcoming eight (8) year housing cycle (i.e. Cycle 6, 2021-2029).
- b. Environmental and climate-change advocates have stated that the project should be built at a higher density in order to reduce the need to build housing in outlying areas that are less walkable and would generate more vehicle miles traveled (“VMT”) than providing those units in an area closer to public transportation and commercial establishments.
 - c. Higher density projects are appropriate for mixed use areas such as downtown Escondido, and promote smart-growth principles.
 - d. More units would provide a larger consumer base to support local businesses and help revitalize downtown Escondido.
 - e. The eastern side of the site is oriented around the automobile, with two-car garages provided for each unit, which discourages alternative modes of transportation that would bring more consumer spending to local businesses.
 - f. High-density housing would mean vehicles, creating parking and traffic concerns, would create more noise, and would be out of character with the project area, particularly to the east of the site.
2. Fiscal Impacts: A thorough discussion of concerns related to fiscal impacts associated with the provision of public services has been provided in the General Plan and Fiscal Analysis sections of this report. The establishment of a funding mechanism to offset future general fund deficiencies would address this concern. (Please note that a condition has been added to the Conditions of Approval to require additional annexation into the citywide CFD or separate funding mechanism.)
 3. Open Space, Recreation, and Amenities: While the project provides more open space than is required based on the number of dwelling units proposed (300 square feet per unit required; 343 square feet per unit proposed), more than half of it is passive rather than active open space. This is a result of the development proposed, which lends itself to a garden-style setting with fringe building setback and separation (i.e. open space) benefits. A response to this concern is detailed in the Project Analysis section of this report. (Please note that a condition has been added to the Conditions of Approval to require additional recreational amenities.)
 4. Consistency with the Downtown Specific Plan: The Downtown Specific Plan establishes a vision for a walkable and vibrant mixed-use environment with high-density residential development and a diverse mix of commercial uses. The goal is to create a lively, active and attractive downtown with an 18-hour atmosphere. Concerns raised by staff and members of the public as to whether the project assist the City in achieving this vision include site design, density concerns, commercial use concerns, and limited pedestrian access into and through the site is limited. A response to this concern is detailed in the Project Analysis section of this report.
 5. Historic Resource Impacts: The project includes the demolition of the former Palomar Health downtown hospital campus and surrounding structures, some of which date back

to the 1950s or earlier. While the property is certainly a visual landmark and has significance for many members of the community, a Historic Structure Assessment determined that numerous modifications to most of the structures have been made over the years, and as such, most have lost their historic integrity. The assessment determined that only one structure on the site was historically significant. The Historic Preservation Commission considered the demolition of that structure at public hearing on July 16, 2020, and recommended that the City Council approve the issuance of a demolition permit for the structure. The staff report from that Historic Preservation Commission hearing has been attached here for reference (Attachment 8). City Council will consider the demolition request concurrently with their consideration of the project. In addition to the analysis detailed above, there are concerns related to whether the project is appropriate for its location within the Historic Downtown District of the Downtown Specific Plan. Members of the public and Historic Preservation Commissioners have questioned whether the design of the project is compatible with the historic fabric of the District.

6. **Project Design:** Primary concerns related to project design include the appropriateness of the design for the project site, compatibility with surrounding structures, project architecture, product type, access and circulation, pedestrian orientation, and others. These concerns have been described in detail throughout this report. On October 8, 2019, the Planning Commission conducted a preliminary design review session on the proposed project. Some of the Commission's comments have been integrated into the revised Project. Some comments have not. Additional information is included in attached the Planning Commission staff report and analysis from the October 8, 2019, design review discussion related to the project (Attachment 9).
7. **Parking.** The project proposes a 15.4 percent reduction in the number of required parking spaces. While some members of the public support a parking reduction and would encourage an even larger reduction, other members of the public believe that a parking reduction is not appropriate because parking issues might spillover into the surrounding residential areas or commercial districts. This could cause an adverse impacts to the surrounding neighborhoods. However, on-site parking considerations have been analyzed and discussed in detail previously in this report.
8. **Project Review Timelines.** The Draft EIR for the project was released for public review on March 20, 2020, just days after the declaration of a local emergency related to the COVID 19 pandemic. Members of the public raised concerns regarding their ability to review and comment on the document as a result of the declared emergency. The public review period was subsequently extended an additional 15 days. A discussion of concerns surrounding the public review of environmental documents was included in the Environmental Review section of this document.

CONCLUSION AND STAFF RECOMMENDATION:

The proposed project is consistent with the General Plan and Downtown Specific Plan as the project would revitalize the site and help facilitate, improve, and bookend the downtown area, as

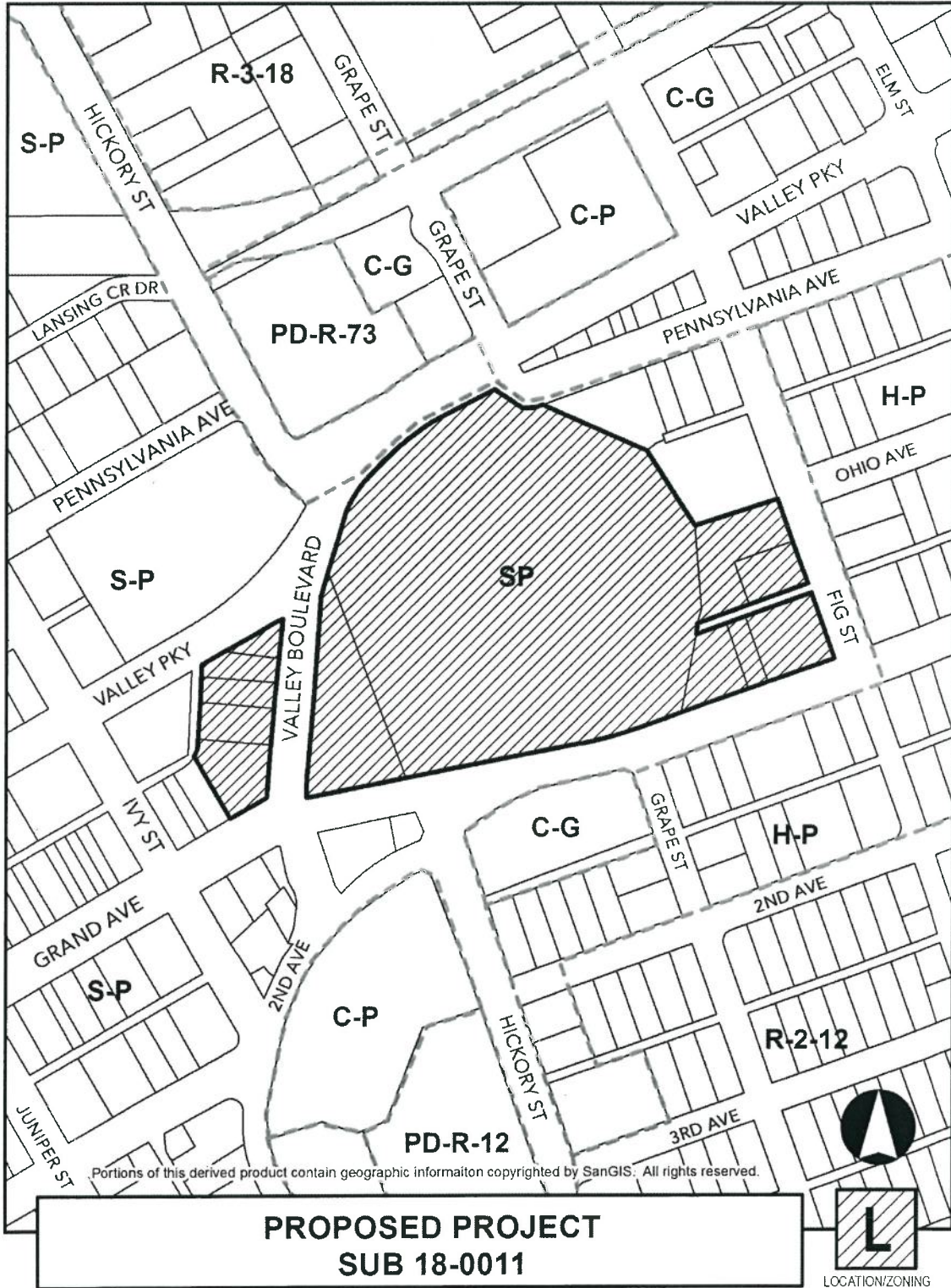
Escondido's City center. The Project would provide a key implementation project to help ensure continued growth and revitalization to benefit both downtown residents and the larger community. Residents would bring a consistent population and activate the area throughout the day and night. Residents also bring a market base that supports local businesses and transit beyond that of a daytime population alone. This activity creates an "Alive after Five" atmosphere furthering reinvestment in the downtown to achieve an economically viable, self-sustaining area that will thrive over time.

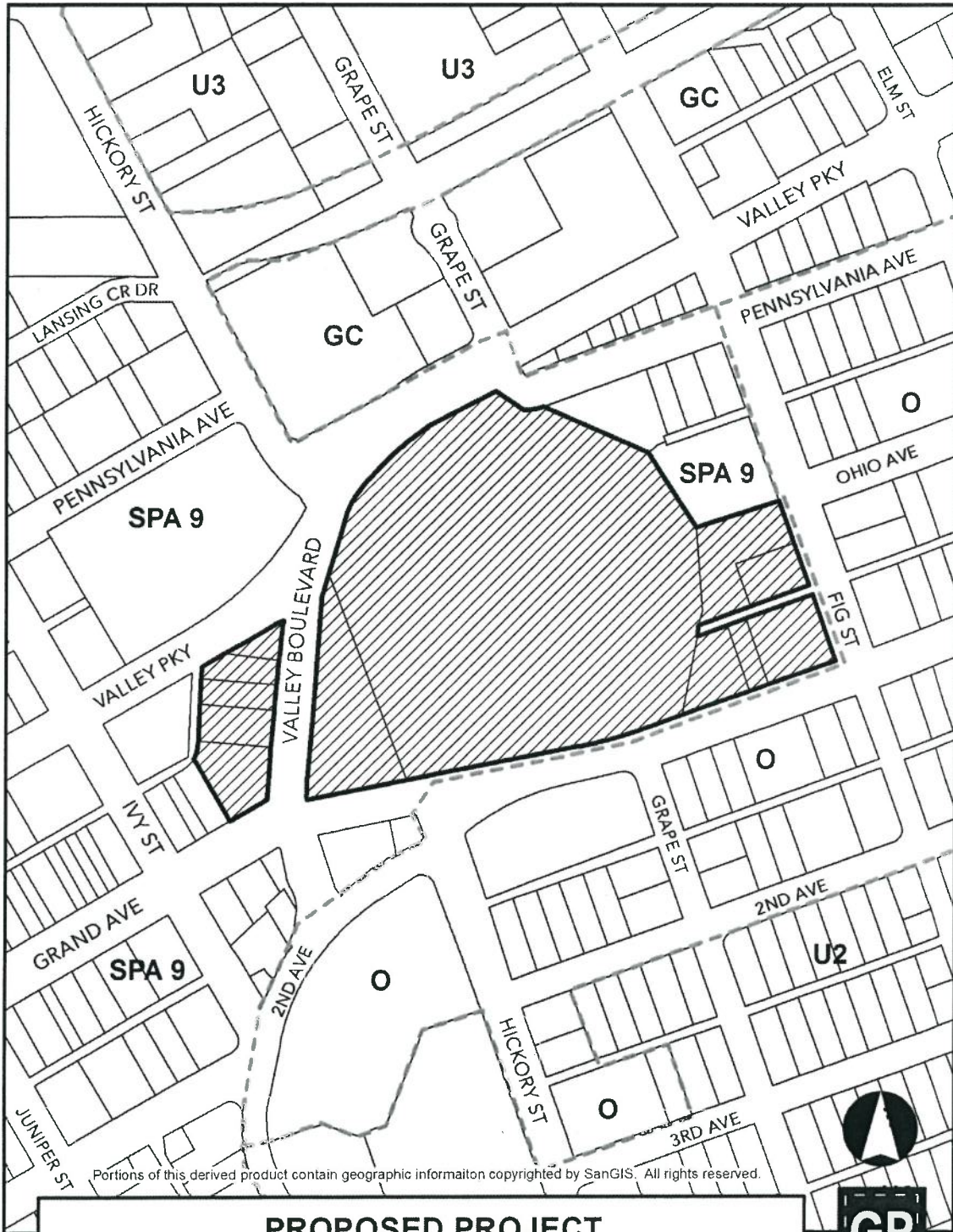
The Planning Commission acts as an advisory body to the City Council on applications for General Plan Amendments, Specific Plan Amendments, Planned Developments, and Specific Alignment Plans. Staff recommends the Planning Commission adopt Resolution Nos. 2020-12 and 2020-13, recommending approval of the proposed Project described in this staff report, and as detailed in Exhibits "A" through "F" to draft Planning Commission Resolution No. 2020-13.

ATTACHMENTS:

1. Project Location Map
2. Representative Project Plans
3. General Plan Amendment
4. Specific Plan Amendment
5. Density Transfer Agreement
6. General Plan Consistency Analysis
7. Downtown Specific Plan Consistency Analysis
8. July 16, 2020, Historic Preservation Commission Staff Report
9. October 8, 2019, Planning Commission Design Review Staff Report and Information
10. Public Comments
11. Resolution No. 2020-12
12. Resolution No. 2020-13

ATTACHMENT 1





Portions of this derived product contain geographic information copyrighted by SanGIS. All rights reserved.

**PROPOSED PROJECT
SUB 18-0011**



GENERAL PLAN

ATTACHMENT 2



**PROPOSED PROJECT: SUB 18-0011
COLORED SITE PLAN**

PROJECT SUMMARY

APN	229-000000
APN	229-000000, 229-000001, 229-000002
SITE AREA	229,462.1800
ADENSITY	37 UNITS
LOT COVERAGE	46%
BUILDING HEIGHT	10-9'

PRODUCTS

PRODUCT	MEZZANINE FAMILY APARTMENTS	199,393 SF
PRODUCT	SENIO APARTMENTS	232,896 SF
PRODUCT	ROWHOUSES	43,036 SF
PRODUCT	POOL BUILDING	10,000 SF
PRODUCT	COMMERCIAL SPACE	
PRODUCT	ADDITIONAL GARAGE	
PRODUCT	RECREATION	
PRODUCT	COMMERCIAL	

BUILDING SUMMARY

BUILDING TYPE	VA	193.5
BUILDING 1	179,180 X 115'	202.75
BUILDING 2	77,240 X 115'	88.5
BUILDING 3	298,809 SF	106
BUILDING 4	113,026 SF	39
BUILDING 5	18,940 SF	6
BUILDING 6	19,950 SF	7
BUILDING 7	13,749 SF	5
BUILDING 8	13,749 SF	5
BUILDING 9	18,940 SF	6
BUILDING 10	19,950 SF	7

MEZZANINE FAMILY APARTMENTS

PLAN 1	180/18A	400 SF
PLAN 2	280/28A	1,170 SF
PLAN 3	380/38A	1,650 SF
SUB TOTAL		3,220 SF

SENIO APARTMENTS

PLAN 1	180/18A	550 SF
PLAN 2	180/18A	600 SF
PLAN 3	280/28A	730 SF
PLAN 4	280/28A	800 SF
SUB TOTAL		2,680 SF

ROWHOUSES

PLAN 1	180/18A	1,415 SF
PLAN 2	280/28A	1,495 SF
PLAN 3	280/28A	1,794 SF
PLAN 4	380/38A	1,875 SF
SUB TOTAL		6,579 SF

POOL BUILDING

PLAN 1	180/18A	1,104 SF
PLAN 2	280/28A	1,485 SF
PLAN 3	380/38A	1,644 SF
SUB TOTAL		4,233 SF

MEZZANINE FAMILY APARTMENTS

PLAN 1	180/18A	193.5
PLAN 2	180/18A	202.75
PLAN 3	180/18A	88.5
PLAN 4	180/18A	106
SUB TOTAL		571.25 SPACES

SENIO APARTMENTS

PLAN 1	180/18A	55
PLAN 2	180/18A	62.5
PLAN 3	280/28A	82.5
PLAN 4	280/28A	91.75
SUB TOTAL		191.75 SPACES

ROWHOUSES

PLAN 1	180/18A	146
PLAN 2	280/28A	157
PLAN 3	280/28A	181
PLAN 4	380/38A	202
SUB TOTAL		686 SPACES (1.6 SF/DU)

POOL BUILDING

PLAN 1	180/18A	75
PLAN 2	280/28A	83
PLAN 3	380/38A	94
SUB TOTAL		252 SPACES (0.35 SF/DU)

ADDITIONAL GARAGE

PLAN 1	180/18A	18
PLAN 2	280/28A	20
PLAN 3	280/28A	23
PLAN 4	380/38A	26
SUB TOTAL		87 SPACES

RECREATION

PLAN 1	180/18A	18
PLAN 2	280/28A	20
PLAN 3	280/28A	23
PLAN 4	380/38A	26
SUB TOTAL		87 SPACES

COMMERCIAL

PLAN 1	180/18A	18
PLAN 2	280/28A	20
PLAN 3	280/28A	23
PLAN 4	380/38A	26
SUB TOTAL		87 SPACES

OPEN SPACE PROVIDED

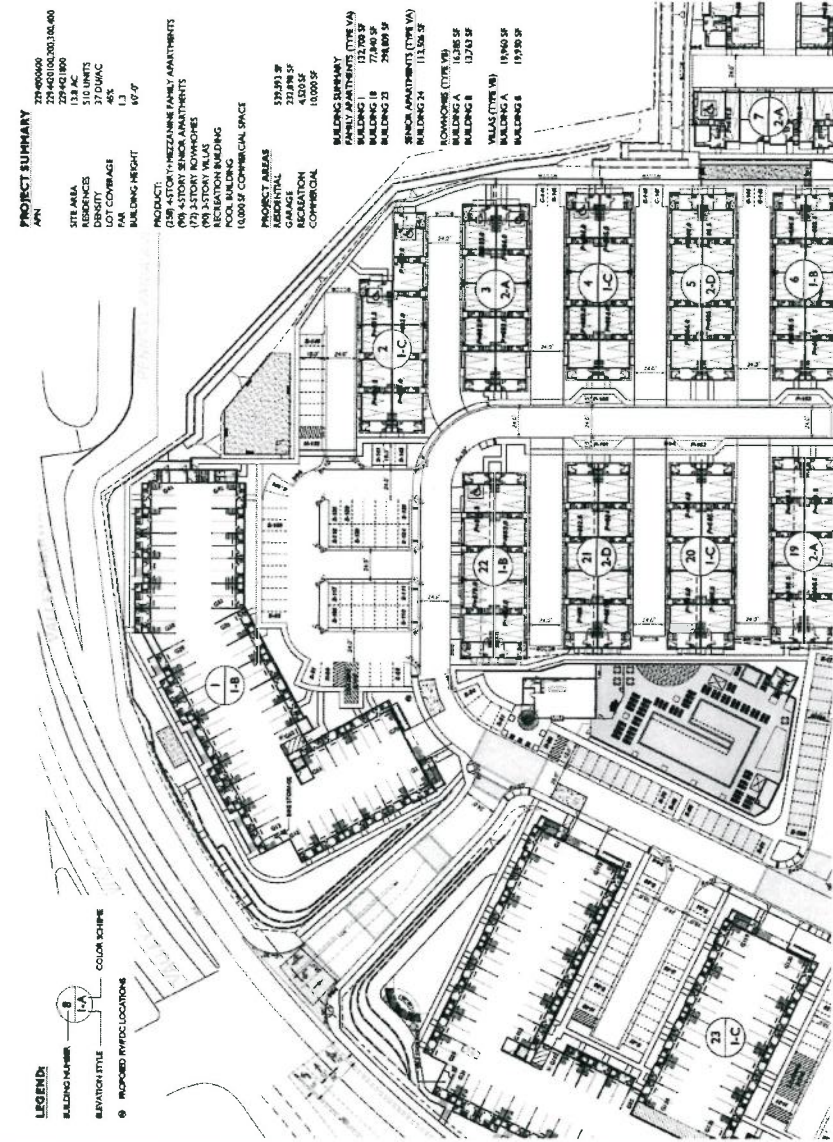
PLAN 1	180/18A	43.75 SF
PLAN 2	280/28A	32.09 SF
PLAN 3	280/28A	36.59 SF
PLAN 4	380/38A	24.56 SF
SUB TOTAL		136.99 SF

OPEN SPACE REQUIRED

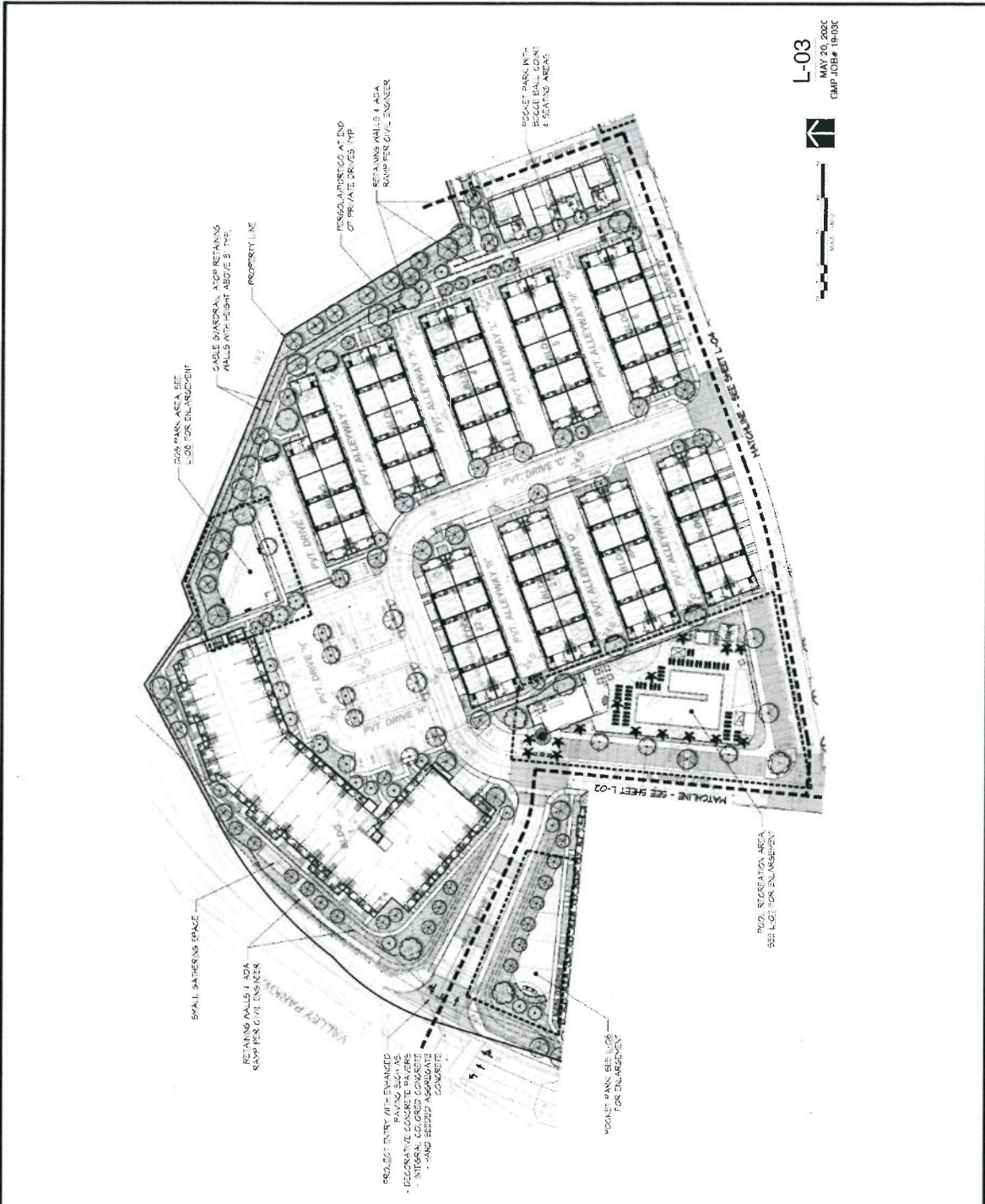
PLAN 1	180/18A	13,000 SF
PLAN 2	280/28A	13,000 SF
PLAN 3	280/28A	13,000 SF
PLAN 4	380/38A	13,000 SF
SUB TOTAL		52,000 SF

OPEN SPACE PROVIDED

PLAN 1	180/18A	43.75 SF
PLAN 2	280/28A	32.09 SF
PLAN 3	280/28A	36.59 SF
PLAN 4	380/38A	24.56 SF
SUB TOTAL		136.99 SF

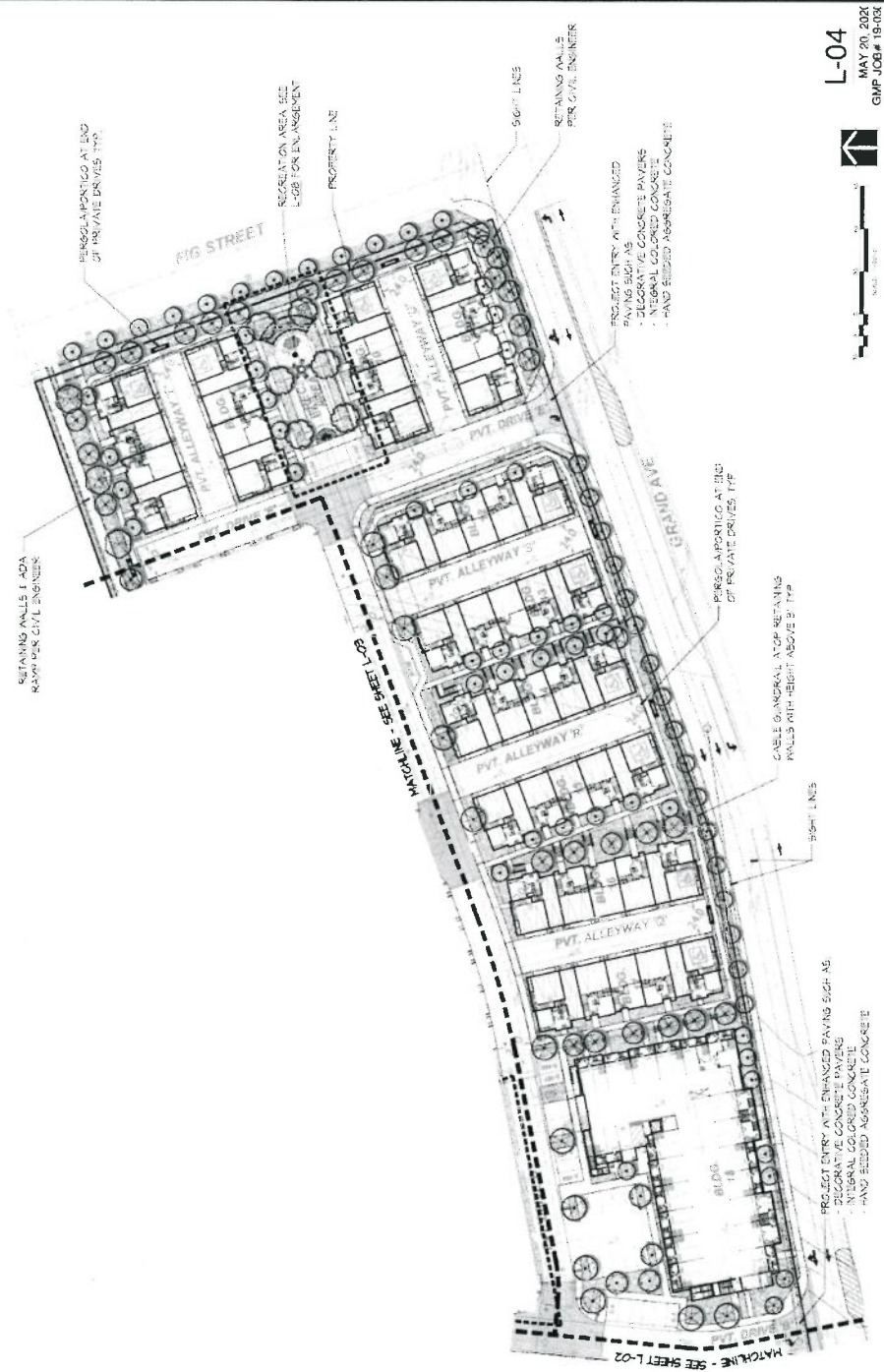


**PROPOSED PROJECT: SUB 18-0011
CONCEPTUAL SITE PLAN**



L-03
MAY 20, 2020
GMP JOB# 18-03C

**PROPOSED PROJECT: SUB 18-0011
CONCEPT LANDSCAPE PLAN**



PROPOSED PROJECT: SUB 18-0011
CONCEPT LANDSCAPE PLAN

VALLEY PARKWAY



SOUTHEAST

PROPOSED PROJECT: SUB 18-0011
RENDERING SIMULATION

NORTH



WEST

PROPOSED PROJECT: SUB 18-0011
RENDERING SIMULATION

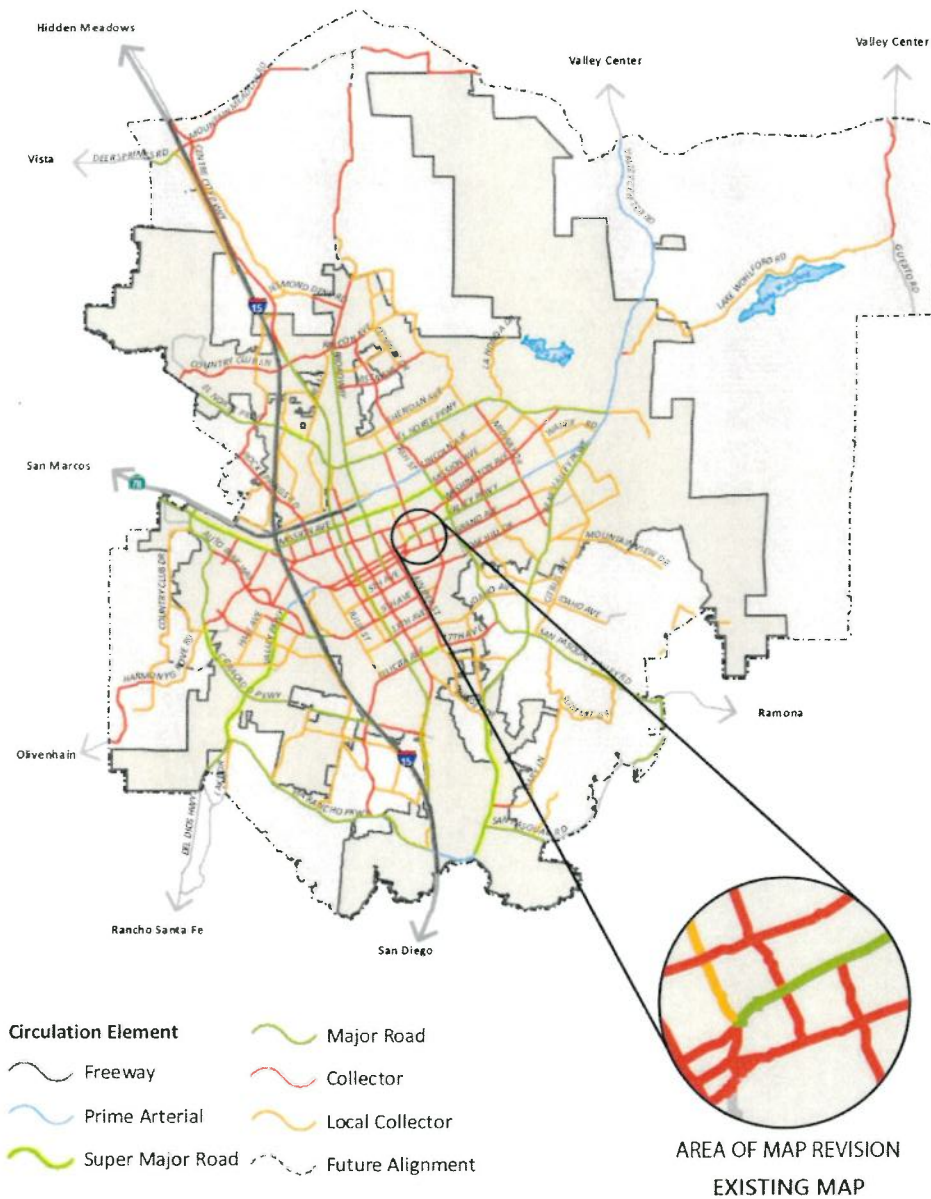


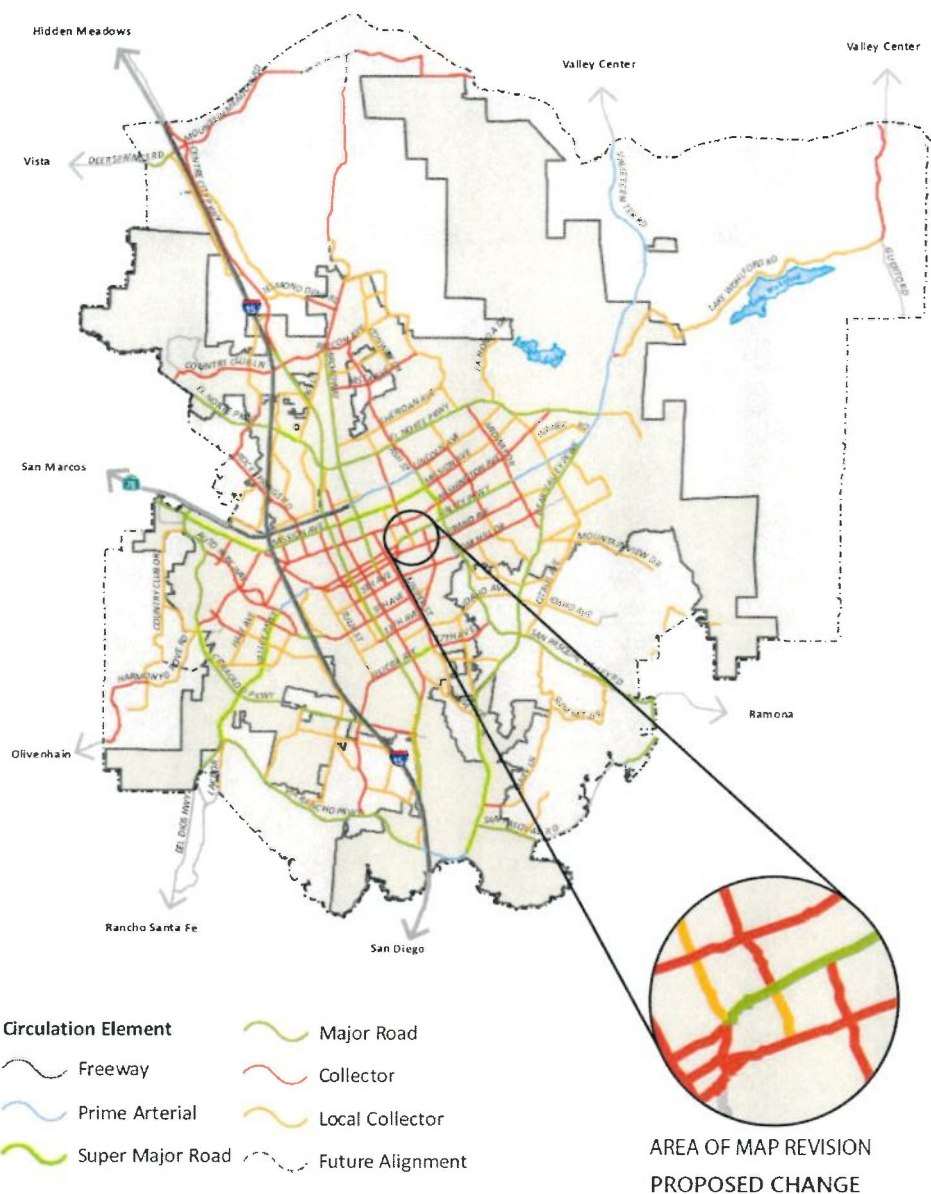
PROPOSED PROJECT: SUB 18-0011
RENDERING SIMULATION

ATTACHMENT 3

GENERAL PLAN AMENDMENT

Change the roadway classification for the segment of N. Fig Street between E. Grand Avenue and E. Valley Parkway from a Collector Street to a Local Collector. The change would be made to the Circulation Diagram on Page III-14 of the Mobility and Infrastructure Element of the Escondido General Plan, as depicted in the images below. Exhibit “C” to Planning Commission Resolution No. 2020-13 provides a clean version of the revised diagram.



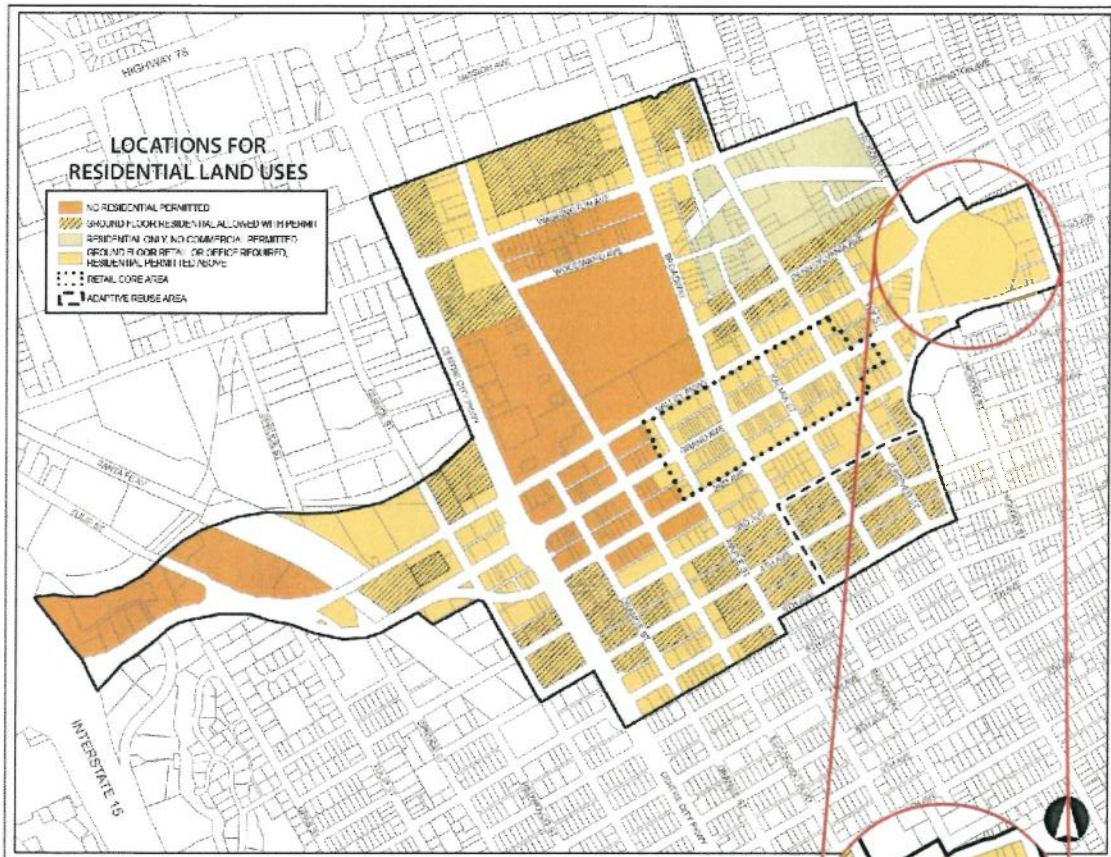


ATTACHMENT 4

DOWNTOWN SPECIFIC PLAN AMENDMENT

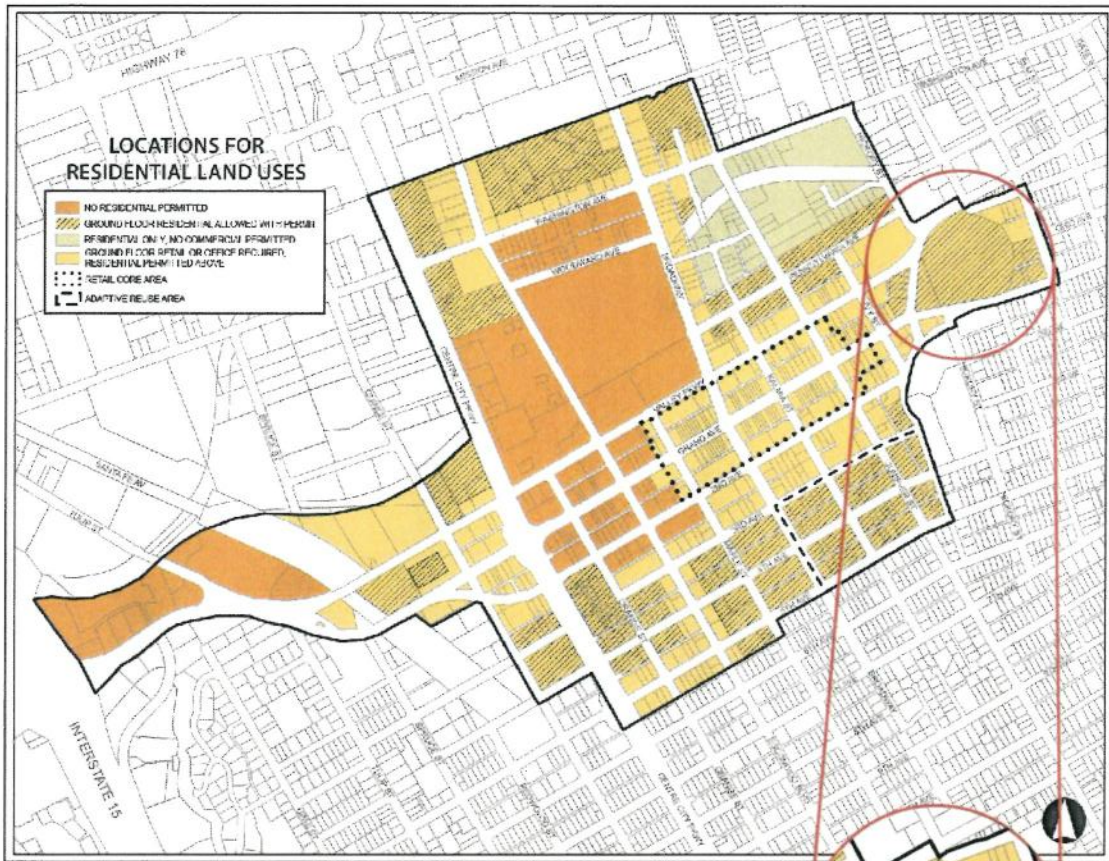
The changes described below are proposed to the Downtown Specific Plan. Exhibit "D" to Planning Commission Resolution No. 2020-13 provides a clean version of the revised figures and text.

1. Revise Figure II-4 to allow ground-floor residential uses at the project site through the Planned Development Permit process, as depicted in the Area of Map Revision detail in the images below.



EXISTING MAP

AREA OF MAP REVISION



PROPOSED CHANGE

AREA OF MAP REVISION

2. Revise Figure III-5 to clarify the maximum height allowance in the Historic Downtown District of the Downtown Specific Plan.

Existing Text:

45' (up to 3 stories) along Grand Avenue in Retail Core Area
 60' (up to 4 stories) outside Retail Core Area between Valley Pky and Second Ave.
 75' (up to 5 stories) south of Second Ave. (120' for hospital tower)
 (see Figure III-6)

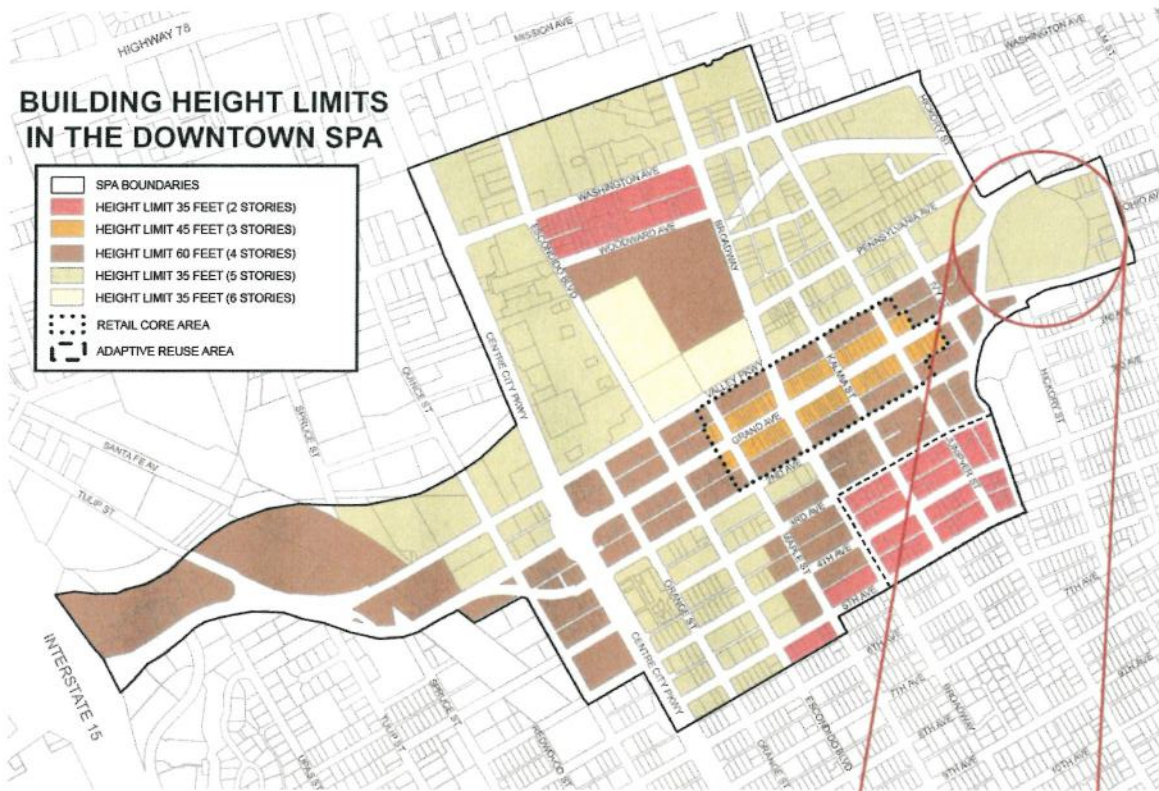
Proposed Text:

45' (up to 3 stories) along Grand Avenue in the Retail Core Area.
 75' (up to 5 stories) east of Valley Boulevard, and north of E. Valley Parkway.

60' (up to 4 stories) in all other locations.
(see Figure III-6)

3. Revise Figure III-6 to change the height allowance for the Project site, as depicted in the Area of Map Revision in the images below.





PROPOSED CHANGE

AREA OF MAP REVISION



4. Revise the text at the bottom of Page V-4 (below Figure V-2) of the Downtown Specific Plan as shown below. ~~Strikeout~~ typeface indicates deletions and underline typeface indicates new text.

Areas east and west of the Downtown Retail Core provide for expansion and development of offices and services. Businesses in these areas include a full range of professional and medical office uses, but might involve retail establishments based on market demand. Non-residential ground-floor uses are required throughout the ~~Historic Downtown District Retail Core Area~~. Mixed-use developments, with residential uses on upper floors, are encouraged for areas east of Maple Street. A larger concentration of financial and office development is located generally west of Maple Street. This area is intended for more intense non-residential commercial and office development to support a larger downtown workforce.

5. Add the underlined text to the paragraph at the top of page V-5:

Palomar Health Downtown Campus is located in the eastern area of the district and comprises a multi-story medical structure, parking garage, and emergency helicopter pad. A Memorandum of Understanding between the City and the Palomar Medical District outlines major renovations for the downtown hospital involving the construction of intern housing, support medical, office, and related uses. The Memorandum of Understanding expired in 2020.

ATTACHMENT 5

EXEMPT FROM FEES pursuant to Gov't Code §§ 6103, 27383, and 27388.1 (filing requested/executed by municipality)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City Clerk's Office
City of Escondido
201 North Broadway
Escondido, CA 92025

This Space for Recorder's Use Only

DENSITY TRANSFER AGREEMENT

This DENSITY TRANSFER AGREEMENT ("**Agreement**") is dated as of _____, 2020 ("**Effective Date**"), by and between the City of Escondido, a California municipal corporation ("**City**"), and _____ ("**Owner**"). (The City and Owner are collectively referred to herein as the "**Parties**.")

RECITALS

A. Owner is the owner of the real property that is the subject of this Agreement, assessor's parcel numbers 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ("**Property**").

B. On _____, the City Council approved an application for certain discretionary approvals, including a Tentative Subdivision Map, Specific Plan Amendment, Planned Development Permit (Master and Precise Plans), a General Plan Amendment (Mobility and Infrastructure Element), a Specific Alignment Plan (SAP), and a Grading Exemption, to develop a mixed-use commercial and residential project on the Property known as the Palomar Heights Project, consisting of approximately 510 multi-family dwelling units and 10,000 square feet of commercial space ("**Project**").

C. The City Council, via Resolution No. 2019-69, has established a Density Transfer Program that authorizes the transfer of available density from undeveloped or underutilized properties to a density pool ("**Density Credit Pool**"), which may be used by a developer to increase density beyond what otherwise would be permitted by the Downtown Specific Plan on a project site.

D. The Project will require use of the Density Credit Pool as to the portion of the Property located on the west side of Valley Boulevard, having assessor's parcel numbers 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, and 229-442-18-00, and more particularly described in Exhibit B, attached hereto and incorporated herein by this reference ("**Receiving Area**").

E. The Density Transfer Program states that a developer's request for use of the Density Credit Pool requires "City Council approval of a Planned Development Permit and Development Agreement (or other agreement approved by City)."

F. Because the Project does not otherwise require a Development Agreement, the Parties are entering into this Agreement so that the Owner may make use of the Density Credit Pool.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the mutual benefits derived therefrom, the Parties hereby mutually agree as follows:

1. The Recitals set forth above are included herein by reference as part of this Agreement, and the Parties agree that said Recitals are essential facts to this Agreement.

2. Owner shall execute this Agreement prior to recordation of the Final Map for the Project, after which this Agreement and the covenants herein shall remain in effect unless and until rescinded and released by mutual written agreement of the City and Owner by the authority of the City's Director of Community Development upon submittal of request, applicable fees, and evidence that this Agreement is no longer required by law.

3. Upon execution, this Agreement shall be recorded in the Official Records of the County San Diego ("**Recording Date**").

4. Upon the Recording Date, the City shall transfer thirteen (13) units from the Density Credit Pool to the Receiving Area, and Owner shall deposit 861 units of excess density from the Property into the Density Credit Pool, as required by the conditions of approval for the Project.

5. Upon the Recording Date, the obligations and benefits provided for in this Agreement shall run with the above-described land and shall be binding on the Parties hereto; all parties having or acquiring any right, title, or interest in the Property; and their heirs, legal, representatives, successors, and assigns. As such, it is the intent of the Parties that after the Recording Date, this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of Owner; and (iii) shall bind Owner and its respective successors and assigns during the term of this Agreement. Further, Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in interest or title, or owner or operator of the Property, shall be bound by the terms herein.

6. The rights and obligations of Owner under this Agreement may be assigned by Owner, prior to or after the Recording Date, in whole or in part, to any party acquiring an interest in the Property ("**Assignment**"). Owner shall provide 30 days' advance written notice to the City of any Assignment.

7. This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives:

OWNER: _____
BY: _____

Date: _____

By _____
Name _____
Title _____
Authorized Representative

CITY OF ESCONDIDO

Date: _____

By _____
Mike Strong
Director of Community Development

(Above Signatures Must Be Notarized; Acknowledgment Pages Follow)

Approved as to Form:

OFFICE OF THE CITY ATTORNEY
Michael R. McGuinness, City Attorney

Kurt G. Whitman, Senior Deputy City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me,

_____, a Notary Public, personally appeared _____, who proved to me on the basis of

satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

City

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

PHPOLLC

Exhibit A

Legal Description of Property

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO: 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-06-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1940, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE **SOUTHEASTERLY** LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE **SOUTHEASTERLY** BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST **EASTERLY** CORNER OF SAID LOT 9; THENCE ALONG SAID **SOUTHEASTERLY** BOUNDARY OF SAID LOT 11 AND THE **SOUTHWESTERLY** PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE **NORTHWESTERLY** CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID **NORTHWESTERLY** CORNER OF SAID LOT 11; THENCE ALONG THE **NORTHERLY** LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST **WESTERLY** CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE **NORTHERLY** BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID **NORTHERLY** BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID **NORTHERLY** BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE **BEGINNING** OF TANGENT 15.00 FOOT RADIUS CURVE **CONCAVE** **SOUTHWESTERLY**; THENCE **EASTERLY** AND **SOUTHEASTERLY** ALONG SAID CURVE THROUGH A **CENTRAL** ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY **BEING** ALSO A POINT IN THE **WESTERLY** BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID **WESTERLY** BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID **WESTERLY** BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST **EASTERLY** CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE **SOUTHEASTERLY** BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE **EASTERLY** BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE **SOUTHEASTERLY** BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE **SOUTHEASTERLY** HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029.

Exhibit B

Legal Description of Receiving Area

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ATTACHMENT 6 GENERAL PLAN CONSISTENCY ANALYSIS

LAND USE AND COMMUNITY FORM ELEMENT

The Specific Plan Area (SPA) Land Use designation provides much of the land use guidance for the use of the subject property. Detailed information can be found in the Downtown Specific Plan Consistency Analysis (Attachment 7) In addition, various policies related to Community Character, Planned Developments, Mixed-Use Development, and Environmental Review are applicable to the project, as detailed below.

Community Character Policy 1.1

New development should serve to reinforce the city's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas.

The Project proposes to build a high-density, mixed-use project on the eastern edge of downtown Escondido. This proposal is in line with the policy identified above in that it provides a large-scale high-intensity project in the appropriate area, which will assist the City in providing needed housing without impacting outlying areas.

Planned Development Policy 6.3

Development proposals involving Planned Developments shall address and/or include, if applicable:

- g) Superlative architectural design features of all structures;*
- h) Adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape;*
- i) Preservation / maintenance of common open space or community area*

(Note that several items from this list contained in this Policy have been removed since they are not applicable to this Project.)

The Project site is located at the eastern end of downtown Escondido and is visible from most of the valley floor. As such, portions of the site visible from the public right-of-way and adjacent properties should be designed to reflect the prominence of the site. The design should be aesthetically appealing, use high-quality materials, and withstand the test of time. In other words, one should be able to look at the project 50 years from now and be impressed with the design in the same manner as today. An analysis of site and building design is provided later in this report and should be referred to with regard to this policy.

Mixed Use Overlay Policy 7.3

Focus the tallest buildings and developments with the highest intensities and densities in mixed use districts in the downtown and key urban activity centers that are well-served by transit, close to employment, services, utilities, and recreational facilities.

As noted in relation to the Community Character policy discussed above, the project proposes a high-intensity development at the eastern end of downtown Escondido. The denser and taller buildings on the Project site are located on the portion closest to the heart of downtown, which is appropriate and in compliance with this policy since that area provides more employment

opportunities and shopping/dining/entertainment establishments. Further, the project will provide easy access to public transit through the provision of a bus stop and rideshare opportunities along Valley Boulevard.

Mixed Use Overlay Policy 7.4

Review proposed projects in mixed use overlay districts and encourage features that:

- a) Promote a wide range of housing opportunities;*
- b) Facilitate the establishment of childcare homes and centers;*
- c) Create a walking environment to encourage pedestrian activity;*
- d) Maximize alternative transportation modes;*
- e) Provide opportunities for residents to conduct routine errands close to their residence;*
- f) Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project;*
- g) Incorporate architectural elements or themes from the surrounding neighborhood;*
- h) Provide appropriate transition between land use designations to minimize compatibility conflicts;*
- i) Provide adequate infrastructure;*
- j) Ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas;*
- k) Integrate on-site or fund off-site development of neighborhood parks;*

The Project includes four different product types, offering both rental and for-sale products, and provides age-restricted housing opportunities for senior citizens. While the for-sale products are more automobile-oriented, the apartments and senior apartments are oriented toward the public streets in the downtown area and are designed to promote walkability, with many retail and service establishments within walking distance. Public transit and rideshare opportunities would be available immediately in front of the main apartment building. The site is designed such that the larger and higher density buildings are closer to the heart of downtown, with smaller and lower density buildings proposed on the eastern side, near lower density residential and office uses. Adequate infrastructure would be provided, as described earlier in this report, and the project would pay development impact fees for development and improvement of future parks. An analysis of other elements of the project (architecture, landscaping, parking, etc.), is provided later in this report. Generally, the project complies with this policy, though the for-sale products do so to a lesser degree since they will likely be accessed primarily through attached garages that do not encourage interaction with the surrounding neighborhood.

Environmental Review Policy 18.2

Require environmental review and mitigation of impacts, if necessary, consistent with city, state, and federal requirements for development projects the Planning Area

An Environmental Impact Report was prepared for the project which demonstrates compliance with applicable city, state, and federal requirements, and mitigation measures have been identified to reduce the significance of anticipated environmental impacts.

MOBILITY AND INFRASTRUCTURE ELEMENT

Relevant Mobility and Infrastructure policies include those related to complete streets, pedestrian and bicycle networks, the street network, public transit, parking, and traffic calming, among others.

Complete Streets Policy 2.2

Provide a safe, efficient and accessible transportation network that meets the needs of users of all ages including seniors, children, disabled persons, and adults.

Subject to the approval of the General Plan Amendment and Specific Alignment Plans, the project would provide frontage improvements that meet or exceed those required by the General Plan. These include accessible sidewalks and bicycle facilities. Additionally, the project would provide a bus turn-out and rideshare parking spaces to accommodate alternative forms of transportation.

Pedestrian Network Policy 3.4

Preserve and enhance pedestrian connectivity within existing neighborhoods via the Escondido Creek trail, sidewalks, and trails, and require a pedestrian network in new developments that provides efficient and well-designed connections to adjacent land uses, commercial districts, schools, and parks.

The Project would remove existing walkways connecting the former hospital site to Valley Boulevard and E. Grand Avenue. However, since these walkways only provide access to the site and not through the site, their removal would not impact existing pedestrian connectivity. The proposed project would include an onsite pedestrian circulation system that provides access throughout the site, and accommodates four pedestrian access points from the public right-of-way. It does not, however, provide public access at the corner of Valley Boulevard and E. Grand Avenue (the focal point of the project), though project residents could access the site from this corner through the parking garage of the building. While not ideal, the project does provide adequate onto the site, and the pedestrian-only access point along N. Fig Street provides an accessible path of travel through the site that does not currently exist.

Bicycle Network Policy 4.3

Promote bicycling as a common mode of transportation and recreation to help reduce traffic congestion and improve public health.

A bicycle lane is proposed along Valley Boulevard which will provide cyclists with a safer way to access the Escondido Creek Trail from downtown. Additionally, the project includes storage areas within the units and/or garages for bicycles, and bike racks by the commercial areas.

Transit System Policy 5.8

Require that new developments incorporate transit-supporting facilities into the project design, where appropriate.

The project will provide a bus turnout along Valley Boulevard, and a condition has been placed on the project that would require the developer to install and maintain a bus shelter adjacent to the turnout.

Transit System Policy 5.9

Construct, when appropriate, transit facilities such as bus pullouts on Prime Arterials, Major Roads, and Collector streets.

The project would include a bus turnout along Valley Boulevard.

Street Network Policy 7.1

Plan, design, and regulate roadways in accordance with the street classification in the Circulation Element Diagram.

The Project would reclassify the segment of N. Fig Street from E. Grand Avenue to E. Valley Parkway to a Local Collector road. As such, with the exception of Valley Boulevard, the all roadways would be improved to standards required by the Circulation Element Diagram. A Specific Alignment Plan is proposed for Valley Boulevard to allow flexibility from the identified Collector Street standard, as described in Street Network Policy 7.2 below.

Street Network Policy 7.2

Allow Specific Alignment Plans for unique situations when standard widening is not adequate for future needs or when special conditions / constraints exist which require a detailed implementation plan.

A Specific Alignment Plan has been proposed for Valley Boulevard which would remove southbound lanes and provide additional on-street parking and pedestrian space along the roadway. Staff believes this is appropriate based on the design and density of the project, and any potential impacts associated with the change in traffic patterns has been adequately analyzed in the Traffic Impact Analysis prepared for the project and addressed through conditions of approval. A Specific Alignment Plan has also been proposed for N. Fig Street between E. Grand Avenue and E. Valley Parkway in order to accommodate the reclassification of the roadway. An analysis of the proposed reclassification identified no adverse impacts, and the Specific Alignment Plan appropriately implements the change.

Street Network Policy 7.3

Strive to maintain LOS C or better throughout the city except for within the urban core. Establish LOS D as the threshold for determining significant impacts and appropriate mitigation. Due to physical design characteristics, implementation of pedestrian-oriented „smart growth“ and Complete Streets design improvements, high density infill areas, environmental resource considerations, existing development, freeway interchange impacts, and incomplete system improvements, alternative levels of service may be appropriate for isolated areas as determined by the city.

The project is within the urban core of the city. As such, the threshold for determining impacts significant impacts is Level of Service (LOS) D. The project has been conditioned to provide necessary improvements to meet this threshold.

Parking Policy 8.2

Consider reducing parking requirements in the downtown and at transit stations as transit ridership increases over time due to increased development intensities and a broader mix of land uses.

The project's location in downtown Escondido makes it an ideal candidate for a parking reduction due to the mixture of uses in the vicinity. As such, the requested reduction in parking as part of the Planned Development Permit is considered appropriate for the site.

