



# Council Meeting Agenda

**JANUARY 27, 2021**  
**VIDEO CONFERENCE**  
**6:00 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

MAYOR	<b>Paul McNamara</b>
DEPUTY MAYOR	<b>Michael Morasco</b>
COUNCIL MEMBERS	<b>Consuelo Martinez</b> <b>Tina Inscoc</b> <b>Joe Garcia</b>
CITY MANAGER	<b>Jeffrey Epp</b>
CITY CLERK	<b>Zack Beck</b>
CITY ATTORNEY	<b>Michael McGuinness</b>
DIRECTOR OF COMMUNITY DEVELOPMENT	<b>Mike Strong</b>
DIRECTOR OF ENGINEERING SERVICES	<b>Julie Procopio</b>

**COVID-19 PUBLIC SERVICE ANNOUNCEMENT**

Pursuant to Governor Newsom’s Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Escondido City Council and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link: <https://www.escondido.org/agenda-position.aspx>. Council Chambers will be closed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/agenda-position.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write “Read Out Loud” in the subject line.

Depending on the volume and/or similarity of public comments, and pursuant to the City Council Rules of Procedure, the Mayor or Presiding Councilmember may limit the number of comments to be read and/or limit the amount of time each comment may be read. It is in the interests of members of the public who desire that their statement be read out loud to be mindful of this potential limitation when drafting their comment. The entirety of all comments received from the public will be made a part of the record of the meeting.

The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/meeting-broadcasts.aspx>

In the event a quorum of the City Council loses electrical power or suffers an internet connection outage not corrected within 15 minutes, the meeting will be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the City Council. Any other agenda items the Council has not taken action on will be placed on a future agenda.

**ELECTRONIC MEDIA:**  
Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk’s Office at least 24 hours prior to the Council meeting at which it is to be shown.  
The electronic media will be subject to a virus scan and must be compatible with the City’s existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.  
The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Council during the meeting are part of the public record and may be retained by the Clerk.  
The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.



# Council Meeting Agenda

**January 27, 2021  
6:00 P.M. Meeting**

**Escondido City Council**

## **CALL TO ORDER**

### **MOMENT OF REFLECTION:**

*City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.*

### **FLAG SALUTE**

**ROLL CALL:** Garcia, Inscoe, Martinez, Morasco, McNamara

## **ORAL COMMUNICATIONS**

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

## **CONSENT CALENDAR**

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

- [1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING \(COUNCIL/RRB\)](#)**

2. **APPROVAL OF WARRANT REGISTER (Council)**  
Request the City Council approve the City Council and Housing Successor Agency warrant numbers:
  - 349155 – 349312 dated January 6, 2021
  - 349313 – 349453 dated January 13, 2021Staff Recommendation: **Approval (Finance Department: Christina Holmes)**
3. **APPROVAL OF MINUTES: Regular Meeting of January 13, 2021**
4. **THIRD AMENDMENT TO THE REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS FOR HERITAGE PARK APARTMENTS -**  
Request the City Council approve authorizing the Regulatory Agreement for Heritage Park Apartments located at 2549 E Valley Parkway, Escondido.  
  
Staff Recommendation: **Approval (Finance Department: Christina Holmes)**  
  
RESOLUTION NO. 2021-11
5. **MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ESCONDIDO AND THE ESCONDIDO FIREFIGHTERS' ASSOCIATION – SAFETY AND NON-SAFETY BARGAINING UNIT -**  
Request the City Council approve adopting Resolution No. 2021-13 for a successor Fire Bargaining Unit contract and budget adjustment.  
  
Staff Recommendation: **Approval (Human Resources Department: Jessica Perpetua)**  
  
RESOLUTION NO. 2021-13
6. **MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ESCONDIDO AND THE POLICE OFFICERS' ASSOCIATION - SWORN PERSONNEL BARGAINING UNIT -**  
Request the City Council approve adopting Resolution No. 2021-12 for a successor Police-Sworn Bargaining Unit contract and budget adjustment.  
  
Staff Recommendation: **Approval (Human Resources Department: Jessica Perpetua)**  
  
RESOLUTION NO. 2021-12
7. **UPDATES TO THE SPRUCE STREET-ETC-ATC PROJECT: 1) BUDGET ADJUSTMENT AND 2) SECOND AMENDMENT TO THE CONSULTING AGREEMENT WITH MICHAEL BAKER INTERNATIONAL -**  
Request the City Council approve a transfer of \$140,000 from the Permitted Channel Maintenance Capital Improvement Project to the Spruce Street Channel CIP to cover construction and site oversight costs through the end of Fiscal Year 2020-21 and adopt Resolution No. 2021-15 to amend the Michael Baker International Qualified Stormwater Professional contract through the end of the project.  
  
Staff Recommendation: **Approval (Utilities Department: Christopher McKinney)**  
  
RESOLUTION NO. 2021-15
8. **INDEPENDENT REDISTRICTING COMMISSION BUDGET AND BUDGET ADJUSTMENT -**  
Request the City Council approve the proposed Independent Redistricting Commission budget in the amount of \$200,000 to pay for an expert consultant, translation and publication of public hearing notices, interpretation services and miscellaneous staff expenses.  
  
Staff Recommendation: **Approval (City Clerk Department: Zack Beck)**

**9. AMENDMENT TO CHAPTER 2 OF THE ESCONDIDO MUNICIPAL CODE TO MOVE THE CLOSED SESSION MEETING AND REGULAR CITY COUNCIL MEETING TIMES -**

Request the City Council approve amending Section 2-21(a) of the Escondido Municipal Code to move Closed Session Meetings to 4:00 p.m. and Regular City Council Meetings to 5:00 p.m.

Staff Recommendation: **Approval (City Clerk Department: Zack Beck)**

- a) RESOLUTION NO. 2021-22
- b) ORDINANCE NO. 2021-03 (First Reading and Introduction)

**CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)**

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

**PUBLIC HEARINGS**

**10. A SERIES OF ACTIONS TO IMPLEMENT THE PALOMAR HEIGHTS PROJECT – SUB 18-0011, PHG 18-0049, AND ENV 18-0009 -**

Request the City Council approve certifying an Environmental Impact Report, approve a Specific Plan Amendment ("Downtown Specific Plan") and Planned Development Permit ("Master and Precise Development Plan"), and adopt Resolution 2021-17, approving a General Plan Amendment ("Mobility and Infrastructure Element"), Density Transfer Agreement, Grading Exemptions, Specific Alignment Plans ("Valley Boulevard and N. Fig Street"), Tentative Subdivision Map, and non-emergency demolition permit for the Palomar Heights Project located at 555 E. Valley Parkway and surrounding properties.

Staff Recommendation: **Approval (Community Development Department: Mike Strong)**

- a) RESOLUTION NO. 2021-16 and 2021-17
- b) ORDINANCE NO. 2021-02 (First Reading and Introduction)

**FUTURE AGENDA**

**11. FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Zack Beck)**

**COUNCIL MEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS**

## CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

- [WEEKLY ACTIVITY REPORT -](#)

## ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

## ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
February 3	Wednesday	5:00 & 6:00 p.m.	Regular Meeting	Council Chambers
February 10	Wednesday	5:00 & 6:00 p.m.	Regular Meeting	Council Chambers
February 17	-	-	No Meeting (President's Day)	-
February 24	Wednesday	5:00 & 6:00 p.m.	Regular Meeting	Council Chambers

## TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

### AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

**AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING:** Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

### LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at [www.escondido.org](http://www.escondido.org), and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

**Please turn off all cellular phones and pagers while the meeting is in session.**

**The City Council is scheduled to meet the first four Wednesdays  
of the month at 5:00 in Closed Session and 6:00 in Open Session.  
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the Community Development  
Commission, Escondido Joint Powers Financing Authority,  
and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION  
Monday-Friday 8:00 a.m. to 5:00 p.m.**



*If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.*

*Listening devices are available for the hearing impaired – please see the City Clerk.*



**AFFIDAVITS**

**OF**

**ITEM**

**POSTING**



## CITY COUNCIL STAFF REPORT

Consent Item No. 2

January 27, 2021

File No. 0400-40

SUBJECT: Approval of Warrants

DEPARTMENT: Finance Department

RECOMMENDATION:

Request approval for City Council and Housing Successor Agency warrant numbers:

349155 – 349312 dated January 6, 2021

349313 – 349453 dated January 13, 2021

FISCAL ANALYSIS:

The total amount of the warrants for the following periods are as follows:

December 31, 2020 – January 6, 2021, is \$ 729,445.92

January 7 – January 13, 2021, is \$ 1,349,560.57

BACKGROUND:

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.

**January 13, 2021  
6:00 P.M. Meeting**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 6:00 p.m. on January 13, 2021 in the Mitchell Room and in the City Council Chambers at City Hall with Mayor McNamara presiding.

**MOMENT OF REFLECTION**

Zack Beck, City Clerk led the Moment of Reflection

**FLAG SALUTE**

Michael McGuinness, City Attorney, led the Flag Salute

**ATTENDANCE**

The following members were present: Councilmember Joe Garcia, Councilmember Tina Inscoe, Councilmember Consuelo Martinez, Deputy Mayor Michael Morasco, and Mayor Paul McNamara. Quorum present.

Also present were: Jeffrey Epp, City Manager; Michael McGuinness, City Attorney; Mike Strong, Director of Community Development; Julie Procopio, Director of Engineering Services; and Zack Beck, City Clerk.

**ORAL COMMUNICATIONS**

Robroy Fawcett – Requested that the public be allowed to read comments via video conference or phone during the Council meetings.

Donica Hart – Requested that the City do more to enforce COVID-19 Health regulations.

Patricia Borchmann – Expressed support for the City of Escondido Police Department "De-Escalation Policy"

Vinh An Le - Requested that the City do more to enforce COVID-19 Health regulations.

Aisha Wallace-Polamares - Requested that the City do more to enforce COVID-19 Health regulations.

Max Espinoza - Requested that the City do more to enforce COVID-19 Health regulations.

Ana Marie Velsaco - Requested that the City do more to enforce COVID-19 Health regulations.

Danielle Polson - Requested that the City do more to enforce COVID-19 Health regulations and that Escondido Police Officers wear face masks.

Donica Hart - Requested that the City do more to enforce COVID-19 Health regulations.

Gloria Conjeo - Requested that the City do more to enforce COVID-19 Health regulations.

Penn Diehl - Requested that the City do more to enforce COVID-19 Health regulations and that Escondido Police Officers wear face masks.

## CONSENT CALENDAR

**MOTION:** Moved by Councilmember Martinez and seconded by Councilmember Inscoe to approve all consent calendar items, except item 4. Approved unanimously.

**1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/RRB)**

**2. APPROVAL OF WARRANT REGISTER (Council)**

Request the City Council approve the City Council and Housing Successor Agency warrant numbers:

Staff Recommendation: **Approval (Finance Department: Christina Holmes)**

- 348311 – 348555 dated December 9, 2020
- 348556 – 348749 dated December 16, 2020
- 348750 – 348975 dated December 23, 2020
- 348976 – 349154 dated December 30, 2020

**3. APPROVAL OF MINUTES: Regular Meeting of December 16, 2020**

**4. CALIFORNIA COMMUNITY HOUSING AGENCY ("CALCHA") MIDDLE-INCOME RENTAL HOUSING PROGRAM MEMBERSHIP -**

Request the City Council approve a financing model that supports the development of middle-income affordable housing and authorize the City Manager to execute purchase option agreement with CALCHA. (File No. 0875-55)

Staff Recommendation: **Approval (Community Development Department: Mike Strong)**

RESOLUTION NO. 2021-09

**MOTION:** Moved by Councilmember Martinez and seconded by Councilmember Garcia to approve a financing model that supports the development of middle-income affordable housing and authorize the City Manager to execute purchase option agreement with CALCHA. Approved unanimously.

**5. FINAL MAP, ESCONDIDO TRACT SUB13-0002, OAK CREEK PROJECT -**

Request the City Council approve the Final Map for Tract SUB13-0002, a 65 single- family lot Residential Subdivision located at the intersection of Miller Avenue and Hamilton Lane. (File No. 0800-10)

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

**6. DISPOSITION OF A CITY OWNED PARCEL, LOCATED AT 235 EAST GRAND AVENUE, APN 233-082-09, AS EXEMPT SURPLUS PROPERTY -**

Request the City Council approve authorizing the Real Property Manager to execute documents necessary for the sale of a vacant city owned parcel; identified as APN 233-082-09. (File No. 0690-20)

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2021-07

**7. LEASE AGREEMENT WITH ASOCIACION DE CHARROS DE EL CABALLO PARK, FMCH, ON A PORTION OF APN 225-141-40, LOCATED AT 3400 VALLEY CENTER ROAD -**

Request the City Council approve authorizing the Mayor to execute a Lease Agreement with Asociacion de Charros de El Caballo Park, Federacion Mexicana de Charrera (FMCH), for a portion of the property located at 3400 Valley Center Road. (File No. 0600-10, A-3110)

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2021-06

**8. SUMMARY VACATION OF A PORTION OF DONALD WAY PER STREETS AND HIGHWAYS CODE §8334(a) -**

Request the City Council approve authorizing the summary vacation of a portion of Donald Way in accordance with Section 8334(a) of the California Streets and Highways Code. (File No. 0690-40)

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2021-03

**9. FY 2020-21 STATE OF CALIFORNIA CITIZENS' OPTION FOR PUBLIC SAFETY PROGRAM GRANT AND BUDGET ADJUSTMENT -**

Request the City Council approve authorizing the Escondido Police Department to accept a FY 2020-21 Citizens' Option for Public Safety Program Grant in the amount of \$232,431; approve grant expenditures consistent with guidelines in AB1913; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Edward Varso)**

**10. DISARMING PROHIBITED PERSONS TEAM GRANT AND BUDGET ADJUSTMENT -**

Request the City Council approve authorizing the Escondido Police Department to accept Disarming Prohibited Persons Team (DPPT) Grant funds in the amount of \$50,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. The California Department of Justice (Cal-DOJ) authorized the Police Department to spend its funds on overtime operations to ensure dangerous persons are not in possession of weapons. The operations will include consensual compliance checks of citizens that have been court-ordered to not own or carry guns. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Edward Varso)**

Penn Diehl – Expressed support for the grant.

**11. FY 2019-20 U.S. DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT – LOCAL SOLICITATION AND BUDGET ADJUSTMENT -**

Request the City Council approve authorizing the Police Department to accept a \$35,755 FY 2019-20 Edward Byrne Memorial Justice Assistance Grant (JAG); authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. Grant funds will cover salary expenses for part-time patrol technicians and mandated National Incident-based Reporting System (NIBRS) training expenses. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Edward Varso)**

**12. FY 2019 OPERATION STONEGARDEN GRANT AND BUDGET ADJUSTMENT -**

Request the City Council approve accepting FY 2019 Operation Stonegarden Grant Funds in the amount of \$13,900 from the California Office of Emergency Services through the County of San Diego; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. The Department proposes to use grant funds to pay overtime expenses for multi-disciplinary crime suppression operations related to human trafficking, narcotics trafficking, criminal gang activity, and weapons trafficking. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Edward Varso)**

**CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)**

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

**13. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 1 OF CHAPTER 32 OF THE MUNICIPAL CODE; AND ARTICLE 1 (GENERAL PROVISIONS AND DEFINITIONS), ARTICLE 6 (RESIDENTIAL ZONES), ARTICLE 16 (COMMERCIAL ZONES), ARTICLE 26 (INDUSTRIAL ZONES), ARTICLE 39 (OFF-STREET PARKING), ARTICLE 40 (HISTORICAL RESOURCES), ARTICLE 57 (MISCELLANEOUS USE RESTRICTIONS), AND ARTICLE 70 (ACCESSORY DWELLING UNITS) OF THE ESCONDIDO ZONING CODE -**

Approved on December 16, 2020 with a vote of 5/0

ORDINANCE NO. 2020-31R (Second Reading and Adoption)

**PUBLIC HEARINGS**

**14. GENERAL PLAN AMENDMENT, ZONE CHANGE AND CONDITIONAL USE PERMIT (PHG 19-0049 AND ENV 19-0006) -**

Request the City Council approve a Zone Change from Light Industrial ("M-1") to Commercial General ("CG") zoning for property located at 900 W. Mission Avenue. In conjunction with this action, it is requested that the City Council adopt Resolution No. 2021-04 approving an Amendment to the General Plan land-use designation from Light Industrial ("LI") to General Commercial ("GC"); and adopt Resolution No. 2021-05 approving a Conditional Use Permit for the development of a proposed gasoline station/convenience store with concurrent sale of alcoholic beverages. (File No. 0830-20)

Staff Recommendation: **Approval (Community Development Department: Mike Strong)**

a) RESOLUTION NO. 2021-04 and 2021-05

b) ORDINANCE NO. 2021-01 (First Reading and Introduction)

**MOTION:** Moved by Deputy Mayor Morasco and seconded by Councilmember Garcia to approve a Zone Change from Light Industrial ("M-1") to Commercial General ("CG") zoning for property located at 900 W. Mission Avenue. In conjunction with this action, it is requested that the City Council adopt Resolution No. 2021-04 approving an Amendment to the General Plan land-use designation from Light Industrial ("LI") to General Commercial ("GC"); and adopt Resolution No. 2021-05 approving a Conditional Use Permit for the development of a proposed gasoline station/convenience store with concurrent sale of alcoholic beverages. Approved unanimously.

**CURRENT BUSINESS**

**15. A) AUTHORITY TO EXECUTE A STATE REVOLVING FUND INSTALLMENT SALE AGREEMENT FOR ENGINEERING AND CONSTRUCTION OF THE MEMBRANE FILTRATION/REVERSE OSMOSIS ("MFRO") FACILITY -**

Request the City Council approve execution of a loan agreement from the State Water Resources Control Board, Division of Financial Assistance. The loan, in the amount of \$45 Million, will be used for construction costs associated with the Membrane Filtration Reverse Osmosis Facility Project. The original loan amount may be reduced by future award of CA Proposition 1 funds. A portion of the debt service costs of this loan will be paid by funding from the MWD and SDCWA Local Resources. (File No. 1340-70)

Staff Recommendation: **Approval (Utilities Department: Christopher McKinney)**

RESOLUTION NO. 2021-01

**B) THIRD AMENDMENT TO THE DESIGN BUILD AGREEMENT FOR THE MEMBRANE FILTRATION REVERSE OSMOSIS FACILITY PROJECT -**

Request the City Council approve the execution of a Third Amendment to the Design Build Agreement for the MFRO Facility. Also request a budget adjustment to the Wastewater Enterprise Fund budget to pay engineering and construction costs of the amendment. The cost of the MFRO, product water pipeline, and pump station is \$65.5 million. Sources of funding are a CA Proposition 84 grant, a US Bureau of Reclamation Title XVI grant, an SRF Loan, MWD and SDCWA Local Resources Program funds, and Wastewater Fund CIP Reserves. (File No. 0600-10, A-3292)

Staff Recommendation: **Approval (Utilities Department: Christopher McKinney)**

RESOLUTION NO. 2021-02

**MOTION:** Moved by Deputy Mayor Morasco and seconded by Councilmember Martinez to Council approve execution of a loan agreement from the State Water Resources Control Board, Division of Financial Assistance. The loan, in the amount of \$45 Million, will be used for construction costs associated with the Membrane Filtration Reverse Osmosis Facility Project. The original loan amount may be reduced by future award of CA Proposition 1 funds. A portion of the debt service costs of this loan will be paid by funding from the MWD and SDCWA Local Resources; and approve the execution of a Third Amendment to the Design Build Agreement for the MFRO Facility. Also request a budget adjustment to the Wastewater Enterprise Fund budget to pay engineering and construction costs of the amendment. The cost of the MFRO, product water pipeline, and pump station is \$65.5 million. Sources of funding are a CA Proposition 84 grant, a US Bureau of Reclamation Title XVI grant, an SRF Loan, MWD and SDCWA Local Resources Program funds, and Wastewater Fund CIP Reserves. Approved unanimously.

**16. FUTURE AGENDA ITEM POLICY -**

Request the City Council review the policy that allows for Councilmembers to place items on the Future Agenda per Deputy Mayor Morasco's request during the December 16, 2020 City Council Meeting. (File No. 0610-90)

Staff Recommendation: **None (Deputy Mayor Michael Morasco)**

Aisha Wallace-Palomares – Expressed opposition to the item.

Ana Marie Velasco – Expressed opposition to the item.

Danielle Coony – Expressed opposition to the item.

Donica Hart – Expressed opposition to the item.

Gloria Conejo - Expressed opposition to the item.

Laura Hunter – Expressed opposition to the item.

Marisa Allen – Expressed opposition to the item.

Olga Diaz - Expressed opposition to the item.

Pam Albergo – Expressed opposition to the item.

Penn Diehl - Expressed opposition to the item.

Sean Fawley – Expressed opposition to the item.

Elizabeth Castro - Expressed opposition to the item.

Vinh An Le – Expressed opposition to the item.

Danielle Polson – Expressed opposition to the item.

Juan Vargas - Expressed opposition to the item.

Vanessa Valenzuela - Expressed opposition to the item.

Justin Joseph - Expressed opposition to the item.

Patricia Borchmann - Expressed opposition to the item.

**NO COUNCIL ACTION ON THIS ITEM.**

**17. REVIEW OF CITY COUNCIL MEETING START TIME -**

Request the City Council review the time that City Council meetings are held per Deputy Mayor Morasco's request during the December 16, 2020 City Council Meeting. (File No. 0610-90)

Staff Recommendation: **None (Deputy Mayor Michael Morasco)**

Ana Marie Velasco – Expressed opposition to the item.

Joe Masso - Expressed opposition to the item.

Kevi Stephenson - Expressed opposition to the item.

Juan Vargas - Expressed opposition to the item.

Vanessa Valenzuela - Expressed opposition to the item.

Elizabeth Castro - Expressed opposition to the item.

Barbara Letsom – Expressed opposition to the item.

Danielle Coony – Expressed opposition to the item.

Danielle Polson - Expressed opposition to the item.

Donica Hart – Expressed opposition to the item.

Gloria Conejo - Expressed opposition to the item.

Katherine Salazar – Expressed opposition to the item.

Laura Hunter – Expressed opposition to the item.

Maria Wallace - Expressed opposition to the item.

Marisa Allen – Expressed opposition to the item.

Pam Albergo – Expressed opposition to the item.

Penn Diehl - Expressed opposition to the item.

Polett Schafer – Expressed opposition to the item.

Sandra Lang – Expressed opposition to the item.

Vinh An Le – Expressed opposition to the item.

**MOTION:** Moved by Deputy Mayor Morasco and seconded by Councilmember Inscocoe to change the meeting start time for Closed Session to 4:00 p.m. and the Open Session start time to 5:00 p.m. Approved 3-2 (McNamara, Martinez - No)

## FUTURE AGENDA

### 18. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Zack Beck)**

**Mayor McNamara** - Requests that the City Attorney provide a presentation regarding COVID-19 Public Health Order Enforcement.

**Councilmember Inscoc** – Requests that an item be placed on the agenda for the exemption on three pipeline projects; campaign finance.

**Councilmember Garcia** – Requests and item be placed on the agenda to discuss the possibility of having members of the public speak via videoconference during Council meetings.

## COUNCIL MEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

**Deputy Mayor Morasco** - Attended a RSWA meeting.

**Councilmember Garcia** - Discussed the impacts of COVID-19.

**Councilmember Martinez** - Attended California League of Cities Meeting.

**Councilmember Inscoc** - Toured El Carballo Park.

**Mayor McNamara** - Met with various community organizations. Encouraged the public to follow COVID-19 Health Protocols.

## CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

- **WEEKLY ACTIVITY REPORT -**

## ORAL COMMUNICATIONS

None.

## ADJOURNMENT

Mayor McNamara adjourned the meeting at 8:11 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



## CITY COUNCIL STAFF REPORT

**Consent Item No. 4**

**January 27, 2021**

**File No. 0600-10**

SUBJECT: Third Amendment to the Regulatory Agreement and Declaration of Restrictive Covenants for Heritage Park Apartments

DEPARTMENT: Finance Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-11 authorizing amendments to the Regulatory Agreement for Heritage Park Apartments located at 2549 E Valley Parkway, Escondido.

FISCAL ANALYSIS:

There is no fiscal impact to the City of Escondido ("City"). Tax-exempt obligations are the responsibility of the developer. A new annual monitoring fee will cover additional monitoring costs required by the amendment.

PREVIOUS ACTION:

On July 9, 2003 the City Council approved the reissuance of the Community Development Commission variable rate demand multifamily housing refunded revenue bonds (Heritage Park Apartments), 1992 Series A in an amount not to exceed \$4,500,000. Resolution No. 2003-161 approved the reissuance of the tax-exempt obligations and Resolution No. CDC 2003-06 authorized the amendments of the Indenture of Trust, Regulatory Agreement, and related documents.

BACKGROUND:

The Heritage Park Apartments (the "Project") is a 196-unit complex constructed in the mid-1980s. At the time, the Escondido Community Development Commission ("Commission") assisted the Developer with financing by issuing multifamily housing revenue bonds (the "1985 Bonds"). The 1985 Bonds were refinanced in 1992 and the Multifamily Housing Refunding Revenue Bonds (Heritage Park Apartments), 1992 Series A (the "Bonds") are currently outstanding.

Multifamily Housing Revenue Bonds are issued by local governments to finance the development, acquisition, construction and/or rehabilitation of multifamily projects. The City as the Issuer of this type of bond is often referred to as the "conduit issuer" because the Issuer acts only as a conduit or pass-through entity. The funds do not directly pass through the City because the City assigns the bond loan note to an agent or trustee. The Issuer uses its authority under the federal tax code and state housing

law to enable the Developer to borrow money at a lower cost in order to achieve a public purpose: constructing or rehabilitating low income housing. The bond financing is structured so that the City has no financial liability to the bondholders and the interest on the bonds is exempt from federal and state taxation.

In order to qualify for Multifamily Housing Revenue Bond financing and comply with applicable tax laws, the Project must meet certain affordability requirements defined in a Regulatory Agreement. As part of the refinancing and issuance of the 1992 Series A Heritage Park Apartments Multifamily Housing Refunding Revenue Bonds, an amended and restated Regulatory Agreement and Declaration of Restrictive Covenants dated December 1, 1992 was agreed to by the Escondido Community Development Commission, the Trustee, and the Developer. A second amendment to the regulatory agreement was dated July 1, 2003.

The Regulatory Agreement reserves 20% of the dwelling units for occupancy by Lower-Income Tenants (earning a maximum of 80 percent of the Area Median Income). The Project Owner is requesting an amendment to the Regulatory Agreement to define the restricted rents that the Developer may collect from Lower-Income Tenants. This amendment limits the maximum rent that may be charged for a Low and Moderate Unit as the maximum rents published by the Californian Tax Credit Allocation Committee for San Diego project financed with tax-exempt bonds or with Low Income Housing Tax Credits, less a utility allowance determined by the Utility Allowance Schedule created by the San Diego County Department of Housing and Community Development. The amendment also removes the maximum household size and adds an annual monitoring fee of \$400 to reimburse the City for costs incurred to ensure compliance with the agreement. Units are anticipated to remain affordable until 2033, the maturity date of the bonds.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Christina Holmes*, Director of Finance  
01/21/21 9:16 a.m.

ATTACHMENTS:

1. Resolution No. 2021-11
2. Resolution No. 2021-11, Exhibit "A": Third Amendment to Amended and Restated Regulatory agreement and Declaration of Restrictive Covenants for Heritage Park Apartments

RESOLUTION NO. 2021-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, THE THIRD AMENDMENT TO THE AMENDED AND RESTATED REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS RELATING TO THE VARIABLE RATE DEMAND MULTIFAMILY HOUSING REVENUE BONDS (HERITAGE PARK APARTMENTS), 1992 SERIES A

WHEREAS, the Escondido Community Development Commission (“Commission”) issued its Variable Rate Demand Multifamily Housing Revenue Bonds (Heritage Park Apartments), 1992 Series A, \$4,250,000 aggregate principal amount of which remain outstanding (the “Bonds”) pursuant to a Trust Indenture, dated as of December 1, 1992, by and between the Commission and Security Pacific National Trust Company (New York), as trustee (the “Original Trustee”), as amended by the First Supplemental Indenture of Trust dated as of July 1, 1998, by and between the Commission and the Trustee (collectively, as amended, the “Original Indenture”); and

WHEREAS, in connection with the issuance of the Bonds, the Commission, the Original Trustee, and Shearson/Calmark Heritage Park II, Ltd. (the “Original Developer”) entered into the Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of December 1, 1992, recorded December 14, 1992 in the official records of San Diego County, California (the “County”) as Instrument No. 1992-0800153, as amended by the First Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of July 1,

1998, by and among the Commission, the Original Trustee and the Original Developer, recorded July 17, 1998 in the official records of the County as Instrument No. 1998-0444363, as further amended by the Second Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of July 1, 2003, by and among the Commission, the Original Trustee, and the Original Developer, recorded August 11, 2003 in the official records of the County as Instrument No. 2003-0965707 (collectively, as amended, the "Agreement"), which Agreement is an encumbrance upon the multifamily housing residential facility situated on land described in Exhibit A attached hereto (the "Development"); and

WHEREAS, pursuant to Resolution No. 2012-16 of the City Council of the City of Escondido, the City of Escondido ("City") became the successor agency to the Commission; and

WHEREAS, the City, Calmark Heritage Park II, Limited Partnership, a successor to the Original Developer ("Developer"), and U. S. Bank National Association ("Trustee") (collectively referred to as the "Parties") desire to amend the Agreement to restrict the rents that the Developer may collect from Lower-Income Tenants; and

WHEREAS, pursuant to Section 20 of the Agreement, the Agreement may be amended by a written instrument executed by the Parties thereto, or their successors, and duly recorded in the real property records of the County.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the Mayor is authorized to execute, on behalf of the City, the Third Amendment to the Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement Amendment") among the City of Escondido, as successor agency to the Escondido Community Development Commission, the Trustee, and the Developer, in the form presented to this meeting. A copy of the Agreement is attached hereto as Exhibit "A" and is incorporated by this reference.

**RECORDING REQUESTED BY:**

First American Title Company

**TO BE RECORDED AND UPON  
RECORDATION RETURN TO:**

Perkins Coie LLP  
505 Howard Street, Suite 1000  
San Francisco, CA 94105  
Attn: Cecily Barclay, Esq.

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

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APN: 231-110-46-00  
Address: 2549 E Valley Pkwy, Escondido, CA

**THIRD AMENDMENT  
TO  
AMENDED AND RESTATED REGULATORY AGREEMENT  
AND DECLARATION OF RESTRICTIVE COVENANTS**

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**THIRD AMENDMENT  
TO  
AMENDED AND RESTATED REGULATORY AGREEMENT  
AND DECLARATION OF RESTRICTIVE COVENANTS**

**By and Among**

**CITY OF ESCONDIDO,  
a California municipal corporation,  
as successor agency to the Escondido Community Development Commission**

**and**

**U.S. BANK NATIONAL ASSOCIATION,  
as Trustee**

**and**

**CALMARK HERITAGE PARK II LIMITED PARTNERSHIP,  
a California limited partnership, as Developer**

**Dated as of [\_\_\_\_\_] , 2020**

**Relating to**

**\$7,450,000**

**ESCONDIDO COMMUNITY DEVELOPMENT COMMISSION**

**VARIABLE RATE DEMAND MULTIFAMILY HOUSING REVENUE BONDS  
(HERITAGE PARK APARTMENTS), 1992 SERIES A**

This Third Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants amends that certain Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of December 1, 1992 by and among the Escondido Community Development Commission, Security Pacific National Trust Company (New York), as predecessor in interest to U.S. Bank National Association, as Trustee, and the Developer named herein formerly known as Shearson/Calmark Heritage Park II, Ltd., a California Limited Partnership, recorded on December 14, 1992 in the official records of the County of San Diego, California as Instrument No. 1992-0800153, as amended by that certain First Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, by and among the Commission, the Trustee, and the Developer, recorded on July 17, 1998, in the official records of the County as Instrument No. 1998-0444363, and as further amended by that certain Second Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, by and among the Commission, the Trustee, and the Developer, recorded on August 11, 2003, in the official records of the County as Instrument No. 2003-0965707.

THIS THIRD AMENDMENT TO AMENDED AND RESTATED REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (the “**Third Amendment**”), is made and entered into as of [\_\_\_\_\_] , 2020, by and among the City of Escondido, a California municipal corporation (the “**City**”), as successor agency to the Escondido Community Development Commission (the “**Commission**”); U.S. Bank National Association, duly authorized to accept and execute trusts of the type contemplated by the Indenture (as hereinafter defined), with its corporate trust office in New York, New York, as Trustee (the “**Trustee**”); and Calmark Heritage Park II Limited Partnership, a limited partnership organized and existing under the laws of the State of California (the “**Developer**”), formerly known as Shearson/Calmark Heritage Park II, Ltd., a California Limited Partnership. (The City, the Trustee, and the Developer may each be referred to herein as a “**Party**” and collectively as the “**Parties.**”)

WITNESSETH:

WHEREAS, the Commission has issued its Variable Rate Demand Multifamily Housing Revenue Bonds (Heritage Park Apartments), 1992 Series A, \$4,250,000 aggregate principal amount of which remain outstanding (the “**Bonds**”) pursuant to a Trust Indenture, dated as of December 1, 1992, by and between the Commission and Security Pacific National Trust Company (New York), as trustee (the “**Original Trustee**”), as amended by the First Supplemental Indenture of Trust dated as of July 1, 1998, by and between the Commission and the Trustee (collectively, as amended, the “**Original Indenture**”);

WHEREAS, in connection with the issuance of the Bonds, the Commission, the Original Trustee, and the Developer entered into the Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of December 1, 1992, recorded December 14, 1992 in the official records of San Diego County, California (the “**County**”) as Instrument No. 1992-0800153, as amended by the First Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of July 1, 1998, by and among the Commission, the Trustee and the Developer, recorded July 17, 1998 in the official records of the County as Instrument No. 1998-0444363, as further amended by the Second Amendment to Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, dated as of July 1, 2003, by and among the Commission, the Trustee, and the Developer, recorded August 11, 2003 in the official records of the County as Instrument No. 2003-0965707 (collectively, as amended, the “**Agreement**”), which Agreement is an encumbrance upon the multifamily housing residential facility situated on land described in Exhibit A attached hereto (the “**Development**”);

WHEREAS, the Parties desire to amend the Agreement to restrict the rents that Developer may collect from Lower-Income Tenants;

WHEREAS, pursuant to Section 20 of the Agreement, the Agreement may be amended by a written instrument executed by the parties thereto, or their successors, and duly recorded in the real property records of the County; and

WHEREAS, pursuant to Resolution No. 2012-16 of the City Council of the City, the City is the successor agency to the Escondido Community Development Commission.

NOW, THEREFORE, the Parties agree to amend the Agreement as follows:

Section 1. Recitals. The Parties acknowledge that each of the above recitals is true and correct. All capitalized terms not otherwise defined herein shall have the meaning set forth in the Agreement.

Section 2. Definitions. The following definition is hereby added to Section 1 of the Agreement:

“Affordable Rent or Rents” - With respect to Low and Moderate Units, initial monthly rents shall be determined based upon and not in excess of (i) the monthly rents charged to households occupying Low and Moderate Units as of [\_\_\_\_\_, 2021] (each, an “**Initial Household**”); (ii) rent limits published by the California Tax Credit Allocation Committee (“**CTCAC**”) for San Diego projects financed with tax-exempt housing bonds or with Low Income Housing Tax Credits, referred to by the U.S. Department of Housing and Urban Development (“**HUD**”) as Multifamily Tax Subsidy Projects (“**MTSP**”) and expressed in TCAC’s Rent Charts for San Diego County; or (iii) if CTCAC no longer publishes annual Rent Charts for San Diego County, one-twelfth of the amount obtained by multiplying 30% by the 60% income limit for the San Diego-Carlsbad, CA metropolitan statistical area for the MTSP. As of April 1, 2020, the Affordable Rent is \$1,299 per month for one-bedroom units and \$1,560 per month for two-bedroom units for any new household that moves into a Low or Moderate Unit. Affordable Rent is gross of utilities. For any utilities paid by the tenant, a deduction will be made from the payable rent in an amount determined by using the Utility Allowance Schedule created by the San Diego County Department of Housing and Community Development.

Subject to the above provisions, the rent for each Low or Moderate Unit may be increased annually on the lease anniversary date, commencing on or after [\_\_\_\_\_, 2021].

“Annual Monitoring Fee” - Developer shall pay to the City an annual monitoring fee as determined by the City in schedules printed by the City from time to time, which is \$400 per year as of [\_\_\_\_\_, 2021]. The Annual Monitoring Fee shall be subject to revision annually. Developer shall pay the Annual Monitoring Fee within 10 days after the City provides a written invoice for the same.

“Set Up Fee” – Developer shall pay to the City an initial fee for the City’s annual monitoring costs in the amount of \$300, which shall be due on [\_\_\_\_\_, 2021].

### Section 3. Lower-Income Tenants.

The definition of Lower Income Tenants is hereby amended and restated in its entirety to read:

“Lower-Income Tenants” – Persons or families with Adjusted Income which does not exceed eighty percent (80%) of the Median Income for the Area, adjusted for household size. In no event will the occupants of a unit be considered to be Lower-Income Tenants if all of such occupants are students (as defined in Section 151(e)(4) of the Code), no one of whom is entitled to file a joint return under Section 6013 of the Code.

Subsection 4(a) of the Agreement is hereby amended and restated in its entirety to read:

“(a) Throughout the Qualified Project Period, (i) not less than 20 percent of the completed units in the Development shall be continuously occupied, or held vacant and available for occupancy, by Lower-Income Tenants at Affordable Rent, and (ii) the Developer will designate such units and will make any revisions to such designations (which revisions the Developer may make from time to time at its sole option, provided that the requirements hereof are met on a continuous basis) by delivery of an appropriate certificate to the Commission, the Trustee and the Program Administrator (if not the same as the Commission). The Developer shall pay to the City a Set Up Fee and an Annual Monitoring Fee and shall complete annual monitoring as required by the City’s Housing & Neighborhood Services Division, reporting on the income, household size, all rent paid by each household occupying an affordable unit, and other information as reasonably requested. For purposes of satisfying the Lower-Income Tenant occupancy requirement set forth above, a unit occupied by a person or family who at the commencement of their occupancy qualified as a Lower-Income Tenant shall be treated as occupied by a Lower-Income Tenant throughout their tenancy in such unit, until such time as any recertification of such tenant’s income in accordance with Sections 4(c) and (j) below, demonstrates that such tenant no longer qualifies as Lower-Income Tenant. Moreover, a unit

occupied by a Lower-Income Tenant shall be deemed, upon the termination of such Lower-Income Tenant's occupancy, to be continuously occupied by a Lower-Income Tenant until reoccupied, other than for a temporary period, at which time the character of the unit shall be redetermined. In no event shall such temporary period exceed 31 days. The Low and Moderate Units will be intermingled with all other dwelling units in the Development and shall be of a quality, and offer a range of sizes and number of bedrooms and bathrooms, comparable to those units which are available to other tenants. Tenants in the Low and Moderate Units shall have equal access and enjoyment to all common facilities and services of the Development."

Section 4. Execution in Several Counterparts. This Third Amendment may be executed in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original, and all such counterparts shall together constitute but one and the same instrument.

Section 5. No Other Modifications. Except as expressly set forth herein, the Agreement shall remain in full force and effect in accordance with its respective terms.

Section 6. Governing Law. This Third Amendment shall be governed by and construed in accordance with the laws of the State of California.

Section 7. Incorporation by Reference. The Parties hereby agree that the amendments contained in this Third Amendment shall be incorporated by this reference into the Agreement and become effective upon its execution and recordation thereof in the real property records of the County. From and after such effectiveness, each reference in the Agreement to "this Agreement," "hereunder," "hereof," "herein," or words of like import referring to the Agreement, and each reference in the other Bond Documents (as defined in the Original Indenture) to the "Regulatory Agreement," "thereunder," "thereof," or words of like import referring to the Regulatory Agreement shall mean and be a reference to the Agreement, as amended by this Third Amendment. The Agreement and this Third Amendment are intended by the Parties as a final expression of their agreement with respect to such terms as are included in the Agreement as amended by this Third Amendment and, further, are intended by the Parties as the sole and complete Regulatory Agreement operative in connection with the Development and the Bonds.

Section 8. Interpretation. In the event of any conflict between the provisions of the Agreement and the provisions of this Third Amendment, the provisions of this Third Amendment shall control.

Section 9. Severability. If any provision of this Third Amendment shall be held or deemed to be or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

Section 10. Counterparts. This Agreement may be executed in any number of counterparts. Any such counterpart, when executed, shall constitute an original of this Agreement, and all such counterparts together shall constitute one and the same Agreement.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]*

IN WITNESS WHEREOF, the Parties have executed this Third Amendment by duly authorized representatives, all as of the date first written herein above.

CITY OF ESCONDIDO,  
a California municipal corporation

By: \_\_\_\_\_

Name: Paul McNamara  
Its: Mayor

*[SIGNATURES CONTINUE ON FOLLOWING PAGES]*

[U.S. BANK NATIONAL ASSOCIATION, as Trustee]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

*[SIGNATURES CONTINUE ON FOLLOWING PAGES]*

CALMARK HERITAGE PARK II LIMITED  
PARTNERSHIP, a California limited partnership, as  
Developer

By: HERITAGE PARK INVESTORS, INC., a  
California corporation, as Co-General Partner of  
the Developer

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

By: PACH AFFORDABLE HOLDINGS, LLC, a  
California limited liability company, as  
Managing General Partner of the Developer

By: Pacific Housing, Inc.,  
a California nonprofit public benefit corporation,  
its Sole Member and Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_



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 \_\_\_\_\_, 2021 before me, \_\_\_\_\_, 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)



EXHIBIT A

Legal Description

All of Parcel Map #13964, City of Escondido, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 20, 1985.

An easement and right of way for ingress and egress for public utilities over the northeasterly 10.00 feet of said Lot 2, Block of 183 of resurvey of part of Rancho Rincon Del Diablo according to Map 723 made by J.M. Graham and filed in the Office of the County Recorder of San Diego County, August 13, 1892.

Excepting therefrom the northwesterly 382.66 feet.

APN: 231-110-46-00

Address: 2549 E Valley Pkwy, Escondido, CA



## CITY COUNCIL STAFF REPORT

**Consent Item No. 5**

**January 27, 2021**

**File No. 0740-30**

**SUBJECT:** Memorandum of Understanding between the City of Escondido and the Escondido Firefighters' Association – Safety and Non-Safety Bargaining Unit

**DEPARTMENT:** Human Resources Department

**RECOMMENDATION:**

It is requested that the City Council adopt Resolution No. 2021-13, approving the execution of a Memorandum of Understanding ("MOU") between the City of Escondido ("City") and the Escondido Firefighters' Association – Safety and Non-Safety Bargaining Unit ("Association"), for a two-year contract extension, commencing January 1, 2021, through December 31, 2022.

It is also requested that the City Council approve a budget adjustment appropriating \$229,905 to account for the increased contract costs in FY2020/21.

**FISCAL ANALYSIS:**

The cost to the General Fund for Fiscal Year 2020/21 is \$229,905. The total cost over the two-year contract is \$969,535. It is anticipated that use of the CalPERS Section 115 Trust will be a major factor, along with other decisions regarding the General Fund, in covering the costs of this contract.

**PREVIOUS ACTION:**

On January 24, 2018, the City Council voted to adopt the MOU between the City and the Association, for a three-year term that expired on December 31, 2020.

**BACKGROUND:**

On December 16, 2020 the City Council provided policy and negotiating authority to the City Manager in closed session. Thereafter, both City staff and Association representatives met quickly and efficiently to reach terms of an agreement. The two-year labor agreement will cover terms and conditions of employment and meet important objectives for each of the parties. Both parties understand the importance of maintaining good labor relationships to serve the community. Additionally, this Agreement provides a framework of cooperation as the City continues to grapple with the structural budget deficit and explore a possible revenue measure in 2022. On January 20, 2021, members of the Association voted in support of the terms and conditions of this agreement. Likewise, City staff recommends approval.

**APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:**

*Jessica Perpetua*, Director of Human Resources  
01/20/21

ATTACHMENTS:

1. Budget Adjustment
2. Resolution No. 2021-13
3. Resolution No. 2021-13 – Exhibit “A”



RESOLUTION NO. 2021-13

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING THE MAYOR TO EXECUTE, ON  
BEHALF OF THE CITY, A MEMORANDUM OF  
UNDERSTANDING WITH THE ESCONDIDO  
FIREFIGHTERS' ASSOCIATION – SAFETY AND  
NON-SAFETY BARGAINING UNIT

January 1, 2021 – December 31, 2022

WHEREAS, negotiating teams from the City of Escondido (City”) and the Escondido Firefighters’ Association – Safety and Non-Safety Bargaining Unit (“Association”), have been duly appointed and have been conducting meet-and-confer sessions with respect to matters affecting both parties; and

WHEREAS, a successor Memorandum of Understanding (“MOU”) by the City and the Association, is necessary as a result of meeting and conferring in good faith concerning wages, hours, and other terms and conditions of employment; and

WHEREAS, it is the intent of the successor MOU to provide for continuation of the harmonious relationship between the City and the Association; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve a successor MOU and certain other modifications.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City’s negotiating team is authorized to execute, on behalf of the City and the City Council, a successor MOU extending the term of the MOU through

December 31, 2022, and also including terms as set forth in Exhibit "A," which is attached to this Resolution and incorporated by this reference.

**City of Escondido  
Escondido Firefighters' Association –  
Safety and Non-Safety Bargaining Unit Successor  
Memorandum of Understanding  
January 1, 2021 – December 31, 2022**

**1. Article III: Term**

This Memorandum constitutes a statement of the terms and conditions of employment, including salaries, benefits and hours of work commencing January 1, 2021 through and inclusive of December 31, 2022. Salary and benefit modifications are effective on the dates specified.

**2. Article IX: Wages and Classifications**

**Section 2A:**

Based on market median data of Firefighter/Paramedic, an increase in base salary will be made equivalent to the percentage below market median. Based on salary data, the increase will be 4% for Paramedic, Firefighter/Paramedic, Fire Engineer, and Fire Captain, effective January 24, 2021.

**Section 2B:**

During December of 2021, the classification of Firefighter/Paramedic will be reviewed to determine market median using the comparable agencies which were previously agreed to by both parties using salaries that are effective January 1, 2022. Based on market median data of Firefighter/Paramedic, an increase in base salary will be made equivalent to the percentage below market median, at a maximum of 2.5% in January 2022 for Paramedic, Firefighter/Paramedic, Fire Engineer, and Fire Captain.

**3. Article XXVIII: Certification and Education Incentive Pay**

In accordance with CalPERS reporting requirements, special compensation will be paid and reported as a separate line item from an employee's hourly base rate of pay, equivalent to the negotiated percentage as defined in the Memorandum of Understanding.

## CITY COUNCIL STAFF REPORT

**Consent Item No. 6**

**January 27, 2021**

**File No. 0740-30**

SUBJECT: Memorandum of Understanding between the City of Escondido and the Escondido Police Officers' Association - Sworn Personnel Bargaining Unit

DEPARTMENT: Human Resources Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-12, approving the execution of a Memorandum of Understanding ("MOU") between the City of Escondido ("City") and the Escondido Police Officers' Association - Sworn Personnel Bargaining Unit ("Association") for a two-year contract extension, commencing January 1, 2021, through December 31, 2022.

It is also requested that the City Council approve a budget adjustment appropriating \$483,970 to account for the increased contract costs in FY2020/21.

FISCAL ANALYSIS:

The cost to the General Fund for Fiscal Year 2020/21 is \$483,970. The total cost over the two-year contract is \$1,738,530. It is anticipated that use of the CalPERS Section 115 Trust will be a major factor, along with other decisions regarding the General Fund, in covering the costs of this contract.

PREVIOUS ACTION:

On January 24, 2018, the City Council voted to adopt the MOU between the Association and the City of Escondido, for a three-year term that expired on December 31, 2020.

BACKGROUND:

On December 16, 2020 the City Council provided policy and negotiating authority to the City Manager in closed session. Thereafter, both City staff and Association representatives met quickly and efficiently to reach terms of an agreement. The two-year labor agreement will cover terms and conditions of employment and meet important objectives for each of the parties. Both parties understand the importance of maintaining good labor relationships to serve the community. Additionally, this Agreement provides a framework of cooperation as the City continues to grapple with the structural budget deficit and explore a possible revenue measure in 2022. On January 19, 2021, members of the Association voted in support of the terms and conditions of this agreement. Likewise, City staff recommends approval.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Jessica Perpetua*, Director of Human Resources  
01/21/21 10:17 a.m.

Escondido Police Officers' Association - Sworn Personnel Bargaining Unit  
January 27, 2021  
Page 2

ATTACHMENTS:

1. Budget Adjustment
2. Resolution No. 2021-12
3. Resolution No. 2021-12 – Exhibit "A"



RESOLUTION NO. 2021-12

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING THE MAYOR TO EXECUTE, ON  
BEHALF OF THE CITY, A MEMORANDUM OF  
UNDERSTANDING WITH THE POLICE -  
SWORN BARGAINING UNIT

January 1, 2021 – December 31, 2022

WHEREAS, negotiating teams from the City of Escondido and the Fire Bargaining Unit, have been duly appointed and have been conducting meet-and-confer sessions with respect to matters affecting both parties; and

WHEREAS, a successor Memorandum of Understanding (“MOU”) by the City of Escondido (“City”) and the Police - Sworn Bargaining Unit (“Union”), is necessary as a result of meeting and conferring in good faith concerning wages, hours, and other terms and conditions of employment; and

WHEREAS, it is the intent of the successor MOU to provide for continuation of the harmonious relationship between the City and the Union; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve a successor MOU and certain other modifications.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City’s negotiating team is authorized to execute, on behalf of the City and the City Council, a successor MOU extending the term of the MOU through

December 31, 2022, and also including terms as set forth in Exhibit "A," which is attached to this Resolution and incorporated by this reference.

**City of Escondido**  
**Police - Sworn Bargaining Unit**  
**Successor Memorandum of Understanding**  
**January 1, 2021 – December 31, 2022**

**1. Article 1 General, Section 1.01 Term**

This Memorandum constitutes a statement of the terms and conditions of employment, including salaries, benefits and hours of work commencing January 1, 2021 through and inclusive of December 31, 2022. None of the terms are retroactive. All changes take effect upon the agreed effective date after City Council adoption of the Memorandum of Understanding.

**2. Article 2 Salaries and Compensation, Section 2.02 Salary**

Based on market median data of Police Officer, an increase in base salary will be made equivalent to the percentage below market median but will be at a maximum of 5% for the classifications of Police Officer and Sergeant. Based on salary data, the increase will be 5.0% for Police Officer and Police Sergeant, effective January 24, 2021.

During December of 2021, the classifications of Police Officer and Sergeant will be reviewed to determine market median using the comparable agencies which were previously agreed to by both parties using salaries that are effective January 1, 2022.

If either of the classifications are below market median, an increase in base salary will be made equivalent to the percentage below market median but will be at a maximum of 3.0% in January 2022.

**3. Article 4 Benefit Package, Section 4.08 Disability Insurance**

Effective April 4, 2021, disability insurance through PORAC will no longer be payable by the City. The POA shall oversee enrollment and management of disability coverage.

**4. CalPERS Reporting**

In accordance with CalPERS reporting requirements, special compensation will be paid and reported as a separate line item from an employee's hourly base rate of pay, equivalent to the negotiated percentage as defined in the Memorandum of Understanding.

## CITY COUNCIL STAFF REPORT

Consent Item No. 7

January 27, 2021

File No. 0600-10

SUBJECT: Updates to the Spruce Street--ETC-ATC Project: 1) Budget Adjustment and 2) Second Amendment to the Consulting Agreement with Michael Baker International

DEPARTMENT: Utilities Department, Wastewater Division, Environmental Programs

RECOMMENDATION:

It is requested that the City Council 1) approve transfer of \$140,000 from the Permitted Channel Maintenance Capital Improvement Project ("CIP") (807502) to the Spruce Street Channel CIP (678301) to cover construction and site oversight costs through the end of Fiscal Year 2020-21; and 2) adopt Resolution No. 2021-15, authorizing a Second Amendment to the Consulting Agreement with Michael Baker International for continued Qualified Stormwater Practitioner ("QSP") services in the amount of \$60,000 for the Spruce Street Channel Improvements – Escondido Transit Center-Active Transportation Connections Project ("Spruce Street – ECT-ACT").

FISCAL ANALYSIS:

This portion of the overall project is being funded by the Wastewater Enterprise Fund CIP #678301: Spruce Street – ECT-ACT Projects, which includes grant funds from SANDAG and the County of San Diego Environmental Health Vector Control program.

PREVIOUS ACTIONS:

On February 27, 2019, the City Manager approved the award of a consulting agreement to Michael Baker International ("MBI") in the amount of \$66,000 for QSP services for the Spruce Street Channel Improvements – Escondido Transit Center-Active Transportation Connections Project.

On November 25, 2020, the Director of Utilities approved the first amendment to the consulting agreement with MBI in the amount of \$16,500, increasing the total contract price to \$82,500.

BACKGROUND:

The Spruce Project and ETC ATC Project are adjacent but distinct projects which have been connected for design, permitting, and construction cost efficiencies. The projects address long-standing community needs for improved drainage and water quality, protection of private and public infrastructure from flooding, reduced mosquito habitat, and safe walking and biking in the vicinity of the heavily-used North County Transit District (NCTD) Sprinter Station at the Escondido Transit Center on West Valley Parkway.

The Utilities Department, Environmental Programs Section and Engineering Services Department Capital Improvement Section have worked collaboratively for over seven years on the project. Work

## Updates to the Spruce Street-ETC-ATC Project: Budget Adjustment and Second Amendment to Consulting Agreement

January 27, 2021

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since 2013 has included: CEQA analysis and documentation; developing engineering designs; negotiating agreements with private property owners and NCTD; securing \$2.17 million in grant funding from multiple sources; finalizing environmental permits from State and Federal resource agencies; and community outreach and construction. The Spruce Project has been identified as a goal in the adopted Water Quality Improvement Plan for the Carlsbad watershed, developed in accordance with the requirements of the San Diego Region Municipal Separate Storm Sewer System (MS4) Permit, of which the City of Escondido is a co-permittee.

The Spruce Project is reducing local flooding and ponding by increasing channel capacity, removing downstream barriers that obstruct flow, and constructing protective flood walls along certain channel banks. The Spruce Project makes improvements along a 2,000-foot-long section of drainage channel (and 450-foot-long box culvert), which collects runoff from approximately 1.24 square miles of Escondido. The Project has:

1. Cleared and repaired a trapezoidal concrete channel between West Third Avenue and Spruce Street, which was previously known to flood.
2. Installed new maintenance access points to an underground box culvert along Spruce Street near Second Avenue.
3. Rehabilitated an earthen channel which flows from Grand Avenue, under West Valley Parkway, and along the Sprinter tracks behind the Escondido Transit Center to the Escondido Creek flood control channel and bike path.
4. Removed accumulated soil and vegetation, improved infrastructure, removed an unused pedestrian bridge, and replanted channel banks with native, climate-appropriate vegetation.
5. Constructed two permanent maintenance ramps to improve access to the newly-rehabilitated earthen channel sections for Public Works staff.

### **Budget Adjustment**

Construction is nearing completion, however project delays have occurred due to unexpected challenges encountered during grading, slope stabilization, planting, and timing the work with the rainy seasons. Because of the extended construction timeline, a budget adjustment is required for QSP services and other construction-related expenses. Funds are available in the CIP for Permitted Channel Maintenance, which is the fund that will be used for the long-term upkeep and management of the site beyond project completion.

### **Second Amendment to Agreement**

Storm water inspections and related work are required through the completion of project construction, per the Construction General Permit of the State Water Resources Control Board. Since the extended construction timeline was unanticipated at the time the first amendment was executed, a second amendment to the consulting agreement with MBI is required to cover the additional essential QSP monitoring services for the project. A second amendment to the consulting agreement with MBI will ensure that no materials other than storm water are discharged in a way that would have an adverse effect on receiving waters or storm drain systems. The cost for services contemplated by the proposed second amendment amounts to \$60,000, which would bring the total contract price to

Updates to the Spruce Street-ETC-ATC Project: Budget Adjustment and Second Amendment to Consulting Agreement

January 27, 2021

Page 3

\$142,500. Given that the cumulative price of the first and second amendments exceeds 25% of the original contract price (i.e. \$16,500), City Council resolution authorizing the City Manager to approve the second amendment is required pursuant to Escondido Municipal Code Section 10-97(c)(2).

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Christopher McKinney*, Deputy City Manager/Director of Utilities

01/21/21 9:32 a.m.