Traffic Calming Policy 9.2

Encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) that add character and create opportunity for improved aesthetics while effectively managing traffic.

In addition to the modification of street width and alignment along Valley Boulevard proposed by the Specific Alignment Plan, the project would include a bulb-out on both sides of Valley Boulevard at the intersection with E. Grand Avenue. This serves the dual purpose of slowing traffic and providing public plazas to accommodate pedestrian and street-level activity. An additional plaza area is provided within unused, excess right-of-way in the triangular area where Valley Boulevard merges with E. Valley Parkway. Landscaping and seating are proposed for this plaza to enhance the aesthetics of the project and streetscape.

HOUSING ELEMENT

The Housing Element establishes goals and policies to meet the current and future needs of the City and its ability to accommodate and provide for housing for future population growth.

Housing Policy 1.1

Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.

The project would provide 510 new dwelling units, including apartments, senior apartments and condominiums. The project has been conditioned to establish a funding mechanism to offset future deficiencies related to the provision of public services that are created as a result of the additional units.

Housing Policy 1.3

Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.

The project would be required to pay development impact fees to address the need for public facilities, and would be conditioned to establish a funding mechanism to offset future deficiencies related to the provision of public services.

Housing Policy 2.1

Accommodate the regional share of housing for all income groups.

The project would construct a total of 510 apartments, senior apartments and condominiums, which are more affordable and attainable than single-family homes. Additionally, while the project would fall short of providing the share of housing identified by the latest Regional Housing Needs Assessment (RHNA), it does provide more than the number of units identified in the Housing Element of the General Plan, which is based on the previous RHNA. City staff is currently preparing an update to the Housing Element to address this issue, however the project does comply with the General Plan, as well as the RHNA requirements in place when the project application was submitted.

COMMUNITY PROTECTION ELEMENT

Community Protection Element goals and policies are intended to guide development to meet the City's present and future needs specifically related to enhancing the safety of Escondido.

Fire Protection Policy 2.6

Require new development to contribute fees to maintain fire protection service levels without adversely affecting service levels for existing development.

A condition of approval for the project would require that it establish a funding mechanism to offset potential future deficiencies to existing service levels.

Police Services Policy 3.5

Require new development to contribute fees to maintain police facilities and equipment that meet the needs of the community.

A condition of approval for the project would require that it establish a funding mechanism to offset potential future deficiencies to existing service levels.

RESOURCE CONSERVATION ELEMENT

Goals and policies contained in the Resource Conservation Element of the General Plan are intended to protect the natural environment. This includes air and water quality, as well as cultural, agricultural, mineral and energy resources

Cultural Resources Policy 5.4

Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.

While not determined necessary by the California Environmental Quality Act (CEQA), the an Environmental Impact Report (EIR) was prepared for the project. That report analyzed the potential impacts to cultural resources including historic structures and Native American artifacts,

and mitigation measures have been established to ensure that potential impacts to these resources would not be significant.

Cultural Resources Policy 5.7

Comply with appropriate local, State, or federal regulations governing historical resources.

In addition to the CEQA review process described in Cultural Resources Policy 5.4 above, the project would require demolition of what has been identified as a historically significant structure. Pursuant to Article 40 of the Escondido Zoning Code, a public hearing was held before the Historic Preservation Commission who provided a recommendation to the City Council on the demolition of the structure, which will be considered concurrently with the requested actions which are the subject of this report.

Air Quality and Climate Protection Policy 7.2

Reduce regional greenhouse gas emissions through the following measures including, but not limited to:

- a) Implementing land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.);*
- b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;*
- c) Supporting public transportation improvements;*
- d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;*
- h) Promoting the use of drought-tolerant landscaping.*

(Note that several items from this list contained in this Policy have been removed since they are not applicable to this Project.)

The project is located in an urban environment surrounded by a significant supply of commercial goods and services. By providing housing opportunities in an urban environment, the project would reduce the need for residents to get in their car any time a need arises because those needs could be served by businesses close enough to walk to. The project would provide a bus turnout and a Class II bike lane, and would use drought-tolerant landscaping which would replace a large lawn currently on the project site.

GROWTH MANAGEMENT ELEMENT

The Growth Management Element integrates General Plan goals and objectives with adopted Quality of Life Standards to facilitate the orderly development of public and private improvements. An important goal of growth management is to phase capital facility improvements concurrent with population growth so that new development does not compound existing service shortfalls.

Public Facility Financing Policy 3.1

Maintain and periodically update development impact fees and major infrastructure financing programs to assure that all new and infill developments contribute their proportionate share of funding for necessary municipal infrastructure and public facilities.

The project would be required to pay development impact fees to provide proportionate funding for their share of required public facilities and municipal infrastructure. This funding would not address potential needs for maintaining service levels and is related specifically to physical improvements.

Public Facility Financing Policy 3.2

At the discretion of the city, require larger developments to prepare a fiscal impact analysis and a public facilities financing plan that articulates infrastructure and public facilities requirements, as well as costs and funding mechanisms which document the effects upon the city's operating budget over time.

As noted in relation to Public Facility Financing Policy 3.1 above, the project would be required to pay development impact fees to address funding needs for the provision of public facilities. A project-specific fiscal impact analysis is currently under review to determine the future effect on the city's operating budget resulting from the provision of public services required for the project. A condition of approval will require that the project establish an appropriate funding mechanism to cover the costs of any deficiencies to the provision of public services.

Public Facility Financing Policy 3.4

Periodically assess ongoing staffing needs to adequately operate and maintain public facilities and services through the budget process in order to achieve and maintain quality of life thresholds.

The City conducted a Fiscal Impact Assessment that determined that the cost to serve new residential development exceeds the revenue generated from that development. As such, the project would be required to offset this deficiency. The result of the project-specific fiscal impact analysis review, and establishment of the appropriate funding mechanism identified in Public Facility Financing Policy 3.2, would allow the City to adequately operate and maintain the needed public services.

Public Facility Deficiencies Policy 5.2

Monitor and periodically report the performance of development activity and its conformance with quality of life standards. Identify areas where there are critical deficiencies. Establish criteria for and implement moratoria or other strategies to address shortfalls.

The city-wide fiscal impact analysis described in Public Facility Financing Policy 3.4 above has determined that an ongoing deficiency in the City's ability to provide adequate and necessary public services exists. The City has established a Community Facilities District (CFD) as a solution to this deficiency. A project can enter into the CFD or can opt to establish an alternate funding mechanism necessary to address the deficiency.

Public Facility Deficiencies Policy 5.4

Withhold discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable service standards and deficiency thresholds as established in Public Facility Deficiencies Policy 5.1.

Through entrance into the CFD or establishment of an alternate funding mechanism to offset the public services deficiency, as described in Public Facility Deficiencies Policy 5.2 above, the project would not be out of compliance with the applicable service standards so this would not cause the City to withhold discretionary approvals and subsequent building permits.

ECONOMIC PROSPERITY ELEMENT

Existing Economic Districts Policy 6.1

Revitalize the Downtown, East Valley Parkway, Center City Parkway, and Escondido Boulevard commercial areas by upgrading their appearance and achieving a coordinated land use pattern that includes retail, office, visitor serving, and residential development of appropriate density and intensity.

The project would revitalize downtown Escondido by increasing the residential population and providing a built-in customer base in close proximity to historic Grand Avenue and other commercial locations.

ATTACHMENT 7

DOWNTOWN SPECIFIC PLAN CONSISTENCY ANALYSIS

STRATEGIC GOALS

The Downtown Specific Plan includes a number of strategic goals that are intended to facilitate the vision described above. The Project would assist the City in its efforts to achieve many of these goals, as detailed below. (Note that some goals that do not address Project-related issues have been omitted from the list below).

i. An economically viable Downtown with an appropriate mix of retail, office, residential, entertainment and cultural uses.

As described above, the project will provide a large population base to support existing businesses and attract new ones. Adding a large population but limiting the amount of new commercial space will help balance the mix of uses downtown.

ii. A local and regional destination for specialty shopping, dining, nightlife, employment, culture, and the arts.

While the Project would provide limited commercial space, it would include a restaurant with a rooftop deck that overlooks the valley floor. At the top floor of the main apartment building, and located on the intersection of Valley Boulevard and E. Grand Avenue, the restaurant would be visible from historic Grand Avenue, and would provide scenic views to the north and west. The restaurant could be a great place to watch the sunset over Escondido, and attract visitors from outside the area.

iii. A vibrant and exciting environment with land uses that foster an “18-hour” atmosphere, in addition to areas that provide mixed use, office employment and high-density residential opportunities.

Residential uses by their very nature contribute to an “18-hour” atmosphere, especially in mixed-use areas. With more than 500 new dwelling units provided by the Project, downtown Escondido would see more foot-traffic along historic Grand Avenue throughout the day and into the night.

iv. Development and signage that strengthen the character of Downtown and are architecturally compatible with the existing urban fabric.

The Project’s proposed architectural style is decidedly different than that in the vicinity, however it is urban in nature, particularly on the western side of the project site (closest to the heart of downtown). By bringing a more modern, urban-style design to downtown Escondido, the project will help create a dynamic and architecturally diverse neighborhood that mixes the old with the new. This approach has been successful in many cities and neighborhoods, including Little Italy in San Diego, and on a smaller scale, in downtown Vista.

v. *Street-level and human-scale design elements in new and remodeled developments that improve pedestrian orientation.*

The project provides three public plazas and widened/enhanced sidewalks along Valley Boulevard. Two of the plazas are in front of the commercial space on the corner of Valley Boulevard and E. Grand Avenue, and are oriented toward and intended for pedestrian use. Additionally, apartment units along Valley Boulevard and E. Grand Avenue have direct access to those streets with front facing them. Wide sidewalks with expanded parkways provide visual interest, and apartment buildings are stepped back at upper floors to reduce the feeling of the street being dominated by tall buildings.

vi. *Preserved historically significant sites and structures that enhance the character of Downtown.*

While the existing Palomar Hospital building is a visually prominent structure at the east end of downtown, an Historic Structure Assessment was conducted for as part of the environmental review process for the Project, and determined that there have been substantial modifications to the building which preclude its classification as historically significant. One building on the Project site was identified in the Assessment as being historically significant, however it is on the back side of the site, facing N. Fig Street, and not visible to the downtown area, thus not enhancing the character of downtown Escondido.

viii. *Higher residential densities in key locations that support Downtown nonresidential uses.*

One of the primary goals of the project is to provide a significant population base near the heart of downtown Escondido that will help revitalize Grand Avenue and provide a built-in customer base for businesses in the area. While the overall density of the Project is less than 37 dwelling units per acre, the size of the property is sufficiently large that it will assist in providing the population growth needed to support the existing non-residential uses. Additionally, since the site is less than two blocks from the heart of downtown Escondido, residents will easily and conveniently be able to walk to downtown year-round.

ix. *A pedestrian environment that provides connections, convenient access and opportunities for alternative modes of transportation.*

The Project would make significant improvements to Valley Boulevard, including a bus turnout and rideshare parking spaces to encourage the use of alternative forms of transportation. The public plazas on the site will provide pleasant spaces for pedestrians to wait for buses and rideshare vehicles. There will also be a bike lane along Valley Boulevard with buffers on both sides to provide significant separation from traffic and parking spaces.

x. *Embellished landscaping, public art, comfortable street furniture and décor that improves walkability and pedestrian connections.*

As previously mentioned, expanded landscaping would be provided along Valley Boulevard and public plazas would create areas for pedestrians to congregate. Additionally, the project would be installing or paying a fee in lieu of installing public art in the plaza on the northeast corner of Valley Boulevard and E. Grand Avenue, which would serve as a pedestrian-level focal point at the commercial node.

CONSISTENCY OF PROPOSED SPECIFIC PLAN AMENDMENTS

The amendments to the Downtown Specific Plan include a modification to Figure II-4 (Locations For Residential Land Uses) and associated text amendment to establish a process by which the subject property could request approval of ground-floor residential uses, and clarification of maximum height allowances in the Historic Downtown District through modification of Figures III-5 (Land-Use District Development Standard Matrix) and III-6 (Building Height Limits in the Downtown SPA). The requested change to Figure II-4 would establish a Planned Development Permit requirement to allow ground-floor residential uses throughout the Project site. Such a request would expand the allowance for residential uses, in support of the Strategic Goals described above. Discretion would be maintained by the City since a Planned Development Permit would be required, which involves thorough review by City staff, and consideration by City Council after a formal recommendation by the Planning Commission. As such, the proposed amendment is consistent with the vision and goals of the Downtown Specific Plan.

The latter amendment is a clean-up item that would clarify maximum height allowances for properties in the Historic Downtown District of the Downtown Specific Plan, including the Project site. It would make the text in Figure III-5 consistent with the map in Figure III-6. As such, said change is consistent with existing intent of the Downtown Specific Plan and no further analysis is required.



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: July 16, 2020

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner

REQUEST: Non-Emergency Demolition Permit (Case No. SUB 18-0011, ENV 18-0009 and PHG 18-0049)

RECOMMENDATION: Forward recommendation of approval to the City Council

PROJECT DESCRIPTION

The applicant proposes to demolish a significant historic resource in order to redevelop the subject property. The redevelopment of the property will be undertaken as part of a larger project (known as Palomar Heights) involving the redevelopment of multiple surrounding parcels that comprise the former Palomar Health downtown campus. The proposed redevelopment project would involve the construction of a mixed-use residential and commercial project containing 510 dwelling units (comprised of apartments, condominiums, and senior apartments) and 10,000 square feet of commercial space. The specific request that is the subject of this hearing is for the demolition of an International-style medical office building, which is necessary to accommodate the proposed redevelopment project. Article 40 (Historical Resources) of the Escondido Zoning Code requires Historic Preservation Commission (HPC) review of a request for the non-emergency demolition of a historic resource. Per Article 40, the Historic Preservation Commission acts in an advisory role to the City Council on this matter.

LOCATION

The non-emergency demolition permit is being requested for a building on an approximately 0.25-acre property located on the west side of N. Fig Street, north of E. Grand Avenue and south of E. Valley Parkway, addressed as 121 – 141 N. Fig Street (APN: 230-163-02-00). This property is part of the larger project site which also includes the following addresses: 127–133 Valley Boulevard (parking lot), 151 Valley Boulevard (parking lot), 451–453 E. Valley Parkway, 456 E. Grand Avenue, 147 Valley Parkway (parking lot), 555 E. Valley Parkway, 624 E. Grand Avenue, and 640–660 E. Grand Avenue.

BACKGROUND

A Historic Structure Assessment (*Brian F. Smith and Associates, Inc., 2020*) was prepared for the existing structures (at the addresses identified above) which are proposed for demolition as part of the Palomar Heights project. The assessment is included as Appendix D to the Environmental Impact Report prepared for the project. (The Draft Environmental Impact Report and its technical appendices can be found at the following link: <https://www.escondido.org/draft-environmental-impact-report.aspx>.) The assessment considered the potential significance of the various structures and their eligibility for placement on the national, state or local historic registers. The assessment determined that the building at 121 – 141 N. Fig Street was considered historically significant and met the eligibility criteria for listing on the California Register of Historic Resources and the City's local register of historic places. All other buildings proposed for demolition as part of the project were determined to not be significant and not eligible for listing on any register. Details on these determinations are contained in the Historic Structure Assessment.

The building at 121 – 141 N. Fig Street was designed as an International-style medical office building by Russell Forester, a City of San Diego-designated master architect. No modifications appear to have been made to the building since its initial construction in 1965. Characteristics of the International style that the building does exhibit include: a flat roof, usually without ledge (coping) at the roofline; windows set flush with

outer walls; unornamented wall surfaces with no decorative detailing at doors or windows; façade composed of large window groupings and expanses of windowless wall surface; a unified wall surface; and asymmetry. As such, the building possesses distinctive characteristics of the International style. The building is considered representative of Russell Forester's body of work and resembles other buildings designed by him, which also incorporate vertical windows that alternate with blank wall space and distinct modules.

HISTORIC RESOURCES ORDINANCE

The proposed project includes the demolition of a 1965 International-style medical office building at 121 – 141 N. Fig Street that has been determined to be historically significant. The Historic Structure Assessment determined that the building would be eligible for listing on the City of Escondido Local Register of Historic Places under eligibility Criteria 2 and 5.

As a result of the determination that the structure at 121 – 141 is historically significant, demolition of said structure is subject to the provisions of Article 40 (Historical Resources) of the Escondido Zoning Code and would require the approval of a Non-Emergency Demolition Permit by the City Council, subject to the findings listed below. The Historic Resources Ordinance also requires the Historic Preservation Commission and City Council to conduct noticed public hearings prior to the demolition of a significant historic resource. In order to approve the non-emergency demolition permit, the City Council is required to make Findings 1, 4 and 5, and either 2 or 3, identified in Section 33-803(c) of the Escondido Zoning Code. Staff believes the proposed project would be in conformance with the following findings:

1. *That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;*

The 121-141 N. Fig Street building was designed by master architect Russell Forester in 1965 as an International-style medical office building. The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.

International-style structures were extremely common in the 1950s and 1960s and are still prevalent throughout Escondido. There remains in the area nearby the site and broader community numerous International-style structures, some examples of which include: 207 Pennsylvania Avenue, 609 South Escondido Boulevard, 350 West Fifth Street, 122 East Fourth Avenue, 480 Quince Street, 506 Washington, 1029 North Broadway, 1010-1060 East Washington, 1070 East Washington, 1120 East Washington, 145 North Escondido Boulevard. Refer to Appendix D, Historic Report, to the Palomar Heights project (Project) EIR (SCH No. 2019059013) for further information.

2. *That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;*

As part of the Environmental Impact Report prepared for the proposed Palomar Heights project, the applicant considered Reduced Footprint and Historic Preservation Alternatives, both of which would preserve the building at 121 – 141 N. Fig Street. While these alternative were determined to be environmentally superior to the proposed project, they would not meet the project objectives identified in the report to the same extent that the project would. Preserving the structure would result in the loss of 30 units on the project site and reduce the overall density of the project from 37 dwelling units per acre to 34.8 dwelling units per acre. On a property zoned to allow up to 100 dwelling units per acre, reducing the density below the 37 dwelling units per acre would be economically detrimental to the revitalization of downtown Escondido. Additionally, due to a significant differential in the elevation of the 121 – 141 N. Fig Street property in relation to the main portion of the project site, the structure could not be incorporated into the design of the project.

Notwithstanding, as a mitigation measure has been proposed for inclusion in the Final Environmental Impact Report (currently in preparation) to encourage the preservation of the resource, the project applicant will make the building available for relocation to another site. Should an interested party desire to do so, such relocation would preserve the resource, though in a different location. (While this

opportunity will be provided, the City nevertheless notes that design and construction of the structure make relocation challenging and acknowledges that this undertaking may be economically infeasible.)

4. *If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;*

The following mitigation measures have been proposed for inclusion in the Final Environmental Impact Report that would require the applicant to grant access to the building to the Historical Society and/or other appropriate historic agency in order to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications:

M-CR-2

Prior to the issuance of a demolition permit, the Applicant shall provide HABS documentation pursuant to the Level 1 standards as detailed by the National Park Service Heritage Documentation Programs. The documentation shall include a written report done in the outline format; HABS-quality photography of the exterior, interior, and overview shots of the historical resource; measured drawings; and video documentation. The documentation materials would be prepared by a qualified Architectural Historian(s) and an experienced HABS photographer(s). Copies of the resulting documentation shall be submitted to the Library of Congress, the California State Historic Preservation Officer, the South Coastal Information Center at San Diego State University, the Escondido History Center, the San Diego History Center, the Escondido Public Library Pioneer Room, and the City of Escondido Planning Division. All survey work must be conducted and completed prior to any ground disturbance or demolition. The submittal of documentation to the above-listed archives must be completed within 1 year of the initial date of demolition of the structure.

M-CR-3

To preserve, interpret, and display the history of the 121-141 N. Fig St. building, prior to demolition, distinctive representative architectural elements (interior and exterior) shall be identified for salvage and reuse either as part of the proposed Project, to be removed to another on-site location (as provided in the Secretary of the Interior's Standards for the Treatment of Historic Properties to be donated to any interested or archival repositories (i.e., museums, archives, and curation facilities; the public; and nonprofit organizations) to the satisfaction of the City of Escondido Director of Community Development. The materials to become architectural salvage shall include historic-period elements that will be removed as part of the Project, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS recordation and documentation is completed and an inventory of key exterior and interior features and materials is completed by qualified professionals. The inventory of key exterior and interior features and materials may be developed as part of M-CR-1. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, decayed, or whose integrity would not be retained by salvage will not be included in the salvage program and will not be available for future use or display. The City as lead agency will determine which materials are suitable for salvage (the City can utilize the assistance of qualified professionals to make such determinations).

M-CR-4

During demolition and construction with any salvaged materials from the 121-141 N. Fig St. building, a qualified architect shall make daily site visits to monitor demolition and construction activities to ensure compliance with mitigation measures and conditions of approval adopted to reduce impacts to historic resources and provide for salvage of appropriate architectural materials. The construction manager will be responsible for notifying the architectural monitor of daily activities. The monitoring program may be modified at the discretion of the architect based upon the construction schedule, whether or not those activities will have an impact upon previously identified, representative architectural elements intended for salvage or reuse, or the likelihood of encountering previously unidentified historic fabric. During the course of administering and implementing this measure, in the event that previously unidentified historic fabric or representative architectural elements are discovered, a qualified historic architect, in consultation with city staff, shall determine its potential donation or reuse within the framework of the Secretary of the Interior's Standards for Rehabilitation. The architect shall have the authority to temporarily divert or temporarily halt demolition in the event of any unanticipated discovery of unidentified historic fabric or

other materials of historic significance to allow for the evaluation and salvage of such materials. Compliance with this measure shall be documented to the satisfaction of the City of Escondido Director of Community Development prior to issuance of a certificate of occupancy.

5. *The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.*

The proposed Palomar Heights project will be considered by the City Council along with this request for a non-emergency demolition permit. Should the project not be approved, the demolition of the building will not be issued.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (City File No. ENV 18-0009) was prepared for the project in conformance with the California Environmental Quality Act (CEQA). The draft Environmental Impact Report (EIR) was circulated for public review from March 20, 2020, through May 19, 2020, and the final EIR is currently in preparation. The City received 29 written comments on the draft EIR which will be responded to in the final EIR prior to presentation of the document for certification by the City Council concurrently with their consideration of the project.

The draft EIR, technical appendices and public comments are available on the City's web site at the link provided above.

SUMMARY

Staff supports the applicant's request for a Non-Emergency Demolition Permit because they have demonstrated there are no reasonably feasible alternatives to demolition of the significant historical resource that meet the objectives of the Palomar Heights project identified in the EIR. In addition, all of the required findings to support the demo permit can be made and appropriate mitigation measures would be implemented.

121 – 141 N. Fig Street



East Façade / Building Entrance



West Façade / Parking Lot

PROJECT LOCATION



Site Plan



Architectural Renderings



Corner of E. Grand Avenue/Valley Boulevard/E. 2nd Avenue



Apartment Buildings (one of three buildings)

Architectural Renderings



Corner of E. Grand Avenue/Valley Boulevard/E. 2nd Avenue



Apartment Buildings (one of three buildings)

Architectural Renderings



Rowhomes (representative of eleven buildings)



Villas (representative of nine buildings)

Architectural Renderings



Senior Apartments (one building)



Central Recreation Area

ATTACHMENT 9 PLANNING COMMISSION DESIGN REVIEW

PLANNING COMMISSION DESIGN REVIEW INFORMATION

On October 8, 2019, the Planning Commission held a design review session regarding the Project. The staff report for that meeting is not included here due to length, but can be found at the following link:

<https://www.escondido.org/Data/Sites/1/media/agendas/PC/2019/100819PCAgendaPacketA.pdf>

Commissioners raised various concerns and provided input and comments to the applicant regarding potential improvements to the Project's design and architecture. No formal recommendations were made, and comments provided at that meeting were intended to guide the applicant in refining their Project. It should be noted, as well, that some commissioner comments were inconsistent with others, which is not unexpected when reviewing a project's design. Topics identified at that meeting are noted below, followed by a brief statement from staff regarding project modifications that have been made to address the topic, if any.

- Pedestrian access from the interior of the Project site to the plaza on the corner of Valley Boulevard and E. Grand Avenue.
Access has been provided through the garage of the primary apartment building.
- Roundabout/traffic circle at the Valley Boulevard/E. Grand Avenue intersection.
Staff and the applicant's traffic engineer determined that a roundabout was not appropriate for this intersection.
- Tower element:
 - a. Not accessible
 - b. Eliminate it
 - c. Too boxy*These comments were made by different commissioners. The tower has been modified to have a circular metal frame at the top, and multiple balconies and decks, including a rooftop deck.*
- Architecture should promote the Project site's legacy as the home to a former fire station, City Hall (round building), and adobe.
No modifications to the project were made in response to this comment.
- Lack of density
No modifications were made in response to this comment.
- More commercial space needed; consider Milpitas example (from slides)
No additional commercial space was incorporated into the project.

- Rental units should meet condo specs
Rental units have been designed to meet condo specs and a condominium map has been proposed to provide future flexibility should the owner wish to sell the units at some future date.
- Add bike parking and space for scooters/motorcycles
Bicycle parking has been provided along Valley Boulevard and is available within the project site as well.
- More parks needed
No additional park space has been provided.

Additional Planning Commission comments which did not warrant changes to the project included the following:

- Energy efficiency
- Nice design. Mixed use is good.
- Good mix of for-sale and for-rent units
- Outdoor dining area on west parcel is good
- No live music should be permitted on tower deck
- The dog park is a nice amenity

ATTACHMENT 10 PUBLIC CORRESPONDENCE

Due to the number of pages of Attachment 10 the following link has been provided to review the document electronically on the City's web site:

<https://www.escondido.org/Data/Sites/1/media/Planning/PalomarHeightsFinalEIR/PublicComments9.17.20.pdf>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

ATTACHMEN 11

Planning Commission

Hearing Date: September 22, 2020

Effective Date: September 23, 2020

PLANNING COMMISSION RESOLUTION NO. 2020-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2019059013) AND ADOPTING FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PALOMAR HEIGHTS PROJECT

APPLICANT: The Palomar Heights Project Owner, LLC (Integral Communities / Ninia Hammond)

CASE NOS.: SUB 18-0005 and ENV 18-0005

WHEREAS, The Palomar Heights Project Owner, LLC, ("Applicant") filed a land use development application (Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0009) constituting a request for a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (Valley Boulevard and N. Fig Street), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, for the redevelopment of the former Palomar Hospital downtown campus on a 13.7 gross acre (13.84 net acre) site located at 555 E. Valley Parkway and surrounding properties (APNs 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-

00, and 230-163-05-00), as more particularly described in Exhibit "A" to this Resolution, attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Property is located in the SP Zone (Downtown Specific Plan); and

WHEREAS, the redevelopment of the Property includes the demolition of all existing structures on the Property, and construction of a mixed-use residential and commercial development project consisting of 510 residential dwelling units with a resulting residential density of 36.8 dwelling units per acre, and up to 10,000 square feet of commercial space ("Project"). The Project would also provide supporting open space and recreational amenities, landscaping, parking, and associated site improvements; and

WHEREAS, said land use development application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0005, in accordance with the rules and regulations of the Escondido Municipal and Zoning Codes, and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, pursuant to CEQA Guidelines section 15063, the City opted to forego the preparation of an Initial Study, and determined that an Environmental Impact Report ("EIR") would be prepared to address potential direct and cumulative impacts associated

with biological resources, cultural resources, hazards and hazardous materials, noise, and tribal cultural resources; and

WHEREAS, in accordance with CEQA Guidelines section 15082, the City distributed a Notice of Preparation (“NOP”) of an EIR to the State Clearinghouse, local and regional responsible agencies, and other interested parties on May 3, 2019, for a 30-day comment period, which ended on June 3, 2019; and

WHEREAS, the City prepared and circulated a Draft EIR for the proposed Project for review and comment by the public, agencies, and organizations pursuant to the CEQA Guidelines by filing a Notice of Availability (“NOA”) of the Draft EIR for review with the County Clerk of the County of San Diego. The NOA was also mailed to organizations and parties expressing interest in the Project on March 17, 2020, notifying the general public, public agencies, and interested individuals and organizations that a 45-day public review period would begin on March 20, 2020, and end on May 4, 2020. The NOA was also filed with the City Clerk, published in the Daily Transcript, and posted on the City’s website. The public review period was subsequently extended an additional 15 days to May 19, 2020, to allow additional time for the public to review and comment on the document in light of the COVID-19 pandemic; and

WHEREAS, on March 19, 2020, pursuant to CEQA Guidelines section 15085, the City filed a Notice of Completion of the Draft EIR with the Office of Planning and Research through the State Clearinghouse (SCH No. 2019059013), circulating the Draft EIR to State Agencies for review; and

WHEREAS, during the 60-day public comment period of the Draft EIR, the City consulted with and requested comments from all responsible and trustee agencies, other

regulatory agencies and others pursuant to State CEQA Guidelines sections 15086 and 15087; and

WHEREAS, the City received comments concerning the Draft EIR from public agencies, organizations, and individuals, and pursuant to CEQA Guidelines section 15088, the City evaluated and prepared responses to all written comments on environmental issues received on the Draft EIR; and

WHEREAS, the City has determined that the comments received on the Draft EIR did not contain any significant new information within the meaning of CEQA Guidelines section 15088.5 and, therefore, recirculation of the Draft EIR is not required; and

WHEREAS, the City prepared a Final EIR, which contains the information required by CEQA Guidelines section 15132, including the Draft EIR; the technical appendices and referenced documents; revisions and additions to those documents; comments and recommendations received on the Draft EIR; a list of persons, organizations, and agencies who commented on the Draft EIR; and the City's responses to said comments; and

WHEREAS, the Final EIR concludes that all potentially significant environmental impacts would be mitigated to less than significant levels; and

WHEREAS, the Planning Commission did hold a duly noticed public hearing as prescribed by law to consider the certification of the Final EIR on September 22, 2020, during which it considered all factors relating to the EIR and the Project, including additional evidence and public testimony from those wishing to be heard regarding certification of the Final EIR; and

WHEREAS, the Planning Commission has carefully reviewed and considered all environmental documentation comprising the Final EIR, including the Draft EIR and the revisions and additions thereto, the technical appendices and referenced documents, and the public comments and the responses thereto (collectively Exhibit "B" to this Resolution, on file with the Escondido Planning Division and incorporated herein by this reference as though fully set forth herein); and

WHEREAS, the Planning Commission has determined that the Final EIR is complete and adequate, considers all potentially significant environmental impacts of the Project, and complies with all requirements of CEQA and the CEQA Guidelines; and

WHEREAS, the Planning Commission independently and jointly reviewed and analyzed the Draft EIR and Final EIR, and these documents reflect the independent judgment of the Planning Commission and the City as the Lead Agency for the Project. The Planning Commission considered all significant impacts, mitigation measures, and Project alternatives identified in the Final EIR, and considered all written and oral communications from the public regarding the environmental analysis, and found that all potentially significant impacts of the Project have been lessened or avoided to the extent feasible; and

WHEREAS, pursuant to CEQA Guidelines section 15091 and 15097, the City of Escondido has prepared CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program, which have been filed with the City of Escondido (attached hereto as Exhibits "C" and "D" to this Resolution, respectively, and incorporated herein by this reference as though fully set forth herein).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.
2. That the Planning Commission certifies that it has reviewed and considered the Final EIR and determined that it is complete and adequate for this Project.
3. That, for the reasons stated in the Final EIR, the CEQA Findings of Fact, or as otherwise stated in the September 22, 2020, Planning Commission staff report or through additional written and/or verbal testimony, the Planning Commission hereby forwards a recommendation to the City Council to certify the Final EIR and adopt the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22nd day of September, 2020, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Stan Weiler, Chair
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"
LEGAL DESCRIPTION
ENV 18-0009 (SUB 18-0011)

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO: 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-06-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1940, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658, AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029.

EXHIBIT “B”
FINAL ENVIRONMENTAL IMPACT REPORT
ENV 18-0009 (SUB 18-0011)

Due to the number of pages of Exhibit “B,” the following link has been provided to review the document electronically on the City’s web site:

<https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

EXHIBIT "C"
CEQA FINDINGS OF FACT
ENV 18-0009 (SUB 18-0011)

Due to the number of pages of Exhibit "C," the following link has been provided to review the document electronically on the City's web site:

<https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

EXHIBIT “D”
MITIGATION MONITORING AND REPORTING PROGRAM
ENV 18-0009 (SUB 18-0011)

Due to the number of pages of Exhibit “C,” the following link has been provided to review the document electronically on the City’s web site:

<https://www.escondido.org/palomar-heights-final-environmental-impact-report.aspx>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours (8:00 a.m. to 3:00 p.m.).

ATTACHMENT 12

Planning Commission

Hearing Date: September 22, 2020

Effective Date: September 23, 2020

PLANNING COMMISSION RESOLUTION NO. 2020-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DENSITY TRANSFER AGREEMENT, PLANNED DEVELOPMENT PERMIT, SPECIFIC ALIGNMENT PLANS, GRADING EXEMPTIONS, AND A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES, FOR THE PROPOSED REDEVELOPMENT OF THE FORMER PALOMAR HOSPITAL DOWNTOWN CAMPUS.

APPLICANT: The Palomar Heights Project Owner, LLC (Integral Communities / Ninia Hammond)

CASE NOS: SUB 18-0011; PHG 18-0049; and ENV 18-0009

WHEREAS, The Palomar Heights Project Owner, LLC, ("Applicant") filed a land use development application (Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0009) constituting a request for a General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans (Valley Boulevard and N. Fig Street), Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, for the redevelopment of the former Palomar Hospital downtown campus on a 13.7 gross acre (13.84 net acre) site located at 555 E. Valley Parkway and surrounding properties (APNs 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-

450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00), as more particularly described in Exhibit “A” to this Resolution, attached hereto and incorporated herein by this reference (“Property”); and

WHEREAS, the Property is located in the SP Zone (Downtown Specific Plan); and

WHEREAS, the redevelopment of the Property includes the demolition of all existing structures on the Property, and construction of a mixed-use residential and commercial development project consisting of 510 residential dwelling units with a resulting residential density of 36.8 dwelling units per acre, and up to 10,000 square feet of commercial space (“Project”). The Project would also provide supporting open space and recreational amenities, landscaping, parking, and associated site improvements; and

WHEREAS, said land use development application was submitted to, and processed by, the Planning Division of the Community Development Department as Planning Case Nos. SUB 18-0011, PHG 18-0049, and ENV 18-0005, in accordance with the rules and regulations of the Escondido Municipal and Zoning Codes, and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) (“CEQA”); and

WHEREAS, the Project is a permitted use within the Downtown Specific Plan, subject to the approval of a General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, Grading Exemptions, and a Tentative Subdivision Map for Condominium Purposes, in accordance with Government Code sections 65358(a) and

65453(a); Section 32-105 of the Escondido Municipal Code; Sections 33-408, 33-410, and 33-1066 of the Escondido Zoning Code; and Section II.B.3 of the Downtown Specific Plan; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does hereby recommend approval of the Project as depicted on the development plans shown in Exhibit "B," the General Plan Amendment shown in Exhibit "C," and the Specific Plan Amendment shown in Exhibit "D," which are on file with the Escondido Planning Division and attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, the Planning Commission of the City of Escondido did, on September 22, 2020, hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated September 22, 2020, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.
2. Through adoption of Planning Commission Resolution No. 2020-12, the Planning Commission made certain findings pursuant to CEQA and recommended that the City Council certify the Project's Final Environmental Impact Report.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations attached hereto as Exhibit "E," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The application to use the Property for the Project, as specified above and subject to each and all of the conditions hereinafter set forth in Exhibit "F," is hereby recommended by the Planning Commission for approval by the City Council. This Planning Commission expressly declares that it would not have recommended approval of this land use development application except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission further expressly declares that its recommendation is being made under the pretext that the Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be established by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD), or the establishment of another lawful funding mechanism reasonably acceptable to the City. The provisions of such agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to municipal services associated with the Project. Such funding mechanism, including the amount of funding established by said mechanism, shall be identified and agreed to by the Applicant prior to the Project being scheduled for a public hearing before the City Council.

6. The development plan for the Project is on file in the Planning Division of the Community Development Department and is available for inspection by anyone

interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein. This Project is conditionally approved as set forth on the application and Project drawings, all designated as approved by the Planning Commission, and shall not be altered without the express authorization by the Planning Division. Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in

this resolution begins on the effective date of this resolution, and any such protest must be in a manner that complies with Section 66020.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 22nd day of September, 2020, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"
LEGAL DESCRIPTION
SUB 18-0011

APN 229-442-01-00

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886

APN 229-442-02-00

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs 229-442-03-00 and 229-442-18-00

LOTS 6, 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-442-04-00

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-05-00

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO: 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN 229-450-06-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1940, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 82-209 RECORDED AUGUST 4, 1982 AS FILE NO. 1982-239658 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-266275, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 764 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1967 AS FILE NO. 178214.

APN 230-163-01-00

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 69°39'30" WEST ALONG THE SOUTHEASTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 69°39'30" WEST 109.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°10'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 3°20'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE

NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 NORTH 69°39'30" EAST 25.14 FEET TO THE MOST WESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°05'40" EAST 30.04 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°05'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 69°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIG STREET BOUNDING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIG STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREON NORTH 20°12'30" WEST 90.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 83.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-280073, OFFICIAL RECORDS.

APN 230-163-02-00

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 90.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, 10 AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 90.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" 125.00 FEET TO THE POINT OF BEGINNING.

APN 230-163-03-00

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949.

APN 230-163-04-00

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 01, 1949.

EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF.

APN 230-163-05-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949.

TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF GRAPE STREET LYING NORTHWESTERLY OF SAID LOT 5 AS CLOSED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF SAID ORDER BEING RECORDED MAY 29, 1961 AS FILE NO. 92029.

EXHIBIT "B"

TOTAL PARKING PROVIDED	
RESIDENCES	458 SPACES
GARAGE	2 SPACES
LOADING	2 SPACES
RIDESHARE	2 SPACES
TOTAL	466 SPACES

PRODUCT MIX	
FAMILY APARTMENTS (4-STORY + MEZZ)	
BUILDING 1	PLAN 1 1B01/BA 650 SF
35	PLAN 2 2B02/BA 1270 SF
26	PLAN 3 3B03/BA 1550 SF
9	PLAN 3 3B03/BA 1550 SF
40 SUBTOTAL	
BUILDING 1B	
20	PLAN 1 1B01/BA 650 SF
14	PLAN 2 2B02/BA 1270 SF
6	PLAN 3 3B03/BA 1550 SF
40 SUBTOTAL	
BUILDING 23	
74	PLAN 1 1B01/BA 650 SF
56	PLAN 2 2B02/BA 1270 SF
18	PLAN 3 3B03/BA 1550 SF
148 SUBTOTAL	
SENIOR APARTMENTS (4-STORY)	
BUILDING 24	
26	PLAN 1 1B01/BA 600 SF
29	PLAN 2 1B01/BA 646 SF
15	PLAN 3 1B01/BA 700 SF
11	PLAN 4 2B02/BA 775 SF
9	PLAN 5 2B02/BA 825 SF
90 SUBTOTAL	
ROWNHOMES (3-STORY - 11 BUILDINGS)	
22	PLAN 1 3B07.5BA /415 SF
22	PLAN 2 2B07.5 BA /495 SF
12	PLAN 3 3B03/BA 1,795 SF
16	PLAN 4 3B03/BA 1,875 SF
72 SUBTOTAL	
VILLAS (3-STORY - 9 BUILDINGS)	
55	PLAN 1 3B07.5BA /415 SF
18	PLAN 2 2B07.5BA /405 SF
17	PLAN 3 3B03/BA 1,646 SF
90 SUBTOTAL	
162 SUBTOTAL ROWNHOMES & VILLAS	



PROJECT SUMMARY	
APN	2794500600
SITE AREA	227,610.00 (200,300,400)
RESIDENCES	232,944,886
DENSITY	13.8 AC
LOT COVERAGE	51.0 UNITS
FAR	37 DU/AC
BUILDING HEIGHT	45% 1.3 60'-0"
PRODUCT	
(239) 4-STORY-MEZZANINE FAMILY APARTMENTS	
(90) 4-STORY SENIOR APARTMENTS	
(72) 3-STORY ROWNHOMES	
(90) 3-STORY VILLAS	
POOL BUILDING	
10,000 SF COMMERCIAL SPACE	
PROJECT AREAS	
RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4320 SF
COMMERCIAL	10,000 SF

ESCONDIDO, CA

PALOMAR HEIGHTS

INTEGRAL COMMUNITIES

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

JULY 15, 2020

SCALE: 0 40 80 120

SUB 18-00111 / ENV 18-0009 / PHG 18-0049

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



LEGEND:

- BUILDING NUMBER 8
- ELEVATION STYLE 1-A
- PROPOSED PIVFDC LOCATIONS
- COLOR SCHEME

PROJECT SUMMARY

APN	2294500600
	2294420100,200,300,400
SITE AREA	2294421800
RESIDENCES	13.8 AC
DENSITY	510 UNITS
LOT COVERAGE	37 DU/JAC
LOT COVER	45%
PARK	1.3
BUILDING HEIGHT	60'-0"

PRODUCT:
 (258) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (90) 4-STORY SENIOR APARTMENTS
 (72) 3-STORY ROWHOMES
 (90) 3-STORY VILLAS
 RECREATION BUILDING
 POOL BUILDING
 10,000 SF COMMERCIAL SPACE

PROJECT AREAS

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,520 SF
COMMERCIAL	10,000 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)	
129	PLAN 1 1BD/1BA 600 SF
96	PLAN 2 2BD/2BA 1170 SF
33	PLAN 3 3BD/2BA 1450 SF
258	TOTAL
SENIOR APARTMENTS (4-STORY)	
26	PLAN 1 1BD/1BA 550 SF
29	PLAN 2 1BD/1BA 600 SF
15	PLAN 3 1BD/1BA 650 SF
11	PLAN 4 2BD/1BA 730 SF
9	PLAN 5 2BD/2BA 800 SF
90	TOTAL
ROWHOMES (3-STORY)	
22	PLAN 1 3BD/2.5BA 1,415 SF
18	PLAN 2 2BD/2.5BA 1,495 SF
12	PLAN 3 3BD/3BA 1,795 SF
16	PLAN 4 3BD/3BA 1,875 SF
72	TOTAL
VILLAS (3-STORY)	
55	PLAN 1 2BD/2BA 1,104 SF
18	PLAN 2 3BD/2.5BA 1,405 SF
17	PLAN 3 3BD/3BA 1,646 SF
90	TOTAL

PARKING REQUIRED

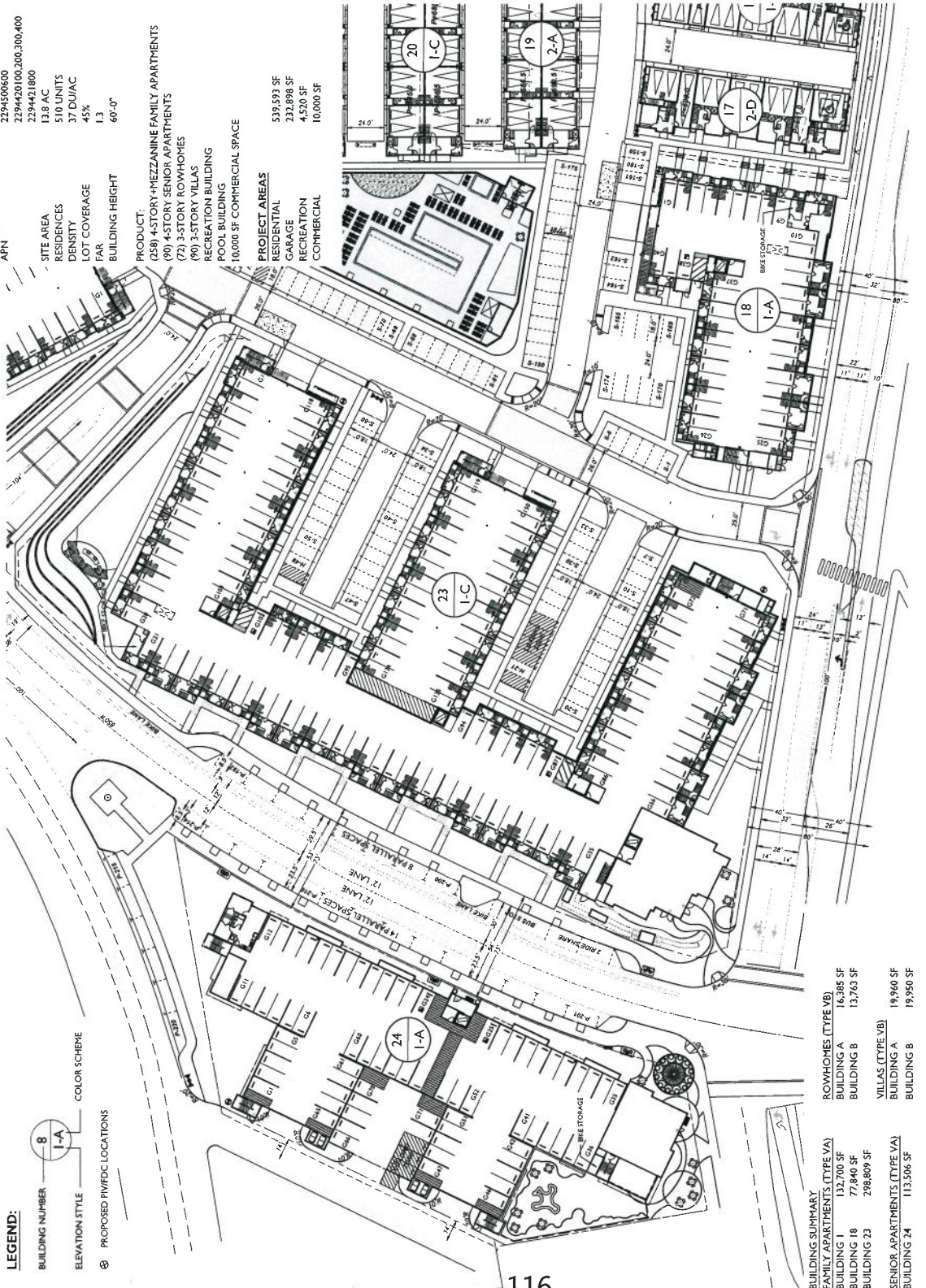
MULTI-DWELLING	
129 1BD X 1.5 =	193.5
173 2BD X 1.75 =	302.75
118 3BD X 2 =	236
420 X .25 =	105
SUBTOTAL	837.25 SPACES
SENIOR	
70 1BD X .75 =	52.5
20 2BD X 1.5 =	30
SUBTOTAL	82.5 SPACES
TOTAL REQUIRED	919.75 SPACES

PARKING PROVIDED

FAMILY APARTMENTS	
OPEN	149 SPACES
GARAGE	260 SPACES
SUBTOTAL	409 SPACES (1.6 SP/UD)
SENIOR APARTMENTS	
GARAGE	75 SPACES
SUBTOTAL	75 SPACES (85 SP/UD)
COMMERCIAL	
STREET	28 SPACES
ROWHOMES	18 SPACES
OPEN	144 SPACES
GARAGE	144 SPACES
SUBTOTAL	162 SPACES (2.25 SP/UD)
VILLAS	
OPEN	22 SPACES
GARAGE	180 SPACES
SUBTOTAL	202 SPACES (2.25 SP/UD)
TOTAL PARKING PROVIDED	217 SPACES
GARAGE	659 SPACES
LOADING	1 SPACE
RIDESHARE	2 SPACES
TOTAL	879 SPACES

OPEN SPACE PROVIDED

51000 X .3005F =	153,000 SF	PRIVATE	45,375 SF
		ACTIVE	31,209 SF
		PASSIVE	96,535 SF
		SLOPED	24,540 SF
		TOTAL	199,659 SF



BUILDING SUMMARY

FAMILY APARTMENTS (TYPE VA)	
BUILDING 1	132,700 SF
BUILDING 18	77,840 SF
BUILDING 23	298,609 SF
SENIOR APARTMENTS (TYPE VA)	
BUILDING 24	113,506 SF
ROWHOMES (TYPE VB)	
BUILDING A	16,385 SF
BUILDING B	13,763 SF
VILLAS (TYPE VB)	
BUILDING A	19,960 SF
BUILDING B	19,950 SF

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 30 60 90
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

CONCEPTUAL SITE PLAN



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

LEGEND:

- BUILDING NUMBER 8
- ELEVATION STYLE 1-A
- PROPOSED PW/FDC LOCATIONS
- COLOR SCHERIE

PROJECT SUMMARY

APN 2294500600
 2294500100, 200, 300, 400
 2294431800
 13.8 AC
 310 UNITS
 37 DU/JAC
 45%
 1.3
 40'-0"

PRODUCT:
 (258) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (90) 4-STORY SENIOR APARTMENTS
 (72) 3-STORY ROWHOMES
 (90) 3-STORY VILLAS
 RECREATION BUILDING
 POOL BUILDING
 10,000 SF COMMERCIAL SPACE

PROJECT AREAS
 RESIDENTIAL 539,593 SF
 GARAGE 232,898 SF
 RECREATION 4,520 SF
 COMMERCIAL 10,000 SF

BUILDING SUMMARY
 FAMILY APARTMENTS (TYPE VA)
 BUILDING 1 132,700 SF
 BUILDING 1B 77,840 SF
 BUILDING 23 296,809 SF
 SENIOR APARTMENTS (TYPE VA)
 BUILDING 24 113,508 SF

ROWHOMES (TYPE VB)
 BUILDING A 16,385 SF
 BUILDING B 13,763 SF

VILLAS (TYPE VB)
 BUILDING A 19,960 SF
 BUILDING B 19,950 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)		
129	PLAN 1 1BD/1BA	600 SF
96	PLAN 2 2BD/2BA	1,170 SF
33	PLAN 3 3BD/2BA	1,450 SF
258 TOTAL		
SENIOR APARTMENTS (4-STORY)		
26	PLAN 1 1BD/1BA	550 SF
29	PLAN 2 1BD/1BA	600 SF
15	PLAN 3 1BD/1BA	650 SF
11	PLAN 4 2BD/1BA	730 SF
9	PLAN 5 2BD/2BA	800 SF
90 TOTAL		
ROWHOMES (2-STORY)		
22	PLAN 1 3BD/2.5BA	1,415 SF
22	PLAN 2 3BD/2.5BA	1,495 SF
12	PLAN 3 3BD/3BA	1,795 SF
16	PLAN 4 3BD/3BA	1,875 SF
72 TOTAL		
VILLAS (3-STORY)		
55	PLAN 1 2BD/2BA	1,104 SF
18	PLAN 2 3BD/2.5BA	1,405 SF
17	PLAN 3 3BD/3BA	1,646 SF
90 TOTAL		

PARKING REQUIRED

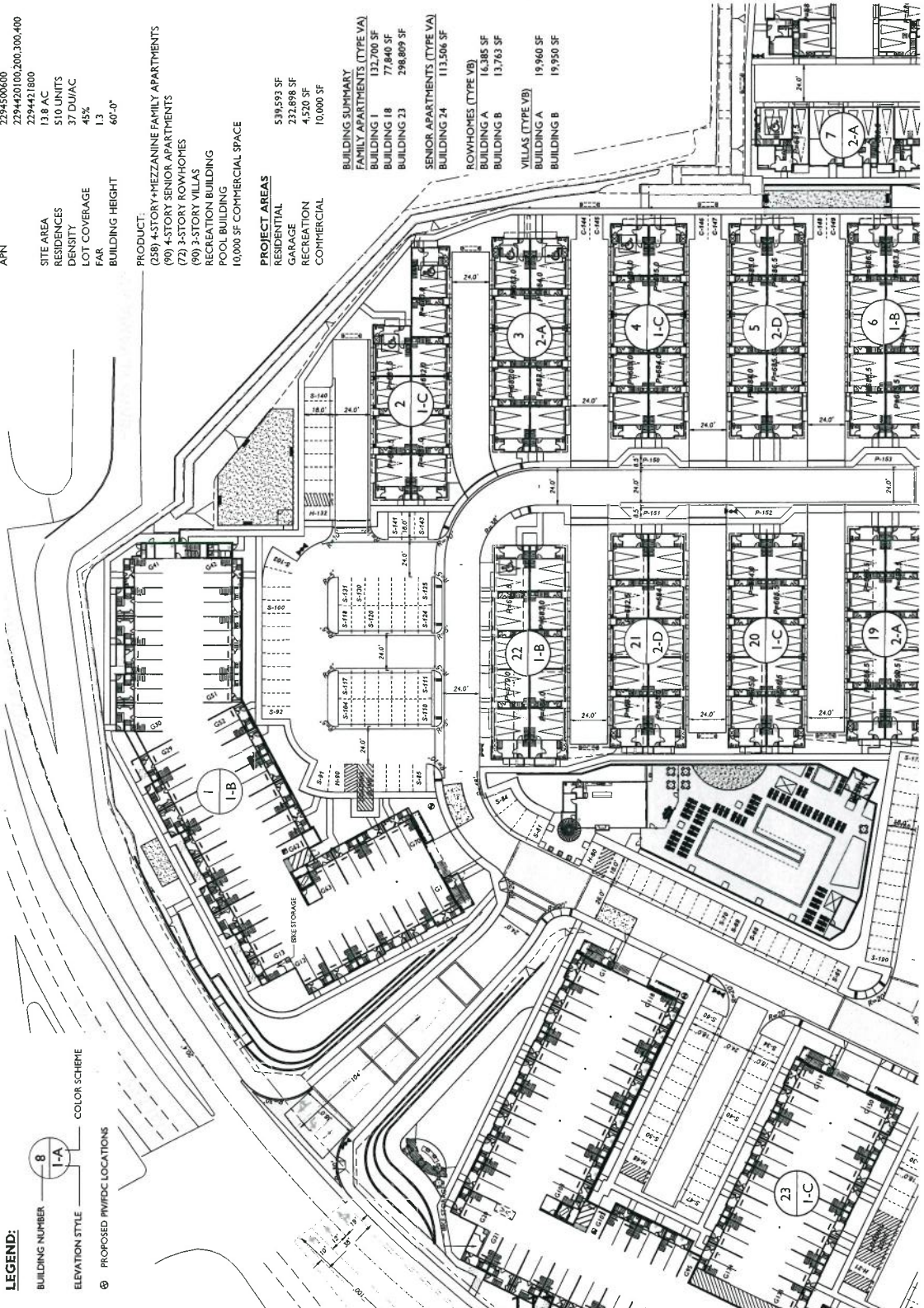
MULTI-DWELLING		193.5
129	1BD X 1.5 =	302.75
118	3BD X 2 =	236
420	X 25 =	105
SUBTOTAL		837.25 SPACES
SENIOR		52.5
70	1BD X 75 =	30
20	2BD X 1.5 =	30
SUBTOTAL		85.5 SPACES
TOTAL REQUIRED		919.75 SPACES

PARKING PROVIDED

FAMILY APARTMENTS		449 SPACES
GARAGE		260 SPACES
SUBTOTAL		409 SPACES (1.6 SP/UDU)
SENIOR APARTMENTS		75 SPACES
GARAGE		75 SPACES (85 SP/UDU)
SUBTOTAL		150 SPACES
COMMERCIAL		28 SPACES
STREET		18 SPACES
ROWHOMES		144 SPACES
GARAGE		163 SPACES (2.25 SP/UDU)
SUBTOTAL		223 SPACES
VILLAS		22 SPACES
OPEN		180 SPACES
GARAGE		202 SPACES (2.25 SP/UDU)
SUBTOTAL		217 SPACES
TOTAL PARKING PROVIDED		659 SPACES
GARAGE		1 SPACE
LOADING		2 SPACES
RIDESHARE		879 SPACES
TOTAL		879 SPACES

OPEN SPACE PROVIDED

51000 X 300SF =	153,000 SF	PRIVATE	45,375 SF
		ACTIVE	33,209 SF
		PASSIVE	96,535 SF
		SLOPED	24,540 SF
TOTAL			199,659 SF



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 30 60 90
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN

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



PROJECT SUMMARY

APN 2294500600
 2294420100,200,300,400
 2294421800
 13.8 AC
 518 UNITS
 37 DU/AC
 45%
 60'-0"

PRODUCT:
 (238) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (90) 4-STORY SENIOR APARTMENTS
 (72) 3-STORY ROWHOMES
 (90) 3-STORY VILLAS
 RECREATION BUILDING
 POOL BUILDING
 10,000 SF COMMERCIAL SPACE

PROJECT AREAS
 RESIDENTIAL 539,593 SF
 GARAGE 232,898 SF
 RECREATION 4,520 SF
 COMMERCIAL 10,000 SF

PRODUCT MIX

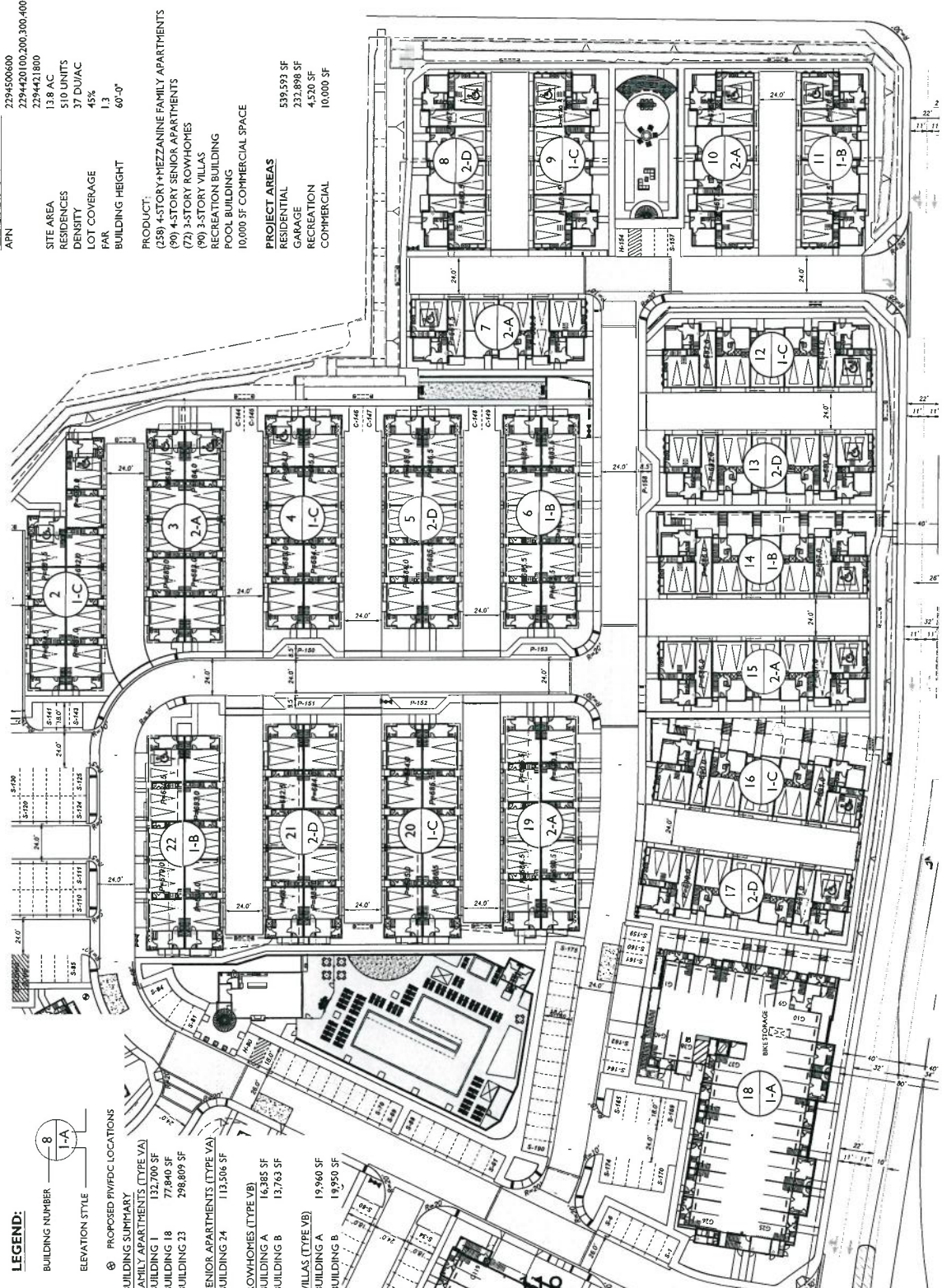
FAMILY APARTMENTS (4-STORY + MEZZ)	
129	PLAN 1 1BD/1BA 600 SF
96	PLAN 2 2BD/2BA 1170 SF
33	PLAN 3 3BD/2BA 1450 SF
358	TOTAL
SENIOR APARTMENTS (4-STORY)	
26	PLAN 1 1BD/1BA 550 SF
29	PLAN 2 1BD/1BA 600 SF
15	PLAN 3 1BD/1BA 650 SF
11	PLAN 4 2BD/1BA 730 SF
9	PLAN 5 2BD/2BA 800 SF
90	TOTAL
ROWHOMES (3-STORY)	
22	PLAN 1 3BD/2.5BA 1,415 SF
22	PLAN 2 2BD/2.5 BA 1,495 SF
12	PLAN 3 3BD/3BA 1,795 SF
16	PLAN 4 3BD/3BA 1,875 SF
72	TOTAL
VILLAS (3-STORY)	
55	PLAN 1 2BD/2BA 1,104 SF
18	PLAN 2 3BD/2.5BA 1,405 SF
17	PLAN 3 3BD/3BA 1,646 SF
90	TOTAL

PARKING REQUIRED

MULTI-DWELLING	
129 1BD X 1.5 =	193.5
173 2BD X 1.75 =	302.75
118 3BD X 2 =	236
420 X .25 =	105
SUBTOTAL	837.25 SPACES
SENIOR	
70 1BD X .75 =	52.5
20 2BD X 1.5 =	30
SUBTOTAL	82.5 SPACES
TOTAL REQUIRED	919.75 SPACES

PARKING PROVIDED

FAMILY APARTMENTS	
OPEN	149 SPACES
GARAGE	260 SPACES
SUBTOTAL	409 SPACES (1.6 SP/UD)
SENIOR APARTMENTS	
GARAGE	75 SPACES
SUBTOTAL	75 SPACES (85 SP/UD)
COMMERCIAL	
STREET	28 SPACES
ROWHOMES	
OPEN	18 SPACES
GARAGE	144 SPACES
SUBTOTAL	162 SPACES (2.25 SP/UD)
VILLAS	
OPEN	22 SPACES
GARAGE	180 SPACES
SUBTOTAL	202 SPACES (2.25 SP/UD)
TOTAL PARKING PROVIDED	
OPEN	217 SPACES
GARAGE	659 SPACES
LOADING	1 SPACE
RIDESHARE	2 SPACES
TOTAL	879 SPACES
OPEN SPACE PROVIDED	
5100D X 300SF=	153,000 SF PRIVATE
	45,375 SF ACTIVE
	33,209 SF PASSEIVE
	96,535 SF SLOPED
	24,540 SF TOTAL
	199,659 SF



LEGEND:
 BUILDING NUMBER
 ELEVATION STYLE



PROPOSED PVI/FDC LOCATIONS
 FAMILY APARTMENTS (TYPE VA)
 BUILDING 1 132,700 SF
 BUILDING 18 77,840 SF
 BUILDING 23 298,809 SF
 SENIOR APARTMENTS (TYPE VA)
 BUILDING 24 113,306 SF
 ROWHOMES (TYPE VB)
 BUILDING A 16,385 SF
 BUILDING B 13,763 SF
 VILLAS (TYPE VE)
 BUILDING A 19,960 SF
 BUILDING B 18,950 SF

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

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE 0 30 60 90
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

CONCEPTUAL SITE PLAN
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198 summarch.com



SHEET INDEX

- A-1 APARTMENTS - UNIT PLANS
- A-2 APARTMENTS - BLDG 18 COMPOSITE
- A-3 APARTMENTS - BLDG 18 ELEVATIONS/PERSPECTIVES
- A-4 APARTMENTS - BLDG 1 COMPOSITE
- A-5 APARTMENTS - BLDG 1 ELEVATIONS/PERSPECTIVES
- A-6 APARTMENTS - BLDG 23 COMPOSITE
- A-7 APARTMENTS - BLDG 23 ELEVATIONS/PERSPECTIVES
- A-8 APARTMENTS - ICON TOWER

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

PALOMAR HEIGHTS

△ MAY 07, 2020

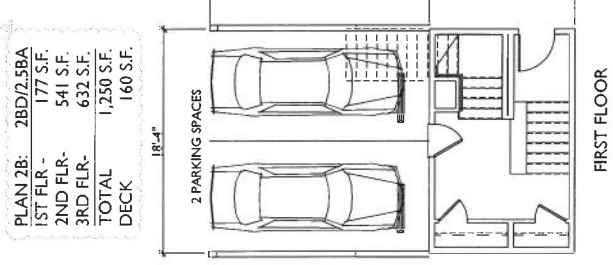
SCALE: 

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

APARTMENTS - COVER SHEET

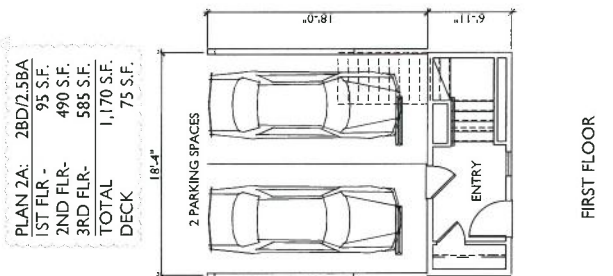
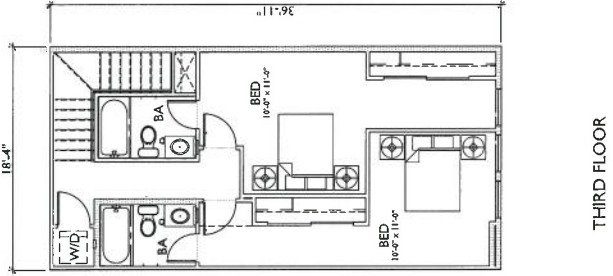
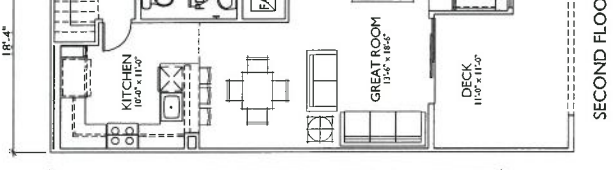


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



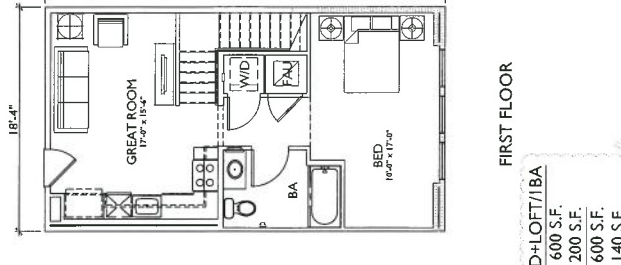
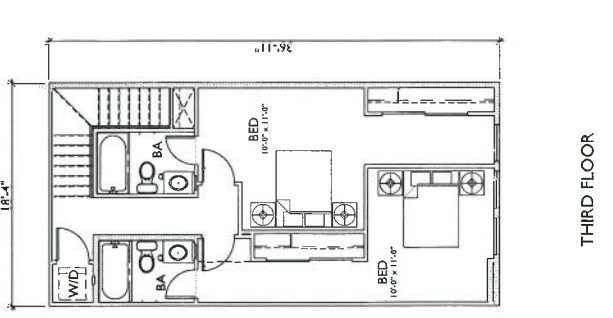
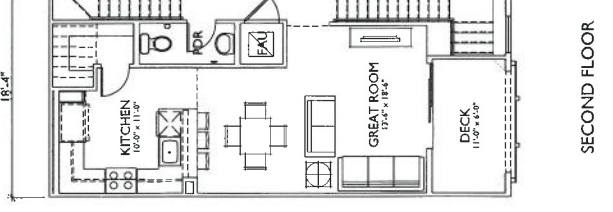
PLAN 2B: 2BD/2.5BA

1ST FLR -	177 S.F.
2ND FLR -	541 S.F.
3RD FLR -	632 S.F.
TOTAL	1,250 S.F.
DECK	160 S.F.



PLAN 2A: 2BD/2.5BA

1ST FLR -	95 S.F.
2ND FLR -	490 S.F.
3RD FLR -	585 S.F.
TOTAL	1,170 S.F.
DECK	75 S.F.



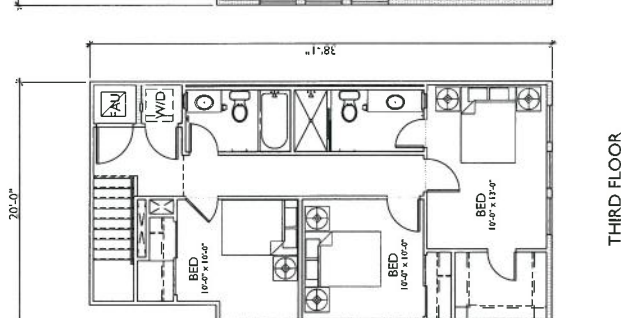
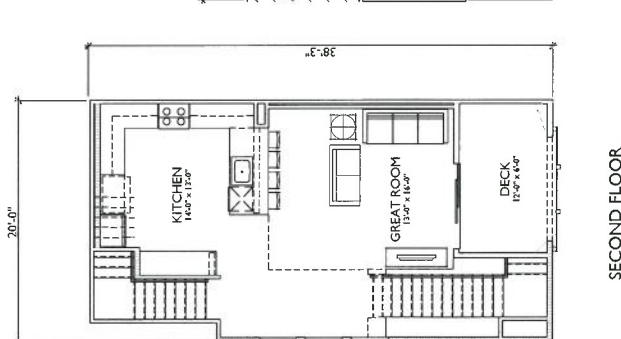
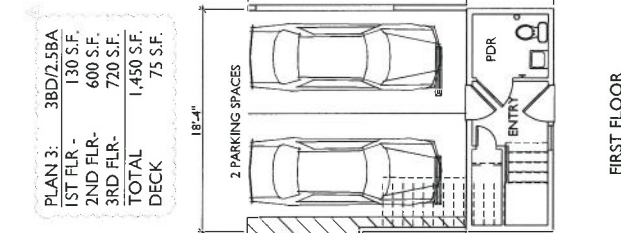
PLAN 1: 1BD+LOFT/1BA

1ST FLR -	600 S.F.
MEZZ -	200 S.F.
TOTAL	600 S.F.
DECK	140 S.F.



PLAN 3: 3BD/2.5BA

1ST FLR -	130 S.F.
2ND FLR -	600 S.F.
3RD FLR -	720 S.F.
TOTAL	1,450 S.F.
DECK	75 S.F.



APARTMENTS - UNIT PLANS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonnell, CA 92003
760.724.1198

PALOMAR HEIGHTS

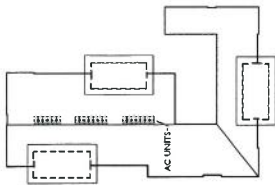
Δ MAY 07, 2020

SCALE: 0 4 8 12

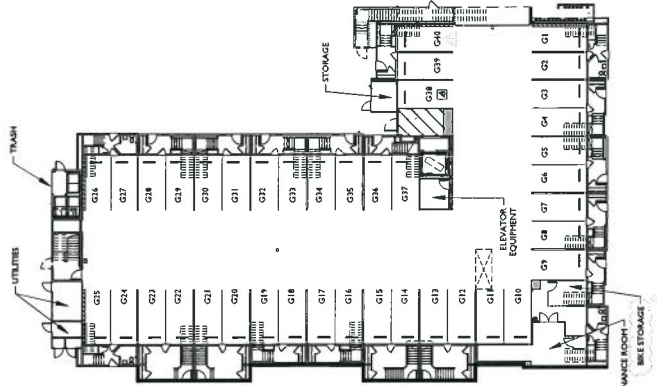
SUB 18-0011 / ENV 18-0009 / PHC 18-0049

ESCONDIDO, CA

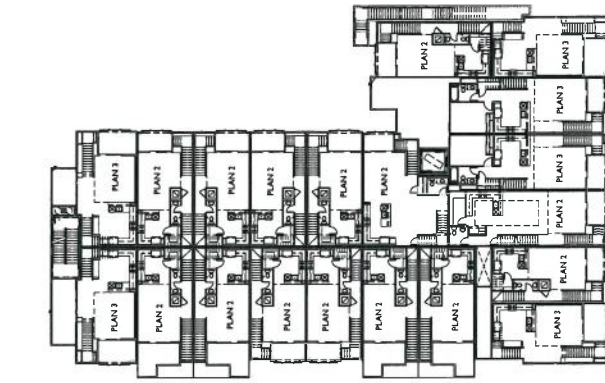
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511



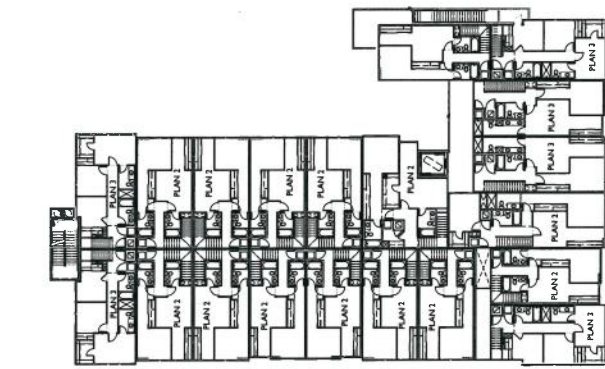
ROOF PLAN



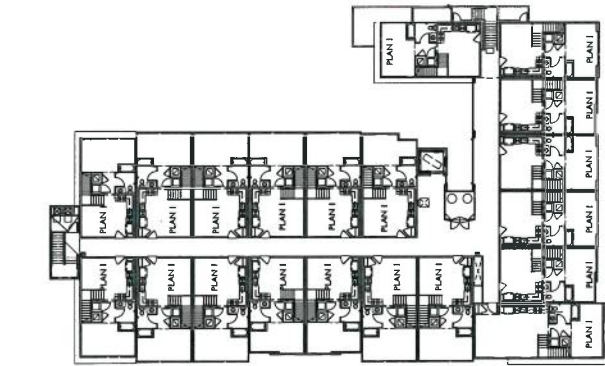
FIRST FLOOR



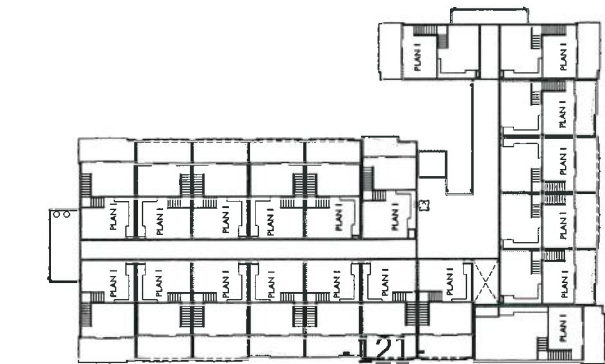
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



MEZZANINE



LOCATION MAP

FAMILY APARTMENTS (ASTORY + MEZZ)	
20	PLAN 1 1BD/1BA 600 SF
14	PLAN 2 2BD/2BA 1100 SF
6	PLAN 3 3BD/3BA 1400 SF
40 TOTAL	

APARTMENTS - BLDG 18 COMPOSITE

PALOMAR HEIGHTS

ESCONDIDO, CA



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

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

SCALE: 0 16 32 48
MAY 07, 2020

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

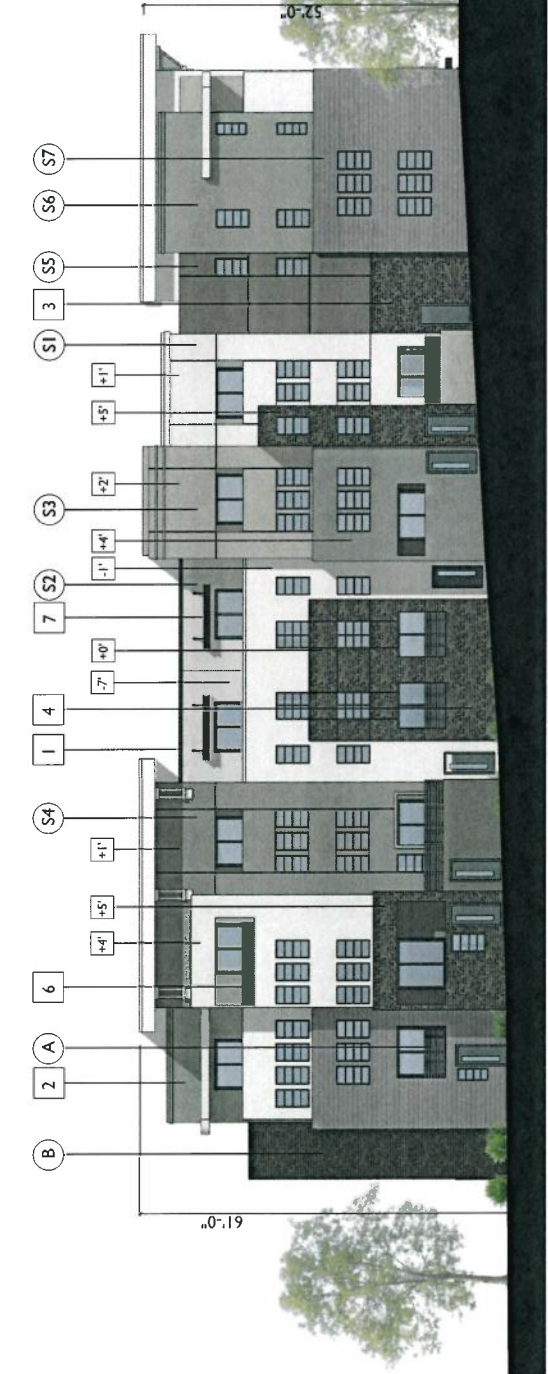
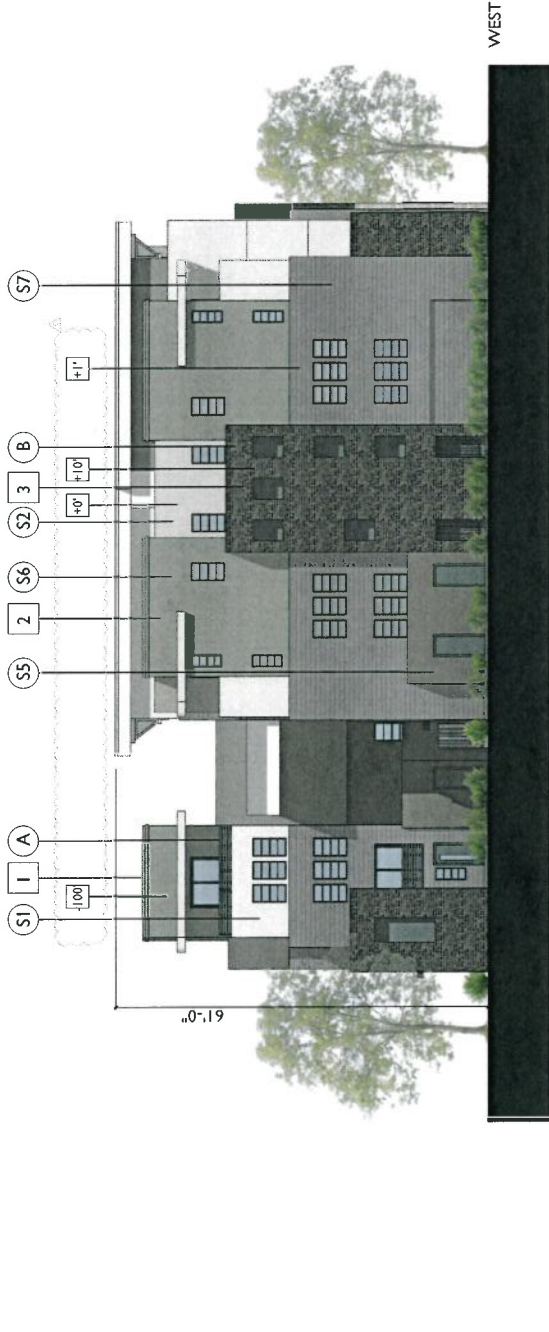
**COLOR APPLICATION
SCHEME A**

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - ROSE GRAY SW 7015
- (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

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



LOCATION MAP

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

PALOMAR HEIGHTS

Δ MAY 07, 2020
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 18 ELEVATIONS
 5256 S. Mission Road, Ste 404
 Bonnell, CA 92003
 760.724.1198
SUMMA
 ARCHITECTURE
A-3.1

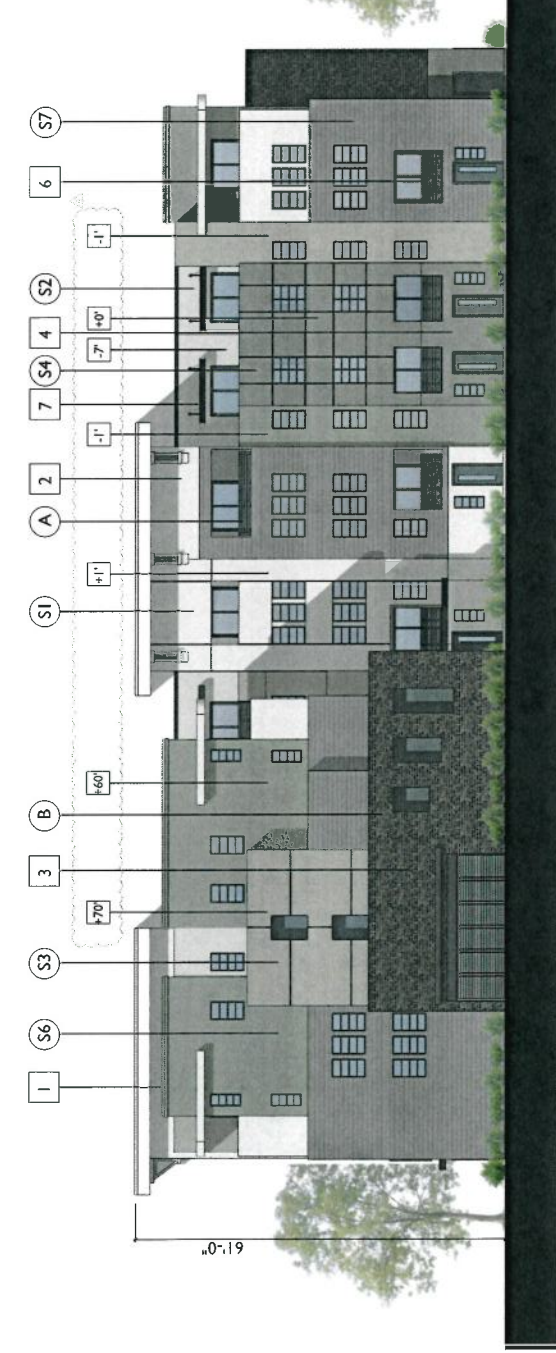
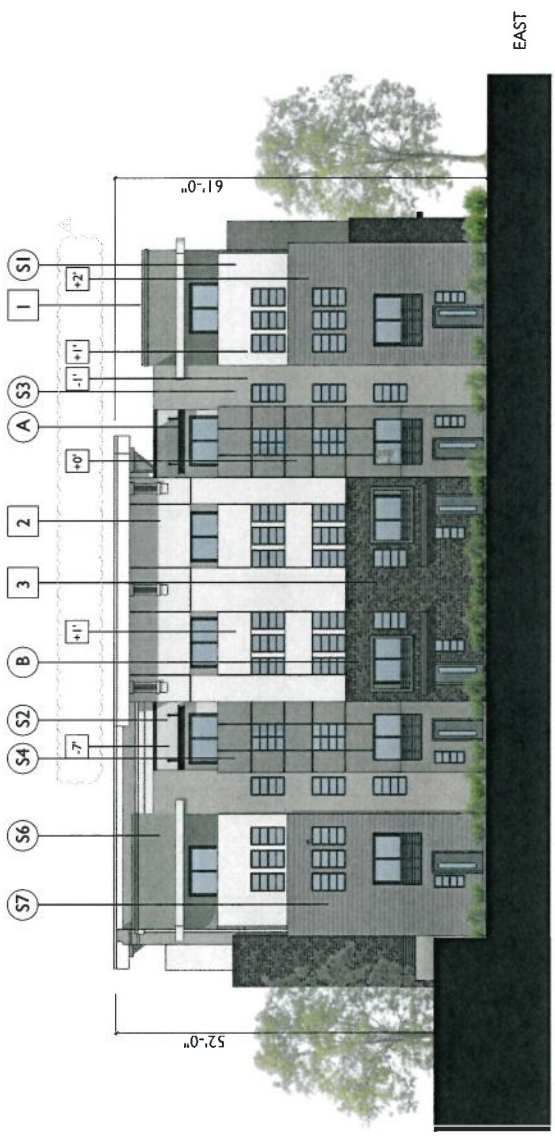
**COLOR APPLICATION
SCHEME A**

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

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



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

PALOMAR HEIGHTS
 Δ MAY 07, 2020
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

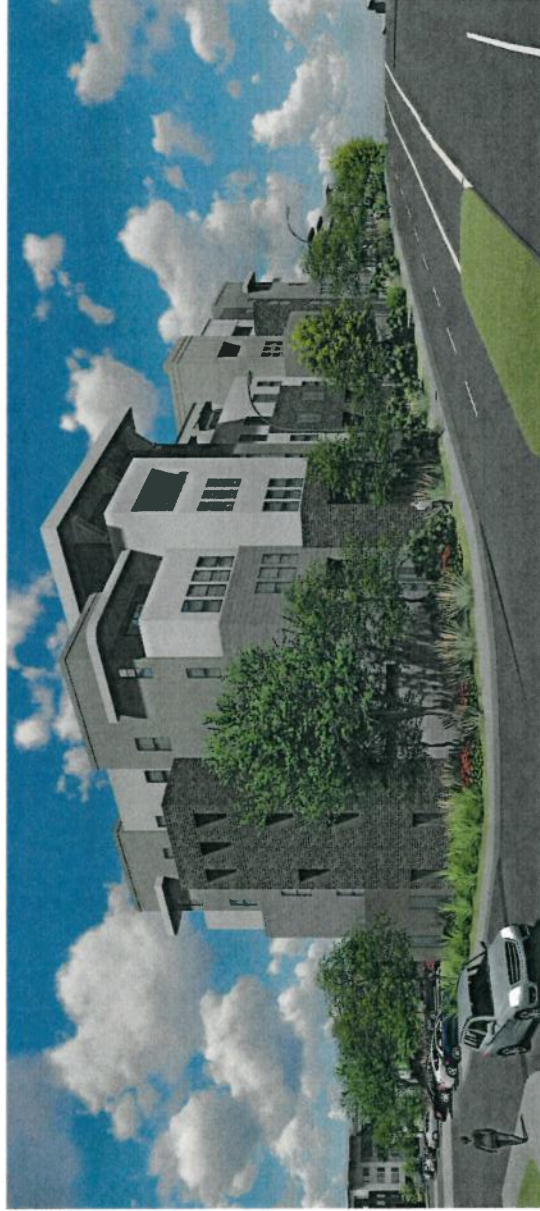
APARTMENTS - BLDG 18 ELEVATIONS
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



A-3.2



SOUTHEAST



SOUTHWEST

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

PALOMAR HEIGHTS

MAY 07, 2020
 NTS
 SCALE: 
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

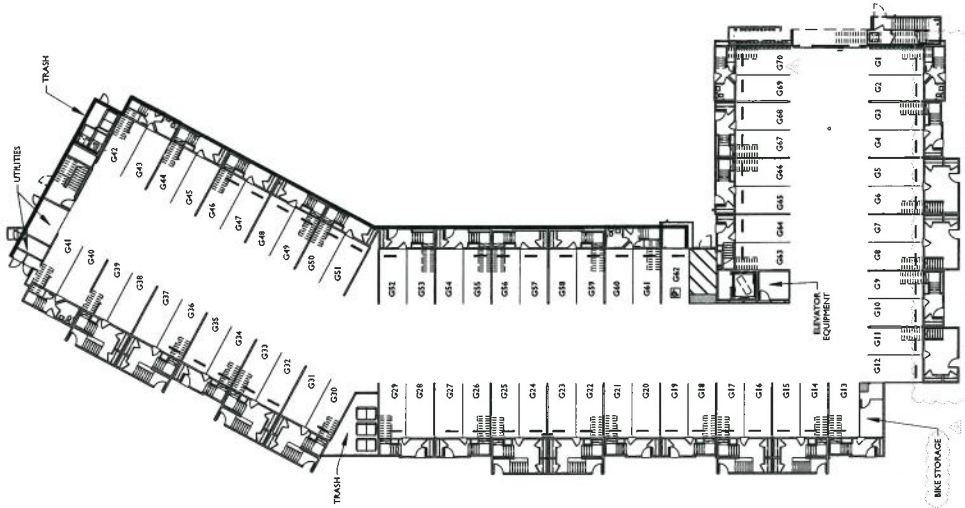
APARTMENTS - BLDG 18 PERSPECTIVES



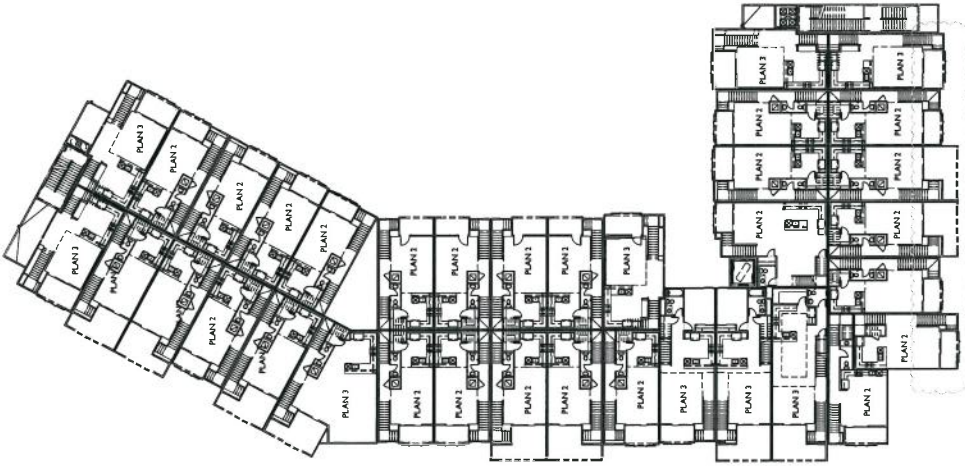
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

A-3.3





FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)	
35	PLAN 1 1BD/1BA 600 SF
26	PLAN 2 2BD/2BA 1270 SF
9	PLAN 3 3BD/2BA 1450 SF
70 TOTAL	



LOCATION MAP

APARTMENTS - BLDG I COMPOSITE

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

A-4.1

PALOMAR HEIGHTS

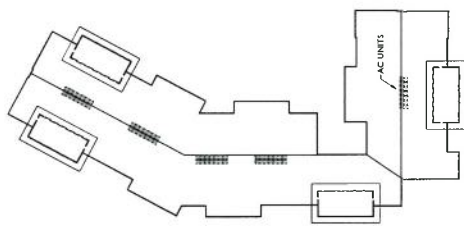
Δ MAY 07, 2020

SCALE: 0 16 32 48

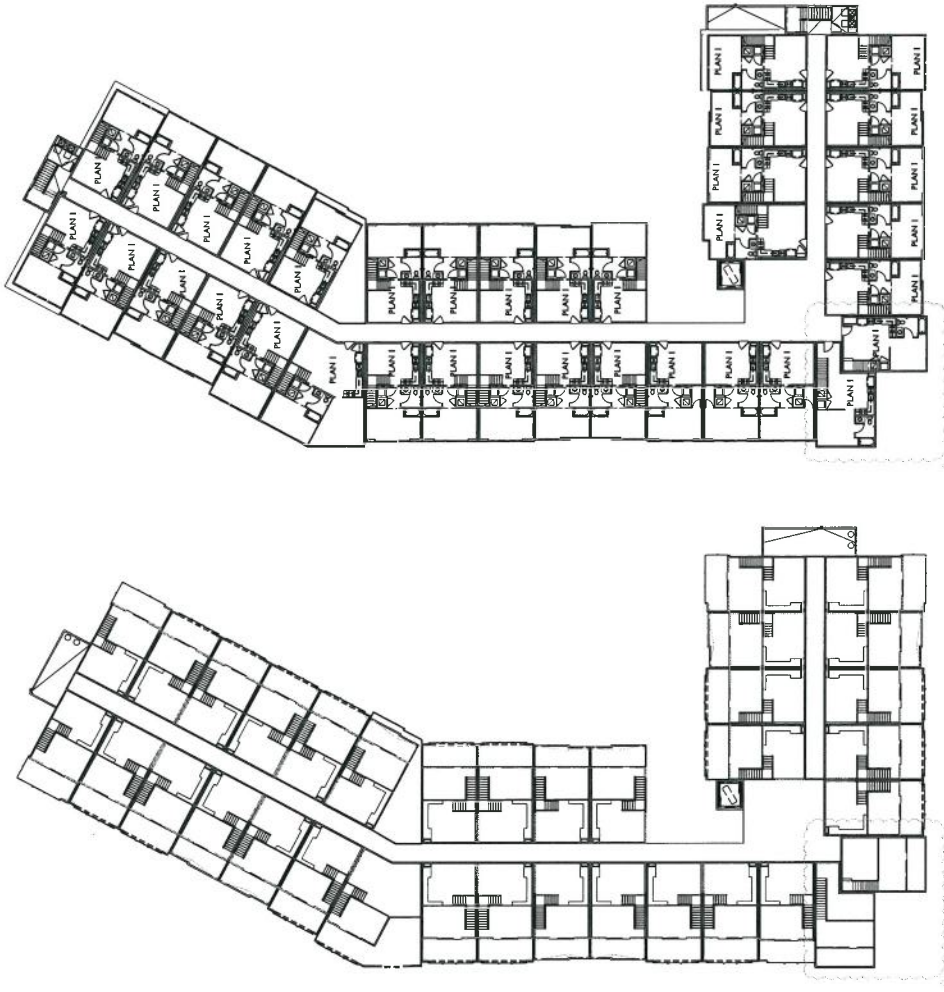
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ESCONDIDO, CA

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



ROOF PLAN



MEZZANINE LEVEL

FOURTH FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)	
35	PLAN 1 1BD/1BA 600 SF
26	PLAN 2 2BD/2BA 1170 SF
9	PLAN 3 3BD/2BA 1450 SF
	70 TOTAL



LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020
 SCALE: 0 16 32 48
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG I COMPOSITE

5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198
SUMMA
 ARCHITECTURE

A-4.2

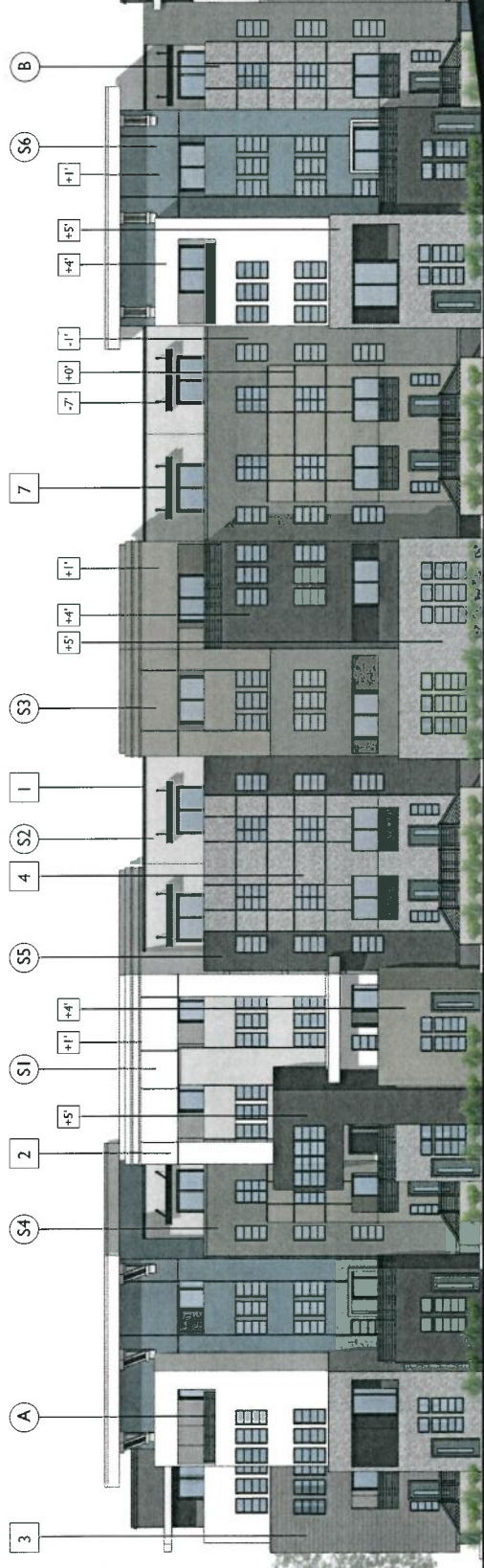
COLOR APPLICATION

SCHEME B
REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

MATERIAL SCHEDULE

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



APARTMENTS - BLDG I ELEVATIONS

PALOMAR HEIGHTS

ESCONDIDO, CA

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

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

SUMMA
ARCHITECTURE

SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049
MAY 07, 2020



NORTH



WEST



LOCATION MAP

PALOMAR HEIGHTS **APARTMENTS - BLDG I PERSPECTIVES**

ESCONDIDO, CA

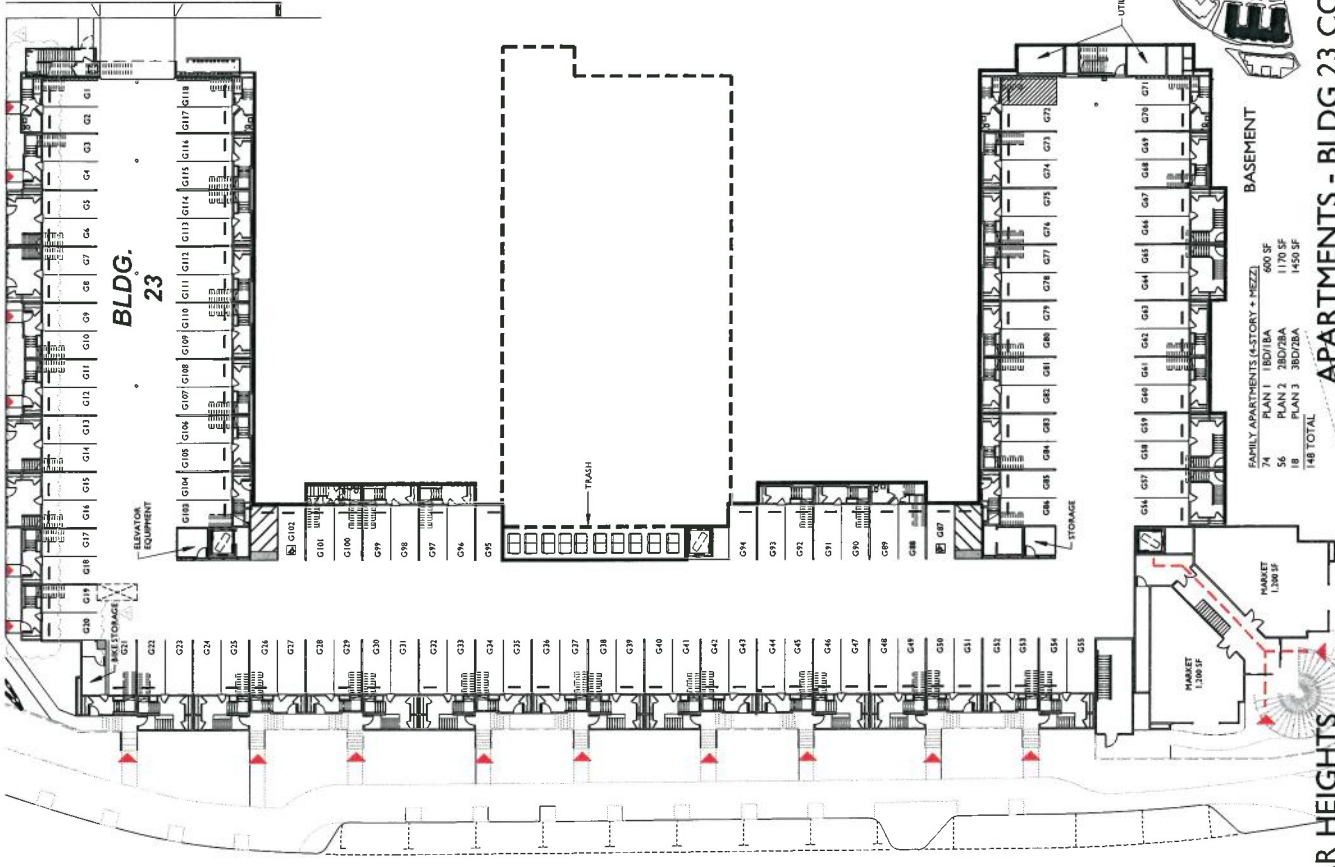
INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

▲ MAY 07, 2020
 NTS
 SCALE: 1/8" = 1'-0"
 SUB 18-0011 / ENV 18-0009 / PH-G 18-0049

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

SUMMA
 ARCHITECTURE

A-5.3



PALOMAR HEIGHTS

ESCONDIDO, CA

INTEGRAL COMMUNITIES

2235 Encinitas Blvd., Suite 216

Encinitas, CA 92024

(760) 944-7511

MAY 07, 2020

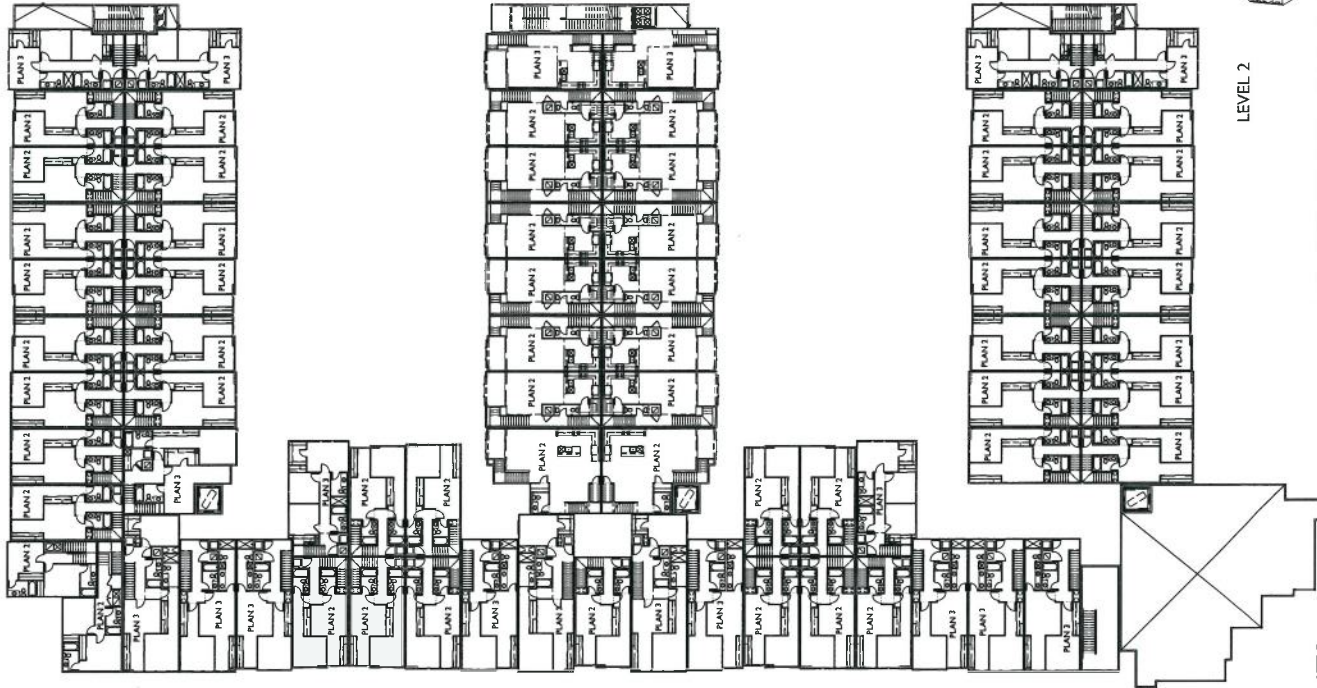
SCALE: 0 16 32 48

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

SUMMA
ARCHITECTURE

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

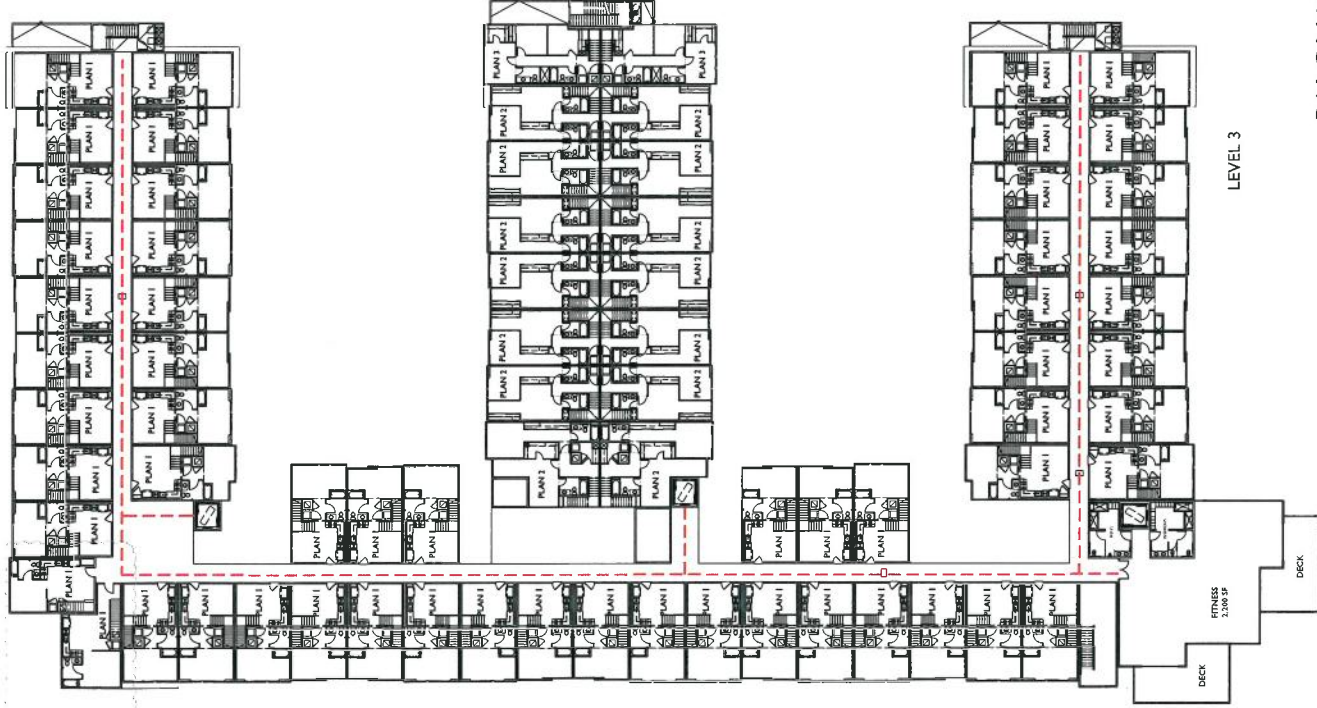
A-6.1



LEVEL 2



LOCATION MAP



LEVEL 3

PALOMAR HEIGHTS

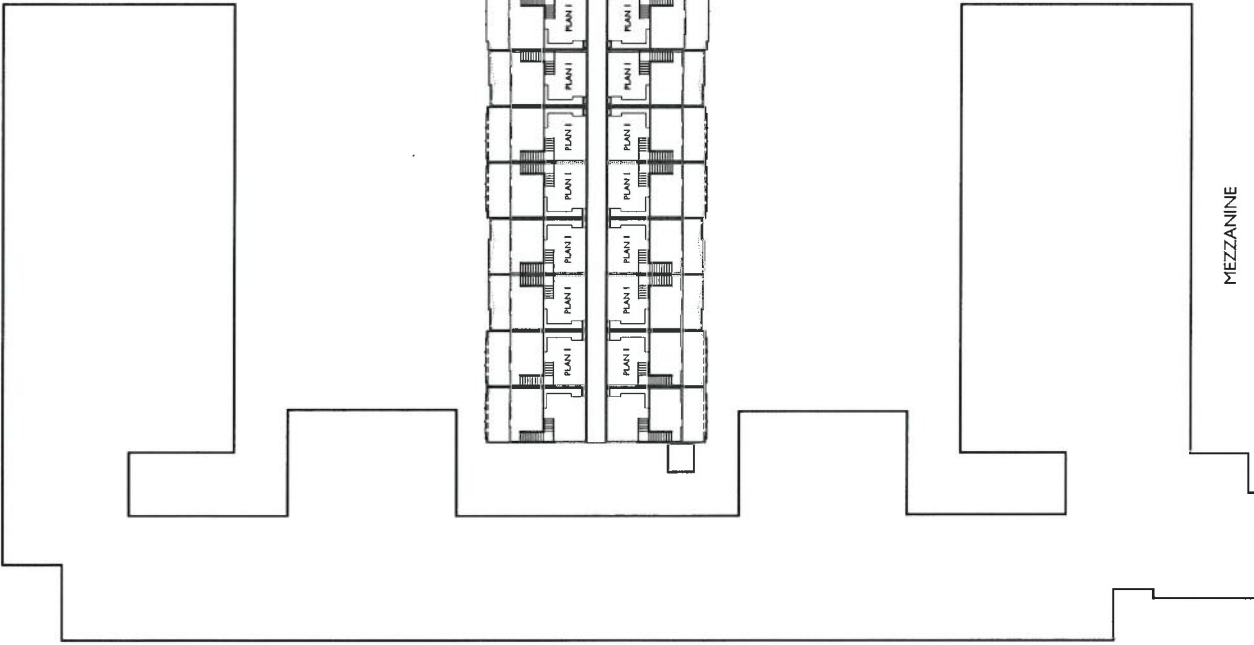
APARTMENTS - BLDG 23 COMPOSITE

SUMMA
ARCHITECTURE

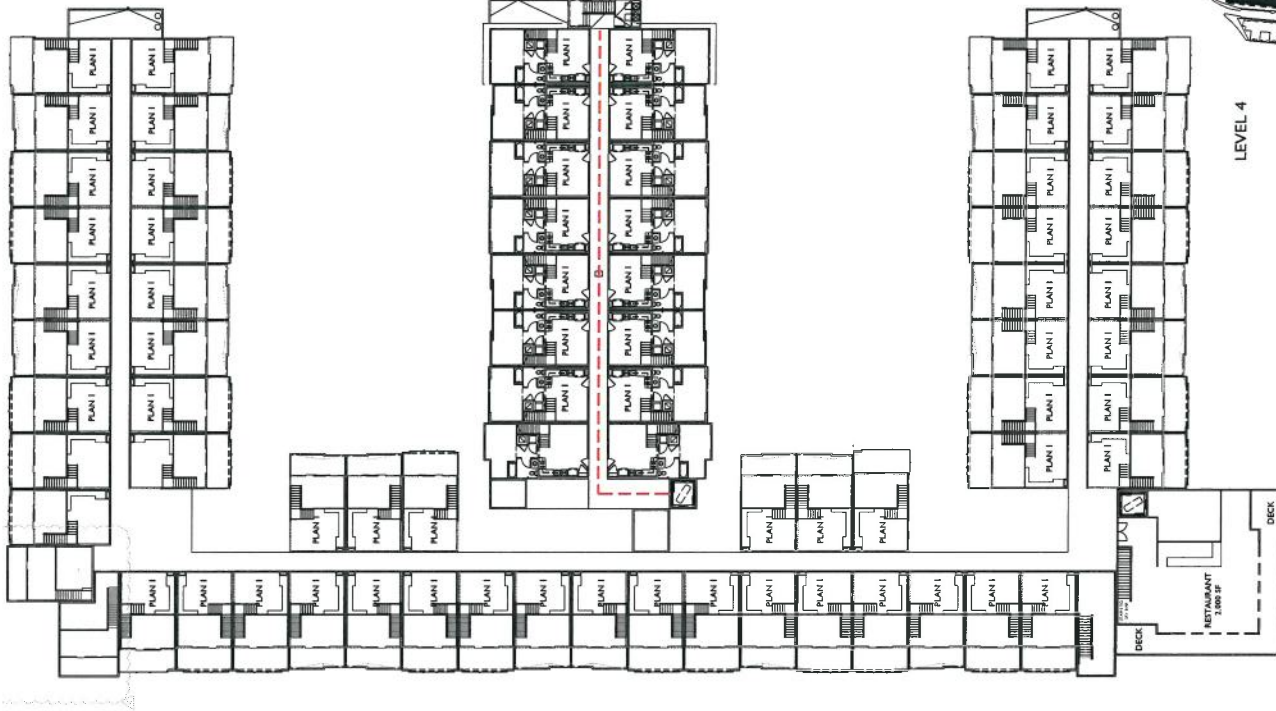
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

SCALE: 0 16 32 48
MAY 07, 2020
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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



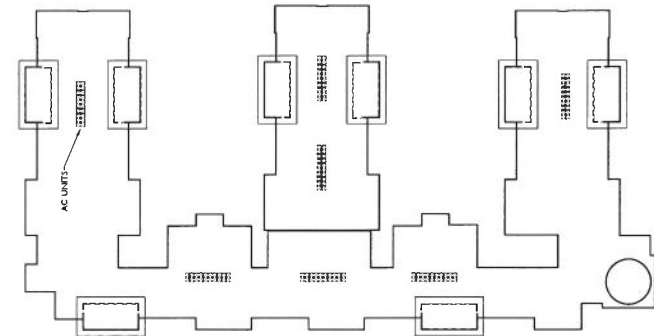
MEZZANINE



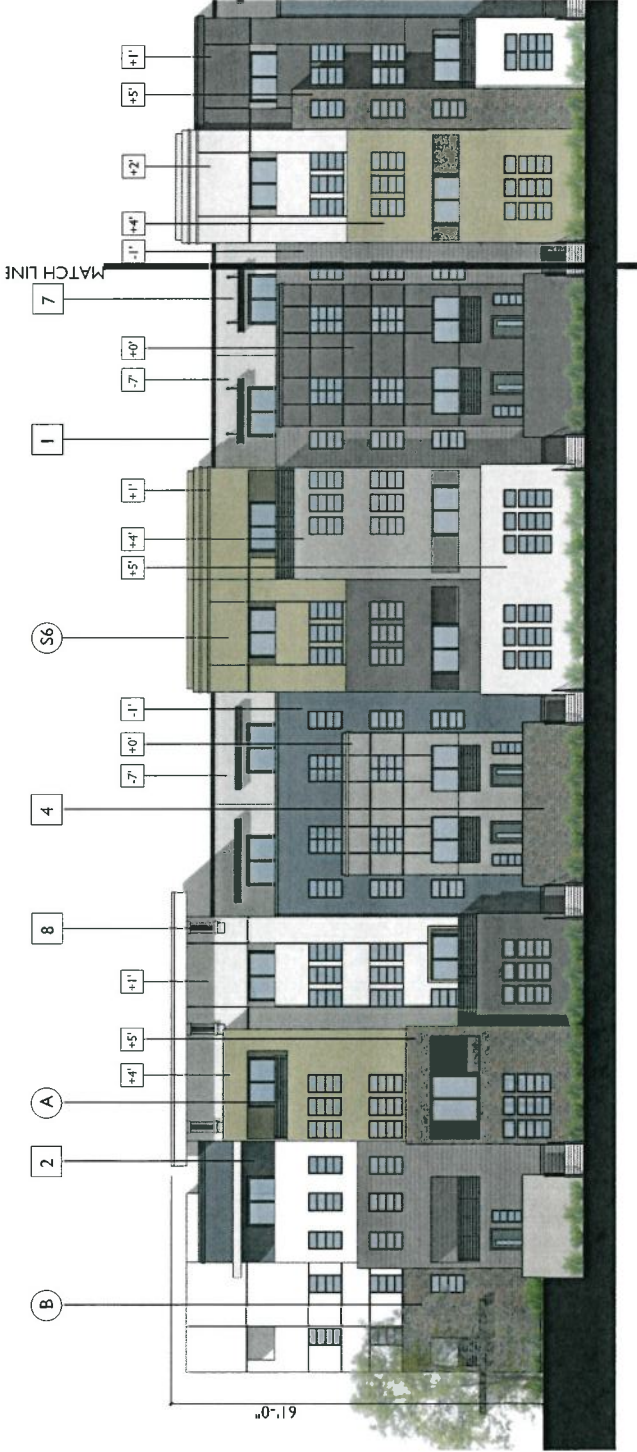
LEVEL 4



LOCATION MAP



ROOF PLAN



COLOR APPLICATION SCHEME C
 REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - GRAY MATTERS SW 7066
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (S5) STUCCO 5 - GRANITE PEAK SW 6250
- (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

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



APARTMENTS - BLDG 23 ELEVATIONS
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



PALOMAR HEIGHTS

ESCONDIDO, CA

SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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

COLOR APPLICATION SCHEME C
REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - GRAY MATTERS SW 7066
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (S5) STUCCO 5 - GRANITE PEAK SW 6250
- (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