ATTACHMENTS:

1. Budget Adjustment
2. Resolution No. 2021-15
3. Resolution No. 2021-15 – Exhibit “A” - Second Amendment to the Qualified Stormwater Professional Consulting Agreement for the Spruce Street-ETC-ATC Project



RESOLUTION NO. 2021-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE, ON BEHALF OF THE CITY, A SECOND AMENDMENT TO THE CONSULTING AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR QUALIFIED STORMWATER PRACTITIONER SERVICES FOR THE SPRUCE STREET CHANNEL IMPROVEMENT - ESCONDIDO TRANSIT CENTER - ACTIVE TRANSPORTATION PROJECT

WHEREAS, this project is funded by the Wastewater Enterprise Fund Capital Improvement Project budget and includes grant funding designated for the Spruce Street Channel Improvement - Escondido Transit Center - Active Transportation Project (“Project”); and

WHEREAS, construction of the Project has continued beyond the original estimated duration, and therefore, additional Qualified Stormwater Practitioner (“QSP”) services are required per the Construction General Permit of the State Water Resources Control Board; and

WHEREAS, Michael Baker International was awarded a consulting agreement on February 27, 2019 in the amount of \$66,000; and

WHEREAS, the first amendment to the consulting agreement was approved on November 25, 2020 in the amount of \$16,500; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to further amend the consulting agreement with Michael Baker International through a second amendment in an amount not to exceed \$60,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California:

1. That the above recitations are true.
2. That the City Manager is authorized to execute, on behalf of the City, the second amendment to the Consulting Agreement with Michael Baker International in an amount not to exceed \$60,000 and in a substantially similar form to that which is attached and incorporated to this Resolution as Exhibit "A," and subject to final approval as to form by the City Attorney.



CITY OF ESCONDIDO  
SECOND AMENDMENT TO CONSULTING AGREEMENT

This Second Amendment to Consulting Agreement ("Second Amendment") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021 ("Effective Date"),

Between:                   CITY OF ESCONDIDO  
                                  a California municipal corporation  
                                  201 N. Broadway  
                                  Escondido, CA 92025  
                                  Attn: Elisa Marrone  
                                  760-839-4075  
                                  ("CITY")

And:                        Michael Baker International, Inc.  
                                  a Pennsylvania corporation  
                                  5050 Avenida Encinas, Suite 260  
                                  Carlsbad, CA 92008  
                                  Attn: Kevin Evarts  
                                  760-603-6273  
                                  ("CONSULTANT").

WHEREAS, the CITY and CONSULTANT entered into a Consulting Agreement dated February 27, 2019, which was subsequently amended by a First Amendment dated November 25, 2020, wherein CITY retained CONSULTANT to perform Qualified Storm Water Pollution Prevention Plan Practitioner ("QSP") Services for the Spruce Street Channel Improvement Project and the Escondido Transit Center Active Transportation Connections Project (collectively, the "Agreement"); and

WHEREAS, the CITY and CONSULTANT desire to amend the Agreement, as described herein.

NOW, THEREFORE, it is mutually agreed as follows:

1. The CONSULTANT shall furnish all of the services described in "Attachment A" to this Second Amendment, which is attached hereto and incorporated herein by this reference.
2. The CITY will compensate the CONSULTANT in an additional amount not to exceed the sum of **\$60,000**, pursuant to the conditions contained in "Attachment A" to this Second Amendment.
3. **Section 2 (Compensation)** of the Agreement shall be deleted in its entirety and replaced with the following:

2. Compensation. The CITY will pay the CONSULTANT in accordance with the conditions specified in "Attachment A," not to exceed \$66,000. Any breach of this Agreement will relieve the CITY from the obligation to pay CONSULTANT, if CONSULTANT has not corrected the breach after the CITY provides notice and a reasonable time to correct it.
4. A new **Section 23 (Amendment)** is added to the Agreement and shall state as follows:
  23. Amendment. This Agreement shall not be amended except in a writing signed by the CITY and CONSULTANT.
5. All other terms of the Agreement not referenced in this Second Amendment shall remain unchanged and in full force and effect. In the event of a conflict between a provision of the Agreement and this Second Amendment, this Second Amendment shall prevail.
6. This Second Amendment and the Agreement, together with any attachments or other documents described or incorporated therein, if any, constitute the entire agreement and understanding of the CITY and CONSULTANT, and there are no other terms or conditions, written or oral, controlling this matter.
7. This Second Amendment may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document. Delivery of an executed signature page of this Second Amendment by electronic means, including an attachment to an email, shall be effective as delivery of an executed original.
8. Unless a different date is provided in this Second Amendment, the effective date of this Second Amendment shall be the latest date of execution set forth by the names of the signators below.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, this Second Amendment is executed by the parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: \_\_\_\_\_

\_\_\_\_\_  
Jeffery R. Epp, City Manager

Michael Baker International, Inc.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name & Title (please print)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY  
MICHAEL R. MCGUINNESS, City Attorney

By: \_\_\_\_\_

THE CITY OF ESCONDIDO DOES NOT DISCRIMINATE AGAINST QUALIFIED PERSONS WITH DISABILITIES.

## **ATTACHMENT "A"**

### Scope of Work

#### **A. General**

Michael Baker International, Inc., a Pennsylvania corporation ("Consultant"), will provide the City of Escondido, a California municipal corporation ("City") with Qualified Storm Water Pollution Prevention Plan Practitioner ("QSP") consulting services related to the City's Spruce Street Channel Improvement Project and Transit Center Active Transportation Connections Project.

#### **B. Location**

Consultant shall provide services at various locations including, but not limited to, the channel west of the intersection of Spruce Street and 3rd Avenue in the City of Escondido that flows north to the main flood control channel. See Exhibit "1" of this Scope of Work, which is attached hereto and incorporated by this reference, for location map.

#### **C. Services**

Consultant shall provide services as described in Exhibit "2" of this Scope of Work, which is attached hereto and incorporated by this reference.

#### **D. Scheduling**

Consultant to schedule specific date(s) of work in advance by contacting the assigned City staff in Field Engineering at 760-839-4664 or Environmental Programs at 760-839-4075. Further instructions will be provided upon scheduling.

#### **E. Contract Price and Payment Terms**

The contract price of this Second Amendment shall not exceed **\$60,000**. The contract price includes all labor, materials, equipment, and transportation required to perform the work. Services will be billed as services are performed. Payment will be made after services have been performed and within 30 days of receipt of an invoice for those services.

The following rates for service shall remain in effect throughout the term of this Second Amendment:

Project Manager	\$220.00 per hour
Project Engineer	\$150.00 per hour
Assistant Engineer	\$130.00 per hour
Senior Field Inspector	\$185.00 per hour
Field Inspector	\$90.00 per hour

#### **F. Term**

The term of this Second Amendment shall be from the Effective Date of this Second Amendment through **August 1, 2022**.

# Spruce Street Drainage Improvements

## Project Location



## EXHIBIT "2"

### Task 1 Qualified SWPPP Practitioner (QSP) Services (Time and Materials)

Michael Baker International, Inc., a Pennsylvania corporation ("Consultant"), will provide the City of Escondido, a California municipal corporation ("City"), with Qualified Stormwater Pollution Prevention Plan Practitioner ("QSP") services relating to the Spruce Street Channel Improvement Project and Escondido Transit Center Active Transportation Connections Project.

Site inspections and associated office time (reporting) will be performed by a combination of staff. The majority of the work will be performed at the "Assistant Engineer" or "Field Inspector" rate as set forth in Section E of the Scope of Work. All Consultant's staff will have the required Roadway Worker Protection ("RWP") training in order to access a construction site within North County Transit District's ("NCTD") right-of-way.

The total required number of inspections will be dependent upon the amount and frequency of precipitation. Approximately 4 billable hours are anticipated per inspection day, but may vary based upon the stage of construction and site conditions. Additional office time may be required periodically based on the phase of construction and for coordination with the State's online Storm Water Multiple Application Report Tracking System ("SMARTS") and uploading reports to the City's Virtual Project Manager System.

Services described herein are based upon those appropriate for a Risk Level 2 site, as defined by the California State Water Resources Control Board ("SWRCB") Order 2009-009-DWQ. Standard work hours are assumed to be 8:00 a.m. to 5:00 p.m., Monday through Friday, and exclusive of standard public holidays. Work outside of standard hours will be billed at 150% of the standard rate. Consultant shall not perform work outside standard hours without the prior written consent of the City.

QSP services will include:

- Weekly inspection and documentation of site conditions and Best Management Practices ("BMPs") effectiveness (52, assumed). If necessary, follow up site visits will be performed to ensure that deficiencies are corrected (10, assumed).
- Pre-event inspections within 48 hours of all forecast storms of 50% probability or greater (20, assumed).
- Rain Event Action Plan ("REAP") created within 48 hours of all forecasted storms of 50% probability or greater (20, assumed).
- Stormwater Pollution Prevention Plan ("SWPPP") modification as required by site conditions. Following each SWPPP amendment, a revised map will be provided to the contractor for their on-site SWPPP.
- Rain event inspections (0.5" or more of precipitation). A site inspection will be performed and documented once per day of each rain event (20, assumed). A post-event inspection will also be performed and documented within 48 hours after each qualifying event to determine effectiveness of site BMPs and if necessary develop recommendations for corrective action (10 assumed).
- Monitoring and documenting any exceedances of pH & turbidity at project discharge locations to meet risk level 2 requirements per Attachment D of the Construction General Permit ("CGP").

- Compilation and upload of all reporting documents related to CGP compliance (i.e. NOI, annual reporting, sampling reports).
- Coordination with Regional Water Quality Control Board on construction period National Pollutant Discharge Elimination System ("NPDES") issues, as required.
- Assistance with obtaining termination of permit coverage, as appropriate based upon site conditions.
- Provide SWPPP and CGP training to City staff and contractor as needed.

**Assumptions:**

- The SWPPP will be kept on-site through the duration of construction and made available for review and/or update based on QSP monitoring.

## CITY COUNCIL STAFF REPORT

**Consent Item No. 8**

**January 27, 2021**

**File No. 0430-10**

SUBJECT: Independent Redistricting Commission Budget and Budget Adjustment

DEPARTMENT: City Clerk's Office

RECOMMENDATION: It is requested that Council appropriate to the Independent Redistricting Commission ("Commission") and to the City Clerk's budget the funds necessary for the Commission to accomplish its task, including payment for an expert consultant and approve budget adjustment to transfer the funds from the Elections account to the Independent Redistricting Commission account.

The Consent Decree states that "within sixty (60) days after the members of the Commission are appointed, the Commission shall adopt a budget and submit it to the City Council. The City Council shall appropriate to the Commission and to the City Clerk the funds necessary for the Commission to accomplish its task, including payment for an expert consultant." (Consent Decree, p. 11).

The Consent Decree requires the Commission to "conduct an open and transparent process that ensures full and meaningful public consideration of and comment on the drawing of district lines." (Consent Decree, p. 11). Specifically, the Consent Decree states that the Commission will retain an expert consultant, provide notice of and hold a minimum of six public hearings before producing a Preliminary Redistricting Plan and report, and provide notice of and hold three additional public hearings after producing the Preliminary Redistricting Plan and report.

Notice of the six pre-plan public hearings must be provided in English, Spanish, Chinese (Mandarin), Vietnamese, and Filipino (Tagalog). Spanish, Chinese (Mandarin), Vietnamese and Filipino (Tagalog) interpretation services must also be provided at each of the six pre-plan public hearings. Notice of the three post-plan public hearings must be provided in English and Spanish and the hearings must be conducted in English and Spanish. Finally, the Commission will approve a Recommended Redistricting Plan and submit it to the City Council.

FISCAL ANALYSIS:

On January 6, 2021, the Commission approved with a unanimous vote a budget of \$200,000. The City Clerk's budget estimate was \$156,000, which included funding for each of the required elements of the Consent Decree: translation of six public hearing notices into four languages; translation of three public hearing notices into one language; publication of the hearing notices (36 notices for nine hearings); interpretation services at the public hearings; payment for an expert consultant; and extraneous office, meeting, and printing costs. The City Clerk's budget estimate included \$100,000 for expert consulting services, including mapping software. Barring any unforeseen circumstances, it is anticipated that the Commission will not need to spend the entire \$200,000. Funds not used by the Independent Redistricting Commission will be returned to the Elections account.

## BACKGROUND:

According to the terms of the Consent Decree, a seven-member Independent Redistricting Commission will update the current City Council Districts for future City Council elections, with the initial implementation occurring during the November 2022 General Election.

A panel of three retired judges residing in San Diego County was selected to appoint the seven commissioners from a pool of applicants/nominees. The City Clerk's Office accepted applications and nominations to the Commission. The three Selection Panel judges held a meeting to consider and appoint the seven commissioners. A total of 20 individuals submitted applications. Ultimately, the following seven individuals were appointed to the Commission: Carolyn Clemens, Amy Doan, Juan Reynoso, Kristy Jurgensen, Mariela Saldana, Robert Chase and Xochitl Reyes.

On January 6, 2021, the Commission held its first public meeting. During the meeting, the City Clerk recommended that the Commission members review the budget estimates for processing the Districting Plan; and discuss with and provide direction to staff for adoption of a budget. The City Clerk's budget estimate was \$156,000, which included funding for each of the required elements of the Consent Decree: translation of six public hearing notices into four languages; translation of three public hearing notices into one language; publication of the hearing notices (36 notices for nine hearings); interpretation services at the public hearings; payment for an expert consultant; and extraneous office, meeting, and printing costs. The City Clerk's budget estimate included \$100,000 for expert consulting services, including mapping software.

After receiving the City Clerk's proposed budget, a motion was made to adopt the proposal with an increase of \$44,000 in order to provide flexibility for additional public hearings and technology that may be needed to facilitate the work of the Commission in light of the pandemic. Thus, the initial budget adopted by the Commission was \$200,000 and was approved on a vote of 7-0.

## APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Zack Beck*, City Clerk

01/21/21 9:14 a.m.

## ATTACHMENTS:

1. Budget Adjustment
2. Attachment 1 – Consent Decree



1 JAMES M. FINBERG (SBN 114850)  
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 2 SCOTT A. KRONLAND (SBN 171693)  
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 5 San Francisco, California 94108  
 Telephone: (415) 421-7151  
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7 Attorneys for Plaintiffs Demetrio Gomez,  
 Giovanni Campos, Oscar Gomez, Mateo  
 8 Saldivar, and Samuel Saldivar

**FILED**  
 Clerk of the Superior Court  
 APR 19 2013  
 BY Noreen McKinley, Deputy

9  
 10 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 11 COUNTY OF SAN DIEGO  
 12 NORTH COUNTY REGIONAL CENTER

13	DEMETRIO GOMEZ, <i>et al.</i> ,	)	Case No: 37-2011-00060480-CU-CR-NC
14	Plaintiff,	)	[PROPOSED] JUDGMENT
15	v.	)	Unlimited Civil Case
16	CITY OF ESCONDIDO, <i>et al.</i>	)	Judge Earl H. Maas, III
17		)	Dept. N-28
18	Defendants.	)	Case Filed: December 20, 2011

19 Good cause appearing:

20 1. The [PROPOSED] CONSENT DECREE submitted to the Court on March 22,  
 21 2013 and attached hereto as Exhibit A, is hereby adopted as an Order of the Court.

22 2. Judgment pursuant to the Consent Decree's findings of fact and conclusions of  
 23 law is hereby made and shall be entered by the Clerk pursuant to the terms and conditions set  
 24 forth in the Consent Decree.

25 3. The Court reserves exclusive and continuing jurisdiction over this action for the  
 26 purposes of enforcing the terms of the Consent Decree and providing such further relief as may  
 27 be appropriate.





1     **I.     INTRODUCTION**

2             This lawsuit involves a challenge under both the California Voting Rights Act of 2001,  
3 Cal. Elec. Code §14025 *et seq.* (“CVRA”), and the federal Voting Rights Act of 1965, as  
4 amended, 42 U.S.C. §1973 *et seq.*, (“FVRA”), to the City of Escondido’s current method for  
5 electing members of its City Council. Under that system, City Council members are elected “at-  
6 large” by all of the voters in Escondido. Plaintiffs claim that racially polarized voting in at-large  
7 City Council elections dilutes the voting strength of Escondido’s Latino voters and thereby  
8 impairs their ability to participate in the political process, to elect candidates of their choice, and  
9 to influence the outcome of elections. Plaintiffs claim that the at-large system results in a denial  
10 or abridgement of their right to vote on account of their race or color, in violation of state and  
11 federal voting rights laws, and that the City is required to replace the current at-large system with  
12 a district-based system in which the City Council members are elected from non-overlapping  
13 subdivisions of Escondido.

14             The parties desire to avoid unnecessary, expensive, and protracted litigation over State  
15 CVRA claims on which Plaintiffs are likely to succeed, and have accordingly entered into this  
16 Consent Decree (“Decree”). The parties have stipulated, and the Court finds, that voting within  
17 Escondido elections is racially polarized, as defined herein, and that, to the extent necessary to  
18 establish a violation of the CVRA, this racial polarization results in the abridgement or dilution  
19 of the voting rights of Escondido’s Latino citizens, impairing their ability to elect candidates of  
20 their choosing and influence the outcome of elections. These facts establish a violation of  
21 Plaintiffs’ rights under the CVRA, and the parties have accordingly stipulated to Defendants’  
22 liability under the CVRA. As part of this Decree, Plaintiffs have agreed to dismiss all FVRA  
23 claims with prejudice.

24             To remedy this CVRA violation, the Decree provides that Escondido will replace its  
25 existing at-large method for electing City Council members with a method in which City Council  
26 members are elected from four distinct districts and the Mayor is elected at-large. The Decree  
27 provides that an independent districting commission will create and recommend districts, taking  
28

1 into consideration the requirements of state and federal voting rights laws, the desire for  
2 geographic continuity and compactness, and the preference to maintain the integrity of  
3 neighborhoods and communities of interest. The Decree requires the Commission to involve the  
4 public in its decision-making, and prohibits the Commission from drawing any district that  
5 violates state and federal voting rights laws. The Commission's districting plan is subject to final  
6 approval by the Escondido City Council.

7 This Decree has been voluntarily entered into by the parties to this litigation, has been  
8 approved by the Superior Court of the State of California, County of San Diego as to its form and  
9 substance, and is entered as an Order of the Court. This Decree finally resolves all claims in the  
10 litigation now pending between the parties. The Court retains jurisdiction to enforce the  
11 provisions of this Decree.

## 12 **II. PURPOSE OF THE CONSENT DECREE**

13 The parties have entered into this Consent Decree for the following purposes:

14 A. To resolve all disputes covered by the Decree in such a way as to avoid  
15 unnecessary, expensive, and protracted litigation in a case in which Defendants are willing to  
16 stipulate to liability;

17 B. To ensure that future elections for the City of Escondido's City Council are  
18 conducted under a district-based method of election in compliance with the CVRA; and

19 C. To establish a fair and impartial process, providing adequate public notice and  
20 opportunity for comment, for the design and adoption of a plan for electing members of the City  
21 Council that replaces the current at-large voting system with a district-based system that provides  
22 for four single-member districts that are drawn in compliance with State and federal law.

## 23 **III. DEFINITIONS**

24 When used in this Decree, the terms defined below shall have the following meanings:

25 A. "Approval Date" means the date upon which the Court signs this Decree.

26 B. "At-large" means a voting system in which the voters of the entire jurisdiction  
27 vote for all of the members of the governing body. Cal. Elec. Code §14026(a)(1).

- 1 C. "City" means the City of Escondido.
- 2 D. "City Council" means the Escondido City Council.
- 3 E. "Court" means the Superior Court of the State of California, County of San Diego.
- 4 F. "Defendants" means the City of Escondido; the City Council; and the Mayor,  
5 Deputy Mayor, and City Clerk, in their official capacities for the City of Escondido.
- 6 G. "District-based" means a method of electing members to the governing body of a  
7 political subdivision in which the candidate must reside within an election district that is a  
8 divisible part of the political subdivision, and is elected only by voters residing within that  
9 election district. Cal. Elec. Code §14026(b).
- 10 H. "Escondido" means the City of Escondido.
- 11 I. "Final Approval" means the entry of this Decree by the Court.
- 12 J. "Political subdivision" means a geographic area of representation created for the  
13 provision of government services, including, but not limited to, a city, a school district, a  
14 community college district, or other district organized pursuant to state law. Cal. Elec. Code  
15 §14026(c).
- 16 K. "Plaintiffs" means Demetrio Gomez, Giovanni Campos, Oscar Gomez, Mateo  
17 Saldivar, and Samuel Saldivar.
- 18 L. "Protected class" means a class of voters who are members of a race, color or  
19 language minority group, as this class is referenced and defined in the federal Voting Rights Act,  
20 42 U.S.C. §1973 *et seq.* Cal. Elec. Code §14026(d).
- 21 M. "Racially polarized voting" means voting in which there is a difference in the  
22 choice of candidates or other electoral choices that are preferred by voters in a protected class,  
23 and in the choice of candidates and electoral choices that are preferred by voters in the rest of the  
24 electorate. Cal. Elec. Code §14026(e).
- 25 N. "Voter" means any person who is a United States citizen 18 years of age or older  
26 and who is registered or eligible to vote in Escondido.

27 //

28

1 **IV. LITIGATION BACKGROUND**

2 On December 20, 2011, Plaintiffs (all of whom are Latino voters in Escondido), and the  
 3 State Building and Construction Trades Council of California filed a complaint alleging that the  
 4 City's at-large system for electing members of the Escondido City Council dilutes the voting  
 5 strength of Escondido's Latino voters and thereby impairs their ability to participate in the  
 6 political process, to elect candidates of their choice, and to influence the outcome of elections.  
 7 Plaintiffs alleged that the City's at-large system results in a denial or abridgement of their right to  
 8 vote on account of race or color, in violation of both the CVRA and the federal Voting Rights  
 9 Act. Plaintiffs sought a declaratory judgment that Escondido's at-large method of electing City  
 10 Council members violates the CVRA and the federal Voting Rights Act; preliminary and  
 11 permanent injunctive relief enjoining Defendants from applying the at-large system to future City  
 12 Council elections; permanent injunctive relief mandating a new district-based system for City  
 13 Council elections; and attorneys' fees and costs.

14 Defendants demurred to Plaintiffs' complaint, challenging the State Building and  
 15 Construction Trade Council's standing. The Court sustained Defendants' demurrer and  
 16 dismissed the Council from the action on March 28, 2012. Defendants thereafter answered the  
 17 Complaint on April 2, 2012. Defendants denied every allegation in Plaintiffs' complaint and  
 18 asserted that Plaintiffs were entitled to no relief on their claims under the CVRA or the federal  
 19 Voting Rights Act.

20 Notwithstanding this denial of liability, Defendants sought to address the claims in  
 21 Plaintiffs' complaint by including provisions converting the City's at-large method for electing  
 22 City Council members to a district-based system in a proposed charter for the City, which was  
 23 under consideration by the City Council prior to the initiation of this lawsuit and which included  
 24 several provisions unrelated to City Council elections. On May 23, 2012, the City Council voted  
 25 to include in the proposed charter the following sections:

26 Section 300. Enumeration and Term

27 The elected officers of the City shall consist of:

28 A City Council composed of five members who are registered voters of the City,  
 four to be residents of their respective Districts and nominated and elected only by  
 the residents of their respective Districts. The fifth shall be nominated and elected

1 from the City at large and shall hold the office of Mayor.

2 Section 301. Districts

3 For the purpose of electing the members of the Council, excepting the Mayor, the  
4 City shall be divided into four Districts. The City Council shall, by ordinance,  
5 establish four Districts that shall be used for the elections of Council members,  
6 excepting the Mayor. Said Districts shall be in compliance with applicable laws.  
7 The ordinance establishing the boundaries of the Districts shall be adopted on or  
8 before December 31, 2013.

6 Section 302. Redistricting

7 District boundaries shall be altered when necessary as shown by the most recent  
8 federal decennial census, or by more current data certified by the City Council as  
9 sufficiently reliable and detailed to serve as a basis for district boundary alteration,  
10 or by annexation or consolidation of territory.

9 After a further public hearing held on June 13, 2012, the City Council voted to submit the  
10 proposed charter to the voters at the November 6, 2012 general election. The Court stayed  
11 proceedings in this case pending the outcome of that election.

12 The voters ultimately rejected the proposed charter. Escondido therefore continues to  
13 elect City Council members through its existing at-large system.

14 On November 26, 2012, Defendant City of Escondido filed a statement with the Court  
15 expressing Defendants' intent "to resolve this action without continuing litigation." The parties  
16 thereafter engaged in extensive settlement discussions and exchanged various proposals  
17 regarding injunctive relief. After extensive negotiations, the parties agreed upon the terms of this  
18 Decree.

19 **V. JURISDICTION**

20 The Court has jurisdiction over the parties and subject matter of this action, and venue is  
21 proper in this Court. The Complaint in this action asserts claims that authorize the Court to grant  
22 the injunctive relief set forth in this Decree. The Court shall retain jurisdiction over this matter to  
23 enforce the provisions of the Decree, and for such further relief as may be appropriate.

24 **VI. TERM OF THE DECREE**

25 A. The equitable provisions of this Decree are effective immediately upon the  
26 Approval Date.

27 B. Except as otherwise provided herein, the provisions of this Decree and the  
28

1 agreements contained herein shall remain in effect for a period of five (5) years from the  
 2 Approval Date, or for a period of one (1) year from the date a final initial Districting Plan is  
 3 adopted, whichever is later.

#### 4 VII. RELEASE AND DISMISSAL OF CLAIMS

5 Plaintiffs and Defendants hereby stipulate to the dismissal of all claims by Plaintiffs  
 6 against the City Council, Mayor, Deputy Mayor, and City Clerk. Upon Final Approval of the  
 7 Decree, for and in consideration of the mutual promises, terms, and conditions by and between  
 8 Plaintiffs and Defendants set forth herein, the sufficiency of which is expressly acknowledged,  
 9 the Plaintiffs do hereby fully, finally, and forever release and discharge Defendants and anyone  
 10 acting in concert with or on behalf of them, from any and all past and/or present claims,  
 11 demands, actions, causes of action, suits, damages, liabilities, assessments, judgments, attorneys'  
 12 fees, costs, losses, debts, obligations and expenses, of any and every nature whatsoever, arising  
 13 from the City's current at-large system for electing City Council members. Provided, however,  
 14 that this Decree does not constitute a waiver of any claims arising after the Approval Date,  
 15 including claims arising from any at-large system for electing City Council members that may be  
 16 established in the future that differs from that set forth in this Consent Decree and claims for any  
 17 additional attorneys' fees or costs incurred by Plaintiffs after the Approval Date in litigating this  
 18 lawsuit.

#### 19 VIII. STIPULATION AND DETERMINATION OF LIABILITY

##### 20 A. Factual Findings

21 The parties stipulate to, and the Court makes, the following findings of fact:

##### 22 Existing City Council Election System

23 1. The City of Escondido is a general law city organized under the laws of  
 24 the State of California, Cal. Gov't Code §34100 *et seq.*, located in the County of San Diego. The  
 25 City is a political subdivision within the meaning of Cal. Elec. Code §14026(a).

26 2. Escondido is governed by a five-member Escondido City Council, which  
 27 acts as the governing and legislative body for the City, within the meaning of Cal. Elec. Code  
 28

1 §14028(a).

2 3. The City Council is composed of the Mayor of Escondido and four City  
3 Council members, all of whom serve four-year terms. City Council elections are staggered such  
4 that two City Council members are elected every two years.

5 4. City Council elections are conducted by an "at-large method of election,"  
6 within the meaning of Cal. Gov't Code §14026(a)(1). All Escondido voters, regardless of where  
7 they reside within Escondido, vote for their preferred City Council candidates, and the two  
8 candidates who receive the most votes are elected to the City Council.

9 5. Consistent with and in compliance with California law regulating general  
10 law cities, the City has used an at-large voting system since its incorporation in 1888.

11 Escondido's Voting Population

12 6. As of the 2010 census, the total population of Escondido was 143,911.

13 7. As of the 2010 census, 48.9% of Escondido's total population, or 70,326  
14 residents, were Hispanic or Latino.

15 8. Latinos comprise approximately 26% of Escondido's Citizen Voting Age  
16 Population (CVAP).

17 9. Escondido's Latino residents are not evenly dispersed throughout  
18 Escondido. Rather, Latino residents are concentrated in specific neighborhoods, including  
19 neighborhoods in Escondido's historic central core such as the Mission Park neighborhood.

20 Escondido Has a Pattern of Racially Polarized Voting that Impairs the Ability of Latino  
21 Voters To Elect Candidates of their Choice

22 11. Voting in elections for City Council members has been and continues to be  
23 racially polarized. Statistical analyses of multiple elections in Escondido show that Escondido's  
24 Latino voters tend to vote similarly to one another, while voting differently from non-Latino  
25 voters. The pattern of racially polarized voting in City Council elections is statistically  
26 significant. Similar statistically significant patterns exist in elections for the California  
27 Legislature, in federal elections, and in voting on state ballot initiatives.

28 12. Prior election results demonstrate that Escondido's at-large method of

1 electing members of the City Council impairs the ability of Latino voters to elect candidates of  
2 their choice and to influence the outcome of elections.

3 13. Only two Latinos have ever been elected to the Escondido City Council.

4 **B. Conclusions of Law**

5 Based on the foregoing undisputed facts, the parties hereby stipulate to Defendants'  
6 liability under the CVRA. Specifically, the parties stipulate to, and the Court makes, the  
7 following conclusions of law:

8 1. Latinos are a protected class under the FVRA and the CVRA.

9 2. Voting in elections for City Council members has been and continues to be  
10 racially polarized for purposes of the CVRA.

11 3. To the extent necessary to establish a violation of the CVRA, Escondido's  
12 at-large method of electing members of the City Council dilutes the voting rights of Latino voters  
13 in Escondido, and thereby impairs their ability to elect candidates of their choice and to influence  
14 the outcome of elections.

15 4. Given the evidence of racially polarized voting in Escondido, as well as  
16 the resulting abridgement or dilution of the voting rights of Latino voters, Escondido's existing  
17 at-large voting system for electing members of City Council violates the CVRA.

18 5. The usual, appropriate, and required remedy where a general law city's at-  
19 large method of electing City Council members violates the CVRA is to require a new district-  
20 based method of election. Cal. Elec. Code §14029 ("Upon a finding of a violation of [the  
21 CVRA], the court shall implement appropriate remedies, including the imposition of district-  
22 based elections . . .").

23 6. The necessary remedy for the violation of Plaintiffs' rights under the  
24 CVRA is the conversion of Escondido's existing at-large method of electing City Council  
25 members into a district-based system in which each of the four City Council member resides  
26 within, and is elected by voters within, one of four non-overlapping, geographically defined  
27 districts, and the Mayor is elected at-large.

1           7.     City Attorney Jeffrey Robert Epp has the legal authority to enter into and  
2 sign this settlement agreement for the City of Escondido.

3 **IX.   PROCESS FOR CONVERSION FROM AT-LARGE TO DISTRICT-BASED**  
4 **ELECTION SYSTEM**

5           A.     Appointment of Independent Commission. The City shall establish a seven-  
6 member independent districting and redistricting commission ("Commission"), which shall be  
7 vested with authority to develop an initial district-based plan for future City Council elections.

8                 1.     To establish a truly independent districting or redistricting commission, the  
9 selection process must be free of political influence and must be reasonably representative of the  
10 City's diversity.

11                 2.     Members of the Commission shall be appointed by a panel of three retired  
12 judges residing in San Diego County ("Selection Panel"). For the City's initial districting,  
13 Counsel for Defendants shall select one retired judge, counsel for Plaintiffs shall select one  
14 retired judge, and the two judges so selected shall select the third retired judge who will serve  
15 upon the Selection Panel. For each future redistricting, the City Manager will compile a list of  
16 retired judges willing to serve on the Selection Panel and residing in San Diego County. The  
17 three members of the Selection Panel will be chosen from that list. The names shall be drawn by  
18 the City Manager in the fashion described in California Penal Code sections 900(a) and 902. If  
19 one seat on the Selection Panel is left vacant due to a lack of qualified individuals willing to  
20 serve, that position shall be filled by a retired judge selected by the other two Selection  
21 Commission members. The members of the Selection Panel shall be chosen by June 1 of the  
22 year in which this Decree is approved, and thereafter by September 1 of every year in which a  
23 national decennial census is taken.

24                 3.     The Escondido City Clerk shall solicit nominations for appointment to the  
25 Commission in accordance with this provision by June 1 of the year in which this Decree is  
26 approved, and thereafter by September 1 of every year in which a national decennial census is  
27 taken. Individuals or organizations desiring to nominate persons for appointment to the  
28 Commission shall do so in writing to the City Clerk within the nominating period.

1                   4.     The City Clerk shall remove from the pool any individual who is not a  
2 qualified elector in the City of Escondido or who, within the ten years preceding the date of  
3 application:

- 4                   a.     Was a candidate for local, federal, or California state office;
- 5                   b.     Was a paid employee or paid consultant of the campaign for a California  
6 political candidate or for a California political committee as defined by federal or state law;
- 7                   c.     Was an official or paid employee of any California political party  
8 organization;
- 9                   d.     Made monetary contributions to California political campaigns or political  
10 parties that exceed a total of \$5,000 during a two-year period, which amount shall be adjusted  
11 consistent with the consumer price index in future years; or
- 12                   e.     Is currently a candidate for local, federal, or California state office.

13                   5.     The Clerk shall transmit the names and information regarding all  
14 remaining nominees with the names of corresponding nominating individuals and organizations  
15 to the Selection Panel immediately upon the close of nominations. The Selection Panel shall  
16 appoint seven (7) individuals to serve as members of the Commission no later than September 1  
17 of the year in which this Decree is approved, and thereafter no later than December 1 of every  
18 year in which a national decennial census is taken. The Selection Panel shall use its best efforts  
19 to appoint people who will give the Commission racial, geographic, social, and ethnic diversity,  
20 and who, in its judgment, have a high degree of competency to carry out the responsibilities of  
21 the Commission and a demonstrated capacity to serve with impartiality.

22                   6.     Persons who accept appointment to the Commission shall, at the time of  
23 their appointment, file a written declaration with the Clerk stating that within five (5) years of the  
24 Commission's adoption of a final districting or redistricting plan, they will not seek election to a  
25 City of Escondido or Escondido Unified School District public office. The members of the  
26 Commission shall serve until the districting or redistricting plan adopted by the Commission  
27 becomes effective and any and all legal and referendum challenges have been resolved. The City

1 Council can reconvene the Commission at any time prior to the appointment of the next  
2 Commission.

3 7. Any vacancy in the Commission which occurs after the Commission is  
4 constituted shall be filled within seven calendar days by the Selection Panel, following the same  
5 procedure and using the same criteria established herein.

6 B. **Funding of Independent Commission.** Within sixty (60) days after the members  
7 of the Commission are appointed, the Commission shall adopt a budget and submit it to the City  
8 Council. The City Council shall appropriate to the Commission and to the City Clerk the funds  
9 necessary for the Commission to accomplish its task, including paying for an expert consultant.

10 C. **Retention of Expert Consultant.** Once constituted, the Commission shall retain  
11 an expert consultant familiar with the requirements of the CVRA and FVRA, census data and its  
12 use in redistricting, public engagement in redistricting, and with drawing voting districts.

13 D. **Public Hearings and Notice and Comment Period.** The Commission shall  
14 conduct an open and transparent process that ensures full and meaningful public consideration of  
15 and comment on the drawing of district lines.

16 1. The Commission shall provide public notice of and hold a minimum of six  
17 (6) public hearings at which all Escondido citizens will have equal opportunity to comment on  
18 the drawing of district lines.

19 2. The public hearings shall be held at six geographically diverse locations  
20 throughout Escondido. The Commission shall make every reasonable effort to afford maximum  
21 public access to its proceedings. In particular, the Commission shall fix the times and locations  
22 of the hearings so as to assure accessibility to Escondido's Latino and other ethnic communities,  
23 including Escondido's Chinese, Vietnamese, and Filipino communities.

24 3. Notice of each of the public hearings shall be provided in English,  
25 Spanish, Chinese, Vietnamese, and Filipino.

26 4. Spanish, Chinese, Vietnamese, and Filipino translation services shall be  
27 provided at each of the public hearings.

28

1           E.     **Preparation of Preliminary Plan.** After having heard comments from the  
2 public, and no later than 150 days after the Commission's members are appointed, the  
3 Commission shall, in consultation with the expert consultant, prepare a preliminary districting  
4 plan dividing the City into four (4) Council districts. If adopted by the City, those districts shall  
5 be used for all future elections of City Council members, including their recall, and for filling any  
6 vacancy in the office of member of the Council until new districts are established. The  
7 Commission shall draw the proposed district boundary lines of the City pursuant to the criteria  
8 set forth in the following order of priority:

- 9                   1.     Districts shall comply with the United States Constitution, including  
10 containing reasonably equal population.
- 11                   2.     Districts shall comply with the federal Voting Rights Act.
- 12                   3.     Districts shall be geographically contiguous and drawn to encourage  
13 geographic compactness.
- 14                   4.     Districts shall be drawn with respect for geographic integrity of any  
15 neighborhood and any community of interest, including racial, ethnic, and language minorities, to  
16 the extent possible without violating the requirements of any of the preceding provisions.  
17 Communities of interest shall not include relationships with political parties, incumbents, or  
18 political candidates.
- 19                   5.     The place of residence of any incumbent or political candidate shall not be  
20 considered in the drawing of district boundaries. Districts shall not be drawn for the purpose of  
21 favoring or discriminating against an incumbent, political candidate, or political party.

22           F.     **Production of Preliminary Plan.** The Commission shall file its designated  
23 preliminary districting plan with the City Clerk, along with a report outlining the bases on which  
24 its decisions were made as to district boundaries and explaining its compliance with the criteria  
25 outlined in Subsection IX.E of this Decree, including any definitions of any terms or standards  
26 used in drawing its draft plan. The preliminary plan and accompanying report shall be made  
27 publicly available.

28

1           G.     Public Hearings on Draft Plan. During the thirty (30) day period after filing the  
2 designated preliminary districting plan with the City Clerk, the Commission shall hold at least  
3 three (3) public hearings in various geographic areas of the City before it makes any  
4 modifications. Notice of the public hearings shall be provided in both English and Spanish, and  
5 the public hearings shall be conducted in both English and Spanish.

6           H.     Approval of Recommended Districting Plan. After having heard comments  
7 from the public on the preliminary plan, and no later than forty (40) days after filing the  
8 preliminary districting plan with the City Clerk, the Commission shall, in consultation with the  
9 expert consultant, approve a Recommended Districting Plan by majority vote. The approved  
10 Recommended Districting Plan will be submitted to the City Council for its up or down approval.

11          I.     City Council Approval of Final Districting Plan. The City Council shall hold at  
12 least one (1) public hearing on the Recommended Districting Plan of the Commission before any  
13 adoption of a Final Districting Plan. No later than forty (40) days after submission of the  
14 Recommended Districting Plan to the City Council, the City Council shall either approve or  
15 disapprove the Recommended Districting Plan in its entirety. If the Council approves the  
16 Recommended Districting Plan, it shall become the Final Districting Plan and shall be  
17 implemented. If the Council disapproves the Recommended Districting Plan the Council shall  
18 submit in writing to the Commission the reasons for such disapproval. The Commission shall  
19 consider any reasons for such disapproval submitted to it by the Council and shall consider  
20 whether to make alterations to the Recommended Districting Plan in response to such reasons.  
21 Within forty (40) days of the City Council's submission of its reasons for disapproval, the  
22 Commission shall submit the same or an altered Recommended Districting Plan to the City  
23 Council for approval.

24          J.     Implementation of Plan.

25               1.     Until new districts are established, the districts drawn shall be used for all  
26 regular elections of Council members; for the recall of any Council member elected from the new  
27 districts; for the appointment of any new Council member to fill a vacancy in the office of  
28

1 member of the Council elected from the new districts, and for any special election to fill a  
2 vacancy in the office of member of the Council elected from the new districts.

3           2.     The first Recommended Districting Plan shall be approved by the City  
4 Council no later than 120 days before the November 2014 City Council election. If the City  
5 Council has not approved a Recommended Districting Plan by that date, the Recommended  
6 Districting Plan most recently submitted to the City Council by the Commission shall become the  
7 Final Districting Plan and shall be implemented.

8           3.     After the Final Districting Plan has been approved, the City Clerk shall  
9 arbitrarily assign each district a number from one to four. The districts will thereafter be  
10 designated District One, District Two, District Three, and District Four.

11           4.     A period of transition from at-large to district elections will occur from the  
12 time of adoption of the first districting plan to the time that the first district elections are held.  
13 After the Final Districting Plan is approved, the City Clerk will determine in which District each  
14 current City Council member resides. For the purposes of this section, each City Council  
15 member resides in the District where that City Council member resides on the date of the Final  
16 Districting Plan's approval.

17           5.     Based on the City Clerk's residency determinations, the 2014 and 2016  
18 City Council elections will be conducted as follows:

19           a.     If the two current City Council members elected in November 2010  
20 reside in different districts, and the two current City Council members elected in November 2012  
21 do not reside in either of those districts, the City will hold elections in November 2014 for the  
22 seats representing the two districts where the City Council members elected in November 2010  
23 reside. The individuals so elected will replace the two current City Council members elected in  
24 November 2010. The City will hold elections for the other two seats in November 2016. The  
25 individuals so elected will replace the two current City Council members elected in November  
26 2012.

27           b.     If the two current City Council members elected in November 2010  
28

1 reside in different districts, and one of the two current City Council members elected in  
2 November 2012 resides in the same district as one of the two members elected in November  
3 2010, the City will hold elections in November 2014 for the seat representing the district where  
4 one member elected in November 2010 and no member elected in November 2012 resides, and  
5 for the seat representing the district in which no City Council member resides. The individuals  
6 so elected will replace the two current City Council members elected in November 2010. The  
7 City will hold elections for the remaining two seats in November 2016. The individuals so  
8 elected will replace the two current City Council members elected in November 2012.

9 c. If the two current City Council members elected in November 2010  
10 reside in different districts, and the two current City Council members elected in November 2012  
11 reside in the same two districts, the City will hold elections in November 2014 for the seats  
12 representing the two districts in which no City Council member resides. The individuals so  
13 elected will replace the two current City Council members elected in November 2010. The City  
14 will hold elections for the remaining two seats in November 2016. The individuals so elected  
15 will replace the two current City Council members elected in November 2012.

16 d. If three or more current City Council members reside in the same  
17 district, the City will hold elections in November 2014 for the seats representing the two districts  
18 in which no City Council member resides. If all four current City Council members reside in the  
19 same district, the City Clerk will choose two seats representing districts in which no current City  
20 Council member resides at random, and the City will hold elections in November 2014 for those  
21 two seats. The individuals so elected will replace the two current City Council members elected  
22 in November 2010. The City will hold elections for the remaining two seats in November 2016.  
23 The individuals so elected will replace the two current City Council members elected in  
24 November 2012.

25 6. No change in the boundary or location of any district by redistricting as  
26 herein provided shall operate to abolish or terminate the term of office of any member of the  
27 Council prior to the expiration of the term of office for which such member was elected. An  
28

1 incumbent councilmember at the time of the effective date of this provision may run for a  
 2 Council seat other than the seat which that member currently holds if the councilmember is  
 3 otherwise eligible to run in that seat.

#### 4 **X. FUTURE REDISTRICTING**

5 The City shall be redistricted pursuant to this Decree at least once every ten years, but no  
 6 later than 120 days before the next Council election after the national decennial census is  
 7 released. If the next Council election is within 180 days of the day the national decennial census  
 8 data is released, redistricting shall be completed no later than 120 days before the following  
 9 Council election. The Commission shall adhere to the procedural and substantive requirements  
 10 set forth herein in developing and adopting future redistricting plans. Each redistricting plan  
 11 shall provide fair and effective representation for all citizens of the City, including racial, ethnic,  
 12 and language minorities, and shall be in conformance with the requirements of the United States  
 13 and California Constitutions, and with federal and state statutes.

#### 14 **XI. ATTORNEYS' FEES, COSTS, AND EXPENSES**

##### 15 **A. Basis for Award of Fees, Costs, and Expenses**

16 1. The parties have agreed that it is appropriate as part of the settlement  
 17 underlying this Decree for the City to pay to Plaintiffs reasonable attorneys' fees, litigation  
 18 expenses, and costs in this case. Plaintiffs are prevailing parties for purposes of the CVRA, Cal.  
 19 Elec. Code §14030, and Cal. Code Civ. P. §1021.5.

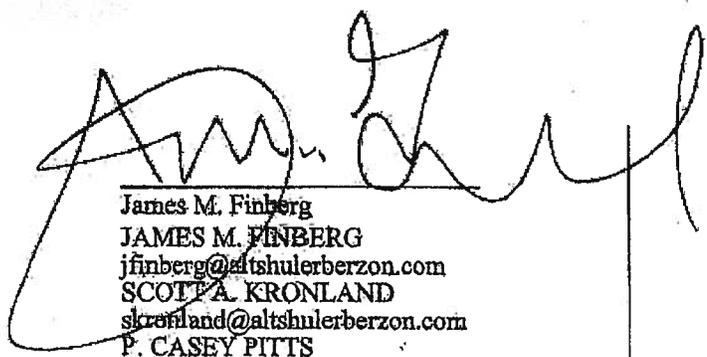
20 B. The City has agreed to pay Plaintiffs an award of reasonable attorneys' fees,  
 21 litigation expenses, and costs in the amount of \$385,000 for work performed and costs and  
 22 expenses incurred through and including the Approval Date. This amount is less than the  
 23 lodestar value of the fees, costs, and expenses incurred by Plaintiffs' counsel through the date on  
 24 which the parties entered into this Decree. The City shall pay to Plaintiffs' counsel the full  
 25 amount of \$385,000 for litigation-related attorneys' fees, expenses, and costs within thirty (30)  
 26 days following the Approval Date.

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Dated: March 21, 2013

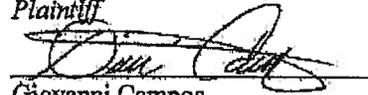


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Dated: \_\_\_\_\_

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*Plaintiff*

Dated: 3-21-13

  
Giovanni Campos  
*Plaintiff*

Dated: \_\_\_\_\_

Oscar Gomez  
*Plaintiff*

Dated: \_\_\_\_\_

Mateo Saldivar  
*Plaintiff*

Dated: \_\_\_\_\_

Samuel Saldivar  
*Plaintiff*

Dated: \_\_\_\_\_

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9 Dated: \_\_\_\_\_

Demetrio Gomez  
*Plaintiff*

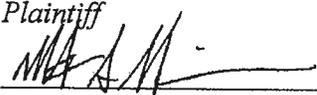
11 Dated: \_\_\_\_\_

Giovanni Campos  
*Plaintiff*

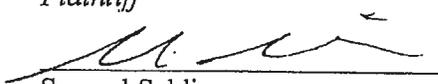
13 Dated: \_\_\_\_\_

Oscar Gomez  
*Plaintiff*

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Mateo Saldivar  
*Plaintiff*

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Samuel Saldivar  
*Plaintiff*

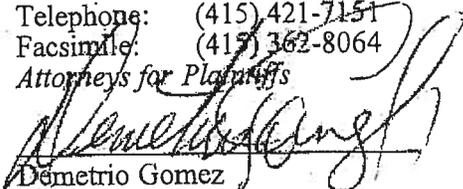
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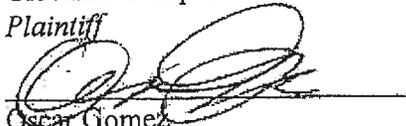
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*Plaintiff*

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Giovanni Campos  
*Plaintiff*

  
Oscar Gomez  
*Plaintiff*

Dated: \_\_\_\_\_

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*Plaintiff*

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Mateo Saldivar  
*Plaintiff*

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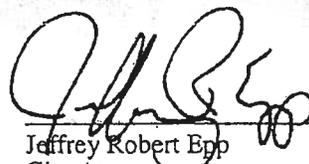
\_\_\_\_\_  
Samuel Saldivar  
*Plaintiff*

Dated: 3/21/13

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Dated: March 21, 2013



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*For the City of Escondido*

APR 19 2013

1 IT IS SO ORDERED, ADJUDGED AND DECREED this \_\_\_\_ day of \_\_\_\_, 2013.

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**JUDGE EARL MAAS**

\_\_\_\_\_  
Hon. Earl H. Maas, III  
Superior Court of the State of California  
County of San Diego

## CITY COUNCIL STAFF REPORT

Consent Item No. 9

January 27, 2021

File No. 0680-10

SUBJECT: Amendment to Chapter 2 of the Escondido Municipal Code to Move the Closed Session Meeting and Regular City Council Meeting Times

DEPARTMENT: City Clerk's Office

RECOMMENDATION:

It is requested that the City Council introduce Ordinance No. 2021-03, amending Section 2-21(a) of the Escondido Municipal Code to move Closed Session meetings to 4:00 p.m. and regular City Council meetings to 5:00 p.m. and adopt Resolution No. 2021-22 to amend and readopt rules of procedure for City Council Meetings and City Council Policies.

PREVIOUS ACTION:

At the December 16, 2020 Council Meeting, Deputy Mayor Morasco proposed a Future Agenda item to consider moving Regular City Council Meeting times. At the January 13, 2021 Council Meeting, Council approved, with a vote of 3/2, a motion to move the Closed Session Meeting to 4:00 p.m. and the Regular City Council Meeting to 5:00 p.m. Ordinance No. 2021-03 will amend the Escondido Municipal Code Chapter 2, Section 2-21(a) pertaining to the time of City Council meetings.

BACKGROUND:

Pursuant to California Government Code Section 54954(a), each city council of a municipality must provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings. Currently, the time and place for regular City Council meetings is found in Escondido Municipal Code Section 2-21(a). Ordinance No. 2021-03 would amend Section 2-21(a) to move the Closed Session meetings from 5:00 p.m. to 4:00 p.m. as well as moved the regular City Council meetings from 6:00 p.m. to 5:00 p.m.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Zack Beck*, City Clerk  
01/21/21 9:14 a.m.

ATTACHMENTS:

1. Resolution No. 2021-22
2. Ordinance No. 2021-03

RESOLUTION NO. 2021-22

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AMENDING AND READOPTING RULES OF  
PROCEDURE FOR CITY COUNCIL  
MEETINGS AND CITY COUNCIL POLICIES

WHEREAS, the City Council of the City of Escondido, State of California, has previously adopted resolutions which provide Rules of Order and Procedure for City Council meetings and certain written policies governing Council procedures, methods of operation and ethics which are amended from time to time; and

WHEREAS, the City Council wishes to re-adopt its Rules and Policies for the purpose of including certain amendments and clarifications.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the following Rules shall govern the City Council:

Section A: Rules of Order and Procedure

1. Time of Regular Meetings.

Unless the City Council schedules otherwise or cancels a meeting, the City Council shall hold regular meetings at 4:00 p.m. commencing with closed session items and thereafter at 5:00 p.m. commencing with a public session on each of the first four (4) Wednesdays of each calendar month at the City Hall.

2. Matters Covered.

For the purpose of efficiently focusing only on matters affecting the City of Escondido, the Council should consider those resolutions, motions

or matters which affect the conduct of the business of the City of Escondido or its corporate powers or duties as a municipal corporation, or such resolutions or motions supporting or disapproving legislation or actions pending in the Legislature of the State of California, the Congress of the United States or before any officer or agency of said State or nation where such proposed legislation or action, if adopted, will affect the conduct of the municipal business or the powers and duties of the City of Escondido or its officers or employees as such.

3. Order of Business.

Regular business of the Council at the 5:00 p.m. public session shall be taken up for consideration in substantially the following order, except as may be otherwise ordered by the Mayor or Council:

- a. Moment of Reflection
- b. Flag Salute
- c. Roll Call
- d. Closed Session Report
- e. Proclamations/Presentations
- f. Oral Communications (up to 15 minutes or as directed by the Mayor)
- g. Consent Calendar, including Affidavits of Publications, Mailing, Posting, Warrant Register & Minutes Approval
- h. Public Hearings
- i. Current Business Matters
- j. Future Agenda Items
- k. Council Members Subcommittee Reports
- l. Council Member Reports
- m. City Manager's Weekly Activity Report Highlights
- n. Oral Communications

o. Adjournment

4. Consent Calendar Defined.

Those items on the Council agenda which are generally considered routine matter of business such as the approval of minutes, approval of the warrant register, Notices of Project Completion, Treasurer's Quarterly Investment Report, certain contract and grant awards, resolutions setting hearings, final maps, and various leases and agreements are listed on the "Consent Calendar" and shall be adopted by one motion unless Council, staff or a member of the public requests specific items to be discussed and/or removed for separate action. Those items so approved under the heading "Consent Calendar" will appear in the Council minutes in their proper form, i.e., resolution accepting grant deed or easement, approval of minutes, award of bid, etc.

From time to time, the Council may schedule a "workshop" style meeting. Such workshops shall comply with all applicable noticing laws and shall be dedicated primarily to general information gathering and sharing, discussion and possible direction to staff. Final actions of the Council shall not take place at workshop sessions.

5. Oral Communications.

Time has been reserved near the beginning and end of each regular meeting agenda to provide an opportunity for members of the public to directly address the Council on items of interest to the public. The Mayor as the presiding officer may set a limit on the time at the beginning of the meeting devoted to oral communications and may at his

or her discretion extend the time for a speaker or speaker representative to address the Council. Comments on an item already appearing on the agenda shall only be taken at the time reserved for discussion of that agenda item. No action will be taken by the Council on items discussed under Oral Communications, except to refer the matter to staff or schedule for future action.

6. Council Member Reports.

The Council Member Report agenda item provides members of the Council an opportunity to report matters of general interest to the public and their fellow Council Members. No actions, votes or further discussions shall occur on any such matter(s).

7. Council Action on Agenda Matters.

Prior to the request for a motion and second by any Council member on an agenda matter, Council shall be allowed to hear any presentation by staff or member of the public, ask questions and discuss among themselves the matter to be decided. At the conclusion of the presentation, questions and discussion by Council members a request for a motion and second may be made and a roll call vote shall be taken. A motion that fails to obtain a second or a majority vote shall die.

8. Manner of Addressing Council - Time Limit.

- a. Each person addressing the Council shall step up to the microphone, shall state their name and city of residence in an audible tone of voice for the record and, unless further time is granted by the presiding officer, shall limit their

address to three (3) minutes. If significant numbers of persons desire to speak on a given item, the presiding officer has the discretion to limit speaking times and/or alter the sequence of hearing matters on the agenda. Longer time limits may be permitted for an applicant, appellant, or spokesperson for a larger group, at the discretion of the presiding officer.

- b. Whenever any group of persons wishes to address the Council on the same subject matter, it shall be proper for the presiding officer to request that a spokesperson be chosen by the group to address the Council and, in case additional matters are to be presented at the time by any other member of the said group, to limit the number of persons so addressing the Council so as to avoid unnecessary repetitions before the Council.
- c. City staff presentations and responses to Council questions are not governed by this time limit.

9. Posting of Agenda.

At least 72 hours before a regular meeting, the City Clerk shall post a certified copy of the agenda specifying the time and location of the regular meeting in a place accessible so as to be available for review by members of the public.

10. Content of Agenda.

Under state law, the City Council is limited to consideration of items which are on a posted agenda. Items may be placed on an agenda by city staff, by the Mayor, or upon the request of an individual Council member in coordination with the City Manager. The City Manager shall be in charge of preparing the Council agenda and all items shall be coordinated with the City Manager. To the fullest extent practicable, any items placed on the agenda by the Mayor, any Council member or City staff should also be listed under "Future Agenda Items" as early as possible to assure the best possible advance notice of the nature of items and discussion which are upcoming.

11. Proclamations and Presentations.

The City of Escondido recognizes members of the public, groups, or other entities in different ways. Individual Councilmembers may request the preparation of a Certificate of Achievement, Acknowledgment, or Recognition (depending on the circumstances) to be presented in their individual capacity as a member of the City Council. Such certificates shall be prepared by the City Manager's office in a manner such as to preserve consistency in design and form of the City. Such certificates shall be requested directly from the City Manager's office, with ample advance notice to the City Manager's office to enable preparation and delivery. Each Council member requesting a certificate shall be solely responsible for providing the content and verifying the accuracy of the

document. Multiple Councilmembers may sign and present such certificates subject to coordination among themselves.

The Mayor and any Councilmember may also recommend the public acknowledgement of any member of the public, group, entity or matter of public interest through the issuance and presentation of a formal proclamation on behalf of the City of Escondido. Such recommendations shall be made in coordination with the City Manager's office. Upon approval by the Mayor, such proclamations shall then be prepared by the City Manager's office in a manner such as to preserve consistency in design and form of the City. Proclamations shall normally be signed on behalf of the City by the Mayor, but if all Councilmembers so desire and signatures can be obtained in a timely manner, proclamations may also be signed by the full City Council. Proclamations shall normally be presented by the Mayor at the commencement of a meeting of the City Council, unless circumstances dictate the presentation of the proclamation elsewhere. Any disagreement with whether or not such a proclamation shall be issued shall be resolved by a majority vote of the City Council.

The Mayor or any Councilmember may request that a presentation to the City Council at a regular meeting be made by members of the public, other public entities, or other groups, on issues of interest to the City Council or members of the public. Such presentations shall be coordinated with the Mayor and the City Manager's office and shall be subject to scheduling in a manner that does not interfere with the need to conduct normal City business. Any disagreement with whether or not

such a presentation is to be scheduled shall be resolved by a majority vote of the City Council.

12. Closing Time of Council Meetings.

No agenda item may be introduced after the hour of 10:00 p.m.; however, the meeting may be extended beyond 10:00 p.m. upon a majority vote of the Council members.

13. Processing of Motions.

a. When a motion is made, it shall be stated clearly and concisely by its mover. After a motion is made and seconded, it may be stated by the presiding officer before debate. A motion may be withdrawn by the mover without consent of the Council members.

b. The presiding officer shall at any time by majority consent of the Council members, permit a Council member to propose the reordering of agenda items.

c. If a question contains two or more divisible propositions, the presiding officer may, and upon request of a Council member shall, divide the same.

14. Precedence of Motions.

a. When a motion is before the Council, no motion shall be entertained except (precedence in order indicated):

- (1) To adjourn
- (2) To fix hour of adjournment
- (3) To lay on the table
- (4) For the previous question

- (5) To postpone to a certain day
  - (6) To refer
  - (7) To amend
  - (8) To postpone indefinitely
- b. A motion to adjourn shall be in order any time, except as follows:
- (1) When repeated without intervening business or discussion
  - (2) When made as an interruption of a Council member while speaking
  - (3) When the previous question has been ordered
  - (4) While a vote is being taken
- c. A motion to adjourn "to another time" is debatable only as to the time to which the meeting is adjourned.
- d. A motion to table or lay on the table is not debatable and shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the matter may be "taken from the table" only by adding it to the agenda of the next regular meeting, to be discussed at the following regular meeting.
- e. A motion for previous question shall close debate on the main motion and shall be undebatable. The statement by a Council member of "question" does not accomplish the same purpose. If a motion fails, debate is reopened; if motion passes, then vote shall be taken on the main motion.

- f. A motion to amend shall be in order and is debatable only as to amendment. A motion to amend an amendment shall not be in order. An amendment modifying the intention of a motion shall be in order but an amendment relating to a different matter shall not be in order. A substitute motion on the same subject shall be acceptable and amendments are to be voted first, then the main motion is amended.
- g. A motion to postpone indefinitely shall be fully debatable and if the same is adopted, the principal motion shall be declared lost. A motion to postpone to a definite time shall be amendable and debatable as to propriety of postponement and time set.
- h. A motion to refer shall not be debatable except for the propriety of referring.

15. Administrative Mandamus.

Persons who are dissatisfied with a decision of the City Council may have the right to seek review of that decision by a court. In addition, the City has adopted Section 1094.6 of the Code of Civil Procedure which generally limits to ninety (90) days the time within which the decision of City boards and agencies may be judicially challenged.

16. Appeals; Continuances.

Any person appealing an action of a City Board or Commission or City Staff to the City Council has a right to two two-week postponements of the initial hearing scheduled on the appeal. After exhaustion of this

right, the appeal shall be considered withdrawn. This procedure shall not limit the ability of the City Council to continue a hearing which has commenced to a subsequent meeting to receive additional public testimony or information from City Staff.

17. Reconsideration.

Any member of the Council, voting in the majority on any action of the Council, may at the same meeting, or at a subsequent time, request the Council reconsider an action. A reconsideration request made by a member of the Council voting in the minority shall not be allowed, except when made more than one (1) year after the date of the original action.

All requests for reconsideration of a Council action shall be provided to each Council member, and the City Manager in writing or via electronic mail, and the request shall be placed on the next available agenda. In the event an item to be reconsidered requires public notice, it shall be calendared and noticed after Council determines when reconsideration shall occur.

18. Personal Privilege.

The right of any Council member to address the Council on a question of personal privilege shall be limited to cases in which his/her integrity, character or motives are questioned.

19. Council Conduct.

Each member of the Council shall act in a courteous and respectful manner to all members of the Council, including providing each member

the full opportunity to ask questions, voice opinions and make statements without interruption during closed and open sessions of the Council.

20. Parliamentarian.

A majority vote of the Council shall generally control matters of procedure not addressed by this Resolution. The City Attorney shall decide all other questions of interpretations of these rules and any other questions of a parliamentary nature which may arise at a City Council meeting.

21. Voting and Non-Profit Entity Membership.

It shall be the policy of this Council that a council member who serves on the governing board of a private non-profit entity shall not participate in the discussion or voting process to determine whether or not that entity receives City funds. In the event the request of a non-profit entity with a council member on its governing board is part of a larger request involving several items, or is part of the budget process, a separate vote shall be taken to allow the necessary abstention.

22. Selection of Chairperson.

In the event that the Mayor and the Deputy Mayor are absent from a City Council meeting, the three remaining Council members present shall promptly determine which Council member will conduct and serve as the chairperson of the meeting.

23. Decorum and Security.

- a. While the City Council is in session, the Council members, staff, and members of the public are expected to act in a manner to

preserve order and decorum for the meeting. No person shall engage in disorderly or disruptive behavior during the meeting. No person shall, either by conversation, applause, shouting, or any other conduct, interrupt or delay the proceedings.

- b. The City Manager, in coordination with the Mayor and/or Deputy Mayor, are authorized to and shall designate and post signs specifying those areas of the Chamber for the media wishing to record the meeting, areas for staff presentations, and areas which are restricted to City employees and elected officials.
- c. Signs, placards, posters, or similar objects which are larger than 8.5 by 11 inches and which disrupt the proceedings shall not be displayed during Council proceedings by members of the public.

Section B: City Council Policies.

- 1. Correspondence with Members of the City Council.

The purpose of this policy is to provide for a coordinated response to correspondence (i.e. letters, emails, and similar items) which is sent to the City generally, or in which the same correspondence is sent in identical fashion to all Council members. In such circumstances, the Council directs that the Mayor (or as appropriate the City Manager or City Attorney) shall answer such correspondence on behalf of the City, according to the procedure set forth below.

In addition to individual e-mail addresses, the City Manager's Office shall also establish a shared email address by which citizens may direct emails to all Council members at the same time. The shared email

address shall be featured on the City's website and in other publications in such a manner as to allow citizens to use the address and thereby communicate with all Council members at the same time. All Council members shall have access to review items in the mailbox at all times. All responses to such emails shall also be sent from the shared mailbox, such that all Council members may review such responses.

With respect to other communications, such as those involving other governmental entities, organizations, and related entities where such communication occurs between the entities rather than specific individuals, the Mayor shall respond on behalf of the City, with copies to all Council members. Matters involving routine city administrative issues shall generally be responded to by either the City Manager or City Attorney, as appropriate, on behalf of the City. With respect to correspondence that consists of invitations to events, the Mayor and Council shall coordinate such invitations with the City Manager's support staff.

Because substantial portions of City Council communication, whether electronic or written, is subject to California's Public Records laws, all City Council communications shall be coordinated with the City Manager for the purpose of compliance with various laws governing public records. All Council members using city computers shall be subject to the City's Administrative Directives regarding computer use.

## 2. Press Releases.

All press releases on behalf of the City shall be issued on City letterhead and only on behalf of the City generally or the entire City Council. Press releases shall be prepared and coordinated by the City Manager's Office.

3. Council Calendar.

The responsibility for managing the calendars of the City Council and the City Council members shall be delegated to the City Manager's secretary.

4. Audits.

Staff shall informally assist the City Council in a periodic accounting of individual expenditures for travel, phone use, etc.

5. Council Travel Policy.

Council members shall be bound by all City policies, as expressed in Administrative Directives or otherwise, regarding travel on City business.

The City Council shall fix an amount in the City Council budget which each Council member may use for business-related education and travel expenses, including attendance at seminars, conferences and other related educational opportunities. These funds will be separate from any budget established for Council member participation in committees associated with other public agencies and entities. If these funds are not used during the fiscal year appropriated, they shall be returned to the General Fund.

Elected officials shall provide brief reports on meetings attended at the City's expense at the next regular City Council meeting. If multiple elected officials attended, a joint report may be made. Reports may be provided in writing as part of the Agenda packet distribution.

6. Council Communication with Staff.

The Council members shall request information or give direction only to the City Manager or City Attorney, or those persons designated by the City Manager or City Attorney to assist the Council members in such inquiries or requests. Requests for information should be directed to the City Manager, although incidental or minor requests (not involving analysis or significant time) may be requested directly from department heads, with a copy to the City Manager. Requests which involve change of policy, expenditure of funds, or use of significant staff time shall be submitted to the full Council for approval.

7. Review of Reimbursements.

The Director of Finance or a designee shall review all City Council requests for reimbursement of expenses for consistency with City policy on such expenses.

In all cases, Council members shall be bound by the same policies and procedures adopted and applicable for all City employees on a citywide basis. To the extent such policies provide for per diem reimbursements, auto allowances, and related forms of reimbursement rather than receipt-specific reimbursement, it is hereby determined that such per diem or fixed amount reimbursements, so long as applicable to

all city employees, are the best and most efficient method of reimbursing expenses on an actual and necessary basis.

9. Council Salary.

To assure attention to the Council compensation allowable under state law, the City Council shall have an agenda item during a meeting in December of odd numbered years for the purpose of determining whether or not to take action regarding Council compensation.

10. Campaign Activity Funding.

The City Council shall not direct or authorize the expenditure of public funds to prepare or distribute a publication or communication when the style, tenor, and timing of the publication or communication demonstrates that it constitutes traditional campaign activity or that it supports or opposes the approval or rejection of a ballot measure.

11. Council Use of City Staff for Public Events.

The Council believes that making opportunities available for Council members to interact with the public outside of regular public meetings is a benefit to the Council and residents of the City. The ability to communicate to the public the availability of the Councilmembers for such events is critical to their success.

Council members may request through the City Manager's Office the services of City staff to assist in the hosting of public events related to City business including, but not limited to, the electronic posting of notices of public events involving the Council members on the City's social media

platforms. To the greatest extent possible, the amount of staff resources devoted to such efforts shall be equal among all Council members.

To the extent any such staff efforts require time beyond the posting of notices on the City's or related website, the City Manager shall be responsible for determining whether such personnel resources are available, whether there is a sufficient budget to cover the costs related to such efforts, and ensuring that all council members may obtain like and equal services during the course of any fiscal year. Council members shall not use any city staff or resources as part of, or in coordination with, any campaign for public office.

Section C: City Council Ethics Policy.

1. Declaration of Policy.

The respected operation of democratic government emphasizes that elected officials be independent, impartial, and responsible to the people. It requires that they conduct themselves in a manner above reproach.

This Ethics Policy provides the following general guidelines and specific prohibitions to which elected Escondido City Officials must conform in pursuit of their assigned duties and responsibilities. This policy is in addition to all applicable provisions of state law, including the Brown Act, the Political Reform Act and implementing regulations, and all other laws governing the conduct of elected officials.

2. Disclosure of Closed Session Matter.

No member of the City Council shall disclose to any person, other than members of the Council, the City Attorney, the City Manager, or other City staff designated by the City Manager to handle such matters of confidential City business, the content or substance of any information presented or discussed during a closed session meeting unless the City Council first authorizes such disclosure by the affirmative vote of three members.

3. Disclosure of Confidential Communications.

Except when disclosure is mandated by state or federal law, no member of the City Council shall disclose to any person, other than members of the Council, the City Attorney, or the City Manager, or other City staff designated by the City Manager to handle such matters of confidential City business, the content or substance of any confidential or privileged communication relating to matters of City business, received under circumstances where the confidential or privileged nature of the communication is reasonably conveyed, unless the City Council first authorizes such disclosure by the affirmative vote of three members of the City Council.

4. Conduct During Negotiations/Litigation.

The City Council is authorized to provide direction to specifically identified negotiators in a legally constituted closed session on matters involving pending litigation, real estate negotiations, and labor negotiations. If the City Council in closed session provides such direction to its negotiators, all contact with the negotiating party or the party's

representative, shall be limited to, and made by, those individuals designated to handle the negotiations.

During a pending labor negotiation, no member of the City Council shall communicate any negotiating position on behalf of the City or engage in any negotiations for employee salary, benefits or working conditions. In addition, during pending litigation or real estate negotiations, no member of the City Council (unless they have been designated as a negotiator) shall have any contact or discussion with the litigating or negotiating party or the party's representative regarding the subject matter of the pending litigation or real estate negotiations.

No member of the City Council shall communicate or disclose to any person, other than members of the Council, the City Attorney, the City Manager, or other City staff designated by the City Manager to handle such matters of confidential City business, any discussion or information received in closed session regarding the negotiation or litigation.

Nothing in this section shall prohibit Council members from receiving written communications provided they are made available to all Council members, the City Manager, the City Attorney, and the City's designated negotiators on an equal basis.

5. Ex Parte Communications.

The purpose of this provision is to guarantee that all interested parties to any adjudicatory matter before the City Council have equal opportunity to express and represent their interests. Ex parte communications are those communications members of the City Council

have with representatives of only one side of a matter outside the presence of other interested parties on a matter relevant to an adjudicatory proceeding. A communication concerning only the status of a pending matter shall not be regarded as an ex parte communication.

Any written or oral ex parte communication received by a member of the City Council in matters where all interested parties are entitled to an equal opportunity for a hearing shall be made a part of the record by the recipient.

6. Violations and Penalties.

Any violation of this Ethics Policy by a member of the City Council shall constitute official misconduct if determined by an affirmative vote of three members of the City Council in an open and public meeting. In addition to any criminal or civil penalties provided for by federal, state or other local law, any violation of this Ethics Policy shall constitute a cause for censure by City Council adoption of a Resolution of Censure.

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 2, CHAPTER 2 OF THE ESCONDIDO MUNICIPAL CODE TO MOVE THE CLOSED SESSION MEETING TO 4:00 P.M. AND THE REGULAR CITY COUNCIL MEETING TIME TO 5:00 P.M.

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

SECTION 1. Subsection 2-21(a) of Article 2, Chapter 2 of the Escondido Municipal Code is hereby amended to read as follows:

**Article 2 – City Council.**

**Sec. 2-21. Time, location of meetings.**

(a) The regular meeting time for the Escondido City Council will be on the first four (4) Wednesdays of each month, commencing with closed session items at 4:00 p.m. and a regular public meeting at 5:00 p.m. Such meetings may be canceled from time to time depending on the number of agenda items, availability of council members or related circumstances. Unless publicly noticed otherwise, all meetings shall take place at Escondido City Hall, 201 North Broadway, Escondido, California.

SECTION 2. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 3. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

## CITY COUNCIL STAFF REPORT

**Public Hearing Item No. 10**

**January 27, 2021**

**File No. 0670-70**

**SUBJECT:** A series of actions to implement the Palomar Heights Project – SUB 18-0011, PHG 18-0049, and ENV 18-0009

**DEPARTMENT:** Community Development Department, Planning Division

**RECOMMENDATION:**

It is requested that the City Council conduct a public hearing on the development proposal and take action on the recommendations of City of Escondido (“City”) staff and the Planning Commission, which recommend that the City Council:

- 1) Adopt Resolution No. 2021-16, certifying an Environmental Impact Report;
- 2) Introduce Ordinance No. 2021-02, approving a Specific Plan Amendment (Downtown Specific Plan) and Planned Development Permit (Master and Precise Development Plan); and
- 3) Adopt Resolution No. 2021-17, approving a General Plan Amendment (Mobility and Infrastructure Element), Density Transfer Agreement, Grading Exemptions, Specific Alignment Plans (Valley Boulevard and N. Fig Street), Tentative Subdivision Map, and non-emergency demolition permit for the Palomar Heights Project located at 555 E. Valley Parkway and surrounding properties

**PROJECT DESCRIPTION:**

The Palomar Heights project (“Project”) proposes to construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale rowhomes and villas) and up to 10,000 square feet of commercial/office space on properties formerly occupied by the Palomar Hospital Downtown Campus and surrounding buildings (all of which would be demolished to accommodate the Project). All units would be mapped as condominiums; however, it is anticipated that only the rowhomes and villas would be sold at this time. Valley Boulevard would become a one-way street (northbound-only) with parking on both sides. Commercial components of the Project would be located at the E. Grand Avenue/Valley Boulevard intersection. The Project would make use of 13 dwelling units from the City’s downtown Density Credit Pool for the senior apartment building (west of Valley Boulevard), but would be placing 861 excess dwelling units from the main portion of the Project site (east of Valley Boulevard) back into the pool. The proposal also includes a request to certify the Final Environmental Impact Report (“EIR”) for the Project and adopt the related Findings and Mitigation Monitoring and Reporting Program (“MMRP”).

Discretionary actions to be considered by the City Council include the proposed Planned Development Permit and Tentative Subdivision Map, along with all the necessary actions to make its adoption internally consistent with the City’s General Plan, Downtown Specific Plan, and Zoning Code. Detailed information on each request is included in the September 22, 2020, Planning Commission staff report prepared for the Project, which is attached hereto as Attachment 1:

<i>General Plan Map Amendment</i>	Amend the Mobility and Infrastructure Element	An amendment to the roadway classification map to change the designation of a portion of N. Fig Street from a Collector Street to a Local Collector Street.
<i>Specific Plan Map and Text Amendment</i>	Amend the Downtown Specific Plan	An amendment to the Downtown Specific Plan to allow ground-floor residential uses at the Project site through a Planned Development Permit, and to clarify height restrictions.
<i>Planned Development Permit</i>	A Master and Precise Development Plan to accommodate ground-floor residential uses, allow a reduction in the number of required parking spaces, allow a minor reduction of the required setback along E. Grand Avenue, and grant the use of 13 units from the downtown Density Credit Pool.	
<i>Density Transfer Agreement</i>	An agreement to grant the Applicant the use of 13 dwelling units from the City’s downtown Density Credit Pool (“Pool”) to accommodate the construction of a senior apartment building on the west side of Valley Boulevard. As part of the agreement, 861 excess dwelling units from the east side of Valley Boulevard would be deposited back into the Pool.	
<i>Grading Exemptions</i>	Two grading exemptions to allow slopes and/or retaining walls close to property lines to exceed 10 feet in height. One such retaining wall is proposed along the eastern and northeastern property line, and the other would be adjacent to the main Project driveway (at the intersection of Valley Boulevard, E. Valley Parkway, and N. Hickory Street).	
<i>Specific Alignment Plans</i>	Approve two specific alignment plans to address non-standard streets and street segments.	One plan would accommodate the change of Valley Boulevard to a one-way, northbound-only, roadway with two travel lanes and on-street parking on both sides, and the other would address design considerations resulting from the reclassification of the portion of N. Fig Street from a Collector Street to a Local Collector Street.
<i>Tentative Subdivision Map</i>	A Tentative Subdivision Map to create eight lots (seven residential lots and one common/open space lot), including a total of 510 residential condominium units. The eight new lots would replace 12 existing lots,	

	and would allow for the sale of residential condominium units.
<i>Non-Emergency Demolition Permit</i>	A request to demolish a historically significant international-style medical office building located at 121 – 141 N. Fig Street.

LOCATION:

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 primary/reference address is 555 E. Valley Parkway, and the Project includes the following 12 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. The subject property is depicted in Attachment 1 to the September 22, 2020, Planning Commission staff report.

FISCAL ANALYSIS:

**Conformance with the General Plan**

The City’s General Plan requires that the impact of any discretionary project on City service demands be evaluated for conformance with the City’s quality of life standards.

- Quality of Life Threshold Policy 1.1: *“Use the General Plan quality of life thresholds .... as the standard to assess the impact of new facility and service demands created by growth, and apply those standards, as appropriate when considering discretionary projects.”*
- 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 3.2: *“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 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.”*

The General Plan also requires that the City periodically assess ongoing staffing needs to adequately operate and maintain public facilities and services in order to achieve and maintain the quality of life thresholds.

These General Plan requirements also inform the City’s decision-making on discretionary land use projects to address long term budget consequences of maintaining all of the infrastructure that comes with development projects. For many years, the City has gotten by on limited budgets and the philosophy of “doing more with less” all the while approving new projects that increase costs of maintenance that must be borne by the City in future years. However, for several years, the City’s finance and management staff have warned of the need to confront accepting increased financial responsibilities without addressing the structural problem.

Particularly in recent years, the City’s structural budget problem has emerged more clearly, driven primarily by increasing employee costs to provide the services required. Employee costs can generally be actuarially calculated, based upon conditions that already exist. In prior years, the City has been able to cope with increasing costs for at least six reasons. First, the structural gap was narrow in the first few years. Second, the economy did well, in spite of COVID-19. Third, the City had a number of one-time resources to utilize. Fourth, the use of technology and other efficiencies enabled the City to hold the line on cost increases. Fifth, the City has actually reduced the size of its workforce over the last decade, which can drive down overall costs. And sixth, the City has deferred a certain amount of maintenance that would and should otherwise occur to its facilities and equipment. Nonetheless, in June 2019, the City hired a financial consultant, Keyser Marston and Associates (“KMA”), who conducted a Citywide Fiscal Impact Analysis (“Citywide 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 conforming to quality of life standards to those new units.

In January 2020, the results of the Citywide FIA were presented to the City Council and the Council directed staff to move forward with forming a Citywide Community Facilities District (“CFD”) for development projects to assess and offset the cost of providing municipal services. With the Citywide FIA approved by the City Council, the developers had two options to evaluate the cost of providing municipal services. The Citywide FIA could be used for a more efficient and prompt analysis, or a more detailed project-specific FIA could be prepared.

On April 8, 2020, the City Council adopted a Resolution to initiate formation of a CFD. On May 13, 2020, the City Council held a duly noticed public hearing, after which CFD No. 2020-1, Citywide Services, was formed. The City Council considered any special provisions for pipeline projects during its September 24, 2020, meeting and provided direction to Staff not to make any special consideration for pipeline projects. A primary benefit of a project voluntarily annexing into CFD No. 2020-01 is that the project can offset the costs of providing municipal services without a separate FIA and through an efficient annexation process.

### **Adjustments from the Citywide FIA**

As applied to the Palomar Heights project, the Citywide FIA showed that the cost of providing municipal services exceeds the revenue generated by \$783 per unit per year, or a total of \$399,330 per year. On July 15, 2020, the Palomar Heights Project Owner, LLC (“Applicant”) suggested to City staff that the use of the Citywide FIA was inappropriate for the Project. Instead, the Applicant provided a project-specific FIA prepared by Development Planning and Financing Group, Inc. (“DPFG”), which stated that the cost of providing municipal services was \$94,380 greater than the revenue generated. The Applicant offered to participate in the CFD at that amount. In response to this request, the City engaged KMA to also prepare a project-specific FIA that included revenue received from anticipated commercial uses, the specific tax rate area for the project, and comparable sales, as well as to review the information provided by DPFG.

Reduced Commercial Uses:

It should be noted that the Project requests an amendment to the Downtown Specific Plan to substantially reduce the amount of revenue-generating ground-floor commercial uses. The Project only includes 8,500 square feet of commercial uses, but 175,000 square feet of ground-floor commercial would be required by the Downtown Specific Plan, with an accompanying \$450,000 in increased revenue to the City. If the Project were built in compliance with the Downtown Specific Plan, the required ground-floor commercial would result in revenue that could fully offset the financial impact on the City.

Conservative Senior Apartment Analysis:

Because occupancy rates for Senior Apartments are generally lower than family apartments, a specific analysis of the level of service required for Senior Apartments was conducted. The Fire Department rate of calls per resident was 6.5 times higher for Senior Apartments and 18.7 times higher for Assisted Living Facilities as compared to family apartments. To be conservative, only half of the increase for Senior Apartments was added to the required Fire service staffing ratios.

The Police Department rate of calls per resident was also higher for Senior Living Facilities (1.5 times) and Assisted Living Facilities (1.1 times). Again, to approach the issue conservatively, no adjustment to Police staffing ratios were made for Senior Apartments.

KMA also determined the appropriate adjustments to market values and sales tax generation. The use of other services, such as recreation, parks, streets, and general services is at the per capita rate, which used a lower occupancy rate of 1.5 residents per unit, as proposed by the Applicant.

Valuation Adjustments:

KMA performed its own market analysis. The Applicant provided additional market survey information. KMA adjusted the valuations upward after reviewing the Applicant’s information using the rationale that

the proposed type of large apartment complex does not currently exist in Escondido, and thus, values could potentially be higher than comparable sales in the region. This iterative process performed by KMA resulted in a reduction in the net cost of municipal services to \$204,000 per year. Staff believes that the current FIA represents a substantial accommodation to the Applicant, as projected revenues from the development have been maximized by KMA, thereby minimizing the cost (impact) of the Project to the City.

### **Applicant Concern Regarding Funding Cost of Municipal Services**

The Applicant has suggested that the Project should not be subject to CFD No. 2020-01 because the project preceded the creation and implementation of CFD No. 2020-01. The Applicant has raised the following issues in relation to its request for a “pipeline exemption”:

- Claim of “Vested Right”: At the time this Project was in front of the Planning Commission, the Applicant confirmed that it was not claiming a “vested right” as to the Project’s funding of municipal services for the Project. Indeed, there is no vested right for this Project, as a vested right only applies 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).
- Effect of Application “Deemed Complete”: The Applicant has suggested that the City’s approval, conditional approval, or denial of the Tentative Map must be based on ordinances, policies, and standards that existed at the time the map was deemed complete, pursuant to Government Code section 66474.2. Government Code section 66474.2, however, only applies to decisions related to a tentative map and thus would not be controlling as to the other approvals necessary for this Project. Other discretionary entitlements, such as a general plan amendment, specific plan amendment, planned development permit, etc., are also being sought by the Applicant and Government Code section 66474.2 does not apply to other permits or approvals, including future approvals, such as building permits.

Additionally, the scope of the referenced “ordinances, policies, and standards” is not defined under Government Code section 66474.2, so it is not clear that CFD 2020-01 would even be considered an ordinance, policy, and standard in relation to this statute.

- Claim of “Late Hit”: The policy that requires development to provide for the municipal services required to serve it has been established since at least 2012. This is made clear in the City’s General Plan policies, which include but are not limited to those listed in the Conformance with the General Plan section above. Critically, the City’s ordinances, policies, and standards

authorizing the City's ability to impose fees or other exactions on a project for funding public services existed prior to implementation of CFD No. 2020-01, and prior to any completed development application for this Project.

The City's ability to impose fees or other exactions on a project for funding public services is also generally authorized by state law. See the recitals in Ordinance No. 2020-24 for further historical background and information. Therefore, even if CFD 2020-01 itself is not applicable to this Project, the Project still may fund public services through another lawful mechanism.

- Concerns about "Lack of Notice": The Applicant objects to payment of the costs of municipal services required to serve the Project. However, this requirement is an established policy of the City. Additionally, on April 21, 2020, the Applicant's designated representative sent an email to the City's project planner with the subject line "PH CFD" and stated, "*I just wanted to confirm that this CFD has been implemented?*" Below this question was a copy of the table from the April 8, 2020, staff report showing the amounts of the FY20/21 CFD tax levies for the Citywide Services CFD. The City's project planner let the Applicant know that the formation was scheduled for May 13, 2020.
- "Requirement" CFD Participation: Overall, CFD No. 2020-01 is not mandatory—it is just one option for an Applicant to fund the additional public services that are required by a project. The City Council may deny a project based on the fact that an Applicant refuses to fund any services, or condition a project on funding services through some type of otherwise lawful funding mechanism.

The Applicant has also provided several other objections to the project-specific FIA prepared for the project by KMA. These are discussed below:

- Claim that Project Actually Results in Financial Benefit: After the Applicant provided an analysis from DPFG stating that the Project resulted in a \$94,380 cost to the public, a subsequent analysis by the same consultant was provided that showed the project resulted in a cost benefit. The Applicant then hired a second consultant, London Moeder Advisors, who concluded additional benefits. The analysis provided by each of these consultants has been reviewed in detail in the attached letter from KMA and was also considered when KMA prepared the project-specific FIA. While KMA can address specifics, generally the consultants hired by the Applicant appear to have underestimated costs of service and overestimated property values and the revenues generated therefrom.

- **Police Staffing Ratio:** Since at least the time of the great recession of 2007, revenues have not kept pace with the costs of services. This is evident when reviewing Citywide staffing trends over time. As shown in the following table, staffing ratios have declined substantially for the Police Department since 2006. The General Plan requires that new development provide the Quality of Life Standard can be met. To meet the General Plan, the regional average ratio of sworn officers per 1,000 residents is 1.28.

<b>Fiscal Year</b>	<b>Population</b>	<b># of Sworn Officers</b>	<b>Sworn Officers Rate per 1,000 Residents</b>
1980	64,355	150	2.33
1997	122,344	154	1.26
2006	133,793	167	1.25
2019	151,625	159	1.05

- **Cost per Sworn Officer:** The cost per sworn officer is derived directly from the budget by dividing the total police budget by 159 sworn officers. By using this method, the cost of dispatch, community service officers, evidence and property staff, administrative staff, training, supplies, professional services, and all other police budget costs are included. As the City’s population grows, it is expected that support staff and costs will also grow proportionally. The Applicant’s letter refers to a draft analysis that does not include the full cost of Police Officers and is being updated at this time.

**Alternatives for Funding of Municipal Services**

- **Option 1 - Require Project be Revenue Neutral:** Staff recommends that the City Council adopt the KMA Project-specific Fiscal Impact Analysis that evaluates the Project consistently with the Citywide FIA. Under this approach, the cost of public services is calculated to be \$204,000 per year. The development would then be responsible, through either participation in the CFD or another lawful funding mechanism, to pay the \$204,000 of costs required to serve it.
- **Option 2a – Apartment Project Phase-in Option:** The value of an apartment project to its investors is based on the monthly net revenue generated in excess of expenses. Apartment project owners have objected to funding the cost of municipal services because they believe it will cut into their anticipated profits that are generally lower in the early years until rent increases outpace expenses. This phasing-in approach would reduce the impact to the Applicant by lowering the apartment owner’s operating costs in the early years. Standard rent increases would be at least three times the amount paid for public services. The City would be negatively

impacted by an estimated \$214,000 during the first three years; however, long-term costs to serve the Project would be paid by the property owner.

For example,

- For Tax Year (“TY”) 21/22, no funding of public services would be required
- For TY 22/23, public services would be funded at 33% of the cost established in the KMA FIA. (Each unit would pay an average of \$12/month)
- For TY 23/24, public services would be funded at 66% of the cost established in the KMA FIA. (Each unit would pay an average of \$24/month)
- For TY 24/25 and thereafter, the rate would be set at the normal rate established in the KMA FIA. (Each unit would pay an average of \$35/month including escalation)

This option is similar to Option 3 in the September 23, 2020, staff report. Rents on apartment projects have increased by over 18% in the last three years, or 6% per year, and have surpassed operating cost increases. The average rent on a new apartment is \$2,000 per month and new apartment rents have increased by \$120 per month each year for the past three years (6% per year). By comparison, the cost of public services is \$33 per month, which escalates to \$35 per month by Year 24/25. While rent increases experienced during the last three years may not have been typical, an average rent increase of 3% per year and operating costs increases of 2.5% per year, would still result in per unit advantage to the Applicant of \$134/per month by the end of the phasing in period.

For example,

Tax Year	Monthly Rent	Rent Increase (3%)	Monthly Expense	Expense Increase (2.5%)	Income Less Expenses	Profit Over First Year	CFD (Option 2)
21/22	\$2,000	n/a	\$650	n/a	\$1,350	n/a	\$0
22/23	\$2,060	\$60	\$666	\$16	\$1,394	\$44	\$12
23/24	\$2,121	\$122	\$683	\$33	\$1,438	\$89	\$24
24/25	\$2,184	\$184	\$700	\$150	\$2,034	\$134	\$35

- Option 2b: Apartment Project Waiver Option: For the reasons stated above, apartment project owners believe that funding the ongoing costs of public services diminishes their investment. The City Council may elect to waive the requirement that this apartment project pay for the municipal services necessary to serve it.
- Option 3: The City Council may choose to reject the KMA analysis and instead adopt the DPFG Fiscal Impact Analysis, dated July 15, 2020, commissioned by the Applicant. This analysis uses property valuations provided by the developer and does not fund the additional Fire Department

costs to serve the Senior Apartments. The cost of public services is calculated at \$94,380 in this Applicant's study. Participation in the CFD or the implementation of another lawful funding mechanism would then mirror this amount.

- Option 4: The City Council may determine to exempt this Project entirely from the requirement to fund municipal services. The City's General Fund will then fund the cost of municipal services necessary to serve the Project in the future.

Copies of KMA and DPF's Fiscal Impact Analyses and relevant correspondence is included with this report as Attachment 1.

#### PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed and considered the Project on September 22, 2020. Ultimately, the Planning Commission voted 4-2 (Commissioners Barba and Paul voting no, one seat vacant) to recommend that the City Council certify the Final EIR and approve the Project. The Commission's recommendation endorsed staff's recommendation, with the inclusion of an additional condition requiring that the Applicant "meet with staff and discuss the viability of adding units that may be at a certain level of affordability as a part of this project." This vote occurred subsequent to the failure of a prior motion (vote 3-3; Commissioners Barba, Paul, and Doan voting no, one seat vacant) to approve the staff recommendation *without* the added condition noted above.

Planning Commission discussion focused on a number of aspects of the Project, which can generally be grouped into topics related to fiscal impacts; architecture and site design; density, affordability, and housing types; and land uses and impacts on the surrounding neighborhood. Minutes from the September 22, 2020 Planning Commission meeting are attached to this report as Attachment 2.

*Fiscal Impacts* – The Planning Commission generally discussed the requirement for the Applicant to offset fiscal impacts that the Project may have on the ability for the City to provide services in the future. The Planning Commission also discussed the prospective land use with respect to the fiscal impact on the City and the effect that the Project would have on sales and property tax revenues. The general consensus was that the Project should be revenue-neutral as it relates to funding of future public services. As part of this discussion, staff confirmed that the ultimate decision on funding of services is under the purview of the City Council.

*Architecture and Site Design* – Commissioners were split on their impressions of the Project's architectural and site design. Most supported the design of the senior housing building, however there was no consensus on the design of the remainder of the buildings and Project site. Specific topics of discussion included the tower element at the northeast corner of E. Grand Avenue and Valley Boulevard, access and pedestrian orientation, residential amenities, parking, and appropriateness for the urban core, among others.

A summary of the Project architecture and site design is provided later in this report, and a full analysis can be found in the Planning Commission staff report.

*Density, Affordability, and Housing Types* – Several commissioners noted their belief that the Project does not yield adequate density or provide enough residential dwelling units, especially for a project at the urban core. Others believed that the Project would provide a good mix of different product types to accommodate individuals of all ages, and would increase the amount of workforce housing in the downtown area. Some questioned whether the villa and rowhome product types on the east side of the Project site were appropriate for the area, while others were pleased with the fact that those product types would provide opportunities for home ownership.

As a whole, the Planning Commission expressed support for an affordable housing component to be incorporated into the Project. The affordable housing issue became critical in securing a positive recommendation for the Project, as noted above.

*Land Uses and Impacts on the Surrounding Neighborhood* – The Commission discussed various issues that would fall into this category. Among them were the amount of commercial space, a lack of office space to provide weekday/daytime clientele for surrounding businesses, the positive impact of increased residential population on downtown businesses and the ability to attract new businesses as a result, and the transition from higher density residential and mixed-use development on the west side of the site (closer to the heart of downtown) to lower density residential development on the east side of the site (adjacent to an existing, lower-density neighborhood).

As noted, the September 22, 2020, Planning Commission staff report and Planning Commission meeting minutes are provided as Attachments 2 and 3, respectively. Additionally, the meeting was recorded and can be viewed at the following link: <https://escondido.12milesout.com/Video/Meeting/0cfa9136-7a0a-4e63-b310-25b46a147fc2>.

Twenty-nine members of the public (including the Project Applicant) spoke at the hearing, with 20 in favor of the Project and eight opposed to the Project. Aside from the Applicant, such testimony took the form of written testimony read aloud at the hearing, in conformance with current procedures in place in light of the COVID-19 pandemic. Other written correspondence was provided to the Planning Commissioners as part of the staff report, and correspondence received subsequent to publication of that report was forwarded to the Commission prior to the hearing. All correspondence addressed to the Planning Commission is attached to the Planning Commission staff report and included with Attachment 4 to this report.

#### HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission (“HPC”) considered the request for a non-emergency demolition permit for an international-style medical office building located at 121 – 141 N. Fig Street on July 16, 2020. The HPC voted 4-0 (Commissioners Correll and Purvis absent; Commissioner Rea recused) to approve the recommended Findings of Fact to support the non-emergency demolition permit. The HPC staff report and HPC meeting minutes are included as Attachments 5 and 6, respectively. Additionally,

the meeting was recorded and can be viewed at the following link: <https://escondido.12milesout.com/Video/Meeting/5c8dbd62-0663-4afc-a3fe-6d33e10568af>.

Three members of the public (including the Project Applicant) spoke at the hearing. Both speakers encouraged the relocation or adaptive reuse of the building. Aside from the Applicant, such testimony took the form of written testimony read aloud at the hearing, in conformance with current procedures in place in light of the COVID-19 pandemic. Other written correspondence was provided was provided to the Historic Preservation Commission as part of the staff report.

#### BACKGROUND:

##### *Project Site*

The Project site is currently occupied by the Palomar Health Downtown Campus (“Hospital Campus”) and various adjacent properties/parcels. The site is currently developed with a hospital, medical and general offices, and other commercial uses, and associated parking facilities, landscaping, and other site improvements. 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, E. Grand Avenue to the south, and N. Fig Street to the east. The majority of the Project site (approximately 12.8 acres) sits on a small hillside east of Valley Boulevard. The remaining portion of the Project site is located on the west side of Valley Boulevard, and is slightly over one acre in size. 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 Hospital Campus first opened its doors in 1953 and expanded through various additions through the 1990s. In 2012, Palomar Health opened the Palomar Medical Center Escondido located at 2185 Citracado Parkway, and a majority of the services provided at the Hospital Campus have since moved to the Citracado Parkway facility. With the Hospital Campus 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. The Hospital Campus is highly visible from throughout the valley floor, but no longer serves as the economic engine it once was.

Surrounding land uses include general and medical office, and multi-family residential uses to the east, general and medical office, and senior housing uses to the south, public-serving commercial uses (retail, restaurant, etc.) to the west, and medical office, institutional (assisted living), and retail uses to the north. The site has frontage on Valley Boulevard, E. Grand Avenue, E. Valley Parkway, N. Fig Street, and E. Pennsylvania Avenue, with multiple access points into the various properties.

### *Project Design*

The Applicant proposes to construct 510 dwelling units and up to 10,000 square feet of commercial space in 24 buildings on the Project site. Twenty-three of the buildings would be on the east side of Valley Boulevard, and would include 258 apartments in three large apartment buildings, 72 “rowhome” units in 11 buildings, and 90 “villa” units in nine buildings. The building on the west side of Valley Boulevard would include 90 senior apartment units. While only the rowhome and villa units are intended to be offered for sale at this time, the Applicant would be recording a condominium map which would allow the sale of all 510 units on the Project site at a future date, should the property owner decide to do so.

The commercial components of the Project would be located at the northwest and northeast corner of E. Grand Avenue and Valley Boulevard, in the main apartment building and the senior apartment building. Commercial uses are anticipated to include a café, corner market, and restaurant/sky-bar. Residential amenities on the Project site include a central pool and recreation area, two small pocket parks, a dog park, and other passive outdoor space, as well as a gym, resident’s lounge and clubhouse. Conditions of approval recommended by the Planning Commission would also require the addition of rooftop decks on two of the apartment buildings. The senior apartment building would include two resident lounges and a large outdoor deck. Parking would be provided in garages and surface parking areas on the Project site, and landscaping and outdoor lighting would be provided in conformance with the Escondido Zoning Code.

The Project would see Valley Boulevard changed to a one-way, northbound-only, roadway, with parking on both sides, and enhanced landscaping and sidewalks. Public plazas would be provided at the northwest and northeast corners of the E. Grand Avenue and Valley Boulevard, and at the southwest corner of Valley Boulevard and E. Valley Parkway. E. Grand Avenue would be widened to its ultimate width, and various on- and off-site infrastructure improvements would be made.

Project plans are attached to City Council Resolution No. 2021-17 as Exhibit “F,” and a detailed description of each Project component can be found in the attached Planning Commission staff report.

### 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. A General Plan Consistency Analysis, attached hereto as Attachment 7, addresses the most relevant provisions, and a full analysis of applicable goals and policies can be found as Appendix H to the EIR.

## **2. Downtown Specific Plan Consistency**

The Vision Statement contained in the Downtown Specific Plan reads as follows:

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. A Downtown Specific Plan goal and policy conformance analysis is provided in Attachment 8.

## **3. Affordable Housing**

The Planning Commission's recommendation on the Project included a condition that the Applicant "meet with staff and discuss the viability of adding units that may be at a certain level of affordability as a part of this project." This condition was added in an effort to secure a recommendation from the Commission after an initial vote on the Project based on staff's recommendation resulted in a 3-3 tie. While it may appear that this condition signified that the Commission's intent was for the Applicant to consider increasing the overall number of dwelling units on the Project site by adding affordable units, the Commission had already acknowledged at the hearing that requiring the Applicant to redesign the Project would not be appropriate at this stage in the entitlement process. Thus, the Commission's intent appeared to be that the Applicant consider designating some of the units already proposed as part of the Project to be reserved and set aside as affordable housing units. With the addition of this condition, the Project garnered a recommendation for approval by a 4-2 vote.

As a way to address this condition, the Applicant provided correspondence to the City, attached hereto as Attachment 9. The Applicant is not modifying its Project proposal. Rather, the Applicant is suggesting the market rate design of some of the Project's units would be "relatively" affordable to households. The correspondence draws a distinction between "Affordable Housing" and housing that is affordable. The former is deed-restricted housing, typically subsidized by government or non-profit agencies, or

included as part of a density bonus project, that is available to potential residents based on specific income limitations. Deed-restricted Affordable Housing may fall into several categories, including moderate, low, very low, and extremely low income households, which are based on a renter's income as a percentage of the area median income ("AMI"), adjusted for family size. Housing that is "relatively" affordable, on the other hand, is housing that has been designed in a manner so as to make it more affordable, generally speaking. The most effective way to do this is by limiting the size of units so that the market rate rent or sales price is less expensive than a larger unit.

Low-income households are those making between 50% and 80% of the San Diego County AMI (which, as of April 1, 2020, is \$92,700), adjusted by family size. Most senior housing units are occupied by one or two individuals. As such, this income category would include one-person households making \$64,700 or less, and two-person households making \$73,950 or less. Housing that is affordable to low-income households is housing that costs no more than 30% of that household's income, including utilities, which would equate to \$1,617.50 per month for individuals and \$1,848.75 per month for couples. Assuming an average household size of 1.5 residents, a rental rate of \$1,733 per month for a one-bedroom unit, including utilities, would be considered to be affordable to low-income households.

Assumed costs for utilities are dependent upon the number of bedrooms in a unit and what utilities are included as part of the rent. For multi-family apartment projects, it is typical to have water, sewer, and trash included as part of the rent, so utilities would be limited to energy (gas and electric). Based on current San Diego County Housing and Community Development figures, energy costs for a one-bedroom apartment would be approximately \$83 per month, meaning that the base rent considered affordable to a 1.5-resident, low-income household would be approximately \$1,650 per month.

The senior apartment building includes 90 total units, including 26 one-bedroom units that are each 550 square feet, and 29 one-bedroom units that are each 600 square feet. The Applicant's correspondence identifies an assumed rental rate of approximately \$1,700 for the 550 square foot units, and \$1,750 for the 600 square foot units, excluding utilities. These rental rates appear to be in line with the Applicant's assumed rental rates as identified in the Applicant's FIA analysis; however, one of the Applicant's FIAs assumed an average monthly rent for the senior housing units of \$1,856; the other used \$2,100. (Note that this average is for all senior apartment units, not just the smaller (550 – 600 square foot) units.) If one considers average monthly rent to be \$1,725 for the 550 – 600 square foot senior apartments, the units would cost approximately \$75 per month (or 4.3%) more than what is considered affordable for low-income households with 1.5 residents.

KMA's FIA identified a lower average rental rate of \$1,660 for the senior apartments. Because rental rates are not provided by unit type, City staff is conservatively using the average rental rate (\$1,660) as a basis for this analysis. When utilities are included (\$83 per month), monthly housing expenses would be \$1743, or \$10 more than what is considered affordable for a 1.5-resident, low-income

household. It is likely that the smaller (550 – 600 square foot) units would rent for at least \$10 less than the average rent, which would bring total housing costs (rent and utilities) lower than \$1,733, and thereby affordable to 1.5-resident, low-income households.

Using KMA's assumed rental rate, at least 55 of the 90 senior apartment units would be affordable to low-income households. This amounts to 61% of the senior apartments and almost 11% of the total units in the Project. Using the average rental rate of \$1,725 for the 550 – 600 square foot units, as provided by the Applicant, monthly rents would still be several hundred dollars less than what is considered attainable for 1.5-person households making the AMI.

What the Applicant's analysis fails to address, however, is the fact that a large percentage of senior households live on fixed incomes that are typically significantly lower than the AMI. The Applicant's analysis, therefore, would have been more appropriate if it were applied to the Project's one-bedroom "family apartments" located on the east side of Valley Boulevard. Those units would be 600 square feet, and there are 129 of them proposed as part of the Project.

Similar to the analysis for senior apartments, the FIAs prepared for the Project looked at average unit rent, and did not break it down by unit size. Those FIAs identified average rental rates for the apartment units to be somewhere between \$2,500 and \$2,800. However, a project containing similar units to the 600 square foot apartments proposed as part of this Project was recently constructed less than one mile to the west of the project site. As of January 19, 2021, that project, Rowan, located at 700 W. Grand Avenue, advertised a rental rate of \$2,245 per month for a 645 square foot, one-bedroom unit,

For the purposes of this analysis, staff will use a conservative assumed rental rate of \$2,100 per month for the 600 square foot, one-bedroom apartments proposed as part of the Project. Adding utilities at the same cost as was assumed for the senior apartments, the effective housing cost for the one-bedroom units would be \$2,183. This is \$450 higher than what would be considered attainable for a 1.5-resident household making 80% of the AMI.

Adjusted for household size, AMI for a 1.5-resident household is approximately \$86,650. Using the inputs above, attainable rent (30% of monthly income, including utilities) for such a household would be approximately \$2,166. Therefore, the smallest family apartment units on the site would not be attainable for the average 1.5-resident household. (It should be noted that the units would only rent for \$17 per month (less than 1%) more than what would be considered attainable)

The above analysis notwithstanding, the Applicant analyzed the possibility of adding affordable units to the Project. However, conducting the analysis using AMI for senior housing does not yield realistic results due to the circumstances of that demographic. The analysis, if more appropriately conducted based on the family apartments, reveals that the smallest units could be considered attainable to the

average household. This would assist the City in addressing its need for housing affordable to those in the “moderate income” category (between 80% and 120% of AMI).

#### **4. Conditions of Approval**

As is standard practice, conditions of approval were included as part of the Planning Commission’s recommendation to the City Council. Subsequent to the Planning Commission hearing on the Project, the Applicant requested that staff consider revising and/or deleting a number of those conditions. Through discussions with Project Applicant, staff gained a level of comfort related to some, but not all, of the requested revisions and deletions; however, without further review by the Planning Commission, staff’s ability to revise conditions is limited. Revisions that change the intent of any conditions would have to be supported by substantial, objective evidence. As such, minimal modifications to the conditions of approval, as recommended by the Planning Commission, have been incorporated into the conditions formally being recommended for approval by staff, included as Exhibit “D” to Resolution 2021-17, which is attached hereto as Attachment 15.

In order to provide further information regarding the revisions and deletions to the conditions of approval requested by the Applicant, a thorough analysis has been attached to this staff report (Attachment 10). That analysis identifies each requested modification, staff’s analysis of the requested modification, whether the modification has been incorporated into Exhibit “D” to Resolution No. 2021-17, and staff’s recommendation as to the appropriateness of incorporating that revision into the conditions of approval should the City Council desire to do so. The analysis has been formatted in such a way that the City Council can easily identify modifications it would like to include as part of any motion to approve the Project. The above notwithstanding, staff’s formal recommendation with regard to the conditions of approval is to maintain those recommended by the Planning Commission, with the exception of those identified in Attachment 10, and incorporated into Exhibit “D” to Resolution No. 2021-17.

#### **ENVIRONMENTAL REVIEW:**

The California Environmental Quality Act (California Public Resources Code section 21000 et. seq.) (“CEQA”) requires an environmental analysis of public agency approvals of discretionary projects. A Draft EIR, State Clearinghouse House 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, which is attached as Exhibit “B” to draft City Council Resolution 2021-16, which itself is attached to this staff report as Attachment 11. 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. Information related to each of these topic areas, including measures necessary to reduce the Project’s effects on them, can be found in the Planning Commission staff report. 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 California Public Resources Code sections 21081.5 and 21082.2, and CEQA Guidelines section 15901(b).

Pursuant to California law, the Planning Commission conducted a public hearing on September 22, 2020, to consider the Final EIR and make a recommendation to the City Council. At that hearing, the Planning Commission made the necessary findings and recommended certification of the Final EIR to the City Council, concurrently with its recommendation to approve the Project, as detailed in the Planning Commission staff report and Planning Commission Resolution Nos. 2020-12 and 2020-13.

#### CONCLUSION:

The Project proposes the demolition and redevelopment of the Palomar Health Downtown Campus and surrounding buildings. The Project would see the addition of 510 dwelling units at the eastern end of downtown Escondido, which will create a built-in customer base for existing commercial uses in the vicinity, and attract new commercial uses as well. The Project would include up to 10,000 square feet of commercial space itself, providing the appropriate amount of commercial square footage to enhance the project but avoid creating significant competition for existing commercial uses in the vicinity. By amending the Downtown Specific Plan to allow ground-floor residential uses, the Project would further the underlying vision for downtown Escondido as a dynamic, mixed-use, pedestrian-oriented environment.

The EIR prepared for the Project did not identify any significant impacts to the environment that could not be mitigated to a less-than-significant level. The Planning Commission and HPC, serving as advisory bodies to the City Council on various aspects of the Project, both made the necessary findings and recommended approval of the Project, subject to conditions of approval, attached to City Council Resolution No. 2021-17 as Exhibit “D.”

Considering the foregoing, City staff recommends that the City Council certify the Final EIR prepared for the Project, and approve the General Plan Amendment, Specific Plan Amendment, Density Transfer Agreement, Planned Development Permit, Specific Alignment Plans, Grading Exemptions, Tentative Subdivision Map, and Non-Emergency Demolition Permit for the Palomar Heights project.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

*Mike Strong*, Director of Community Development  
01/21/21 2:21 p.m.

*Adam Finestone*, City Planner  
01/21/21 2:25 p.m.

ATTACHMENTS:

1. Attachment 1 – Fiscal Impact Analyses
2. Attachment 2 – Planning Commission Staff Report (September 22, 2020)
3. Attachment 3 – Planning Commission Minutes (September 22, 2020)
4. Attachment 4 – Public Correspondence (as of January 20, 2021, 3:00 p.m.)
5. Attachment 5 – Historic Preservation Commission Staff Report (July 16, 2020)
6. Attachment 6 – Historic Preservation Commission Minutes (July 16, 2020)
7. Attachment 7 – General Plan Consistency Analysis
8. Attachment 8 – Downtown Specific Plan Consistency Analysis
9. Attachment 9 – Applicant’s Affordable Housing Analysis (October 16, 2021)
10. Attachment 10 – Analysis of Proposed Modifications to Conditions of Approval
11. Resolution No. 2021-16
12. Resolution No. 2021-16 – Exhibits A, B, C, and D
13. Ordinance No. 2021-02
14. Ordinance No. 2021-02 – Exhibits A, B, C, and D
15. Resolution No. 2021-17
16. Resolution No. 2021-17 – Exhibits A, B, C, D, E, and F

# **ATTACHMENT 1**

## **FISCAL IMPACT ANALYSES**

Due to the number of pages of Attachment 1, 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/PDFs/Planning/PalomarHeights/Attachment1-FiscalImpactAnalyses.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.).

**ATTACHMENT 2**  
**SEPTEMBER 22, 2020, PLANNING COMMISSION STAFF REPORT**

Due to the number of pages of Attachment 2, 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/Attachment2PCStaffReport92220.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.).

# ATTACHMENT 3

Planning Commission 09/22/20

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## CITY OF ESCONDIDO

### ACTION MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO PLANNING COMMISSION VIDEO/VIRTUAL CONFERENCE

September 22, 2020

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

**Commissioners present:** Stan Weiler, Chair; Joe Garcia, Vice-Chair; Katharine Barba', Commissioner; Dao Doan, Commissioner; and Rick Paul, Commissioner; Ingrid Rainey, Commissioner (late). One Vacancy

**Staff present:** Mike Strong, Director of Community Development; Kurt Whitman, Senior Deputy City Attorney; Julie Procopio, Director of Engineering Services; Owen Tunnell, Assistant City Engineer; Adam Finestone, Principal Planner; Jay Paul, Senior Planner; and Kirsten Peraino, Minutes Clerk.

#### MINUTES:

Moved by Commissioner Paul and seconded by Vice-Chair Garcia to approve the Action Minutes of the September 8, 2020 Planning Commission meeting. Motion carried unanimously. (5-0-0; Commissioner Rainey was absent for vote; one vacancy).

Commissioner Rainey arrived at 7:07 p.m. and missed roll call and the Minutes vote.

**WRITTEN COMMUNICATIONS:** Received.

**FUTURE NEIGHBORHOOD MEETINGS:** None.

**ORAL COMMUNICATIONS:** None.

**PUBLIC HEARINGS:****1. TENTATIVE SUBDIVISION MAP, CONDOMINIUM PERMIT/PLOT PLAN, AND NON-EMERGENCY DEMOLITION PERMIT; MITIGATED NEGATIVE DECLARATION – SUB 19-0010, PHG 19-0050, AND ENV 19-0007:**

REQUEST: Tentative Subdivision Map along with a Condominium Permit/Plot Plan for the proposed development of 42 air-space, three-story condominium units. A Non-Emergency Demolition Permit is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. The structure originally was constructed as a single-family residence and was converted into a restaurant in 1963 (most recently known as “Hacienda de Vega”), which was shuttered in 2017. Access to the site would be provided from South Escondido Boulevard via a 24-foot-wide private street. South Escondido Boulevard would be improved across the project frontage (eastern side) to include curb, gutter, and sidewalk. A southbound left-turn lane would be striped across the project frontage. Up to 95 parking spaces would be provided on-site (garages/open guest spaces). On-street spaces would be restricted. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Approximately 1.75 acres of land generally located on the eastern side of S. Escondido Boulevard, south of Citracado Parkway, east of S. Centre City Parkway, addressed as 2608 S. Escondido Boulevard (Assessor Parcel Nos.: 238-152-06-00 and 238-152-07-00).

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review, beginning on March 16, 2020, and ending April 6, 2020, in conformance with the California Environmental Quality Act (CEQA). Sixteen (16) written comments were received during the review period. The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources and noise to a less than significant level.

STAFF RECOMMENDATION: Approval to City Council

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### PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):

**Marne Bouillon, Kitchell Development Company, Applicant,** gave a presentation on the project

**Alexa Clausen,** provided comments in opposition to the project.

**Erik Zedelmayer,** provided comments in opposition to the project.

**Save Our Heritage Organization (SOHO),** provided comments in opposition to the project.

**Kristin Hill,** provided comments in opposition to the project.

**Dominic Calarco,** provided comments in opposition to the project.

**Maria Weir Werth,** provided comments in opposition to the project.

**Carol Rea, Chair of the Historic Preservation Commission (HPC),** No Position; presented corrections to the Planning Commission Staff Report indicating the HPC vote count on July 16, 2020 was 2-2-0 with one Commissioner recusing herself; Commissioners Cowan and Breitenfeld voted no; and two Commissioners were absent.

**Carol Rea,** provided comments in opposition to the project.

**Rose Dominguez,** No position but concerned about increase in traffic.

### COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

### ACTION:

Motion by Commissioner Paul, seconded by Vice-Chair Garcia to recommend approval to City Council with the added modification Mitigation Measure CUL-3: The interpretive program be reviewed and approved by the Historic Preservation Commission. Motion carried 4-2-0 (Doan and Rainey voted No and one vacancy).

2. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DENSITY TRANSFER AGREEMENT, PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE DEVELOPMENT PLAN), SPECIFIC ALIGNMENT PLANS, GRADING EXEMPTIONS, TENTATIVE SUBDIVISION MAP; AND NON-EMERGENCY DEMOLITION PERMIT; ENVIRONMENTAL IMPACT REPORT – SUB 18-0011, PHG 18-0049, and ENV 18-0009 (CONTINUED FROM AUGUST 25, 2020):

REQUEST: The project involves 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, Grading Exemptions, and Tentative Subdivision Map for the redevelopment of the former Palomar Hospital Downtown Campus and surrounding properties ("Project Site"). The project proposes to construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale row-homes and villas) and up to 10,000 square feet of commercial/office space on property currently occupied by the hospital buildings and surrounding medical and general office buildings. All existing buildings on the Project Site would be demolished in order to accommodate the proposed project. The General Plan Amendment would downgrade the roadway classification for a portion of N. Fig Street from "Collector" to "Local Collector." The Specific Plan Amendment would eliminate the requirement for ground-floor commercial uses at the project site through a Planned Development Permit process. The Density Transfer Agreement would allow the transfer of 15 dwelling units from the City's downtown Density Credit Pool to the property west of Valley Boulevard (senior apartment building). The Planned Development Permit would allow ground-floor residential uses on the property, as well as a reduction in the number of required parking spaces and a minor setback encroachment along E. Grand Avenue. The Specific Alignment Plan for Valley Boulevard would accommodate a change to one-way (northbound-only) traffic, with on-street parking on both sides. The Specific Alignment Plan for N. Fig Street is necessary as a result of the reduction in the roadway classification. Grading exemptions are required for fill slopes along the eastern side of the property and at the main project entryway (at the corner of Valley Boulevard, E. Valley Parkway, and N. Hickory Street). The Tentative Subdivision Map would create eight lots (seven residential and one open space) and allow for the creation of 202 residential condominium units. The proposal also includes a request to certify the Final Environmental Impact Report for the project and adopt the related Findings and Mitigation Monitoring and Reporting Program.