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

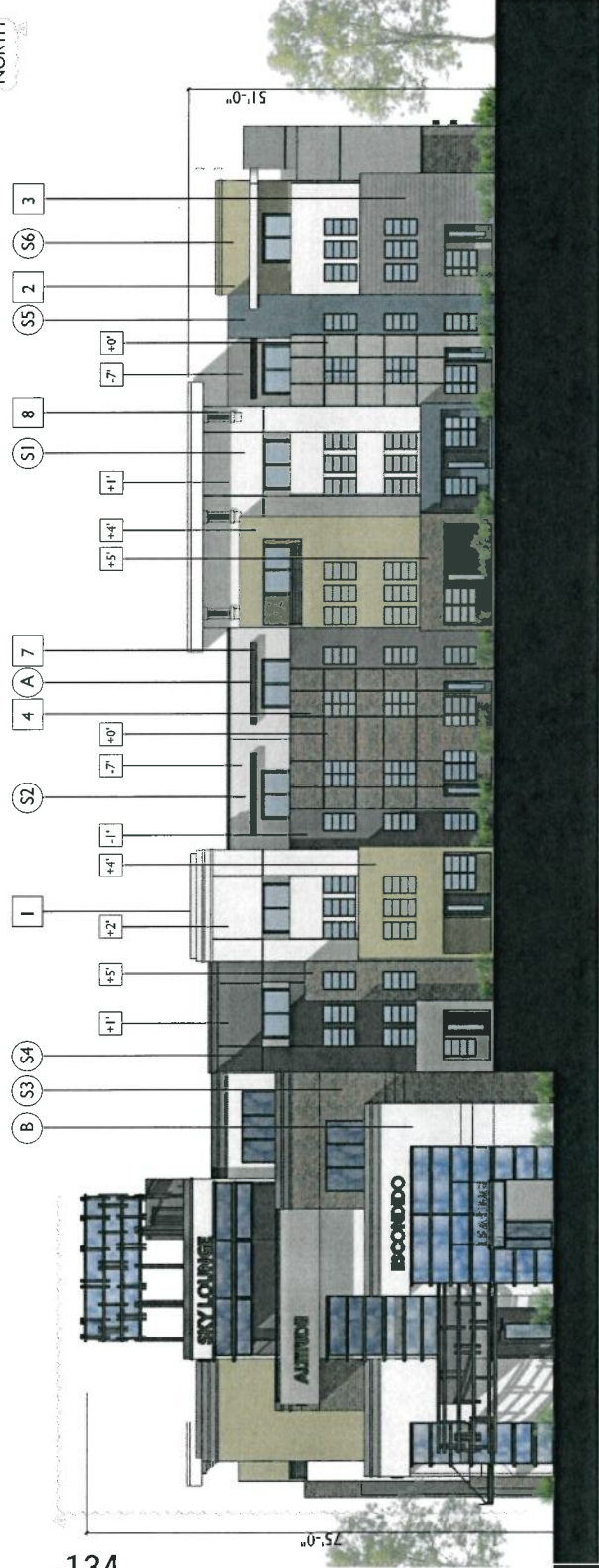


APARTMENTS - BLDG 23 ELEVATIONS

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.774.1198



A-7.2



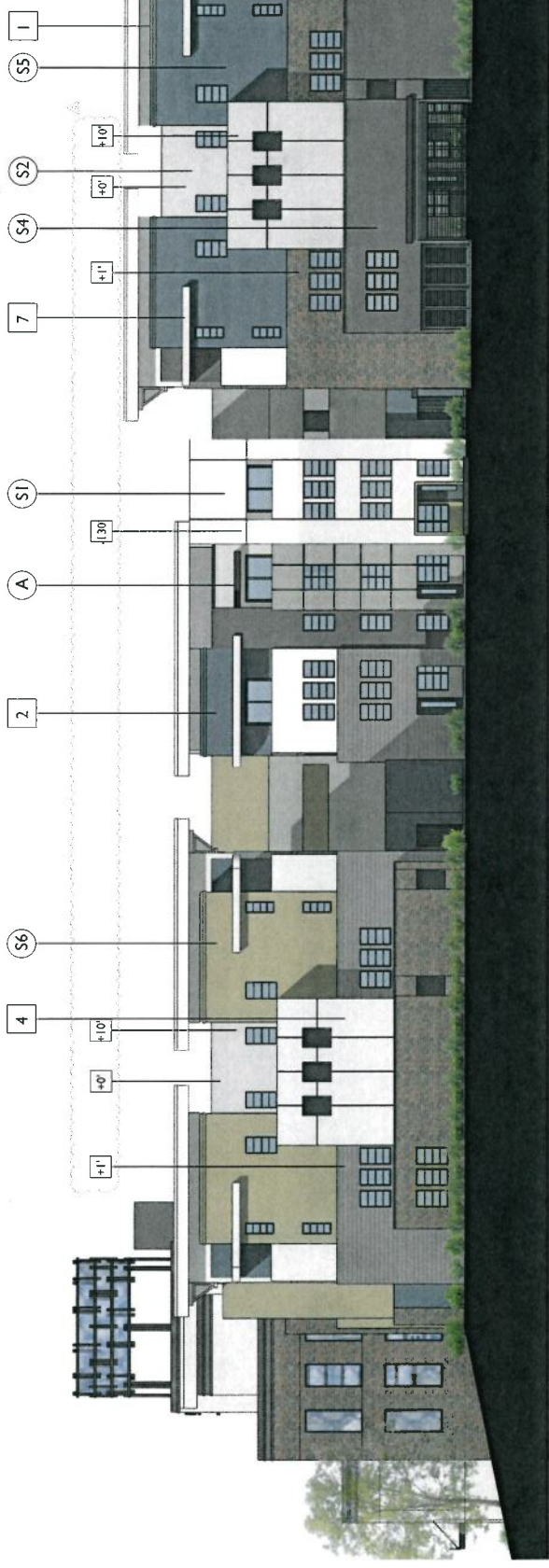
PALOMAR HEIGHTS

Δ MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

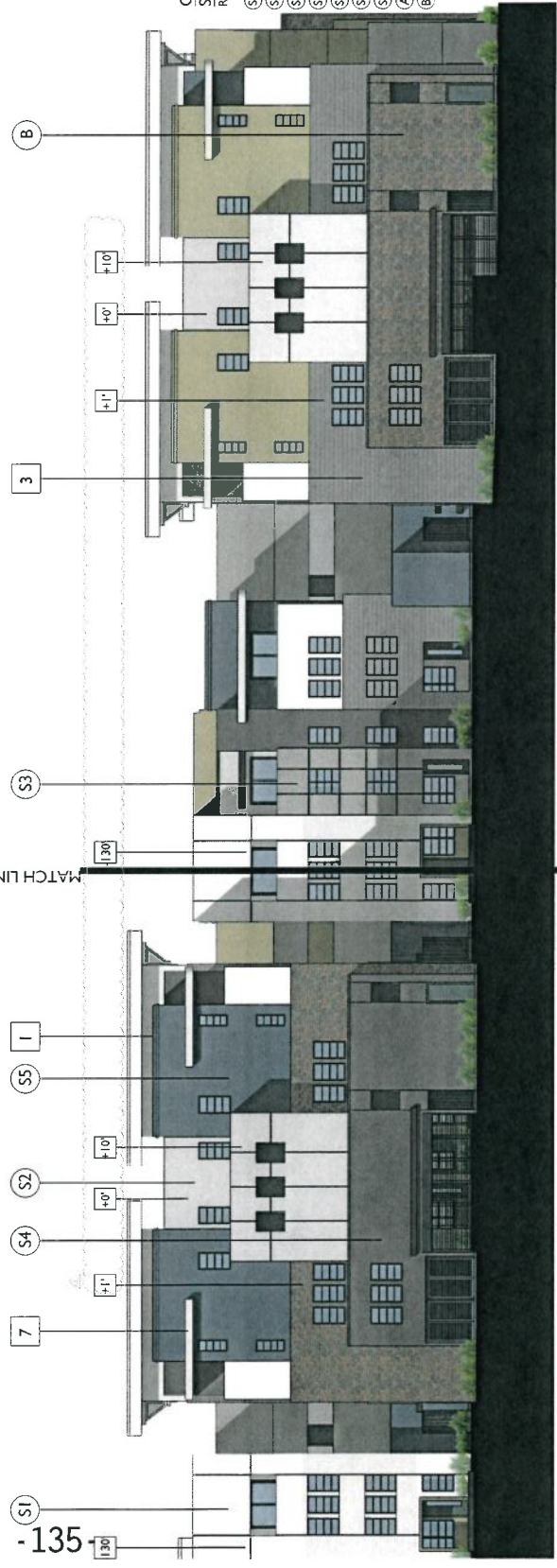
ESCONDIDO, CA

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

MATCH LINE



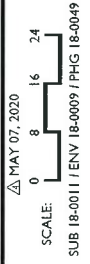
MATCH LINE



EAST

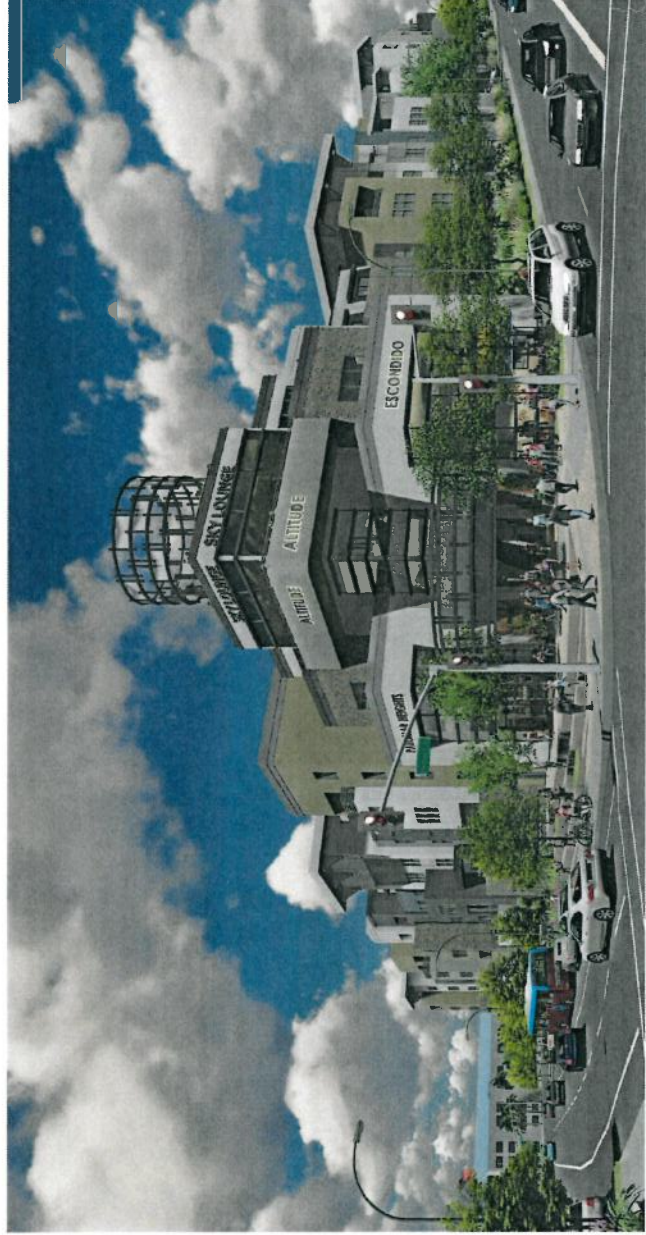
- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - HORIZONTAL SIDING
 - 4 WALL - BRICK VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 METAL RAILING
 - 7 DECORATIVE AWNING
 - 8 DECORATIVE CORBEL

- COLOR APPLICATION**
REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - REPOSE GRAY SW 7015
 - (S3) STUCCO 3 - GRAY MATTERS SW 7066
 - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
 - (S5) STUCCO 5 - GRANITE PEAK SW 6250
 - (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
 - (7) SIDING - DORIAN GRAY SW 7017
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE





VALLEY BLVD



SOUTHEAST



LOCATION MAP

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

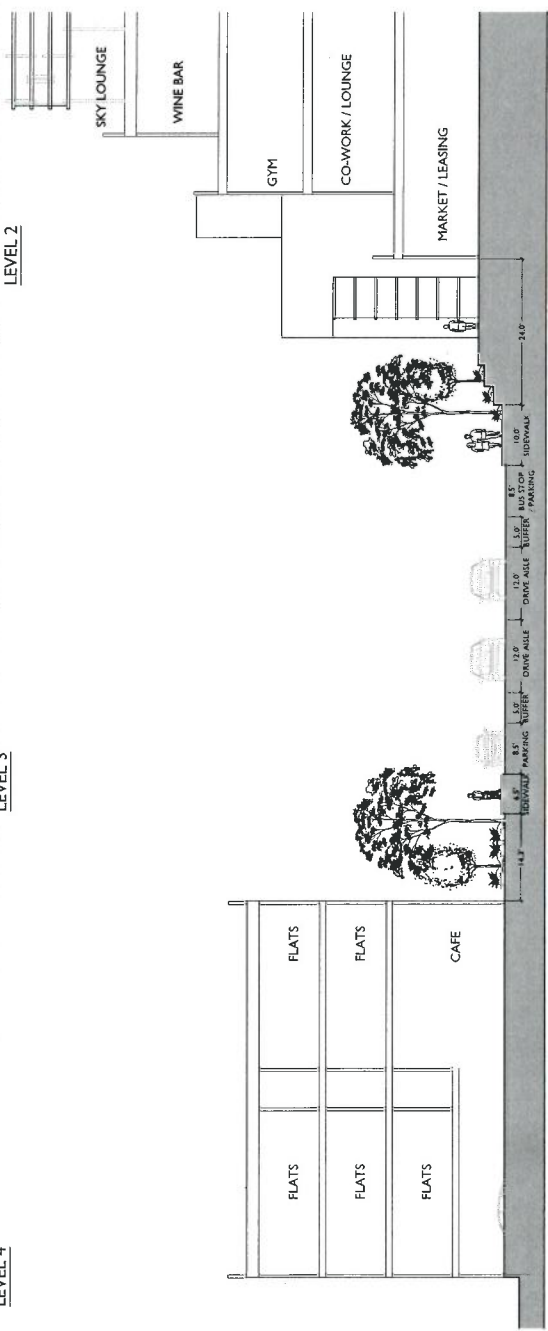
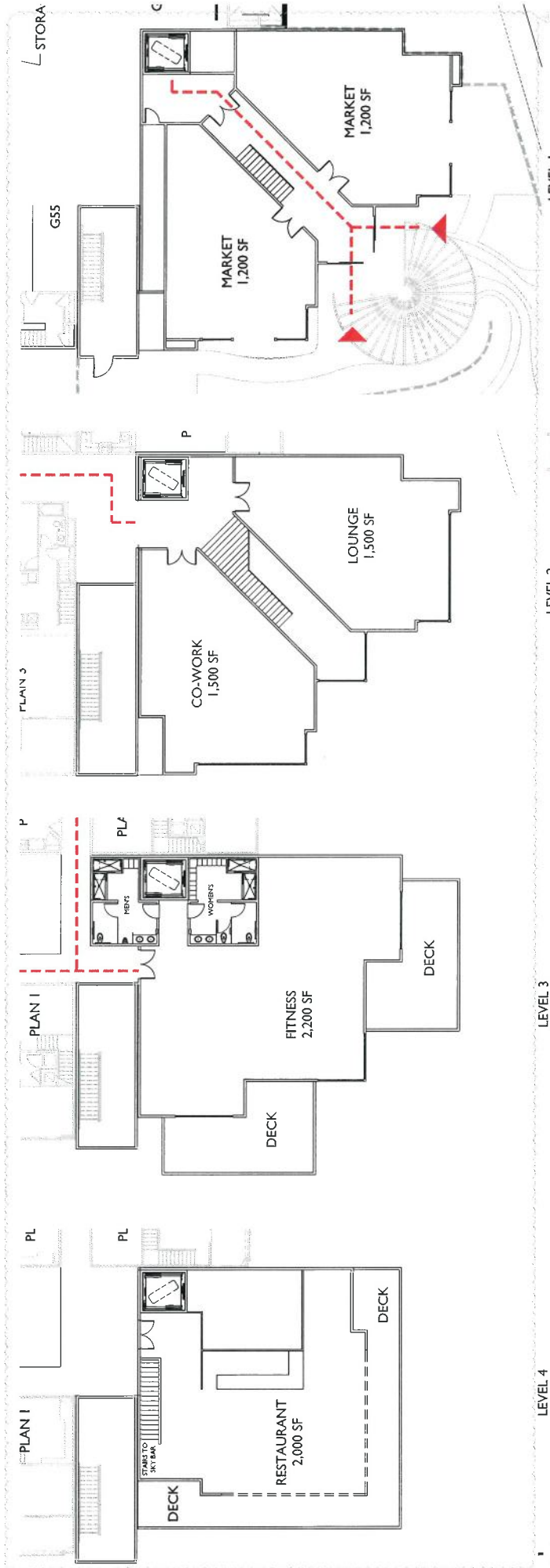
PALOMAR HEIGHTS

▲ MAY 07, 2020
 NTS
 SCALE: _____
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 PERSPECTIVES

SUMMA
 ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198

A-7.4



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

PALOMAR HEIGHTS

APARTMENTS - BLDG 23 - ICON TOWER

5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198

SUMMA
 ARCHITECTURE

LOCATION MAP

A-8

SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

DATE: MAY 07, 2020



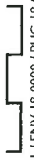
SHEET INDEX

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

ESCONDIDO, CA

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

PALOMAR HEIGHTS

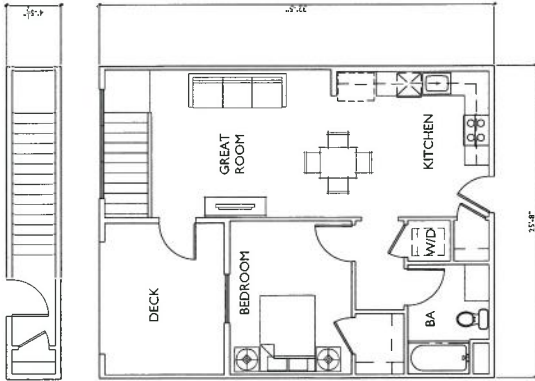
SCALE: 
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

▲ MAY 07, 2020

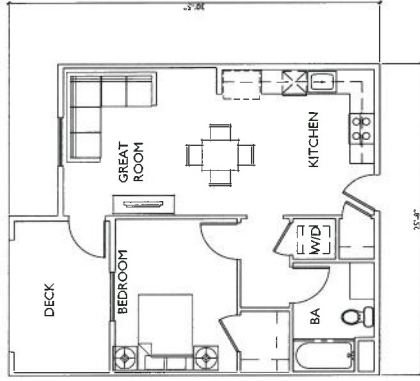
SENIOR APARTMENTS - COVER SHEET



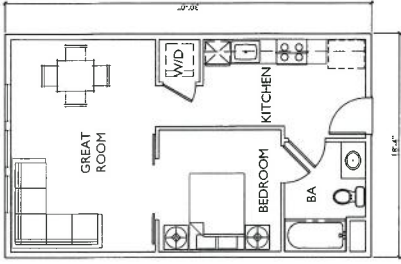
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198



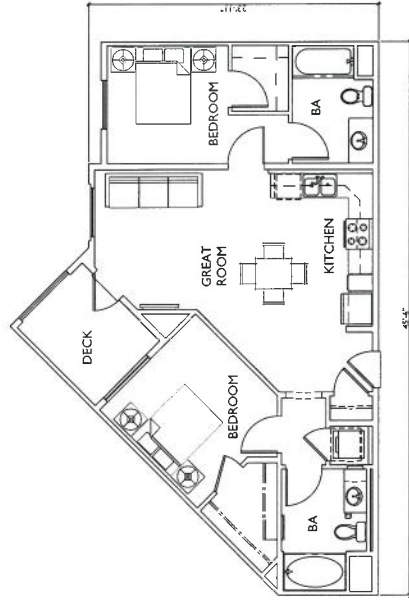
PLAN 2B: 1BD/1BA
TOTAL 730 S.F.



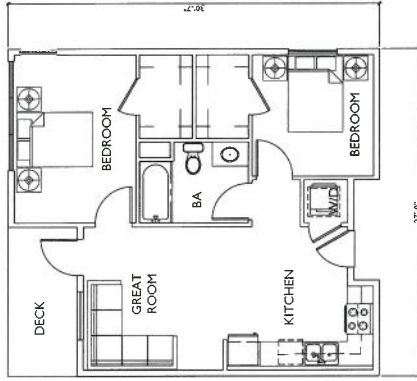
PLAN 2A: 1BD/1BA
TOTAL 600 S.F.



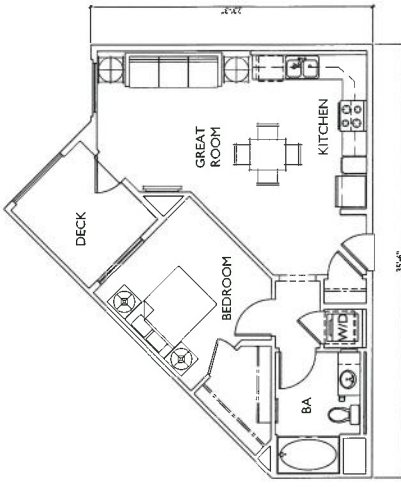
PLAN 1: STUDIO/1BA
TOTAL 550 S.F.



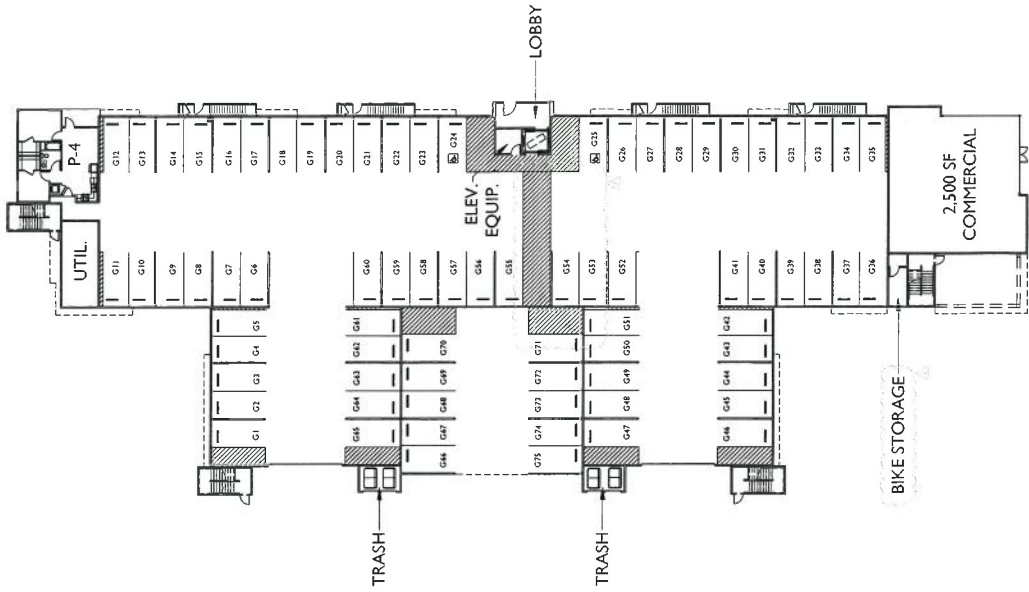
PLAN 5: 2BD/2BA
TOTAL 800 S.F.



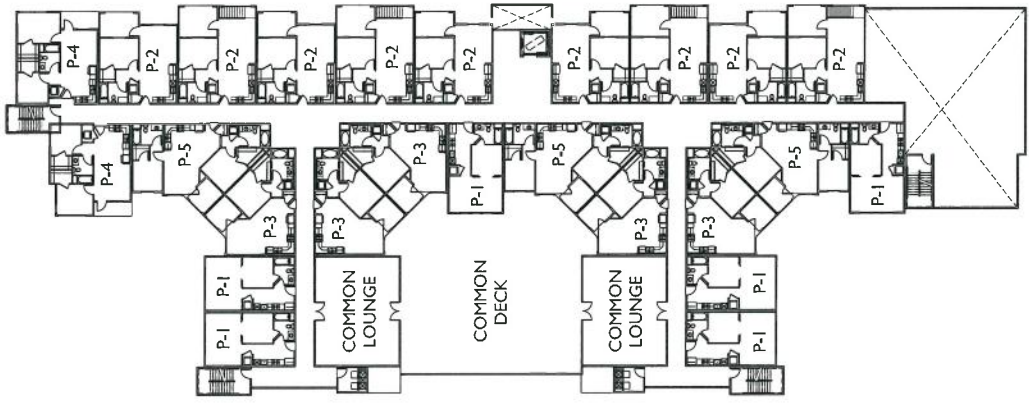
PLAN 4: 2BD/1BA
TOTAL 730 S.F.



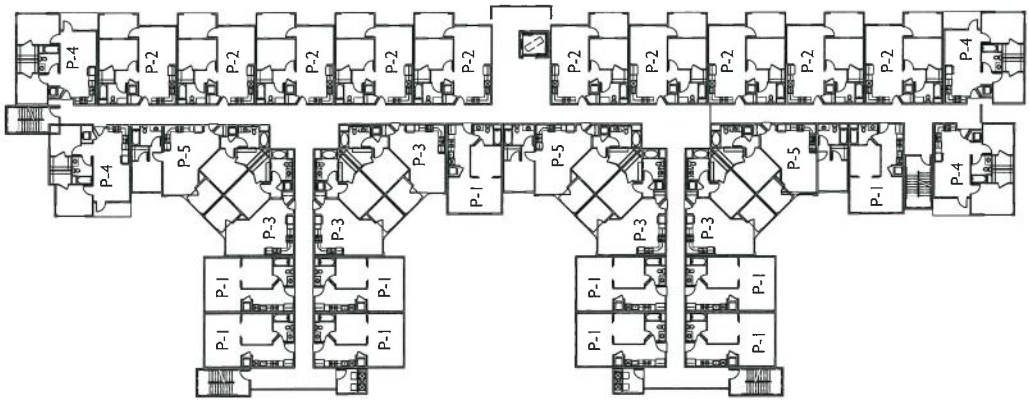
PLAN 3: 1BD/1BA
TOTAL 650 S.F.



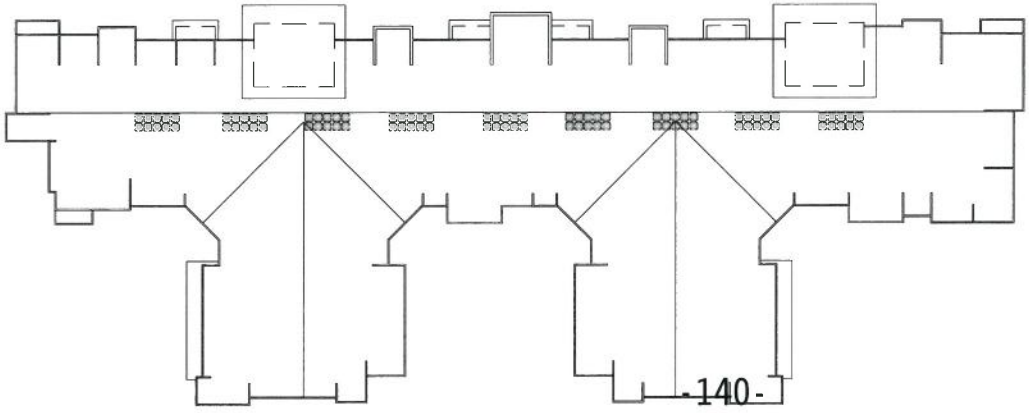
FIRST FLOOR



SECOND FLOOR



THIRD & FOURTH FLOOR



ROOF PLAN



UNIT MIX	PLAN 1	1BD/1BA	550 SF
26	PLAN 2	1BD/1BA	600 SF
15	PLAN 3	1BD/1BA	650 SF
11	PLAN 4	2BD/1BA	730 SF
9	PLAN 5	2BD/2BA	800 SF
90	TOTAL UNITS		

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

PALOMAR HEIGHTS
 Δ MAY 07, 2020
 SCALE: 0 16 32 48
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 COMPOSITE
 5256 S. Mission Road, Ste 404
 Bonnell, CA 92003
 760.774.1198





SOUTHEAST



NORTHEAST



LOCATION MAP

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

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: [Graphic Scale Bar]
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 PERSPECTIVES
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
SUMMA
 ARCHITECTURE
 A-4



SHEET INDEX

- A-1 ROWHOMES - UNIT PLANS
- A-2 ROWHOMES - UNIT PLANS
- A-3 ROWHOMES - BLDG A COMPOSITE
- A-4.1 ROWHOMES - BLDG A ELEVATION - STYLE 1
- A-4.2 ROWHOMES - BLDG A ELEVATION - STYLE 2
- A-5 ROWHOMES - BLDG B COMPOSITE
- A-6.1 ROWHOMES - BLDG B ELEVATION - STYLE 1
- A-6.2 ROWHOMES - BLDG B ELEVATION - STYLE 2

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

PALOMAR HEIGHTS

▲ MAY 07, 2020

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

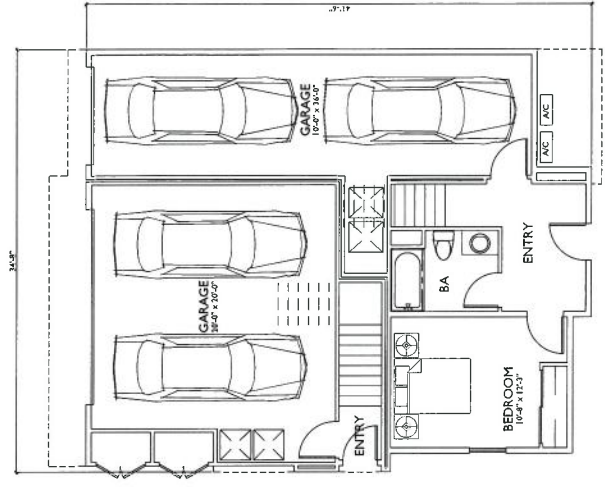
ROWHOMES - COVER SHEET



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

PLAN 1: 3BD/2BA

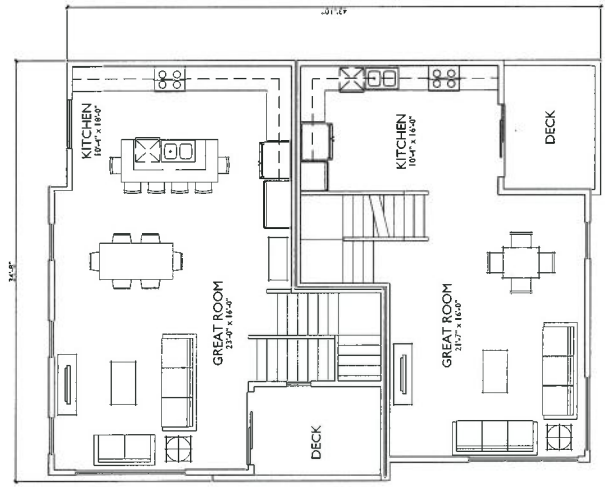
1ST FLR -	35 S.F.
2ND FLR -	635 S.F.
3RD FLR -	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



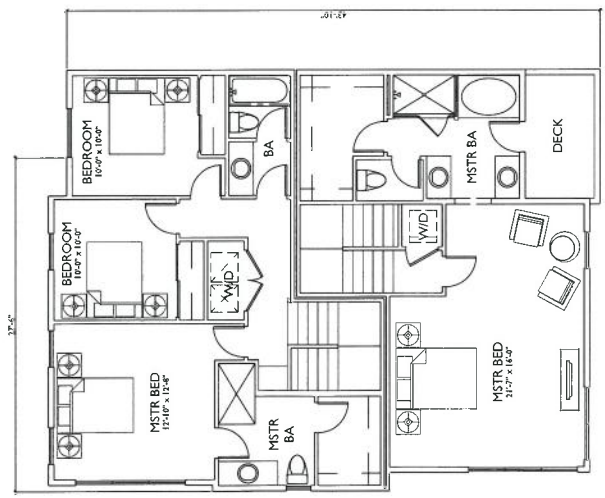
PLAN 2: 2BD/2BA

1ST FLR -	330 S.F.
2ND FLR -	575 S.F.
3RD FLR -	590 S.F.
TOTAL	1,495 S.F.
DECK	135 S.F.

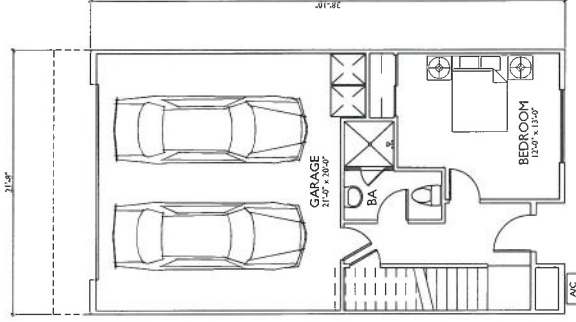
FIRST FLOOR



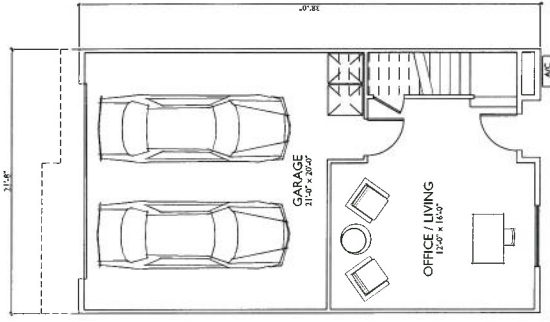
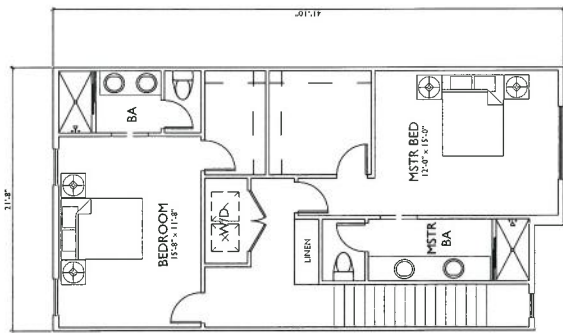
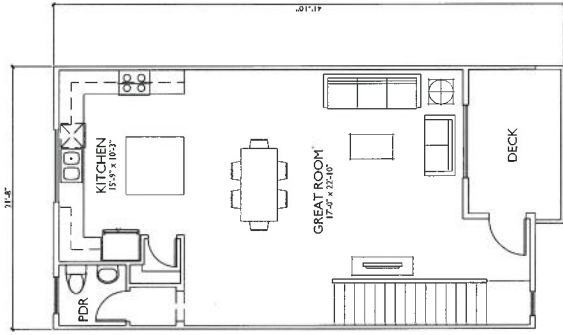
SECOND FLOOR



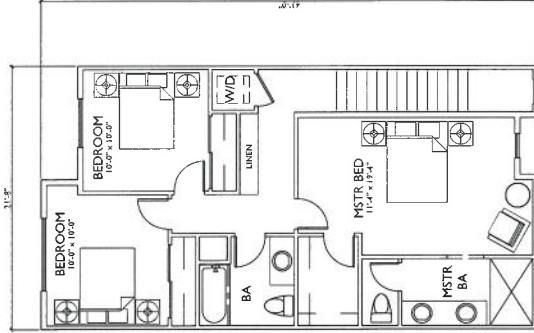
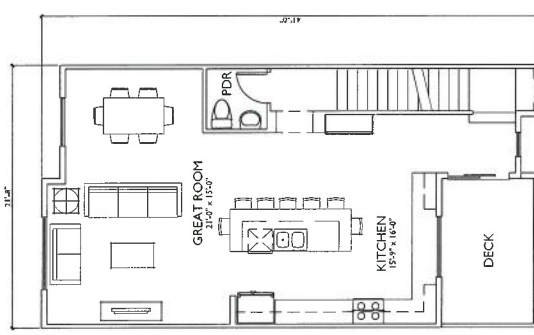
THIRD FLOOR



PLAN 4: 38D/3.5BA
 1ST FLR - 340 S.F.
 2ND FLR - 745 S.F.
 3RD FLR - 790 S.F.
 TOTAL 1,875 S.F.
 DECK 90 S.F.



PLAN 3: 38D/2.5BA
 1ST FLR - 315 S.F.
 2ND FLR - 725 S.F.
 3RD FLR - 755 S.F.
 TOTAL 1,795 S.F.
 DECK 100 S.F.



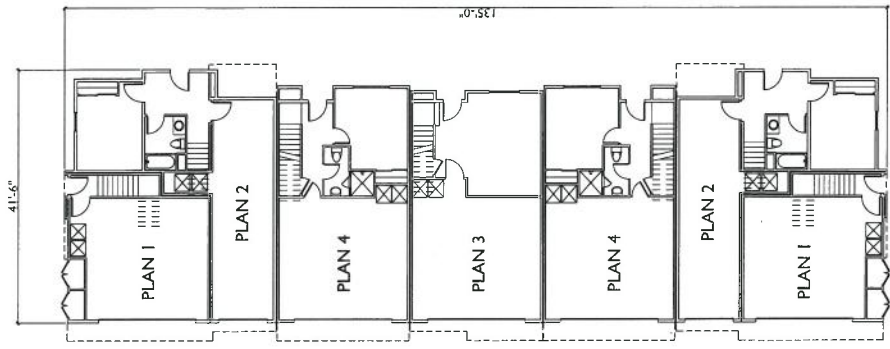
FIRST FLOOR

SECOND FLOOR

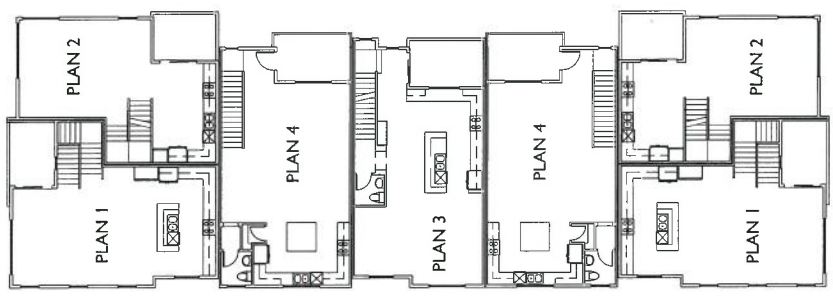
THIRD FLOOR



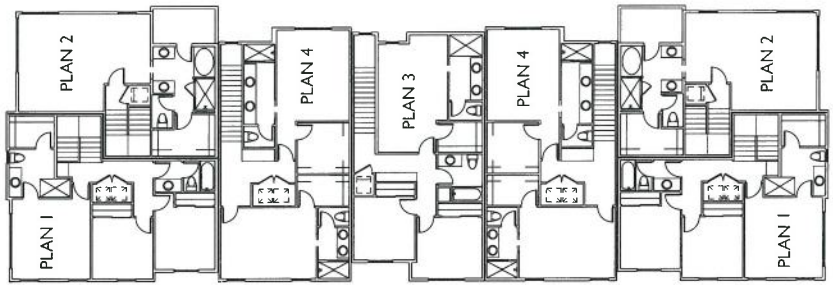
MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049



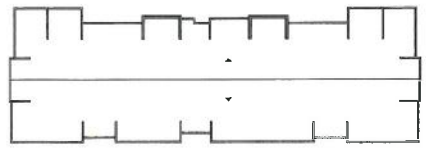
FIRST FLOOR



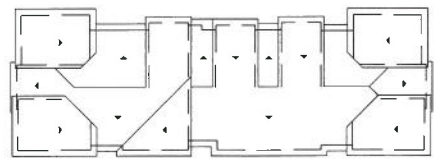
SECOND FLOOR



THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'



ROOF PLAN
STYLE 2
1/16"=1'

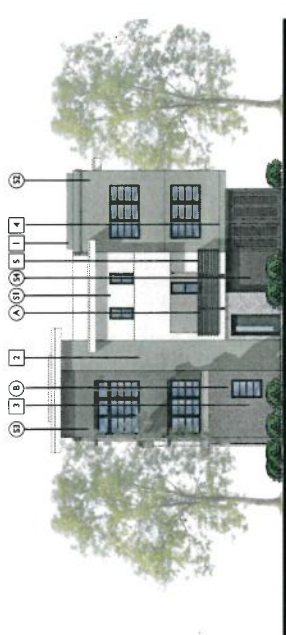


ROWHOMES - BLDG A COMPOSITE
 5256 S. Mission Road, Ste 404
 Bonnell, CA 92003
 760.724.1198

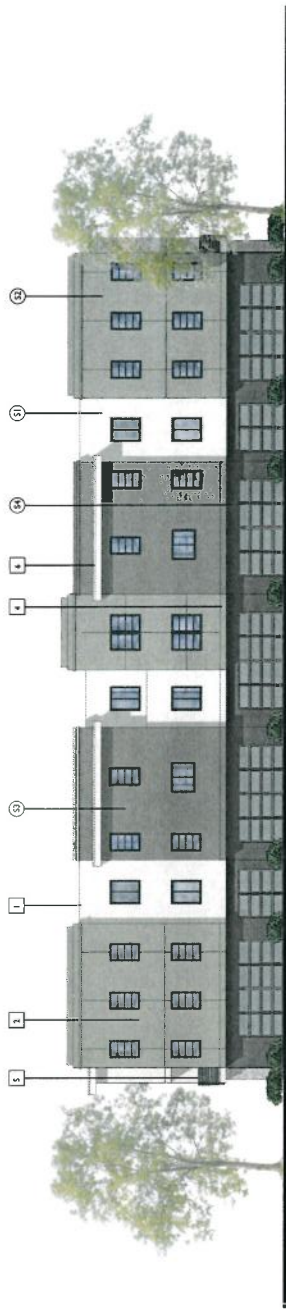
PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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





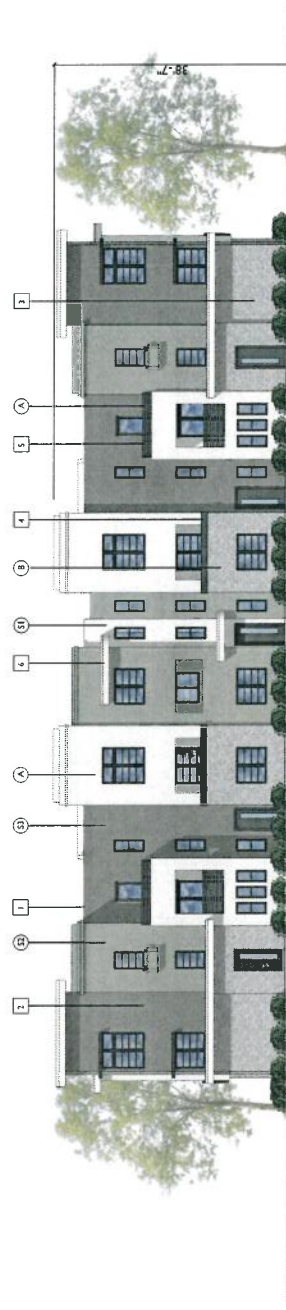
RIGHT



REAR



LEFT



FRONT



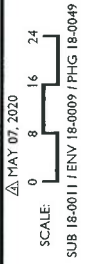
PERSPECTIVE

MATERIAL SCHEDULE

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

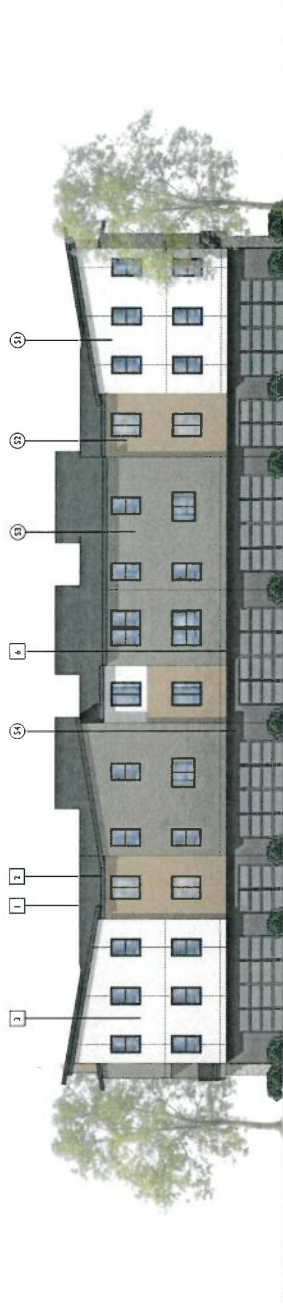
COLOR APPLICATION

- SCHEME C
REFER TO ROWHOME COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
 - (S3) STUCCO 3 - ANONYMOUS SW 7046
 - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER





RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

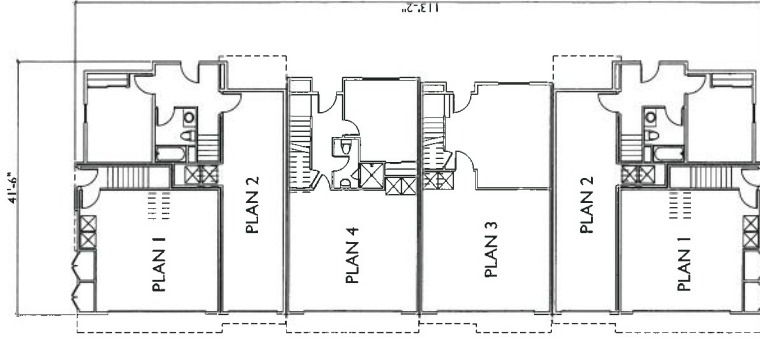
- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2X REDAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING

COLOR APPLICATION

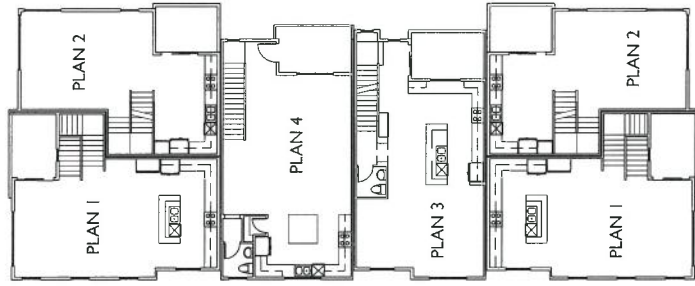
- SCHEME D**
REFER TO ROWHOME COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - TATAMI TAN SW 6116
 - (S3) STUCCO 3 - TONY TALPE SW 7038
 - (S4) STUCCO 4 - FOLKSTONE SW 6005
 - (S5) SIDING 5 - CARAIBE SW 9090
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT



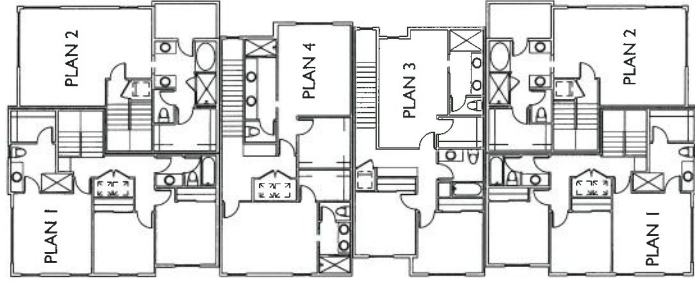
PERSPECTIVE



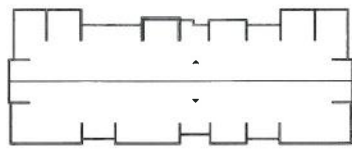
FIRST FLOOR



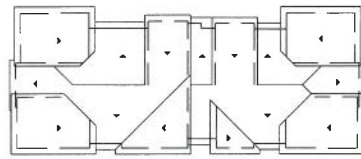
SECOND FLOOR



THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'



ROOF PLAN
STYLE 2
1/16"=1'



LOCATION MAP

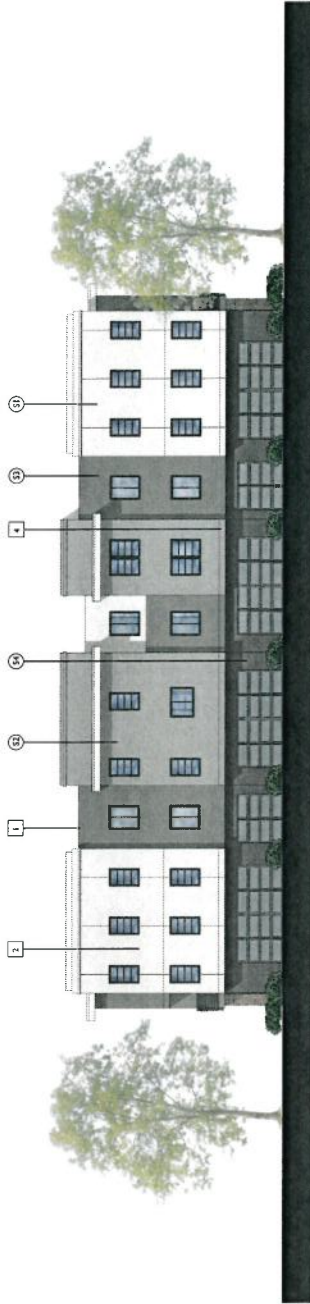
ROWHOMES - BLDG B COMPOSITE
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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



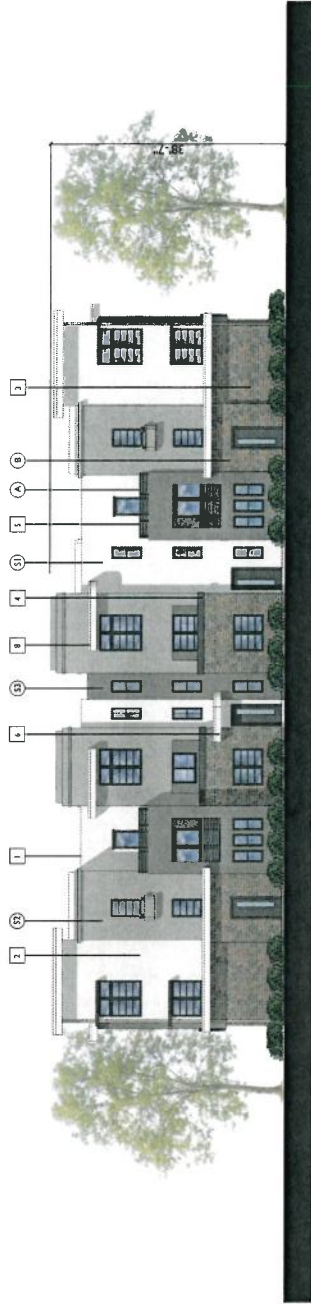
REAR



FRONT



RIGHT



LEFT



PERSPECTIVE

MATERIAL SCHEDULE

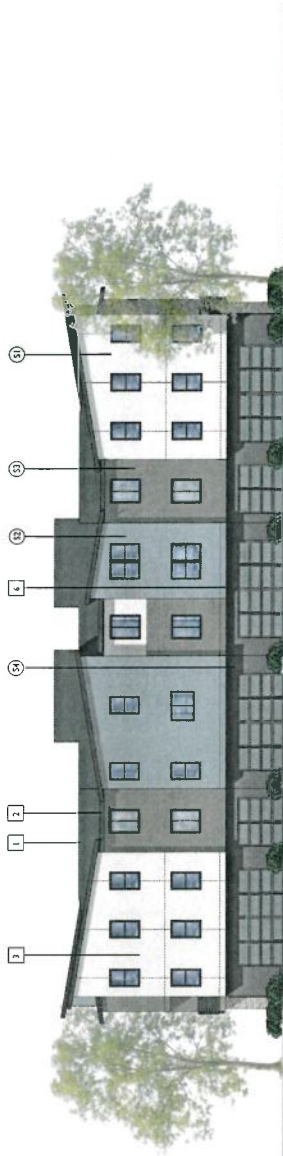
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE STUCCO AWNING

COLOR APPLICATION

- SCHEME B**
REFER TO ROWHOME COLORBOARD
- ① STUCCO 1 - PURE WHITE SW 7005
 - ② STUCCO 2 - GRAY CLOUDS SW 7688
 - ③ STUCCO 3 - SUMMIT GRAY SW 7669
 - ④ STUCCO 4 - GAUNTLET GRAY SW 7019
 - Ⓐ ACCENT - THUNDER GRAY SW 7645
 - Ⓑ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



REAR



FRONT



RIGHT



LEFT



PERSPECTIVE

MATERIAL SCHEDULE

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

COLOR APPLICATION

- SCHEME A
REFER TO ROWHOME COLORBOARD
- (1) STUCCO 1 - PURE WHITE SW 7005
 - (2) STUCCO 2 - POOLHOUSE SW 7603
 - (3) STUCCO 3 - ACIER SW 9170
 - (4) STUCCO 4 - FOLKSTONE SW 6005
 - (5) SIDING - CARABE SW 9090
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) STONE VENEER - 6" SPLIT LIMESTONE - WHITE



SHEET INDEX

- A-1 VILLAS - UNIT PLANS
- A-2 VILLAS - BLDG A COMPOSITE
- A-3.1 VILLAS - BLDG A ELEVATION - STYLE 1
- A-3.2 VILLAS - BLDG A ELEVATION - STYLE 2
- A-4 VILLAS - BLDG B COMPOSITE
- A-5 VILLAS - BLDG B ELEVATION

ESCONDIDO, CA

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

PALOMAR HEIGHTS

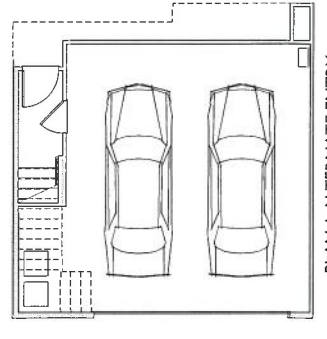
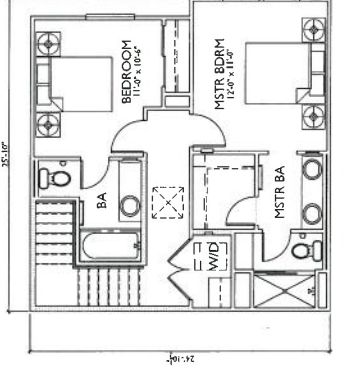
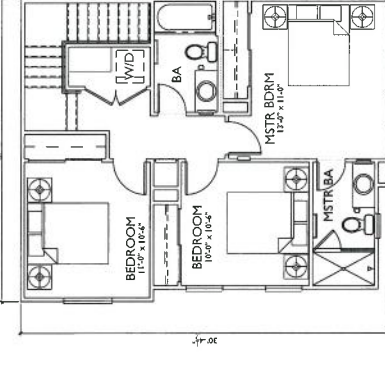
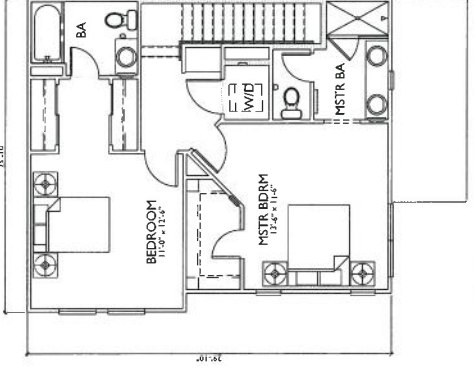
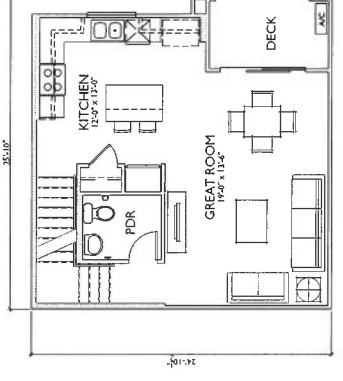
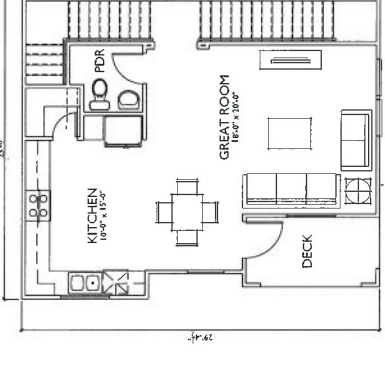
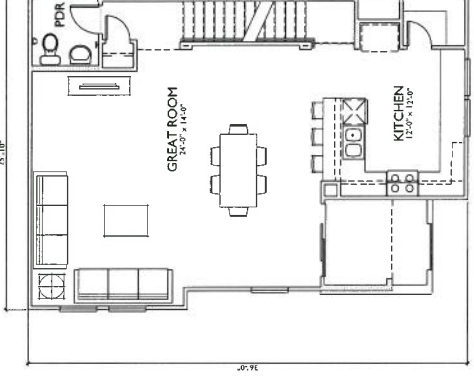
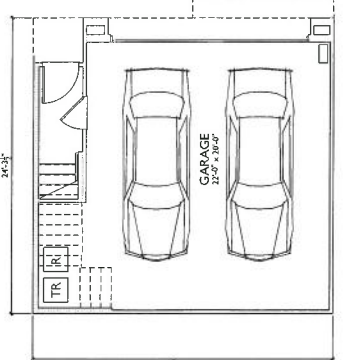
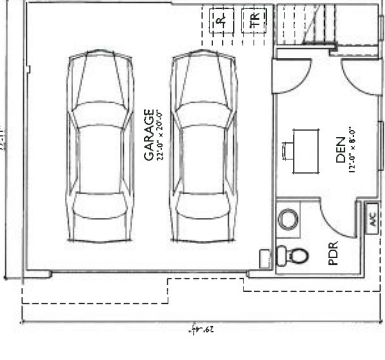
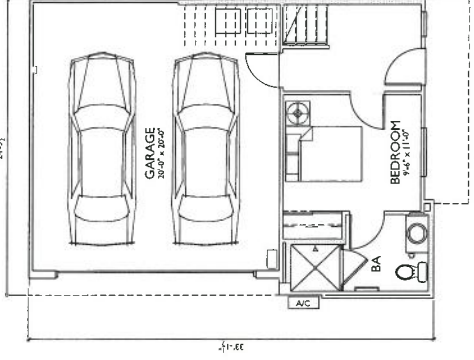
▲ MAY 07, 2020

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

VILLAS - COVER SHEET



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

VILLAS - UNIT PLANS
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



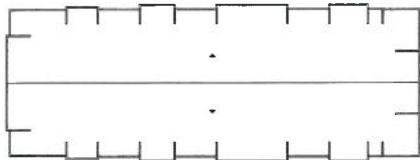
PALOMAR HEIGHTS

MAY 07, 2020

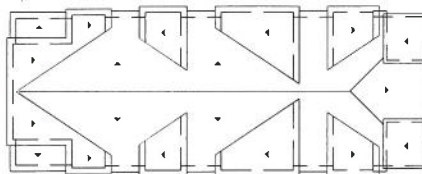


SUB 18-0011 / ENV 18-0009 / PHG 18-0049

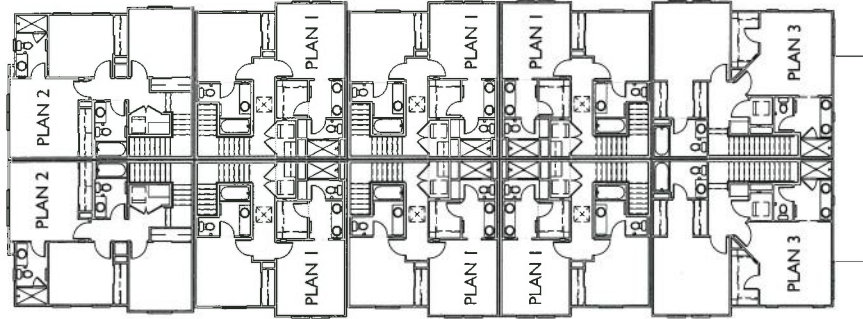
ESCONDIDO, CA
 INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



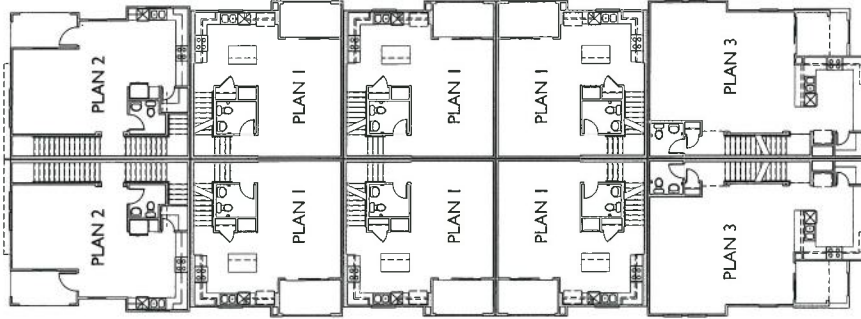
ROOF PLAN
STYLE 1
1/16"=1'



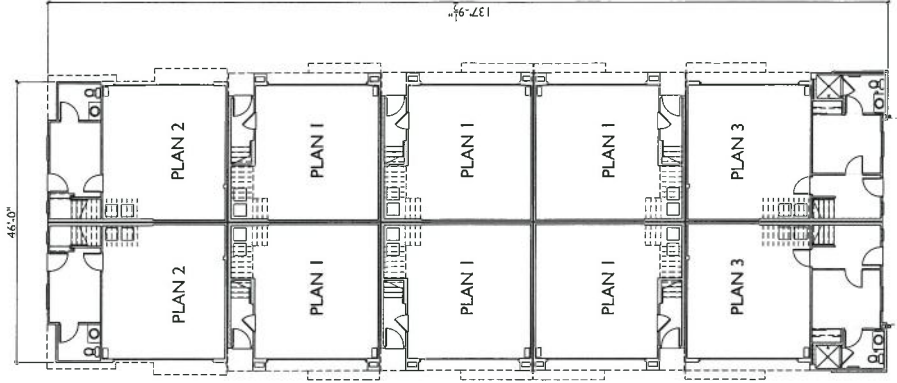
ROOF PLAN
STYLE 2
1/16"=1'



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

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

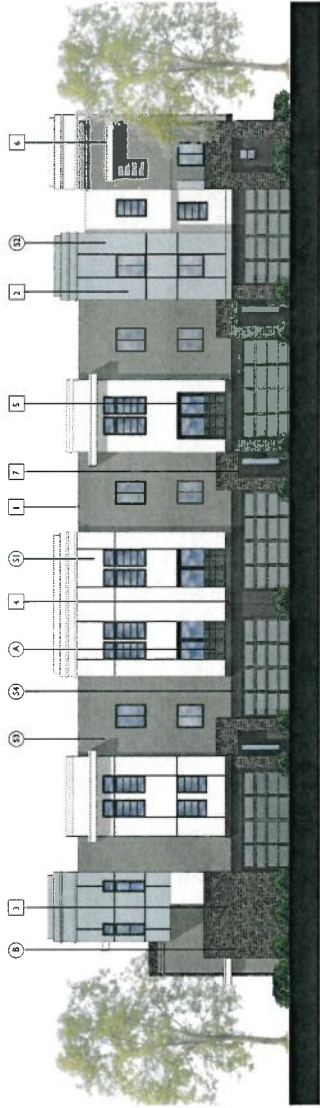
PALOMAR HEIGHTS

MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

VILLAS - BLDG A COMPOSITE

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.774.1198

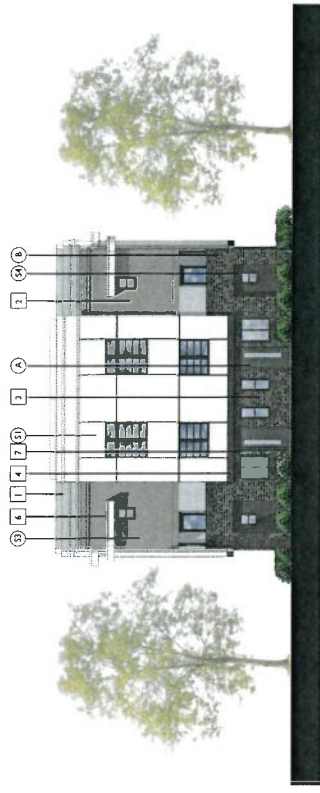
A-2



REAR



RIGHT



FRONT



LEFT



PERSPECTIVE

COLOR APPLICATION

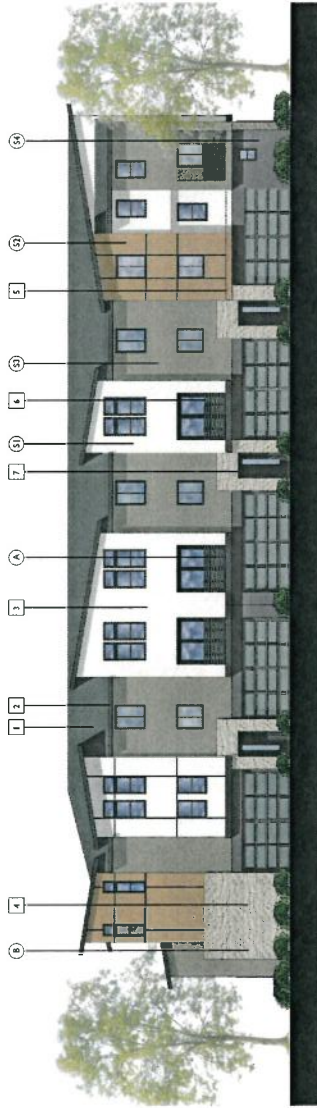
SCHEME A

REFER TO VILLA COLORBOARD

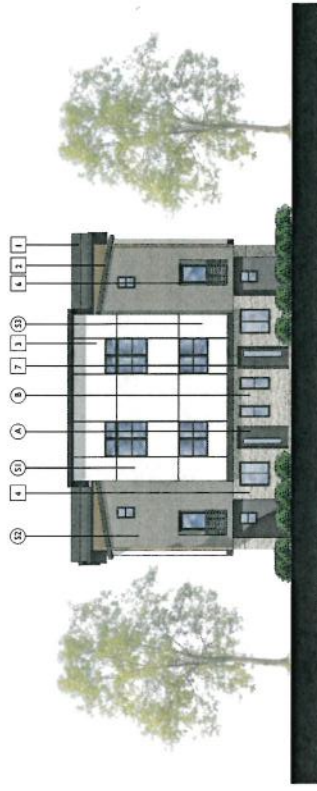
- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - POOLHOUSE SW 7603
- ③ STUCCO 3 - ACIER SW 9170
- ④ STUCCO 4 - FOLKSTONE SW 6005
- ⑤ ACCENT - THUNDER GRAY SW 7645
- ⑥ BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

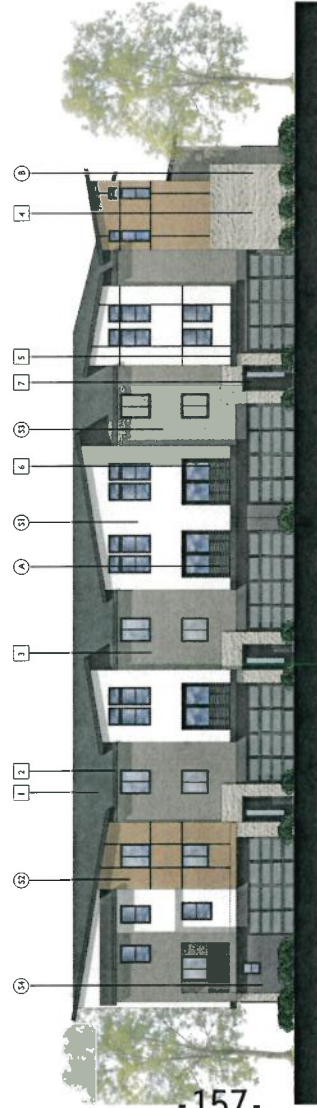
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING RECESS / AWNING / OVERHANG
- 7 AT FRONT DOOR



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

COLOR APPLICATION

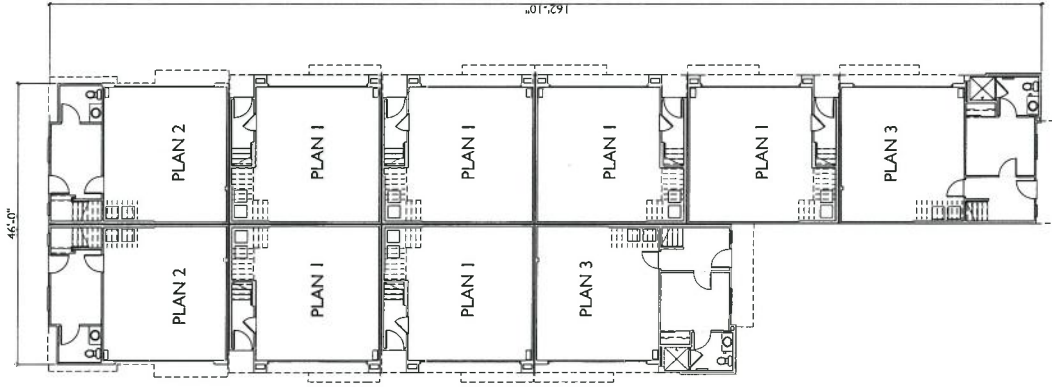
SCHEME D
REFER TO VILLA COLORBOARD

- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - TATAMI TAN SW 6116
- ③ STUCCO 3 - TONY TAUPE SW 7038
- ④ STUCCO 4 - FOLKSTONE SW 6005
- ⑤ SIDING 5 - CARAIBE SW 9090
- ⑥ ACCENT - THUNDER GRAY SW 7645
- ⑦ STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT

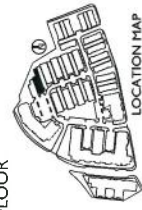
MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2X BESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

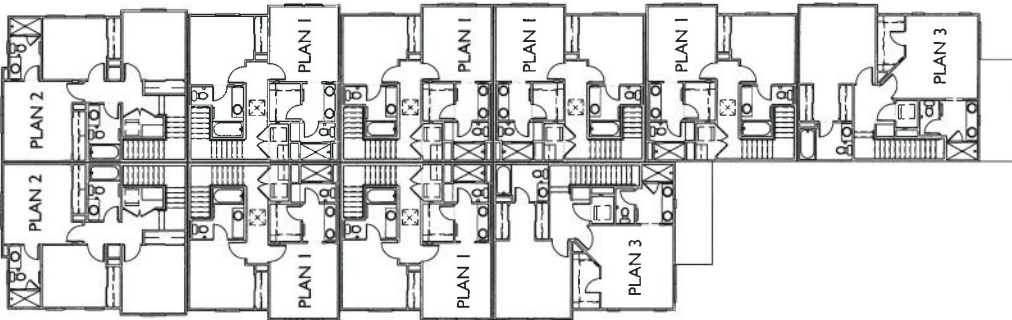




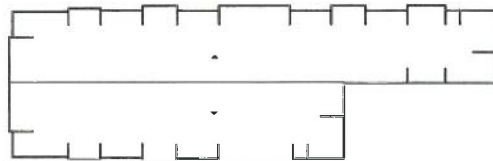
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN
STYLE 1
1/16"=1'

PALOMAR HEIGHTS

VILLAS - BLDG B COMPOSITE

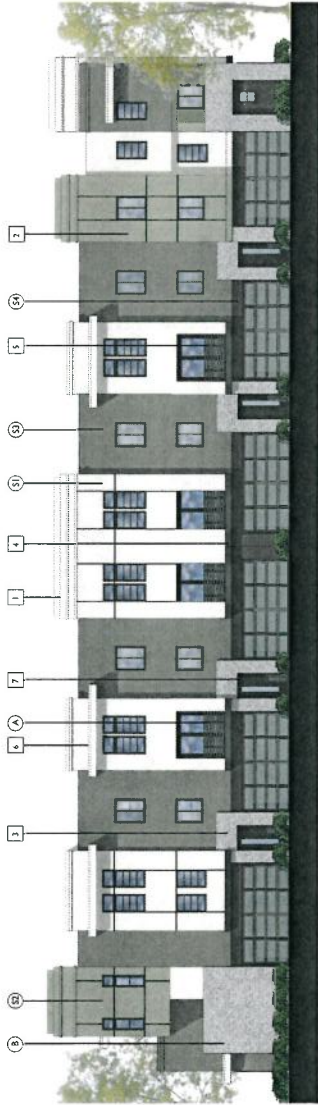
MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049



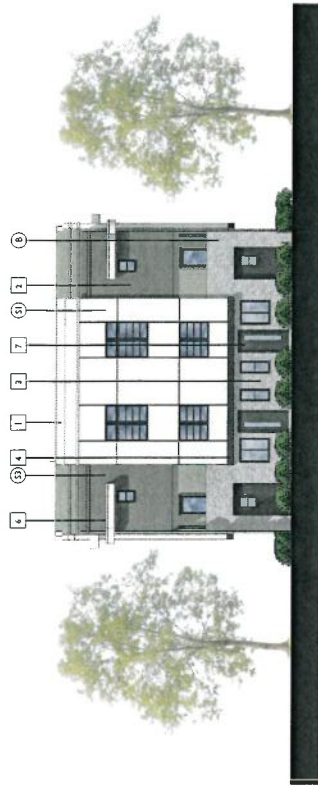
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.774.1198

ESCONDIDO, CA

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



REAR



FRONT

RIGHT



LEFT



COLOR APPLICATION
SCHEME C
REFER TO VILLA COLORBOARD

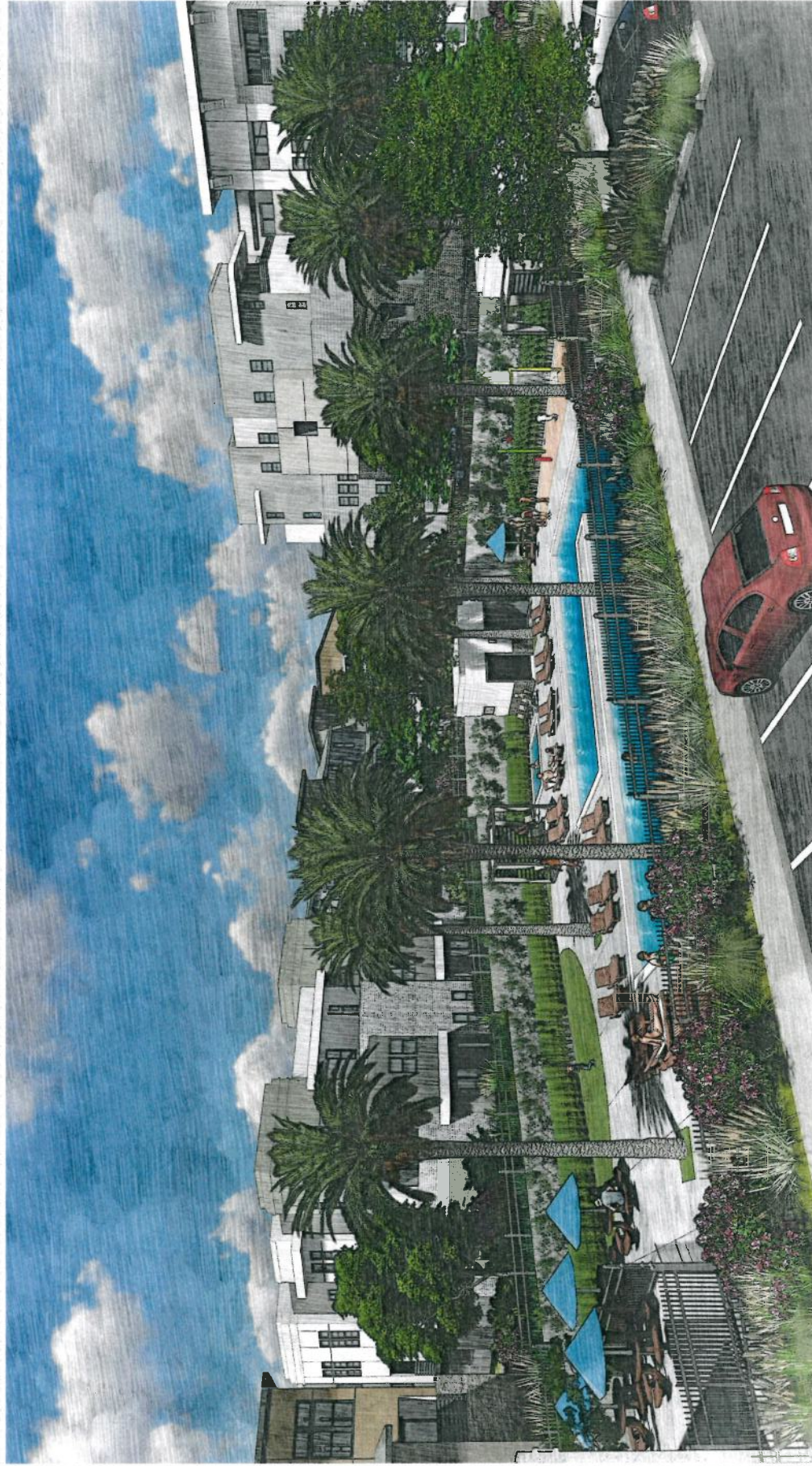
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
- (S3) STUCCO 3 - ANONYMOUS SW 7046
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING RECESS / AWNING / OVERHANG
- 7 AT FRONT DOOR



PERSPECTIVE



SHEET INDEX

- A-1 REC BUILDING
- A-2 POOL EQUIPMENT BUILDING
- A-3 RESTROOM BUILDING

ESCONDIDO, CA

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

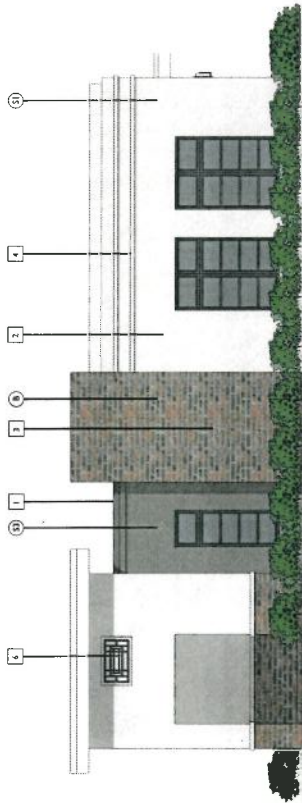
PALOMAR HEIGHTS

DATE: MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

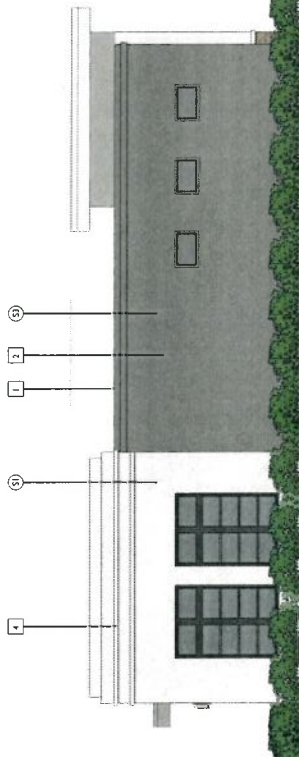
COVER SHEET



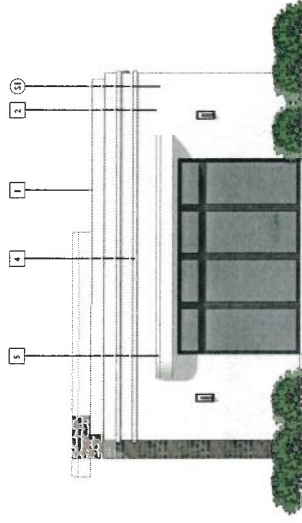
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



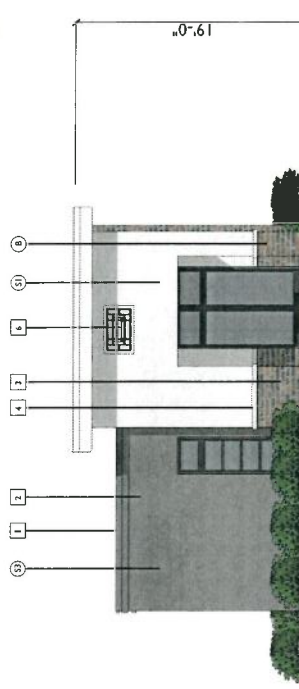
RIGHT



LEFT



REAR



FRONT



COLOR APPLICATION

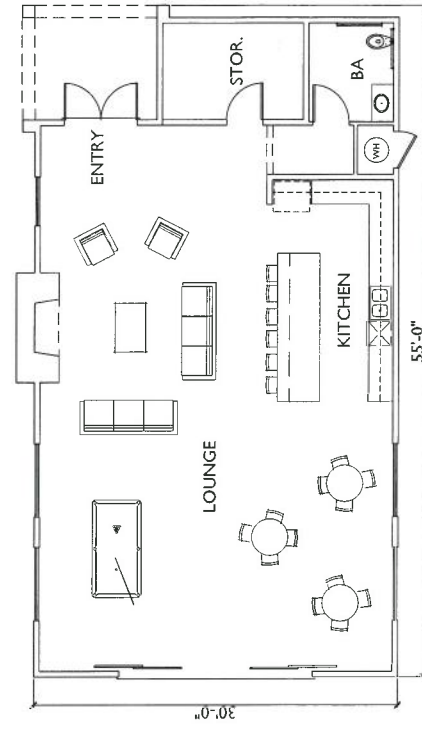
SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - GRAY CLOUDS SW 7658
- ③ STUCCO 3 - SUMMIT GRAY SW 7689
- ④ STUCCO 4 - GAUNTLET GRAY SW 7019
- ⑤ ACCENT - THUNDER GRAY SW 7645
- ⑥ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 4 8 12

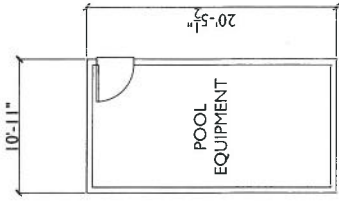
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

REC BUILDING



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

A-1



MATERIAL SCHEDULE

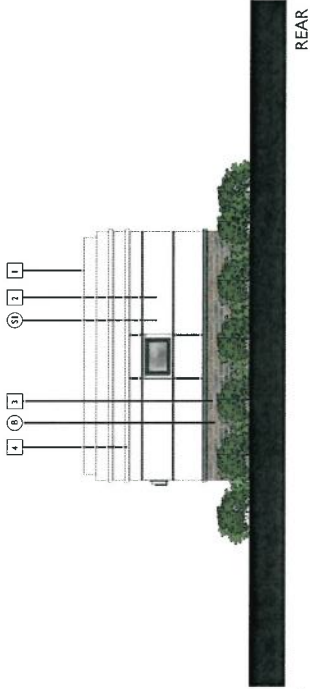
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE

COLOR APPLICATION

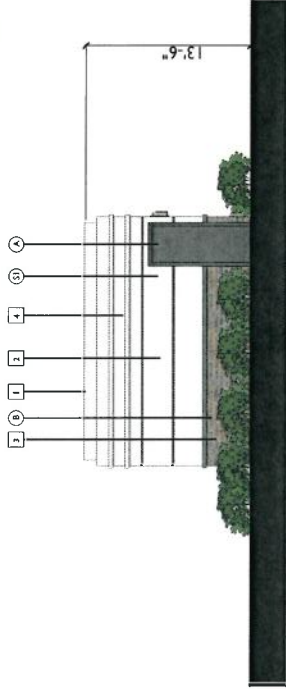
SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

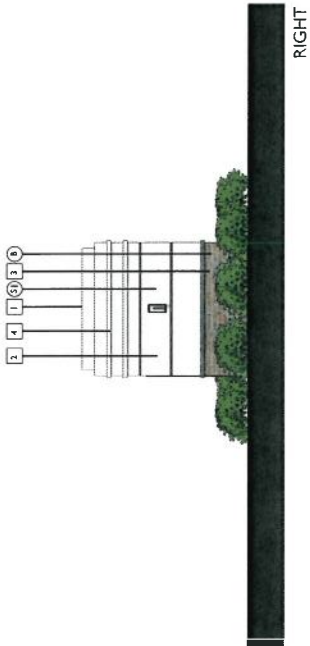
- (1) STUCCO 1 - PURE WHITE SW 7005
- (2) STUCCO 2 - GRAY CLOUDS SW 7658
- (3) STUCCO 3 - SUMMIT GRAY SW 7669
- (4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



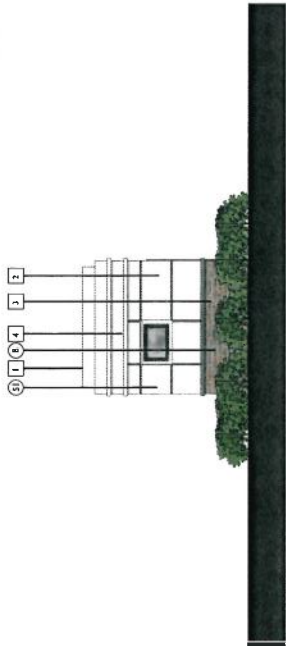
REAR



FRONT

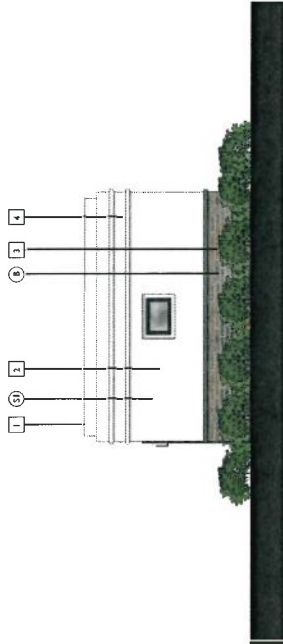


RIGHT

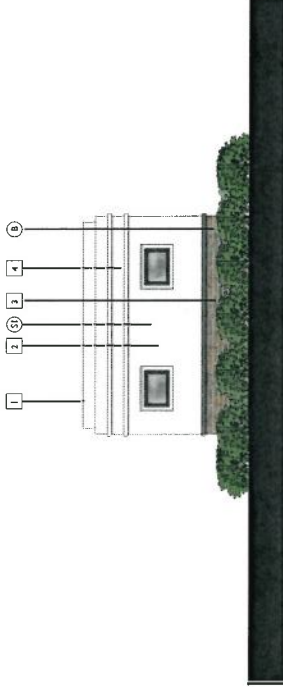


LEFT

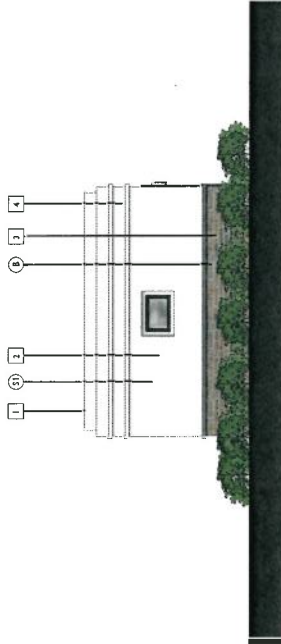




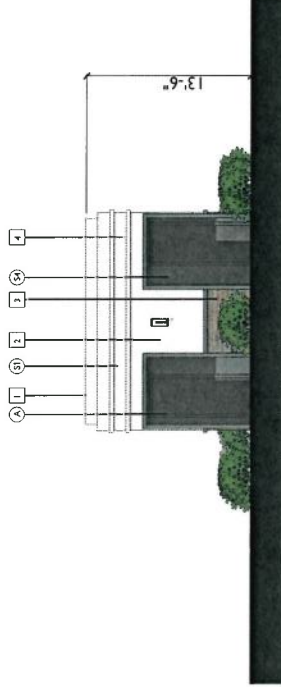
FRONT



FRONT



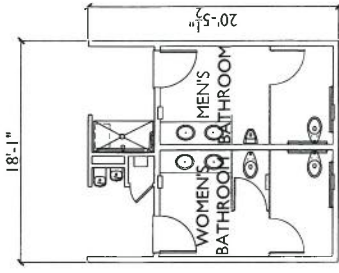
FRONT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE

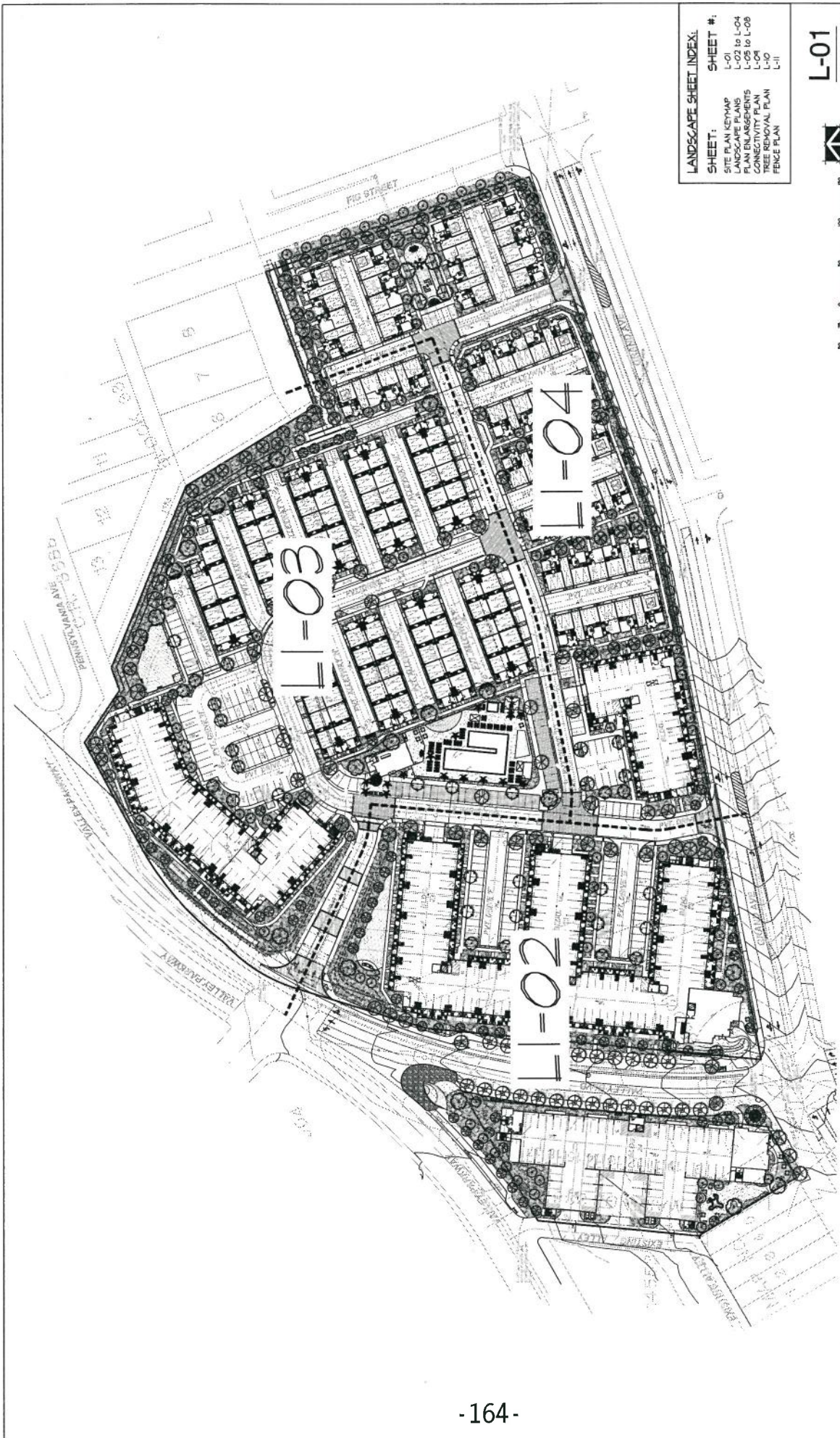


COLOR APPLICATION

SCHEME B
REFER TO VILLA AND ROWHOME COLORBOARD

- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - GRAY CLOUDS SW 7658
- ③ STUCCO 3 - SUMMIT GRAY SW 7669
- ④ STUCCO 4 - GAUNTLET GRAY SW 7019
- Ⓐ ACCENT - THUNDER GRAY SW 7645
- Ⓑ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE





LANDSCAPE SHEET INDEX:

SHEET:	SHEET #:
SITE PLAN KEYMAP	L-01
LANDSCAPE PLANS	L-02 to L-04
PLAN ENLARGEMENTS	L-05 to L-08
CONNECTIVITY PLAN	L-09
TREE REMOVAL PLAN	L-10
FENCE PLAN	L-11

L-01
 MAY 20, 2020
 GMP JOB # 19-030



34000 Palomar Valley Road
 San Diego, CA 92122
 619.444.4477
 gmp.com
LANDSCAPE ARCHITECTURE & PLANNING



CONCEPT PLAN

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2335 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

PLANNING CASE NUMBERS: SUB 19-0011, ENV 19-0008, PHC 19-0049

PLANTING LEGEND

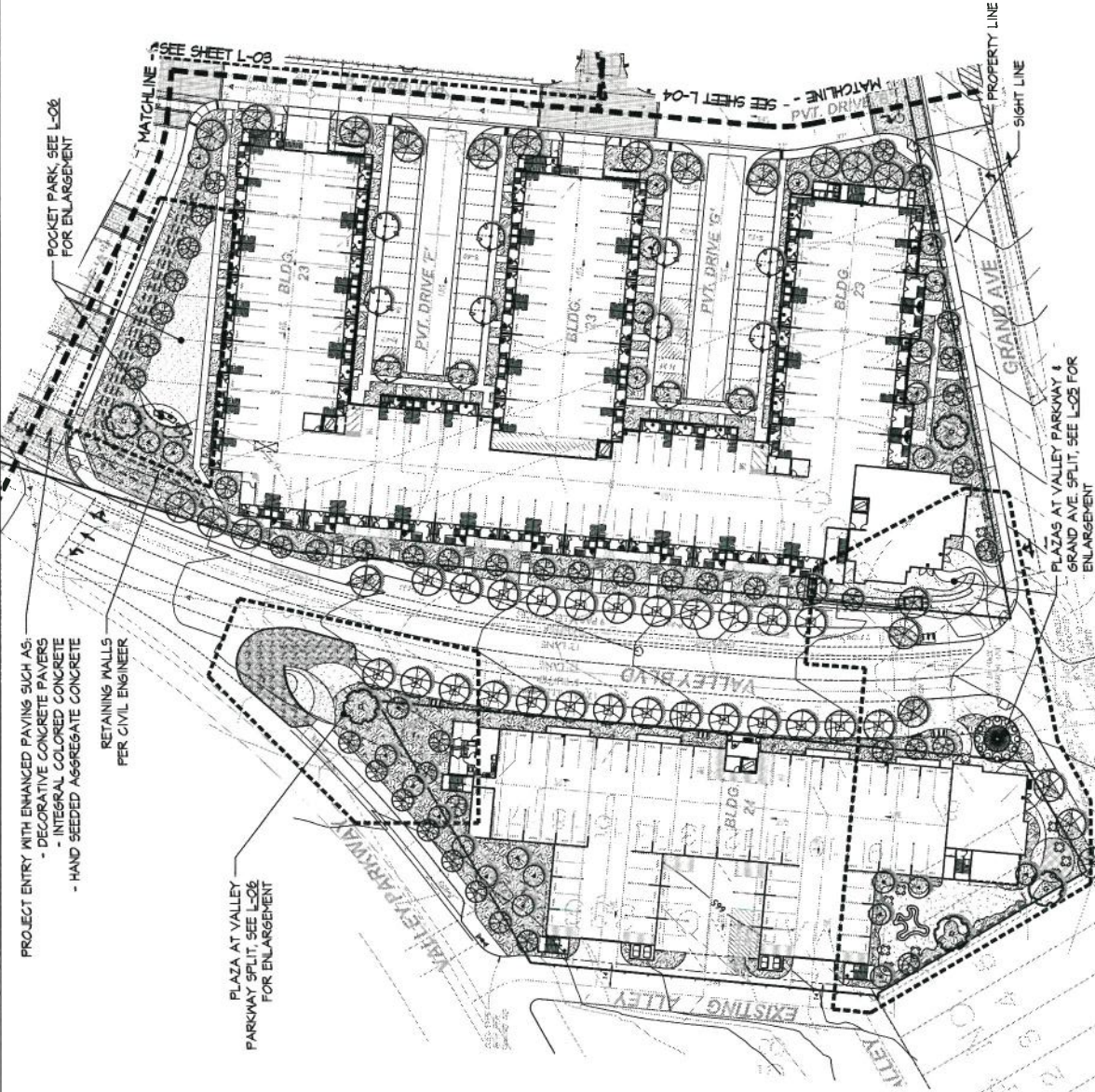
SYMBOL	BOTANICAL	COMMON NAME	SIZE	NOTES
(Starburst)	STAGS ROANOZIFANNI	GREEN PALM	18" DB	H
(Circle with dot)	BRISBANE BOX	BRISBANE BOX	24" BOX	L
(Circle with dot)	NEW ZEALAND CHRISTMAS TREE	NEW ZEALAND CHRISTMAS TREE	24" BOX	H
(Circle with dot)	PODCARPUS BRACILOR	PODCARPUS BRACILOR	36" BOX	L
(Circle with dot)	OLDEN RAIN TREE	OLDEN RAIN TREE	24" BOX	L
(Circle with dot)	AFRICAN SHAG	AFRICAN SHAG	24" BOX	L
(Circle with dot)	SHIRLEY YEN FINE	SHIRLEY YEN FINE	18" GAL	L
(Circle with dot)	CAROLINA CHERRY (COLUMNA)	CAROLINA CHERRY (COLUMNA)	18" GAL	L
(Circle with dot)	STRAWBERRY TREE	STRAWBERRY TREE	18" GAL	L
(Circle with dot)	COAST LIVE OAK	COAST LIVE OAK	18" GAL	L
(Circle with dot)	AFRICAN SHAG	AFRICAN SHAG	18" GAL	L

SYMBOL	BOTANICAL	COMMON NAME	SIZE	NOTES
(Circle with dot)	SHIRLEY YEN FINE	SHIRLEY YEN FINE	18" GAL	L
(Circle with dot)	CAROLINA CHERRY (COLUMNA)	CAROLINA CHERRY (COLUMNA)	18" GAL	L
(Circle with dot)	STRAWBERRY TREE	STRAWBERRY TREE	18" GAL	L
(Circle with dot)	COAST LIVE OAK	COAST LIVE OAK	18" GAL	L
(Circle with dot)	AFRICAN SHAG	AFRICAN SHAG	18" GAL	L

SYMBOL	BOTANICAL	COMMON NAME	SIZE	NOTES
(Circle with dot)	SHIRLEY YEN FINE	SHIRLEY YEN FINE	18" GAL	L
(Circle with dot)	CAROLINA CHERRY (COLUMNA)	CAROLINA CHERRY (COLUMNA)	18" GAL	L
(Circle with dot)	STRAWBERRY TREE	STRAWBERRY TREE	18" GAL	L
(Circle with dot)	COAST LIVE OAK	COAST LIVE OAK	18" GAL	L
(Circle with dot)	AFRICAN SHAG	AFRICAN SHAG	18" GAL	L

L-02
 MAY 20, 2020
 GMP JOB# 19-030

gmp
 LANDSCAPE ARCHITECTURE & PLANNING



PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:
 - DECORATIVE CONCRETE PAVERS
 - INTEGRAL COLORED CONCRETE
 - HAND SEEDED AGGREGATE CONCRETE

PLAZA AT VALLEY PARKWAY SPLIT, SEE L-02 FOR ENLARGEMENT

RETAINING WALLS PER CIVIL ENGINEER

PLAZAS AT VALLEY PARKWAY & GRAND AVE SPLIT, SEE L-02 FOR ENLARGEMENT

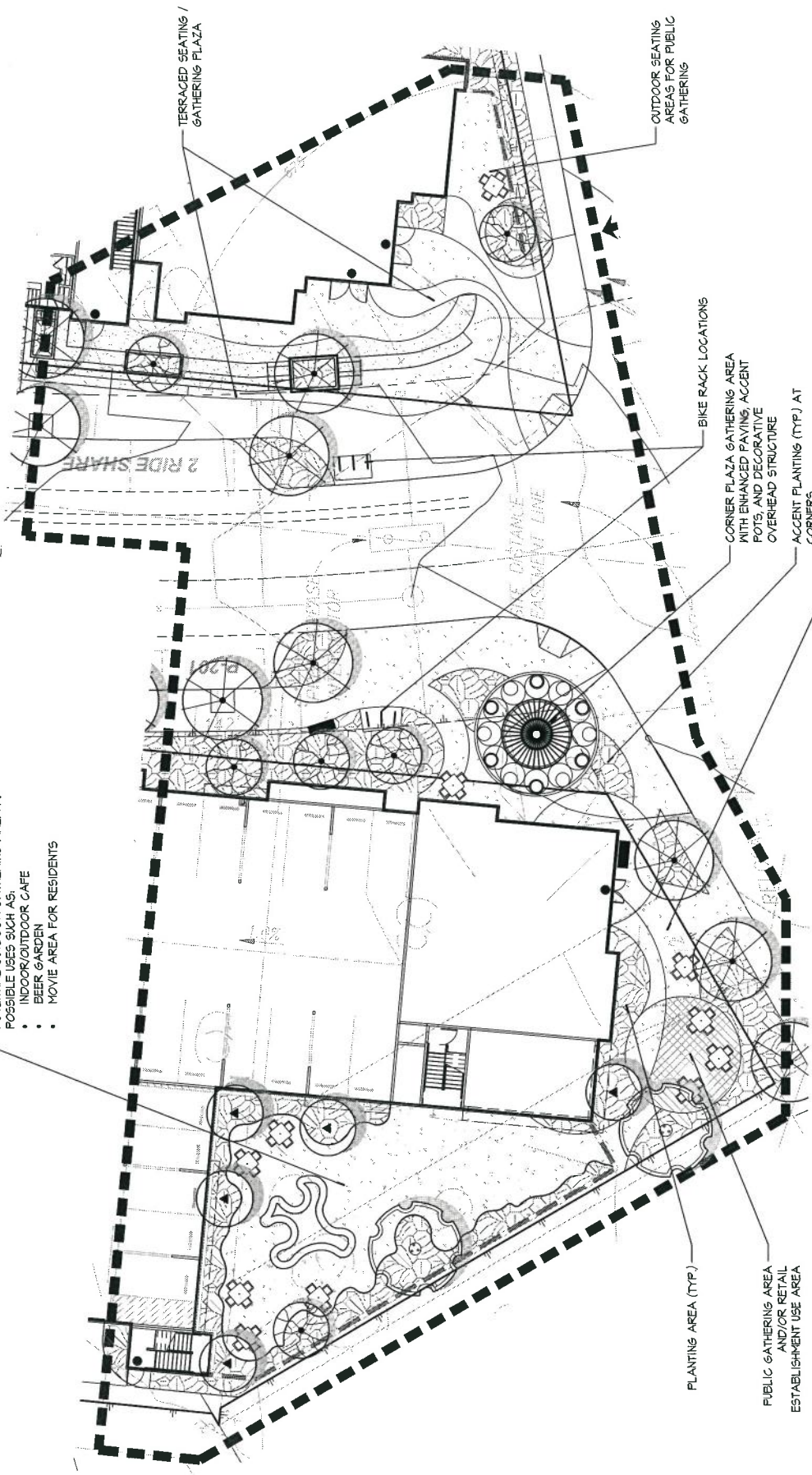
CONCEPT PLAN

PALOMAR HEIGHTS: ESCONDIDO, CA
 INTEGRAL COMMUNITIES

2335 ENVIANTAS BOULEVARD, SUITE #210
 ENCINITAS, CALIFORNIA 92024

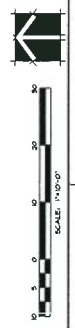
PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PH-03 18-0049

- POTENTIAL OUTDOOR GATHERING AREA W/ POSSIBLE USES SUCH AS:
- INDOOR/OUTDOOR CAFE
 - BEER GARDEN
 - MOVIE AREA FOR RESIDENTS



PLAZAS AT VALLEY PARKWAY & GRAND AVE.

L-05
MAY 20, 2020
GMP JOB# 19-030



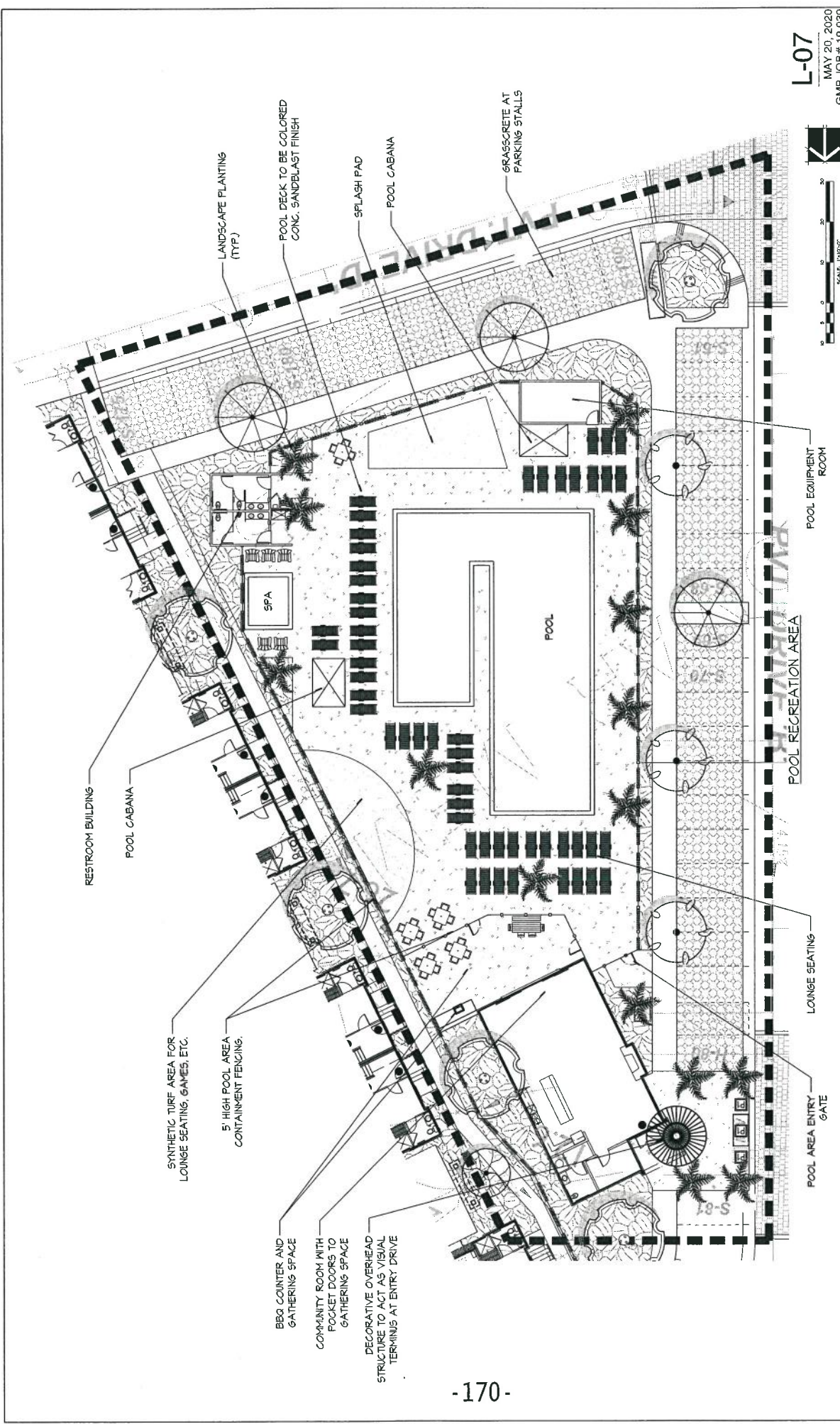
3000 17th Street, Suite 100
San Diego, CA 92161
gmp@landscapes.com
Tel: 619.437.8777

LANDSCAPE
ARCHITECTURE
& PLANNING

CONCEPT PLAN
ENLARGEMENT

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
SUNSHINE PLAZA, SITE #216
ENCINITAS, CALIFORNIA 92024

PLANNING CASE NUMBERS: SUP 18-00171, ENV 18-0008, PHAS 18-0049



L-07

MAY 20, 2020
GMP JOB# 19-030

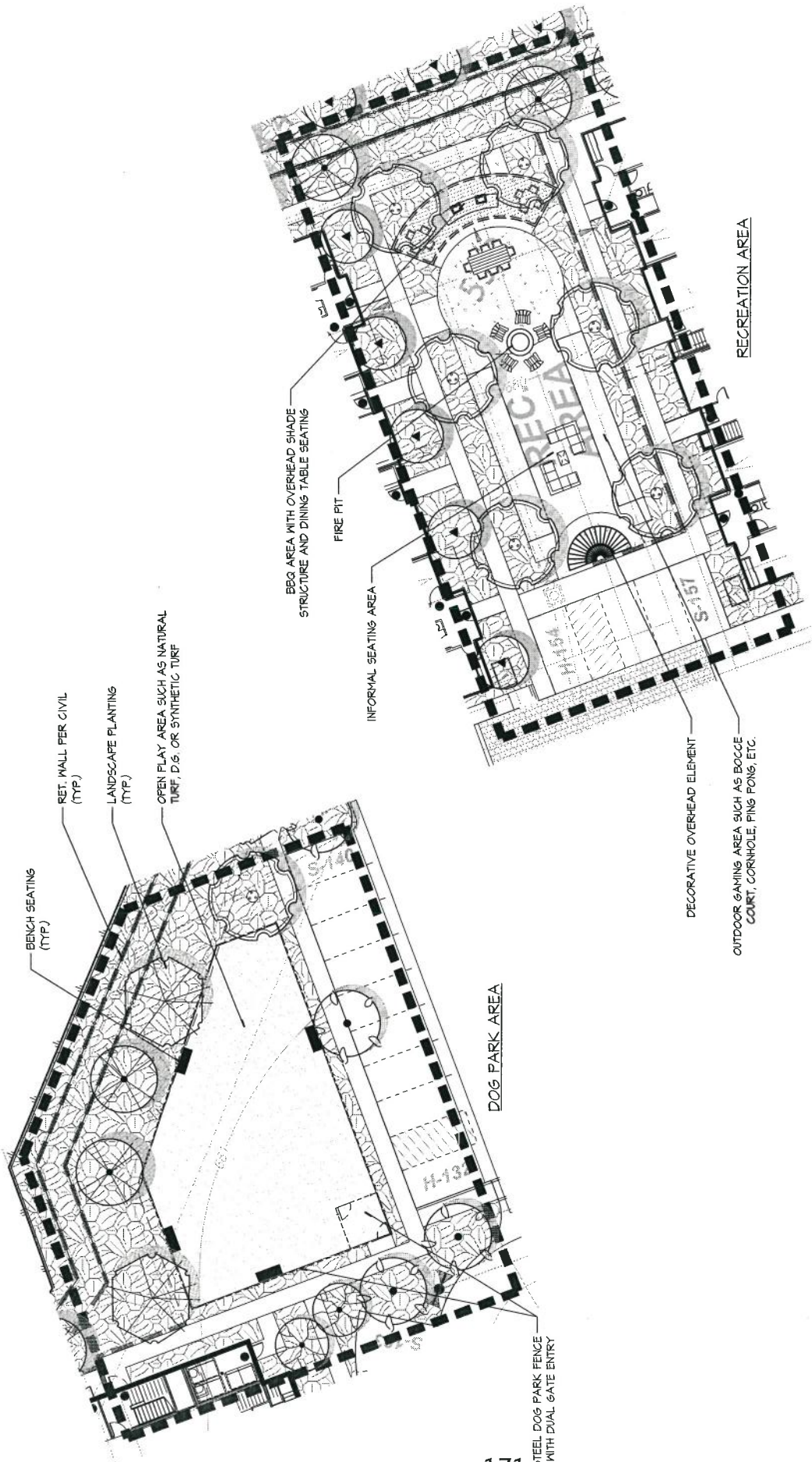
19120 Palomar Valley Blvd
Escondido, CA 92029
619.436.4600
gmp.com
LANDSCAPE
ARCHITECTURE
& PLANNING



**CONCEPT PLAN
ENLARGEMENT**

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
2326 ENCINITAS BOULEVARD, SUITE #218
ESCONDIDO, CALIFORNIA 92029

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PHG 18-0048



- 171

42" STEEL DOG PARK FENCE WITH DUAL GATE ENTRY

BENCH SEATING (TYP)

RET. WALL PER CIVIL (TYP)

LANDSCAPE PLANTING (TYP)

OPEN PLAY AREA SUCH AS NATURAL TURF, D.S. OR SYNTHETIC TURF

BBQ AREA WITH OVERHEAD SHADE STRUCTURE AND DINING TABLE SEATING

FIRE PIT

INFORMAL SEATING AREA

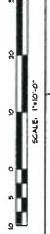
DOG PARK AREA

DECORATIVE OVERHEAD ELEMENT

OUTDOOR GAMING AREA SUCH AS BOCCIE COURT, CORNHOLE, PING PONG, ETC.

RECREATION AREA

L-08



MAY 20, 2020
GMP_JOB# 19-030

9125 JEFFERSON AVENUE, SUITE 100
SAN LUIS OBISPO, CA 93202
gmp@integralcomm.com
TEL 805 487 8077

LANDSCAPE ARCHITECTURE & PLANNING



**CONCEPT PLAN
ENLARGEMENT**

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
10000 PALOMAR HEIGHTS, SUITE #216
ESCONDIDO, CALIFORNIA 92026

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PHG 18-0048



- (+) - EXISTING TREES TO BE REMOVED - 252 TOTAL
- (-) TREES TO BE ADDED, SEE SHEET L-02 FOR TYPESIZES

L-10

MAY 20, 2020
GMP JOB# 19-030

gmp
LANDSCAPE
ARCHITECTURE
& PLANNING

CONCEPT PLAN
TREE REMOVAL PLAN

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
235 ESCONDIDO BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92025

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PHG 18-0048



NOTE:
SEE FENCE & WALL DETAILS
ON SHEET L-12.

L-11

MAY 20, 2020
GMP JOB# 19-030

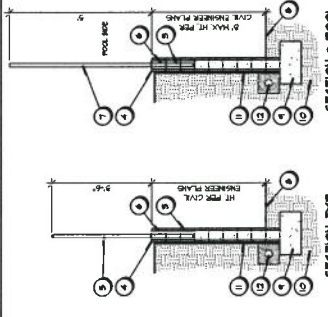
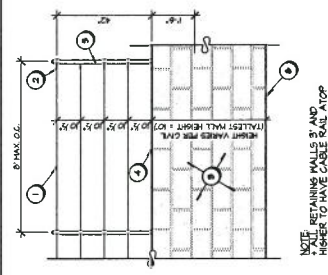
10000 GARDEN VALLEY BLVD
SUITE 200
SAN DIEGO, CA 92121
TEL 619 497 8977
LANDSCAPE
& ARCHITECTURE
& PLANNING



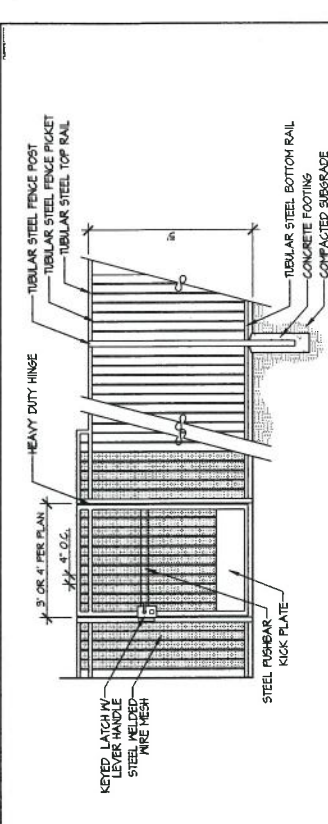
CONCEPT PLAN
FENCE PLAN

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
2335 ENCINITAS BOULEVARD, SUITE 4216
ENCINITAS, CALIFORNIA 92024

PLANNING CASE NUMBERS: SUB 19-0011, ENV 19-0009, PHG 19-0049



- DETAIL LEGEND**
- 1 GALVANIZED STEEL CABLE
 - 2 STEEL CABLE BRACKETS
 - 3 1/2" DIA. STEEL RINGS
 - 4 1/2" DIA. STEEL RINGS
 - 5 1/2" DIA. STEEL RINGS
 - 6 1/2" DIA. STEEL RINGS
 - 7 1/2" DIA. STEEL RINGS
 - 8 1/2" DIA. STEEL RINGS
 - 9 1/2" DIA. STEEL RINGS
 - 10 1/2" DIA. STEEL RINGS
 - 11 1/2" DIA. STEEL RINGS
 - 12 1/2" DIA. STEEL RINGS
 - 13 1/2" DIA. STEEL RINGS
 - 14 1/2" DIA. STEEL RINGS
 - 15 1/2" DIA. STEEL RINGS
 - 16 1/2" DIA. STEEL RINGS
 - 17 1/2" DIA. STEEL RINGS
 - 18 1/2" DIA. STEEL RINGS
 - 19 1/2" DIA. STEEL RINGS
 - 20 1/2" DIA. STEEL RINGS
 - 21 1/2" DIA. STEEL RINGS
 - 22 1/2" DIA. STEEL RINGS
 - 23 1/2" DIA. STEEL RINGS
 - 24 1/2" DIA. STEEL RINGS
 - 25 1/2" DIA. STEEL RINGS
 - 26 1/2" DIA. STEEL RINGS
 - 27 1/2" DIA. STEEL RINGS
 - 28 1/2" DIA. STEEL RINGS
 - 29 1/2" DIA. STEEL RINGS
 - 30 1/2" DIA. STEEL RINGS
 - 31 1/2" DIA. STEEL RINGS
 - 32 1/2" DIA. STEEL RINGS
 - 33 1/2" DIA. STEEL RINGS
 - 34 1/2" DIA. STEEL RINGS
 - 35 1/2" DIA. STEEL RINGS
 - 36 1/2" DIA. STEEL RINGS
 - 37 1/2" DIA. STEEL RINGS
 - 38 1/2" DIA. STEEL RINGS
 - 39 1/2" DIA. STEEL RINGS
 - 40 1/2" DIA. STEEL RINGS
 - 41 1/2" DIA. STEEL RINGS
 - 42 1/2" DIA. STEEL RINGS
 - 43 1/2" DIA. STEEL RINGS
 - 44 1/2" DIA. STEEL RINGS
 - 45 1/2" DIA. STEEL RINGS
 - 46 1/2" DIA. STEEL RINGS
 - 47 1/2" DIA. STEEL RINGS
 - 48 1/2" DIA. STEEL RINGS
 - 49 1/2" DIA. STEEL RINGS
 - 50 1/2" DIA. STEEL RINGS
 - 51 1/2" DIA. STEEL RINGS
 - 52 1/2" DIA. STEEL RINGS
 - 53 1/2" DIA. STEEL RINGS
 - 54 1/2" DIA. STEEL RINGS
 - 55 1/2" DIA. STEEL RINGS
 - 56 1/2" DIA. STEEL RINGS
 - 57 1/2" DIA. STEEL RINGS
 - 58 1/2" DIA. STEEL RINGS
 - 59 1/2" DIA. STEEL RINGS
 - 60 1/2" DIA. STEEL RINGS
 - 61 1/2" DIA. STEEL RINGS
 - 62 1/2" DIA. STEEL RINGS
 - 63 1/2" DIA. STEEL RINGS
 - 64 1/2" DIA. STEEL RINGS
 - 65 1/2" DIA. STEEL RINGS
 - 66 1/2" DIA. STEEL RINGS
 - 67 1/2" DIA. STEEL RINGS
 - 68 1/2" DIA. STEEL RINGS
 - 69 1/2" DIA. STEEL RINGS
 - 70 1/2" DIA. STEEL RINGS
 - 71 1/2" DIA. STEEL RINGS
 - 72 1/2" DIA. STEEL RINGS
 - 73 1/2" DIA. STEEL RINGS
 - 74 1/2" DIA. STEEL RINGS
 - 75 1/2" DIA. STEEL RINGS
 - 76 1/2" DIA. STEEL RINGS
 - 77 1/2" DIA. STEEL RINGS
 - 78 1/2" DIA. STEEL RINGS
 - 79 1/2" DIA. STEEL RINGS
 - 80 1/2" DIA. STEEL RINGS
 - 81 1/2" DIA. STEEL RINGS
 - 82 1/2" DIA. STEEL RINGS
 - 83 1/2" DIA. STEEL RINGS
 - 84 1/2" DIA. STEEL RINGS
 - 85 1/2" DIA. STEEL RINGS
 - 86 1/2" DIA. STEEL RINGS
 - 87 1/2" DIA. STEEL RINGS
 - 88 1/2" DIA. STEEL RINGS
 - 89 1/2" DIA. STEEL RINGS
 - 90 1/2" DIA. STEEL RINGS
 - 91 1/2" DIA. STEEL RINGS
 - 92 1/2" DIA. STEEL RINGS
 - 93 1/2" DIA. STEEL RINGS
 - 94 1/2" DIA. STEEL RINGS
 - 95 1/2" DIA. STEEL RINGS
 - 96 1/2" DIA. STEEL RINGS
 - 97 1/2" DIA. STEEL RINGS
 - 98 1/2" DIA. STEEL RINGS
 - 99 1/2" DIA. STEEL RINGS
 - 100 1/2" DIA. STEEL RINGS



SECTION 102 RETAINING WALL W/ CABLE SAFETY RAIL

SECTION 103 TUBULAR STEEL FENCE & GATE (POOL & DOG PARK)

SECTION 104 TUBULAR STEEL FENCE & GATE (POOL & DOG PARK)

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2335 ENCINITAS BOULEVARD, SUITE 7216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
FENCE & WALL DETAILS

PLANNING CASE NUMBERS: SUB 19-0011, ENV 19-0009, PHG 19-0049



MAY 20, 2020
 GMP JOB# 19-030

L-12

TENTATIVE MAP PALOMAR HEIGHTS

City of Escondido, California

GENERAL NOTES

- TOTAL PROJECT GROSS SITE AREA: 12.70 ACRES
- TOTAL PROJECT PROPOSED NET SITE AREA: 13.98 ACRES
- NUMBER OF RESIDENTIAL LOTS: 7
- PROPOSED STREET ACQUISITION AREA: 4,610 S.F.
- PROPOSED STREET ACQUISITION: 7,792 S.F.
- PROPOSED STREET ACQUISITION: 227,442 S.F.
- EXISTING GENERAL PLAN AND ZONE DESIGNATION SPECIFIC TO PALOMAR HEIGHTS: COMMERCIAL MEDIUM DENSITY (CMU) AND COMMERCIAL MEDIUM DENSITY (CMU) WITH AGRICULTURE (CMU-AG).
- EXISTING ZONING SPECIFIC TO PALOMAR HEIGHTS: COMMERCIAL MEDIUM DENSITY (CMU) WITH AGRICULTURE (CMU-AG).
- EXISTING ZONING SPECIFIC TO PALOMAR HEIGHTS: COMMERCIAL MEDIUM DENSITY (CMU) WITH AGRICULTURE (CMU-AG).
- PROJECT GROSS VOLUME: 36,100 CU YD
- THOMAS BROTHERS COORDINATES: 112607 & 113042
- INDIVIDUAL TROUSHERS IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL BE SUBJECT TO CITY OF ESCONDIDO DESIGN STANDARDS AS ADOPTED BY THE CITY COUNCIL.
- EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
- ALL UTILITIES SHALL BE APPROVED ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL COMPLIANCE POLICY.
- APPROXIMATE TANK CLOSING QUANTITIES: 100,000 C.Y.
- RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REFINANCIAL GRADING. THE PROJECT BALANCES GRADING AFTER TAKING SPRINGS AND BELLEVUE INTO ACCOUNT.
- A SOILS REPORT HAS BEEN PROVIDED IN COORDINATION WITH THIS PROJECT FROM GEOTEK CONSULTANTS INC. (DATE: 07/23/2020).
- ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
- ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
- PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY SHALL BE SUBJECT TO THE CITY'S SUBSTANTIAL COMPLIANCE POLICY.
- THIS PROJECT IS A "MULTI-PHASE" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE PHASES OF THE PROJECT WILL BE DEVELOPED OVER TIME.
- THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- THE PROJECT BOUNDARY, THE EASEMENTS WILL BE WITHIN THE PROJECT BOUNDARY.
- THE PROJECT BOUNDARY, THE EASEMENTS WILL BE WITHIN THE PROJECT BOUNDARY.
- IN FINAL ENGINEERING.

OWNER'S CERTIFICATE

I, (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER(S) OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS TRUE AND CORRECT INFORMATION AS TO THE LOCATION OF ALL EASEMENTS AND ENCUMBRANCES EVEN IF IT IS SEPARATED BY A ROAD, PRIVATE STREET, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

APPLICANT/SUBDIVIDER

THE PALOMAR HEIGHTS PROJECT
2235 ENCINITAS BOULEVARD
SUITE 216
ENCINITAS, CA 92024

APPLICANT: DATE: ENGINEER: DATE:

ENGINEER



EARTHWORK/GRADING QUANTITIES

CUT: APPROX. 96,483 C.Y.
FILL: APPROX. 100,890 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REFINANCIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

PREPARED BY:

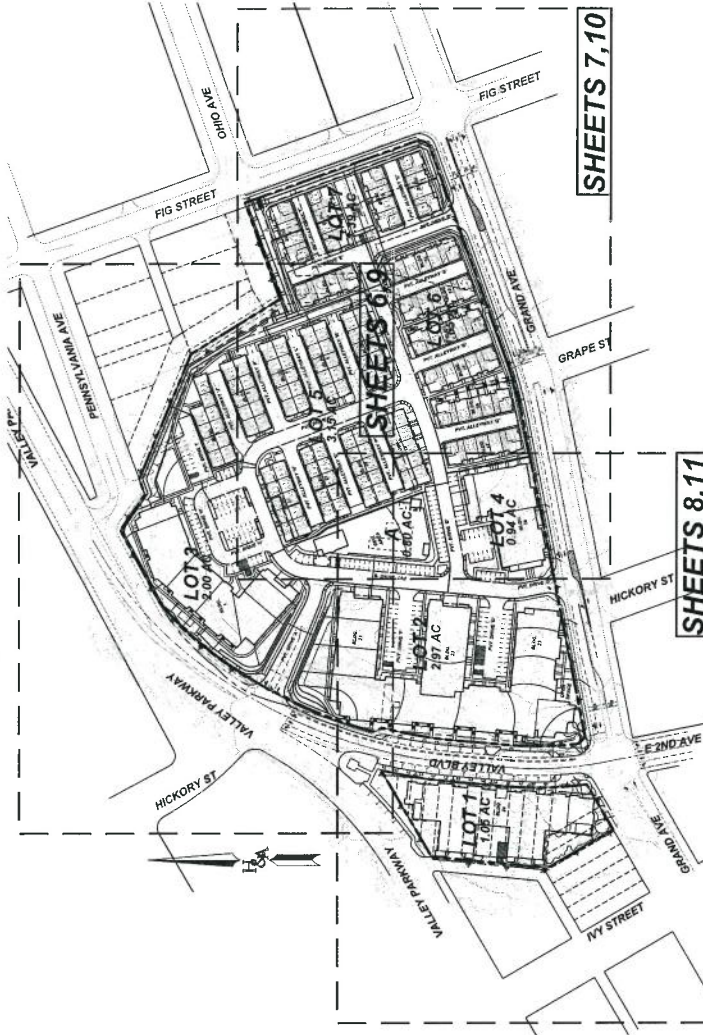
HUNSAKER & ASSOCIATES
18474 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CA 92024
PHONE: (760) 941-1111
FAX: (760) 941-1112
WWW.HUNSAKERANDASSOCIATES.COM

NO.	REVISIONS	DATE	BY
1	1.00 SUBMITTAL	06/22/20	184
2	2.00 SUBMITTAL	07/23/20	184
3	3.00 SUBMITTAL	12/22/20	184
4	4.00 SUBMITTAL	07/20/2020	184
5	5.00 SUBMITTAL	07/23/2020	184
6	6.00 SUBMITTAL	08/01/2020	184
7			
8			

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET 1 OF 18

PREPARED BY:
HUNSAKER & ASSOCIATES
18474 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CA 92024
PHONE: (760) 941-1111
FAX: (760) 941-1112
WWW.HUNSAKERANDASSOCIATES.COM



LEGEND

- EXISTING PROJECT BOUNDARY
- PROPOSED PROJECT BOUNDARY
- LOT NUMBER & LOT AREA
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING SEWER MAIN WITH MANHOLE
- EXISTING WATER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (12" PVC UNLESS OTHERWISE NOTED)
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM
- EXISTING CENTER LINE ST. ELEVATION
- EXISTING CONTIGS
- PROPOSED CONTIGS
- PROPOSED SLOPE (S 1 MAX.)
- LIMITS OF PROPOSED GRADING/OVERLIFT
- CUT/FILL LINE
- MODULAR METAL
- WATER METER & DETECTOR ASSEMBLY
- BIKE RACK
- TRASH TRACK PAD
- RIGHT OF WAY
- TOP OF WALL
- TOP OF FOOTING
- FINISH SURFACE
- POUR CONCRETE
- WATER
- RECLAIMED WATER
- NOT TO SCALE
- WATER ELEVATION
- VERTICAL CURVE
- VERTICAL CURVE
- PROPOSED CONCRETE PIPE

ABBREVIATIONS

- FL FLOW LINE
- R/W RIGHT OF WAY
- CB CURB BREAK
- CI CONCRETE INTERSECTION (V.C.)
- PI POINT OF INTERSECTION
- GRASS 50' FT.
- SP SPALL
- RECLAIMED WATER
- VC VERTICAL CURVE
- NOT TO SCALE
- WATER ELEVATION
- VERTICAL CURVE
- PROPOSED CONCRETE PIPE

PUBLIC UTILITIES AND DISTRICTS

- WATER: CITY OF ESCONDIDO
- SEWER: CITY OF ESCONDIDO
- ST. LIGHT: CITY OF ESCONDIDO
- STORM DRAIN: CITY OF ESCONDIDO
- FIRE: CITY OF ESCONDIDO
- HIGH SCHOOL DISTRICT: ESCONDIDO UNION HIGH SCHOOL DISTRICT
- LEGAL DESCRIPTION: ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

EASEMENT NOTES

SEE SHEET NO. 14 FOR EASEMENT INFORMATION.