**PROPERTY SIZE AND LOCATION:** The approximately Project Site 13.8-acre is located at the eastern end of the Downtown Specific Plan, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north and E. Grand Avenue to the south, and is comprised of ten parcels (APNs 229-450-06-00, 229-450-05-00, 229-442-18-00, 229-442-04-00, 229-442-03-00, 229-442-01-00, 230-163-01-00, 230-163-02-00, 230-163-05-00, and 230-163-04-00). The reference address is 555 E. Valley Parkway.

**ENVIRONMENTAL STATUS:**An Environmental Impact Report ("EIR") has been prepared for this project to assess potential environmental impacts. The EIR for the proposed Project is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was prepared to identify and discuss potential impacts and mitigation measures for identified environmental subject areas. The Draft EIR was made available and circulated for a 45-day public review period, from March 20, 2020 to May 4, 2020. 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. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received. It also establishes a Mitigation Monitoring and Reporting Program to monitor the proposed mitigation measures. The Draft and Final EIR will be utilized by the Planning Commission and City Council during the decision-making process for the proposed Project. A decision to approve the Project would be accompanied by written findings.

**STAFF RECOMMENDATION:** Approval to City Council

**PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):**

**Haley Wonsley**, provided comments in favor of the project.

**Gina Ruggiero**, provided comments in favor of the project.

**Paul Sas**, provided comments in favor of the project.

**Robert Wilcox**, provided comments in favor of the project.

**Marianne Grisez**, provided comments in favor of the project.

**Frank Miller**, provided comments in opposition to the project.

**Carol A. Lord**, provided comments in opposition to the project.

**Laura Hunter**, provided comments in opposition to the project.

**Jesus Garcia**, provided comments in opposition to the project.

**Diane Hansen (CEO, Palomar Health)**, provided comments in favor of the project.

**Javier Santizo**, provided comments in opposition to the project.

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**Christopher Allen**, provided comments in opposition to the project.  
**Jorge Viramontes**, provided comments in opposition to the project.  
**Doug Hicks**, provided comments in opposition to the project.  
**Brian Bonar**, provided comments in favor of the project.  
**Alex McLachlan, Downtown Business Association**, provided comments in favor of the project.  
**Rodger Grove**, provided comments in favor of the project.  
**Kirk Effinger**, provided comments in favor of the project.  
**Robroy Fawcett**, provided comments in favor of the project.  
**Jerry Sanders**, provided comments in favor of the project.  
**Brian Williams**, provided comments in favor of the project.  
**Matthew Belshin**, provided comments in favor of the project.  
**Alex Jize**, provided comments in favor of the project.  
**Brandon Keith**, provided comments in favor of the project.  
**Cheryl Engdahl**, provided comments in favor of the project.  
**Taylor Thompson**, provided comments in favor of the project.  
**Don Zech**, provided comments in favor of the project.  
**Maria Bowman**, provided comments in favor of the project.  
**Ninia Hammond, Integral Communities (Applicant)**, gave a presentation of the project.

### COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

### ACTION:

First Motion by Commissioner Rainey, seconded by Vice-Chair Garcia to recommend approval to City Council. Motion failed. (3-3-0; Barba', Doan and Paul voted No, one vacancy).

### ACTION:

Second Motion by Chair Weiler, seconded by Commissioner Rainey to Recommend approval to City Council with the added condition that the applicant, Integral Communities, meet with City staff to discuss the viability of adding affordable housing units as a part of the project. Motion carried 4-2-0 (Barba' and Paul voted No; one vacancy).

**CURRENT BUSINESS:** None.

**ORAL COMMUNICATIONS:** None.

**PLANNING COMMISSIONERS:** None.

**ADJOURNMENT:** Chair Weiler adjourned the meeting at 11:30 p.m. to the regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 13, 2020, in the City Council Chambers via video conference, 201 North Broadway Escondido, California.

  
\_\_\_\_\_  
Adam Finestone, Acting Secretary to the  
Escondido Planning Commission

  
\_\_\_\_\_  
Kirsten Peraino, Minutes Clerk

## **ATTACHMENT 4 PUBLIC CORRESPONDENCE**

Due to the number of pages of Attachment 4, 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/Attachment4PublicCorrespondence.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.).



**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

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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

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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

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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.

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121 – 141 N. Fig Street



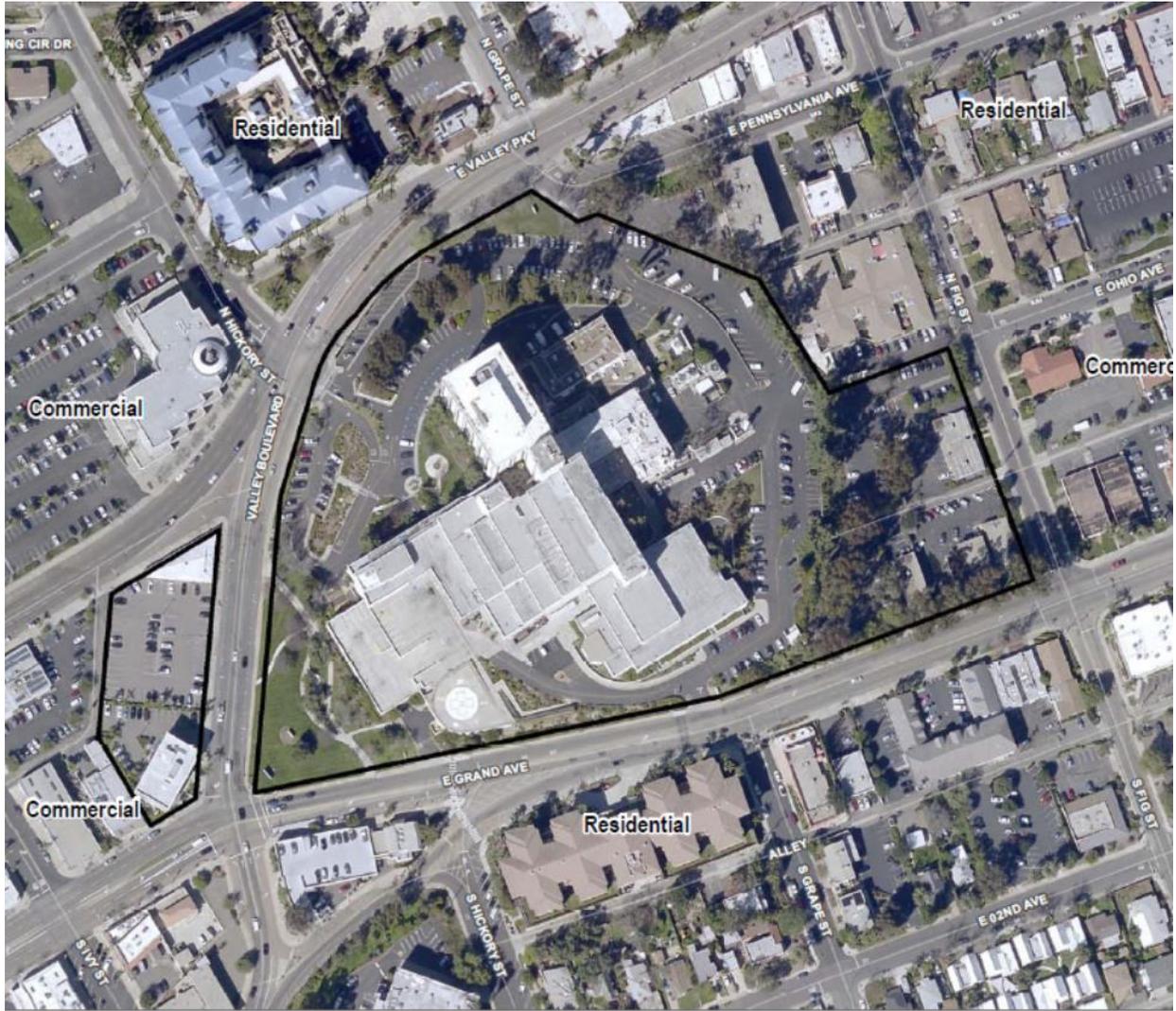
East Façade / Building Entrance



West Façade / Parking Lot

# ATTACHMENT 5

## PROJECT LOCATION



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## Site Plan



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# Architectural Renderings



Corner of E. Grand Avenue/Valley Boulevard/E. 2<sup>nd</sup> Avenue



Apartment Buildings (one of three buildings)

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# Architectural Renderings



Corner of E. Grand Avenue/Valley Boulevard/E. 2<sup>nd</sup> Avenue



Apartment Buildings (one of three buildings)

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# Architectural Renderings



Rowhomes (representative of eleven buildings)



Villas (representative of nine buildings)

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# Architectural Renderings



Senior Apartments (one building)



Central Recreation Area

**CITY OF ESCONDIDO****ACTION MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO HISTORIC PRESERVATION COMMISSION****July 16, 2020**

The regular meeting of the Historic Preservation Commission was called to order at 3:00 p.m. by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Carol Rea, Chair; James Spann, Vice-Chair; Carol Breitenfeld, Commissioner; Errol Cowan, Commissioner; and Marion Hanlon, Commissioner.

**Commissioners absent:** Marc Correll, Commissioner; and Nicole Purvis, Commissioner.

**Staff present:** Mike Strong, Director of Community Development; Adam Finestone, Principal Planner; Kurt Whitman, Senior Deputy City Attorney; Jay Paul, Senior Planner, Paul Bingham, Assistant Planner II; and Kirsten Peraino, Minutes Clerk.

**SELECTION OF CHAIR & VICE-CHAIR:****ACTION:**

Commissioner Cowan nominated Commissioner Rea for Chair. Moved by Commissioner Cowan, seconded by Commissioner Hanlon to nominate Commissioner Rea as Chair, Motion carried. Ayes: Cowan, Breitenfeld, Rea, Spann and Hanlon. (5-0) 2 absences - Commissioners Correll and Commissioner Purvis.

**ACTION:**

Commissioner Hanlon nominated Commissioner Cowan for Vice-Chair. Moved by Chair Rea and seconded by Commissioner Breitenfeld to nominate Commissioner Cowan as Vice-Chair, Motion carried. Ayes: Cowan, Breitenfeld, Rea, Spann and Hanlon. (5-0) 2 absences - Commissioners Correll and Commissioner Purvis.

**MINUTES:**

Moved by Commissioner Cowan, seconded by Commissioner Spann, to approve the minutes of the January 16, 2020 meeting. Motion carried (5-0) 2 absences - Commissioners Correll and Commissioner Purvis.

**WRITTEN COMMUNICATION:** None.

**ORAL COMMUNICATION:** None.

**PUBLIC HEARINGS:**

1. **NON-EMERGENCY DEMOLITION PERMIT – PHG19-0050, SUB19-0010, ENV19-0007**

**REQUEST:** Non-Emergency Demolition Permit for the demolition of an adobe, Spanish Colonial Revival-style structure known as Hacienda de Vega.

**ZONING/LOCATION:** S-P – South Centre City Specific Plan (Southern Entry District)

**APPLICANT:** Brian Jenkins, Forsite Commercial Property Advisors

**STAFF:** Jay Paul, Senior Planner

**STAFF RECOMMENDATION:** Recommend City Council approval of the Non-Emergency Demolition Permit  
**PUBLIC SPEAKERS (SUBMITTED PUBLIC WRITTEN COMMENTS)**

Amie Hayes, submitted comments and has no position on project.  
 Bruce Coons, submitted comments and has no position on project.  
 Victoria Tenbrink, submitted comments in opposition of the project.  
 Alexa Clausen, submitted comments in opposition of the project.  
 Diana Bartletti, submitted comments in opposition of the project.  
 Shaunte' Johnson, submitted comments and has no position on project.  
 Katherine Fromm, submitted comments in opposition of the project.  
 Robin Fox, submitted comments in opposition of the project.  
 Traci Bass, submitted comments in opposition of the project.  
 Lucy Berk, submitted comments in opposition of the project.  
 Maria Weir Werth, submitted comments in opposition of the project.  
 Jenny Hove, submitted comments in opposition of the project.  
 Erik Zedelmayer, submitted comments in opposition of the project.

COMMISSIONER ACTION: Moved by Commissioner James Spann, seconded by Commissioner Carol Breitenfeld to approve staff's recommendation. Motion denied (2-2; Chair Rea recused herself and Commissioners Correll and Purvis were absent).

**2. NON-EMERGENCY DEMOLITION PERMIT – SUB18-0011, PHG18-0049, ENV18-0009**

REQUEST: Non-Emergency Demolition Permit for the demolition of an International-style medical office building

ZONING: S-P – Downtown Specific Plan (SPA-9).

LOCATION: 121 – 141 N. Fig Street (APN 230-163-02-00)

APPLICANT: Ninia Hammond, Integral Communities

STAFF: Adam Finestone, Principal Planner

STAFF RECOMMENDATION: Recommend City Council approval of the Non-Emergency Demolition Permit

COMMISSIONER ACTION: Moved by Commissioner James Spann, seconded by Commissioner Marion Hanlon to support staff's recommendation. Motion approved (4-0; Chair Rea recused herself and Commissioners Correll and Purvis were absent).

**CURRENT BUSINESS:**

**1. DISCUSSION ITEM – DOWNTOWN SPECIFIC PLAN AMENDMENT RELATED TO REQUIREMENTS FOR GROUND FLOOR RESIDENTIAL USES**

REPORT BY: Mike Strong, Director of Community Development

**2. DISCUSSION ITEM – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT**

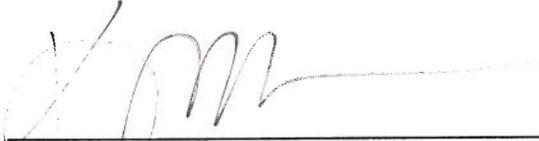
REPORT BY: Paul Bingham, Assistant Planner II

COMMISSIONER ACTION: Moved by Commissioner Errol Cowan, seconded by Chair Carol Rea to authorize staff to submit the annual report to the Office of Historic Preservation. Motion approved (5-0; Commissioners Correll and Purvis were absent).

**ORAL COMMUNICATION:** None.

**COMMISSIONER COMMENTS:** None.

**ADJOURNMENT:** The meeting was adjourned at 5:24 p.m. until the next regularly scheduled HPC Meeting on September 17, 2020.



Kirsten Peraino, *Administrative  
Coordinator* Minutes Clerk



Adam Finestone, *Principal Planner*  
Witness

**ATTACHMENT 7**  
**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

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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.

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### 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 access 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.

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### 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.

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### 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.

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### 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,

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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.*

## ATTACHMENT 7

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.*

## ATTACHMENT 7

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 8

## 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.

## ATTACHMENT 8

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.*

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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.

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October 16, 2020

Mr. Adam Finestone  
City Hall  
201 North Broadway  
Escondido CA 92025

RE: Palomar Heights - Response to Planning Commission's Recommendation of City Council Approval of Project, with Direction to Encourage Applicant to Discuss Level of Housing Affordability with Staff

Dear Adam,

At the public hearing on September 23, 2020, the Planning Commission recommended City Council approval of the project, with the directive that the Commission, "[e]ncourage[d] the applicant to have a discussion with staff about some form of units having some level of affordability." As we have discussed, please accept this letter as the applicant's response to the Planning Commission's direction. To better understand the Planning Commission's direction, I think it is important to first understand several fundamental definitions and driving forces that effect housing and affordability.

### **"Affordable Housing" or Affordable Housing?**

In terms of affordable housing, there is housing affordability by design and then there is deed restricted "affordable housing." What does that mean? Affordability by Design is where the size and configuration of each dwelling unit would be comparable in market rent to deed restricted rent in a RHNA category. The Deed restricted "affordable housing" is that which requires private and government subsidy to build and to maintain a lower rent category by deed-restricting the rents as a percent of Average Median Income (AMI). Such government-supported affordable housing is available only to certain families and often subject to long waitlists.

Currently, in the planning process there are two 100% affordable projects totaling 156 units. We are aware that for one of them (the San Diego Housing Group 50 Unit project), the City is contributing approximately \$4,000,000 towards the San Diego Housing Group project. The two projects include:

San Diego Housing Group – 50 Units  
MAAC / Ivey – 106 Units

However, a number of other types of housing are "affordable by design," "naturally affordable," or otherwise "attainable" by the home-seekers. For instance, homes that are small in size like studios, micro units, and accessory dwelling units, can be added to the inventory in the market to help supply affordable housing. With supply as low as it is and demand as high, smaller units can be built with higher efficiency. These efficient units in the market lead to lower rental prices and make it more affordable to a larger pool of potential renters. In addition to accessory dwelling units other affordable

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housing types being explored include modular housing, tiny houses, multi-family housing and senior housing. Affordable housing by design differs from deed restricted affordable housing which is that which requires government and private subsidy to build and to maintain a lower rent category. The second is to understand the City's housing goals and ordinances and Housing Element itself included in the City of Escondido's General Plan is. Currently the City does not have an "affordable housing" or inclusionary housing ordinance. It is therefore not legally permissible to require that the Palomar Heights project include "affordable housing" units or provide an in-lieu fee pursuant to an adopted ordinance.

However, the City's General Plan and its Housing Element identify strategies, programs, goals, and policies that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites
- Assisting in the development of affordable housing
- Removing governmental and other constraints to housing development
- Promoting equal housing opportunities.

As discussed below, the Project as designed, is the most affordable new housing type available in the market and includes attainable housing "affordable by design" and is consistent with the General Plan and Housing Element policies.

### **Housing Cycle, Regional Housing Needs Assessment (RHNA)**

The current Housing Element falls under the 5<sup>th</sup> cycle which is the planning period of January 1, 2013 through December 31, 2020. For the 5<sup>th</sup> cycle, the City of Escondido has been assigned a RHNA allocation of 4,175 units. As of 2019, reporting shows the City has met only 38 percent of its RHNA obligations, with a remaining need of 2,571 units, as detailed below.

### Income Categories

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- Extremely Low: Households earning up to 30% of the AMI
- Very Low: Households earning between 31 - 50% of the AMI
- Low: Households earning between 51 - 80% of the AMI
- Moderate: Households earning between 81 - 120% of the AMI
- Above Moderate: Households earning over 120% of the AMI

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## Reporting

The City has reported building units in a variety of RHNA income categories. As of the 4<sup>th</sup> Quarter of 2019, the annual progress report showed that a total of 37 building permits were pulled in 2019, for a total of 1,604 units built toward all RHNA categories during the seven years between January 2013 and December 2019.

	5 <sup>th</sup> Cycle Allocation	December 2019 Reporting *Annual Element Progress Report City of Escondido	Shortfall
Very Low	1042	98	944
Low	791	92	699
Moderate	733	51	682
Above Moderate	1609	1363	246
<b>TOTAL</b>	<b>4175</b>	<b>1604</b>	<b>2571</b>

## **Palomar Heights Project**

Throughout the review process, the Palomar Heights project has been guided by its Project objectives to: provide a wide variety of multi-family housing types and designs to meet current household needs within the Downtown Specific Plan area; and assist the City in implementing its housing goals by increasing the City's housing stock. (Final EIR, Summary, Section S.2 Project Description.)

With a population of over 150,000, Escondido is one of the largest cities in North San Diego County. The make-up of that population includes 113,692 adults, 16% of which are seniors.

In an effort to diversify product type, to create a more interesting community atmosphere, and to service a broader population, the Palomar Heights project has been planned to include for sale, for rent and senior for rent components within the 510-unit housing plan. This Project proposes 32% for-sale high density condominiums (162 units), with the remaining 68% percent of for-rent housing units split between family apartments (258units) and senior age-restricted apartments (90 units).

The City has determined that the proposed Project is consistent with the General Plan's housing goals and policies. For example, Appendix H, City of Escondido General Plan Policy Consistency Analysis Table, of the EIR states the following:

The Project would contribute 510 residential dwelling units to the regional housing stock and would provide a variety of multi-family housing types. The Project would have residential uses that would be composed of four multi-family residential unit types: senior apartments, apartments, villas, and rowhomes. The varying types of residential uses reflect the community's needs at different stages of life, which would be reflected in the housing prices. The proposed housing density would be consistent with

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the General Plan Housing Element 45 du/ac maximum allowed density for the site and inventory target of 30 du/ac.

Further, 90 of the residential units provided would be senior apartments. (*Ibid.*) The diversity of housing types provided by the Project would be viewed as affordable to households with a range of incomes. In addition, the proposed project does not implicate the existing housing stock, or preclude the future development of “affordable housing” units.

Regarding senior housing specifically, in effort to increase affordability (sometimes referred to attainability to differentiate from deed restricted “affordable housing”) to senior housing, the apartment product type was specifically segmented to include smaller units starting in the 500- to 600- square foot range specifically targeting the 55 years old and older baby boomer generation. By design, these smaller units will rent less than larger units, making them more affordable to this senior population.

The matrix of the senior units designed in this smaller square footage range is as follows:

Unit Type	Square Footage	Bedroom Count	Rent	Income Category	Unit Count
Plan 1	550	Studio	1700	Moderate	23
Plan 2	600	1	1750	Moderate	29
TOTAL					52

Within the senior apartments, there are 23 studio type units of 550 square feet which represents 25.5% of the 90 units. Using the California Department of Housing and Community Development “HCD”’s 2019 Affordability Calculator (a tool provided by HCD to help cities categorize new units by RHNA categories for their annual reporting requirements), a unit of this size would be considered Moderate, renting at approximately \$1,700. Based on market rents in Escondido, it is reasonable to assume that this rent would be at or close to current market rent. The larger 600 square foot, 1-bedroom units in the senior apartment building would be estimated to rent for \$1,750, which would also fall under the Moderate category based on HCD’s 2019 Affordability Calculator. There are 29 of these 1-bedroom units planned. Together these 52 units make up 10% of the overall unit total within the Palomar Heights project. Thus, the Project has been designed to render these units affordable through design of smaller units creating a lower rent market condition, rather than seek to develop government subsidized and deed restricted “affordable housing.”

As the 55 and older population begins to retire and sell their more traditional single family homes, we have seen a movement in the marketplace to downsize and simplify including a “lock and leave program” where seniors look to relocate to a more urban, walkable atmosphere. The one-acre site on the corner of Grand and Valley Blvd was determined to be most suitable for a standalone product type such as active 55+ senior housing to provide easy access to downtown shops and restaurants. The proposed Project also includes a separate commercial space integrated into the building and different and unique

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recreation incorporated into the building so that the single building can behave like a unique community within the broader downtown community. The smaller unit types and configurations lend themselves to a lock and leave atmosphere for couples looking to downsize or single seniors. Due to the smaller nature of the units, ranging from 550 to 800 sf, there is an inherent affordability by design in the product. It is further notable that as seniors downsize, their existing housing may become available to buyers looking to “move up.” Project housing will increase the City’s available housing supply, making available additional existing housing, and serving to reduce housing prices in the City. Further, the Project would assist the City to meet its 5<sup>th</sup> Cycle RHNA allocation by developing 510 new housing units at a variety of price points. In addition, of the for-sale housing types, the Villas start at 1,100 square feet with a two bedroom two bath floorplan targeting an attainable first time homebuyer program.

### **Conclusion**

We believe the foregoing explanation addresses the Planning Commission’s direction to consider discussing providing a certain level of affordability for some units. As detailed herein, we have worked to design affordability into the very fabric of the Palomar Heights project, while designing a unique, high-quality, and attractive community that addresses the residential and commercial needs of the City’s Downtown core. We look forward to project approval so we can soon provide a variety of multi-family housing types to the individuals, families, and seniors that will become a part of the Palomar Heights community.

Thank you and planning staff for your consideration.

Thank you,  
Ninia Hammond  
Project Manager

# ATTACHMENT 10

Subsequent to the Planning Commission hearing on September 22, 2020, the applicant requested revising and/or deleting certain permit conditions, formally recommended for approval to the City Council. City staff reviewed the applicant's requests related to the Conditions of Approval ("Conditions"), and has identified revisions that staff believes are appropriate. Through this exercise, City staff has identified two additional permit conditions that should also be associated with the Project's implementation.

This document helps summarize all condition-change requests, helps identify the changes made to draft Resolution No. 2021-17, identifies outstanding issues, and facilitates a way to review all remaining issues and other condition-change requests.

## SECTION 1: OVERVIEW

On September 22, 2020, the Planning Commission recommended approval of the Project to the City Council, subject to certain conditions. This authorization was based on the review of the Project-related materials available at the time. Although minor changes to the approved Planning Commission resolutions can be incorporated into City Council ordinances and resolutions fairly easily, significant changes and modifications cannot be made so freely (i.e., some changes to Project-related materials may require additional Planning Commission review and approval). City staff's ability to formally recommend that the City Council accept revisions to the Conditions is partially restricted without providing the Planning Commission the ability to review and make a recommendation on such revisions. In other words, the implementation of new or revised conditions at this stage of the process, after the Planning Commission's review, may effectively bypass the Planning Commission's role in the development process at the City. Therefore, in consideration of the Planning Commission's role in the process, revisions to the Conditions included as Exhibit "D" to draft City Council Resolution No. 2021-17 are limited to those that are either technical in nature and supported by substantial objective evidence, or those that merely provide clarification of the conditions recommended by the Planning Commission without changing their intent.

The above information notwithstanding, staff believes it is also appropriate to present the applicant's additional requested modifications to the Conditions to City Council for consideration. The table that follows in Section 2 of this document identifies the Conditions to which the applicant and City staff have requested modifications, and provides an analysis of such requests. Notes have been provided next to each requested revision to specify whether the modification has been incorporated into the Conditions that are included as Exhibit "D" to draft City Council Resolution No. 2021-17, or if not, whether staff believes the modification is appropriate. Additional modifications to the Conditions beyond those listed in this document must be considered as part of any motion brought forward to approve the Project. Section 3 of this document provides a simplified list of modifications to the Conditions already incorporated into Exhibit "D." Finally, Section 4 of this document consists of a list of all modifications supported by staff, so if the City Council desires to incorporate all such modifications into a motion for action at its meeting on January 27, 2021, the list may be referenced as a simple and streamlined way to do so.

## SECTION 2: SUMMARY OF CONDITION-CHANGE REQUESTS

For all revisions described in the Analysis section below, ~~strike-through~~ text represents deletions to proposed conditions and underlined text represents additions to proposed conditions, deemed appropriate by staff.

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
A.2	<b>Permit Expiration.</b> The Permit shall expire thirty-six (36) months	Revise condition to read:	This condition is a standard condition placed upon all projects	This revision, as identified in the

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
	<p>from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code.</p>	<p><b>Permit Expiration.</b> The Planned Development Permit and Tentative Map 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. A time extension will extend all of the entitlements including the Tentative Map, Precise Development Plan, SAP and Grading Exemption.</p>	<p>as part of entitlement approvals. In order to clarify the intent of the condition, it has been revised as follows:</p> <p><b>Permit Expiration.</b> <del>The Permit With the exception of the General Plan Amendment and Specific Plan Amendment, project approvals</del> 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. <u>The General Plan Amendment and Specific Plan Amendment shall not expire.</u></p>	<p>Analysis column, is for clarification only and does not alter the intent of the condition; It has been incorporated into draft City Council Resolution No. 2021-17.</p>
A.7.a	<p>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.</p>	<p>Revise condition to read:</p> <p>Prior to grading permit issuance, the Applicant shall cause <u>the conditions of approval</u> a covenant to be 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. <u>The City shall cause the necessary document to remove recordation at the final Certificate of Occupancy, and should any covenants need to remain in place, such covenants shall be recorded in the property CC&amp;R's.</u></p>	<p>This condition is a standard condition placed upon all projects as part of entitlement approvals. Staff does not believe the removal of the recorded covenant is appropriate because many of the conditions relate to the ongoing operation of the Project and are intended to run with the land.</p>	<p>This revision has not been incorporated into draft City Council Resolution No. 2021-17.</p>
A.8	<p><b>Right to Entry.</b> The holder of this Permit shall make the premises available for inspection</p>	<p>Revise condition to read:</p>	<p>The applicant's concern appears to be with the right of City staff to enter private residences after</p>	<p>Staff would support this revision if the City Council desires to</p>

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
	<p>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.</p>	<p><b>Right to Entry.</b> The holder of this Permit shall make the premises available for inspection by City staff during construction <del>or operating hours</del> 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.</p>	<p>construction is completed and occupancy has been granted. Since the City maintains rights to investigate code compliance and other criminal complaints through its vested police powers, the deletion of “or operating hours” from the condition would not adversely affect its content.</p>	<p>implement the modification; however, it has not been incorporated into draft City Council Resolution No. 2021-17.</p>
<p>A.9</p>	<p><b>Compliance with Federal, State, and Local Laws.</b> 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.)</p> <p><i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i></p>	<p>Revise condition to read:</p> <p><b>Compliance with Federal, State, and Local Laws.</b> 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. <del>(Permits from other agencies may be required and it is the applicant’s sole responsibility and obligation to obtain said permits.</del> <u>Permits from other agencies may be required as specified in the Permit’s Details of Request.</u></p> <p><i>(The remainder of this condition has been omitted from this table</i></p>	<p>This revision has been proposed by staff based on recent changes to the standard Conditions.</p>	<p>This revision does not alter the intent of the condition; it has been incorporated into draft City Council Resolution No. 2021-17.</p>

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
A.10	<p><b>Fees.</b> 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.</p> <p><i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i></p>	<p><i>since no further modifications have been requested.)</i></p> <p>Revise condition to read:</p> <p><b>Fees.</b> The appropriate development fees and Citywide Facility fees shall be paid in accordance with the <u>approved prevailing</u> fee schedule in effect at the time of building permit issuance, <del>to the satisfaction of the Director of Community Development.</del> Through plan check processing, the Applicant shall pay <u>these</u> development fees at <del>the established rate.</del></p> <p><i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i></p>	<p>Staff does not believe that the requested revisions change the substance of this condition. Deviation from the conditions recommended by the Planning Commission is not justified.</p>	<p>This revision has not been incorporated into draft City Council Resolution No. 2021-17.</p>
A.15	<p><b>Revocation, Suspension, Modification.</b> 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.</p>	<p>Delete condition in-full and replace with the following:</p> <p><b>Enforcement.</b> If any of the terms, covenants or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and</p>	<p>The condition, as originally written, is more appropriate for, and applicable to, conditional use permits. However, certain aspects of the condition related to the City's enforcement authority during and after project construction must be maintained regardless of the type of entitlement being obtained. After consultation with the City Attorney's office, it was determined that this requested modification is appropriate and provides the necessary level of enforcement authority required by the City.</p>	<p>This revision does not alter the intent of the condition; it has been incorporated into draft City Council Resolution No. 2021-17.</p>

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
	<p>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:</p> <ul style="list-style-type: none"> <li>a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or</li> <li>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</li> <li>c. The use as presently conducted creates or constitutes a nuisance.</li> </ul>	<p>prosecute litigation to compel compliance with said conditions or seek damages for their violation. The applicant/developer shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.</p>		
A.16	<p><b>Indemnification.</b> The Applicant shall hold harmless...</p> <p><i>(The requested modification is limited to the addition of text at the end of the condition. The full text of the existing condition has been omitted.)</i></p>	<p>Add the following language to the end of this condition:</p> <p><u>The obligations under this terms shall cease when any legal proceedings arising from approval of the project or issuance of a permit for the project have been concluded or when the project's</u></p>	<p>This condition is a standard condition with applied to all projects. It has been crafted in consultation with the City Attorney's office, and modification is not appropriate.</p>	<p>This revision has not been incorporated into draft City Council Resolution No. 2021-17.</p>

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
		<u>approvals are revoked, withdrawn, rescinded, set aside, rejected, or overturned, whichever occurs first.</u>		
C.1	<p>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.)</p>	<p>Replace conditions C.1, C.2, and C.3 with the following condition:</p> <p>A minimum of 849 parking spaces shall be provided on the project site. Said parking spaces shall include all covered and open spaces. Any request to decrease the number of parking spaces below 849 shall require a modification to the Precise Development Plan any modification to increase the number of on-site parking spaces shall be subject to the review of Planning in the Parking Management Plan to confirm that the additional parking does not replace any usable recreation or open space area. An additional 30 street parking spaces shall be provided on Valley Boulevard and E. Valley Parkway, inclusive of two rideshare spaces. 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.</p>	<p>This condition is intended to ensure an appropriate number of parking spaces are provided and to ensure compliance with applicable local and state regulations. While staff does not support the requested modifications identified to the left, certain modifications may be appropriate. As such, staff would support modifying it as shown below:</p> <p>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 <u>or decrease</u> the number of on-site parking spaces <del>beyond 849</del> shall require a modification to the <del>Master Precise</del> Development Plan. Any <del>request to decrease the number of parking spaces below 849</del> shall <del>require a modification to the Precise Development Plan.</del> (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.)</p>	<p>Staff would support the revision in the Analysis column if the City Council desires to implement the modification, however it has not been incorporated into draft City Council Resolution No. 2021-17.</p>

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
C.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	See Requested Modification to Condition C.1 above.	Staff believes this condition is applicable and appropriate for the project and does not support its removal or modification. See Analysis to Condition C.1 above.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
C.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.	See Requested Modification to Condition C.1 above.	Staff believes this condition is applicable and appropriate for the project and does not support its removal or modification. See Analysis to Condition C.1 above.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
C.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.		This condition recommended by the Planning Commission required a revision to the plans prior to City Council consideration of the project. This revision has been made, so the condition is no longer necessary.	This condition has been removed from draft City Council Resolution No. 2021-17.
C.10	Only one garage access remote shall be provided for each apartment unit.	Delete the condition in-full and replace with the following:  All apartment units shall be provided with one covered parking space. Garage access shall be programmed to ensure compliance with this condition.	The intent of this condition is to address concerns regarding parking space availability and garage maneuverability due to the length of garages with only one point of entry/exit. However, because new parking garages are often programmed to be operated via a smart-phone application, the Requested Modification has been	This revision does not alter the intent of the condition; It has been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
			presented by the applicant to more appropriately address the concern.	
D.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.	Delete the condition in-full.	The applicant has asserted that the City's general enforcement authority and/or the authority granted by Condition of Approval A.15 (as modified) above, is sufficient to serve this purpose. Staff acknowledges such, and is not opposed to the removal of this condition.	Staff would support this revision if the City Council desires to implement the modification; however, it has not been incorporated into draft City Council Resolution No. 2021-17.
D.6.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 If 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	<p>Revise condition to read:</p> <p>A final backbone landscape and irrigation plan shall be submitted to the Planning Division for review and approval prior to grading plan approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of the detailed landscape and irrigation plans for each subsequent phase shall be submitted to the Engineering Services Department with the second submittal of the precise grading plans for each phase.</p> <p><i>(It is unclear if the applicant's intent was to delete the remaining portion of this condition.)</i></p>	Landscape construction drawings, including irrigation plans, are required for all projects meeting any of the criteria in Section 33-1323 of the Escondido Zoning Code. This language is standard for all projects and staff does not believe modifications are necessary. (Note that the condition included as Exhibit "D" to draft City Council Resolution No. 2021-17 includes one minor revision to fix a typographical error.)	This revision has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
	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.			
D.6.j	Internal sidewalks shall be removed and replaced with landscaping in locations where they are not required for accessible paths of travel.	Delete this condition in-full.	The intent of this condition is to reduce the amount of hardscape (pavement/asphalt) on the project site overall and provide more landscaping/green space where possible.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
E.1	Roof heights shall be modified on all buildings to provide greater variation, to the satisfaction of the Director of Community Development.	Delete this condition in-full.	Staff believes that additional variety in roof heights would benefit the aesthetic appeal of the Project. This condition has been included to enhance the architectural appearance of this landmark project.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
E.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.	Delete the condition in-full.	See Analysis of requested modification to Condition E.1 above.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
E.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	Delete this condition in-full.	Since the Planning Commission hearing, the applicant has submitted revised architectural plans for the apartment buildings and senior apartment building to address this and other	This revision has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
	vertical relief of at least three feet in various locations, and cannot be accomplished simply through the use of different colors and materials.		architectural conditions. The applicant's request to delete this condition would require that the revised plans be formally incorporated into Exhibit X to draft City Council Resolution No. 2021-17. Staff has reviewed the plans and provided comments to the applicant. However, because the plans are different from those recommended for approval by the Planning Commission, they have not been incorporated into Exhibit "D" to draft City Council Resolution No. 2021-17. (The revised plans are attached to this document for reference purposes.)	
E.4	Wrap-around decks shall be provided on corner units.	Delete this condition in-full.	See Analysis of Requested Modification to Condition E.3 above.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
E.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.	Revise condition to read:  A rooftop deck with appropriate seating, decorative lighting, planters, etc., shall be provided on the southwest corner of Building 1.	See Analysis of Requested Modification to Condition E.3 above.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
E.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.	Delete condition in-full and replace with the following:  Final Design of the Commercial Façade for Building 24 will be subject to design review upon final submittal.	While the intent of the design for the commercial component on the northwest corner of Valley Boulevard and E. Grand Avenue (first floor of the senior apartment building) is evident, final design details are not identified. Regardless, the applicant's requested modification is	This revision has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
			unnecessary and is not supported.	
E.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.	Delete this condition in-full.	See Analysis of Requested Modification to Condition E.3 above.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
F.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).	Delete this condition in-full	This condition was originally identified early in the project review as necessary due to the minimal amount of open space provided at the senior apartment building. Since that time, a large outdoor deck which provides a significant increase in the amount and quality of usable open space for the building has been added. The condition was discussed at the Planning Commission hearing, at which time staff stated that the condition was appropriate for the project. However, after further analysis, staff believes that there is sufficient open space at the senior apartment building such that access to the open space amenities on the main project site (east of Valley Boulevard), while certainly a benefit to residents, is not a necessity. As such, staff does not oppose removing this condition if the Council sees fit to do so.	Staff would support this revision if the City Council desires to implement the modification; however, it has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
F.2	One unit in the senior apartment building shall be reserved for an on-site resident manager.	Delete this condition in-full.	The applicant has suggested that this condition is not appropriate for a market-rate active senior community. Since the Escondido Zoning Code does not mandate this, staff does not oppose removing the condition if the City Council sees fit to do so.	Staff would support this revision if the City Council desires to implement the modification; however, it has not been incorporated into draft City Council Resolution No. 2021-17.
F.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.	Revise condition to read:  Residents of the project, <u>exclusive of Building 24</u> , shall be permitted free use of the on-site gym. Public use of the gym is permitted, at the discretion of the applicant.	Should the City Council see fit to delete Condition F.1, staff would support the addition of the language regarding exclusion of Building 24. However, since the on-site gym is identified as a residential amenity for the project, the intent is that residents be allowed to use it free of charge.	Staff would support the partial revision of this condition, as detailed in the Analysis column to the left, if the City Council desires to implement the modification; however, it has not been incorporated into draft City Council Resolution No. 2021-17.
G.3	Occupancy shall not be granted to more than 50 percent of any one housing type until occupancy is granted for Building 23.	Delete this condition in-full.	Staff is opposed to the deletion of this condition since Building 23 is designed to be the focal point of the project. Concern is that, while Building 23 is required to be part of the first phase of the project, it may not be the applicant's primary focus. The condition is intended to ensure the construction of Building 23 is not put on hold, even if permits for its construction are issued as part of the first phase of the project, and that it be completed in a timely manner.  However, staff is aware that construction of Building 23 will	Staff would support the revision of this condition as detailed in the Analysis column to the left, if the City Council desires to implement the modification; however, it has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
			<p>likely take longer than the villas and rowhomes, and understands the applicant's desire to be able to continue delivering homes. Staff also does not want occupancy of Building 23 to preclude occupancy of the senior apartment building (Building 24).</p> <p>As such, staff would recommend the condition be modified as follows, should the City Council see fit to do so.:</p> <p>Occupancy shall not be granted to more than 50%of the villas or rowhomes until all impact fees are payed for Building 23. Occupancy shall not be granted for more than 75 percent of the villas or rowhomes until occupancy is granted for Building 23.</p>	
G.6	<p>The Applicant shall cause the full quota of development permissible and required as part of the Specific Alignment Plan ("SAP") for Valley Boulevard 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.</p>	<p>Revise condition to read:</p> <p>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 50<sup>th</sup> <u>250<sup>th</sup></u> unit of the Project, irrespective of Project phasing. <u>This improvement can also be bonded for completion to release the remaining certificates</u></p>	<p>Like Building 23, the SAP for Valley Boulevard is a focal point of the Project, and is the most significant and important public improvement included with the Project. Allowing it to be delayed, even if bonded for, would be problematic for the project site as well as the surrounding neighborhood since construction of the improvement will have a significant impact on the traffic patterns and access throughout the area. For these reasons, staff does not support the requested revision. (Note that one modification was made to this</p>	<p>This revision has not been incorporated into draft City Council Resolution No. 2021-17.</p>

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<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
H.3	<p>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.</p>	<p><u>of occupancy prior to completion of the improvement.</u></p> <p>Delete condition in-full and replace with the following:</p> <p>Per State and Federal Housing Law, prior to the recordation of the final map, the applicant shall enter into and cause to be recorded a Restrictive Covenant including a 55 and older provision, specific to the 1 acre parcel for the 90 unit apartment site (Building 24).</p>	<p>condition to address an incorrect street name.)</p> <p>The condition recommended by for approval by the Planning Commission is highly similar to that recently included with another senior housing project. Staff, including the City Attorney's office and the Housing Manager, does not believe the applicants requested modification is appropriate. (Note that the condition included as Exhibit "D" to draft City Council Resolution No. 2021-17 includes one modification to clarify that the reference is to issuance of the building permit for the senior apartment building.)</p>	<p>This revision has not been incorporated into draft City Council Resolution No. 2021-17.</p>
H.4	<p>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</p>	<p>Delete this condition in-full.</p>	<p>See Analysis of Requested Modification to condition H.3 above. (Note that the condition included as Exhibit "D" to draft City Council Resolution No. 2021-17 includes one modification to clarify that the referenced agreements are those in Condition H.3.)</p>	<p>This revision has not been incorporated into draft City Council Resolution No. 2021-17.</p>

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Condition	Existing Condition Text	Requested Modification	Analysis	Status
	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.			
I.1	Minimum fire flow for Building 24 is 2,500 gallons per minute (GPM).	Revise condition to read:  Minimum fire flow for Building 24 is <u>2,000</u> <del>2,500</del> gallons per minute (GPM)	The Deputy Fire Marshall has determined that the minimum fire flow for Building 24 is 1,500 GPM.	This revision is technical in nature and supported by substantial objective evidence; It has been incorporated into draft City Council Resolution No. 2021-17.
I.2	Minimum fire flow for all buildings east of Valley Boulevard (Buildings 1 - 23) is 3,500 GPM.	Revise condition to read:  Minimum fire flow for all buildings east of Valley Boulevard (Buildings 1 - 23) is <u>2,000</u> <del>3,500</del> GPM.	The Deputy Fire Marshall has determined that the minimum fire flow for Buildings 1 – 23 is 2,000 GPM.	This revision is technical in nature and supported by substantial objective evidence; It has been incorporated into draft City Council Resolution No. 2021-17.
J – General Cond. 6	No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:  <i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i>	Revise condition to read:  <u>No Building Permits, other than the for sale model building permits,</u> shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:  <i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i>	This is a standard condition placed on all entitlements that include a subdivision. Staff does not believe the requested modification is appropriate for the project, especially since it involves a lot consolidation in addition to a subdivision and condominium map.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.

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<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
J – General Cond. 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.	Delete this condition in-full.	This is a standard condition placed on all entitlements that involve construction. Staff makes every effort to coordinate any changes to site conditions, however City improvements cannot be reliant upon those required as part of a development, especially when timing of improvements required of that development is unknown.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
J – Street Imps. and Traffic Cond. 19	<p>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.</p> <p><i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i></p>	<p>Revise condition to read:</p> <p>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 <u>within the footprint of the multi-modal / bus stop area on the approved plan set</u>, street furniture, shade structures, and other mobility hub amenities and have room for ride share pick up and drop off.</p> <p><i>(The remainder of this condition has been omitted from this table since no further modifications have been requested.)</i></p>	The requested modification provides additional detail and specificity regarding the location of the required multimodal hub improvements. While staff believes the language is not necessary, staff also understands the applicant's concerns and is not opposed to the modification.	This revision is for clarification only and does not alter the intent of the condition; it has been incorporated into draft City Council Resolution No. 2021-17.
J – Drainage Cond. 5	During construction of the project the Developer will be required to evaluate the current condition of the existing 42" equivalent arch	The applicant has requested that this condition be deleted in-full. However, if it is to remain, they	Staff does not support the request to delete the condition in-full. However, the modifications requested are appropriate with	This revision provides specificity and clarification only, and does not alter the intent

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
	corrugated metal pipe storm drain and do any repairs as necessary to ensure project drainage can be conveyed in the design storm event.	<p>have requested that it be revised as follows:</p> <p><u>Prior to the approval of improvement plans, 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 located at E Valley Parkway and E. Pennsylvania Avenue, and if found failing the Developer will</u> <del>and do any repairs as necessary to ensure project drainage can be conveyed in the design storm event.</del></p>	relation to timing of the identified evaluation, and provide specificity regarding the location of the improvement.	of the condition; it has been incorporated into draft City Council Resolution No. 2021-17.
J – Water Supply Cond. 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.	<p>Revise condition to read:</p> <p>There shall be no permanent structures or private facilities allowed within a public utility easement, <u>except the private storm drains and dry utilities shown on the Approved Tentative Map.</u> <del>Where private storm drains are necessary, they shall be the outer-most utility.</del></p>	The requested medication addresses the issue of placement of dry utilities (gas and electric) in addition to storm drains within the public utility easement. These utilities (dry utilities and storm drains) are frequently found in public utility easements, and the requested modification is appropriate for the project site.	This revision provides specificity and clarification only, and does not alter the intent of the condition; it has been incorporated into draft City Council Resolution No. 2021-17.
J – Sewer Cond. 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.	Delete condition in-full.	The Utilities Department has reviewed an updated sewer study and determined that an 8-inch public sewer main is sufficient to provide the necessary sewer flow for this segment.	This revision is technical in nature and supported by substantial objective evidence; it has been incorporated into draft City Council Resolution No. 2021-17.
J – Sewer Cond. 15	There shall be no permanent structures or private utilities located within public sewer or public utility easements. Where it	<p>Revise condition to read:</p> <p>There shall be no permanent structures or private facilities</p>	The requested medication addresses the issue of placement of dry utilities (gas and electric) in addition to storm drains within the	This revision provides specificity and clarification only, and does not alter the intent

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<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
	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.	allowed within a public utility easement, <u>except the private storm drains and dry utilities shown on the Approved Tentative Map.</u> <del>Where private storm drains are necessary, they shall be the outer-most utility.</del>	public utility easement. These utilities (dry utilities and storm drains) are frequently found in public utility easements, and the requested modification is appropriate for the project site.	of the condition; it has been incorporated into draft City Council Resolution No. 2021-17.
J – Repay. and Fees Cond. 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.	Delete the following text from the end of the condition:  unless a higher amount is deemed necessary by the City Engineer.	As noted in the condition, the security is required to provide a means by which the City can pay for clean-up, repair, etc., in the event that such work is not done by the developer in a timely manner. As is standard, the condition grants the City Engineer the right to increase the amount of the deposit if deemed necessary based on the scope of work. Because the deposit amount described in the condition is likely significantly less than 10 percent of said work, the City Engineer believes it is necessary and appropriate to retain the right to increase the amount if deemed necessary.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

<b>Condition</b>	<b>Existing Condition Text</b>	<b>Requested Modification</b>	<b>Analysis</b>	<b>Status</b>
J – Repay. and Fees Cond. 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).	Revise condition to read:  Prior to issuance of the 395 <sup>th</sup> Certificate of Occupancy, the Developer shall make a Fair Share Contribution of <u>\$50,000</u> towards the future Grand Avenue and Ivy Street intersection improvements (4.6% of <del>\$2million</del> <u>contribution toward</u> design and construction of a <u>future improvement round-a-bout</u> ).	The City is currently working on the Grand Avenue Vision Plan, which would see major street improvements made to Grand Avenue from Escondido Boulevard on the west through Juniper Street on the east. Ultimately, staff believes it would be appropriate to provide a roundabout at the intersection of E. Grand Avenue and Ivy Street, and has drafted this condition to require the project to pay its fair share toward that improvement.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
J – Repay and Fees Cond. 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	Delete condition in-full.	A thorough analysis of the requirements specified in this condition has been provided in the staff report. Staff does not support this request.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.

## ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
	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.			
J – Repay. and Fees Cond. 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.	Delete condition in-full.	A thorough analysis of the requirements specified in this condition has been provided in the staff report. Staff does not support this request.	This revision has not been incorporated into draft City Council Resolution No. 2021-17.
New Condition No. 1 <i>(Insert as J – CC&amp;Rs Cond. 8)</i>		<u>The CC&amp;R's and Reciprocal Use and Maintenance Agreements must state that the Lot Owner and/or Home Owners' Association is responsible for any damage to its private storm drains within the Public Utilities Easements if the City has to trench or excavate within its Public Utility Easement for repair or replacement of a public utility.</u>	This condition has been deemed necessary by staff due to the presence of proposed private storm drains within public utility easements.	This condition was not included with the recommendation made by the Planning Commission; however, staff believes it is necessary and that it would not have altered the Commission's recommendation on the project. As such, it has been incorporated into draft City Council Resolution No. 2021-17.
New Condition No. 2	---	<u>Applicant will require that all qualifying contractors and subcontractors exercise their option to obtain a Board of Equalization sub-permit for the jobsite and allocate all eligible use tax payments to City of Escondido.</u>	This condition has been proposed by City staff as easy way to capture tax leakage that is otherwise diverted to a larger regional pool, shared with other agencies in the County of San Diego. The local tax on materials	Staff would support this revision if the City Council desires to implement the modification; however, it has not been incorporated into draft

# ATTACHMENT 10

Condition	Existing Condition Text	Requested Modification	Analysis	Status
		<u>Prior to commencement of any construction activity on-site the developer will require that the contractor or subcontractor provide City of Escondido with either a copy of their BOE account number and sub-permit, or a statement that use tax does not apply to their portion of the project.</u>	consumed and fixtures sold by construction contractors (when self-reporting the use tax) is generally reported according to the county location of the jobsite, rather than on the physical location of the contractor's business. This condition would not add a new tax to the Project, but would make sure that Escondido receives the local tax from construction contractors.	City Council Resolution No. 2021-17.

## SECTION 3: REVISIONS INCORPORATED INTO EXHIBIT "D" OF DRAFT CITY COUNCIL RESOLUTION NO. 2021-17

*(Strike-through text represents deletions; Underlined text represents additions.)*

A.2 **Permit Expiration.** ~~The Permit~~ With the exception of the General Plan Amendment and Specific Plan Amendment, project approvals 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 General Plan Amendment and Specific Plan Amendment shall not expire.

A.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. Permits from other agencies may be required as specified in the Permit's Details of Request.)~~

*(The remainder of this condition has been omitted from this list and remains as originally recommended by the Planning Commission.)*

A.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~~

## ATTACHMENT 10

~~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.~~

**Enforcement.** If any of the terms, covenants or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with said conditions or seek damages for their violation. The applicant/developer shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

~~C.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.~~

~~C.10 Only one garage access remote shall be provided for each apartment unit.~~

All apartment units shall be provided with one covered parking space. Garage access shall be programmed to ensure compliance with this condition.

I.1 Minimum fire flow for Building 24 is 1,500 ~~2,500~~ gallons per minute (GPM).

I.2 Minimum fire flow for all buildings east of Valley Boulevard (Buildings 1 - 23) is 2,000 ~~3,500~~ GPM.

J – Street Improvements and Traffic Condition No. 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 within the footprint of the multi-modal / bus stop area on the approved plan set, street furniture, shade structures, and other mobility hub amenities and have room for ride share pick up and drop off.

*(The remainder of this condition has been omitted from this list and remains as originally recommended by the Planning Commission.)*

J – Drainage Condition No. 5:

Prior to the approval of improvement plans, 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 located at E Valley Parkway and E. Pennsylvania Avenue, and if found failing the Developer will ~~and do any repairs as necessary to ensure project drainage can be conveyed in the design storm event.~~

J – Water Supply Condition No. 17:

There shall be no permanent structures or private facilities allowed within a public utility easement, except the private storm drains and dry utilities shown on the Approved Tentative Map. ~~Where private storm drains are necessary, they shall be the outer-most utility.~~

# ATTACHMENT 10

J – Sewer Condition No. 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.~~

J – Sewer Condition No. 15:

There shall be no permanent structures or private facilities allowed within a public utility easement, except the private storm drains and dry utilities shown on the Approved Tentative Map. ~~Where private storm drains are necessary, they shall be the outer-most utility.~~

New Condition 1 (*Insert as J – CC&Rs Condition No. 8*):

The CC&R's and Reciprocal Use and Maintenance Agreements must state that the Lot Owner and/or Home Owners' Association is responsible for any damage to its private storm drains within the Public Utilities Easements if the City has to trench or excavate within its Public Utility Easement for repair or replacement of a public utility.

## SECTION 4: REVISIONS DEEMED ACCEPTABLE BY STAFF BUT NOT FORMALLY INCORPORATED INTO EXHIBIT “D” TO DRAFT CITY COUNCIL RESOLUTION NO. 2021-17

*(Strike-through text represents deletions; Underlined text represents additions.)*

- A.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.
- C.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 or decrease the number of on-site parking spaces ~~beyond 849~~ shall require a modification to the Master Precise 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.)
- D.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.~~
- F.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).~~
- F.2 ~~One unit in the senior apartment building shall be reserved for an on-site resident manager.~~

## ATTACHMENT 10

F.5 Residents of the project, exclusive of Building 24, shall be permitted free use of the on-site gym. Public use of the gym is permitted, at the discretion of the applicant.

*The modification of this condition is contingent upon the deletion of Condition F.1. If Condition F.1 is not deleted, staff would not support the modification of this condition.*

G.3 ~~Occupancy shall not be granted to more than 50 percent of any one housing type until occupancy is granted for Building 23.~~

Occupancy shall not be granted to more than 50 percent of the villas and/or rowhomes until all impact fees are payed for Building 23.  
Occupancy shall not be granted for more than 75 percent of the villas and/or rowhomes until occupancy is granted for Building 23.

New Condition No. 2: Applicant will require that all qualifying contractors and subcontractors exercise their option to obtain a Board of Equalization sub-permit for the jobsite and allocate all eligible use tax payments to City of Escondido. Prior to commencement of any construction activity on-site the developer will require that the contractor or subcontractor provide City of Escondido with either a copy of their BOE account number and sub-permit, or a statement that use tax does not apply to their portion of the Project.

# ATTACHMENT 10(A)



**SHEET INDEX**

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

**ESCONDIDO, CA**

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

**PALOMAR HEIGHTS**

▲ DECEMBER 4, 2020

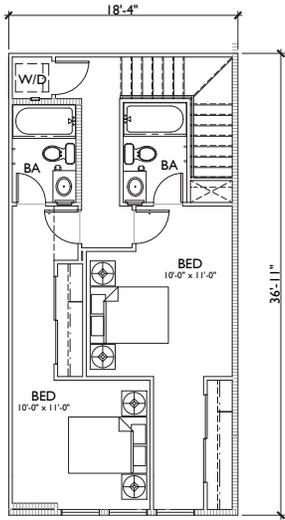
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 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

**APARTMENTS - COVER SHEET**

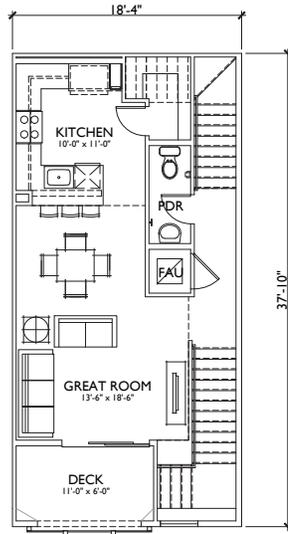


5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

# ATTACHMENT 10(A)

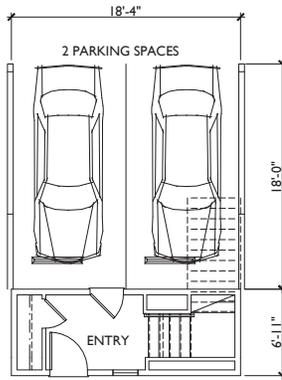


THIRD FLOOR

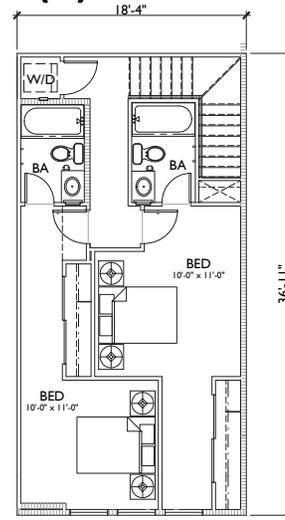


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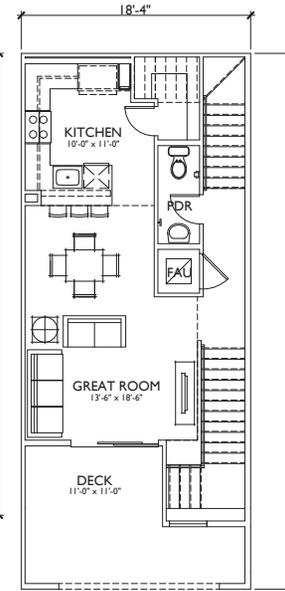
**PLAN 2A: 2BD/2.5BA**  
 1ST FLR - 95 S.F.  
 2ND FLR - 490 S.F.  
 3RD FLR - 585 S.F.  
 TOTAL 1,170 S.F.  
 DECK 75 S.F.