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF CALIFORNIA. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 202 (40 UNITS LOT 4, 90 UNITS LOT 5, 42 UNITS LOT 6, AND 30 UNITS LOT 7).

SHEETS INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 EXISTING STREET SECTIONS
- SHEET 3 PROPOSED STREET SECTIONS
- SHEET 4 SITE CROSS SECTIONS
- SHEET 5 PROPOSED LOTTING & EASEMENTS
- SHEET 6 PROPOSED LOTTING & EASEMENTS
- SHEET 7 PRELIMINARY GRADING PLAN
- SHEET 8 PRELIMINARY GRADING PLAN
- SHEET 9 PROPOSED EXISTING UTILITIES
- SHEET 10 PROPOSED EXISTING UTILITIES
- SHEET 11 PROPOSED EXISTING UTILITIES
- SHEET 12 EXISTING TOPO AND CONDITIONS MAP
- SHEET 13 VALLEY PARKWAY INTERSECTION DETAIL
- SHEET 14 RECORD BOUNDARY & ENCUMBRANCES
- SHEET 15
- SHEET 16
- SHEET 17
- SHEET 18

PROJECT MAP

SCALE: 1" = 100'

SOILS ENGINEER: GEOTEK, INC. (DATE: 07/23/2020)

TOPOGRAPHY: TOPO SOURCE, P.J. LANG CO., INC. - FLOW FEBRUARY 9, 2018 8% CITY OF ESCONDIDO (NO. 0274-4) UNDEVELOPED BOX OUT ON TOP OF CURB 20 FEET WEST OF GRAND AVE. ENRIMS TO HOSPITAL PARKING STRUCTURE EL. 682.86' (NOTE 7)

PARKING REQUIRED

TYPE	REQUIREMENTS	RAIO	UNITS	REQ.
1-BEDROOM	0.75	79	51.5	36
2-BEDROOM	1.5	20	30	30
MULTI-FAMILY UNITS				82.5
1-BEDROOM	1.5	129	193.5	
2-BEDROOM	1.75	113	200.25	
MULTI-FAMILY SUBTOTAL		16	232.25	
GRAND TOTAL	0.75	470	305	932.25

PROJECT SUMMARY

PROJECT SUMMARY	sq. ft.	ac.
TOTAL GROSS SITE AREA	1,144,181	11.79
TOTAL GROSS LOT AREA	3,318,100	30.8
WASTEWATER TREATMENT PLANT	2,011,011	18.6
TOTAL NET PROJECT AREA	147,142	1.36
PROPOSED PARKING SPACES	355,095	3.26
PROPOSED BALANCE/PARKING COVERAGE	390,774	3.59
TOTAL PROPOSED NET AREA	407,916	3.75

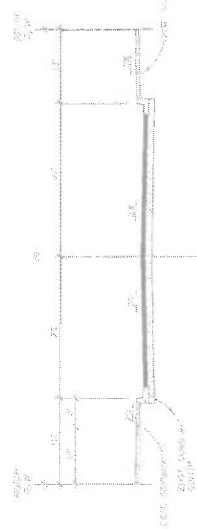
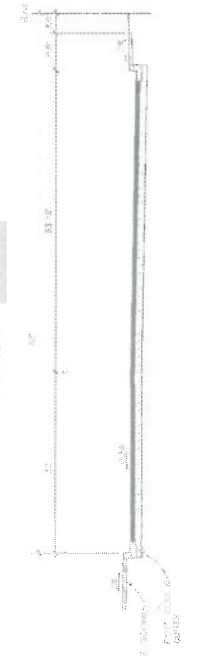
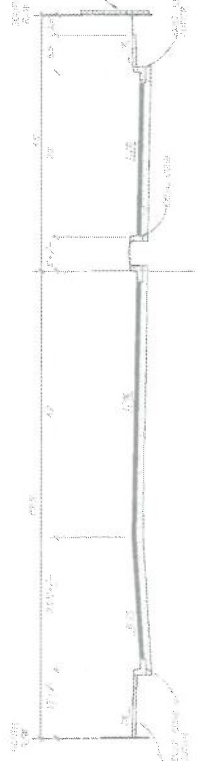
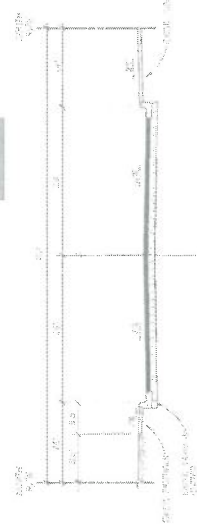
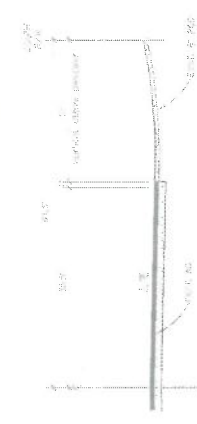
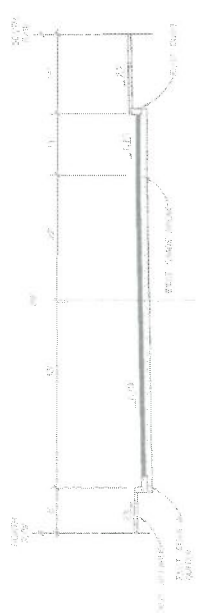
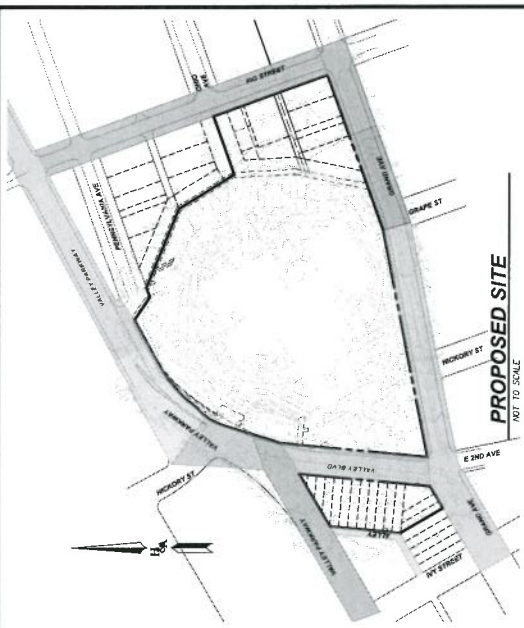
LOTTING SUMMARY

LOT NUMBER	sq. ft.	ac.
LOT 1	45,072	1.03
LOT 2	132,796	3.03
LOT 3	40,511	0.93
LOT 4	40,511	0.93
LOT 5	137,880	3.15
LOT 6	137,880	3.15
LOT 7	60,284	1.38
LOT 8	35,024	0.80
LOT 9	35,024	0.80
LOT AREA TOTAL	602,961	13.84

OPEN SPACE SUMMARY

TYPE	sq. ft.	ac.
OPEN SPACE REQUIRED	303,571	3.50
OPEN SPACE PROVIDED		131,000
ACTIVE	6,137	
PASSIVE	31,209	
TOTAL	37,346	
REMAINING	266,225	3.03
TOTAL	131,000	1.50

*KEY STATIONS ARE INCLUDED IN THE STANDARD SPACES PLAN. 7' GRAB + 6' GRAB.



EXISTING E.C. VALLEY PARKWAY
(STATION 20+00 PER DING NO. P-18-143)
NOT TO SCALE

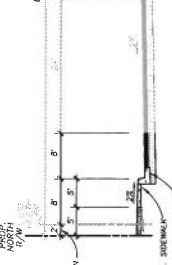
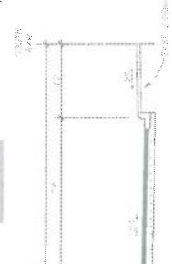
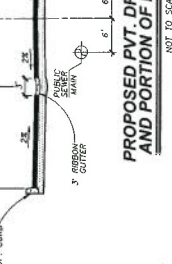
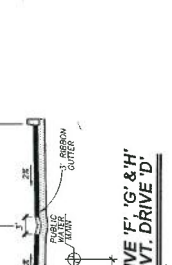
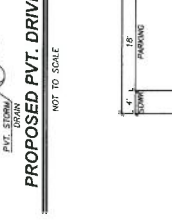
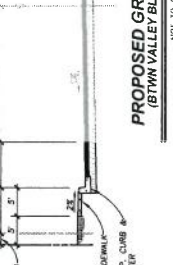
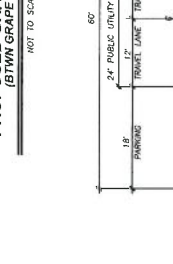
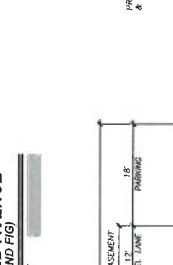
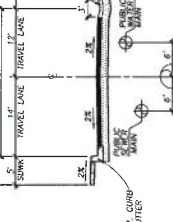
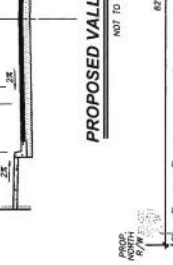
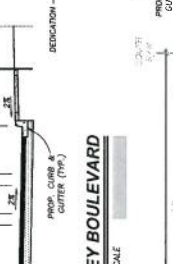
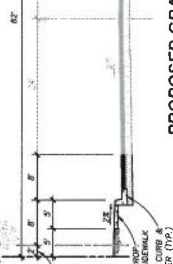
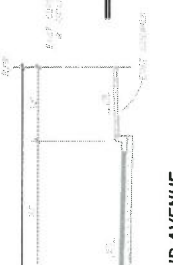
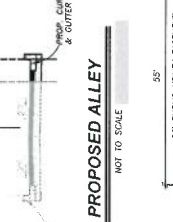
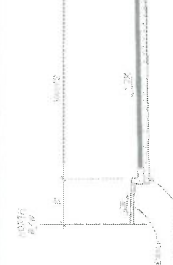
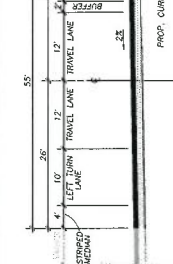
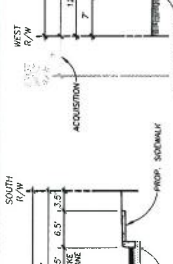
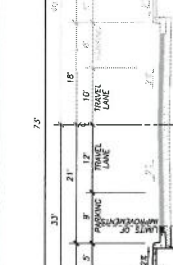
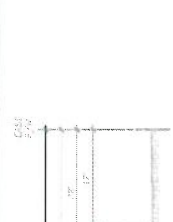
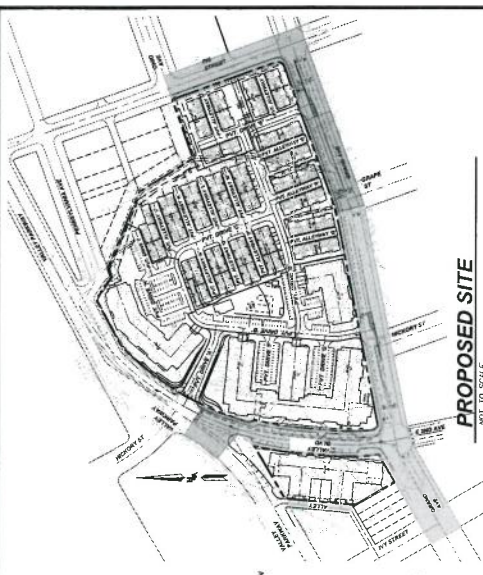
EXISTING BIG STREET
NOT TO SCALE

EXISTING STREET SECTIONS

PREPARED BY:
HUNSAKER ASSOCIATES
 225 S. G ST., SUITE 100
 PALOMAR HEIGHTS, CA 92057
 PHONE: 760.769.1100
 FAX: 760.769.1101
 WWW: HUNSAKER.COM

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET **2** OF **18**

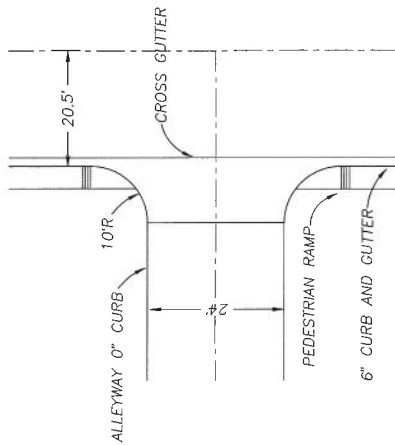


PREPARED BY:
HUNSAKER & ASSOCIATES
PLANNING ARCHITECTURE ENGINEERING

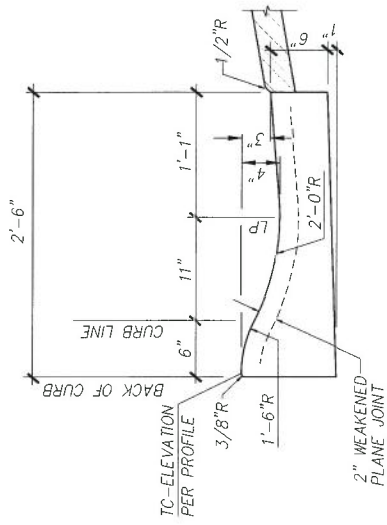
PROPOSED STREET SECTIONS
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET **3** OF **18**

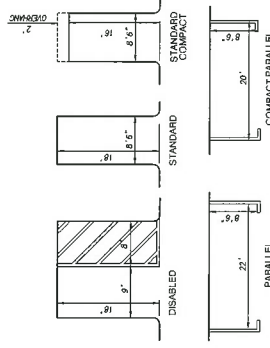
R:\1177A\PHG\PALOMAR HEIGHTS - TM SH 03.dwg\Jun-30-2020\1400



10' RADIUS DRIVEWAY DETAIL
PVT. ALLEYWAYS J THROUGH S
NOT TO SCALE



4" MOD. ROLLED CURB
PVT. DRIVE Y
NOT TO SCALE



TYPICAL PARKING DETAIL
NOT TO SCALE

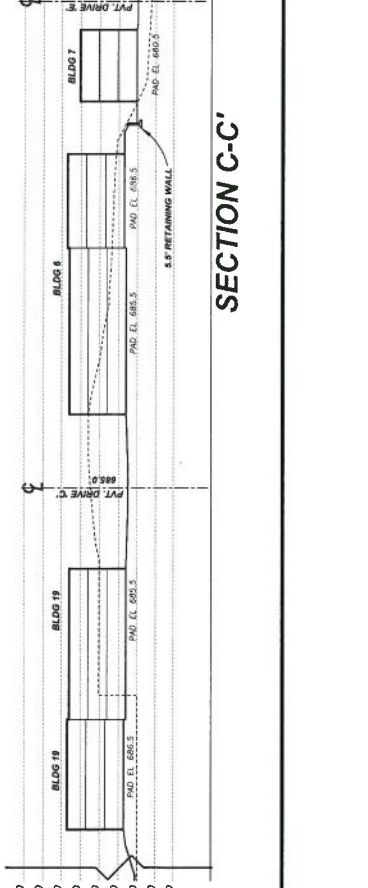
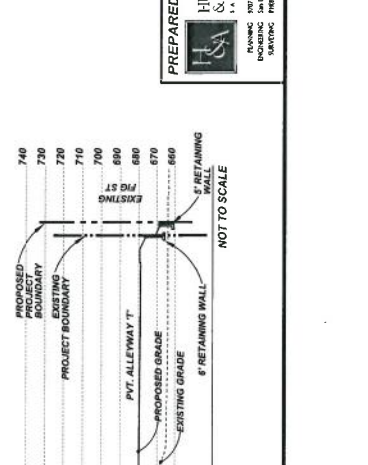
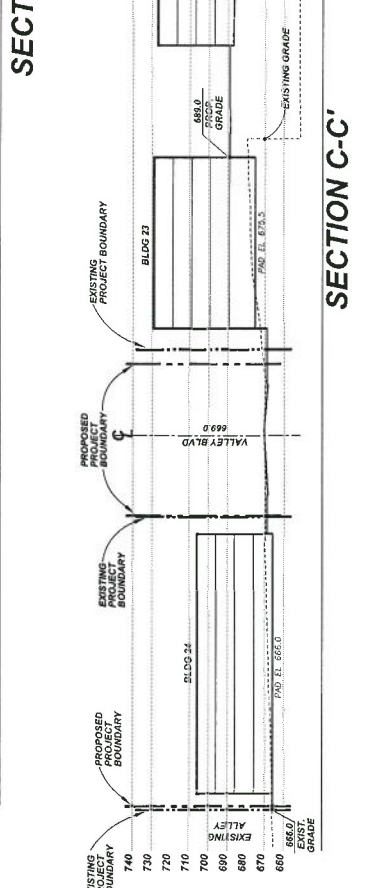
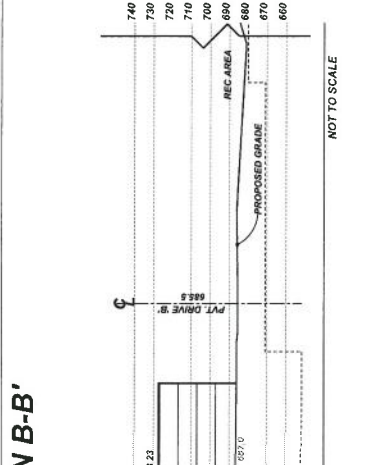
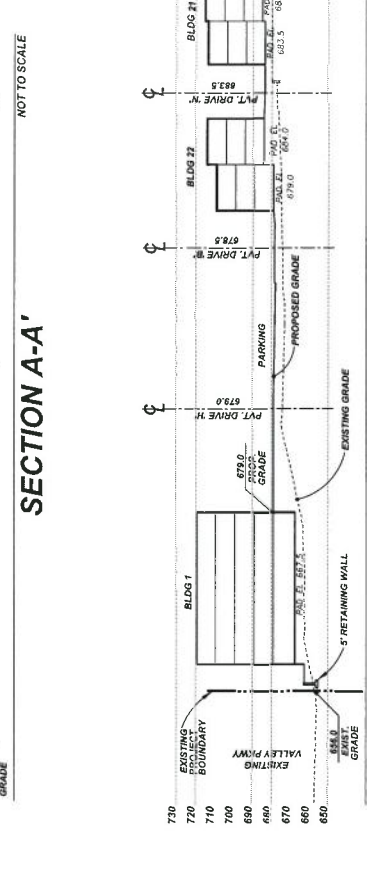
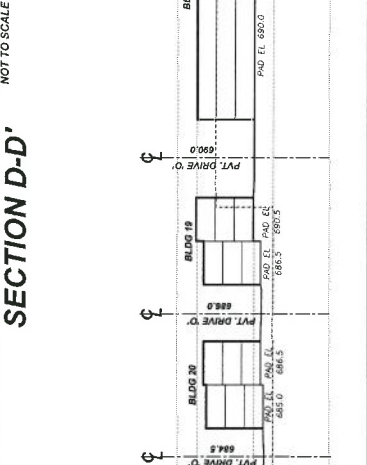
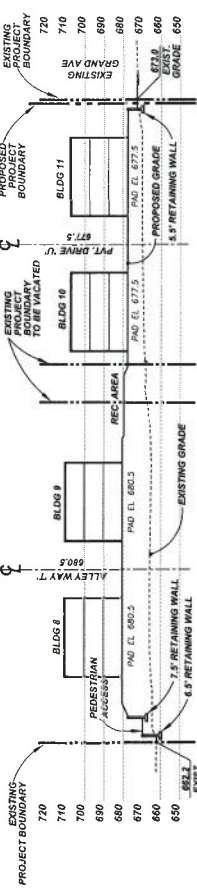
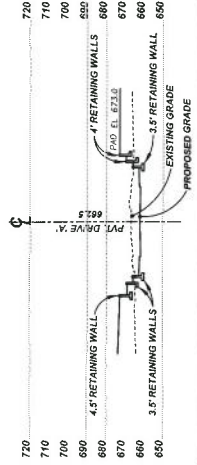
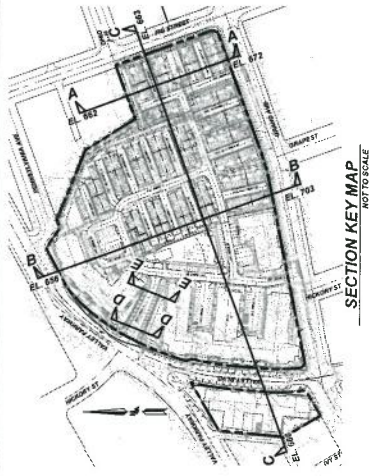
DETAILS

PREPARED BY:

HUNSAKER & ASSOCIATES
 ENGINEERS ARCHITECTS PLANNERS
 1000 W. 10TH STREET
 SUITE 200
 ESCONDIDO, CA 92026
 TEL: 760-941-1111
 FAX: 760-941-1112
 WWW.HUNSAKER.COM

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET **4** OF **18**









PREPARED BY:
HUNSAKER & ASSOCIATES
INCORPORATED
10000 N. CENTRAL EXPRESSWAY
SUITE 200
DALLAS, TEXAS 75243

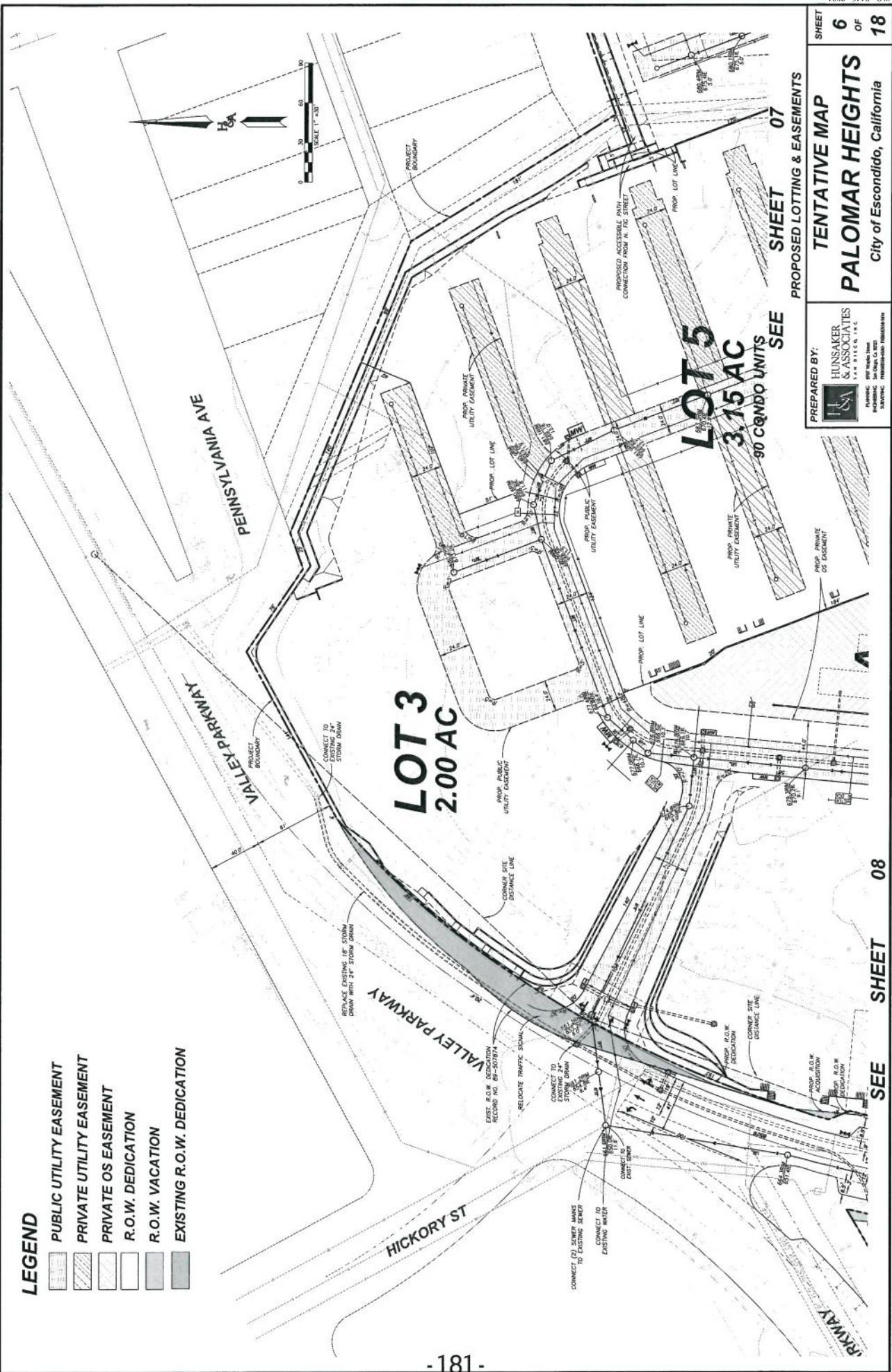
SITE CROSS SECTIONS
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET **5** OF **18**

W. O. 2445-0021
R:\11771\&PH\PALOMAR HEIGHTS-TM_Sht 05.dwg\Jup-30-2020\1402

LEGEND

-  PUBLIC UTILITY EASEMENT
-  PRIVATE UTILITY EASEMENT
-  PRIVATE OS EASEMENT
-  R.O.W. DEDICATION
-  R.O.W. VACATION
-  EXISTING R.O.W. DEDICATION



PROPOSED LOTTING & EASEMENTS

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 ARCHITECTS
 1000 W. 14TH AVENUE, SUITE 100
 DENVER, CO 80202

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET 6 OF 18

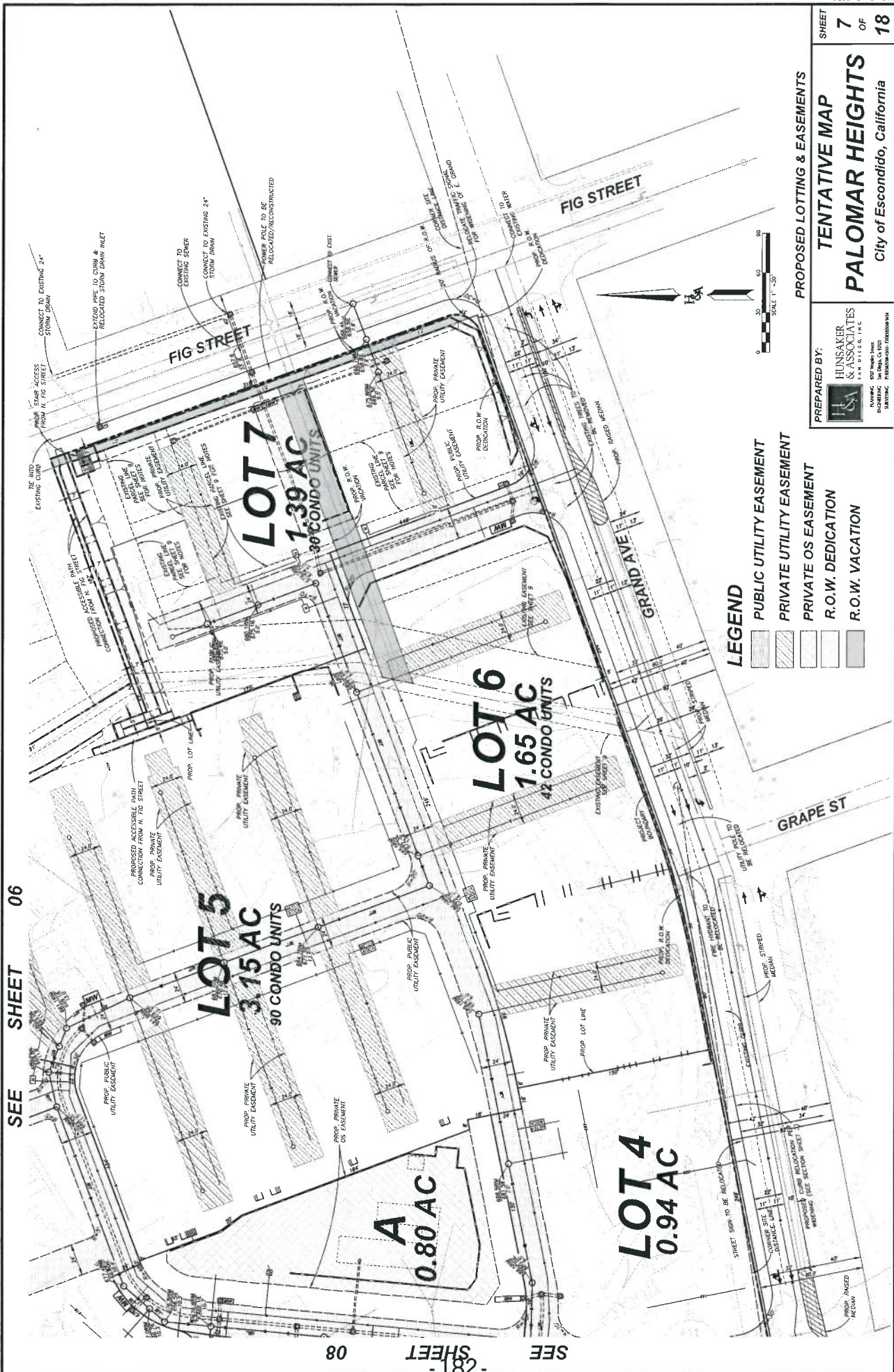
6/1/17/18 PHG/PALOMAR HEIGHTS - TM SH 06.dwg/Jul-30-2020/14:05

SEE SHEET 08

SEE SHEET 07

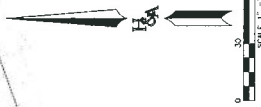
LOT 5
 3.15 AC
 90 CONDO UNITS

LOT 3
 2.00 AC



LEGEND

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

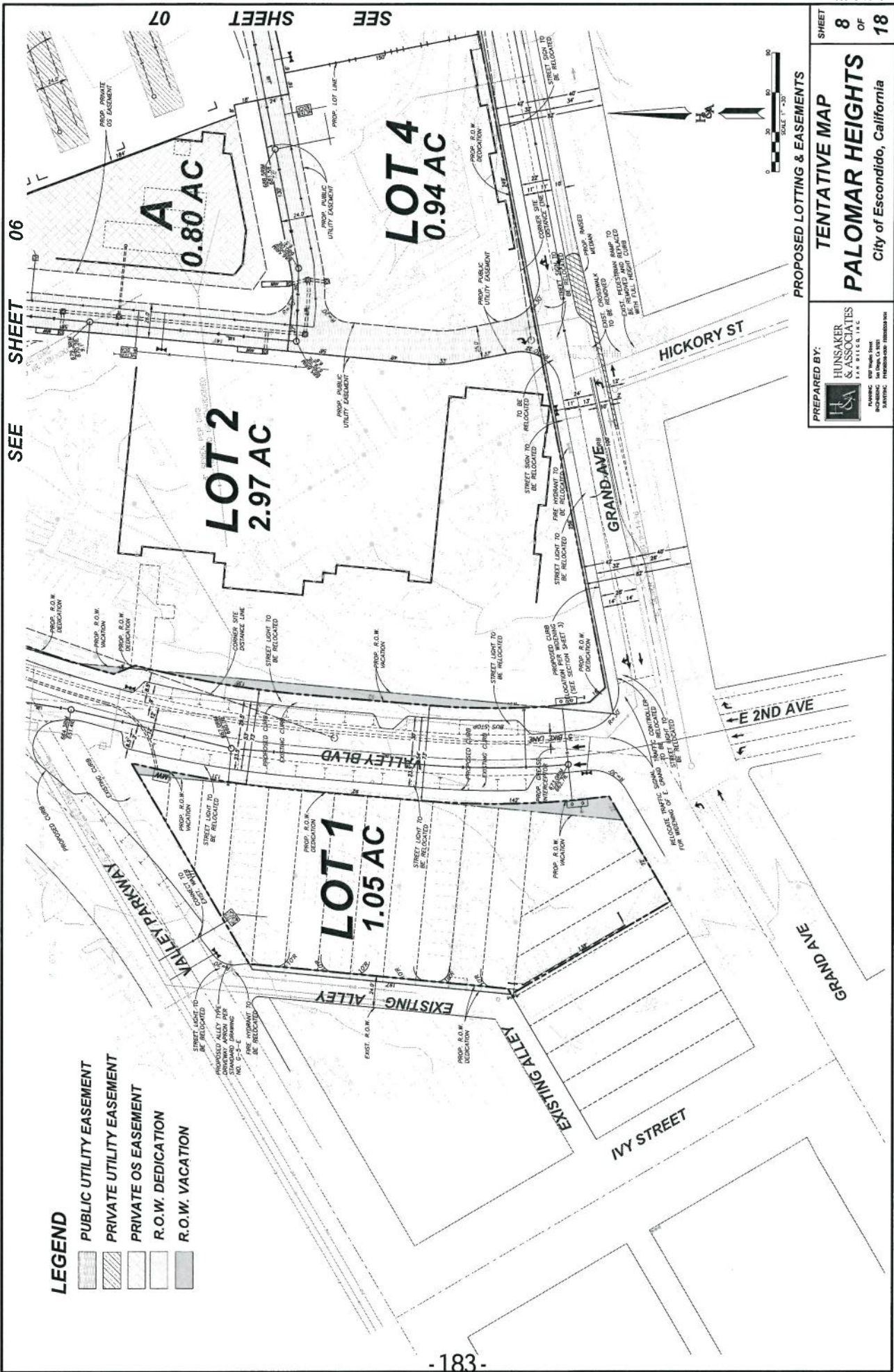


PROPOSED LOTTING & EASEMENTS

PREPARED BY:
 HUNSAKER & ASSOCIATES
 1400 OCEAN BLVD., SUITE 200
 PALOMAR, CA 92058
 TEL: 760.769.1100
 FAX: 760.769.1101
 WWW: HUNSAKER.COM

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California






SHEET 7 OF 18



SEE SHEET 06

SEE SHEET 07

LEGEND

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

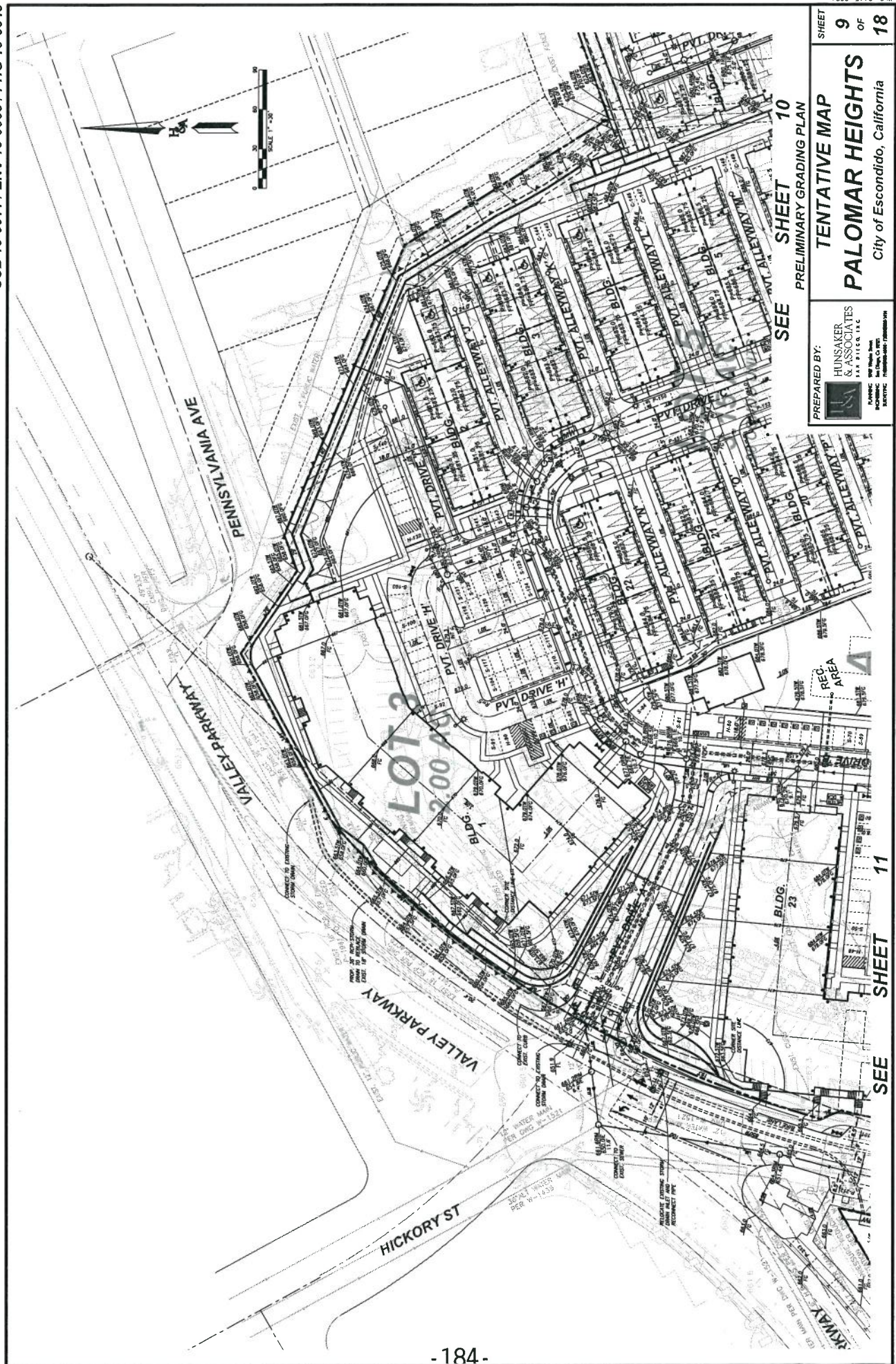
PROPOSED LOTTING & EASEMENTS

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

PREPARED BY:

HUNSAKER & ASSOCIATES
 ENGINEERS ARCHITECTS
 1000 W. GARDEN AVENUE
 SAN ANTONIO, TEXAS 78207

SHEET 8 OF 18



PREPARED BY:

HUNSAKER & ASSOCIATES
 CIVIL ENGINEERS & ARCHITECTS
 10000 PALOMAR HEIGHTS, SUITE 100
 PALOMAR, CALIFORNIA 92057
 TEL: (760) 762-1100
 FAX: (760) 762-1101
 WWW: HUNSAKER.COM

SHEET 9 OF 18

PALOMAR HEIGHTS
 City of Escondido, California

SEE SHEET 10
 PRELIMINARY GRADING PLAN
 TENTATIVE MAP

SEE SHEET 11

SEE SHEET 09

SEE SHEET 11



PRELIMINARY GRADING PLAN

TENTATIVE MAP

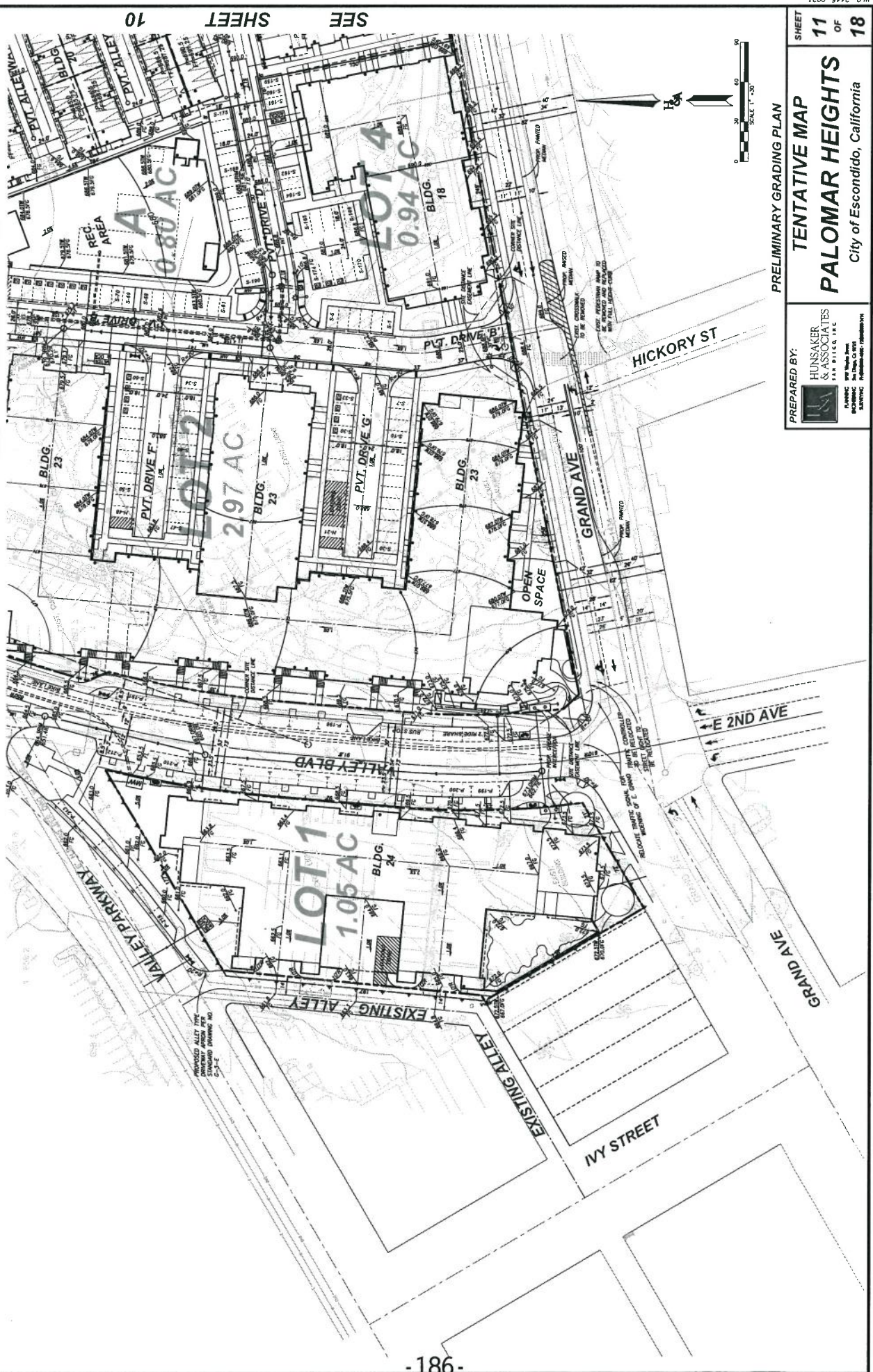
PALOMAR HEIGHTS
City of Escondido, California

PREPARED BY:



HUNSAKER & ASSOCIATES
LAND DESIGN INC.
1000 North Main Street
Escondido, CA 92026
TEL: 858-538-1100
WWW.HUNSAKER.COM

SHEET 10 OF 18



PRELIMINARY GRADING PLAN

TENTATIVE MAP

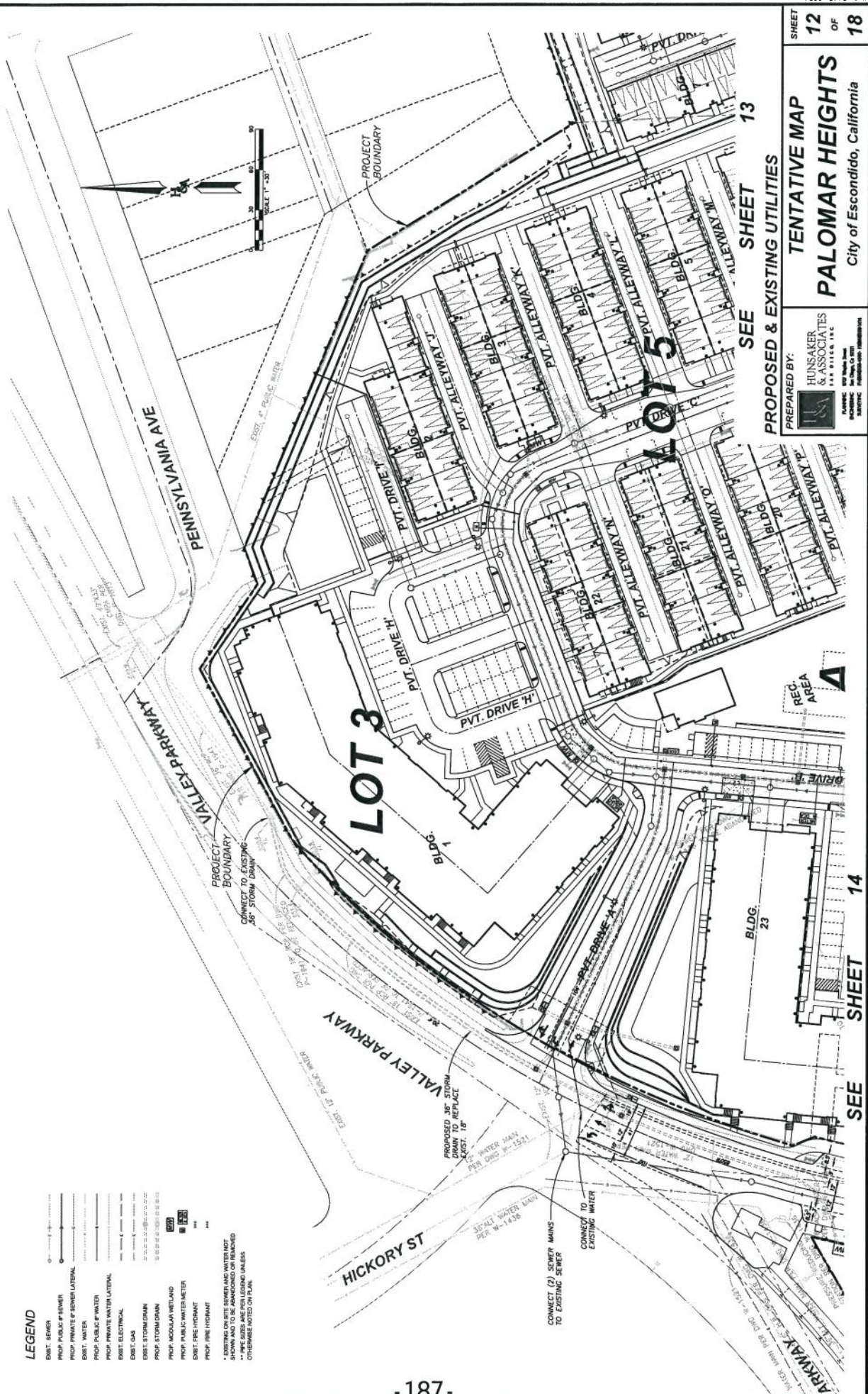
PALOMAR HEIGHTS
City of Escondido, California

PREPARED BY:

HUNSAKER & ASSOCIATES
 CIVIL ENGINEERS
 14141 VIA RANCHO VISTA, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 PH: 619-591-1100 FAX: 619-591-1101
 WWW.HUNSAKER.COM

SHEET 11 OF 18

W.C. 2445-0021
6/14/77 (APN) PALOMAR HEIGHTS - TM SN. 11-046 (JUL-30-2028) 14.11



LEGEND

- EXIST. SEWER
- PROF. PUBLIC FURNISH
- PROF. PRIVATE FURNISH
- EXIST. WATER
- PROF. PUBLIC FURNISH
- PROF. PRIVATE FURNISH
- EXIST. ELECTRICAL
- PROF. PUBLIC FURNISH
- PROF. PRIVATE FURNISH
- EXIST. GAS
- PROF. PUBLIC FURNISH
- PROF. PRIVATE FURNISH
- PROF. MODULAR WETLAND
- PROF. PUBLIC WATER METER
- EXIST. FIRE HYDRANT
- PROF. FIRE HYDRANT

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE AMENDED OR REMOVED PER COMMENTS AND NOTES UNLESS OTHERWISE NOTED ON PLAN.

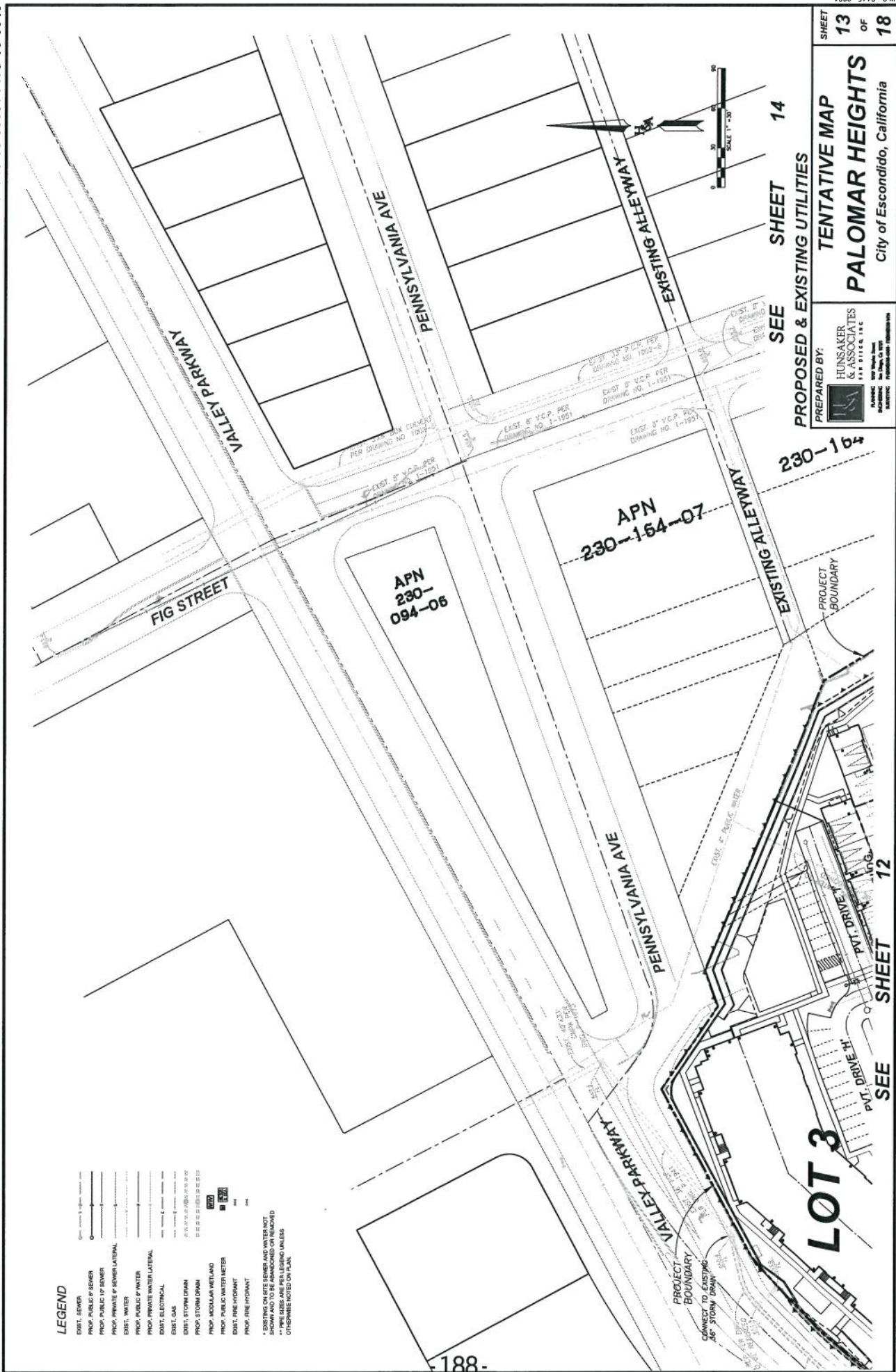
SEE SHEET 13
SEE SHEET 14
SEE SHEET 18

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

PREPARED BY:
HUNSAKER & ASSOCIATES
A S B B I E E
10000 N. PALOMAR BLVD.
SUITE 100
ESCONDIDO, CA 92027
TEL: (760) 941-1111
WWW.HUNSAKER.COM

PROJECT NO. 18-0011
DATE: 01/15/2018

W.C. 2445-0021



LEGEND

- EXIST. SEWER
- PROJ. PUBLIC USE SEWER
- PROJ. PRIVATE USE SEWER/LATERAL
- EXIST. WATER
- PROJ. PUBLIC USE WATER
- PROJ. PRIVATE WATER/LATERAL
- EXIST. ELECTRICAL
- EXIST. GAS
- EXIST. STORM DRAIN
- PROJ. STORM DRAIN
- PROJ. MODULAR WELAND
- PROJ. PUBLIC WATER METER
- EXIST. FIRE HYDRANT
- PROJ. FIRE HYDRANT

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

PROPOSED & EXISTING UTILITIES

SEE SHEET 14

TENTATIVE MAP

PALOMAR HEIGHTS

City of Escondido, California

PREPARED BY:

HUNSAKER & ASSOCIATES
 AEC BITECH LLC

PLANNING
 ENGINEERING
 ARCHITECTURE

SHEET 13 OF 18



PROPOSED & EXISTING UTILITIES

PREPARED BY:
HUNSAKER & ASSOCIATES
 1445 RIVER ST.
 SAN DIEGO, CA 92108
 (619) 594-1100
 WWW.HUNSAKER.COM

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

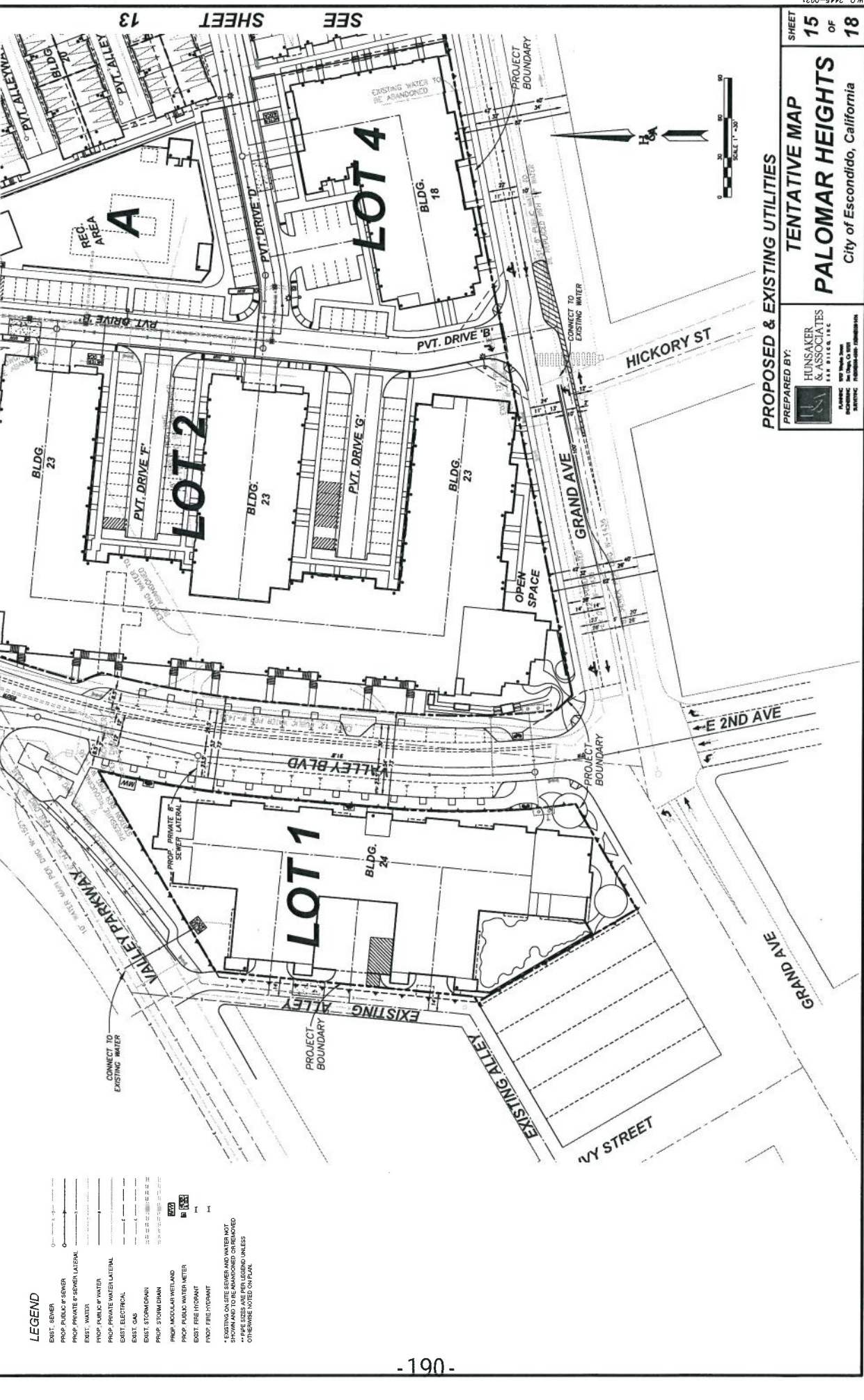
SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SEE SHEET 20



LEGEND

EXIST. SEWER	---
PROP. PUBLIC W/ SEWER	---
PROP. PRIVATE W/ SEWER LATERAL	---
EXIST. WATER	---
PROP. PUBLIC W/ WATER	---
PROP. PRIVATE WATER LATERAL	---
EXIST. ELECTRICAL	---
EXIST. GAS	---
PROP. STORM DRAIN	---
PROP. MODULAR WETLAND	---
PROP. PUBLIC WATER METER	---
EXIST. FIRE HYDRANT	---
PROP. FIRE HYDRANT	---

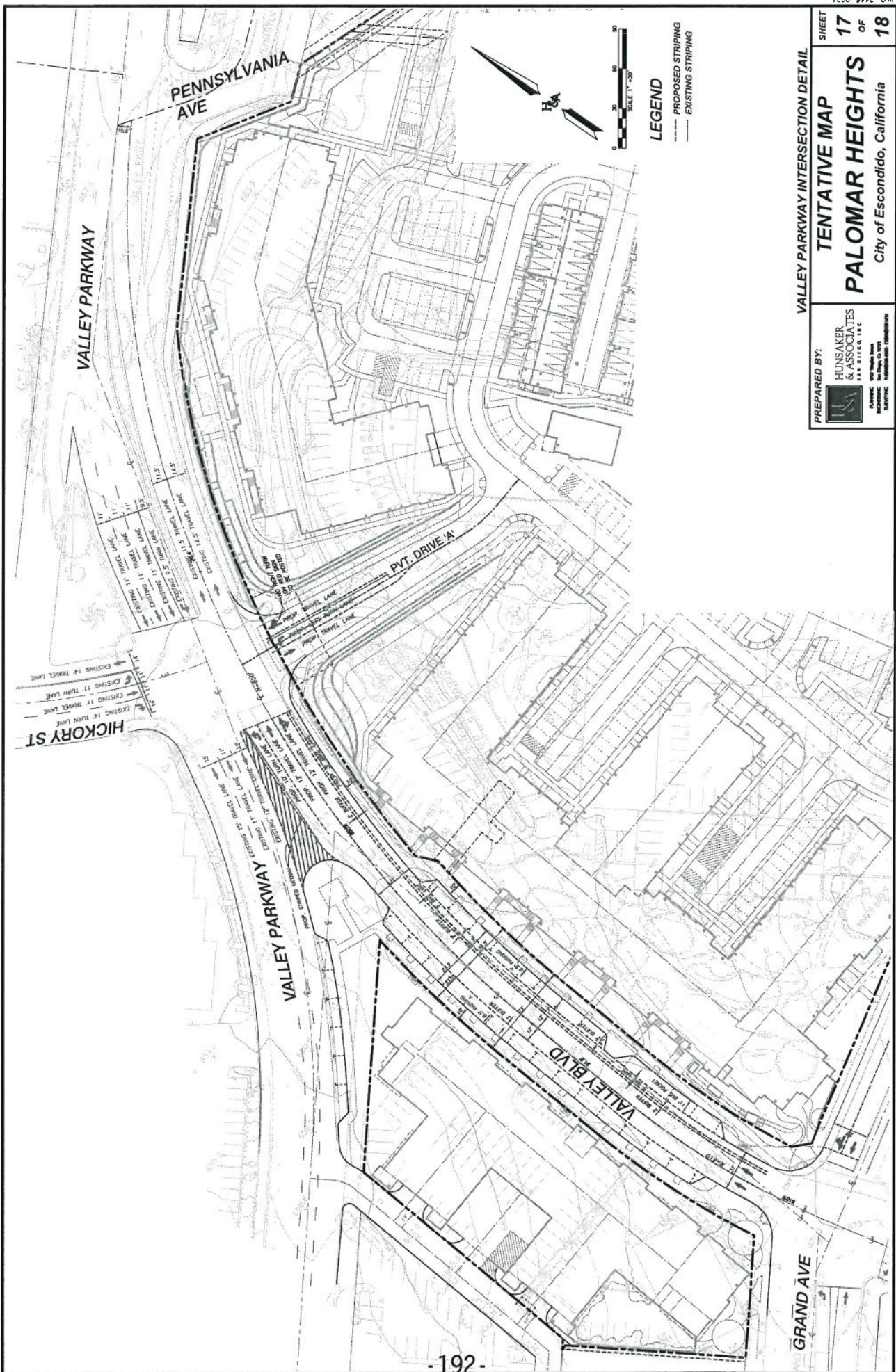
* COUSING ON LOTS SEWER AND WATER LAY
 SHOWN AND TO BE MAINTAINED OR REMOVED
 ** PIPE SIZES ARE PER LEGEND UNLESS
 OTHERWISE NOTED ON PLAN