FIRST FLOOR

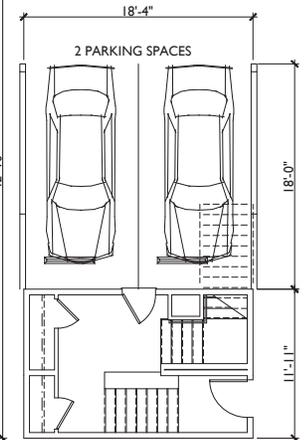


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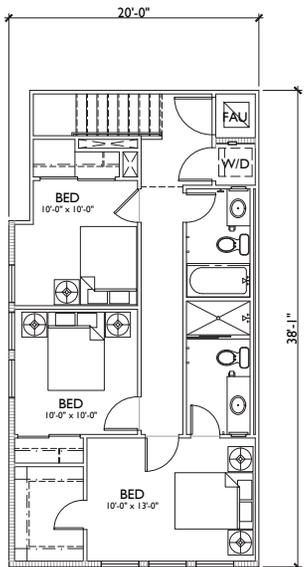


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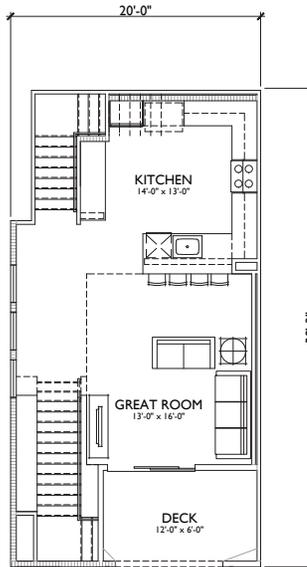
**PLAN 2B: 2BD/2.5BA**  
 1ST FLR - 177 S.F.  
 2ND FLR - 541 S.F.  
 3RD FLR - 632 S.F.  
 TOTAL 1,250 S.F.  
 DECK 160 S.F.



FIRST FLOOR

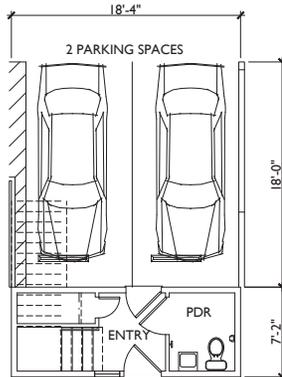


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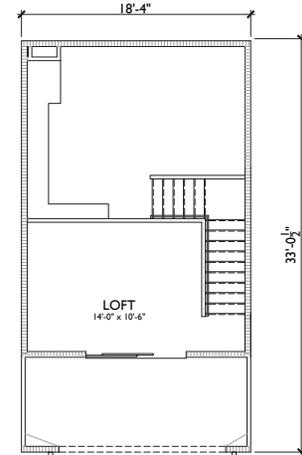


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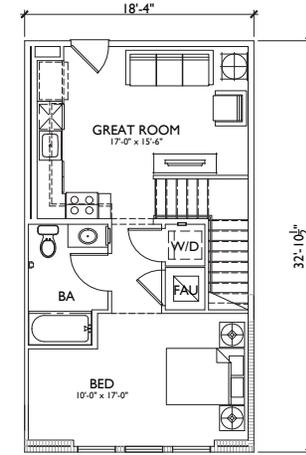
**PLAN 3: 3BD/2.5BA**  
 1ST FLR - 130 S.F.  
 2ND FLR - 600 S.F.  
 3RD FLR - 720 S.F.  
 TOTAL 1,450 S.F.  
 DECK 75 S.F.



FIRST FLOOR



MEZZANINE



FIRST FLOOR

**PLAN 1: 1BD+LOFT/1BA**  
 1ST FLR - 600 S.F.  
 MEZZ - 200 S.F.  
 TOTAL 600 S.F.  
 DECK 140 S.F.

## ESCONDIDO, CA

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

## PALOMAR HEIGHTS

DECEMBER 4, 2020



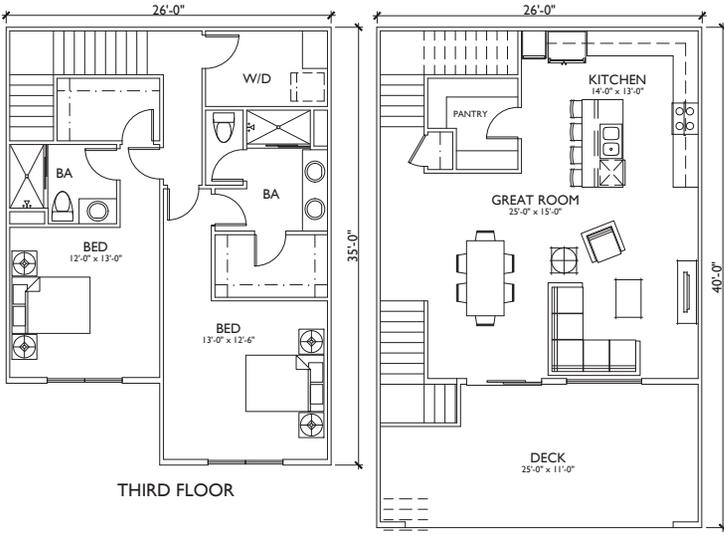
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 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

## APARTMENTS - UNIT PLANS



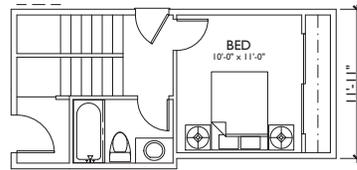
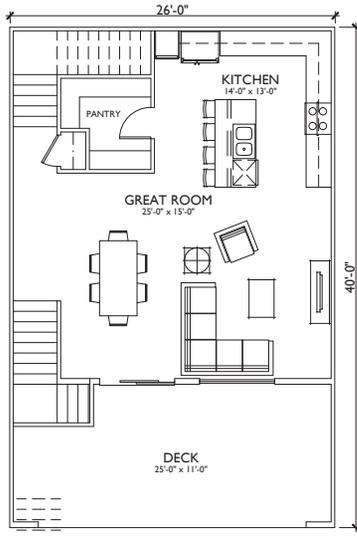
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

# ATTACHMENT 10(A)



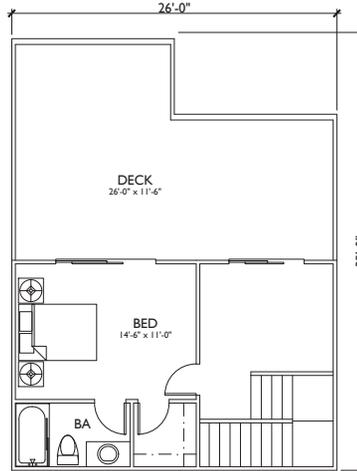
**PLAN 6B: 3BD/3BA**

1ST FLR -	320 S.F.
2ND FLR -	745 S.F.
3RD FLR -	760 S.F.
<b>TOTAL</b>	<b>1,825 S.F.</b>
<b>DECK</b>	<b>275 S.F.</b>

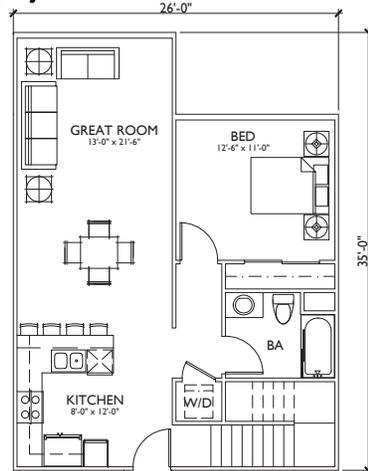


**PLAN 5B: 2BD/2BA**

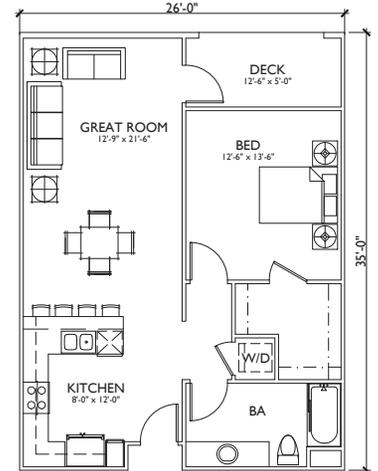
1ST FLR -	825 S.F.
MEZZ -	365 S.F.
<b>TOTAL</b>	<b>825 S.F.</b>
<b>DECK</b>	<b>380 S.F.</b>



SECOND FLOOR

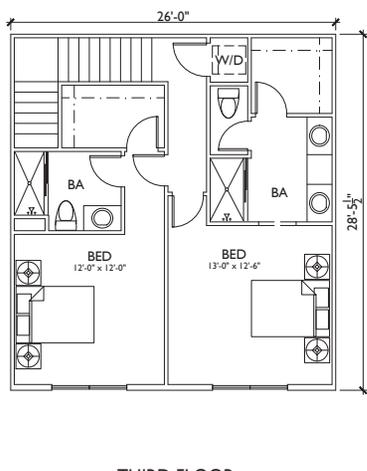


FIRST FLOOR



**PLAN 4B: 1BD/1BA**

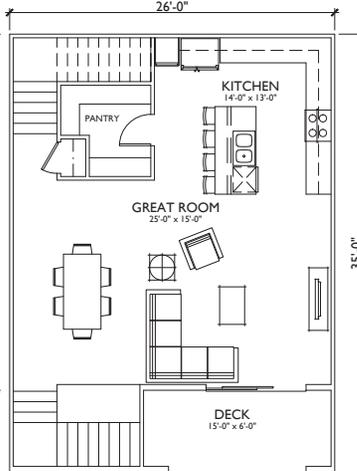
<b>TOTAL</b>	<b>835 S.F.</b>
<b>DECK</b>	<b>70 S.F.</b>



**THIRD FLOOR**

**PLAN 6A: 2BD/2.5BA**

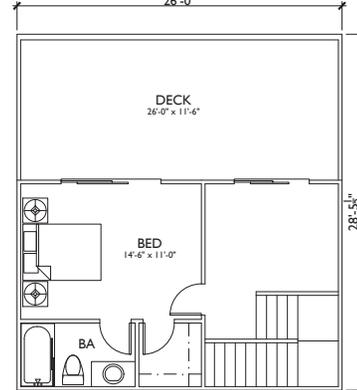
1ST FLR -	180 S.F.
2ND FLR -	755 S.F.
3RD FLR -	675 S.F.
<b>TOTAL</b>	<b>1,610 S.F.</b>
<b>DECK</b>	<b>100 S.F.</b>



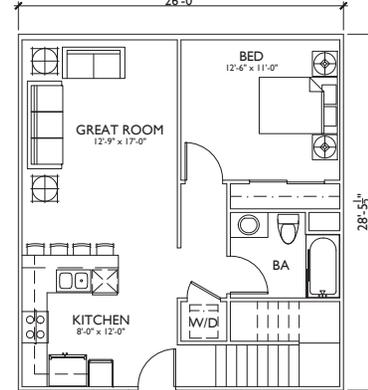
SECOND FLOOR



FIRST FLOOR



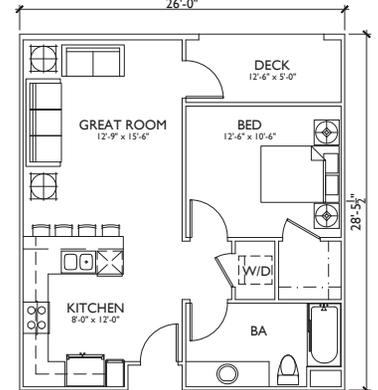
MEZZANINE



FIRST FLOOR

**PLAN 5A: 2BD/2BA**

1ST FLR -	740 S.F.
MEZZ -	365 S.F.
<b>TOTAL</b>	<b>740 S.F.</b>
<b>DECK</b>	<b>300 S.F.</b>



**PLAN 4A: 1BD/1BA**

<b>TOTAL</b>	<b>670 S.F.</b>
<b>DECK</b>	<b>70 S.F.</b>

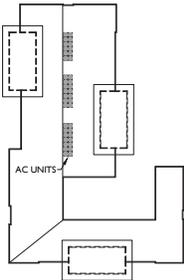
**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

**PALOMAR HEIGHTS**  
 DECEMBER 4, 2020  
 SCALE: 0 4 8 12  
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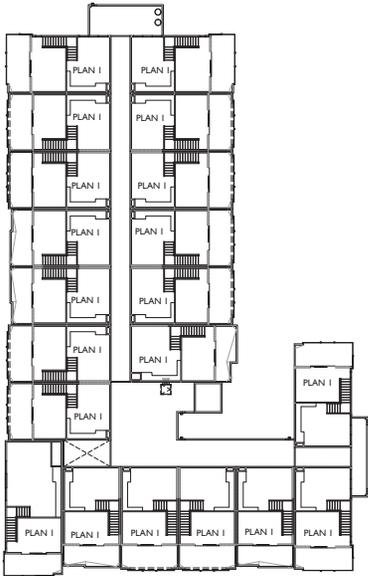
**APARTMENTS - UNIT PLANS**  
  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

A-1.1

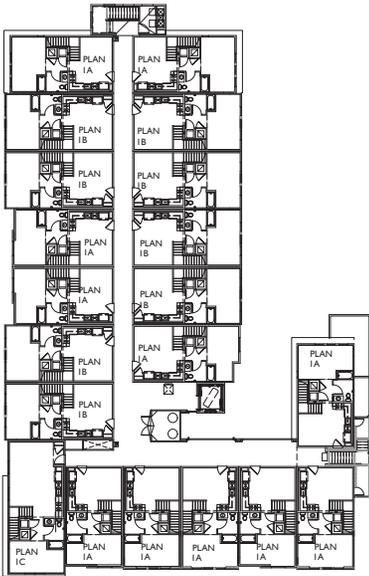
# ATTACHMENT 10(A)



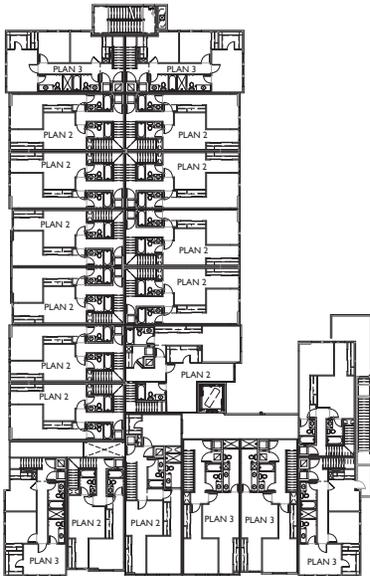
ROOF PLAN



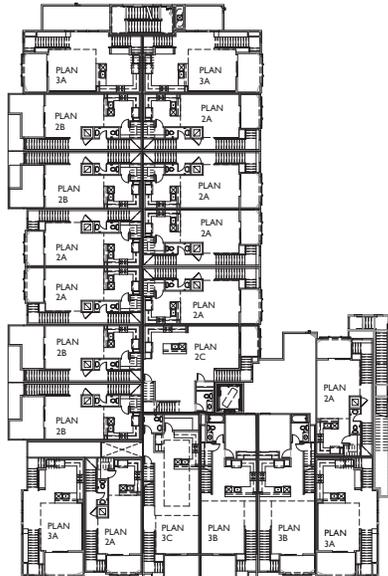
MEZZANINE



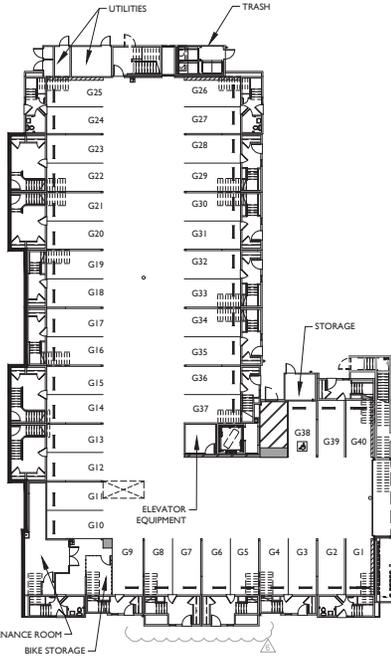
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
20	PLAN 1	180D/18A	600 SF
14	PLAN 2	38D/28A	1170 SF
6	PLAN 3	38D/28A	1450 SF
40 TOTAL			



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**PALOMAR HEIGHTS**  
 DECEMBER 4, 2020  
 SCALE: 0 16 32 48  
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

**APARTMENTS - BLDG 18 COMPOSITE**  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198 **A-2**

# ATTACHMENT 10(A)



- 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 DECEMBER 4, 2020  
 SCALE: 0 8 16 24  
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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

# ATTACHMENT 10(A)

## COLOR APPLICATION

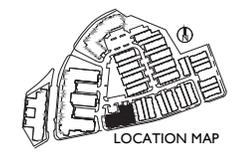
### SCHEME A

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
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- (A) ACCENT - THUNDER GRAY SW 7645
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## MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
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**PALOMAR HEIGHTS**  
 DECEMBER 4, 2020  
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**APARTMENTS - BLDG 18 ELEVATIONS**  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198 **A-3.2**

# ATTACHMENT 10(A)



SOUTHWEST



SOUTHEAST



LOCATION MAP

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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**PALOMAR HEIGHTS**

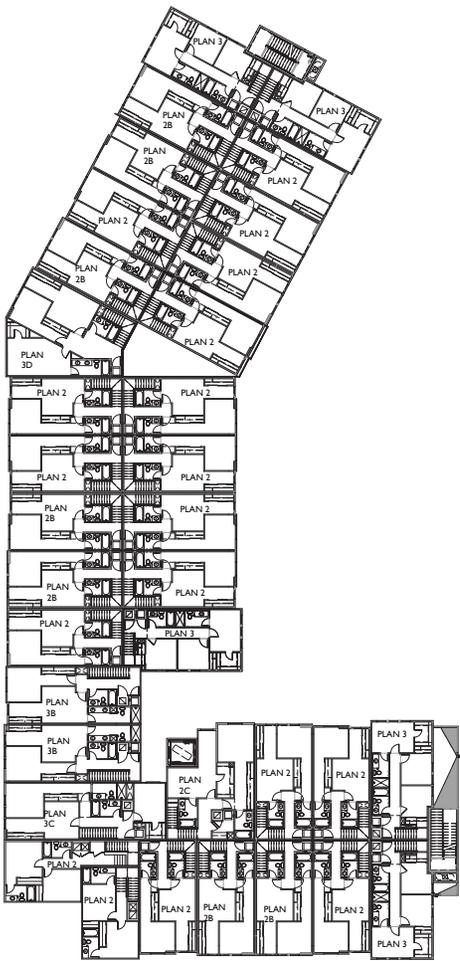
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 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**APARTMENTS - BLDG 18 PERSPECTIVES**

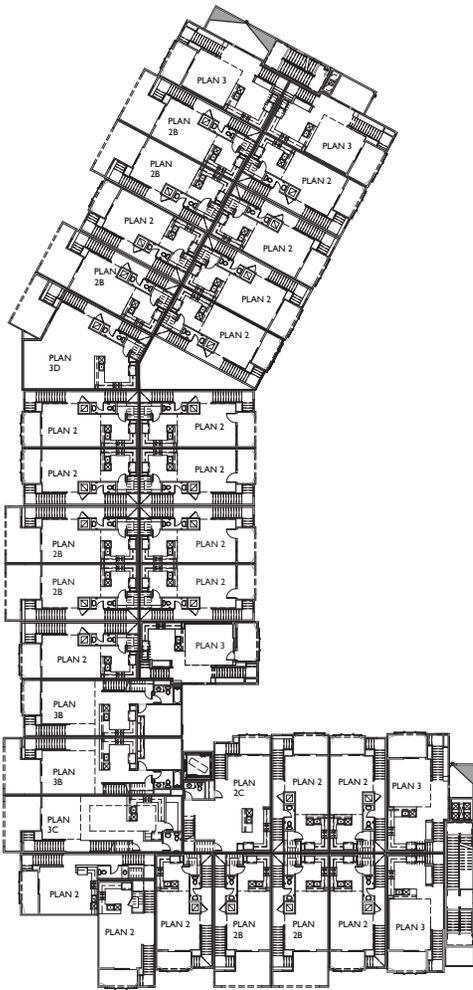


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 760.724.1198

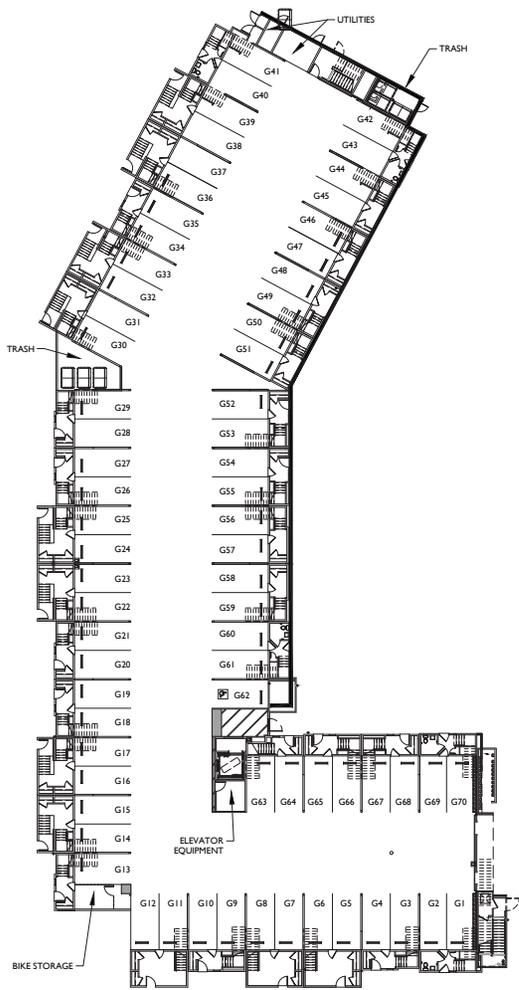
# ATTACHMENT 10(A)



THIRD FLOOR



SECOND FLOOR



FIRST 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			



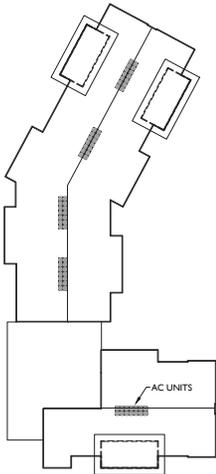
LOCATION MAP

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

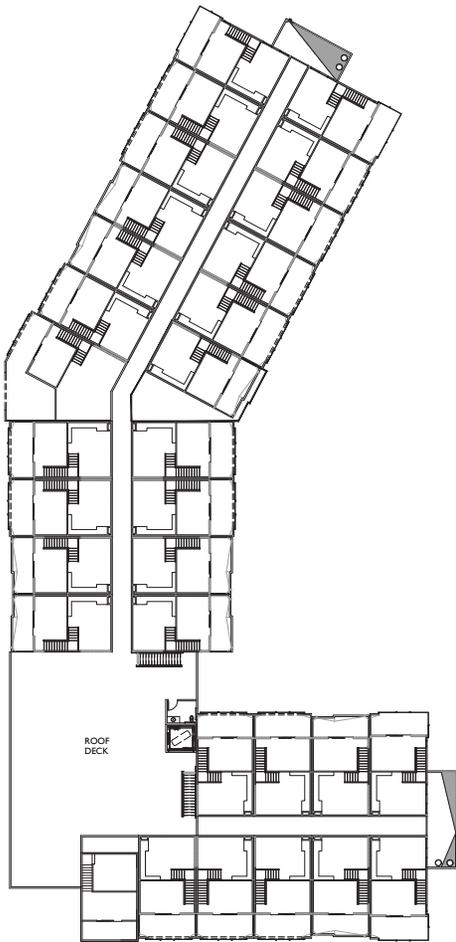
**PALOMAR HEIGHTS**  
 Δ DECEMBER 4, 2020  
 SCALE: 0 16 32 48  
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

**APARTMENTS - BLDG I COMPOSITE**  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

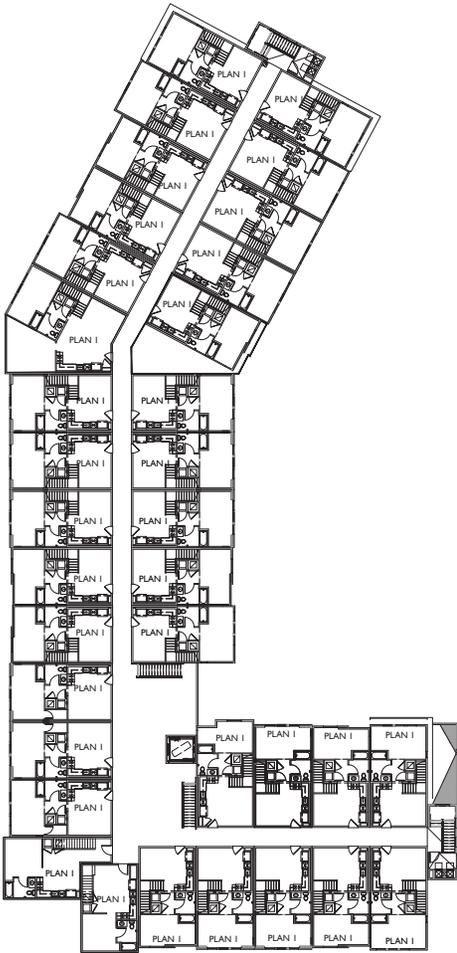
# ATTACHMENT 10(A)



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  
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 (760) 944-7511

**PALOMAR HEIGHTS**

▲ DECEMBER 4, 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  
 760.724.1198

# ATTACHMENT 10(A)

## COLOR APPLICATION

### SCHEME B

REFER TO APARTMENTS COLORBOARD

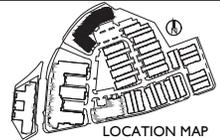
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B)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



NORTH



ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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PALOMAR HEIGHTS

△ DECEMBER 4, 2020

SCALE: 0 8 16 24

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

APARTMENTS - BLDG I ELEVATIONS



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

A-5.1

# ATTACHMENT 10(A)

## 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
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- 3 WALL - HORIZONTAL SIDING
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PALOMAR HEIGHTS

△ DECEMBER 4, 2020

SCALE: 0 8 16 24

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

APARTMENTS - BLDG I ELEVATIONS



5256 S. Mission Road, Ste 404  
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A-5.2

# ATTACHMENT 10(A)



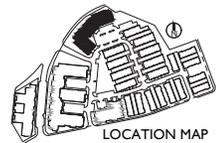
NORTH



ROOF DECK



WEST



LOCATION MAP

## ESCONDIDO, CA

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

## PALOMAR HEIGHTS

△ DECEMBER 4, 2020

SCALE: NTS  
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

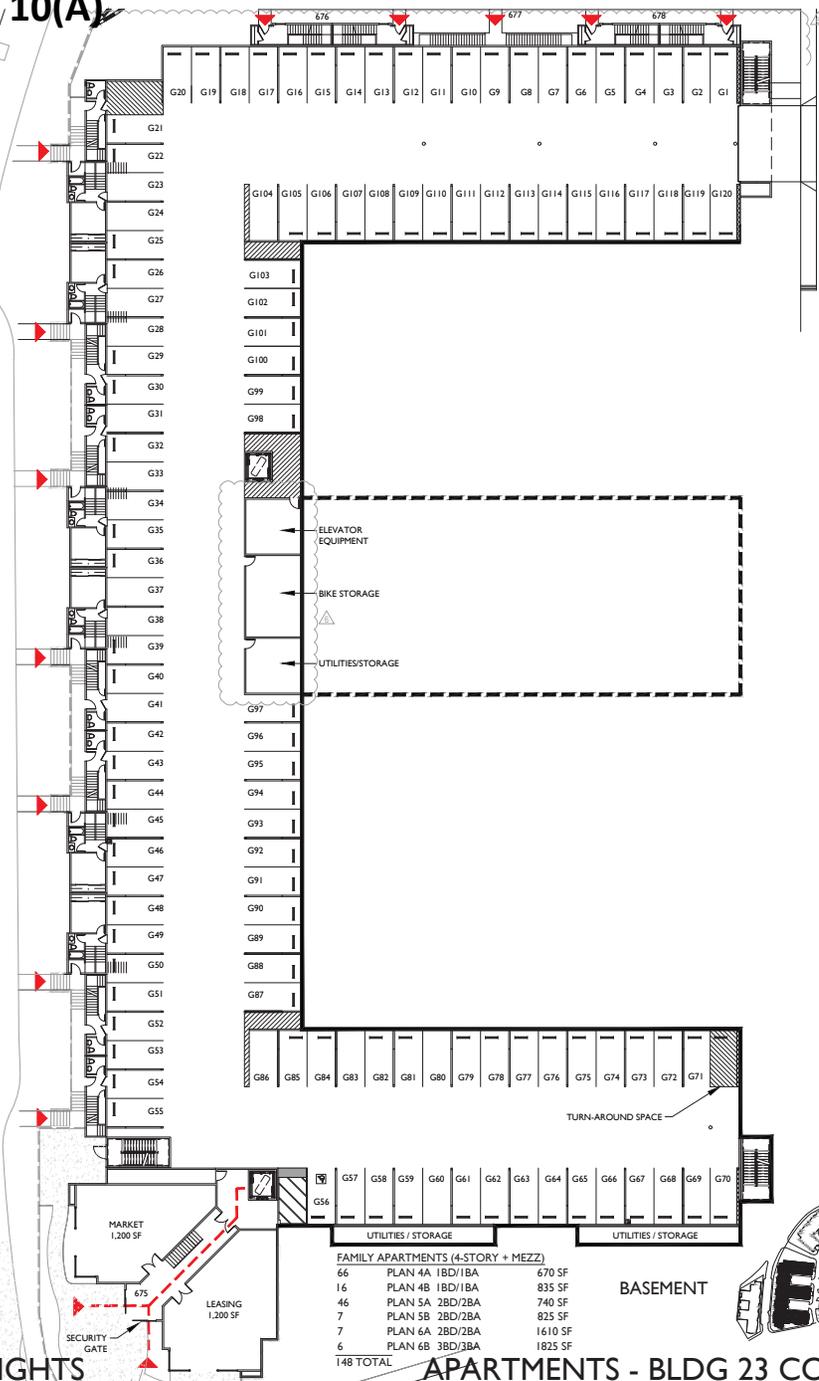
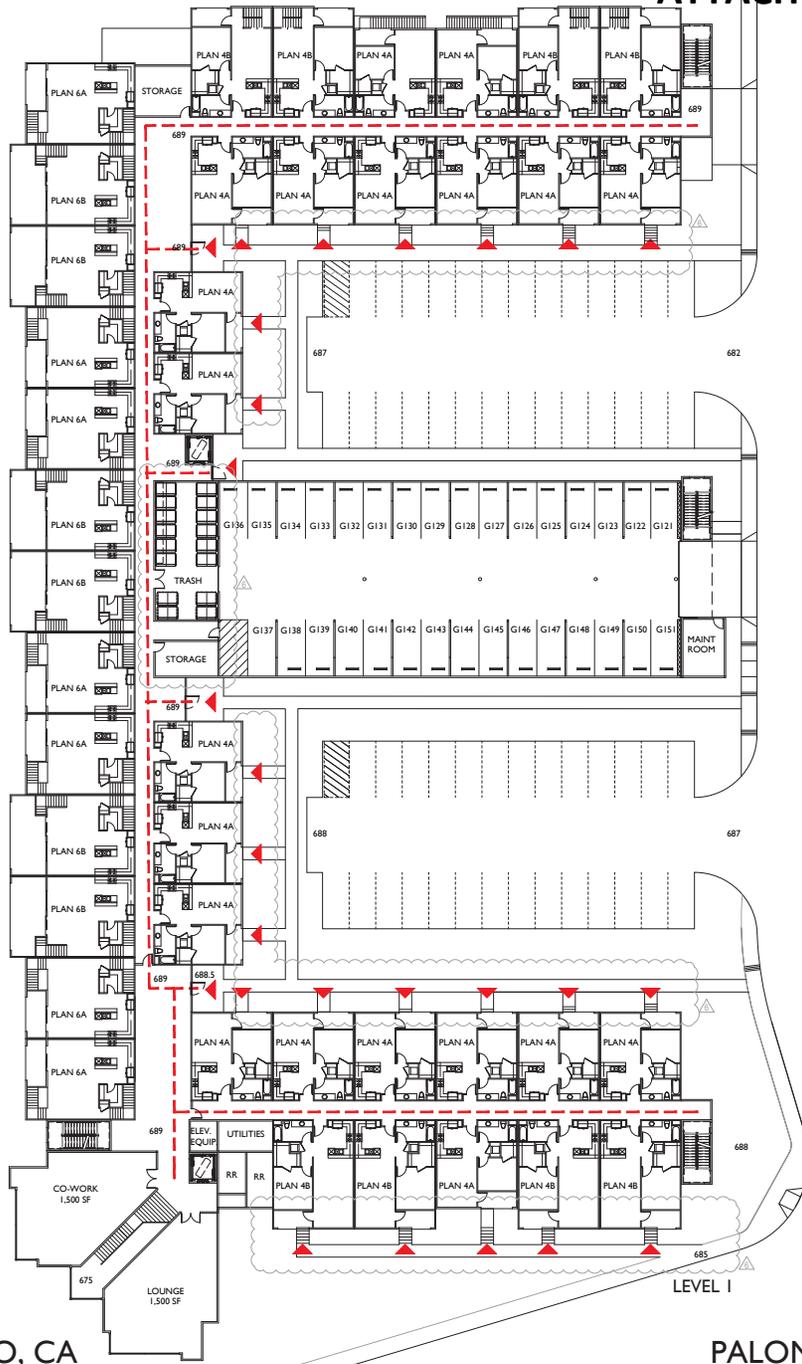
## APARTMENTS - BLDG I PERSPECTIVES



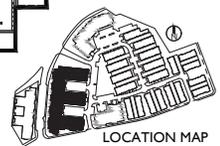
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198

A-5.3

# ATTACHMENT 10(A)



FAMILY APARTMENTS (4-STORY + MEZZ)		
66	PLAN 4A 1BD/1BA	670 SF
16	PLAN 4B 1BD/1BA	835 SF
46	PLAN 5A 2BD/2BA	740 SF
7	PLAN 5B 2BD/2BA	825 SF
7	PLAN 6A 2BD/2BA	1610 SF
6	PLAN 6B 3BD/3BA	1825 SF
<b>148 TOTAL</b>		

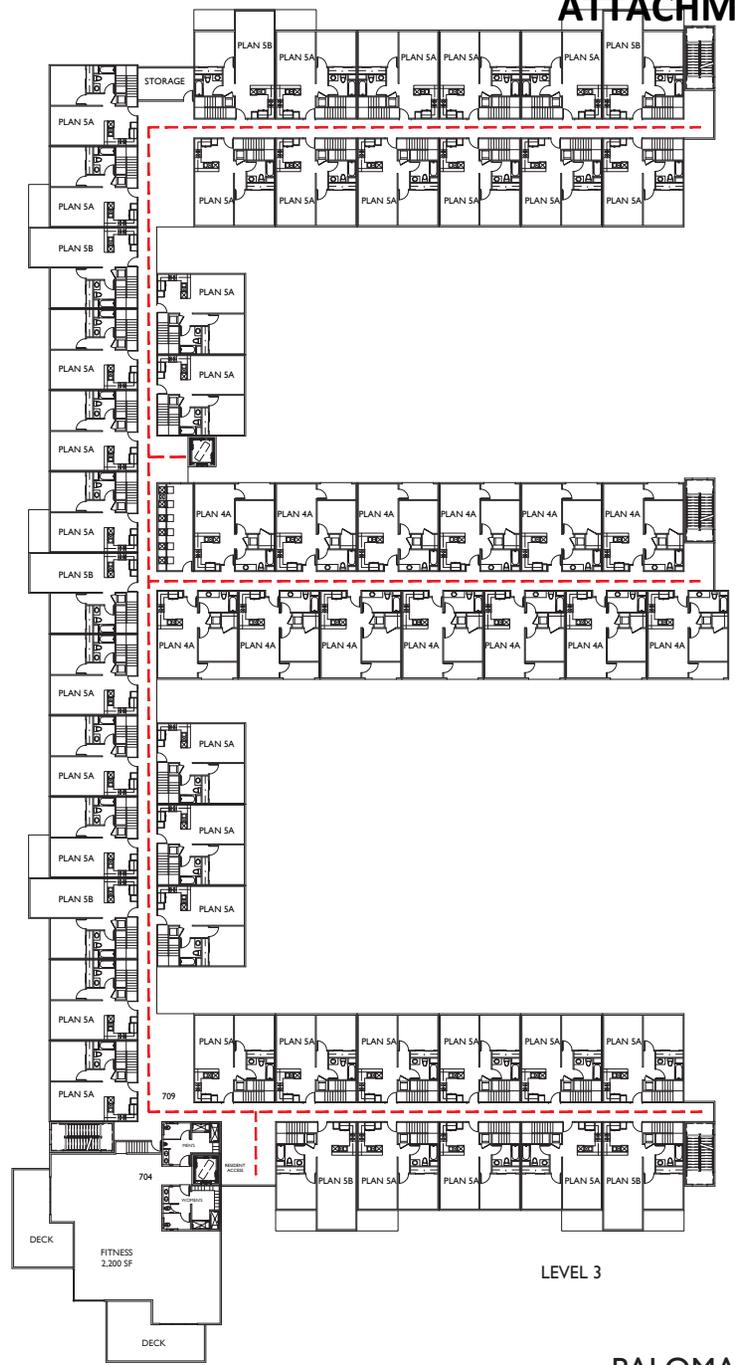


**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
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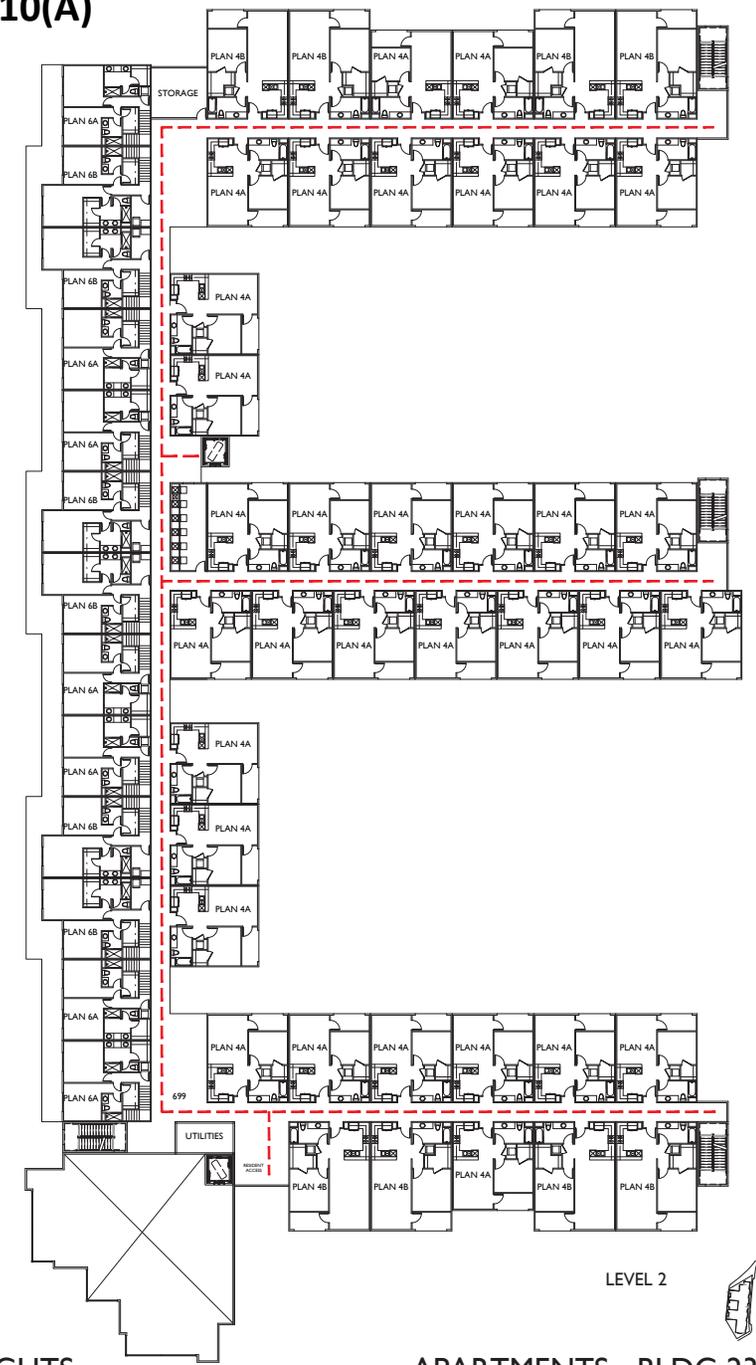
**PALOMAR HEIGHTS**  
 DECEMBER 4, 2020  
 SCALE: 0 16 32 48  
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

**APARTMENTS - BLDG 23 COMPOSITE**  
 SUMMA ARCHITECTURE  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**A-6.1**

# ATTACHMENT 10(A)



LEVEL 3



LEVEL 2

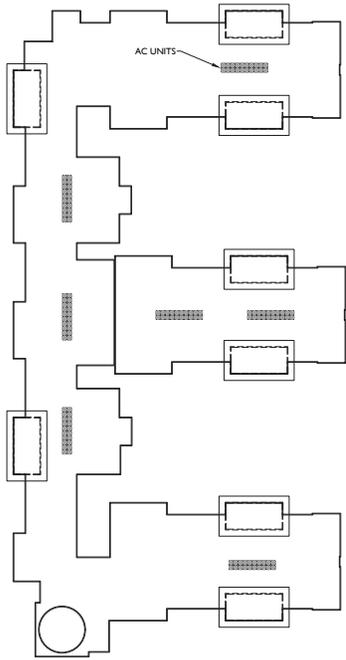


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 INTEGRAL COMMUNITIES  
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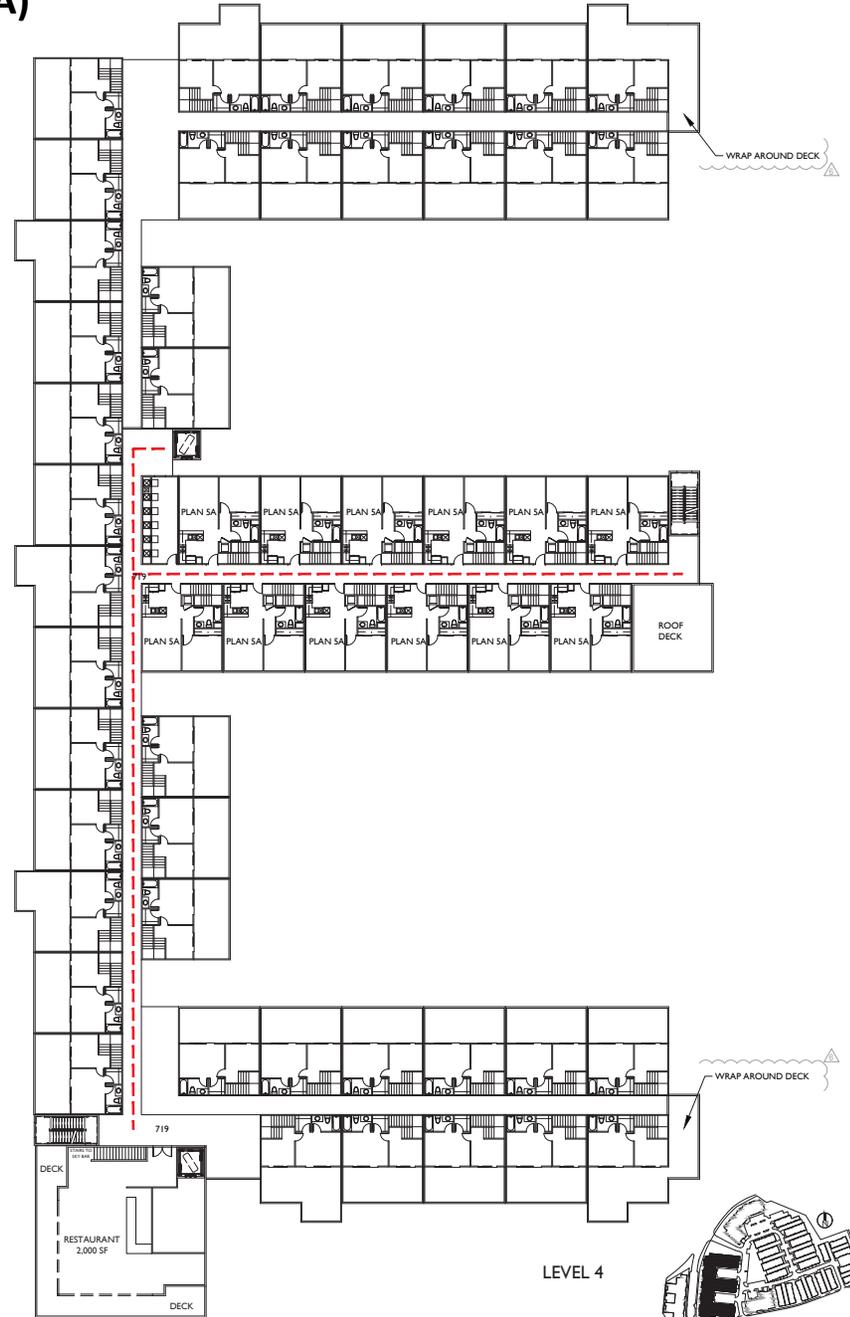
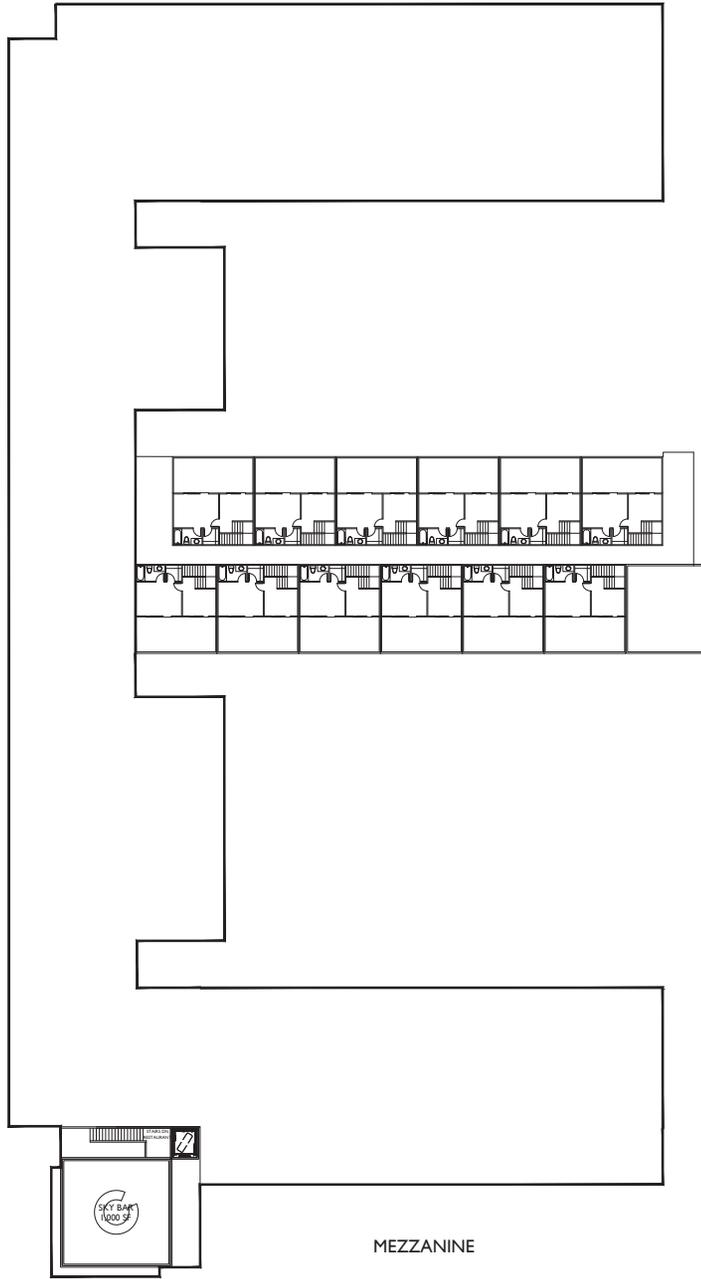
**PALOMAR HEIGHTS**  
 DECEMBER 4, 2020  
 SCALE: 0 16 32 48  
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

**APARTMENTS - BLDG 23 COMPOSITE**  
  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**A-6.2**

# ATTACHMENT 10(A)



ROOF PLAN



ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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Encinitas, CA 92024  
(760) 944-7511

PALOMAR HEIGHTS

DECEMBER 4, 2020

SCALE: 0 16 32 48

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

APARTMENTS - BLDG 23 COMPOSITE



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

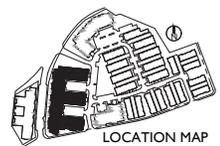
A-6.3

# ATTACHMENT 10(A)



- 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



**ESCONDIDO, CA**  
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**PALOMAR HEIGHTS**  
 DECEMBER 4, 2020  
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**APARTMENTS - BLDG 23 ELEVATIONS**  
 SUMMA ARCHITECTURE  
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 Bonsall, CA 92003  
 760.724.1198  
**A-7.1**

# ATTACHMENT 10(A)



## COLOR APPLICATION SCHEME C

REFER TO APARTMENTS COLORBOARD

- Ⓢ1 STUCCO 1 - PURE WHITE SW 7005
- Ⓢ2 STUCCO 2 - REPOSE GRAY SW 7015
- Ⓢ3 STUCCO 3 - GRAY MATTERS SW 7066
- Ⓢ4 STUCCO 4 - GAUNTLET GRAY SW 7019
- Ⓢ5 STUCCO 5 - GRANITE PEAK SW 6250
- Ⓢ6 STUCCO 6 - GOLDEN FLEECE SW 6388
- Ⓢ7 SIDING - DORIAN GRAY SW 7017
- Ⓐ ACCENT - THUNDER GRAY SW 7645
- Ⓑ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

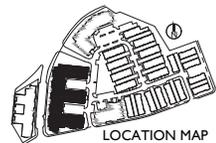
## MATERIAL SCHEDULE

- 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

NORTH



SOUTH



LOCATION MAP

## ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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## PALOMAR HEIGHTS

△ DECEMBER 4, 2020



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

## APARTMENTS - BLDG 23 ELEVATIONS



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A-7.2

# ATTACHMENT 10(A)



## MATERIAL SCHEDULE

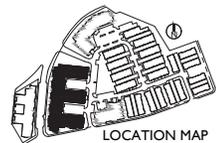
- 1 ROOF - BUILT UP PARAPET
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## COLOR APPLICATION

### SCHEME C

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- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



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PALOMAR HEIGHTS

△ DECEMBER 4, 2020

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

APARTMENTS - BLDG 23 ELEVATIONS



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

A-7.3

ATTACHMENT 10(A)



VALLEY BLVD



GRAND



ENTRY AT HICKORY



SOUTHEAST

LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

DECEMBER 4, 2020

SCALE: NTS  
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

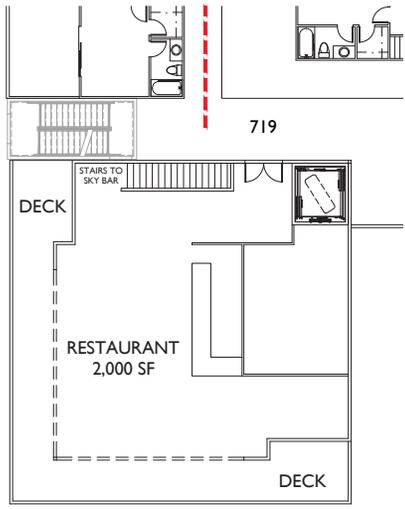
APARTMENTS - BLDG 23 PERSPECTIVES



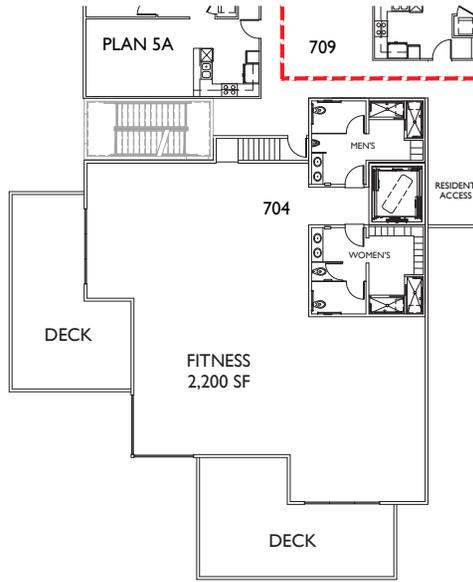
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198

A-7.4

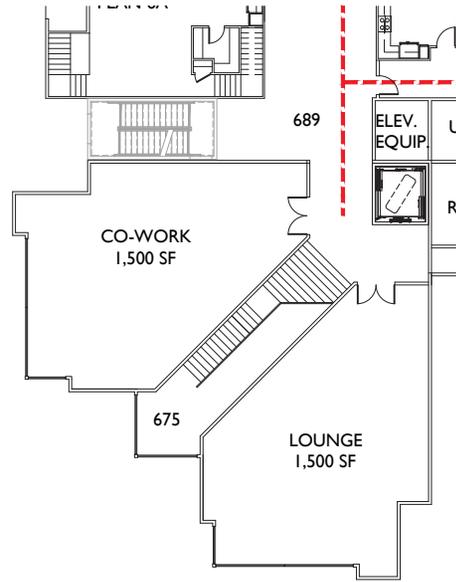
# ATTACHMENT 10(A)



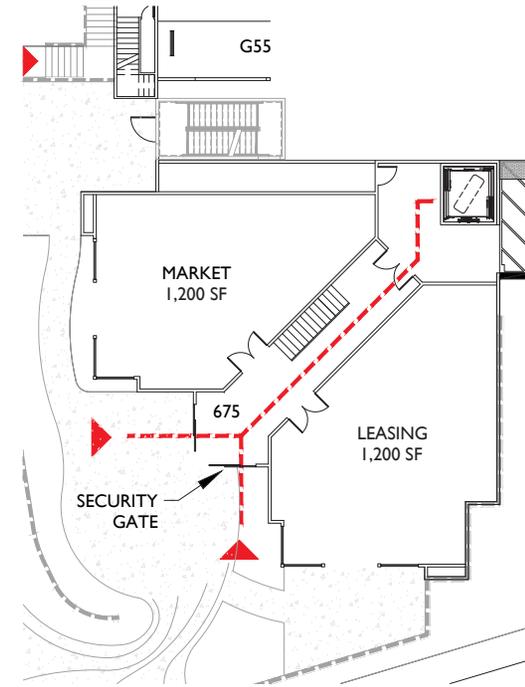
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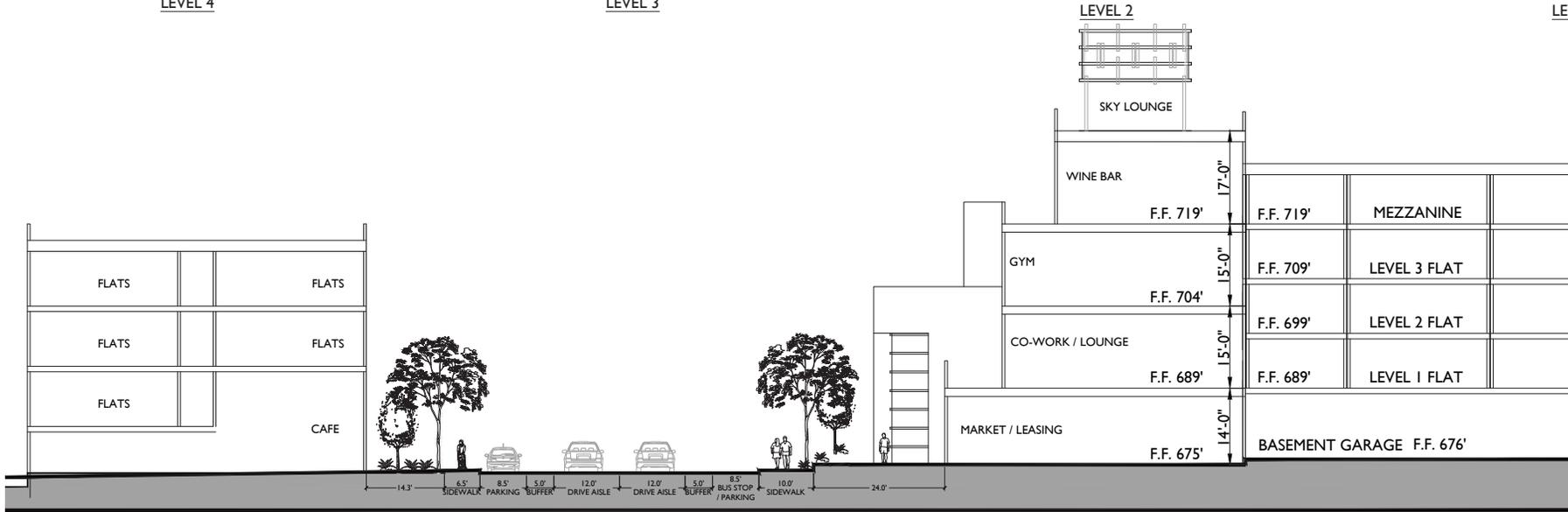
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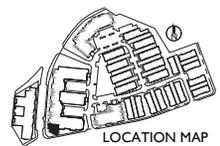
LEVEL 2



LEVEL 1



SECTION



LOCATION MAP

## ESCONDIDO, CA

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

## PALOMAR HEIGHTS

DECEMBER 4, 2020



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

## APARTMENTS - BLDG 23 - ICON TOWER



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

RESOLUTION NO. 2021-16

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
CERTIFYING THE FINAL ENVIRONMENTAL  
IMPACT REPORT AND ADOPTING FINDINGS  
OF FACT AND A MITIGATION MONITORING  
AND REPORTING PROGRAM FOR THE  
PALOMAR HEIGHTS PROJECT

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, Tentative Subdivision Map for Condominium Purposes, and Non-Emergency Demolition Permit, 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 in the City of Escondido (“City”) 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, pursuant to the authority of Government Code sections 65450 – 65457, Government Code section 65350 et seq., Government Code section 66410 et.

seq., and Government Code sections 65864 – 65869.5, said verified application in its entirety constitutes the project (“Project”); and

WHEREAS, the Project proposes the redevelopment of the Property, which 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. The Project would also provide supporting open space and recreational amenities, landscaping, parking, and associated site improvements; and

WHEREAS, said verified 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 18-0009, 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 its implementing regulations, 14 California Code of Regulations Section 15000 et. seq. (“CEQA Guidelines”), 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. In addition to distribution of the NOP, a public scoping meeting was held on May 20, 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; 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, the public review period was subsequently extended an additional 15 days to May 19, 2020 to provide additional opportunities for public comment; 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 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 prepared responses to all written comments received on the Draft EIR which raised environmental issues; 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 that 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; public and agency comments 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 adopted Planning Commission Resolution No. 2020-12, recommending that the City Council certify the Final EIR, adopt the CEQA Findings of Fact, and adopt the Mitigation Monitoring and Reporting Program (“MMRP”); and adopted Planning Commission Resolution No. 2020-13, recommending approval of the Project, with recommended revisions; both on file with the Office of the City Clerk and incorporated herein by this reference as though fully set forth herein; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided a Notice of City Council Public Hearing to all organizations and individuals who had previously requested such notice, and published the Notice of Public Hearing in the Daily Transcript and posted the Notice on the City’s website; and

WHEREAS, on January 27, 2021, the City Council held a duly noticed public hearing as prescribed by law to consider the Planning Commission’s recommendation to certify the Final EIR and approve the Project, during which it considered all factors relating to the EIR and the Project, including additional evidence and considered public testimony from those wishing to be heard regarding certification of the Final EIR; and

WHEREAS, the City Council 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 (Exhibit “B” of this Resolution, on file in the Office of the City Clerk and incorporated herein by this reference as though fully set forth herein), and has found that the Final EIR considers all potentially significant environmental impacts of the Project and is complete and adequate, and fully complies with all requirements of CEQA and the CEQA Guidelines; and

WHEREAS, at the January 27, 2021, public hearing, City Council members independently and jointly reviewed and analyzed the Draft EIR and Final EIR, and these documents reflect the independent judgment of the City Council and the City as the Lead Agency for the Project. The City Council considered all significant impacts, mitigation measures, 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 reduced to a less-than-significant level; and

WHEREAS, CEQA and the CEQA Guidelines provide that no public agency shall approve or carry out a project for which an EIR has been completed that identifies one or more significant effects of the project unless the public agency makes certain written findings for each of the significant effects, accompanied by a statement of facts supporting each finding; and

WHEREAS, pursuant to CEQA Guidelines sections 15091 and 15097, the City of Escondido has prepared CEQA Findings of Fact and an MMRP, which have been filed with the City of Escondido (attached 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 that the City Council of the City of Escondido, in its independent judgment, hereby finds that:

1. The above recitations are true.
2. In determining whether the proposed Project has a significant impact on the environment, and in adopting these Findings pursuant to Public Resources Code section 21081, the City has based its decision on substantial evidence and has complied with

Public Resources Code sections 21081.5 and 21082.2 and CEQA Guidelines section 15901(b). In addition, the City has analyzed the potential for adverse secondary impacts that could result from the mitigation measures proposed as part of the Project pursuant to CEQA Guidelines section 15126.4(a)(1)(D), and finds that no additional significant adverse impacts would result from implementation of Project mitigation measures.

3. The Record of Proceedings upon which the City Council bases its decision includes, but is not limited to: (1) the Final EIR and the appendices and technical reports cited in and/or relied upon in preparing the Final EIR; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the Final EIR and the Project itself; (3) the evidence, facts, findings and other determinations set forth herein; (4) the General Plan and the Escondido Municipal Code; (5) all designs, plans, studies, data and correspondence submitted to the City in connection with the Final EIR and the Project itself; (6) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City during the comment period relating to the Final EIR and/or elsewhere during the course of the review of the Project itself; and (7) all other matters of common knowledge to the City, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas.

4. The Final EIR was distributed to public agencies and made available for public review on September 9, 2020. At the same time, or shortly thereafter, the full City Council also received this version of the Final EIR to enable ample opportunity for individual review in advance of the public hearing.

5. The Final EIR is adequate and provides good-faith disclosure of available information on the Project and all reasonable and feasible alternatives thereto.

6. The information provided in the various reports submitted in connection with the Project and in the responses to comments on the Draft EIR, the information added to the Final EIR, and the evidence presented in written and oral testimony at public hearings on the Project, do not constitute significant new information that would require recirculation of the EIR pursuant to Public Resources Code section 21092.1 and CEQA Guidelines section 15088.5.

7. The findings of the Planning Commission, contained in Planning Commission Resolution No. 2020-12, on file with the Office of the City Clerk and incorporated herein by reference, are hereby adopted as the findings of the City Council.

8. The City has made no decisions that constitute an irretrievable commitment of resources toward the proposed Project prior to certification of the Final EIR, nor has the City previously committed to a definite course of action with respect to the proposed Project.

9. The City Council finds and determines that the applicable provisions of CEQA and the State CEQA Guidelines have been duly observed in conjunction with said hearing and the considerations of this matter and all of the previous proceedings related thereto. The City Council finds and determines that (a) the Final EIR is complete and adequate in scope and has been completed in compliance with CEQA and the State CEQA Guidelines for implementation thereof; (b) the Final EIR was presented to the City Council, and the City Council has fully reviewed and considered the information in Final EIR prior to approving the Project; and (c) the Final EIR reflects the City Council's

independent judgment and analysis, and, therefore, the Final EIR is hereby declared to be certified in relation to the subject of this Resolution. The Final EIR and CEQA Findings of Fact are attached hereto as Exhibit "B" and Exhibit "C," respectively, which are incorporated herein by reference as though fully set forth herein.

10. Pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15091(d), the City Council hereby adopts and approves the MMRP with respect to the significant environmental effects identified in the Final EIR, and hereby makes and adopts the provisions of the MMRP as conditions of approval for the Project. The MMRP is attached hereto as Exhibit "D," which is incorporated herein by reference as through fully set forth herein.

11. This action is final on the date this Resolution is adopted by the City Council. Time limits for judicial review, as governed by Code of Civil Procedure section 1094.6, shall apply.

12. Pursuant to Public Resources Code section 21081.6(a)(2) and CEQA Guidelines section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

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  
SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

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**

#### **SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

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/Data/Sites/1/media/PDFs/Planning/PalomarHeights/09.22.20-PCReso2020-12PalomarHeightsEIRExhibitC-Findings.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.).

## **EXHIBIT "D"**

### **MITIGATION MONITORING AND REPORTING PROGRAM**

#### **SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

Due to the number of pages of Exhibit "D," 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/MitigationMonitoringandReportingProgram.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.).

ORDINANCE NO. 2021-02

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING AN AMENDMENT TO THE  
DOWNTOWN SPECIFIC PLAN AND  
PLANNED DEVELOPMENT PERMIT FOR  
THE PALOMAR HEIGHTS PROJECT

APPLICANT: The Palomar Heights Project Owner, LLC  
CASE NOS.: SUB 18-0011, PHG 18-0049, and ENV 18-0009

The City Council of the City of Escondido (“City”), California, DOES HEREBY  
ORDAIN as follows:

SECTION 1. The City Council makes the following findings:

a) The Palomar Heights Project Owner, LLC (herein after referred to as  
“Applicant”), filed a verified application with the City regarding property 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), more  
particularly described as shown on Exhibit “A” (“the property”), attached to this Ordinance  
and incorporated herein by reference as though fully set forth. In addition to other land  
use entitlements, said verified application constitutes a request for an amendment to the  
Downtown Specific Plan and a Planned Development Permit (Master and Precise  
Development Plan) for the redevelopment of the Palomar Health Downtown Campus and  
surrounding properties, as shown on Exhibit “B” (Downtown Specific Plan revisions) and  
Exhibit “C” (Project plans), both attached to this Ordinance and incorporated herein by  
reference as though fully set forth herein, and on file in the Planning Division.

b) The Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission on September 22, 2020. Following said public hearing, the Planning Commission adopted Resolution Nos. 2020-12 and 2020-13, which recommended that the City Council approve the amendment to the Downtown Specific Plan and the Master and Precise development Plan for a mixed-use residential/commercial redevelopment project (the "Project").

SECTION 2. An original copy of the proposed Specific Plan Amendment and Master and Precise Development Plan and all other related Project materials are on file in the Office of the City Clerk, with a copy of each document submitted to the City Council for its consideration. The City Clerk, whose office is located at 201 North Broadway, Escondido, California 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

SECTION 3. On January 27, 2021, the City Council held a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

a) Written information including all application materials and other written and graphical information posted on the Project website;

b) Oral testimony from City staff, interested parties, and the public;

c) The City Council staff report, dated January 27, 2021, which along with its attachments, is incorporated herein by reference as though fully set forth herein, including the Planning Commission's recommendation on the request; and

d) Additional information submitted during the public hearing.

SECTION 4. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), a Final Environmental Impact Report (SCH No. 2019059013) relative to the Project was prepared and the City Council has certified it, along with adopting the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program per City Council Resolution No. 2021-16.

SECTION 5. Upon consideration of the Findings of Fact, attached as Exhibit "D" and incorporated herein by reference as though fully set forth herein, the City Council approves the Specific Plan Amendment and Planned Development Permit.

SECTION 7. Concurrently with the action on this Ordinance, the City Council is taking a number of actions in furtherance of the Project, as generally described in the January 27, 2021, City Council staff report. No single component of the series of actions made in connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective in the manner provided by state law. Therefore, this Ordinance shall become effective and operative only if City Council Resolution Nos. 2021-16 and 2021-17 are approved.

SECTION 7. All references within this Ordinance to "Applicant" or "Developer," shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have

development authority for all, a portion, or portions of that property included within the Project site.

SECTION 8. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 9. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10. The City Council authorizes all subsequent action to be taken by City Officials consistent with this Ordinance.

SECTION 11. The City Clerk is hereby directed to certify to the passage of this Ordinance and to cause the same or a summary to be prepared in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

SECTION 12. The Ordinance shall become effective 30 days from the date of the passage.

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### SUB 18-0011, PHG 18-0049, AND ENV 18-0009

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"**  
**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

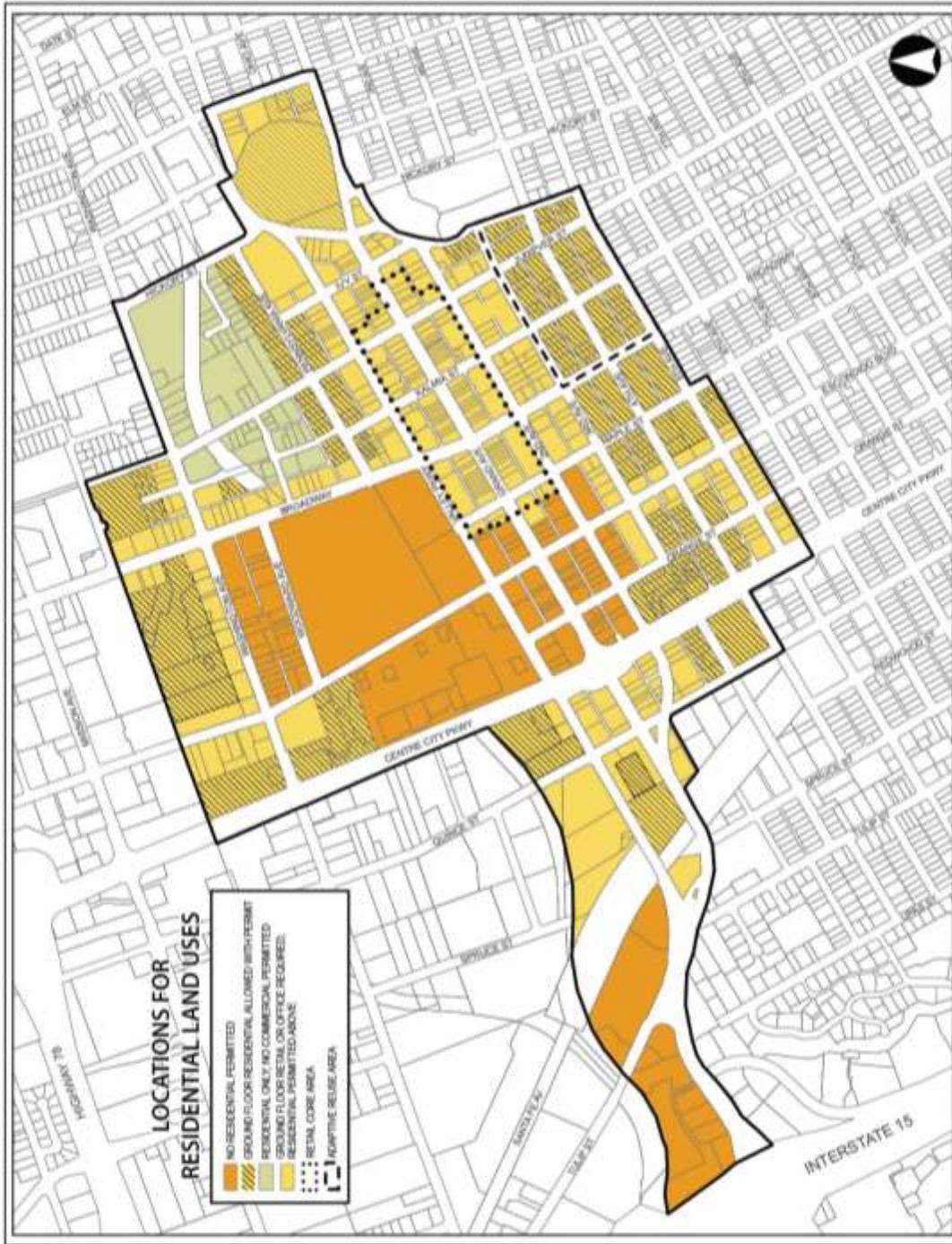


FIGURE II-4

**FIGURE III-5**  
**Land-Use District Development Standard Matrix**  
 (Page 1 of 2)

	<b>HD</b>	<b>PV</b>	<b>CCU</b>	<b>GT</b>	<b>M</b>	<b>SG</b>	<b>CN</b>
<b>Maximum Building Height and Stories</b>  <b>REFER TO FIGURE III-6</b>	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)
<b>Min. Lot Frontage</b>	None	50'	50'	50'	50'	50'	50'
<b>Front Setback</b>	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 (20'-24' for garages) Adaptive Reuse Area: 15' for buildings 20' for garages (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)
<b>Interior Side Setback</b>	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') (Adaptive Reuse Area: 5')	Pennsylvania Ave.: 0' Elsewhere: 5' + 5' for each story over 2 (Surface Parking and Signs: 5')

Page III-26



# 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.



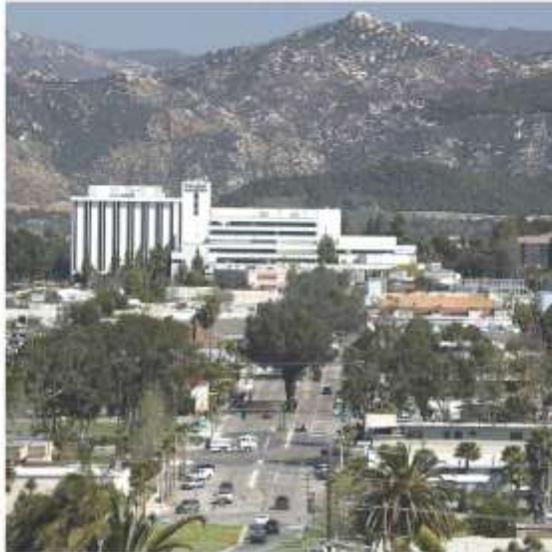
FIGURE V-2

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.



**PROJECT SUMMARY**

APN	2294500600
SITE AREA	2294420100, 200, 300, 400
RESIDENCES	2294421800
UNITS	510 UNITS
COVERAGES	37 DUPLIC
FAR	1.3
BUILDING HEIGHT	60'-0"

**PRODUCT:**

- (358) 4-STORY+MEZZANINE FAMILY APARTMENTS
- (72) 4-STORY SENIOR APARTMENTS
- (70) 3-STORY ROWHOMES
- (80) 2-STORY VILLAS
- POOL BUILDING
- 10,000 SF COMMERCIAL SPACE

**PROJECT AREAS**

RESIDENTIAL	539,893 SF
GARAGE	232,898 SF
RECREATION	4,520 SF
COMMERCIAL	10,000 SF

**TOTAL PARKING PROVIDED**

OPEN	227 SPACES
GARAGE	658 SPACES
LOADING	2 SPACES
RIDESHARE	2 SPACES
TOTAL	889 SPACES

**PRODUCT MIX**

<b>FAMILY APARTMENTS (4-STORY + MEZZ)</b>		
BUILDING 1	PLAN 1 1BD/1BA	650 SF
	PLAN 2 2BD/2BA	1270 SF
	PLAN 3 3BD/2BA	1550 SF
<b>40 SUBTOTAL</b>		
BUILDING 18	PLAN 1 1BD/1BA	650 SF
	PLAN 2 2BD/2BA	1270 SF
	PLAN 3 3BD/2BA	1550 SF
<b>40 SUBTOTAL</b>		
BUILDING 23	PLAN 1 1BD/1BA	650 SF
	PLAN 2 2BD/2BA	1270 SF
	PLAN 3 3BD/2BA	1550 SF
<b>148 SUBTOTAL</b>		
<b>SENIOR APARTMENTS (4-STORY)</b>		
BUILDING 24	PLAN 1 1BD/1BA	600 SF
	PLAN 2 1BD/1BA	645 SF
	PLAN 3 1BD/1BA	700 SF
	PLAN 4 2BD/1BA	775 SF
	PLAN 5 2BD/2BA	825 SF
<b>90 SUBTOTAL</b>		
<b>ROWHOMES (3-STORY - 11 BUILDINGS)</b>		
22	PLAN 1 3BD/2.5BA 1/415 SF	1,795 SF
21	PLAN 2 3BD/2.5BA 1/495 SF	1,875 SF
12	PLAN 3 3BD/3BA	1,875 SF
16	PLAN 4 3BD/3BA	1,875 SF
<b>73 SUBTOTAL</b>		
<b>VILLAS (3-STORY - 9 BUILDINGS)</b>		
55	PLAN 1 2BD/2BA	1,104 SF
18	PLAN 2 3BD/2.5BA 1/405 SF	1,405 SF
17	PLAN 3 3BD/3BA	1,646 SF
<b>90 SUBTOTAL</b>		
<b>162 SUBTOTAL ROWHOMES &amp; VILLAS</b>		
<b>510 TOTAL UNITS</b>		

**COLORED SITE PLAN**

**PALOMAR HEIGHTS**

**ESCONDIDO, CA**

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



JULY 15, 2020  
 SCALE: 0 40 80 120  
 SUB 18-0011 / ENY 18-0009 / PHG 18-0049

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

**PROJECT SUMMARY**

APN	2294500600
	2294420100,200,300,400
SITE AREA	2294421800
RESIDENCES	13.84 AC
DENSITY	510 UNITS
LOT COVERAGE	36.8 DU/AC
FAR	45%
BUILDING HEIGHT	60'-0"

**PRODUCT MIX**

<b>FAMILY APARTMENTS (4-STORY + MEZZ)</b>	
129	PLAN 1 1BD/1BA 600 SF
96	PLAN 2 2BD/2BA 1150 SF
33	PLAN 3 3BD/2BA 1450 SF
<b>258 TOTAL</b>	
<b>SENIOR APARTMENTS (4-STORY)</b>	
26	PLAN 1 STUDIO/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
<b>90 TOTAL</b>	
<b>ROW/HOMES (3-STORY)</b>	
22	PLAN 1 3BD/2.5BA 1415 SF
22	PLAN 2 3BD/2.5 BA 1495 SF
12	PLAN 3 3BD/3BA 1795 SF
16	PLAN 4 3BD/3BA 1875 SF
<b>72 TOTAL</b>	
<b>VILLAS (3-STORY)</b>	
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
<b>90 TOTAL</b>	

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION BUILDING	4,520 SF
POOL BUILDING	10,000 SF
<b>10,000 SF COMMERCIAL SPACE</b>	

**PRODUCT:**

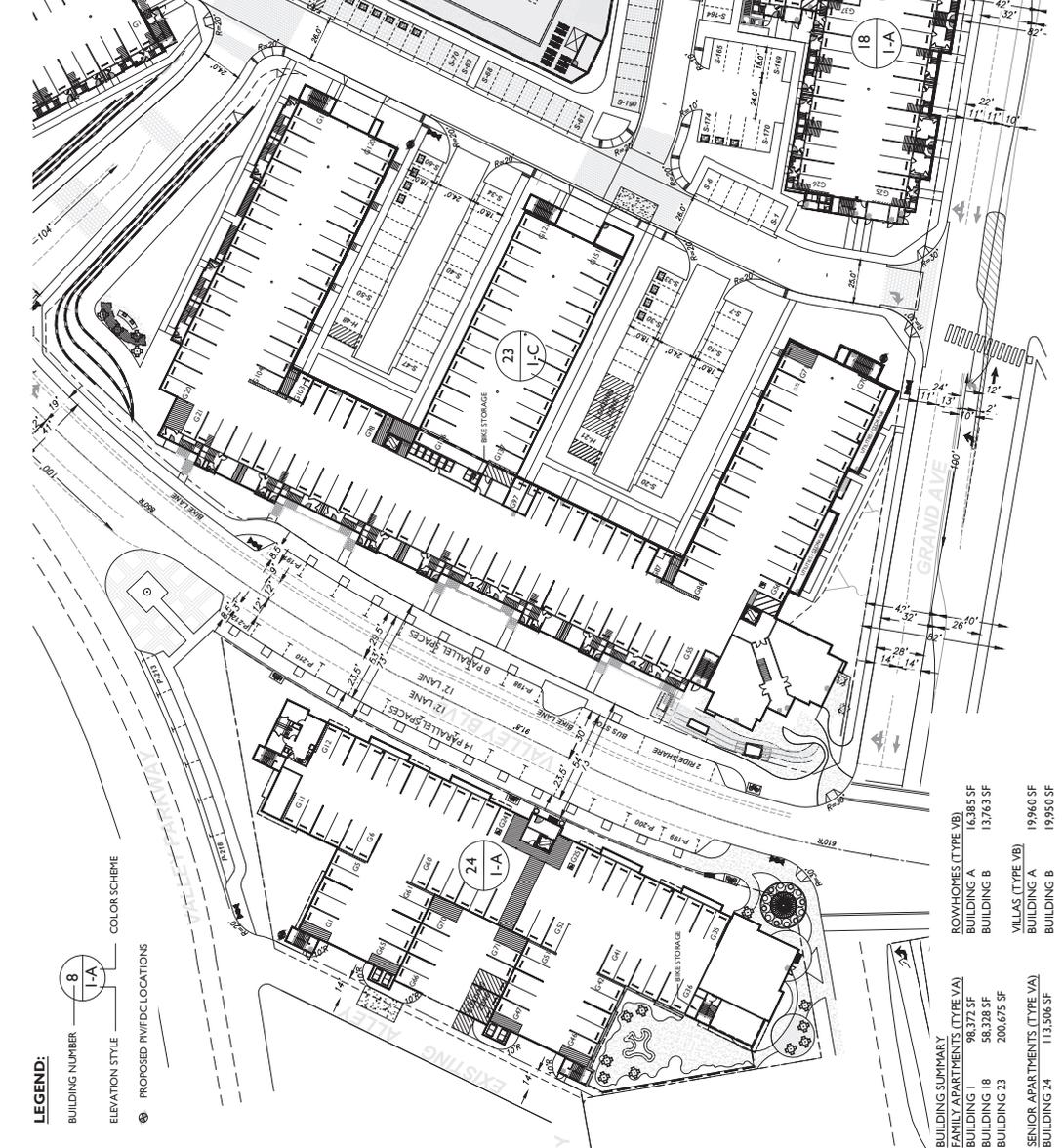
- (238) 4-STORY+MEZZANINE FAMILY APARTMENTS
- (90) 4-STORY SENIOR APARTMENTS
- (72) 3-STORY ROW/HOMES
- (90) 3-STORY VILLAS
- RECREATION BUILDING
- POOL BUILDING
- 10,000 SF COMMERCIAL SPACE

**PARKING REQUIRED**

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

**PARKING PROVIDED**

<b>FAMILY APARTMENTS</b>	
OPEN	150 SPACES
GARAGE	260 SPACES
<b>SUBTOTAL</b>	<b>410 SPACES (1.6 SP/DU)</b>
<b>SENIOR APARTMENTS</b>	
GARAGE	75 SPACES
<b>SUBTOTAL</b>	<b>75 SPACES (85 SP/DU)</b>
<b>COMMERCIAL</b>	
ROW/HOMES	30 SPACES
OPEN	18 SPACES
GARAGE	144 SPACES
<b>SUBTOTAL</b>	<b>162 SPACES (2.25 SP/DU)</b>
<b>VILLAS</b>	
OPEN	22 SPACES
GARAGE	180 SPACES
<b>SUBTOTAL</b>	<b>202 SPACES (2.25 SP/DU)</b>
<b>ON-SITE PARKING PROVIDED</b>	
GARAGE	655 SPACES
STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
PRIVATE	45,375 SF
ACTIVE	4,226 SF
PASSIVE	997.05 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM-6PM	
<b>TOTAL</b>	<b>185,308 SF</b>



**LEGEND:**

- BUILDING NUMBER
- ELEVATION STYLE
- PROPOSED R/W/FCD LOCATIONS
- COLOR SCHEME

**BUILDING SUMMARY**

<b>FAMILY APARTMENTS (TYPE VA)</b>	
BUILDING 1	98,372 SF
BUILDING 18	58,238 SF
BUILDING 23	206,675 SF
<b>SENIOR APARTMENTS (TYPE VA)</b>	
BUILDING 24	113,506 SF
<b>ROW/HOMES (TYPE VB)</b>	
BUILDING A	16,385 SF
BUILDING B	137,63 SF
<b>VILLAS (TYPE VB)</b>	
BUILDING A	19,960 SF
BUILDING B	19,950 SF

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES

**OPEN SPACE REQUIRED**

510DU X 300SF=	153,000 SF
6 SPACES	6 SPACES
5 SPACES	5 SPACES
849 SPACES	849 SPACES
3 SPACES	3 SPACES
**LOADING ZONES WILL BE RESERVED FROM 7AM-6PM	
<b>TOTAL</b>	<b>185,308 SF</b>

**ON-SITE PARKING PROVIDED**

GARAGE	655 SPACES
STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
PRIVATE	45,375 SF
ACTIVE	4,226 SF
PASSIVE	997.05 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM-6PM	
<b>TOTAL</b>	<b>185,308 SF</b>

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

**PALOMAR HEIGHTS**  
JANUARY 14, 2021  
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 summarsh.com



**PROJECT SUMMARY**

APN	2294500600
RESIDENCES	2294420100, 200, 300, 400
DENSITY	2294421800
LOT COVERAGE	13.84 AC
FAR	510 UNITS
BUILDING HEIGHT	36.8 DU/AC
	45%
	1.3
	60'-0"

**PRODUCT:**

- (258) 4-STORY+MEZZANINE FAMILY APARTMENTS
- (73) 3-STORY SENIOR APARTMENTS
- (90) 3-STORY ROWHOMES
- RECREATION BUILDING
- POOL BUILDING
- 10,000 SF COMMERCIAL SPACE

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	45,270 SF
COMMERCIAL	10,000 SF

**BUILDING SUMMARY**

FAMILY APARTMENTS (TYPE VA)	98,372 SF
BUILDING 1	58,328 SF
BUILDING 1B	200,675 SF
BUILDING 23	113,536 SF
SENIOR APARTMENTS (TYPE VA)	113,536 SF
BUILDING 24	113,536 SF
ROWHOMES (TYPE VB)	16,388 SF
BUILDING A	13,763 SF
BUILDING B	13,763 SF
VILLAS (TYPE VB)	19,960 SF
BUILDING A	19,960 SF
BUILDING B	19,960 SF

**PRODUCT MIX**

FAMILY APARTMENTS (4-STORY + MEZZ)	600 SF
PLAN 1 1BD/1BA	1150 SF
PLAN 2 2BD/2BA	1450 SF
PLAN 3 3BD/2BA	1450 SF
258 TOTAL	
SENIOR APARTMENTS (4-STORY)	550 SF
PLAN 1 STUDIO/1BA	600 SF
PLAN 2 1BD/1BA	650 SF
PLAN 3 1BD/1BA	730 SF
PLAN 4 2BD/1BA	730 SF
PLAN 5 2BD/2BA	800 SF
90 TOTAL	
ROWHOMES (3-STORY)	1,415 SF
PLAN 1 3BD/2.5BA	1,485 SF
PLAN 2 3BD/2.5BA	1,795 SF
PLAN 3 3BD/2.5BA	1,795 SF
PLAN 4 3BD/3BA	1,875 SF
72 TOTAL	
VILLAS (3-STORY)	1,104 SF
PLAN 1 2BD/2BA	1,405 SF
PLAN 2 3BD/2.5BA	1,466 SF
PLAN 3 3BD/2BA	1,466 SF
17 TOTAL	

**PARKING REQUIRED**

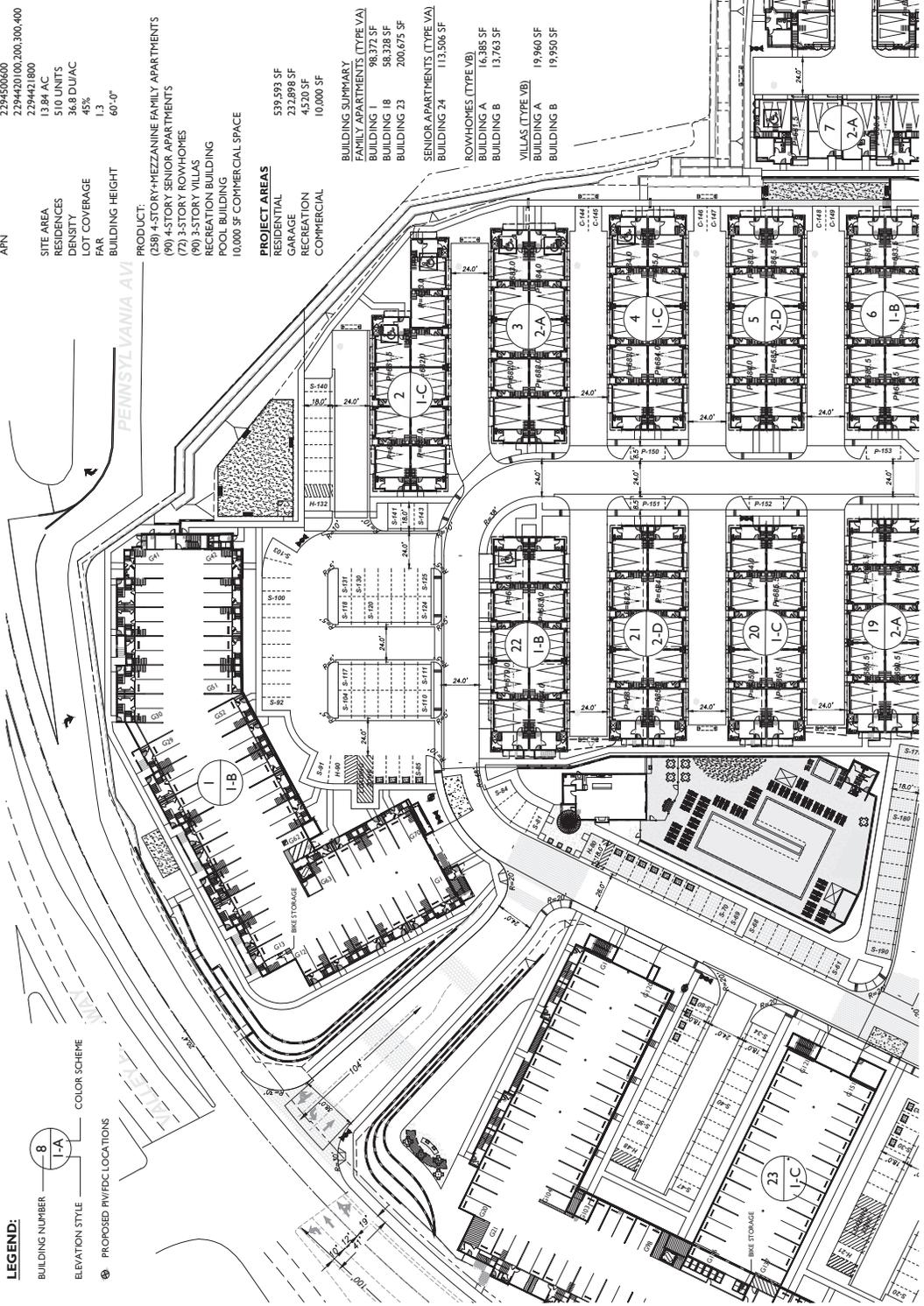
MULTI-DWELLING	1935
129 1BD X 1.5 =	302.75
173 2BD X 1.75 =	236
118 3BD X 2 =	105
420 X 2.5 =	837.25 SPACES
SUBTOTAL	837.25 SPACES
SENIOR	52.5
70 STUDIO/1BD X 7.5 =	30
20 2BD X 1.5 =	82.5 SPACES
SUBTOTAL	9197.5 SPACES
TOTAL REQUIRED	9197.5 SPACES

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
SUBTOTAL	410 SPACES (1.6 SP/DU)
SENIOR APARTMENTS	75 SPACES
GARAGE	75 SPACES (85 SP/DU)
SUBTOTAL	150 SPACES
COMMERCIAL	30 SPACES
ROWHOMES	18 SPACES
OPEN GARAGE	144 SPACES
SUBTOTAL	162 SPACES (0.25 SP/DU)
VILLAS	22 SPACES
OPEN GARAGE	180 SPACES
SUBTOTAL	202 SPACES (2.25 SP/DU)
TOTAL PROVIDED	754 SPACES

**ON-SITE PARKING PROVIDED**

OPEN SPACE REQUIRED	513,000 SF
STANDARD	179 SPACES
COMPACT	16 SPACES
PARALLEL	5 SPACES
TOTAL*	849 SPACES
LOADING ZONES**	3 SPACES
PRIVATE	45,375 SF
ACTIVE	40,226 SF
PASSIVE	99,705 SF
TOTAL	185,306 SF



**ESCONDIDO, CA**  
INTEGRAL COMMUNITIES  
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Encinitas, CA 92024  
(760) 944-7511

**PALOMAR HEIGHTS**  
JANUARY 14, 2021  
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

**SUMMA**  
ARCHITECTURE

**PROJECT SUMMARY**

APN	2294500600
	2294420100, 200, 300, 400
SITE AREA	13.84 AC
DENSITY	510 UNITS
LOT COVERAGE	36.8 DU/AC
FAR	45%
BUILDING HEIGHT	60'-0"

PRODUCT:	(258) 4-STORY-MEZZANINE FAMILY APARTMENTS
	(90) 4-STORY SENIOR APARTMENTS
	(73) 3-STORY ROWHOMES
	(19) 3-STORY VILLAS
	RECREATION BUILDING
	POOL BUILDING
	10,000 SF COMMERCIAL SPACE

PROJECT AREAS	539,593 SF
RESIDENTIAL	232,898 SF
GARAGE	45,200 SF
RECREATION	10,000 SF
COMMERCIAL	

**PRODUCT MIX**

FAMILY APARTMENTS (4-STORY + MEZZ)	600 SF
PLAN 1 1BD/1BA	1,150 SF
PLAN 2 2BD/2BA	1,450 SF
PLAN 3 3BD/2BA	1,450 SF
258 TOTAL	
SENIOR APARTMENTS (4-STORY)	550 SF
PLAN 1 STUDIO/1BA	600 SF
PLAN 2 1BD/1BA	650 SF
PLAN 3 1BD/1BA	730 SF
PLAN 4 2BD/1BA	730 SF
PLAN 5 2BD/2BA	800 SF
90 TOTAL	
ROWHOMES (3-STORY)	1,415 SF
PLAN 1 3BD/0.5BA	1,485 SF
PLAN 2 3BD/0.5BA	1,795 SF
PLAN 3 3BD/0.5BA	1,795 SF
PLAN 4 3BD/0.5BA	1,875 SF
73 TOTAL	
VILLAS (3-STORY)	1,104 SF
PLAN 1 2BD/2BA	1,405 SF
PLAN 2 3BD/2BA	1,446 SF
17 TOTAL	
90 TOTAL	

**PARKING REQUIRED**

MULTI-DWELLING	193.5
129 1BD X 1.5 =	302.75
173 2BD X 1.75 =	236
118 3BD X 2 =	105
420 X 2.5 =	
SUBTOTAL	837.25 SPACES
SENIOR	52.5
70 STUDIO/1BD X .75 =	30
20 2BD X 1.5 =	
SUBTOTAL	82.5 SPACES
TOTAL REQUIRED	919.75 SPACES

**PARKING PROVIDED**

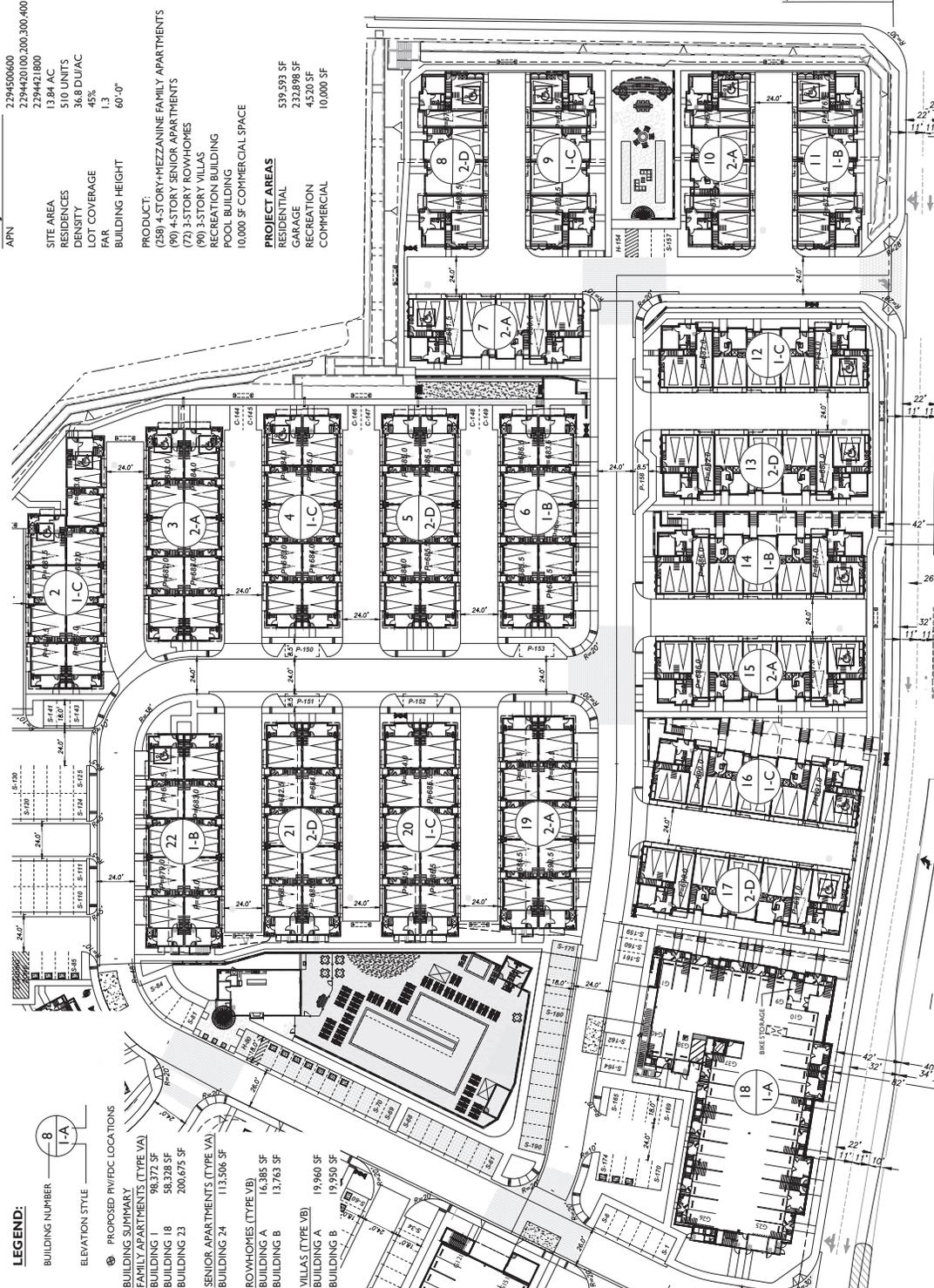
FAMILY APARTMENTS	150 SPACES
OPEN	260 SPACES
GARAGE	410 SPACES (1.6 SP/DU)
SUBTOTAL	820 SPACES
SENIOR APARTMENTS	75 SPACES
GARAGE	75 SPACES (85 SP/DU)
SUBTOTAL	150 SPACES
COMMERCIAL	30 SPACES
RECREATION	18 SPACES
ROWHOMES	144 SPACES
GARAGE	162 SPACES (0.25 SP/DU)
SUBTOTAL	222 SPACES
VILLAS	22 SPACES
OPEN	180 SPACES
GARAGE	202 SPACES (2.25 SP/DU)
SUBTOTAL	404 SPACES
TOTAL PROVIDED	1,226 SPACES

**ON-SITE PARKING PROVIDED**

STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
TOTAL*	190 SPACES
LOADING**	849 SPACES
PRIVATE	45,375 SF
ACTIVE	40,226 SF
PASSIVE	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	
TOTAL	185,306 SF

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES



**LEGEND:**  
BUILDING NUMBER — 8  
— 1-A  
ELEVATION STYLE  
PROPOSED RAVI/O LOCATIONS

**BUILDING SUMMARY**

FAMILY APARTMENT (TYPE VA)	
BUILDING 1	18,370 SF
BUILDING 8	58,328 SF
BUILDING 23	200,675 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 VB)	
BUILDING A	19,960 SF
BUILDING B	19,950 SF

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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(760) 944-7511

**PALOMAR HEIGHTS**

JANUARY 14, 2021  
SCALE: 0 30 60 90  
SUB 18-00111 ENV 18-0009 / PHG 18-0049

**CONCEPTUAL SITE PLAN**

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

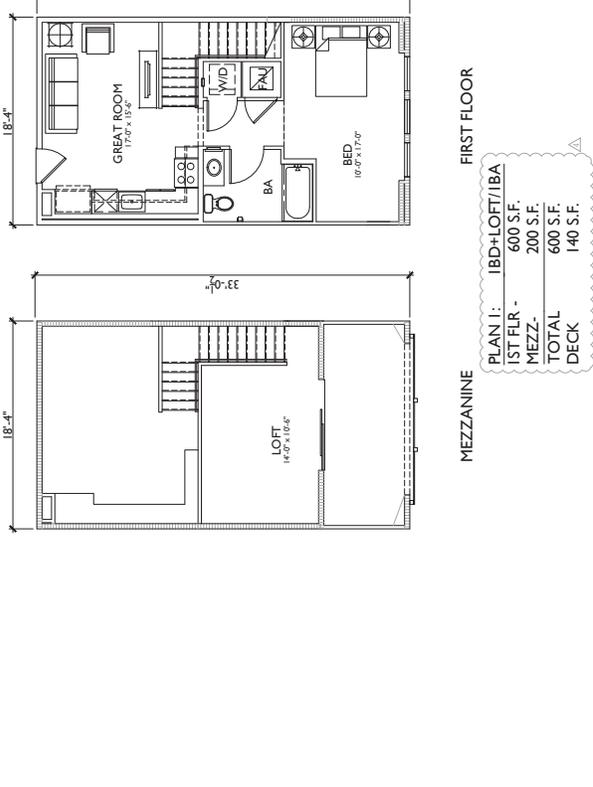
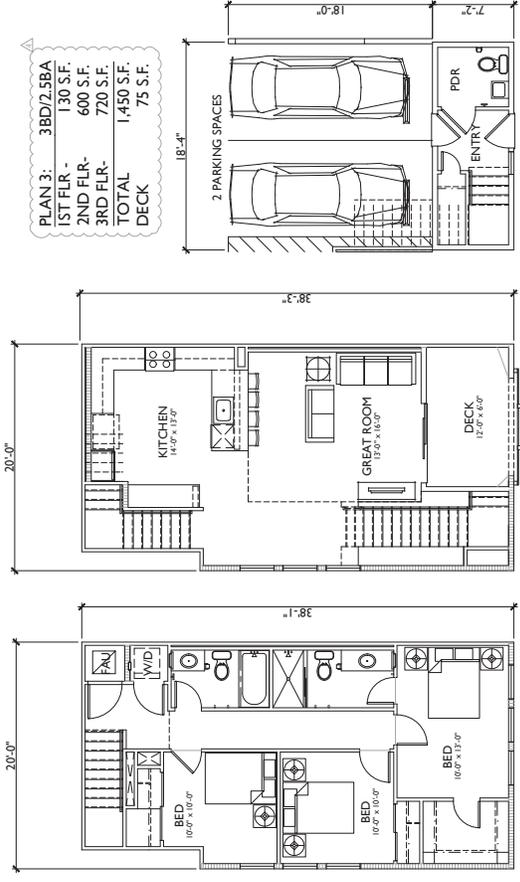
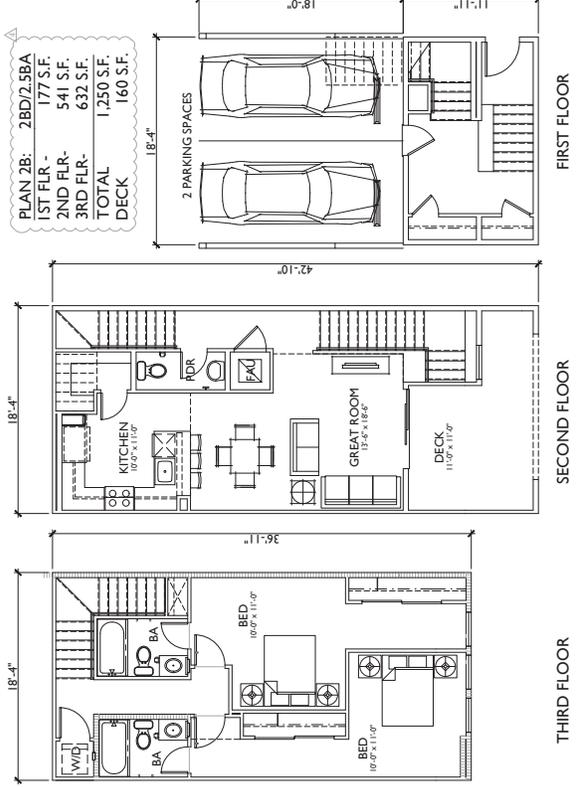
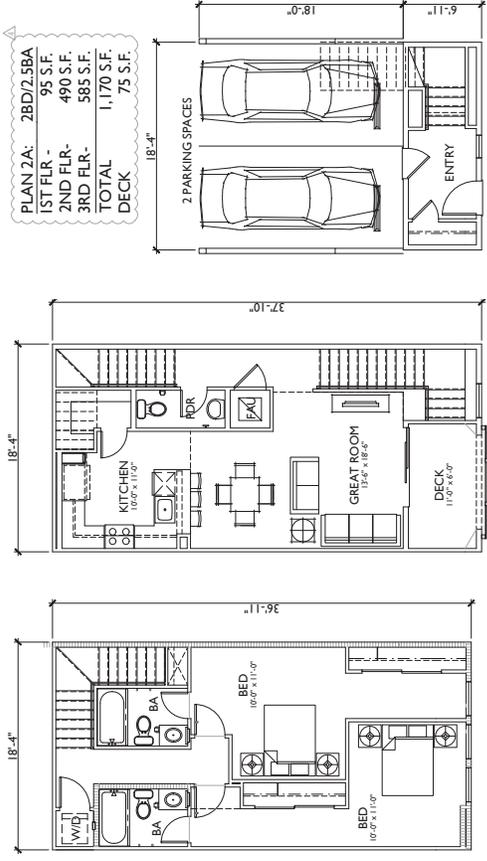
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2235 Encinitas Blvd., Suite 216  
Encinitas, CA 92024  
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**PALOMAR HEIGHTS**

MAY 07, 2020  
SCALE: 1" = 10'-0"  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**APARTMENTS - COVER SHEET**

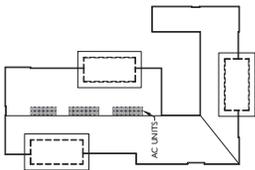
**SUMMITA**  
ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



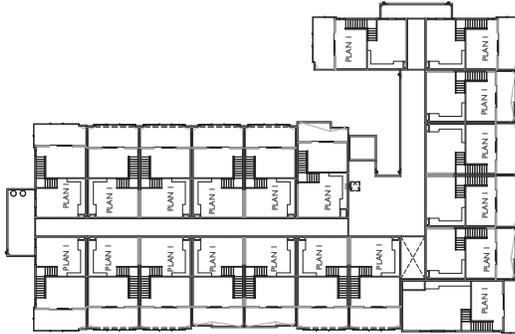
**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
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 Encinitas, CA 92024  
 (760) 944-7511

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

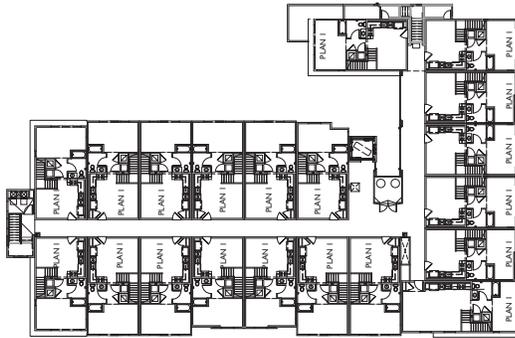
**APARTMENTS - UNIT PLANS**  
 A-1  
 SUMMA ARCHITECTURE  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



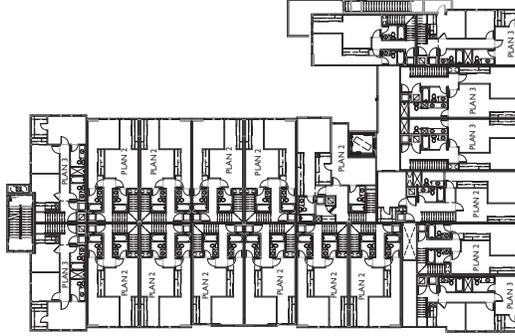
ROOF PLAN



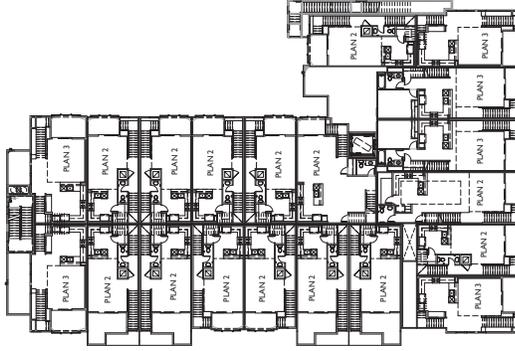
MEZZANINE



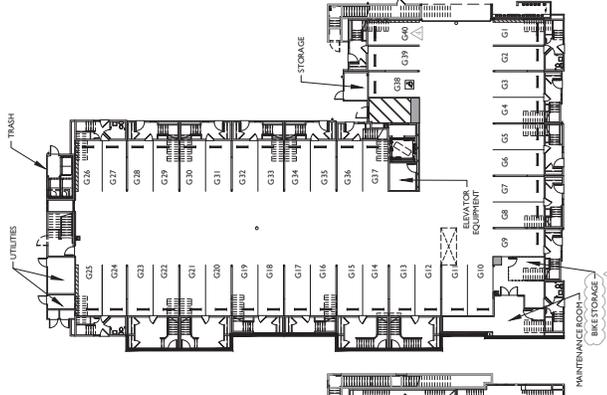
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4 STORY + MEZZ)	
20 PLAN 1 1BD/1BA	600 SF
1 PLAN 2 1BD/1BA	1170 SF
6 PLAN 3 3BD/2BA	1450 SF
<b>40 TOTAL</b>	



LOCATION MAP

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

**APARTMENTS - BLDG 18 COMPOSITE**  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**SUMMA**  
 ARCHITECTURE  
 A-2



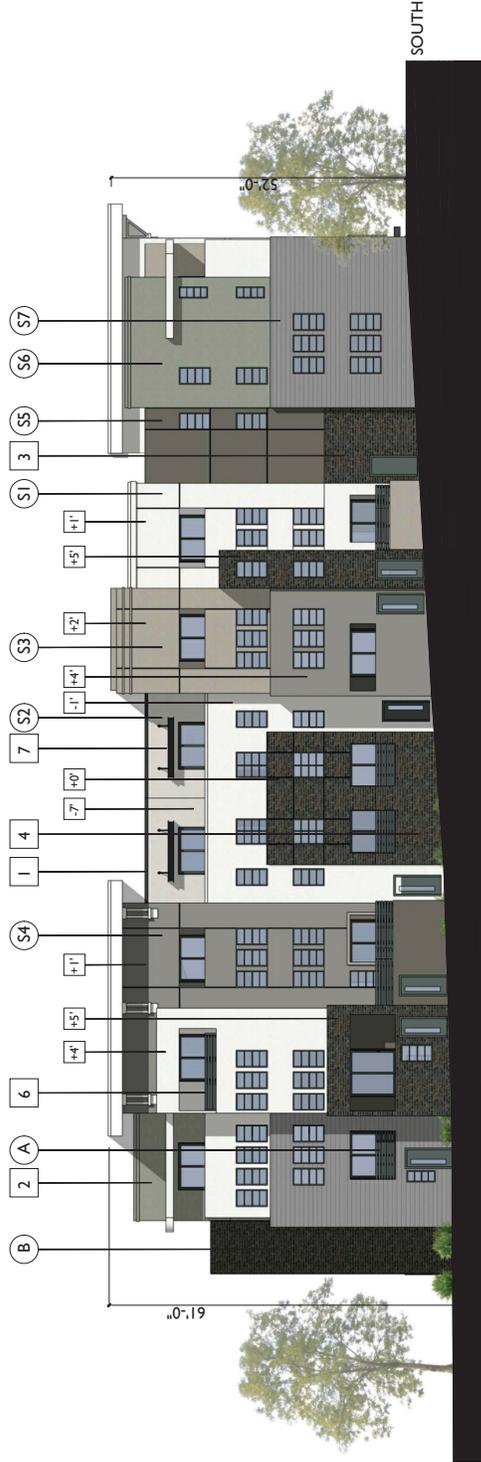
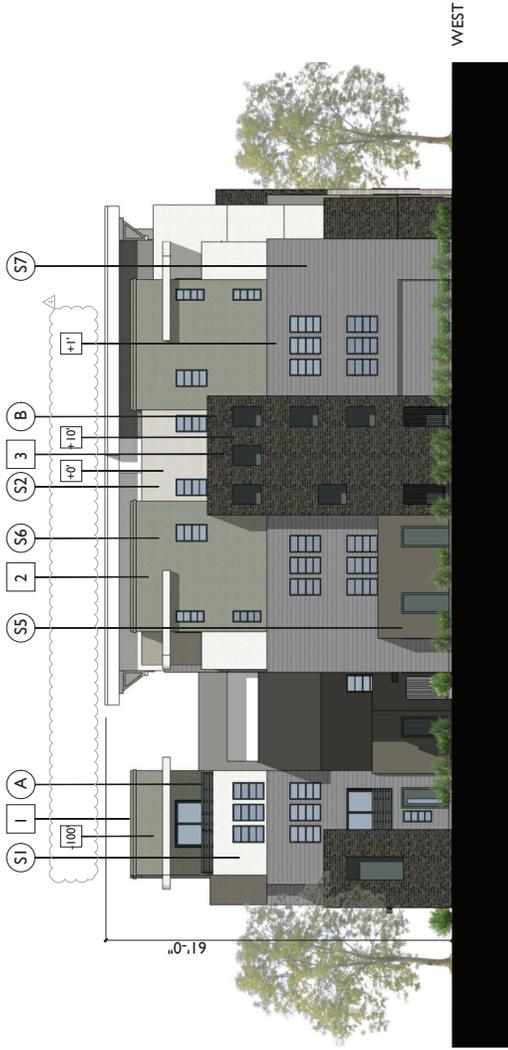
**COLOR APPLICATION  
 SCHEME A**