PROPOSED & EXISTING UTILITIES
TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

PREPARED BY:
HUNSAKER & ASSOCIATES
 1000 N. GARDEN ST.
 SAN DIEGO, CA 92101
 TEL: 619-594-1100
 FAX: 619-594-1101
 WWW.HUNSAKER.COM

SHEET 15 OF 18


W.O. 2445-0021
 A:\UTILITY\PHG\PHG\18-0009\18-0049.dwg



VALLEY PARKWAY INTERSECTION DETAIL

TENTATIVE MAP

PALOMAR HEIGHTS
City of Escondido, California

PREPARED BY:

HUNSAKER & ASSOCIATES
 ENGINEERS ARCHITECTS PLANNERS
 10000 N. PALOMAR HEIGHTS RD., SUITE 100
 ESCONDIDO, CA 92027

SHEET 17 OF 18

TITLE REFERENCE:

THE SUBJECT OF THIS COMMENT FOR TITLE INSURANCE FILED BY PINE-CORNER TITLE COMPANY AS ORDER NO. 0101005-184-30-134, EFFECTIVE DATE NOVEMBER 28, 2018

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, APRN 222-442-03-01

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL B, APRN 222-442-03-02

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL C, APRN 222-442-03-03

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID LOT 5, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL D, APRN 222-442-03-04

ALL THAT PORTION OF LOTS 6, 10, AND 11, OF BLOCK 34, AND OF THE SOUTHWEST CORNER OF HICKORY STREET ADJACENT TO SAID LOTS 6, 10, AND 11, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL E, APRN 222-442-03-05

LOT 7 AND 8, AND THE EASTERN 20 FEET OF LOT 6, OF BLOCK 34, OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID LOTS 7 AND 8, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL F, APRN 222-442-03-06

ALL THAT PORTION OF LOTS 9, 10, AND 11, OF BLOCK 34, OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID LOTS 9, 10, AND 11, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL G, APRN 222-442-03-07

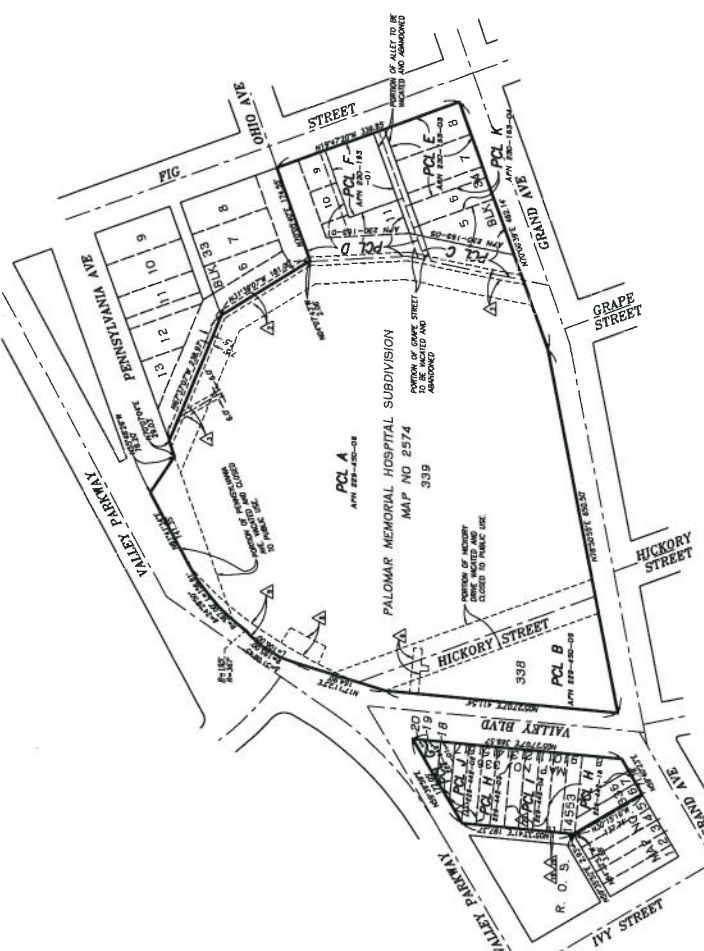
LOT 12, 13, 14, AND 15, OF BLOCK 34, OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID LOTS 12, 13, 14, AND 15, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL H, APRN 222-442-03-08

LOT 16, 17, 18, AND 19, OF BLOCK 34, OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID LOTS 16, 17, 18, AND 19, AS SHOWN ON MAP NO. 184-21855 AND NO. 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

PARCEL I, APRN 222-442-03-09

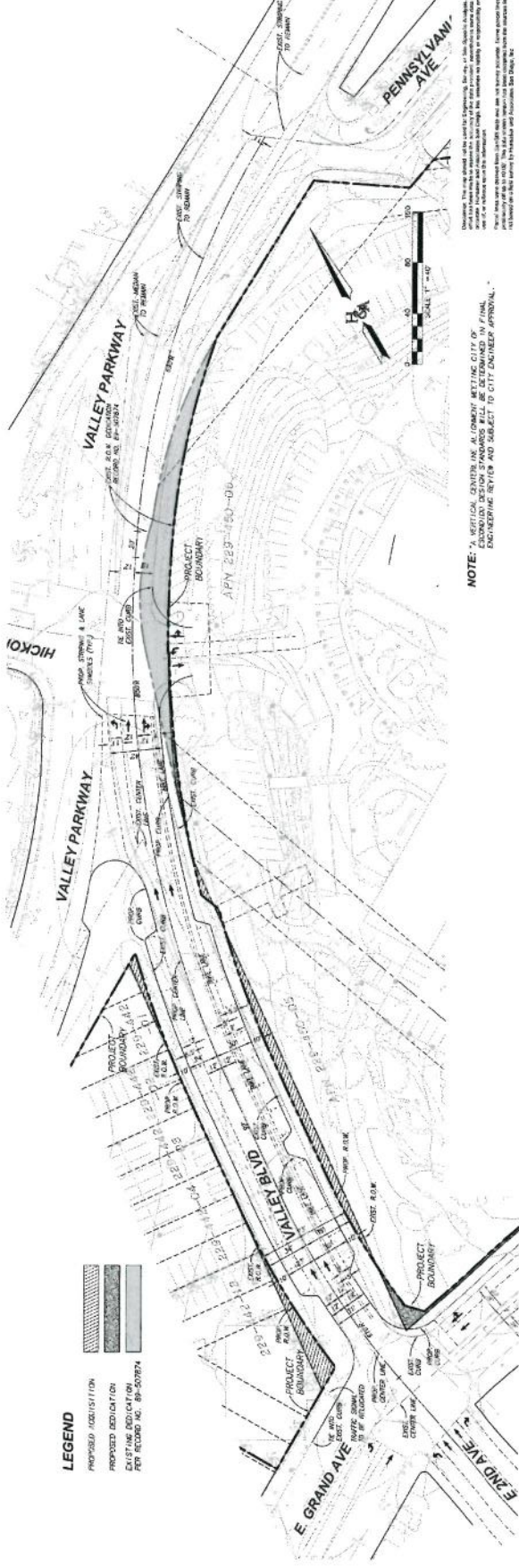
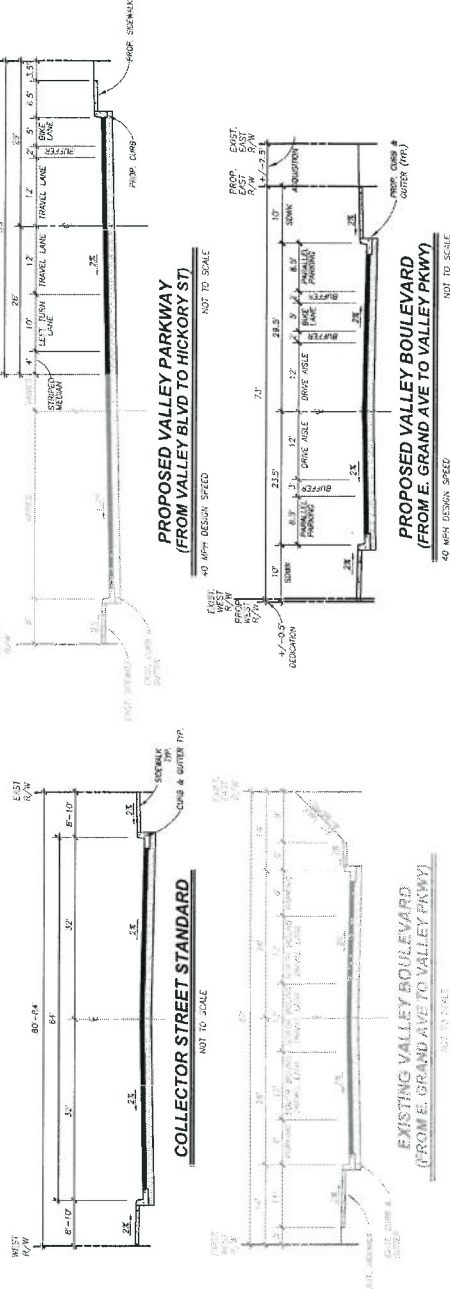
LOT 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ENCUMBRANCES:
THE FOLLOWING MATTERS AFFECT PARCELS A, B, C AND D:
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.
EXAMINED FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO, AS SET FORTH IN A DOCUMENT RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND AS RECORDED IN BOOKS 27, 1842 AS FILE NO. 184-21855 AND 184-21856 AND BY A CERTIFIED COPY OF RESOLUTION NO. 2971 RECORDED IN BOOKS 13, 1057 AS FILE NO. 17281.

RECORD BOUNDARY AND ENCUMBRANCES
TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California
PREPARED BY: HUNSAKER & ASSOCIATES
1445 WHITE BLVD
SAN DIEGO, CA 92108
TEL: 619.594.0070
FAX: 619.594.0071
ELECTRIC: 619.594.0072

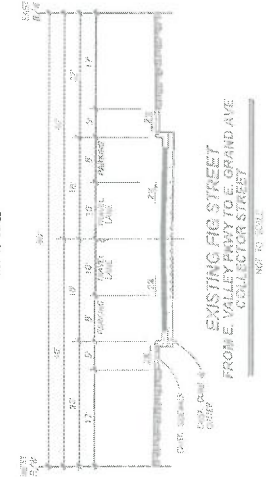
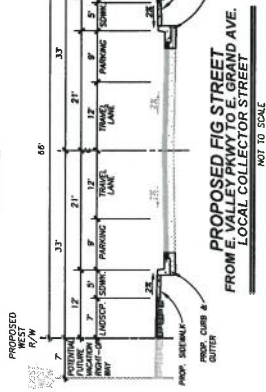
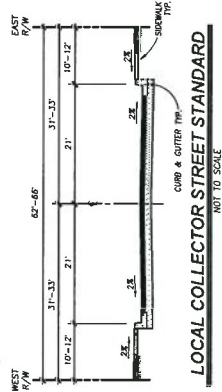
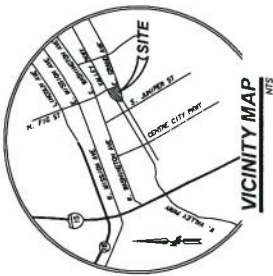
SPECIFIC ALIGNMENT PLAN FOR: VALLEY BOULEVARD FROM E. GRAND AVE. TO VALLEY PARKWAY (PROPOSED BY PROJECT)



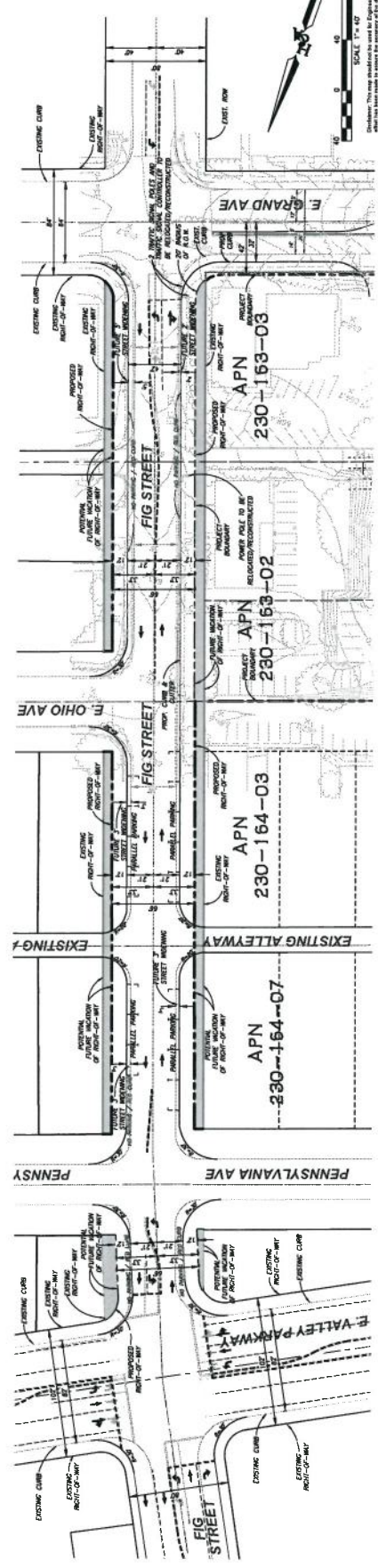
NOTE: A SECTION CENTER LINE ALIGNMENT WITHIN THE CITY OF ESCONDIDO DESIGN STANDARDS WILL BE DETERMINED IN FINAL ENGINEERING REVIEW AND SUBJECT TO CITY ENGINEER APPROVAL.

CONSTRUCTION RECORD	DATE BY	REVISIONS	DATE BY	REVISIONS	DATE BY	REVISIONS	DATE BY	REVISIONS	DATE BY	REVISIONS
DESIGNED BY	EMAN BY	CHECKED BY	APPROVED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
PROJECT NO.	SCALE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
PROJECT NAME	PROJECT NO.	PROJECT NAME	PROJECT NO.	PROJECT NAME	PROJECT NO.	PROJECT NAME	PROJECT NO.	PROJECT NAME	PROJECT NO.	PROJECT NAME
CITY OF ESCONDIDO VALLEY BOULEVARD (PROPOSED BY PROJECT) FROM E. GRAND AVE TO VALLEY PARKWAY SHEET 1 OF 1										

SPECIFIC ALIGNMENT PLAN FOR: NORTH FIG STREET EAST VALLEY PARKWAY TO EAST GRAND AVENUE (PROPOSED BY PROJECT)



LEGEND
POTENTIAL FUTURE VACATION OF
RIGHT OF WAY



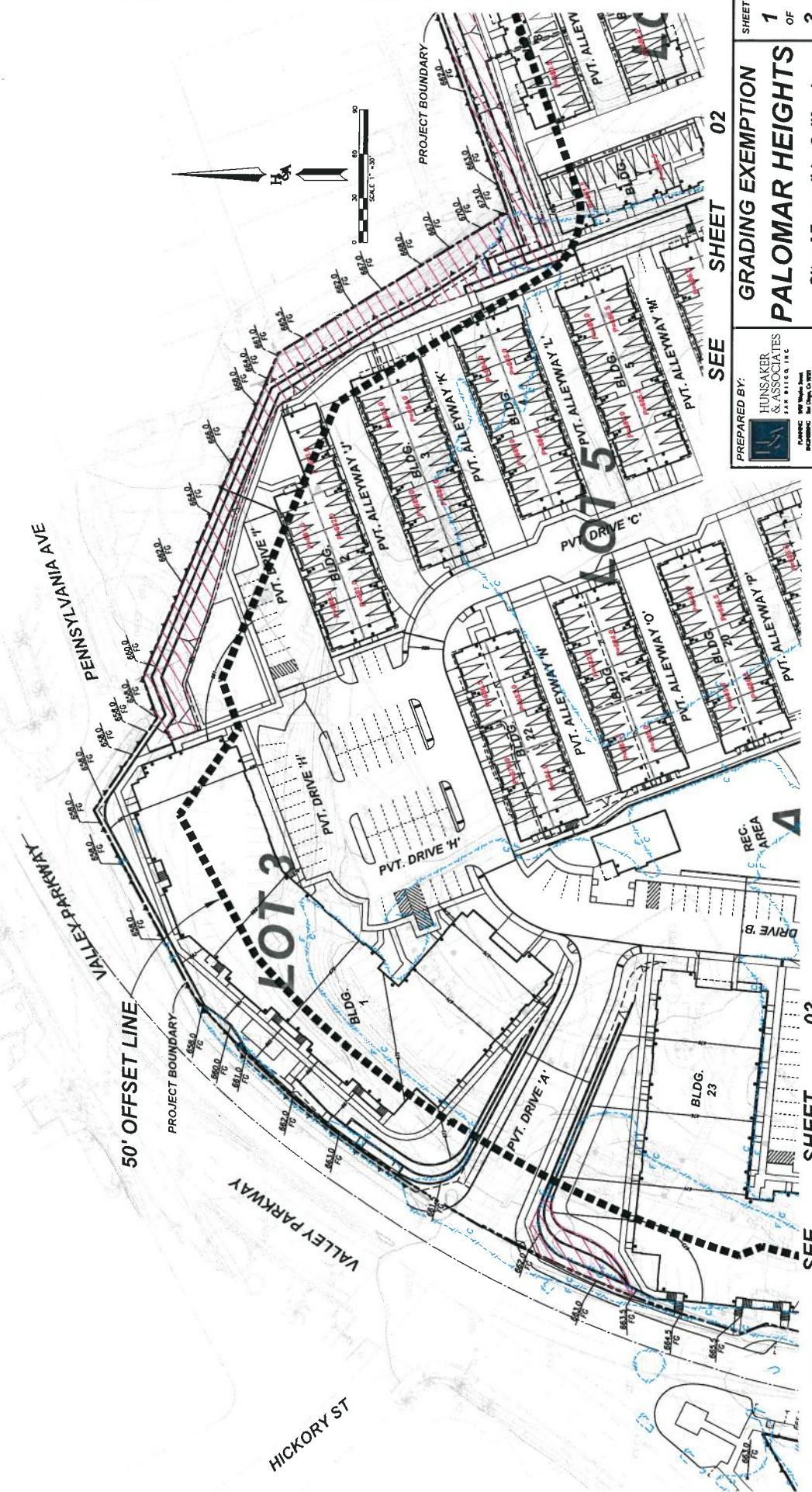
CONSTRUCTION RECORD	DATE	BY	REVISIONS	APPROVAL	DATE	BRANCH MARK	SCALE	OFFICE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED	DRAWING NO.
CONTRACTOR													
INSPECTOR													
DATE COMPLETED													
CITY OF ESCONDIDO SPECIFIC ALIGNMENT PLAN FOR NORTH FIG STREET (PROPOSED BY PROJECT) EAST VALLEY PARKWAY TO EAST GRAND AVENUE SHEET 1 OF 1												DEPT. OF PUBLIC WORKS XXX-XXXX SHEET 1 OF 1	

LEGEND



AREA 1

FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 10' IN HEIGHT;
 PROPOSE UP TO 19' (LOTS 3)

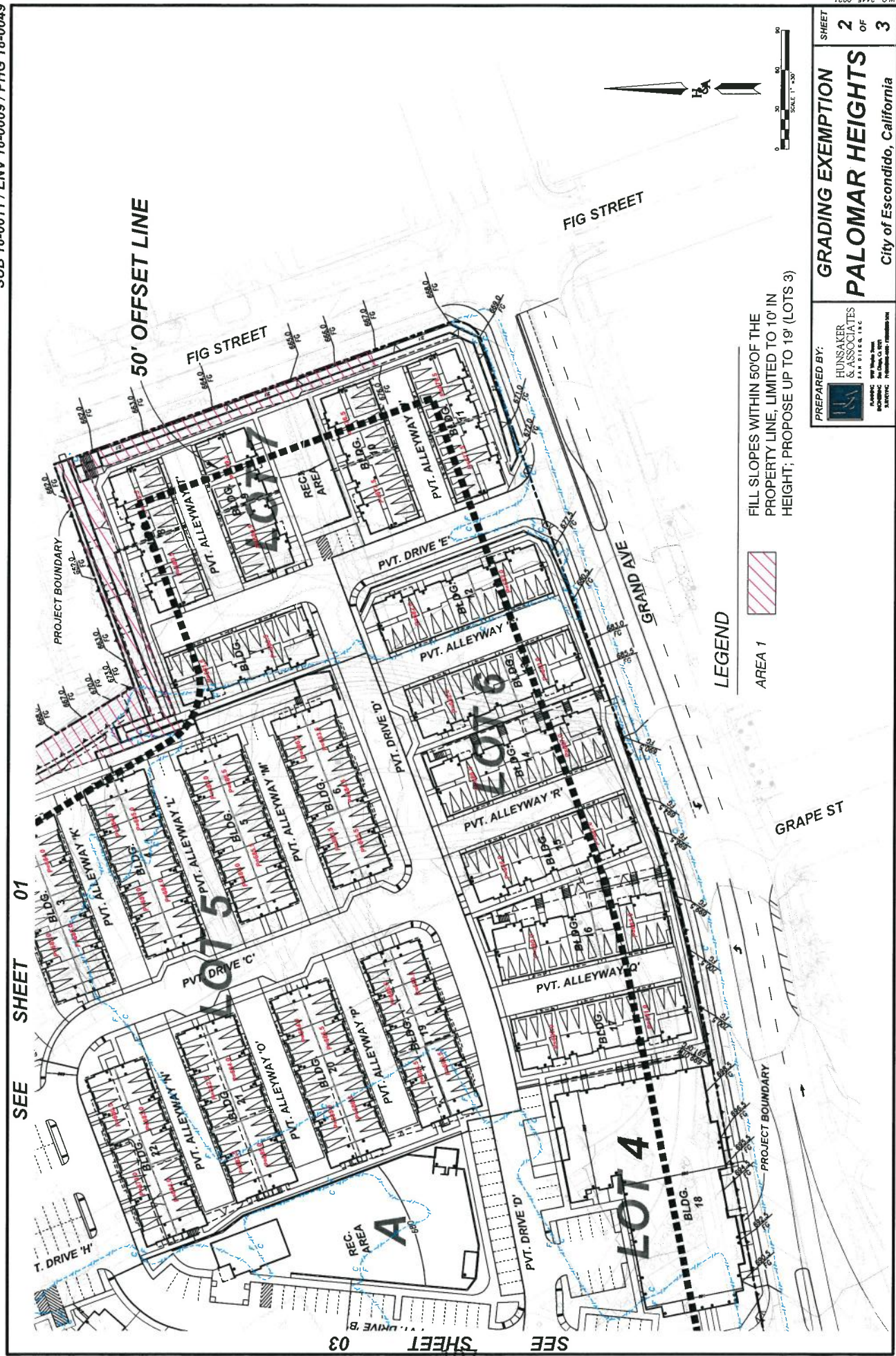


PREPARED BY:
HUNSAKER & ASSOCIATES
 ARCHITECTS
 1000 N. GATEWAY BLVD.
 SAN ANTONIO, TX 78204
 TEL: 214.520.1000
 FAX: 214.520.1001
 WWW.HUNSAKER.COM

GRADING EXEMPTION
PALOMAR HEIGHTS
 City of Escondido, California

SEE SHEET 02
 SEE SHEET 03

SHEET 1 OF 3



LEGEND

AREA 1

FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 10' IN HEIGHT, PROPOSE UP TO 19' (LOTS 3)



PREPARED BY:
HUNSAKER & ASSOCIATES
 2000 W. 10TH ST.
 PALOMAR HEIGHTS, CA 92057
 (760) 762-1100
 www.hunsaaker.com

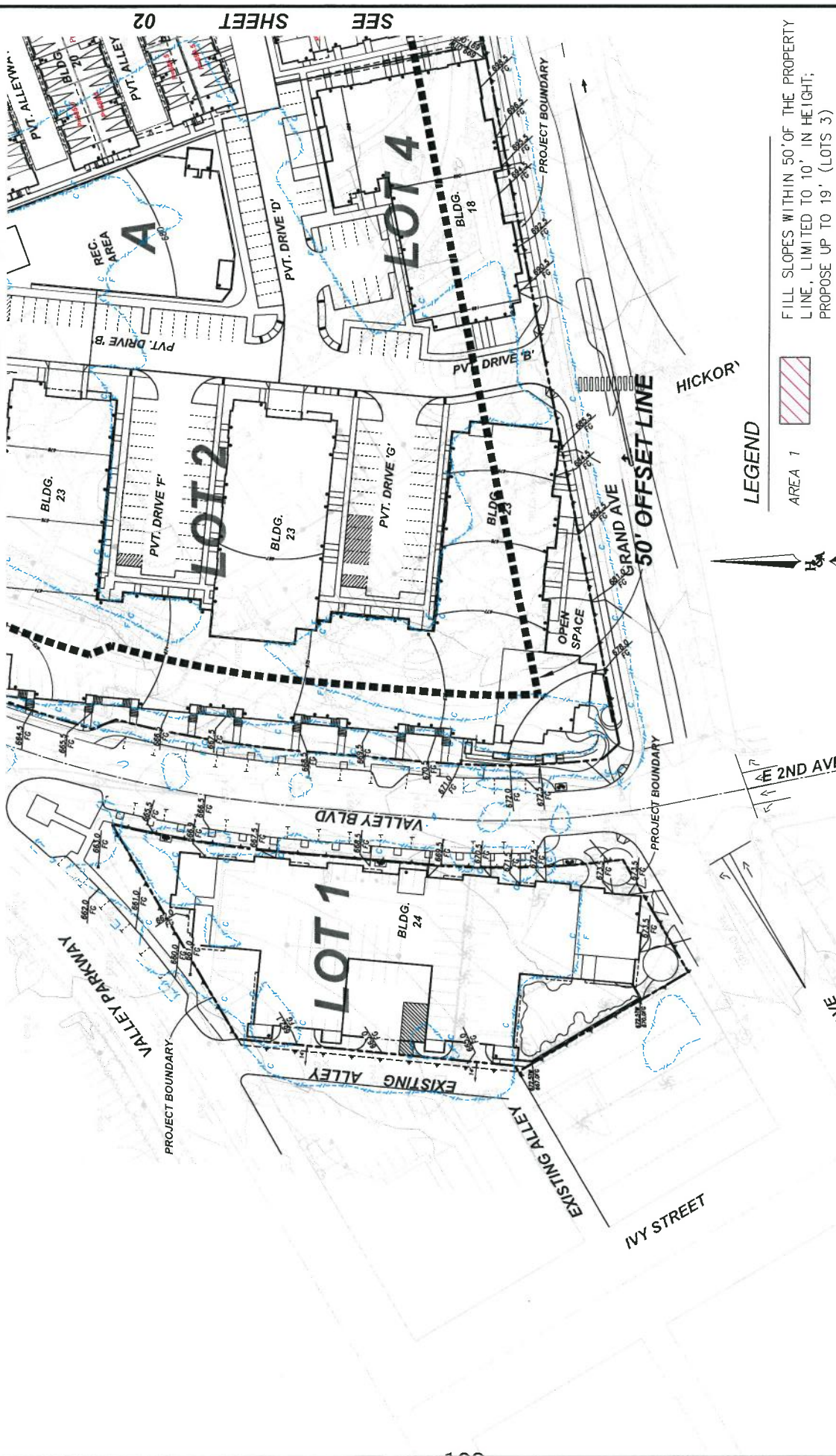
GRADING EXEMPTION
PALOMAR HEIGHTS
 City of Escondido, California

SHEET 2 OF 3

SEE SHEET 01

SEE SHEET 03

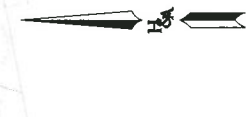
SEE SHEET 01



FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 10' IN HEIGHT; PROPOSE UP TO 19' (LOTS 3)



LEGEND



PREPARED BY:

HUNSAKER ASSOCIATES, INC.
 1000 N. 10th St., Suite 100
 San Mateo, CA 94401
 (650) 354-1100
 www.hunsaker.com

GRADING EXEMPTION
PALOMAR HEIGHTS
 City of Escondido, California

SHEET 3 OF 3

EX-14277 (Apr 14) Exhibit A EX-21 Grading Exemption.dwg | May-29-2023 13:00

PIERCE ESCONDIDO ARROW XT PUMPER

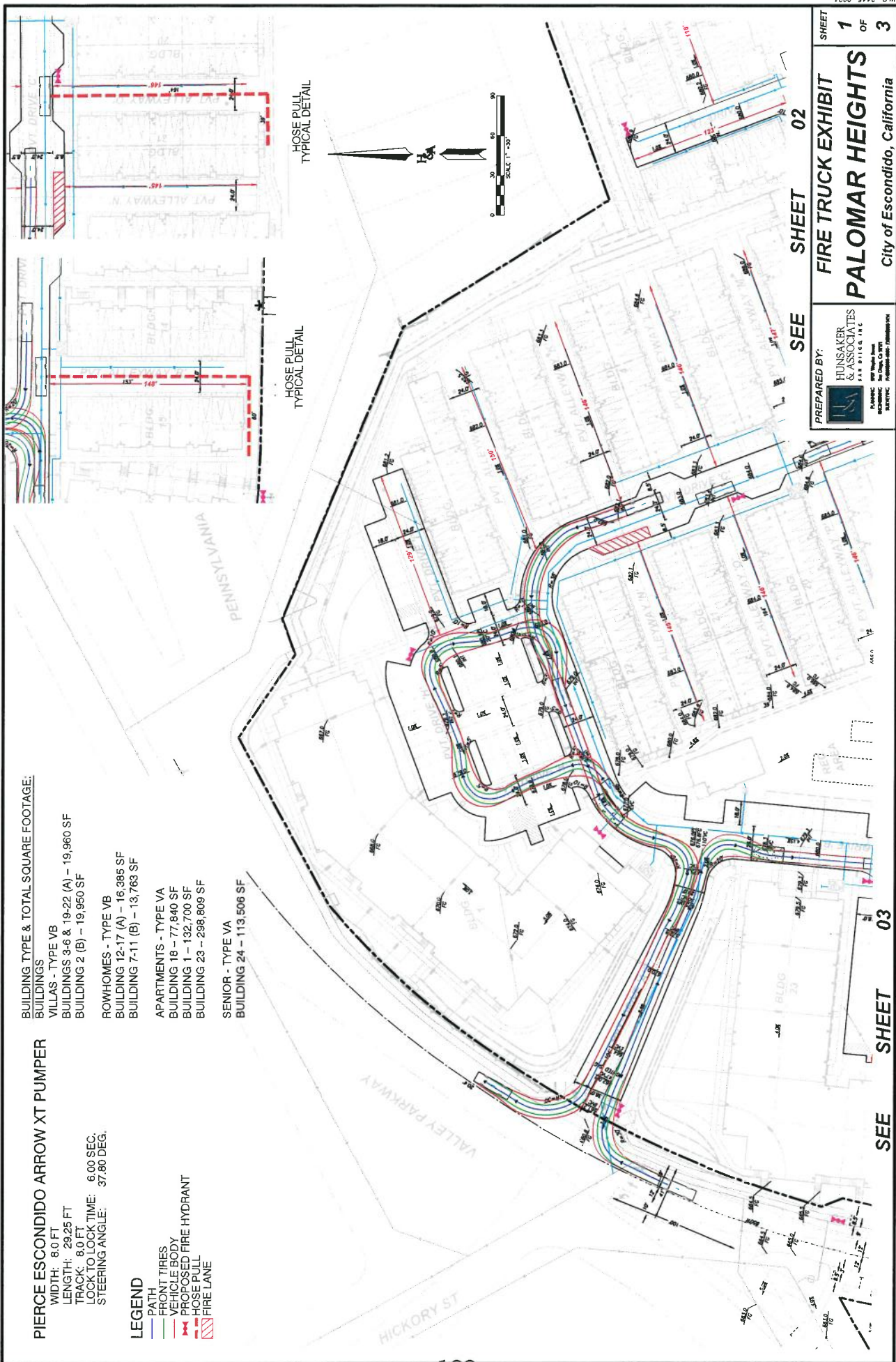
WIDTH: 8.0 FT
 LENGTH: 29.25 FT
 TRACK: 6.0 FT
 LOCK TO LOCK TIME: 6.00 SEC.
 STEERING ANGLE: 37.50 DEG.

LEGEND

- PATH
- FRONT TIRES
- VEHICLE BODY
- PROPOSED FIRE HYDRANT
- HOSE PULL
- FIRE LANE

BUILDING TYPE & TOTAL SQUARE FOOTAGE:

- BUILDINGS**
- VILLAS - TYPE VB
- BUILDINGS 3-6 & 19-22 (A) - 19,960 SF
- BUILDING 2 (B) - 19,950 SF
- ROWHOMES - TYPE VB**
- BUILDING 12-17 (A) - 16,385 SF
- BUILDING 7-11 (B) - 13,763 SF
- APARTMENTS - TYPE VA**
- BUILDING 18 - 77,840 SF
- BUILDING 1 - 132,700 SF
- BUILDING 23 - 298,809 SF
- SENIOR - TYPE VA**
- BUILDING 24 - 113,506 SF



SEE SHEET 02

SEE SHEET 03

PREPARED BY:

HUNSAKER & ASSOCIATES
 244 B STREET, SUITE 100
 ESCONDIDO, CALIFORNIA 92025
 PH: 760.941.1111 FAX: 760.941.1112
 WWW.HUNSAKER.COM

FIRE TRUCK EXHIBIT
PALOMAR HEIGHTS
 City of Escondido, California

W.C. 2445-0021
 R:\1477\SPN\Exhibits\18-09 Fire Exhibit.dwg (Jun-30-2020) 10:52

SHEET 1 OF 3

PIERCE ESCONDIDO ARROW XT PUMPER

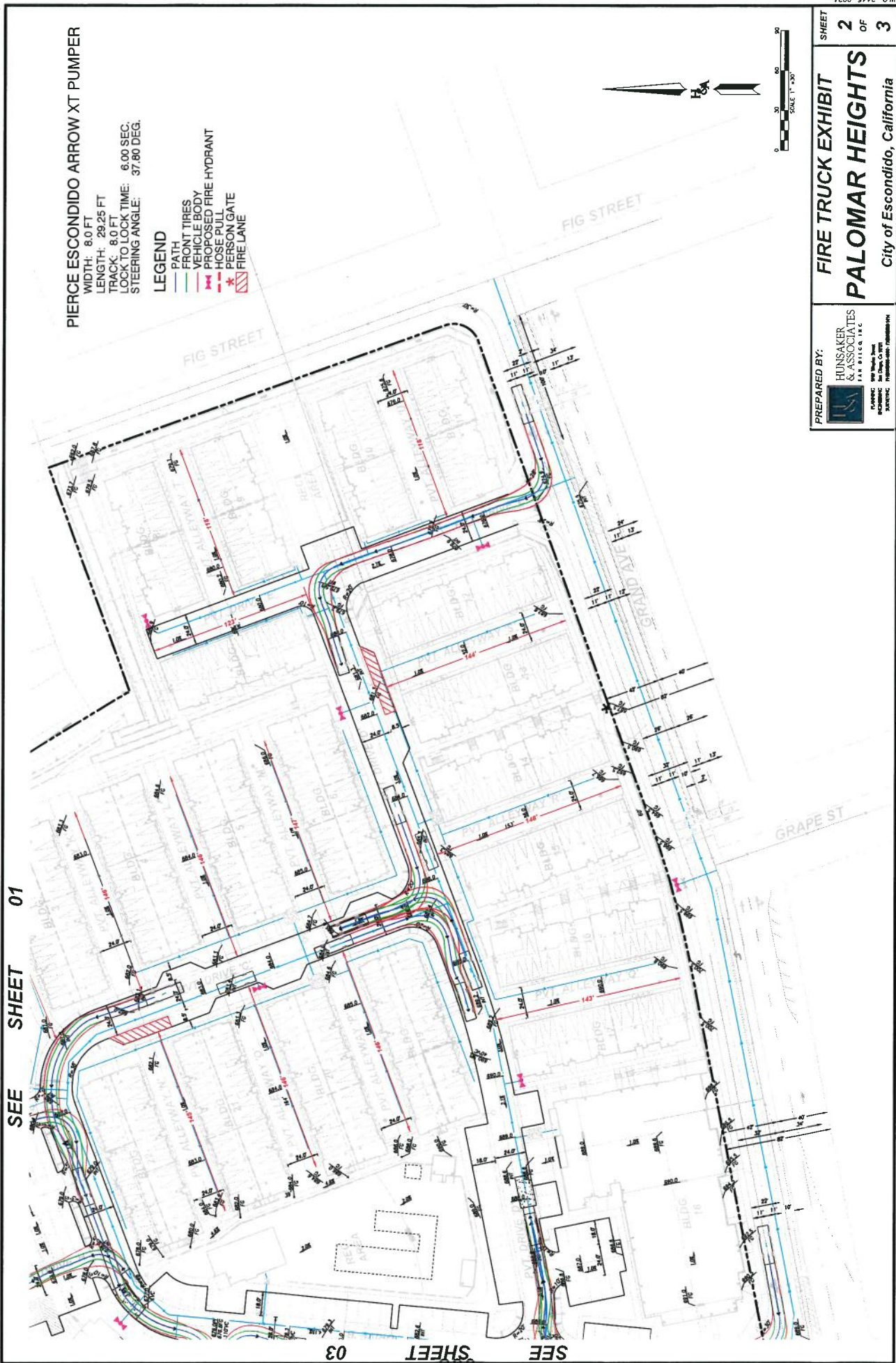
WIDTH: 8.0 FT
 LENGTH: 29.25 FT
 TRACK: 8.0 FT
 LOCK TO LOCK TIME: 6.00 SEC.
 STEERING ANGLE: 37.80 DEG.

LEGEND

- PATH
- FRONT TIRES
- VEHICLE BODY
- PROPOSED FIRE HYDRANT
- HOSE PULL
- PERSON GATE
- FIRE LANE

SEE SHEET 01

SEE SHEET 03



PREPARED BY:

HUNSAKER & ASSOCIATES
 ENGINEERS ARCHITECTS
 1000 W. 10th Street
 Escondido, CA 92026
 (760) 941-1000

FIRE TRUCK EXHIBIT
 SHEET 2 OF 3
PALOMAR HEIGHTS
 City of Escondido, California

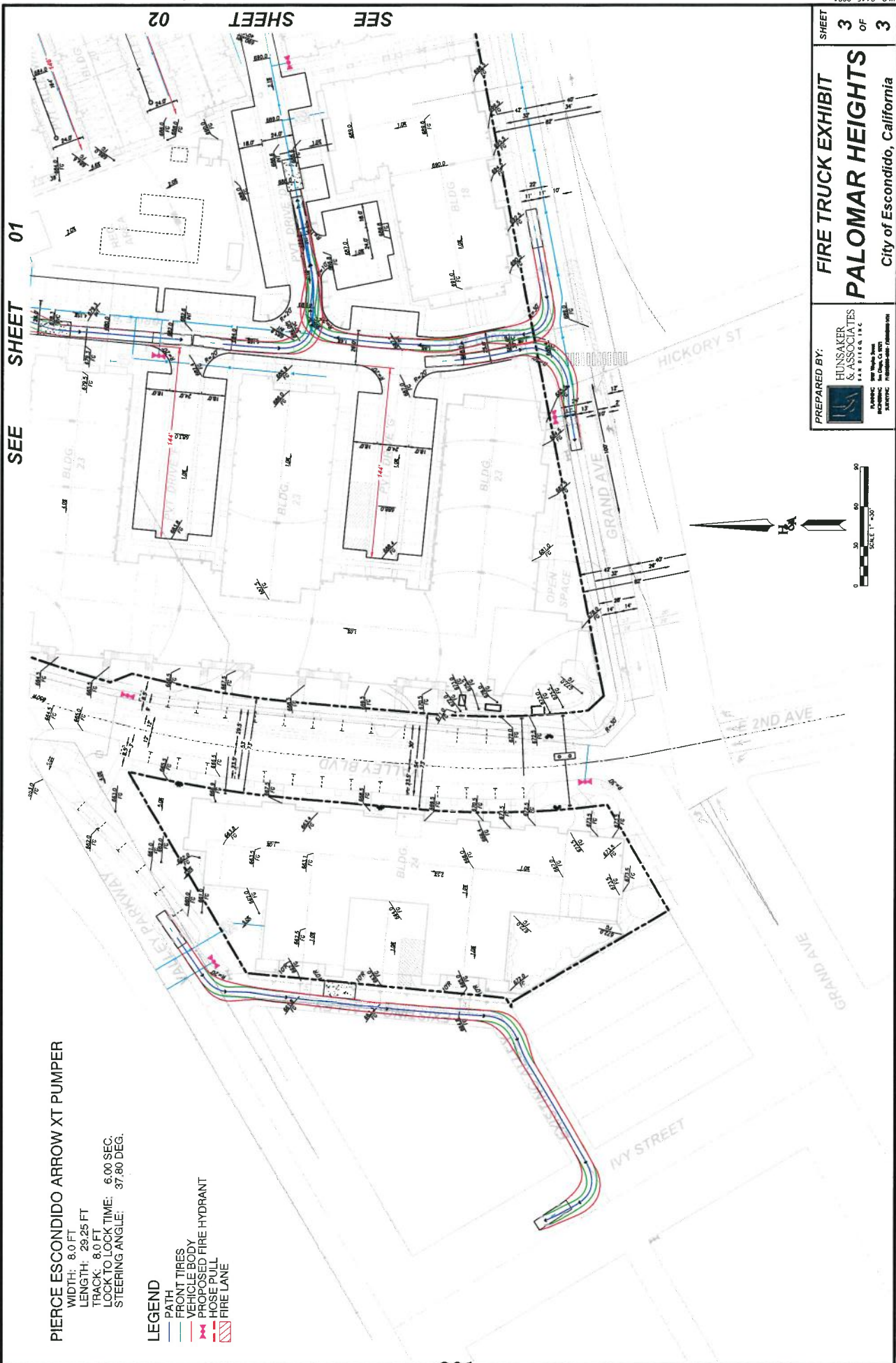
SEE SHEET 01

SEE SHEET 02

PIERCE ESCONDIDO ARROW XT PUMPER

WIDTH: 8.0 FT
 LENGTH: 29.25 FT
 TRACK: 8.0 FT
 LOCK TO LOCK TIME: 6.00 SEC.
 STEERING ANGLE: 37.80 DEG.

- LEGEND**
- PATH
 - FRONT TIRES
 - VEHICLE BODY
 - PROPOSED FIRE HYDRANT
 - HOSE PULL
 - FIRE LANE



PREPARED BY:
HUNSAKER & ASSOCIATES
 444 BIRCH AVE
 PALOMAR HEIGHTS, CA 92057
 TEL: 760.734.1100
 FAX: 760.734.1101
 WWW: HUNSAKER.COM

FIRE TRUCK EXHIBIT
PALOMAR HEIGHTS
 City of Escondido, California

SHEET 3 OF 3

MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE

SUB 18-0011
Revised 09-10-20
Escondido Planning

PALOMAR HEIGHTS

ESCONDIDO, CA.

INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD., STE 216
ENCINITAS, CA. 92024
(760) 944-7511



5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

SENIOR APARTMENTS

SCHEME A

STUCCO 1



PURE WHITE SW 7005

STUCCO 4



GRANITE PEAK SW 6250

SIDING 2



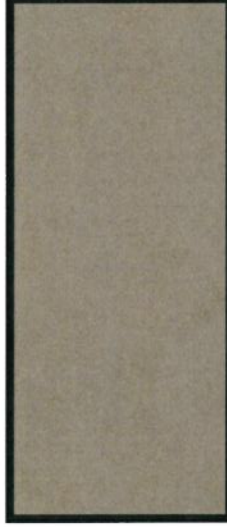
CARAIBE SW 9090

STUCCO 2



VERSATILE GRAY SW 6072

STUCCO 5



ANONYMOUS SW 7046

ACCENT



THUNDER GRAY SW 7645

STUCCO 3



AT EASE SOLDIER SW 9127

SIDING 1



DORIAN GRAY SW 7017

BRICK



SPECIAL USED BRICK - BROOKSIDE

MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE

PALOMAR HEIGHTS

ESCONDIDO, CA.

INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD., STE 216
ENCINITAS, CA. 92024
(760) 944-7511



5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

APARTMENTS

SCHEME A

STUCCO 1



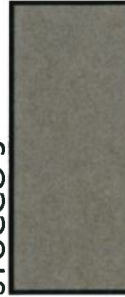
PURE WHITE SW 7005

STUCCO 3



DIVERSE BEIGE SW 6079

STUCCO 5



GAUNTLET GRAY SW 7019

SIDING



DORIAN GRAY SW 7017

ACCENT



THUNDER GRAY SW 7645

STUCCO 2



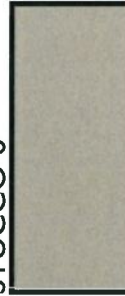
REPOSE GRAY SW 7015

STUCCO 4



SUMMIT GRAY SW 7669

STUCCO 6



AT EASE SOLDIER SW 9127

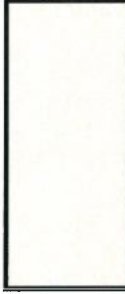
BRICK



SPECIAL USED BRICK - BEAR CREEK

SCHEME B

STUCCO 1



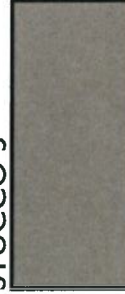
PURE WHITE SW 7005

STUCCO 3



SAND TRAP SW 6066

STUCCO 5



GAUNTLET GRAY SW 7019

SIDING



DORIAN GRAY SW 7017

ACCENT



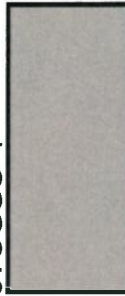
THUNDER GRAY SW 7645

STUCCO 2



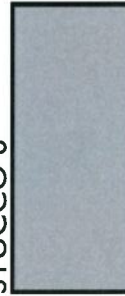
REPOSE GRAY SW 7015

STUCCO 4



SUMMIT GRAY SW 7669

STUCCO 6



POOLHOUSE SW 7603

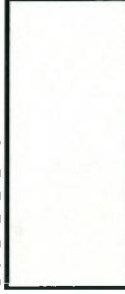
BRICK



SPECIAL USED BRICK - GLACIER

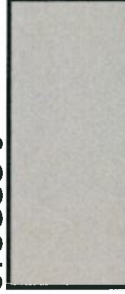
SCHEME C

STUCCO 1



PURE WHITE SW 7005

STUCCO 3



GRAY MATTERS SW 7066

STUCCO 5



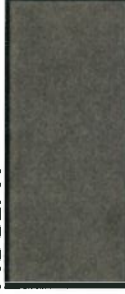
GRANTIE PEAK SW 6250

SIDING



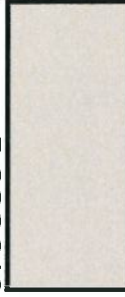
DORIAN GRAY SW 7017

ACCENT



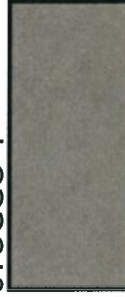
THUNDER GRAY SW 7645

STUCCO 2



REPOSE GRAY SW 7015

STUCCO 4



GAUNTLET GRAY SW 7019

STUCCO 6



GOLDEN FLEECE SW 6388

BRICK



SPECIAL USED BRICK - BROOKSIDE

MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE
EAGLE ROOFING

PALOMAR HEIGHTS

ESCONDIDO, CA.

INTEGRAL COMMUNITIES

2235 ENCINITAS BLVD., STE 216

ENCINITAS, CA. 92024

(760) 944-7511



5256 S. MISSION RD. STE 404

BONSALL, CA. 92003

760.724.1198

VILLAS & ROWHOMES

SCHEME A		SCHEME B		SCHEME C		SCHEME D	
STUCCO 1	STUCCO 2	STUCCO 1	STUCCO 2	STUCCO 1	STUCCO 2	STUCCO 1	STUCCO 2
PURE WHITE SW 7005	POOLHOUSE SW 7603	PURE WHITE SW 7005	GRAY CLOUDS SW 7658	PURE WHITE SW 7005	POOLHOUSE SW 7603	PURE WHITE SW 7005	TATAMITAN SW 6116
STUCCO 3	STUCCO 4	STUCCO 3	STUCCO 4	STUCCO 3	STUCCO 4	STUCCO 3	STUCCO 4
-204-	FOLKSTONE SW 6005	SUMMIT GRAY SW 7669	GAUNTLET GRAY SW 7019	ANONYMOUS SW 7046	GAUNTLET GRAY SW 7019	TONY TAUPE SW 7038	FOLKSTONE SW 6005
ACCENT	BRICK	ACCENT	BRICK	ACCENT	BRICK	ACCENT	SIDING
THUNDER GRAY SW 7645	SPECIAL USED BRICK BEAR CREEK	THUNDER GRAY SW 7645	SPECIAL USED BRICK BROOKSIDE	THUNDER GRAY SW 7645	SPECIAL USED BRICK GLACIER	THUNDER GRAY SW 7645	CARAIBE SW 9090
SIDING	ALTERNATE MATERIALS FOR ELEVATION STYLE 2					STONE	ROOF
CARAIBE SW 9090						PLAYA VISTA LIMESTONE WALNUT	BELAIR - 4591 DARK GRAY
STONE							
6" SPLIT LIMESTONE - WHITE BELAIR - 4591 DARK GRAY							

EXHIBIT "C"
GENERAL PLAN AMENDMENT
SUB 18-0011

Replace the Circulation Diagram (Figure III-6) on Page III-14 of the *Escondido General Plan Mobility and Infrastructure Element* with the figure on the following page.

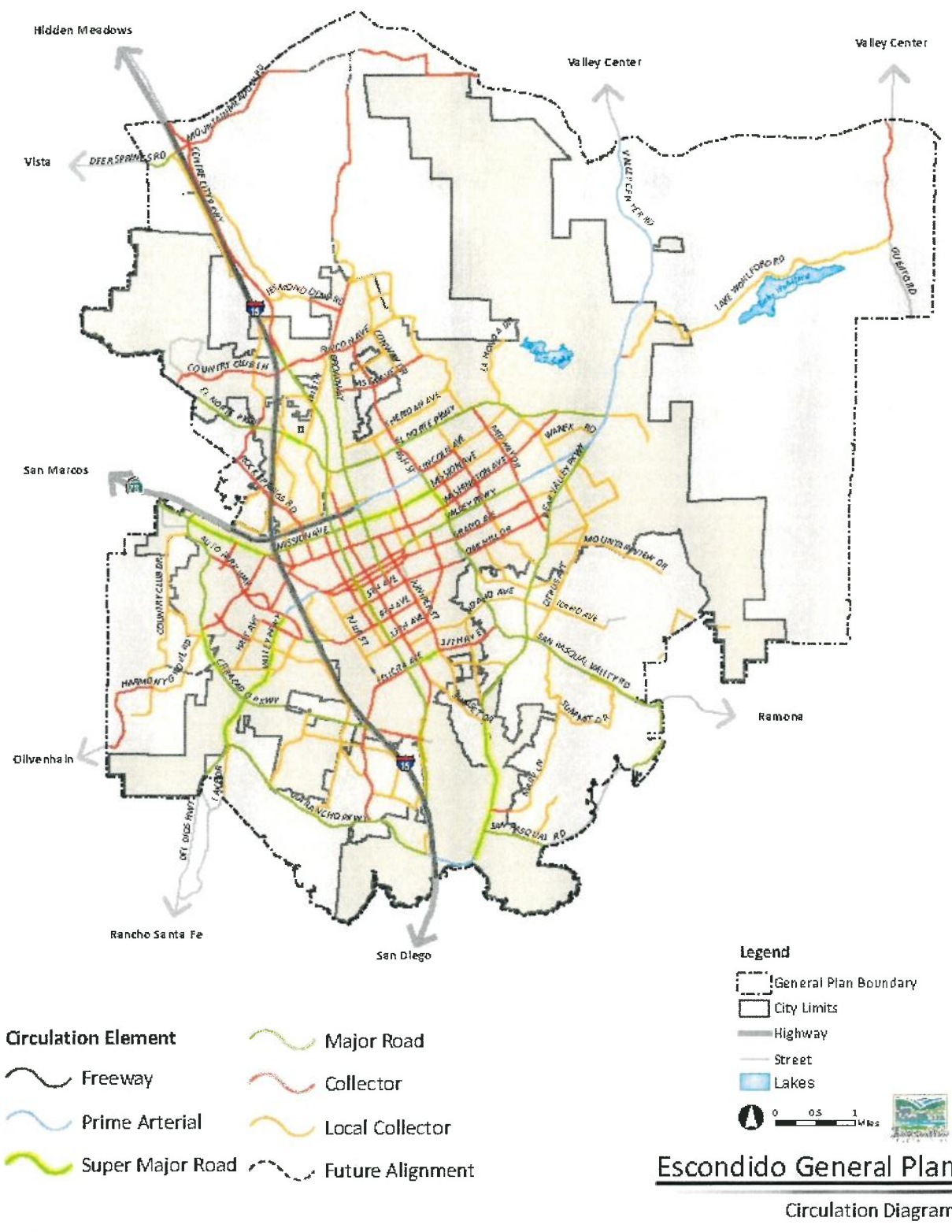


EXHIBIT "D"
SPECIFIC PLAN AMENDMENT
SUB 18-0011

Remove and replace the following pages of the Downtown Specific Plan with those provided herein:

Page II-12

Page III-26

Page III-28

Page V-4

Page V-5

Downtown Specific Plan

LAND USES

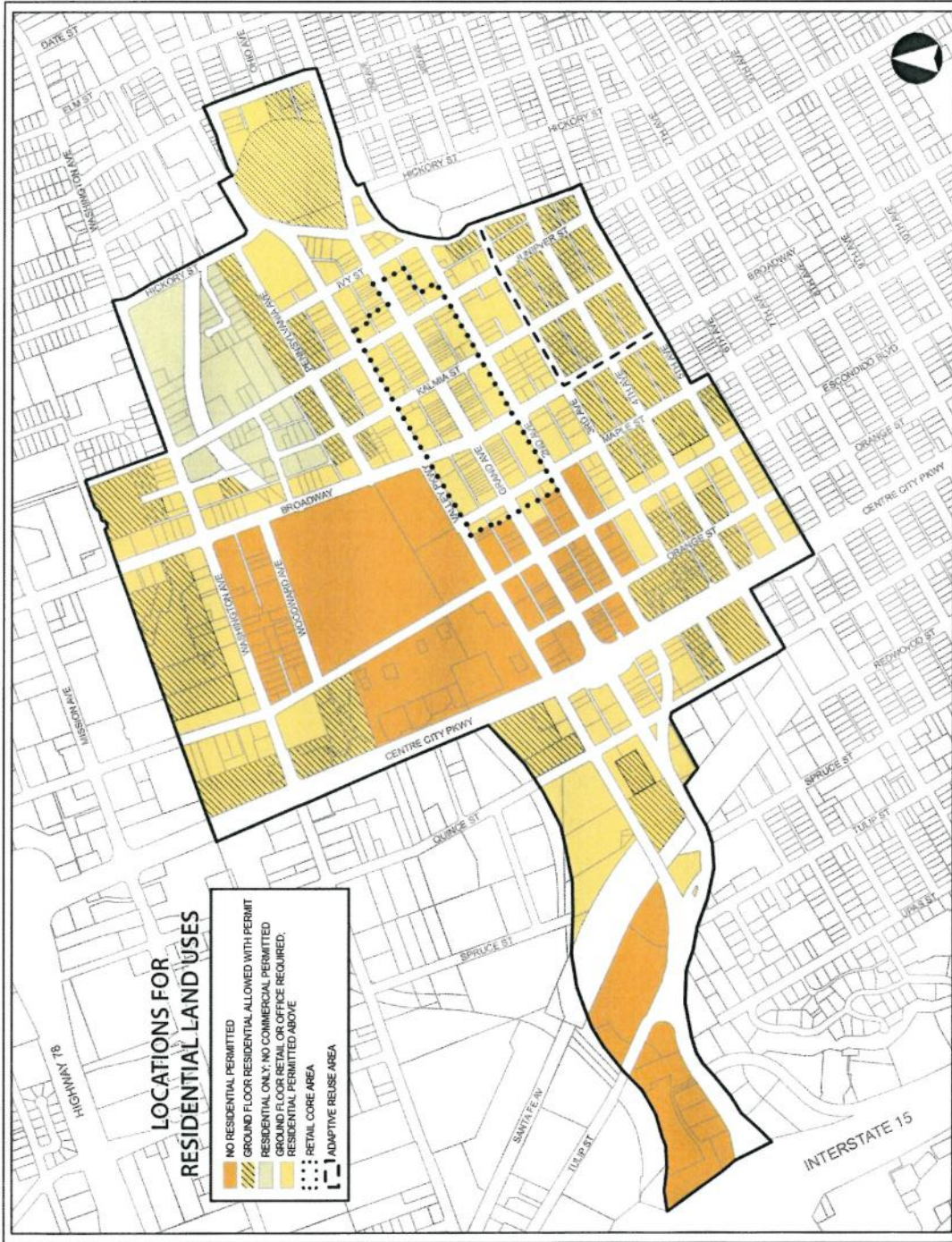


FIGURE II-4

**FIGURE III-5
Land-Use District Development Standard Matrix
(Page 1 of 2)**

	HD	PV	CCU	GT	M	SG	CN
Maximum Building Height and Stories REFER TO FIGURE III-6	45' (up to 3 stories) along Grand Avenue in Retail Core Area 75' (up to 5 stories) east of Valley Boulevard, and north of E. Valley Parkway. 60' (up to 4 stories) in all other locations. (see Figure III-6)	35' (up to 2 stories) between Washington and Woodward Ave 75' (up to 5 stories) east side of Broadway ^{85'} (up to 6 stories) within Grape Day Park, Civic & Cultural areas with Planned Development approval (see Figure III-6)	75' (up to 5 stories) (see Figure III-6)	60' (up to 4 stories) west of NCDT Rail line; elsewhere up to 75' (up to 5 stories) (see Figure III-6)	75' (up to 5 stories) north of Grand Avenue, 60' (up to 4 stories) south of Grand Avenue (see Figure III-6)	75' (up to 5 stories) between CCP and Maple Street. 60' (up to 4 stories) between Maple Street and Broadway Historic Adaptive Reuse. 35' (up to 2 stories) (see Figure III-6)	75' (up to 5 stories) (see Figure III-6)
Min. Lot Frontage	None	50'	50'	50'	50'	50'	50'
Front Setback	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Surface Parking and Signs: 5' from property line)	At right of way or 14' from ultimate street curb face, whichever is greater (Garage entrance: 20') (Surface Parking and Signs: 5' from property line)
Interior Side Setback	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	None (Surface Parking and Signs: 5')	Pennsylvania Ave.: 0' Elsewhere: 5' + 5' for each story over 2 (Surface Parking and Signs: 5')

Downtown Specific Plan

DESIGN POLICIES, STANDARDS & GUIDELINES

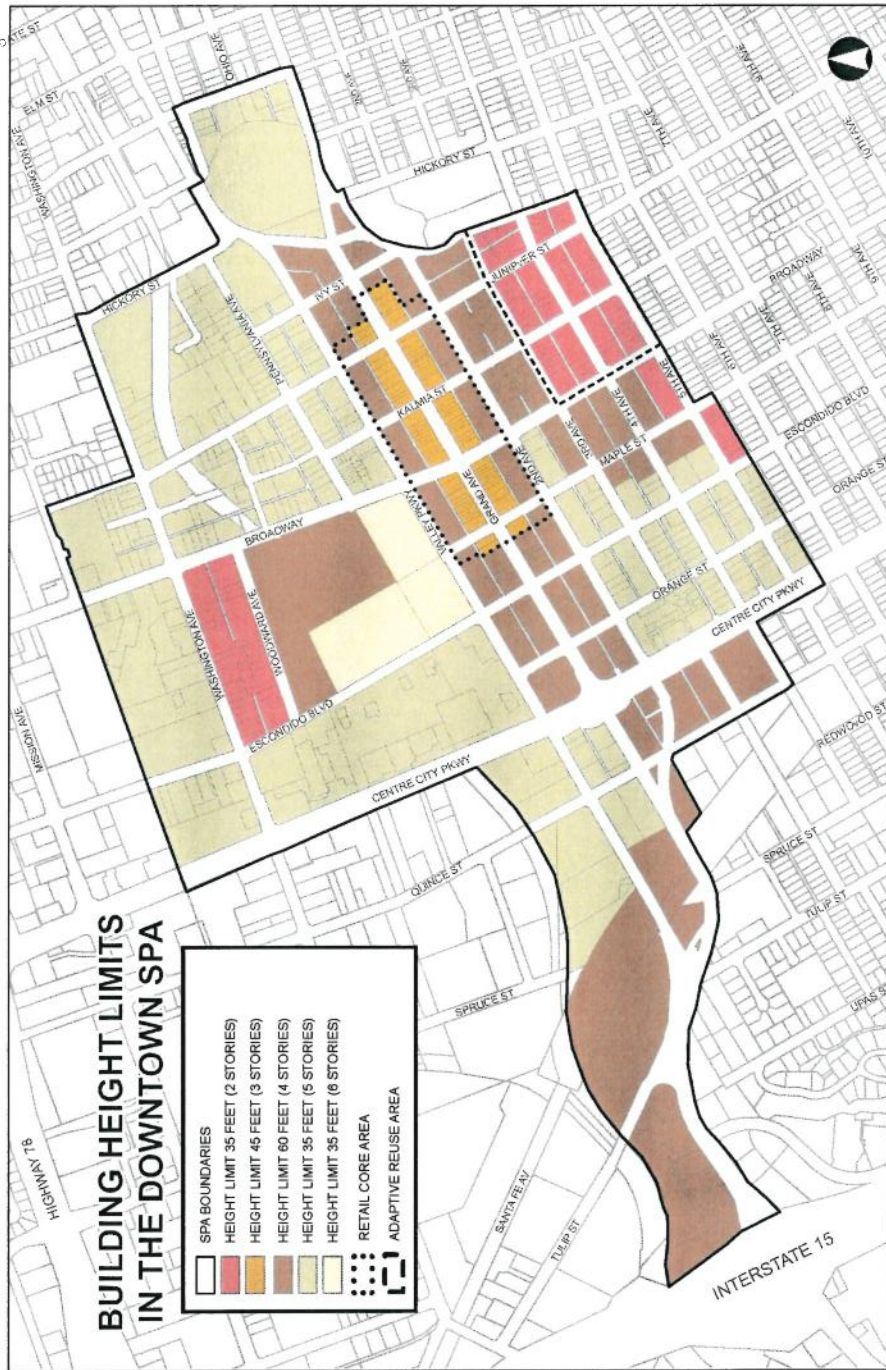


FIGURE III-6

Downtown Specific Plan

LAND USE DISTRICTS Historic Downtown

2. LOCATION

The Historic Downtown District encompasses approximately 170 acres generally located between Second and Third Avenues on the south, Valley Parkway on the north, Centre City Parkway on the west and Palomar Hospital on the east. The District includes over six blocks on both sides of Grand Avenue, which has been historically classified as Escondido's 'Retail Core Area'. Valley Parkway and Second Avenue provide convenient vehicular access to the Downtown Retail Core and to off-street parking lots, while Grand Avenue brings users to the center of activity and offers convenient on-street parking. A pedestrian trail connects the District to the Escondido Transit Center and citywide trail system, while pedestrian walkways and arcade pass-throughs and 'paseos' provide convenient pedestrian connections within Downtown.