REFER TO APARTMENT'S 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



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**PALOMAR HEIGHTS**

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

**APARTMENTS - BLDG 18 ELEVATIONS**

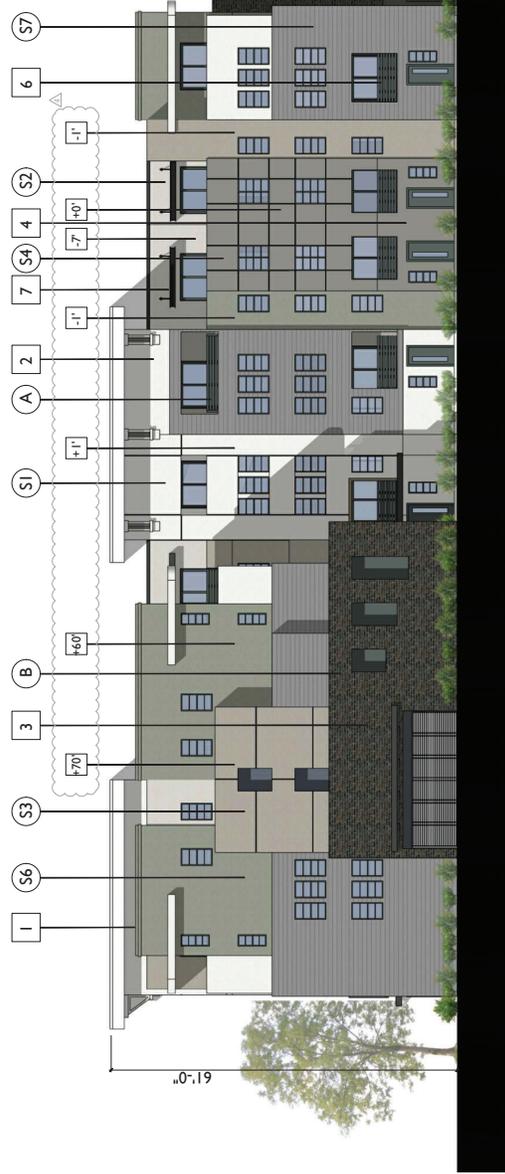
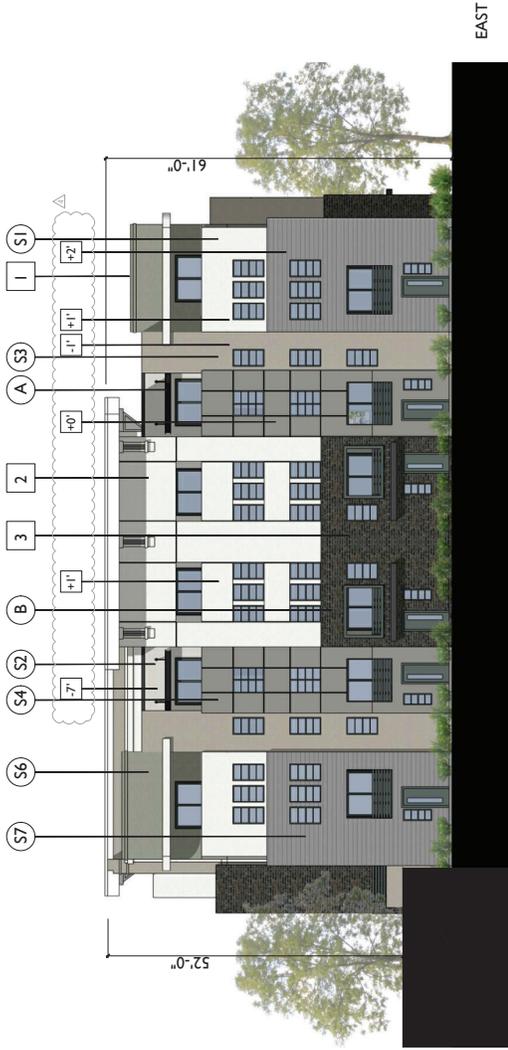
**SUMMA**  
 ARCHITECTURE  
 5256 S. Mission Road, Ste 404  
 Bonnell, CA 92003  
 760.724.1198

**A-3.1**



- COLOR APPLICATION SCHEME A**  
REFER TO APARTMENT'S 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**  
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**PALOMAR HEIGHTS**  
MAY 07, 2020  
SCALE: 0 8 16 24  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**APARTMENTS - BLDG 18 ELEVATIONS**  
SUMMA ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Borrelli, CA 92003  
760.724.1198  
A-3.2



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



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

**APARTMENTS - BLDG 18 PERSPECTIVES**

**PALOMAR HEIGHTS**

**ESCONDIDO, CA**

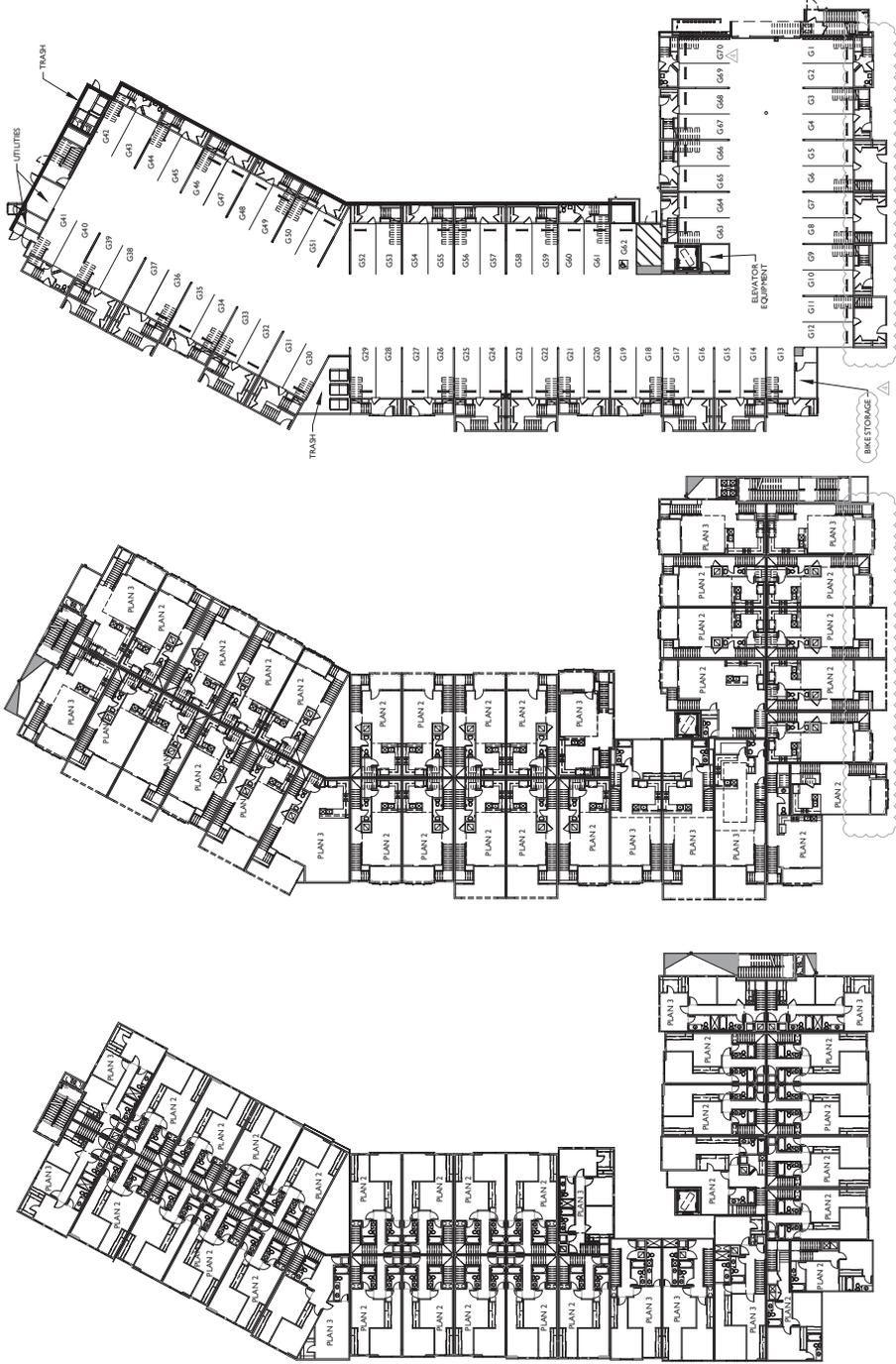
INTEGRAL COMMUNITIES  
2235 Encinitas Blvd., Suite 216  
Encinitas, CA 92024  
(760) 944-7511



SOUTHEAST



SOUTHWEST



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)	
35	PLAN 1 3BD/1BA
10	PLAN 2 3BD/2BA
9	PLAN 3 3BD/2BA
70	TOTAL

LOCATION MAP

**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
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**PALOMAR HEIGHTS**

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

**APARTMENTS - BLDG I COMPOSITE**

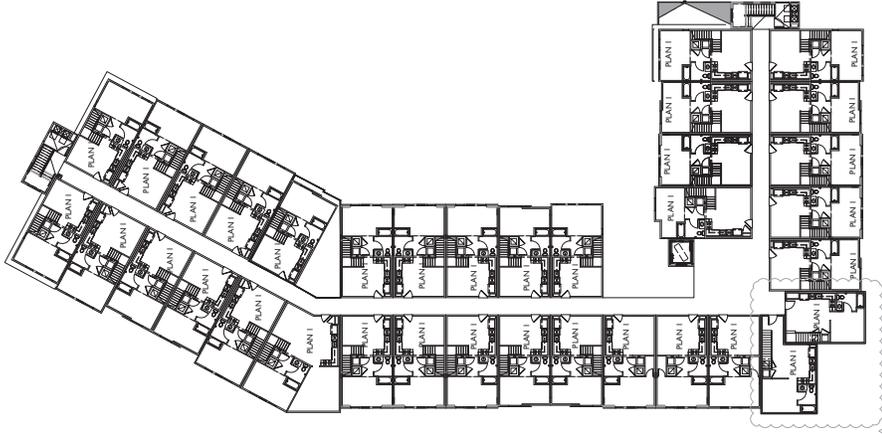
5256 S. Mission Road, Ste 404  
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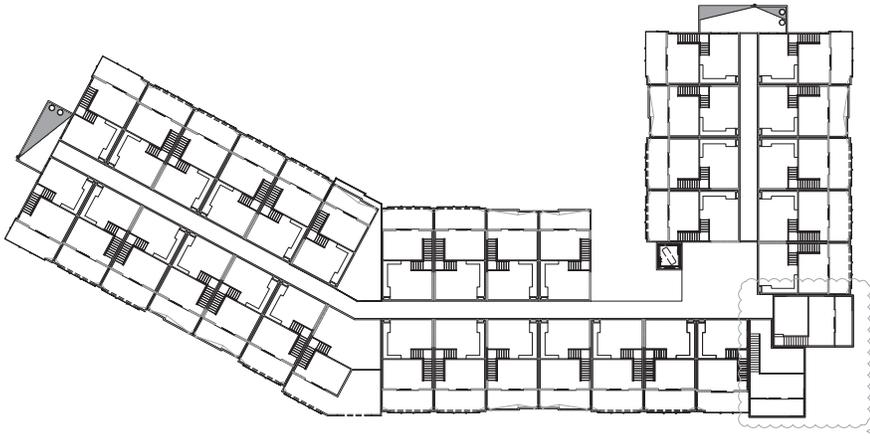
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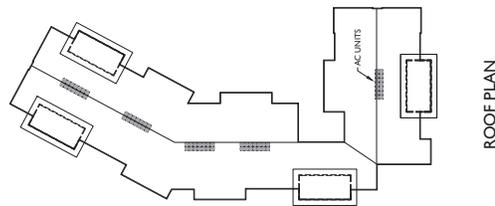
FAMILY APARTMENTS (4-STORY + MEZZ)		
35	PLAN 1 1BD/1BA	600 SF
26	PLAN 2 2BD/2BA	1170 SF
9	PLAN 3 3BD/2BA	1450 SF
<b>70 TOTAL</b>		



FOURTH FLOOR



MEZZANINE LEVEL



ROOF PLAN

**APARTMENTS - BLDG I COMPOSITE**

**SUMMA**  
 ARCHITECTURE  
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**A-4.2**

**PALOMAR HEIGHTS**

SCALE: 0 16 32 48  
 SUB 18-0011 / ENV 18-0009 / PHG 18-009  
 MAY 07, 2020

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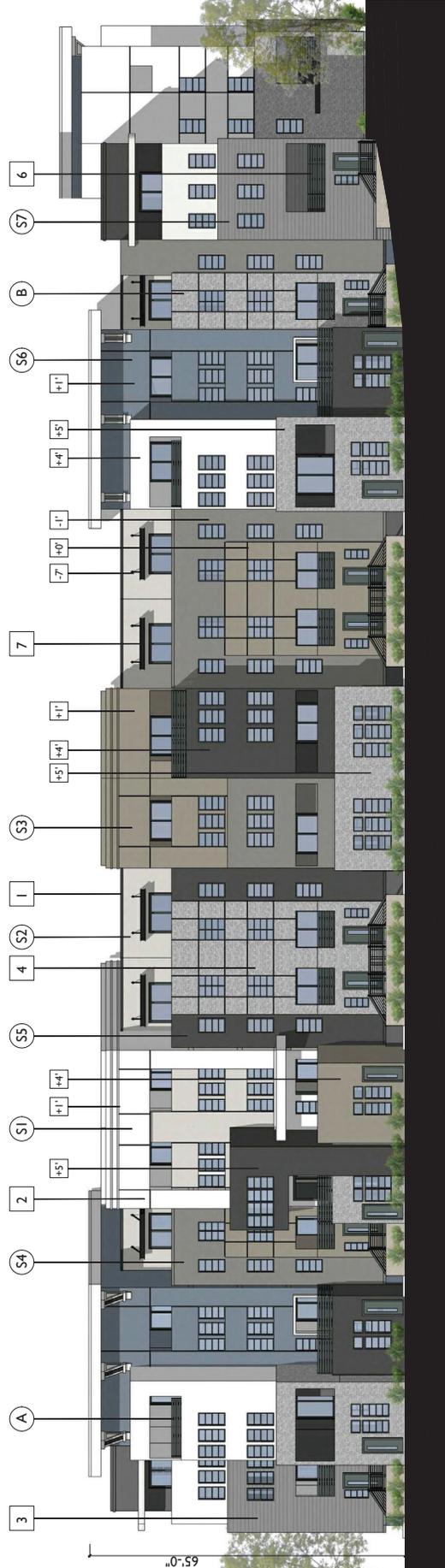
**COLOR APPLICATION**  
**SCHEME B**

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



NORTH



**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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**PALOMAR HEIGHTS**

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

**APARTMENTS - BLDG I ELEVATIONS**

525.6 S. Mission Road, Ste 404  
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A-5.1

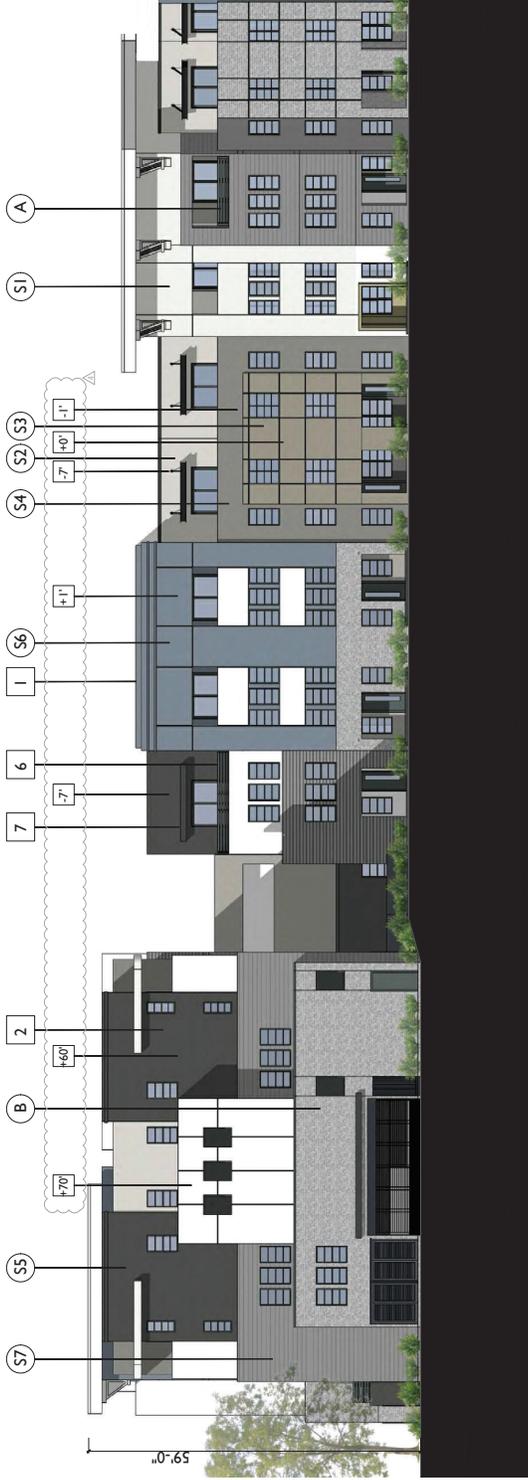
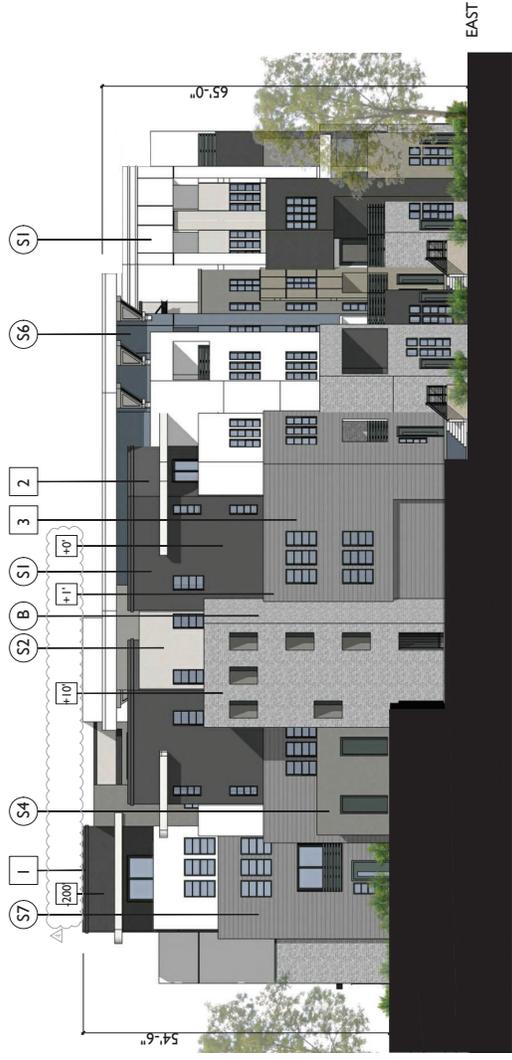
**COLOR APPLICATION**

**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 7689
- (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



SOUTH



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

**APARTMENTS - BLDG I ELEVATIONS**  
 A-5.2  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**SUMMA**  
 ARCHITECTURE



NORTH



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

**PALOMAR HEIGHTS**

MAY 07, 2020

NTS

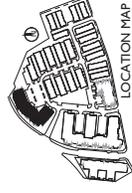
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SUB 18-0011 / ENV 18-0009 / PHG 18-0049



WEST

**APARTMENTS - BLDG I PERSPECTIVES**

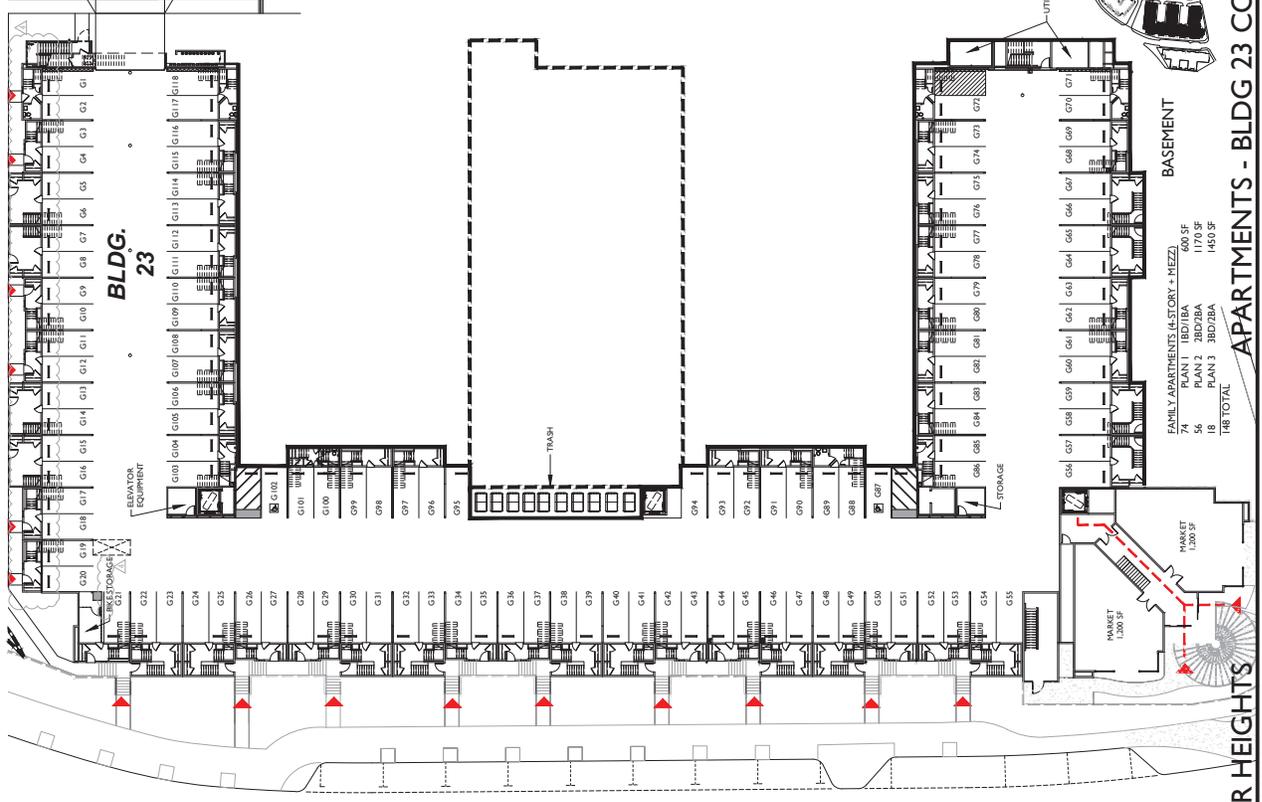


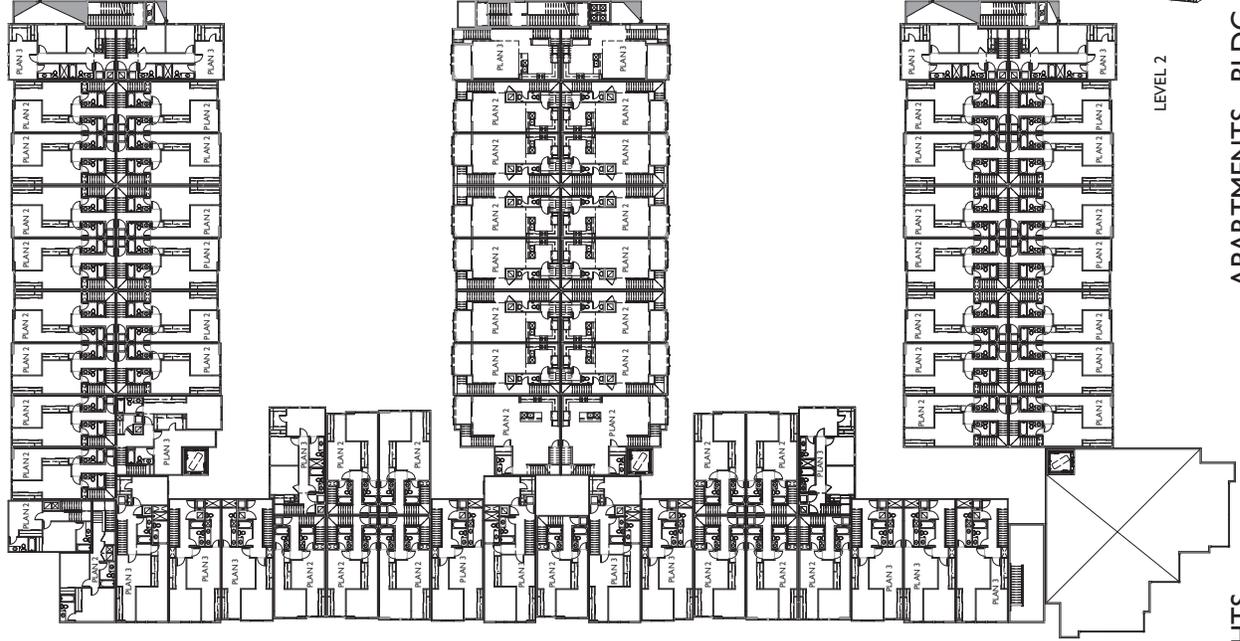
LOCATION MAP



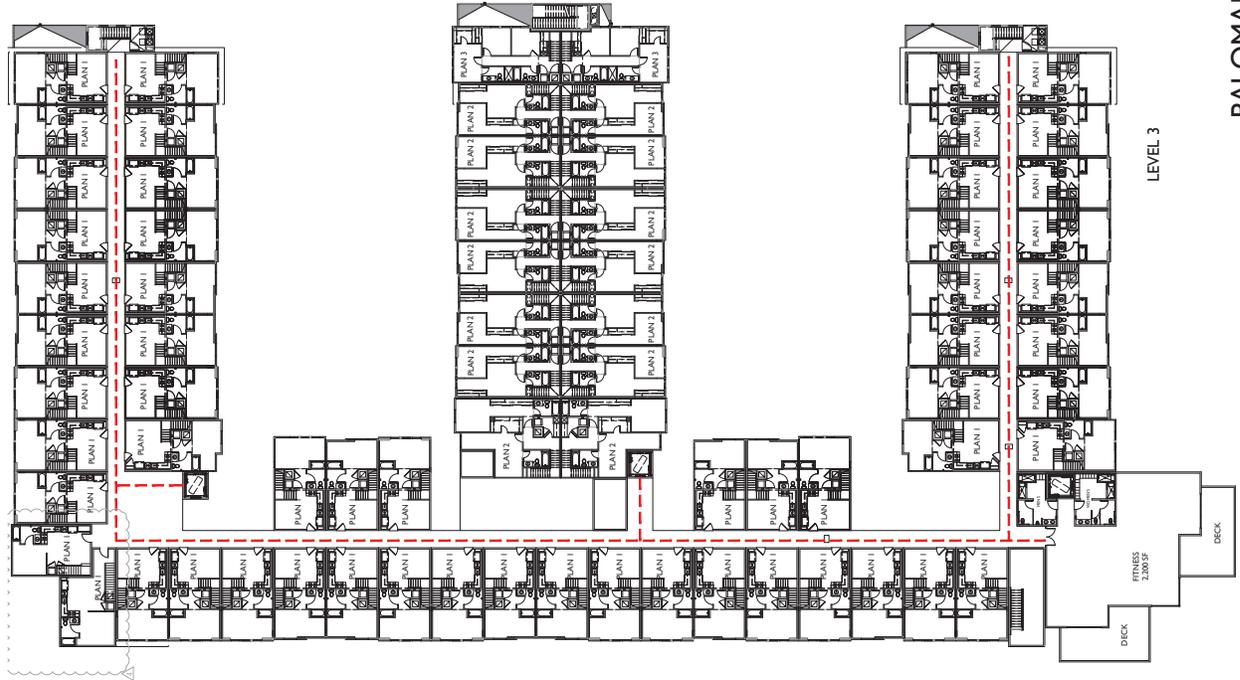
5256 S. Mission Road, Ste 404  
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760.724.1198

**A-5.3**





LEVEL 2



LEVEL 3



**APARTMENTS - BLDG 23 COMPOSITE**

A-6.2

5256 S. Mission Road, Ste 404  
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**PALOMAR HEIGHTS**

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

**ESCONDIDO, CA**

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





LOCATION MAP

**COLOR APPLICATION**

**SCHEME C**

- REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - ROSE 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



WEST

**APARTMENTS - BLDG 23 ELEVATIONS**

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



A-7.1

**PALOMAR HEIGHTS**

△ MAY 07, 2020  
SCALE: 0 8 16 24  
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Encinitas, CA 92024  
(760) 944-7511



**APARTMENTS - BLDG 23 ELEVATIONS**

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

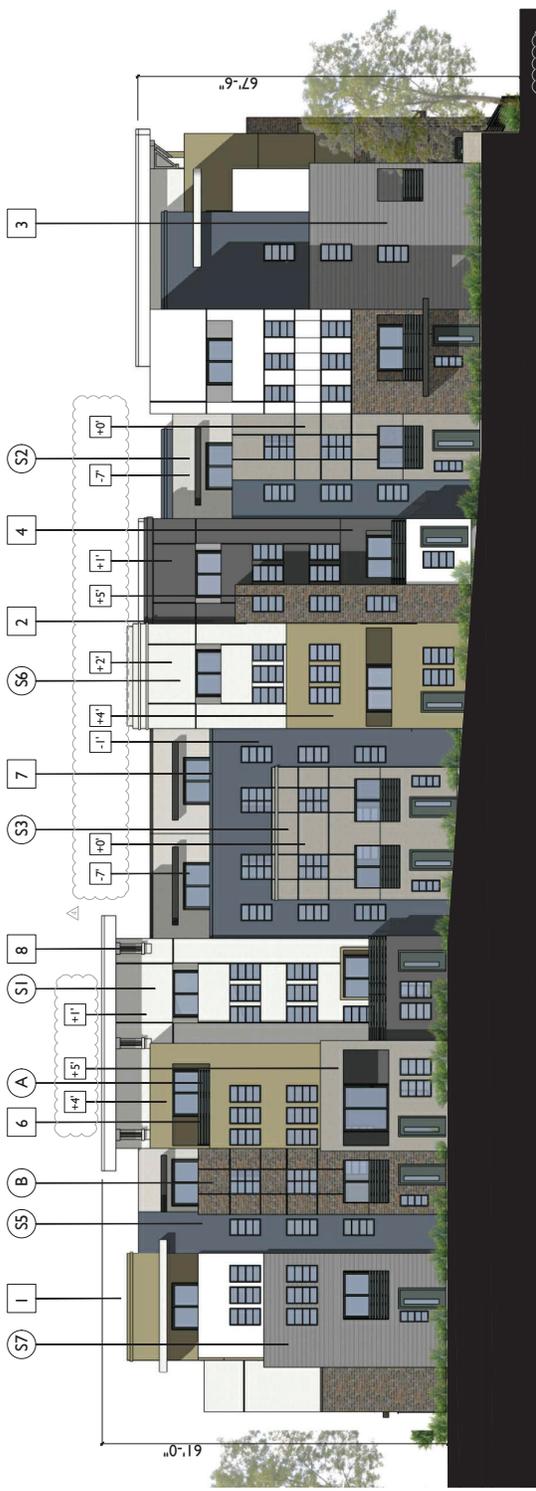


SCALE: 0 8 16 24  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**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

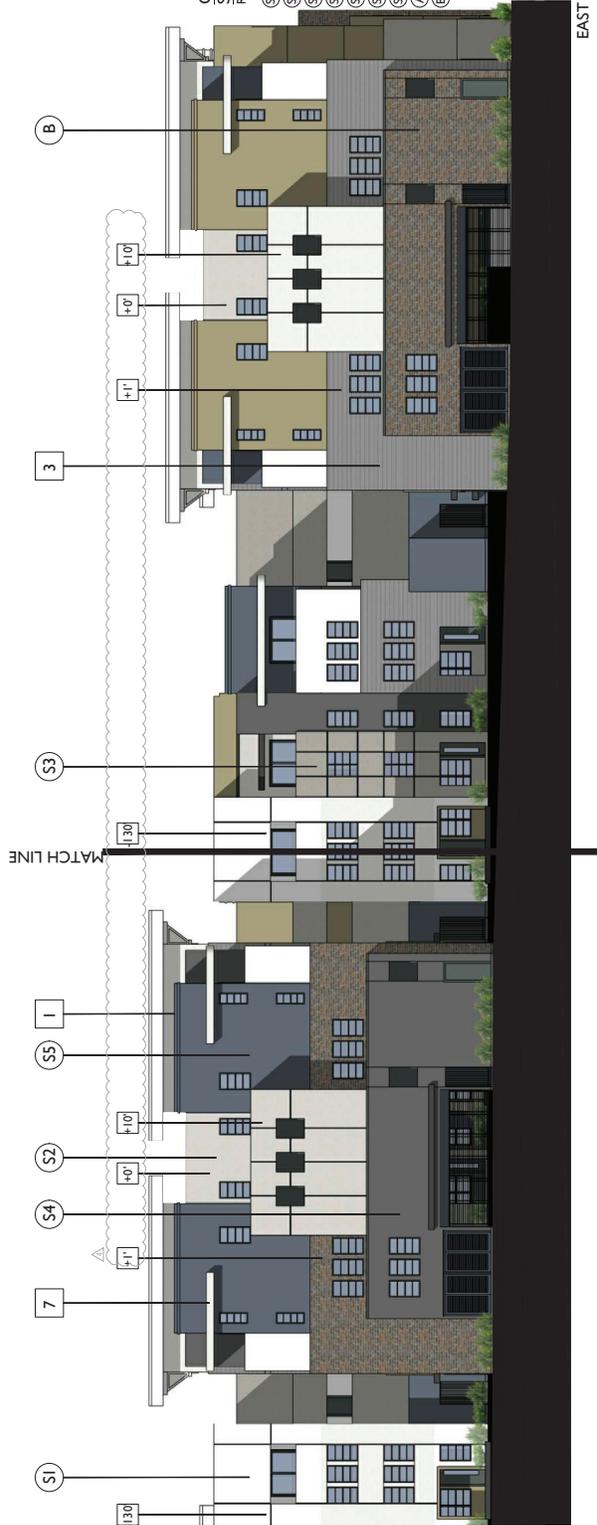


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**PALOMAR HEIGHTS**

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



- 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 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



**APARTMENTS - BLDG 23 ELEVATIONS**

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 Bonsall, CA 92003  
 760.724.1198



A-7.3

**PALOMAR HEIGHTS**

Δ MAY 07, 2020  
 SCALE: 0 8 16 24  
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VALLEY BLVD



SOUTHEAST



LOCATION MAP

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**PALOMAR HEIGHTS**

MAY 07, 2020  
NTS  
SCALE: 1" = 10'  
SUB 18-0011 / ENVY 18-0009 / PHG 18-0049

**APARTMENTS - BLDG 23 PERSPECTIVES**

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

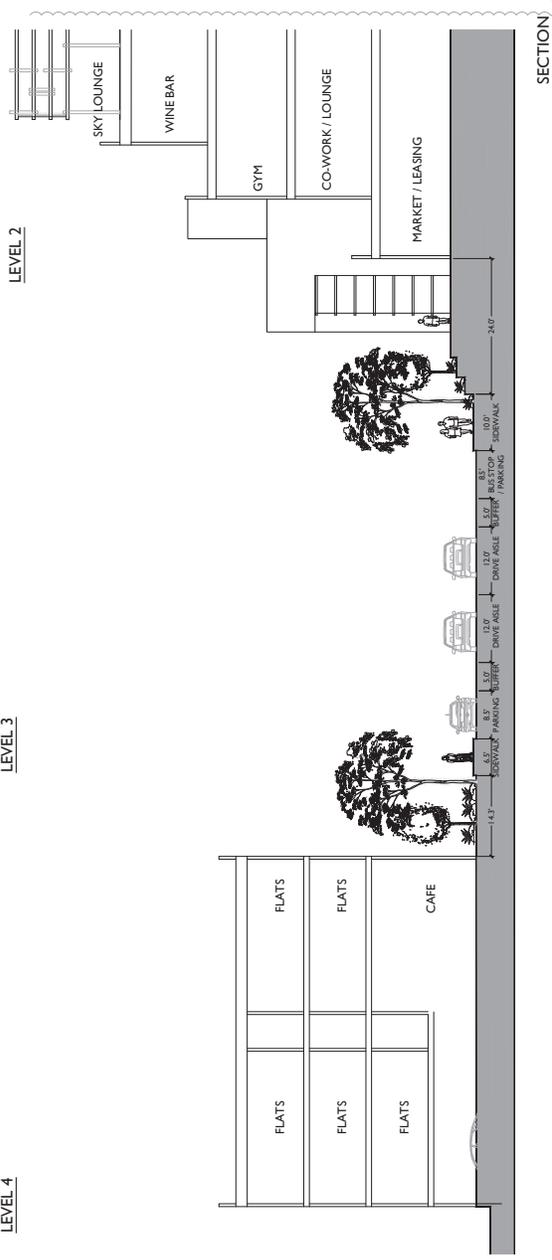
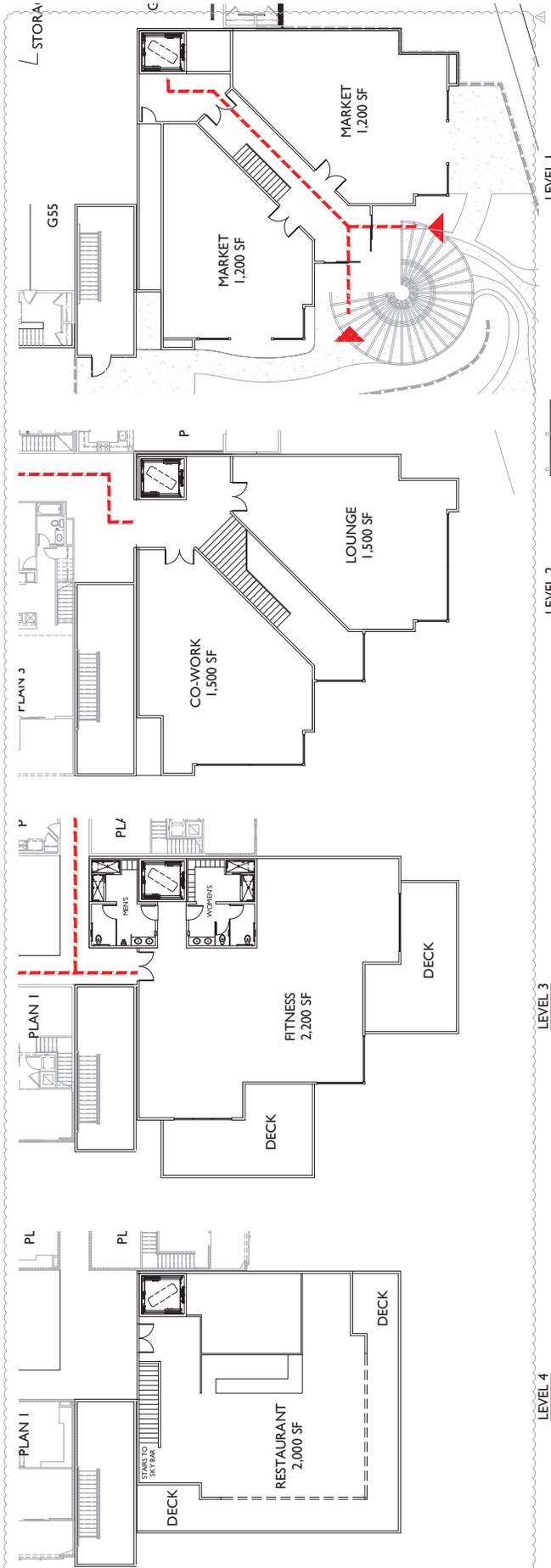
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5256 S. Mission Road, Ste 404  
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 760.724.1198



A-8



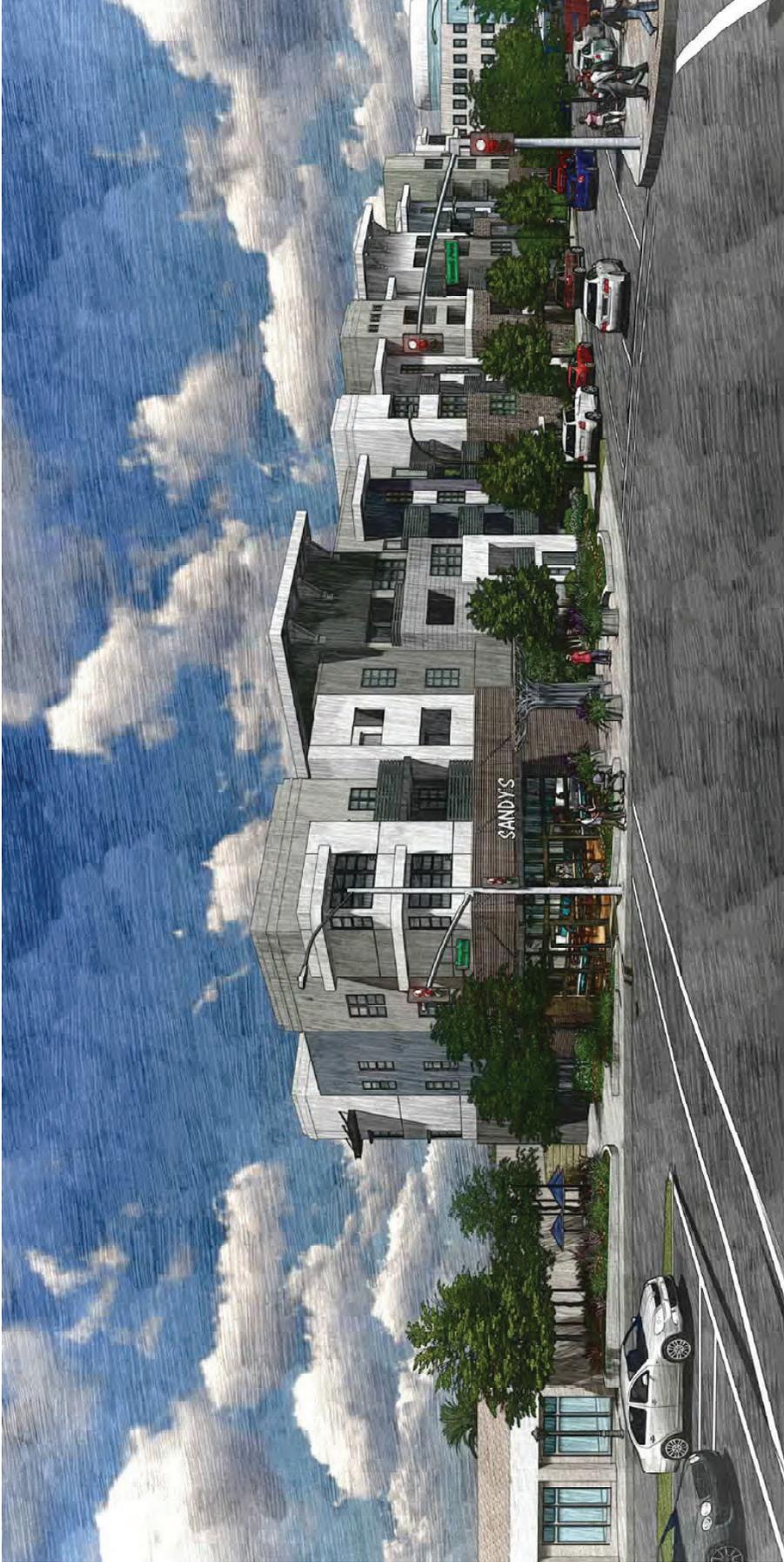
ESCONDIDO, CA | PALOMAR HEIGHTS | APARTMENTS - BLDG 23 - ICON TOWER

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

MAY 07, 2020

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

DATE



**SHEET INDEX**

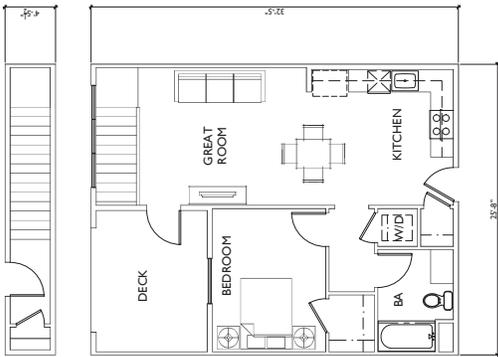
- A-1 SENIOR APARTMENTS - UNIT PLANS
- A-2 SENIOR APARTMENTS - BLDG 24 COMPOSITE
- A-3.1 SENIOR APARTMENTS - BLDG 24 ELEVATIONS
- A-3.2 SENIOR APARTMENTS - BLDG 24 ELEVATIONS
- A-4 SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

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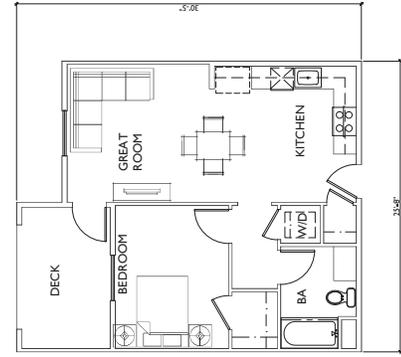
**PALOMAR HEIGHTS**  
 MAY 07, 2020  
 SCALE: 1" = 16'-0" / PHG 18-0049  
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**SENIOR APARTMENTS - COVER SHEET**

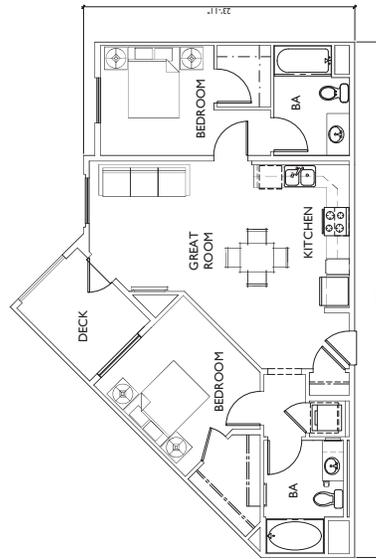
**SUMMA**  
 ARCHITECTURE  
 5256 S. Mission Road, Ste. 404  
 Bonsall, CA 92003  
 760.724.1198



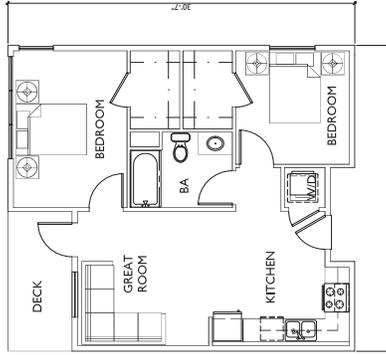
PLAN 1: STUDIO/IBA  
TOTAL 550 S.F.



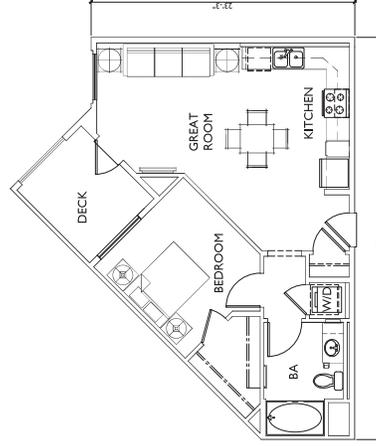
PLAN 2A: 1BD/1BA  
TOTAL 600 S.F.



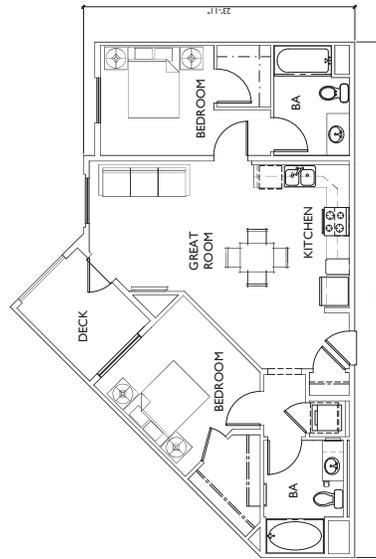
PLAN 2B: 1BD/1BA  
TOTAL 730 S.F.



PLAN 3: 1BD/1BA  
TOTAL 730 S.F.



PLAN 4: 2BD/2BA  
TOTAL 800 S.F.



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

SENIOR APARTMENTS - UNIT PLANS

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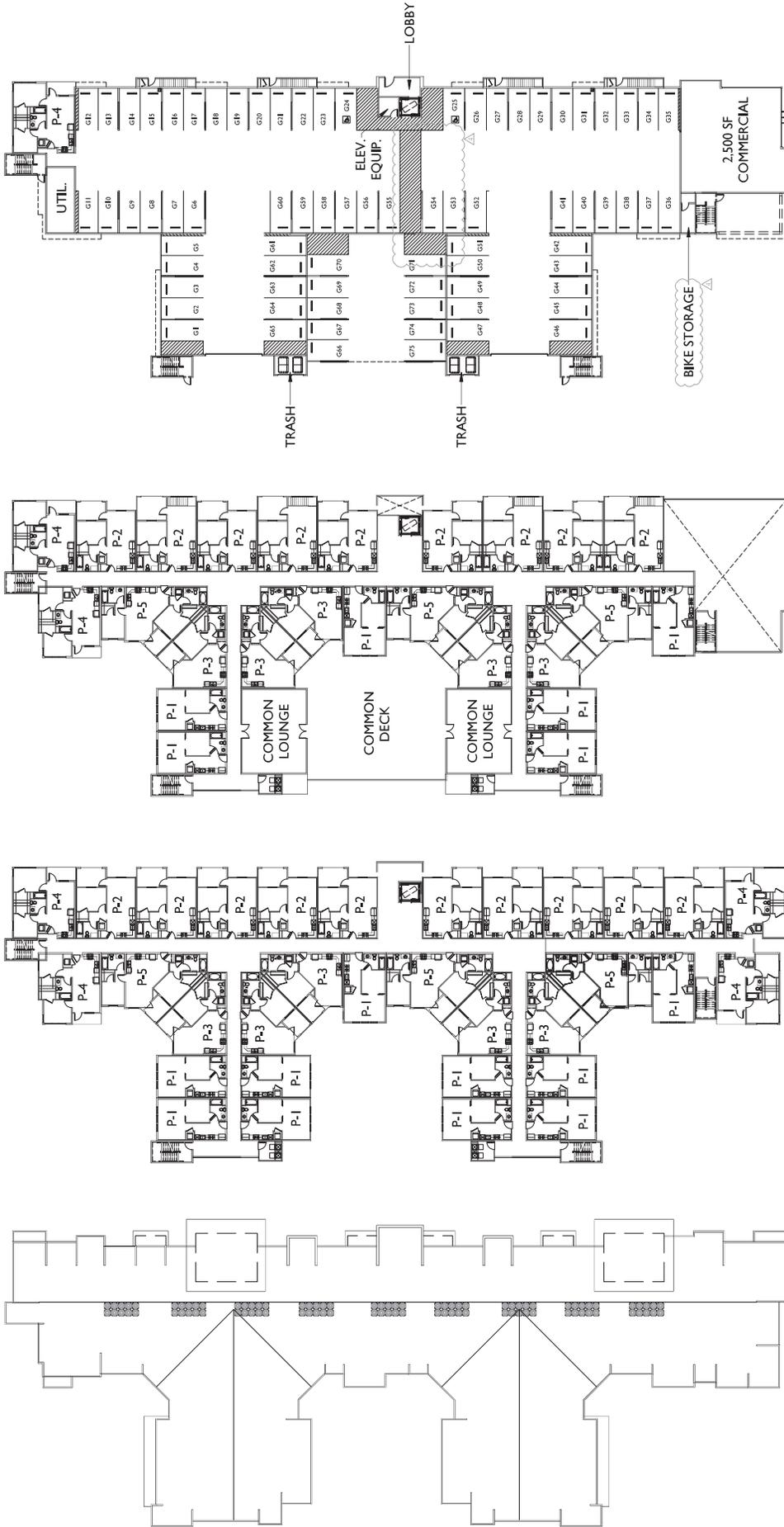
A-1

PALOMAR HEIGHTS

MAY 07, 2020  
SCALE: 0 4 8 12  
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ESCONDIDO, CA

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FIRST FLOOR

SECOND FLOOR

THIRD & FOURTH FLOOR

ROOF PLAN

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



**PALOMAR HEIGHTS** SENIOR APARTMENTS - BLDG 24 COMPOSITE

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A-2

SCALE: 0 16 32 48  
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 MAY 07, 2020

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SOUTHEAST



NORTHEAST



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**PALOMAR HEIGHTS**  
▲ MAY 07, 2020  
SCALE: 1" = 10'-0"  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**SENIOR APARTMENTS - BLDG 24 PERSPECTIVES**

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

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**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

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**PALOMAR HEIGHTS**

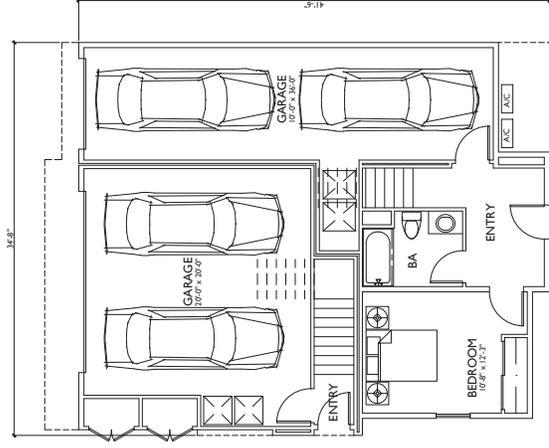
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SCALE: 1" = 16'-0" / ENV 18-0009 / PHG 18-0049

**ROWHOMES - COVER SHEET**

**SUMMA**  
ARCHITECTURE  
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PLAN 1: 3BD/2BA

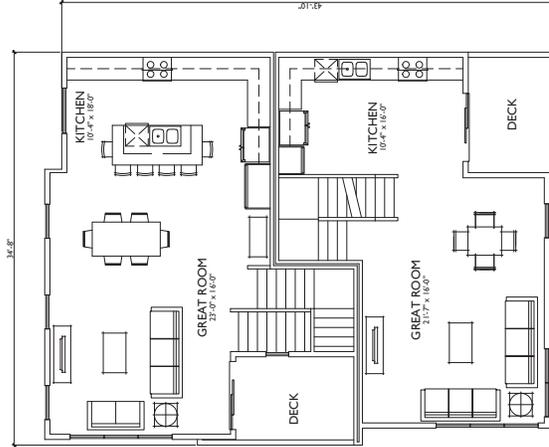
1ST FLR-	35 S.F.
2ND FLR-	635 S.F.
3RD FLR-	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



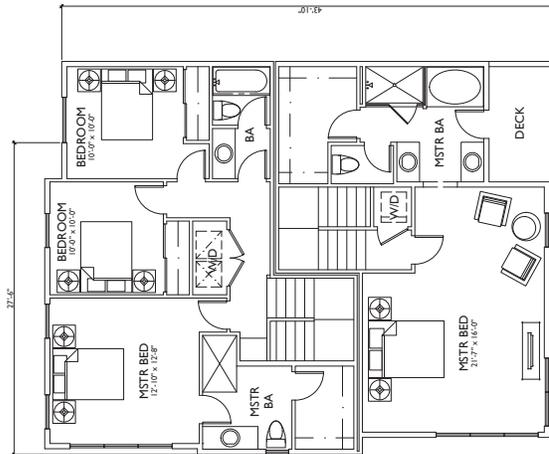
FIRST FLOOR

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.