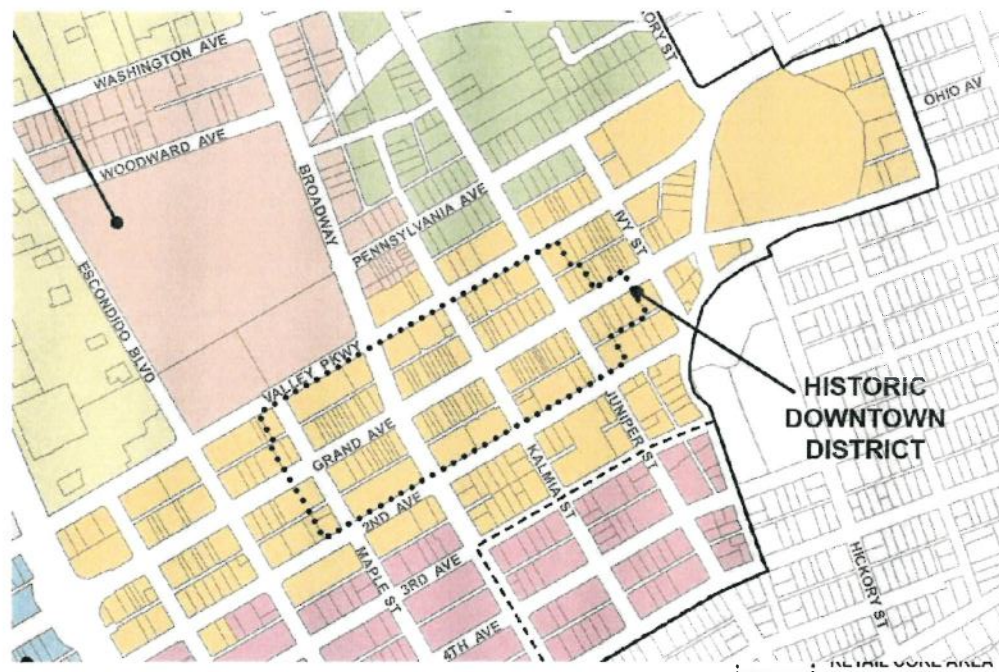


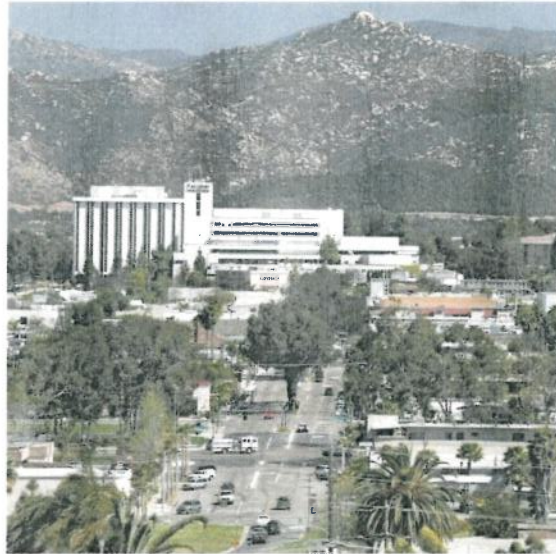
FIGURE V-2

Areas east and west of the Downtown Retail Core provide for expansion and development of offices and services. Businesses in these areas include a full range of professional and medical office uses, but might involve retail establishments based on market demand. Non-residential ground-floor uses are required throughout the Retail Core Area. Mixed-use developments, with residential uses on upper floors, are encouraged for areas east of Maple Street. A larger concentration of financial and office development is located generally west of Maple Street. This area is intended for more intense non-residential commercial and office development to support a larger downtown workforce.

Downtown Specific Plan

LAND USE DISTRICTS *Historic Downtown*

Palomar Health Downtown Campus is located in the eastern area of the district and comprises a multi-story medical structure, parking garage, and emergency helicopter pad. A Memorandum of Understanding between the City and the Palomar Medical District outlines major renovations for the downtown hospital involving the construction of intern housing, support medical, office, and related uses. The Memorandum of Understanding expired in 2020.



3. LAND USES

Refer to the following for more information:

Figure II-2: Permitted and Conditional Uses

Figure II-3: Matrix of Permitted Residential Units

Figure II-4: Locations for Residential Land Uses

Figure II-5: Residential Densities in the Downtown SPA

a. Inside the Retail Core Area

Pedestrian-oriented active-retail uses are highly encouraged. 'Active-retail uses' involve the sale of a physical product to a consumer on the premises. Office and residential uses are encouraged on upper floors in order to maximize the usability of existing buildings and expand the customer base within the downtown area. Certain ground-floor offices that do not front directly on Grand Avenue are allowed provided attention is given to pedestrian design features and that a retail component meets criteria consistent with Figure V-2a.

- Ground-floor properties oriented toward Grand Avenue shall devote the entire Grand Avenue frontage, as well as a minimum of one-fourth of the building depth or 25 feet of the front portion ground-level area (whichever is greater), for pedestrian-oriented active retail/restaurant uses.

**EXHIBIT “E”
FINDINGS OF FACT
SUB 18-0011**

General Plan Amendment Determinations:

1. The authority for and scope of General Plans is addressed in sections 65300 et. seq. of the California Government Code. The adoption of the General Plan or amendment, or any part thereof, is a legislative act.
2. The City of Escondido is mandated by the State of California to maintain an adequate and proper General Plan and because of that mandate, the various elements of the General Plan must be periodically updated with current data, recommendations, and be internally consistent. The Planning Commission has made recommendations to the City Council regarding the proposed Project, which comprises of an amendment to the Mobility and Infrastructure Element portion of the General Plan, and has determined that the proposed amendments are consistent with all elements of the General Plan not otherwise amended.
3. The public health, safety and welfare will not be adversely affected by the proposed General Plan Amendment to reclassify N. Fig Street between E. Grand Avenue and E. Valley Parkway from a Collector Street to a Local Collector. A technical memorandum was prepared by Linscott, Law & Greenspan Engineers (LLG, August 29, 2019) which analyzed the change in roadway classification based on prior, existing, and projected future traffic along this segment of roadway. The analysis identified an average daily trip (ADT) rate of 5,660 trips that occurred on this segment in 2018. Based on modeling, ADT projection at General Plan build-out (Year 2035) is 7,880 ADT.
4. The Mobility and Infrastructure Element of the Escondido General Plan includes quality of life standards related to traffic congestion. In general, streets and intersections shall be designed to achieve a Level of Service (LOS) “C.” However, Level of service “C” may not be feasible in all areas at all times and level of service “D” shall be considered the threshold for determining significant impacts and appropriate mitigation.
5. City of Escondido Traffic Impact Analysis Guidelines show that a Local Collector can operate at a Level of Service (LOS) “C” when the number of ADT is no greater than 7,400 trips, and LOS “D” when the number of ADT is no greater than 8,900 trips.
6. The proposed reclassification for this segment of N. Fig Street, therefore, would be in compliance with the quality of life standard established by the General Plan in that it would operate at an LOS “D” at General Plan build-out. Further, the nature of N. Fig Street in this vicinity, and the type of land uses adjacent to it and access provided to it are not compatible with a Collector Street. A Local Collector would be the more appropriate classification.

Specific Plan Amendment Determinations:

1. The public health, safety and welfare would not be adversely affected by the proposed amendment to the Downtown Specific Plan because the amendment would refine and clarify development standards in a manner that would allow a development that would assist in ongoing efforts to promote an economically vibrant downtown with high-density residential uses in close proximity to the heart of downtown Escondido.
2. The proposed amendment to the Downtown Specific Plan would not be detrimental to surrounding properties since it would assist in implementation of the vision and goals identified in the Specific Plan. The amendment would have no effect on the residential density allowed in the area and would not change the list of permitted or conditionally permitted commercial uses identified in the Specific Plan. Additionally, the amendment would accommodate a development that would increase the residential population within walking distance of commercial goods and services on historic Grand Avenue and elsewhere in the vicinity, providing a mutually beneficial relationship between the two uses.
3. The proposed amendment to the Downtown Specific Plan would be consistent with the General Plan because it would not increase residential densities allowed by the General Plan and would not detrimentally impact levels of service on area roadways. Further, the amendment would retain the General Plan vision for Specific Plan Area #9 which states that Downtown Specific Plan shall provide a range of retail, office, financial, cultural and residential opportunities, and would align with the guiding principles identified in the General Plan Land Use Element. The specific plan goal to create an efficiently organized, aesthetically pleasing and vibrant downtown is further enabled and enhanced as a result of the proposed amendment.
4. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual Project proposal. A General Plan consistency analysis has been provided, attached to the September 22, 2020 Planning Commission staff report, which is incorporated herein by this reference as though fully set forth herein. The Project would:
 - (a) promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services;
 - (b) encourage efficient development patterns by ensuring that any infrastructure associated with development, use land efficiently, and is located in an area appropriately planned for growth.
 - (c) Minimizes ongoing costs to taxpayers through the establishment of a CFD or other funding mechanism.

5. Specific plan amendments must comply with the scope and authority of section 65450 to 65457 of the California Government Code. The Planning Commission finds that the proposed Specific Plan Amendment has been completed in compliance with the law.

Density Transfer Agreement Determinations:

1. The Density Transfer Agreement is consistent with vision and strategic goals of the Downtown Specific Plan because it allows the Applicant to develop the property west of Valley Boulevard (the "Receiving Area") at a greater density than would otherwise be permitted by the Downtown Specific Plan, without exceeding the maximum total number of units permitted for the specific plan area as a whole.
2. The Downtown Specific Plan's Density Credit Pool currently has a sufficient number of dwelling units of excess capacity in it for use by the Receiving Area. Further, the Project would be placing a significant number of additional dwelling units of unused density into the Pool, providing the City with an additional mechanism to assist property owners wishing to provide housing at a density not otherwise permitted for their property by the Downtown Specific Plan.
3. The Density Transfer Agreement will not be detrimental to the health, safety and general welfare of the city because the Receiving Area will be built at to comply with all development standards identified in the Downtown Specific Plan, as modified by the Planned Development Permit approved for the Project.

Master and Precise Development Plan Determinations:

1. The location, design, and residential density of the proposed Project are consistent with the goals and policies of the Escondido General Plan and the Downtown Specific Plan because higher density residential and mixed-use development is permitted and encouraged in the Downtown Specific Plan. The Project would assist the city's efforts to revitalize downtown area by allowing flexibility from certain development requirements contained in the Downtown Specific Plan in a manner that is appropriate for the site.
2. The location of the Project allows it to be well integrated with its surroundings by providing a mixture of housing types that are compatible with the densities and land uses permitted by the zoning designations of the surrounding properties. The Project proposes larger and higher density buildings on the western side, closest to the urban core where such buildings are appropriate, and smaller, lower density buildings toward the east side, adjacent to other lower density properties with lower profile designs. Adequate parking, circulation, utilities and access would be provided for the development (as detailed in the staff report).
3. The mixed-use project would not be out of character with the surrounding area because the Historic Downtown District of the Downtown Specific Plan envisions an urban environment with new development in appropriate locations that provides higher densities where pedestrian plazas and other human-scale amenities are encouraged. The Project proposes a

limited amount of commercial space in order to allow existing commercial uses in the vicinity the opportunity to take advantage of the increased consumer base that the residential units would create.

4. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets by making necessary improvements to street segments and intersections as determined necessary by the traffic study prepared for the Project.
5. The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, since adequate residential amenities, parking, and landscaping would be provided, and the design of the development is not inconsistent with a high quality, urban infill project that will provide housing opportunities within walking distance of downtown commercial and retail services consistent with the City's vision for the downtown area. The Project would incorporate a mix of colors and materials appropriate for its size, scale and location. The Project would include sufficient on-site open space amenities appropriate for a development of its size, including a central recreation area with a pool and spa, a dog park, pocket parks, landscaped walkways, and public and semi-public plazas.
6. The proposed location and design will allow residents and business establishments proposed as part of the Project to be serviced by existing or proposed public facilities and services and will not place an undue or negative impact on existing public facilities and services. This will be accomplished through the funding of all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD) or the establishment of another lawful funding mechanism reasonably acceptable to the City, and the provisions of such agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to municipal services associated with the Project.
7. Utilizing the Planned Development process allows flexibility from the Downtown Specific Plan requirements to facilitate a mixed-use residential and commercial project in the urban core. The project would provide residential opportunities in balance with existing commercial uses in the Project area, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.

Specific Alignment Plan Determinations – Valley Boulevard:

1. Valley Boulevard between E. Grand Avenue and E. Valley Parkway is classified as a Collector Street on the Circulation Diagram contained in the Mobility and Infrastructure Element of the Escondido General Plan. It is currently built with three lanes (two northbound and one southbound), and on-street parking on both sides. As a result of the proposed Project, it has been determined that special conditions exist which require a detailed implementation plan for the roadway.

2. Since the Project would include taller, denser multi-family housing, including apartments and senior apartments with frontage directly on Valley Boulevard, it is desirable to provide wider sidewalks with more landscaping, buffers adjacent to on-street parking spaces, and traffic-calming measures to slow vehicles down and create a more pleasant pedestrian-level experience. The Project would do this by changing the circulation pattern on Valley Boulevard to a two-lane, northbound-only, road, with a buffered bike lane and on-street parking on both sides of the street. It would also include bulb-outs at the intersection of Valley Boulevard and E. Grand Avenue which would serve the dual purpose of slowing traffic as it enters the project area, and providing pedestrian plazas that could accommodate outside seating, public art, and embellished landscaping.
3. The impacts to other roadways in the Project vicinity resulting from the proposed modifications to Valley Boulevard have been analyzed as part of the Traffic Impact Analysis prepared for the Project (Linscott, Law & Greenspan, Engineers, February 25, 2020). Subject to the installation of traffic control devices at two intersections in the Project vicinity, no significant impacts will result from the proposed modification.

Specific Alignment Plan Determinations – N. Fig Street:

1. N. Fig Street between E. Grand Avenue and E. Valley Parkway is classified as a Collector Street on the Circulation Diagram contained in the Mobility and Infrastructure Element of the Escondido General Plan. It is currently built to a Local Street standard, which is two lanes (one northbound, one southbound) with no center median and allowing parking on both sides. As classified, it would need to be widened to four lanes (two in each direction), and include a center left-turn lane. This could be accommodated within the existing 80-foot public right-of-way, however it is not appropriate for the type and scale of uses along the street.
2. If reclassified to a Local Collector, this segment of N. Fig Street would still maintain adequate capacity to accommodate the anticipated ADT at General Plan build-out (Year 2035) (LLG, August 29, 2019).
3. Since the requested reclassification of N. Fig Street would be limited to a short, two-block segment, the SAP addresses the transition of the segment to the Collector Street segment remaining to the north. It also establishes an appropriate plan for future right-of-way vacation and street improvements in front of properties on this segment which are not a part of the Project.

Grading Exemption Determinations:

1. The proposed Grading Exemptions would not create a negative visual impact upon neighboring properties. Since the project site currently sits above all adjacent properties and rights-of-way, the proposed fill slopes will not increase a finished pad height not already existing on the Project site.

2. The Grading Exemption necessitated as a result of the series of tiered retaining walls near the main project driveway (intersection of Valley Boulevard, E. Valley Parkway, and N. Fig Street) would be designed to frame the entrance in a manner that is appropriate for the primary vehicular entryway to a development of this size and scale. The area would be terraced in order to provide flat benches for planting purposes. The height of the retaining walls would be less than five feet each, and the total height of the slope is appropriate based on the size of the building adjacent to it.
3. The Grading Exemption along the east and northeast property lines consists of a series of terraced retaining walls with a landscaped slope between them. With the exception of the portion immediately adjacent to N. Fig Street, the series of retaining walls generally follows an existing, natural change in topography. The portion of the slope requiring the Grading Exemption that is along N. Fig Street will have enhanced landscaping to soften the appearance of the retaining walls, including vines planted to grow up the walls and larger trees and shrubs at the initial time of planting. The bench between the walls will be heavily landscaped as well.
4. The proposed slopes would not intrude into or disturb the use of any adjacent property or adversely block the primary view of any adjacent parcels; disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcel.
5. The proposed design of the slopes would not adversely affect any adjoining septic systems since all properties in the vicinity are connected to the City of Escondido's sewer system
6. The proposed cut and fill slopes would be structurally stable since all slopes will be manufactured so as not to exceed a standard 2:1 inclination.
7. The fill slopes have been proposed to accommodate a flat pad necessary to construct the Project as proposed.

Tentative Subdivision Map Determinations:

1. Pursuant to section 66474 of the California Government Code, the Planning Commission finds that the following conditions exist which allow it to make a recommendation to the City Council to approve the Tentative Map for the Project:

Findings for Tentative Map Approval	Explanation of Finding
A. That the proposed map is consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.	The land use designation for the Property identified in the General Plan is SPA (Specific Plan Area). In addition to the various applicable goals and policies identified in the General Plan, the Property is thus also

	<p>regulated by the Downtown Specific Plan, which identifies the additional goals and policies related to the Property. Consistency with the goals and policies of both documents has been demonstrated through analyses attached to the staff report for the Project as Attachments XX and YY, which are incorporated herein by this reference. The proposed amendment to the Mobility and Infrastructure Element of the General Plan would establish a roadway classification for the public right-of-way adjacent to the Property which would accommodate the right-of-way vacation requested as part of the Project. Further, subject to recordation of a Density Transfer Agreement, the subdivision would be consistent with the permitted residential densities identified in the Downtown Specific Plan for the Property.</p>
<p>B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.</p>	<p>The Project requires the approval of a series of entitlements, and other discretionary approvals, in order to accommodate the design and improvement of the proposed subdivision. These include a General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, and Grading Exemptions, all as described in the staff report prepared for this project, which, along with its attachments, is incorporated herein by this reference. Findings required for approval of the aforementioned entitlements and discretionary actions have been identified above. Thus, as conditioned, the design and improvements of the proposed subdivision are consistent with the General Plan and Downtown Specific Plan.</p>
<p>C. The Project site is physically suitable for the proposed type of Project.</p>	<p>The site is suitable for the mixed-use residential and commercial development proposed since adequate access and utilities can be provided to the site. The topography of the site allows for appropriate pedestrian</p>

	<p>access and the creation buildable pad areas without the need to export or import significant quantities of dirt. The project would not be visually obstructive or disharmonious with surrounding areas because the site is not located on a skyline or intermediate ridge.</p>
<p>D. That the site is physically suitable for the proposed density of development.</p>	<p>Approval of the tentative subdivision map would not violate the requirements, goals, policies, or spirit of the General Plan. Per the Downtown Specific Plan, the site allows for up to 75 dwelling units per acre on the portion west of Valley Boulevard and 100 dwelling units per acre on the portion east of Valley Boulevard. Subject to approval of recordation of a Density Transfer Agreement, which would allow the portion of the project site west of Valley Boulevard to exceed 75 dwelling units per acre by limiting further development on the project site east of Valley Boulevard, the project density conforms to the density allowances established by the General Plan and Downtown Specific Plan. Since the project site west of Valley Boulevard is relatively flat, it can accommodate the density proposed for the Project. The density proposed for the project site east of Valley Boulevard (32.8 dwelling units per acre) is significantly lower than that proposed for the project site west of Valley Boulevard (87.4 dwelling units per acre), which is appropriate for its topography.</p>
<p>E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.</p>	<p>The Project site has been thoroughly analyzed for applicable environmental impacts related to this proposed development (Environmental Impact Report, SCH No. 2019059013). Potential impacts to nesting birds were identified in the EIR, and mitigation measures have been proposed to reduce those impacts to a less than significant level by limiting activities which may affect nesting birds during the breeding season. No further impacts to fish or wildlife or their habitat would occur because no special status plant or animal species occur on the Project site.</p>

<p>F. That the design of the subdivision or the type of improvements is not likely to cause serious public health concerns.</p>	<p>The design of the subdivision and the type of improvements are not likely to cause serious public health problems. The Project's proposed street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way;; unit configuration; traffic and emergency access; grading; and open space and recreational amenities were all reviewed for compliance with relevant City policies and codes. Changes to Valley Boulevard and N. Fig Street via a General Plan Amendment (N. Fig Street) and Specific Alignment Plans (bot roadways), and additional street improvements such as the widening of E. Grand Avenue and N. Fig Street, the installation of a traffic signal at the intersection of E. Valley Parkway and N. Ivy Street, and payment of a fair share contribution for future improvements to the intersection of E. Grand Avenue and Ivy Street, would improve traffic safety for both the residents of the development and other road users. Deviations from development standards specified in the Downtown Specific Plan, as well as grading exemptions are also proposed as discussed in the September 22, 2020, Staff Report. The proposed subdivision map has been designed to meet the requirements of the City and other service agencies standards. All necessary public facilities are in place or can be extended to serve the Project. All on-going operational costs of providing municipal services required for the Project would be funded through either an agreement to form or annex into a Community Facilities District (CFD), or the establishment of another lawful funding mechanism reasonably acceptable to the City.</p>
<p>G. That the design of the subdivision or the type of improvements would not conflict with easements, acquired by</p>	<p>The design of the map and type of improvements would not conflict with easements of record, or easements</p>

<p>the public at large, for access through or use of property within the proposed subdivision.</p>	<p>established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map. All easements identified in the preliminary title report for the subject property are shown on the proposed Tentative Subdivision Map. All easements of record which are in conflict with design of the project will either be abandoned or relocated.</p>
--	---

2. All permits and approvals applicable to the proposed Tentative Map pursuant to Chapter 33 of the Municipal Code have been obtained, or conditions of approval have been proposed to ensure they will be obtained. Approval of a General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit (Master and Precise Development Plan), Specific Alignment Plans, and Grading Exemptions, along with the Tentative Map, will allow the applicant to implement the design of the subdivision as shown on the map. The project has been conditioned to require additional ministerial permits and approvals necessary to construct the project as proposed, including, but not limited to, grading, landscape, building, and encroachment permits.

3. The proposed Tentative Map is in conformity with the zone in which it is located. The project site is zoned SPA (Specific Plan Area), and is regulated by the Downtown Specific Plan. A proposed amendment to the specific plan, as well as a Planned Development Permit (Master and Precise Development Plan) have been requested in combination with the proposed subdivision to address any conformity issues. Appropriate conditions have been identified, as set forth in Exhibit "F" to this resolution, to ensure consistency with all standard requirements.

4. All requirements of CEQA have been met through the certification of the Final EIR prepared for the project (SCH No. 2019059013).

EXHIBIT F
CONDITIONS OF APPROVAL
SUB 18-0011

This Project is recommended for conditional approval by the City Council as set forth on the application received by the City of Escondido on **December 24, 2018**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; attached to this resolution as Exhibit "B," and shall not be altered without express authorization by the Community Development Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, or its successor(s) in interest, as may be applicable.

A. General:

1. **Project Approval.** Approval of the project shall be as prescribed by any enabling ordinance and resolution(s) of approval adopted by the Escondido City Council. As of the date of approval of this Planning Commission Resolution No. 2020-13, the City Council has not adopted any such ordinance or resolutions. Should the City Council adopt any ordinance or resolution which includes Conditions of Approval that differ from those contained herein, the conditions contained in the ordinance or resolution approved by the City Council shall dictate.
2. **Permit Expiration.** The Permit shall expire thirty-six (36) months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Community Development, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. Three (3) copies of final Approved Plan set, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and/or use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Community Development to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized decision-making body.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

6. Certificates of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy for any phase of the project, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Community Development.

7. Availability of Permit Conditions.

- a. Prior to grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Community Development.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other

materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

- 9. Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required and it is the applicant's sole responsibility and obligation to obtain said permits.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit are conducted in full compliance with all local and state laws.

- 10. Fees.** 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. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance but fees shall not be demanded to be paid until the final inspection or certificate of occupancy (Government Code section 66007) to the satisfaction of the Community Development Department. Additional information regarding fees and other funding mechanism(s) have been identified in the Engineering conditions of approval.

- 11. Public Partnership Program.** 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.

12. Clerk Recording.

- a. State Law (SB 1535), effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the Project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two (2) working days of the effective date of the adoption of the environmental document, a check payable to the "San Diego County Clerk," in the amount that is published by the County Clerk's Office. 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. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.

- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to this resolution as Exhibit "A" 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.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Community Development for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification. The Applicant shall hold harmless the City, its Council Members, its Commission and Boards, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of any approval or denial of the application and from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses,

including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Applicant, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the property the same may occur; (ii) any use of the property, or any accident, injury, death or damage to any person or property occurring in, or on or about the property, or any part thereof, or from the conduct of the Applicant or owner's business or from any activity, work or thing done, permitted or suffered by Applicant or owner or its sublessees, contractors, employees, or invitees, in or about the property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and(iii) any default in the performance of any obligations of Applicant's or owner's part to be performed under the terms of this Agreement, or arising from any negligence of Applicant or owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Applicant or owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City. Applicant further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by City in such action(s), including reasonable attorney's fees.

B. Construction, Maintenance, and Operation Obligations:

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of the property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies

to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** A Comprehensive Sign Program shall be required for this project. Said sign program shall be reviewed and approved by the Director of Community Development or his/her designee prior to the issuance of the first Certificate of Occupancy for the project. All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code, and the Downtown Specific Plan. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project-generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
 - a. A photometric plan shall be provided with the building plan submittal demonstrating compliance with the requirements.
 - b. Manufacturers' specification sheets shall be provided for all exterior lighting fixtures.
 - c. Bollard lights shall be provided along internal pedestrian walkways.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** A Graffiti-resistant coating shall be provided on all walls and other non-painted building surfaces. The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** Appropriate trash enclosure(s) or other approved trash system shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

C. Parking and Loading/Unloading.

- 1.** A maximum of 849 parking spaces shall be provided on the project site. Said parking spaces shall include all covered and open spaces, as well as any accessible spaces and electric vehicle ("EV") charging spaces required by the California Building Code. Any request to increase the number of on-site parking spaces beyond 849 shall require a modification to the Master Development Plan. Any request to decrease the number of parking spaces below 849 shall require a modification to the Precise Development Plan. (A reduction in the number of parking spaces resulting from the need to provide EV spaces shall not require a modification to the Precise Development Plan.)
- 2.** Thirty (30) on-street parking spaces shall be provided on Valley Boulevard and E. Valley Parkway. These spaces shall include the rideshare spaces identified on the site plan, as well as any accessible spaces and EV charging spaces required by the California Building Code. The number of on-street parking spaces may be reduced if determined necessary to provide the accessible and EV charging spaces.
- 3.** Parking spaces shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
- 4.** Parking data tables on the project plans shall be revised as detailed in the Planning Commission staff report, dated September 22, 2020, prior to City Council consideration of the project.
- 5.** Two-car garages shall have minimum interior dimensions of 19.5 feet in width and 20 feet in depth with no obstructions. Tandem garages shall have interior dimensions of ten feet in width and 38 feet in depth with no obstructions.

6. A parking management plan shall be submitted to the City for review. At a minimum, said plan shall address the following considerations during Project phasing and/or build-out, as well as other items deemed necessary by the director of community development and city engineer: operation, maintenance and safety of parking facilities; parking lot and garage access; parking space signage and striping; parking space assignment; short-term parking (delivery and loading spaces, on-site ride-share spaces, leasing office spaces, etc.); parking on Valley Boulevard; guest parking, fire lane striping and signage; and any other issues which affect the use and maintenance the parking facilities. At a minimum, the plan shall incorporate the requirements identified in these conditions of approval.
7. Loading spaces shall be provided on-site. A minimum of two spaces shall be provided adjacent to Building 23, two spaces adjacent to Building 1, and one space adjacent to Building 18. Spaces shall be uncovered (not in garages) so as to accommodate taller delivery vehicles, and shall be located as close to elevator access as possible. Spaces shall be accommodated by enlarging parking spaces shown on the site plan and signing them as reserved during typical delivery hours (e.g. 8:00 am – 6:00 pm, Monday through Friday).
8. Project ingress or egress points from the public right-of-way shall not be gated, with the exception of the alley behind the senior apartment building. The only location where gated entry is permitted is garage entry points, provided adequate stacking space and operation is provided to the satisfaction of the director of community development and the city engineer.
9. A minimum of three parking spaces shall be reserved for use by visitors to the leasing office during hours when the office is open. Signage shall be provided to specifying the hours of this reservation. At the property owner or HOA's discretion, these spaces may be used by ride-share and app-based delivery services as well.
10. Only one garage access remote shall be provided for each apartment unit.
11. On-street parking shall be limited to three-hour parking between 8:00 am and 6:00 pm.
12. Two landscaped parking diamonds with shade trees shall be provided in each row of face-to-face parking spaces near Building 1 (shown on the site plan).
13. All project residents, including those living in the apartment buildings, senior apartment building, rowhomes and villas, shall be granted access through the garage of Building No. 23 (shown on the project plans). This access is intended to provide a convenient means by which project residents can access the corner of Valley Boulevard and E. Grand Avenue from the main portion of the project site, and can access the central common open space area from off-site.
14. Two on-street parking spaces shall be designated as reserved for use by rideshare services between the hours of 6:00 am and 10:00 pm, as shown on the site plan.
15. Up to five on-street parking spaces on Valley Boulevard may be reserved for valet operations in conjunction with the on-site commercial uses. These spaces may include the rideshare spaces identified above, however rideshare drivers shall be permitted to use the spaces when picking up or dropping off customers.
16. Parking spaces near the central open space area shall be constructed with a grass-crete or other similar material, as shown on the plans.

17. Bicycle parking spaces shall be provided as shown on the plans. The applicant may provide additional bicycle parking spaces beyond those shown, subject to approval by Planning Division and Engineering Services Department staff.
18. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
19. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein. The term landscaping shall include all decorative hardscaping including, but not limited to, stamped concrete, pervious pavers, and grass-crete.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. Any existing planting and planter areas that are to remain, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. Landscaping Plans. Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Planning Division for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five (5) copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be

reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. 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, except where stricter requirements are imposed by the State of California.

- b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c. 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.
- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. Retaining wall shall be designed as either plantable keystone walls or split-face block walls with vines planted to grow up them. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Community Development.
- e. Plantings along all street frontages where retaining walls face the street shall be embellished to soften the appearance of retaining walls from the public right-of-way. This is required at the base and top of all walls, as well as on any flat and sloped benches in between. Plant species which provide faster growth and screening shall be selected for these locations, and shall be larger at time of planting than typically required (i.e. five-gallon shrubs instead of one-gallon shrubs; 24-inch box trees instead of 15-gallon trees, etc.).
- f. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Community Development shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.
- g. Consideration shall be given to landscape species selected for areas which receive limited sun, particularly the garden area behind the commercial space on the northwest corner of Valley Boulevard and E. Grand Avenue.
- h. A detailed fencing plan specifying materials, colors, height, etc., shall be included with the landscape plans. Chain link fencing is not permitted.
- i. The fence around the dog park shall be increased to at least 60-inches in height.

- j. Internal sidewalks shall be removed and replaced with landscaping in locations where they are not required for accessible paths of travel.

E. Architecture. Buildings shall be as shown on the project plans attached to this resolution as Exhibit "B," except as modified herein. The following modifications shall be provided to enhance the architectural quality of the project:

1. Roof heights shall be modified on all buildings to provide greater variation, to the satisfaction of the Director of Community Development.
2. Roof pitches on the Style 2 of the rowhome and villa buildings shall be modified to create steeper pitches in certain locations and to provide more variety in roof height.
3. Additional architectural enhancement is required along the eastern façade of Building 18 to the satisfaction of the Director of Community Development. This shall include horizontal and vertical relief of at least three feet in various locations, and cannot be accomplished simply through the use of different colors and materials.
4. Wrap-around decks shall be provided on corner units.
5. Rooftop decks with appropriate seating, decorative lighting, planters, etc., shall be provided on the southwest corner of Building 1 and the northwest corner of Building 23.
6. Additional detail is required for the facade of the commercial area on the northwest corner of Valley Boulevard and E. Grand Avenue. Design Review will be required.
7. The entrance to the senior apartment building shall be enhanced and embellished to more appropriately identify it as the building entryway. This should include the use of double doors, and a taller and more distinct tower element. Other options can be proposed for consideration by staff.

F. Operational Requirements. The following limitations, requirements, restrictions and provisions related to the operational characteristics of the project shall be adhered to:

1. Residents of the senior apartment building (Building 24) shall be provided access to use any and all residential amenities on the primary portion of the project site (east of Valley Boulevard).
2. One unit in the senior apartment building shall be reserved for an on-site resident manager.
3. Commercial space on the top (fourth) floor of the apartment building at the northeast corner of Building 23 shall be limited to use as a restaurant, café, tasting room, or other use whose primary function is food and/or entertainment. Office uses are not permitted for this space.
4. Outdoor music and amplified sound shall be permitted in plazas, pocket parks, rooftop decks and other common areas and must comply with the noise ordinance.
5. Residents of the project shall be permitted free use of the on-site gym. Public use of the gym is permitted, at the discretion of the applicant.
6. With the exception of the gym and the restaurant on the fourth floor of Building 23, all commercial space may be occupied by any use in compliance with the land use matrix contained in the Downtown Specific Plan.

G. Project Phasing

1. Prior to intake and/or submission of any construction or demolition permit to the Building Official or his designee, a full phasing plan for all residential development, facilities, and amenities, which directly benefit the residents of the Project, shall be prepared by the Applicant and be governed by the terms described below. (This shall not apply to any grading permit(s) necessary for demolition of the existing buildings on the project site.)
 - a. All main driveways and travel lanes necessary to support public safety response and fire apparatus movement throughout the Project site shall be fully constructed prior to any onsite vertical construction. Interim design emergency access road width, pavement, and gate specifications (if any) shall be reviewed and approved by the Fire Department prior to approval.
 - b. The location and timing of all ingress and egress improvements and controlled access points for contractors, construction equipment, staging areas, and/or residents that move in during Project implementation shall be specified and addressed as part of the Project Phasing Plan.
 - c. The administration of model homes or sales offices require the issuance of a model home permit.
 - d. The Project phasing plan shall conform with the conceptual timelines as shown in the Final EIR for Project construction phasing. Said phasing plan shall also document all special conditions, implementing project design features, and mitigation measures into the phasing plan, to the satisfaction of the Planning Division. Modifications to the conceptual timeline shown in the Final EIR must be approved by the director of community development.
2. The first phase of the project shall include, at a minimum, the following:
 - a. All frontage improvements.
 - b. Building 23.
 - c. The central recreation area (pool, spa, etc.)
3. Occupancy shall not be granted to more than 50 percent of any one housing type until occupancy is granted for Building 23.
4. The gym shall be open and available for residential use concurrent with occupancy being granted for Building 23.
5. Certificates of occupancy shall not be issued for more than 90 percent of any one housing type on the main site (lots two through seven) without all on and offsite storm drain, grading, landscaping, street, and utility improvements fully completed and as-builts approved and/or certified by the appropriate division.
6. The Applicant shall cause the full quota of development permissible and required as part of the Specific Alignment Plan ("SAP") for Valley Parkway to be fully constructed, as set forth on the application materials and plans on file with the Escondido City Clerk's Office and the Planning Division, prior to the issuance of the certificates of occupancy for the 50th unit of the Project, irrespective of Project phasing.

7. The rights and obligations of the Applicant under these Project Phasing conditions to develop and implement a phasing plan may be assigned by Applicant and shall be required of any and future owner(s) as part of an assignment or transfer of all or a portion of the property or Project.
8. Phasing shall be required as detailed in these conditions regardless of transfer of ownership of the property in part or in full.
9. Any proposed development that substantially deviates from this phasing plan approval, shall require an amendment to the phasing plan.

H. Additional Planning Division Conditions.

1. A fire pit, shade sails, additional seating and decorative lighting shall be provided in the pocket park on the north side of Building 23.
2. Public art shall be provided in the plazas on both sides of Valley Boulevard at the E. Grand Avenue intersection.
3. Prior to building permit issuance, the applicant shall enter into and cause to be recorded a Senior Housing Regulatory Agreement, to be provided by the City, which shall contain requirements for the design, phasing, construction, marketing, occupancy and maintenance of the senior housing project. The provision herein does not limit the authority of the applicant to enter into an affordable housing covenant or regulatory agreement with nonpossessory interest in real property imposing limitations, restrictions or affirmative obligations that encourage development or that ensure continued availability of affordable rental and owner-occupied housing for low or moderate income individuals.
4. The appropriate agreement(s) shall contain the term, household income requirements and restrictions (if any), rental rate restriction (if any), sales price restriction (if any), monitoring procedures and any other conditions to ensure the appropriate occupancy during the term. The occupancy term of the senior housing project shall commence on the issuance of certification of occupancy for unit, and continue in accordance with provisions contained within the Senior Housing Ordinance (Article 41 of the Escondido Zoning Code). Said Regulatory Agreement shall be of a form and content satisfactory to the Community Development Director.
5. Prior to recordation of a final map for the project, the property owner shall execute and record a density transfer agreement. The agreement will allow use of units currently in the City's downtown density credit pool to increase the unit count on the property west of Valley Boulevard, and will require that unused density on the property on the east side of Valley Boulevard be placed into the pool. The agreement shall be as provided in Attachment 6 to the staff report.

I. Fire Department Conditions

1. Minimum fire flow for Building 24 is 2,500 gallons per minute (GPM).
2. Minimum fire flow for all buildings east of Valley Boulevard (Buildings 1 – 23) is 3,500 GPM.
3. Building 24 will need additional hydrant coverage to meet spacing requirements.

4. A minimum 28 foot inside radius shall be maintained on all corners identified on the Fire Truck Exhibit, on file with the Escondido Fire Department and Planning Division.
5. All underground fire line, sprinkler, alarm, and fire responder radio coverage plans shall be deferred submittals to the Escondido Fire Department.
6. An approved paved access and an approved adequate water source shall be provided prior to any combustibles being brought to the site.

J. Engineering Department Conditions

General

1. The Developer shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading and Improvement plans and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits for any building or structure in conflict with the utility/facility in question.
3. 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.
4. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. All final engineering plans for the construction of all required off-site and on-site improvements and grading shall be approved and surety bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to approval and recording of the Final Map for this Subdivision.
6. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled, or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.

7. 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.
8. All project construction shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.
9. The Developer's engineer shall submit to the Planning Department 3 copies of the Tentative Map as presented to the Planning Commission and approved by the City Council together with any changes contained in the adopted final conditions of approval. The Tentative Map will be certified by the Planning Department verifying that they are an accurate reproduction of the approved and conditioned Tentative Map and must be included with the first Final Engineering submittal for plan check to the Engineering Department.

Street Improvements And Traffic

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, curb returns and pedestrian ramps, drainage, lighting, etc. shall be to the satisfaction of the City Engineer.
2. Prior to the first occupancy the developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets adjoining the project boundaries:

<u>STREET</u>	<u>CLASSIFICATION</u>
Grand Avenue	Collector – (32' CL to curb face)
Fig Street	Local Collector – per SAP (21' CL to curb face)
Valley Parkway	Major Road – modified per SAP
Valley Boulevard	Modified per SAP (53' curb to curb, 73' R/W)
Alley west of Lot 1	Alley Standard – 24' wide paved

See appropriate typical sections in the current Escondido Design Standards for additional design details.

3. Improvement plans prepared by a Civil Engineer are required to be approved prior to the commencement of any public street and utility improvement construction.
4. Public sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
5. Prior to the first occupancy the Developer shall design and reconstruct Valley Boulevard from Grand Avenue to E. Valley Parkway so that the single south/south west bound lane is removed and only 2 realigned north/north east bound lanes remain together with parallel parking with buffers on both sides and a north bound bike lane on the east side; all as shown on the approved Valley Boulevard Specific Alignment plan and Tentative Map.
6. Prior to the first occupancy the project's main signalized access driveway off Valley Parkway opposite Hickory Street shall be constructed as the fourth leg of this intersection with 30' radius

curb returns and a concrete cross gutter and spandrels. This entrance shall have a min. throat width of 38 feet to accommodate 3 traffic lanes as depicted on the approved Valley Boulevard/Valley Parkway Specific Alignment plan showing the removal of the single existing south/southwest bound lane on Valley Boulevard. Because this entrance is private beyond the Valley Boulevard right-of-way, additional public traffic signal easement and public pedestrian access easement will be required beyond the right-of-way to allow the public use of these included pedestrian ramps while traveling along E. Valley Parkway.

7. Prior to the first occupancy the project's two driveway entrances off Grand Avenue shall be improved with 28' minimum curb returns and minimum throat widths of 24' feet and include pedestrian ramps and concrete cross gutters and spandrels. Because these entrances are private beyond the Grand Avenue right-of-way, additional public pedestrian access easement will be required beyond the right-of-way to allow the public use of these included pedestrian ramps while traveling along Grand Ave.
8. Prior to the first occupancy the Developer shall improve the public alley entrance to E. Valley Parkway with a modified alley-type driveway apron with a minimum throat width of 24 feet.
9. Prior to the first occupancy the Developer shall remove and reconstruct the E. Valley Parkway street improvements along the north frontage of proposed Lot 1 in accordance with the approved Valley Boulevard and E. Valley Parkway Specific Alignment Plan and Intersection detail. Parallel parking shall be allowed along this new curb line subject to sight distance requirements.
10. All on-site roadways, alleyways, and parking areas shall be private. Typical sections, alignments, curb return, and design details shall be to the satisfaction of the City Engineer, Community Development Director, and City Fire Marshal. The private street improvements shall include, but not be limited to, the construction of concrete curb and gutter, sidewalks (one side only), street lights, paving and base.
11. The entrances to the private alleyways off the private roadways serving units within Lots 5, 6, 7 shall be designed and constructed with 10' minimum radius standard curb returns, concrete cross gutters, and pedestrian ramps (on side of the private roadways with sidewalk).
12. The address of each dwelling unit shall either be painted on the curb or posted in such a manner that the address is clearly visible from the private roadways. The address shall be placed in a manner and location approved by the City Engineer, Community Development Director, and Fire Marshal.
13. Prior to issuance of the 385th Building Permit, the Developer shall construct and have in operation a new traffic signal at the intersection of E. Valley Parkway and Ivy Street. The Developer shall submit separate traffic signal and striping and signage improvement plans for this intersection prepared by a Traffic Engineer for review and approval by the City Engineer. The traffic signal shall be designed and constructed/installed per current City, Caltrans, and MUTCD Standards and shall include APS and video detection equipment. The Developer's Traffic Engineer will also be responsible for all new timing plans and coordinating traffic signal work with the Developer's Contractor(s) and Equipment Suppliers and City staff.
14. Prior to the first occupancy and as part of the required Project frontage and entrance improvements, the Developer will be required to modify the existing traffic signals and associated equipment for the following intersections:
 - a) Valley Parkway/Valley Boulevard and Hickory Street/Project Main Entrance

- b) Valley Boulevard and Grand Avenue
 - c) Grand Avenue and Fig Street
15. The Developer shall submit separate traffic signal and signing and striping modification improvement plans prepared by a Traffic Engineer for review and approval by the City Engineer. These traffic signal modifications shall be per current City, Caltrans, and MUTCD Standards and shall include video detection, APS, and shall include new controllers and cabinets in locations where the controller must be relocated. The Developer's Traffic Engineer will also be responsible for all new timing plans and coordinating traffic signal modification work with the Developer's Contractor(s) and Equipment Suppliers and City staff.
 16. Prior to the first occupancy the Developer shall be required construct street improvements including curb and gutter and signing and striping at the reconfigured convergence of Valley Boulevard and Valley Parkway to the satisfaction of the City Engineer. This area behind this reconfigured convergence adjacent Lot 1 shall be enhanced with street furniture and landscaping to the satisfaction of the City Engineer and Community Development Director. The Lot 1 Property Owner or Home Owners Association shall be solely responsible for the irrigation and all maintenance of this area.
 17. Prior to the first occupancy the Developer will be required to install raised concrete medians within Grand Avenue in the vicinity of the projects entrances off Grand Avenue to the satisfaction of the City Engineer. Left turns in and out shall be restricted for the Project's easterly Grand Ave. entrance and left turns out only shall be restricted for the Project's westerly Grand Ave. entrance.
 18. Prior to the first occupancy the Developer shall remove the existing mid-block pedestrian crossings along the Project's Grand Ave. frontage including the pedestrian ramps on both sides of Grand Avenue, and shall remove and modify any associated signage and striping.
 19. The Developer as part of the approved Valley Boulevard Specific Alignment plan shall design and construct a multimodal transportation hub along the east curb line of Valley Boulevard just north of the reconstructed Grand Ave and Valley Boulevard intersection. The multimodal hub shall include an enhanced bus stop, street furniture, shade structures, and other mobility hub amenities and have room for ride share pick up and drop off. The Developer shall coordinate with NCTD for provisions of bus service and the bus stop amenities at this location and for locations along all project frontages. The bus amenities and street furniture shall be maintained by the Property Owners or Home Owners Association.
 20. All existing public street lights along all Project frontages must be either retrofitted or replaced with an LED street light in accordance with Escondido Standard Drawing No. E-1-E. Where replaced the existing street light equipment shall be removed and salvaged to the City Public Works yard.
 21. Street lighting shall be required on all on-site private streets and alley ways. It shall be the responsibility of the Property Owner or Home Owner's Association to maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.
 22. The Developer may be responsible for an overlay of Fig Street and Valley Parkway due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.

23. The Developer shall remove and replace all damaged sidewalk, curb and gutter, along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy.
24. The Developer's Traffic engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.
25. For the duration of the project construction and at project completion, the Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to the project construction traffic to the satisfaction of the City Engineer.
26. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
27. The Developer shall design and construct pedestrian access routes meeting current ADA requirements into the project and along project frontages to the satisfaction of the City Engineer and City Building Official. Pedestrian access to Fig Street along the north boundary line of proposed Lot 7 is required.
28. Any gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal with the location and operation of the gates and equipment shown on and approved with the project grading and improvement plans. Any proposed gated entrance will require Building plans be approved and Building Permits issued for the structural, mechanical, and electrical aspects. The architectural details of the gate and entry way design are typically shown on the project landscape plans.
29. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and for any temporary materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

Grading and Onsite Private Improvements

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by three copies of the preliminary soils and geotechnical report. The Soils Engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. If needed, the Developer shall in conjunction with the Grading and/or Demolition plans submit structural shoring plans for the removal of existing basement, subsurface structures, foundations, and for the construction of new basement structures to the Building Department for approval by the Building and Engineering Departments. The Developer will be required to pay for all required third party structural engineering review of these shoring plans.

3. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete over 6" of aggregate base or 7" Portland cement concrete over 6" aggregate base. All paved areas exceeding 15% slope or less than 1.0% shall be paved with Portland cement concrete.
4. Any proposed retaining walls not a part of the building foundations or stem 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. The Developer will be required to pay for all required third party structural engineering review of these structural calculations and details. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Department plan review and Building Permit process.
5. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public R/W.
6. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or other work necessary to construct the project and/or the required improvements, or the Developer shall modify the project design so the construction in question is contained within the project's property lines.
7. Erosion control, including riprap, interim slope planting, sandbags, 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 project.
8. The Developer 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.
9. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.
10. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
11. All existing foundations, structures, trees not otherwise designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
12. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

Drainage

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Drainage Study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The Developer shall upsize the existing undersized 18" storm drain pipe in E. Valley Parkway to a public 36" reinforced concrete pipe storm drain to the main project entrance. A private storm

drain system shall be designed and extended up the main entrance off of E. Valley Parkway to serve the subdivision.

3. The Developer shall reconstruct and extend the existing public 18" storm drain in Valley Boulevard to the northeasterly corner of proposed Lot 1 and shall install new curb inlets per City Design Standards to the satisfaction of the City Engineer.
4. The Developer shall upsize a section of the existing 24" storm drain in Fig Street to a 33" reinforced concrete pipe storm drain and shall construct/install a new curb inlet and modular wetland with the required street widening of Fig Street to Local Collector width.
5. During construction of the project the Developer will be required to evaluate the current condition of the existing 42" equivalent arch corrugated metal pipe storm drain and do any repairs as necessary to ensure project drainage can be conveyed in the design storm event.
6. All on-site storm drains are private. The responsibility for maintenance of these storm drains shall be that of the Lot Owners or Home Owner's Association. Provisions stating this shall be included in the CC&Rs and the Reciprocal Use and Maintenance Agreement.
7. The project shall limit drainage flows to their pre-construction rates. Details and calculations for any detention basins shall be submitted and approved as part of the grading plan check.
8. A Final Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities both for onsite treatment and also any "Green Street" facilities located in the public right-of-way. The SWQMP shall demonstrate how proposed proprietary best management practices meet bio-filtration treatment requirements in accordance with the City's Storm Water Design Manual.
9. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants. The City highly encourages the use of bio-retention areas where possible as the primary method of storm water retention and treatment. The landscape plans will need to reflect any proposed bioretention areas.
10. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
11. All storm water treatment and retention facilities and their drains including modular wetlands, bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance and repair of all project constructed/installed post construction storm water treatment facilities both onsite and in the adjacent public right-of-way shall be that of the Lot Owner or Home Owners Association.
12. The Developer shall design and construct any permeable surfaces proposed for the project to the specifications of the version of the County of San Diego Green Streets manual approved by the County at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H2O loading.

13. The Lot Owner or Home Owners Association shall perpetually maintain any permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third-party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The Property owner or Home Owners Association will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

Water Supply

1. The locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
2. Improvement plans for all proposed water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.
3. All water improvements shall be designed and constructed per the City of Escondido Design Standards and Standard Drawings, or to the satisfaction of the Utilities Engineer.
4. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
5. The Developer shall construct a 12-inch looped on-site water main designed to provide adequate water service and/or fire protection for the proposed project as shown on the Tentative Map. All proposed water mains shall be sized to provide the required fire flow while still meeting City of Escondido Standards.
6. The Developer shall construct a 12-inch off-site water main in E. Grand Avenue from S. Hickory Street to N. Fig Street as shown on the Tentative Map. All proposed water mains shall be sized to provide the required fire flow while still meeting City of Escondido Standards.
7. All water mains shall be looped.
8. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. The Developer shall submit with the first submittal of final engineering a Fire Exhibit approved by the City Fire Marshal showing the locations of all required hydrants, detector check assemblies and post indicator valves.
9. All proposed fire hydrants shall be public and meet the current City of Escondido Standards, and shall connect to a minimum 8" diameter public water main.
10. Water services, meters and backflow prevention devices shall be a minimum of 1-inch in size. Water meters and backflow prevention devices shall not be installed within driveway aprons or drive areas.

11. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
12. All water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
13. All fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.
14. No trees or deep-rooted plants shall be planted within 10 feet of any public water main.
15. The Developer shall adjust to grade the existing pressure reducing station and enclosure adjacent to and north of proposed Lot 1 affected by the proposed development and the Valley Boulevard improvements. These adjustments shall be designed and constructed in a manner that does not allow any storm water to collect or pool outside or inside of the pressure reducing station enclosure. The improvements to the existing pressure reducing station and enclosure shall be included in the project improvement plans for review and approval.
16. All water mains within easements shall be installed under a min. 20-foot wide all-weather road surface designed to the satisfaction of the Utilities Engineer.
17. There shall be no permanent structures or private facilities allowed within a public utility easement. Where private storm drains are necessary, they shall be the outer-most utility.
18. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.
19. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department.
20. All on-site water lines and backflow prevention devices beyond a City Water Meter or Detector Check Valve and/or not in public easements or the City's right of way shall be considered a private water system. The Lot Owner or Home Owners Association will be solely responsible for all maintenance or repair of these water lines and facilities.

Sewer

1. The location and sizing of all Sewer mains shall be per City of Escondido Design Standards and to the satisfaction of the Director of Utilities and the Utilities Engineer.
2. Improvement plans for all proposed sewer mains shall be prepared by a Civil Engineer and shall be submitted to the City for review and approval.
3. All sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, or to the satisfaction of the Director of Utilities and Utilities Engineer.
4. The Developer shall construct 8-inch public backbone sewer systems on-site to serve the project as shown on the Tentative Map. The sewer main in private alley way "U" shall be an 8-

inch public sewer main. Manholes shall be required on both sides of the proposed retaining wall and at the end of this alley way.

5. All manholes shall be accessible at all times by City Vector trucks.
6. The Developer shall construct 8-inch public sewer main in Valley Boulevard from the intersection of N. Hickory and E. Valley Parkway to Grand Avenue.
7. The Developer shall upsize the existing 8-inch public sewer main in Fig Street from the alley north of Ohio Avenue to the alley north of E. Valley Parkway to a new 10-inch public sewer main.
8. All of the sewer lines in the private alley ways except for private alley way "U" shall be private and shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and per the most current Uniform Plumbing Code. These private mains and private sewer laterals to individual units shall be located outside of any public utility easement.
9. Private sewer lines collecting sewage from more than one dwelling unit shall connect to a public sewer main with a manhole.
10. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
11. The location of all sewer laterals shall be shown on the improvement plans.
12. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
13. All sewer laterals are considered private and the Lot or Property Owner and/or the Home Owners Association will be responsible for all maintenance of their individual sewer laterals. The Home Owners Association will be responsible for all maintenance and replacement of the private sewer mains in the private alley ways and for replacement of any sewer lateral. Provisions stating this shall be included in the project CC&Rs and the Reciprocal Use and Maintenance Agreement.
14. A minimum 20-foot all weather access road (suitable for use by the City's Vector trucks) shall be required for access to all sewer manholes. A turn-around may be required.
15. There shall be no permanent structures or private utilities located within public sewer or public utility easements. Where it is necessary that the private storm drains share a public easement, they shall be placed on the outer-most edge away from the public sewer or water.
16. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
17. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system

Landscaping

1. Site landscaping and irrigation plan(s) for the project and for all right-of-way areas along the project frontages shall be prepared by a Licensed Landscape Architect and submitted to the Engineering Department with the second submittal of the grading plans for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

Final Map - Easements and Dedications

1. All private and public easements affecting subject property both proposed and existing to remain shall be shown, delineated, dimensioned, and clearly labeled on the Final Map.
2. The Developer shall grant all necessary public easements to the City on the Final Map, including Public Utility Easements, Sewer Easements, Fire Access Easements, Pedestrian Access Easements, and Traffic Control Equipment Easements.
3. The Developer shall dedicate to the public 2 feet of right-of-way along the project's entire Grand Avenue frontage.
4. The Developer shall dedicate to the public 4 feet of right-of-way along the existing alley running along westerly boundary of proposed Lot 1 for a total alley right-of-way width of 24 feet.
5. The Developer shall dedicate to the public a 20-foot radius corner rounding at the northeasterly corner of Valley Boulevard and Grand Avenue.
6. The Developer shall dedicate to the public a 20-foot radius corner rounding at the northwesterly corner of Fig Street and Grand Avenue.
7. The Developer shall dedicate to the public the few small slivers of right-of-way along the east and west sidelines of Valley Boulevard and the east sideline of E. Valley Parkway as shown on the Approved Valley Boulevard Specific Alignment Plan for a minimum of 10 feet of right-of-way beyond the proposed adjacent face of curb.
8. A public utility easement or water easement shall be granted to the City of Escondido for any proposed public waterlines within the project. The easement shall include all fire hydrants, water meters and other public water appurtenances. The minimum easement width for public mains shall be 20-feet, or the full width of the private easement road, whichever is greater.
9. The project includes multiple proposed Street Vacations of the public right-of-way adjacent to and within the project boundary. Specific right-of-way areas to be vacated shall be determined to the satisfaction of the City Engineer. Public utility easements may be required to be reserved over portions of the rights-of-way areas being vacated.
10. Private access, utility, and drainage easements required to provide access, utilities and drainage to all the individual proposed Lots shall be shown, dimensioned, and clearly labeled on the Final Map and proposed thereon to be reciprocally granted to each Lot and/or granted to a Home Owners Association upon subsequent transfer of title.
11. The Developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished on 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. Building permits will not be issued for lots in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

Repayment 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 or private property and improvements, install Best Management Practices devices and materials, 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 10% of the total estimated cost of the grading, retaining walls, walls, drainage facilities, landscaping and irrigation, and best management practices items of work up to a maximum of \$60,000, unless a higher amount is deemed necessary by the City Engineer.
2. Prior to issuance of the 395th Certificate of Occupancy, the Developer shall make a Fair Share Contribution of \$92,000 towards the future Grand Avenue and Ivy Street intersection improvements (4.6% of \$2 million design and construction of a round-a-bout).
3. The Developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when Building Permits are issued.
4. The Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District (CFD) or the establishment of another lawful funding mechanism reasonably acceptable to the City ("Public Services Funding Agreement"). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.
5. Prior to the issuance of the any permit for the Project, the Applicant shall reimburse the City for the cost to prepare the Fiscal Impact Analysis for the proposed Senior Apartments and the independent third-party review of the financial analysis submitted by the applicant, including consultant and staff time costs.

Utility Undergrounding and Relocation

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the City's Subdivision and Undergrounding Ordinances.
2. The Developer shall sign a written agreement stating that they have made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R's and Reciprocal Use and Maintenance Agreements

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department and approved prior to approval of the Final Map.
2. Copies of Comprehensive Reciprocal Use and Maintenance Agreement(s) between the future Lot Owners and future Home Owners Association(s) associated with all the Lots within this Subdivision and Project detailing the use of, rights to, the repair of, replacement and maintenance responsibilities of all recreation facilities, amenities, drainage and storm water facilities, walls and retaining walls, landscaping, utilities, infrastructure, parking, and access roadways required to be shared in common shall be submitted to the Planning Department and Engineering Department for review and approval prior to approval of the Final Map.
3. The Developer shall make provisions in the CC&Rs and the Reciprocal Use and Maintenance Agreements for maintenance by the Lot Owners and Home Owners' Association of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-ways. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
4. The CC&R's and Reciprocal Use and Maintenance Agreements must state that the Lot Owners and Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
5. The CC&R's and Reciprocal Use and Maintenance Agreements must state that (if stamped concrete or pavers are used in a private driveway) the Lot Owner and/or Home Owners' Association is responsible for replacing the stamped concrete or pavers in kind if the City has to trench the street for repair or replacement of a public utility.
6. The CC&Rs and Reciprocal Use and Maintenance Agreements shall include provisions for the Property Owners and Home Owners' Association to maintain all of the Project's frontage landscaping, irrigation, fencing, graffiti removal from screen and retaining walls and maintenance of the multimodal and transit amenities and street furniture along all project frontages on East Valley Parkway, Valley Boulevard, Grand Avenue, and Fig Street. The Developer as Declarant will be required to obtain a Continuing Encroachment Permit to conduct this ongoing maintenance in the City Right-of Way and the subsequent Lot Owners and Home Owners Association will be required to do likewise as they succeed the Developer.
7. The CC&Rs and Reciprocal Use and Maintenance Agreements shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.