SECOND FLOOR



THIRD FLOOR

ROWHOMES - UNIT PLANS

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



A-1

PALOMAR HEIGHTS

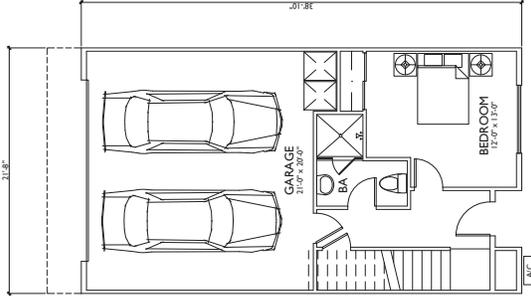
MAY 07, 2020

SCALE: 0 4 8 12  
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

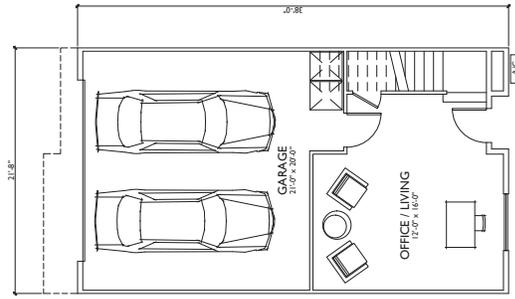
ESCONDIDO, CA

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 (760) 944-7511

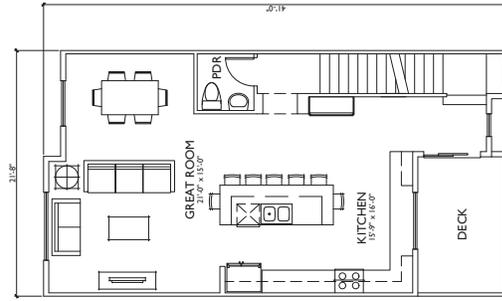
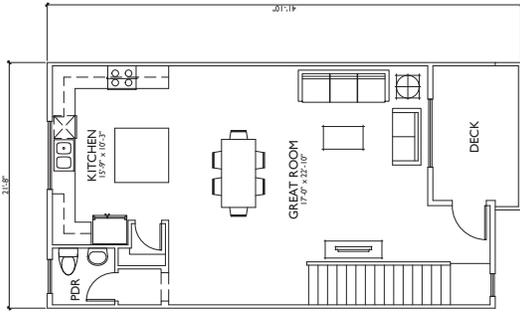
PLAN 4: 3BD/3.5BA  
 1ST FLR - 340 S.F.  
 2ND FLR - 745 S.F.  
 3RD FLR - 790 S.F.  
 TOTAL 1,875 S.F.  
 DECK 90 S.F.



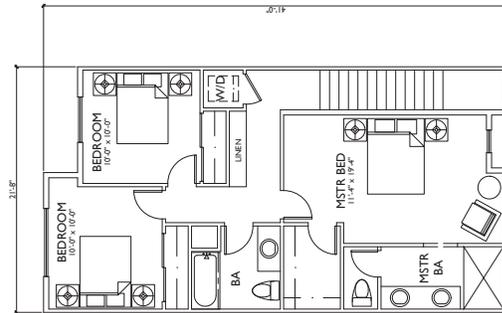
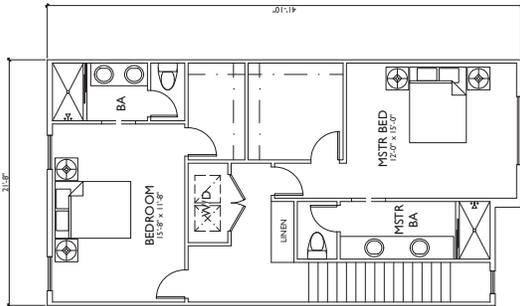
PLAN 3: 3BD/2.5BA  
 1ST FLR - 315 S.F.  
 2ND FLR - 725 S.F.  
 3RD FLR - 755 S.F.  
 TOTAL 1,795 S.F.  
 DECK 100 S.F.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

ROWHOMES - UNIT PLANS

PALOMAR HEIGHTS

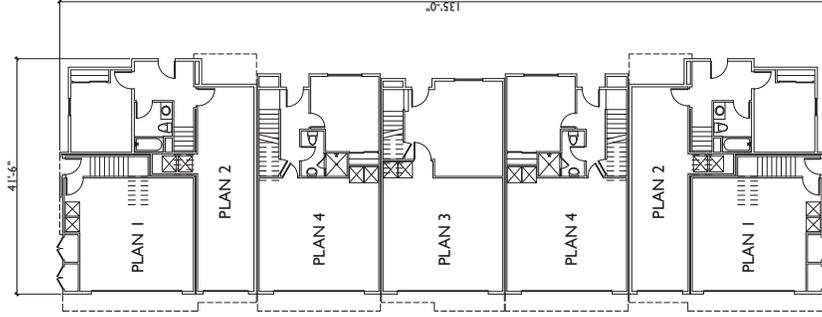
ESCONDIDO, CA

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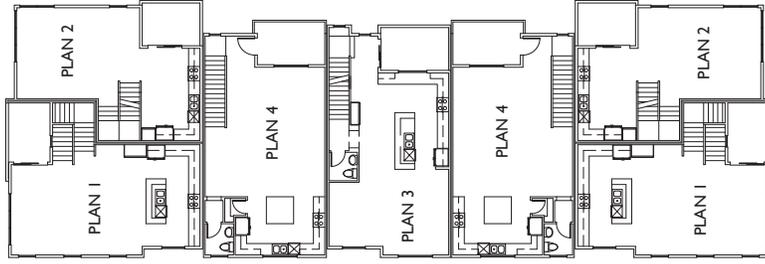


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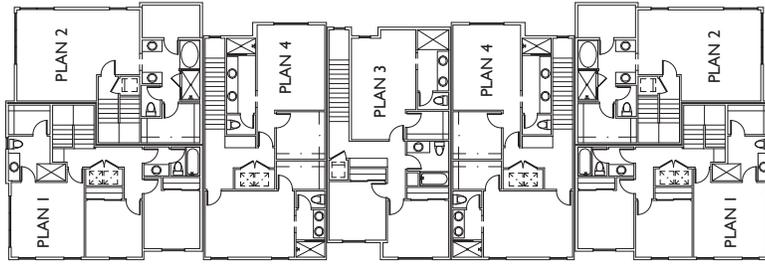
INTEGRAL COMMUNITIES  
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 Encinitas, CA 92024  
 (760) 944-7511



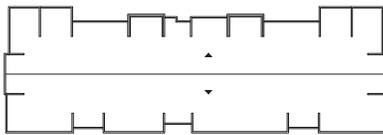
FIRST FLOOR



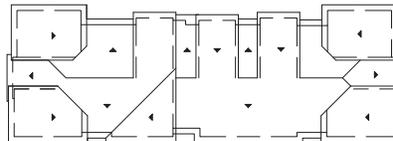
SECOND FLOOR



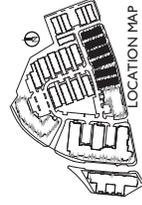
THIRD FLOOR



ROOF PLAN  
 STYLE 1  
 1/16"=1'



ROOF PLAN  
 STYLE 2  
 1/16"=1'



LOCATION MAP

**ROWHOMES - BLDG A COMPOSITE**

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



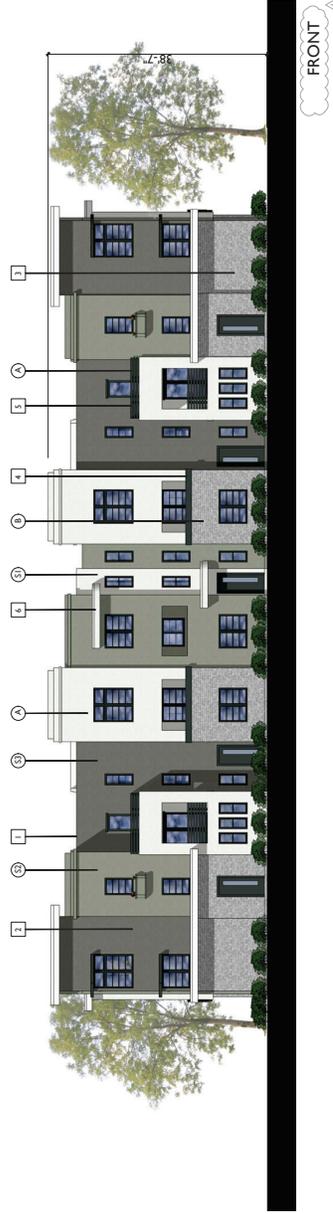
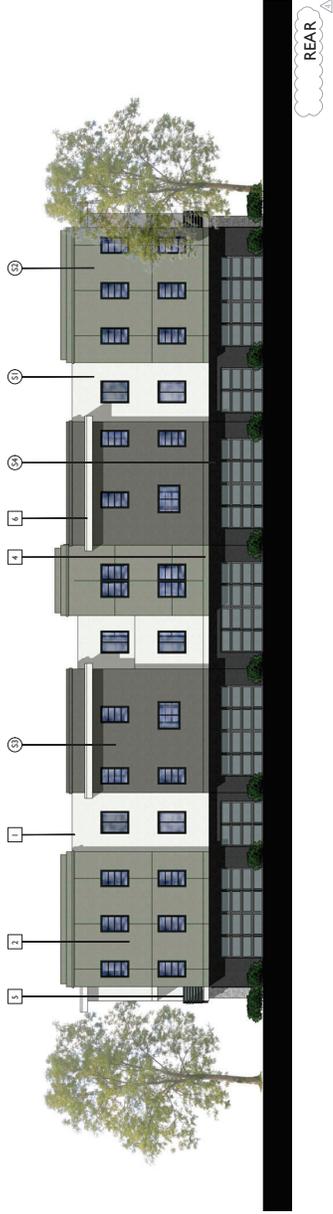
A-3

**PALOMAR HEIGHTS**

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

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 Encinitas, CA 92024  
 (760) 944-7511



PERPECTIVE

**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

**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

**ESCONDIDO, CA**

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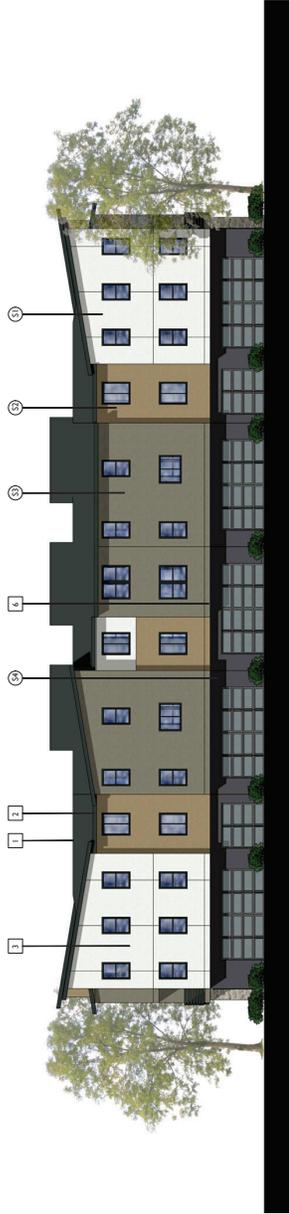
**PALOMAR HEIGHTS**

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

**ROWHOMES - BLDG A ELEVATION - STYLE I**

**A-4.1**

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



REAR



RIGHT



FRONT



LEFT



PERSPECTIVE

**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

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

**ESCONDIDO, CA**

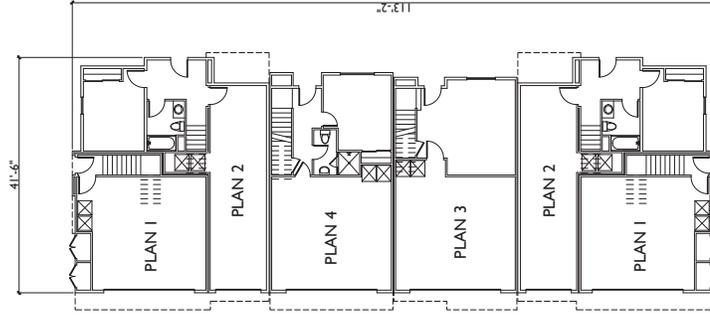
INTEGRAL COMMUNITIES  
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**PALOMAR HEIGHTS**

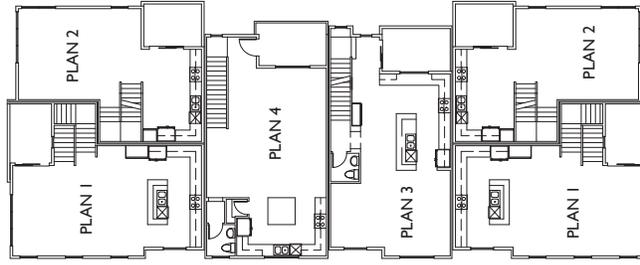
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 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**ROWHOMES - BLDG A ELEVATION - STYLE 2**

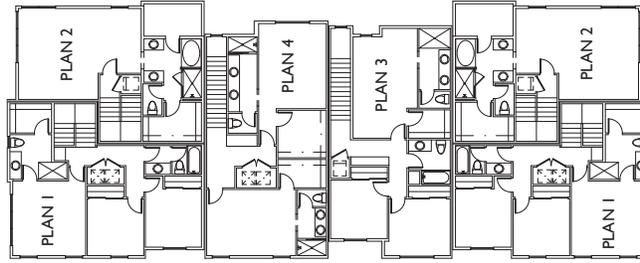
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 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
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**A-4.2**



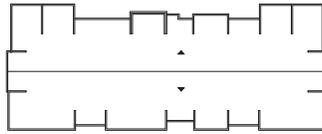
FIRST FLOOR



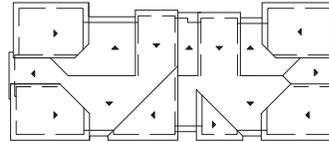
SECOND FLOOR



THIRD FLOOR



ROOF PLAN  
 STYLE 1  
 1/16"=1'



ROOF PLAN  
 STYLE 2  
 1/16"=1'



LOCATION MAP

**ROWHOMES - BLDG B COMPOSITE**

**PALOMAR HEIGHTS**

**ESCONDIDO, CA**

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

MAY 07, 2020  
 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



A-5



REAR



FRONT



RIGHT



LEFT

**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 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 USE BRICK - BROOKSIDE



PERSPECTIVE

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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Encinitas, CA 92024  
(760) 944-7511

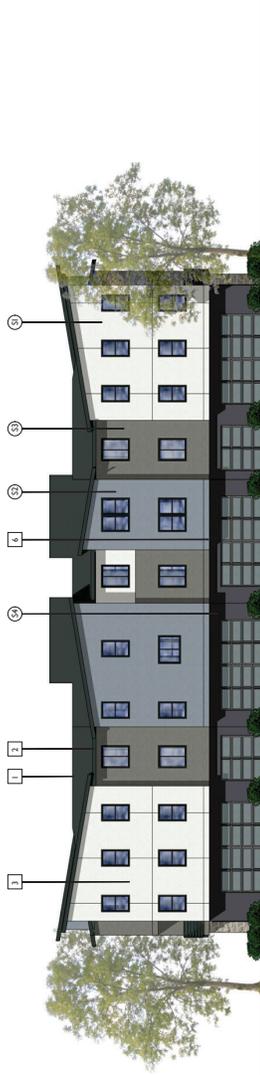
**PALOMAR HEIGHTS**

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

**ROWHOMES - BLDG B ELEVATION - STYLE I**

**A-6.1**

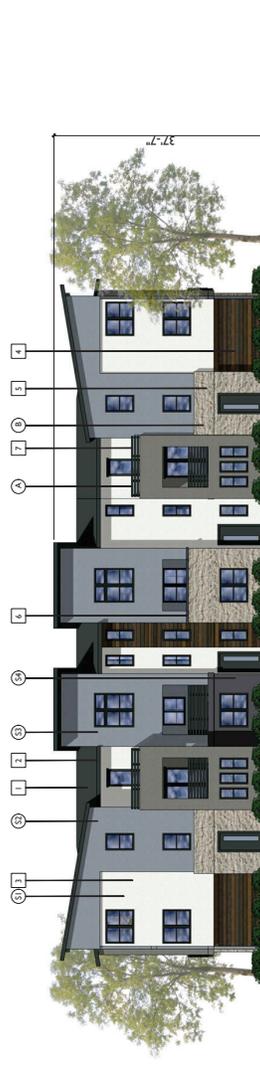
**SUMMA**  
ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



REAR



RIGHT



FRONT



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
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - POOLHOUSE SW 7603
  - (S3) STUCCO 3 - ACIER SW 9170
  - (S4) STUCCO 4 - FOLKSTONE SW 6005
  - (S5) SIDING - CARAIBE SW 9090
  - (A) ACCENT - THUNDER GRAY SW 7645
  - (B) STONE VENEER - 6" SPLIT LIMESTONE - WHITE

**ESCONDIDO, CA**

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 (760) 944-7511

**PALOMAR HEIGHTS**

MAY 07, 2020  
 SCALE 0 8 16 24  
 SUB 18-001 | ENV 18-009 | PHG 18-009

**ROWHOMES - BLDG B ELEVATION - STYLE 2**

**A-6.2**

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



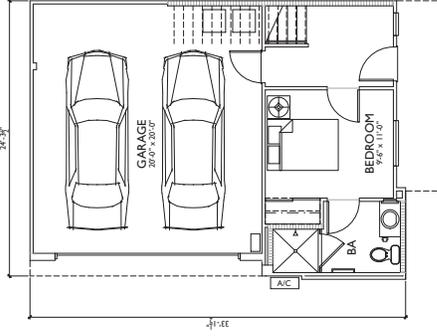
**SHEET INDEX**

- 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

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Encinitas, CA 92024  
(760) 944-7511

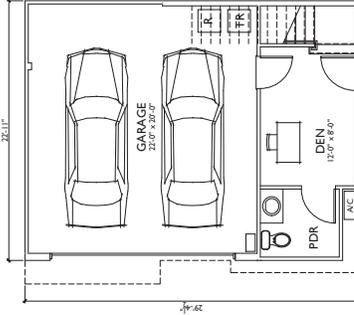
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MAY 07, 2020  
SCALE: 1" = 1'-0"  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**VILLAS - COVER SHEET**  
**SUMMA**  
ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



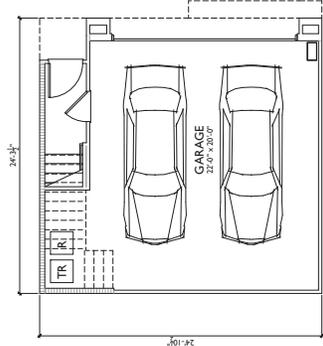
PLAN 3: 3BD/3.5BA

1ST FLR -	267 S.F.
2ND FLR -	740 S.F.
3RD FLR -	639 S.F.
TOTAL	1,646 S.F.
DECK	60 S.F.



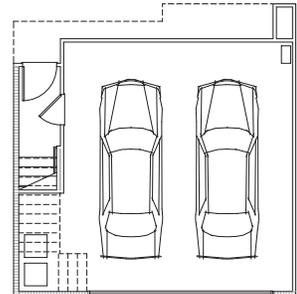
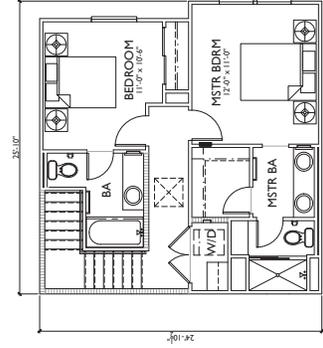
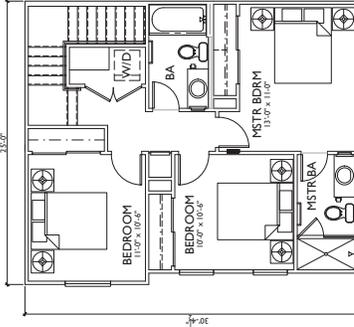
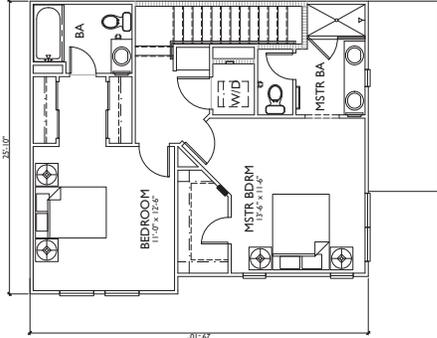
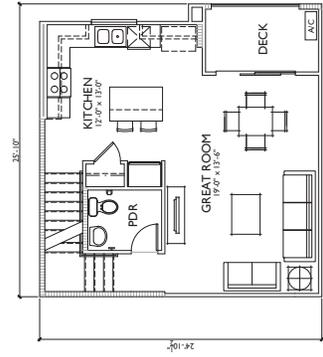
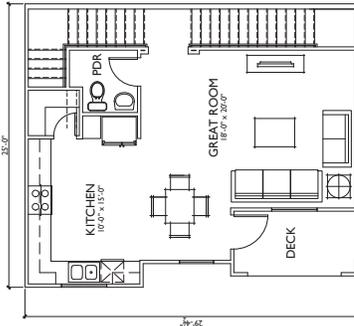
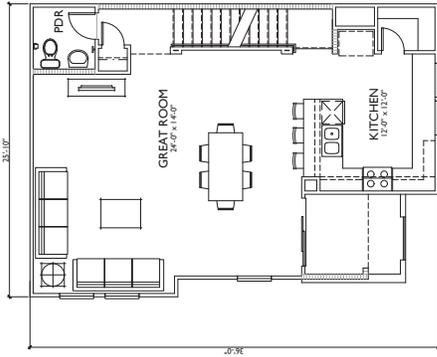
PLAN 2: 3BD/2.5BA

1ST FLR -	175 S.F.
2ND FLR -	535 S.F.
3RD FLR -	695 S.F.
TOTAL	1,405 S.F.
DECK	60 S.F.



PLAN 1: 2BD/2.5BA

1ST FLR -	39 S.F.
2ND FLR -	523 S.F.
3RD FLR -	542 S.F.
TOTAL	1,104 S.F.
DECK	55 S.F.



PLAN 1 ALTERNATE ENTRY

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

VILLAS - UNIT PLANS

5256 S. Mission Road, Ste 404  
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760.724.1198



A-1

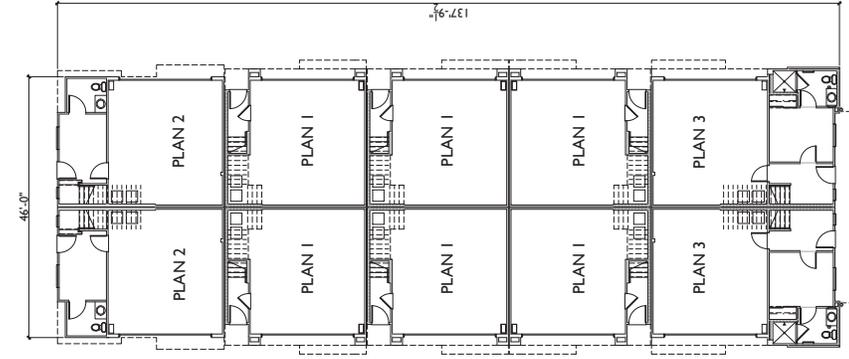
PALOMAR HEIGHTS

MAY 07, 2020

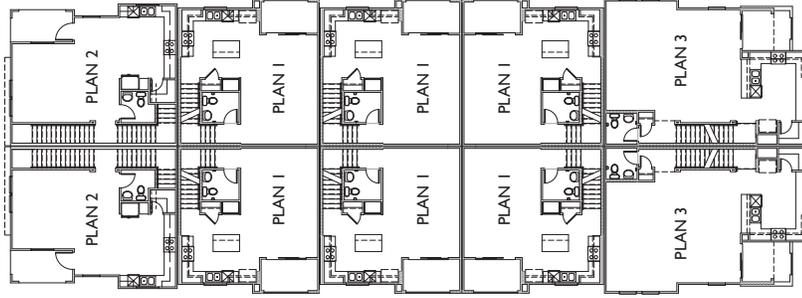
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SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ESCONDIDO, CA

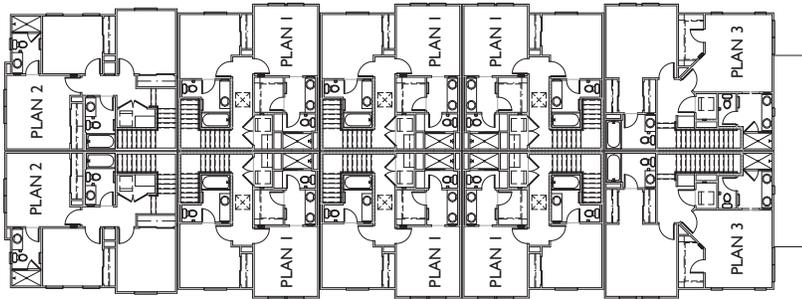
INTEGRAL COMMUNITIES  
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(760) 944-7511



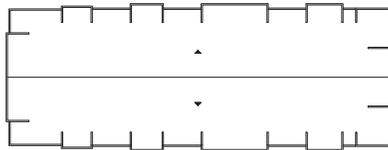
FIRST FLOOR



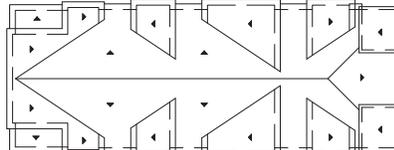
SECOND FLOOR



THIRD FLOOR



ROOF PLAN  
STYLE 1  
1/16"=1'



ROOF PLAN  
STYLE 2  
1/16"=1'



LOCATION MAP

**VILLAS - BLDG A COMPOSITE**

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A-2

**PALOMAR HEIGHTS**

MAY 07, 2020

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

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(760) 944-7511



REAR



RIGHT



FRONT



LEFT



PERSPECTIVE

- COLOR APPLICATION**  
SCHEME A  
REFER TO VILLA COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - POOLHOUSE SW 7603
  - (S3) STUCCO 3 - ACIER SW 9170
  - (S4) STUCCO 4 - FOLKSTONE SW 6005
  - (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 - BRICK VENEER
  - 4 TRIM - 2X STUCCO OVER
  - 5 METAL RAILING
  - 6 DECORATIVE AWNING
  - 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

**VILLAS - BLDG A ELEVATION - STYLE**  
A-3.1

**PALOMAR HEIGHTS**  
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SCALE: 0 8 16 24  
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

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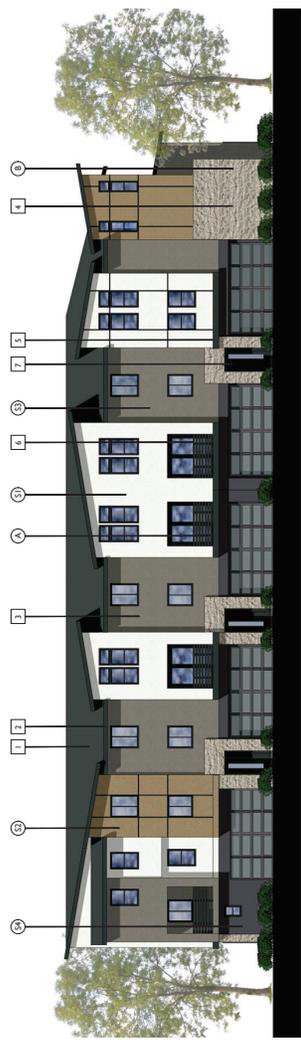
REAR



RIGHT



FRONT



LEFT



PERSPECTIVE

**MATERIAL SCHEDULE**

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

**COLOR APPLICATION SCHEME D**

- REFER TO VILLA COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - TATAMITANI SW 6116
  - (S3) STUCCO 3 - TONY TALUPES SW 7038
  - (S4) STUCCO 4 - FOLKSTONE SW 6005
  - (S5) SIDING 5 - CARABES SW 9090
  - (A) ACCENT - THUNDER GRAY SW 7645
  - (B) STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT

**VILLAS - BLDG A ELEVATION - STYLE 2**



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A-3.2

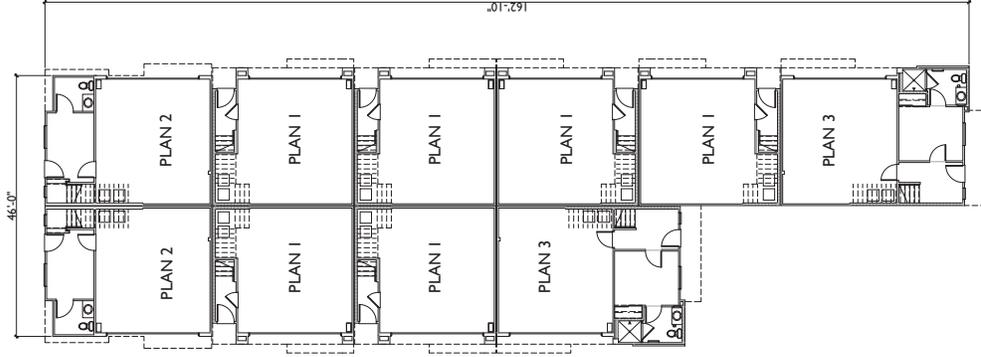
**PALOMAR HEIGHTS**

MAY 07, 2020

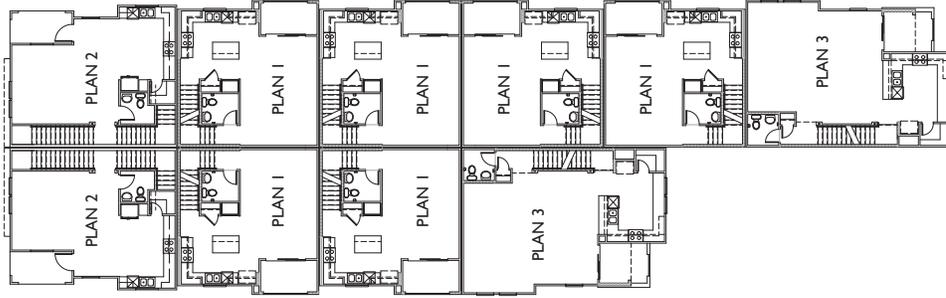


**ESCONDIDO, CA**

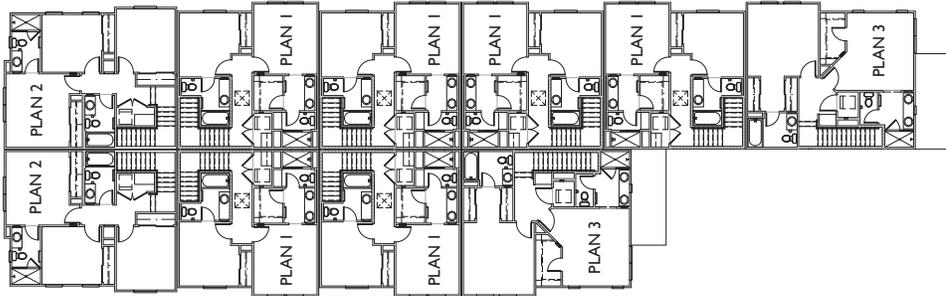
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Encinitas, CA 92024  
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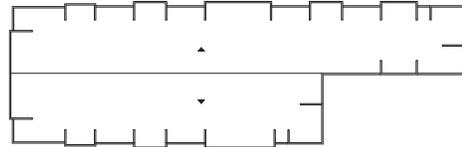
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN  
STYLE 1  
1/16"=1'



LOCATION MAP

VILLAS - BLDG B COMPOSITE

A-4

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PALOMAR HEIGHTS

MAY 07, 2020

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

ESCONDIDO, CA

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**COLOR APPLICATION**

- SCHEME C  
REFER TO VILLA COLORBOARD
- ① STUCCO 1 - PURE WHITE SW 7005
  - ② STUCCO 2 - AT EASE SOLDIER SW 9127
  - ③ STUCCO 3 - ANONYMOUS SW 7046
  - ④ STUCCO 4 - GAUNTLET GRAY SW 7019
  - ⑤ ACCENT - THUNDER GRAY SW 7645
  - ⑥ 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
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

**ESCONDIDO, CA**

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Encinitas, CA 92024  
(760) 944-7511

**PALOMAR HEIGHTS**

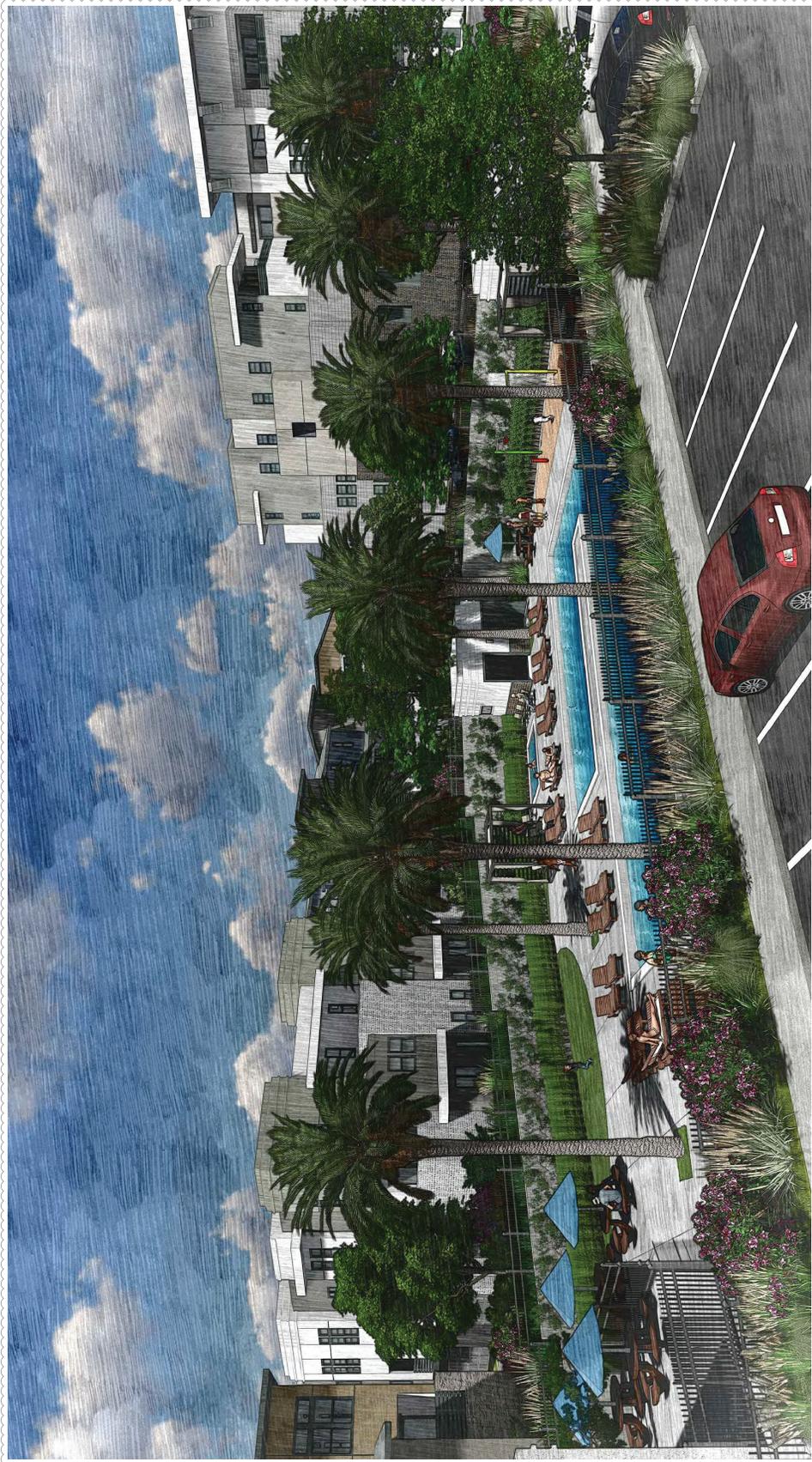
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SUB 18-0011 / ENV 18-0009 / PHG 18-0049

MAY 07, 2020

**VILLAS - BLDG B ELEVATION - STYLE I**

A-5

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



**SHEET INDEX**

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

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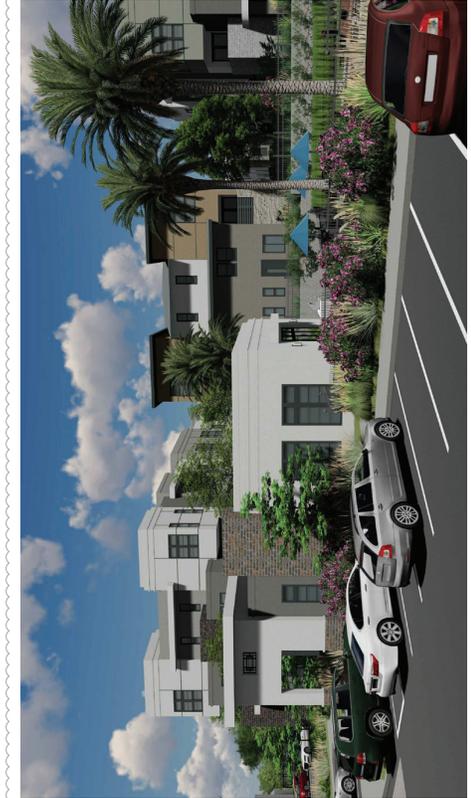
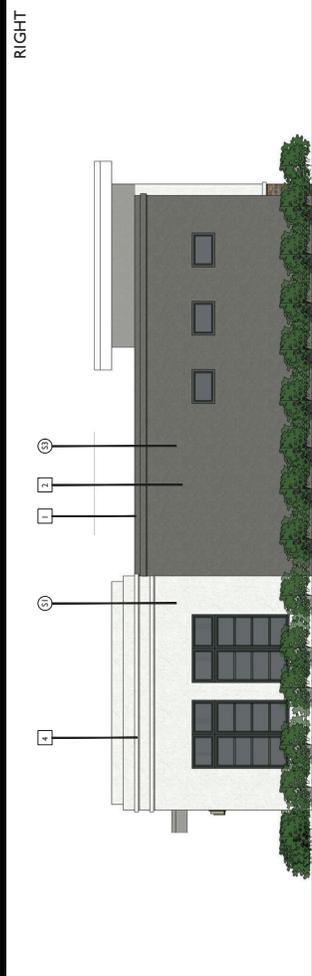
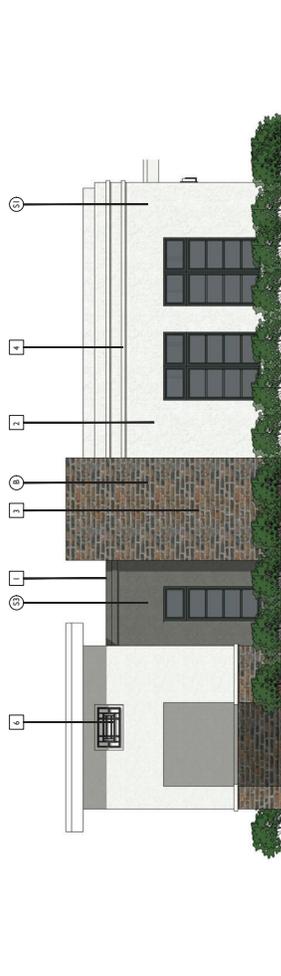
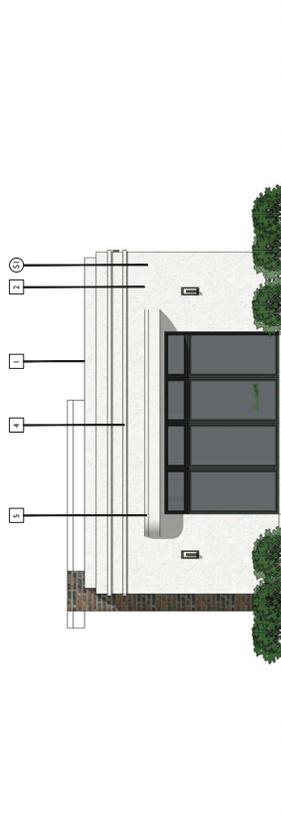
**PALOMAR HEIGHTS**

▲ MAY 07, 2020  
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SUB 18-0011 / ENV 18-0009 / PHG 18-0049



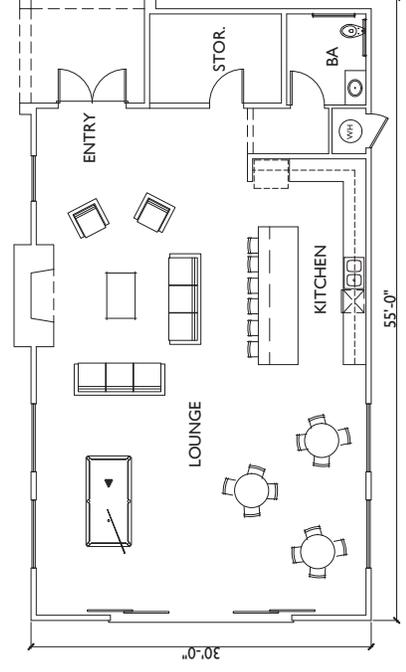
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198

**COVER SHEET**



- COLOR APPLICATION**  
 REFER TO VILLA AND ROWHOME COLORBOARD  
**SCHEME B**
- 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

- 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



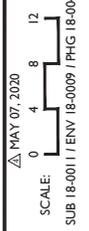
**REC BUILDING**

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 760.724.1198



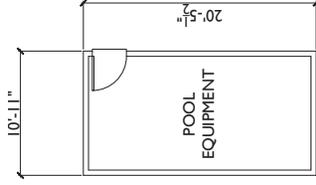
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**PALOMAR HEIGHTS**



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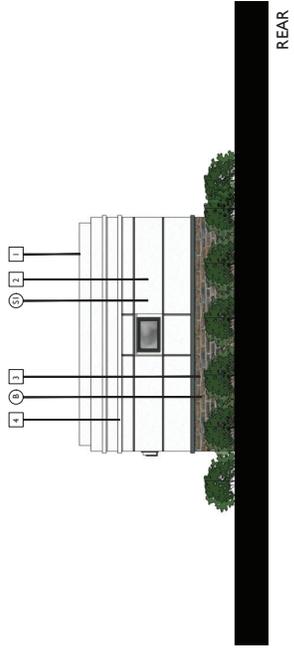
**MATERIAL SCHEDULE**

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

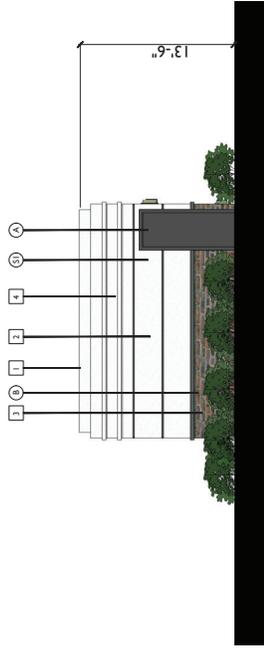
**COLOR APPLICATION**

**SCHEME B**  
 REFER TO VILLA AND ROWHOME COLORBOARD

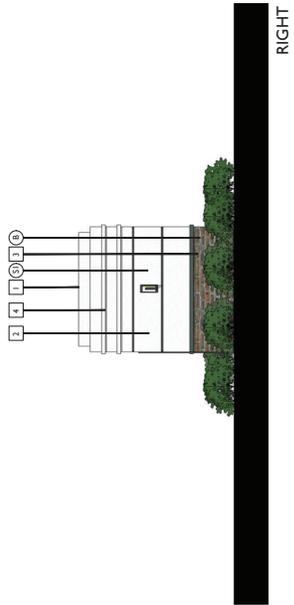
- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - GRAY CLOUDS SW 7658
- ③ STUCCO 3 - SUMMIT GRAY SW 7669
- ④ STUCCO 4 - GAUNTLET GRAY SW 7019
- Ⓐ ACCENT - THUNDER GRAY SW 7645
- Ⓑ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



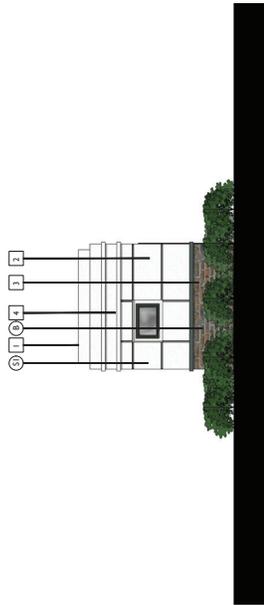
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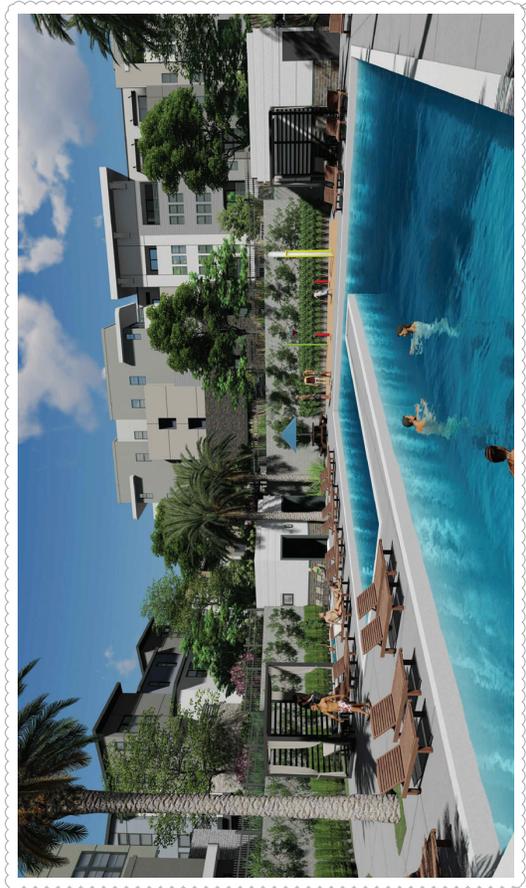
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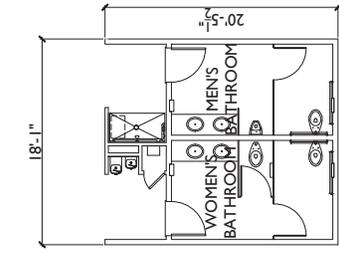


RIGHT



LEFT





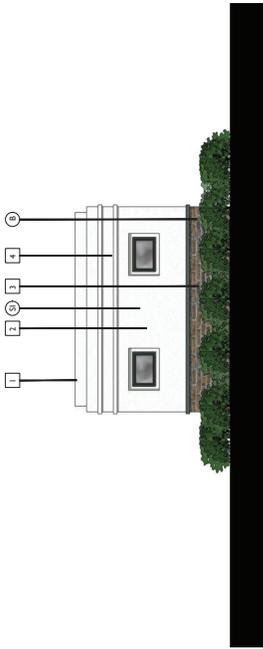
**MATERIAL SCHEDULE**

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

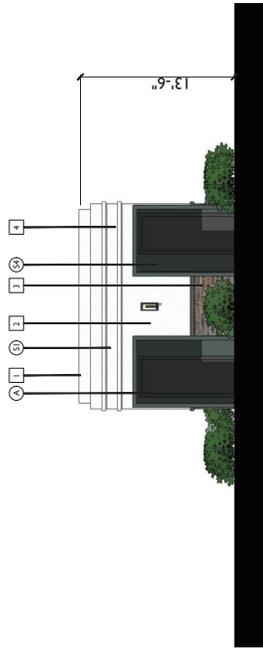
**COLOR APPLICATION**

**SCHEME B**  
REFER TO VILLA AND ROWHOME COLORBOARD

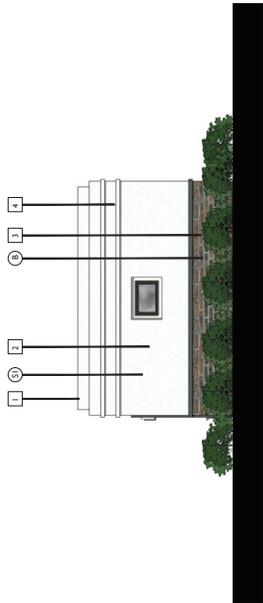
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7169
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



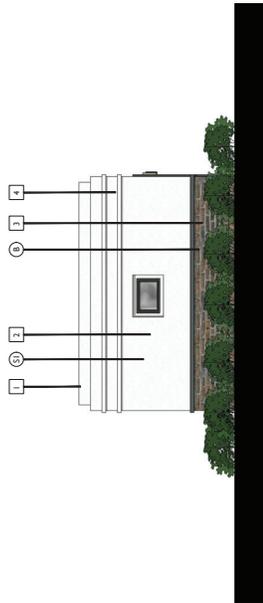
FRONT



FRONT



FRONT



FRONT



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**PALOMAR HEIGHTS**

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



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

**RESTROOM BUILDING**

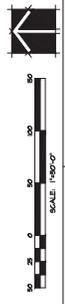
A-3



LANDSCAPE SHEET INDEX:

SHEET #:	SHEET #:
1	L-01
2	L-02 to L-04
3	LANDSCAPE PLANS
4	PLAN ENLARGEMENTS
5	L-05 to L-08
6	CONNECTIVITY PLAN
7	LANDSCAPE PLAN
8	PERFORMANCE PLAN
9	PERFORMANCE PLAN
10	PERFORMANCE PLAN

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



4000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@aol.com  
 T 619 588 8877

**LANDSCAPE  
 ARCHITECTURE  
 & PLANNING**

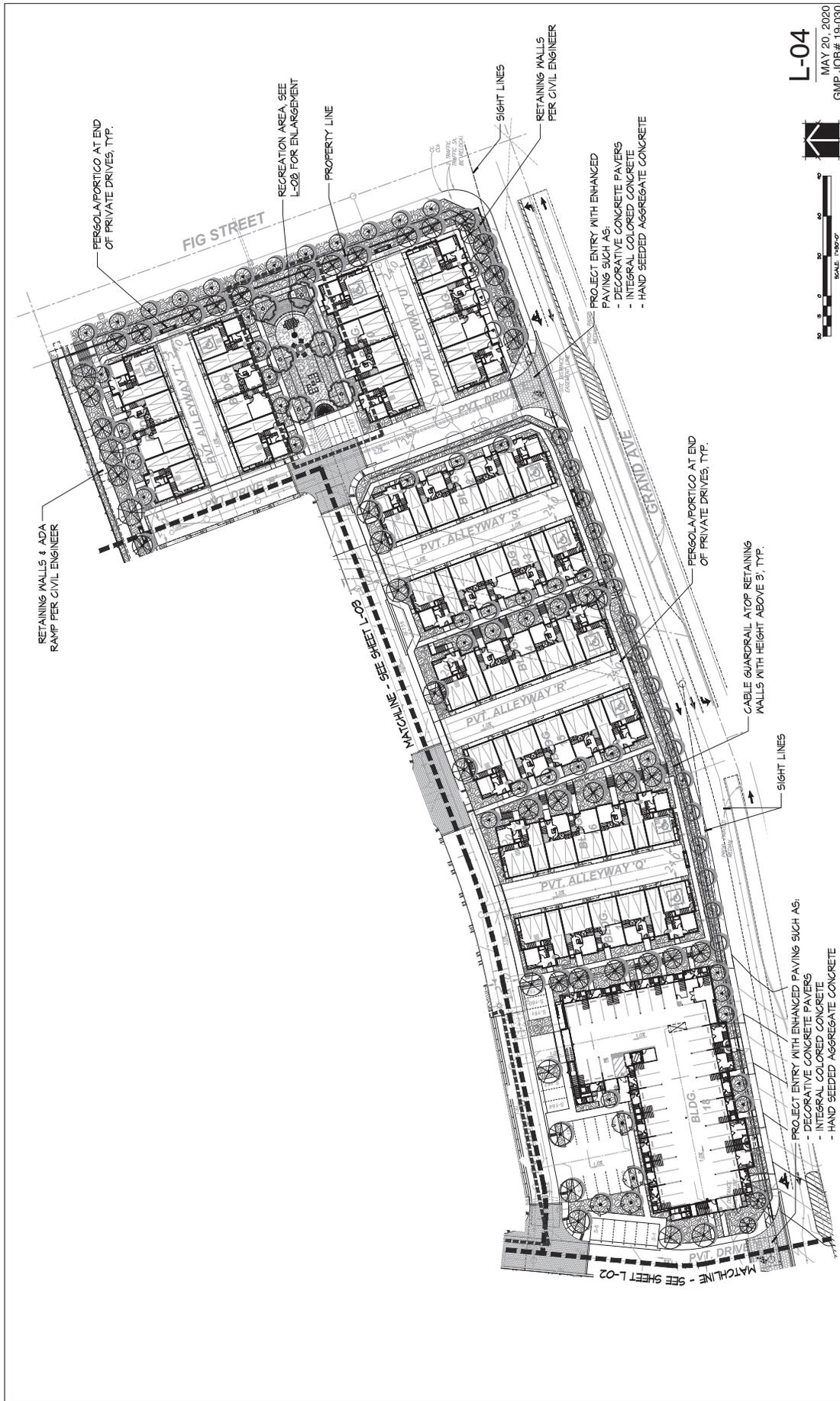
**CONCEPT PLAN**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 14553 EASTING AVEY  
 ESCONDIDO, CALIFORNIA 92024

PLANNING CASE NUMBERS: SUB 19-0011; ENV 19-0008; FIG 19-0049







**L-04**  
 MAY 20, 2020  
 GMP JOB# 19-030

4025 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@aec.com  
 T 619 558 8877

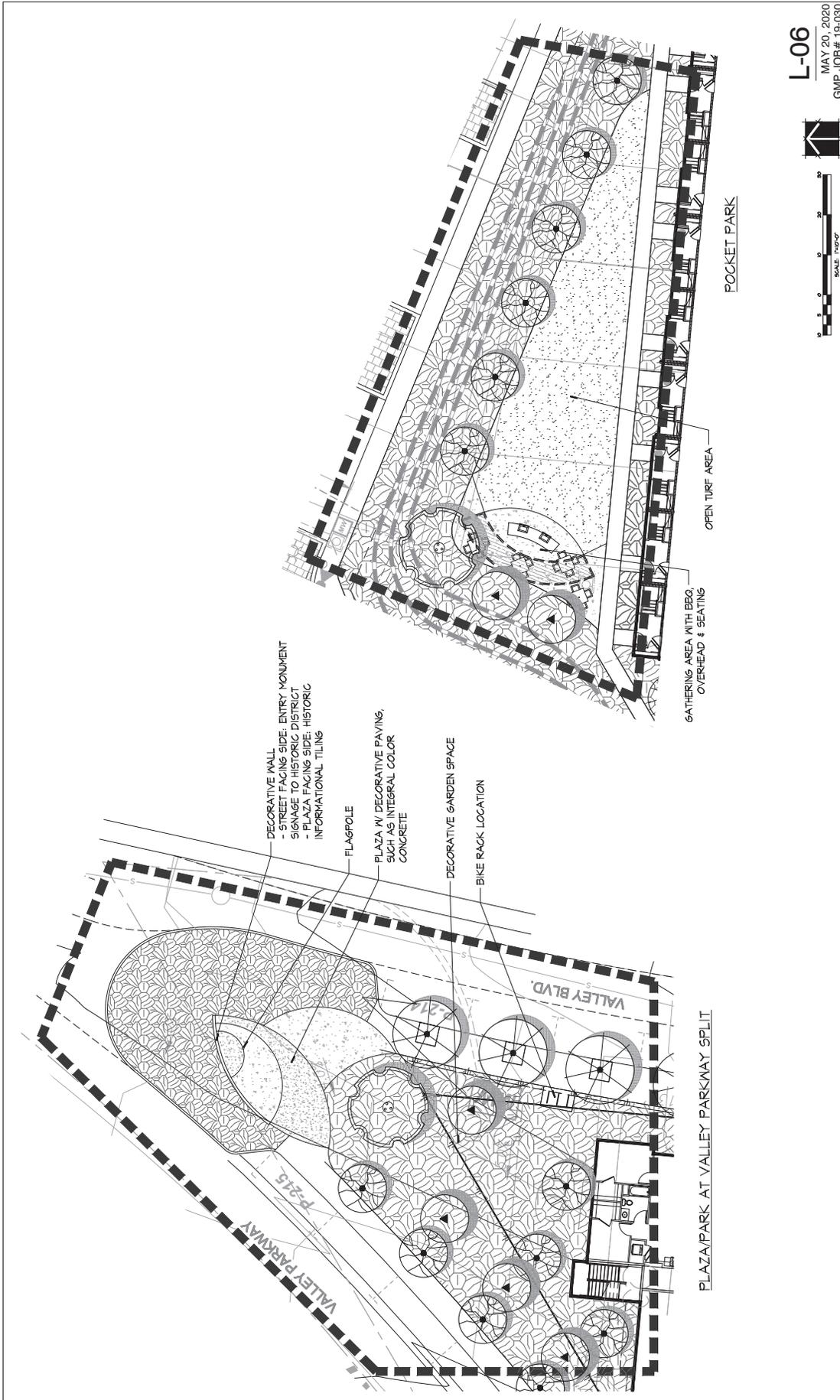


PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PHS 18-0049

**CONCEPT PLAN**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 10000 PALOMAR HEIGHTS BLVD, SUITE #210  
 ESCONDIDO, CALIFORNIA 92026





- DECORATIVE WALL
- STREET FACING SIDE, ENTRY MONUMENT
- SIGNAGE TO HISTORIC DISTRICT
- PLAZA FACING SIDE, HISTORIC INFORMATIONAL TILING
- FLAGPOLE
- PLAZA W/ DECORATIVE PAVING, SUCH AS INTEGRAL COLOR CONCRETE
- DECORATIVE GARDEN SPACE
- BIKE RACK LOCATION

PLAZA/PARK AT VALLEY PARKWAY SPLIT

POCKET PARK

L-06  
 MAY 20, 2020  
 GMP JOB# 19-030



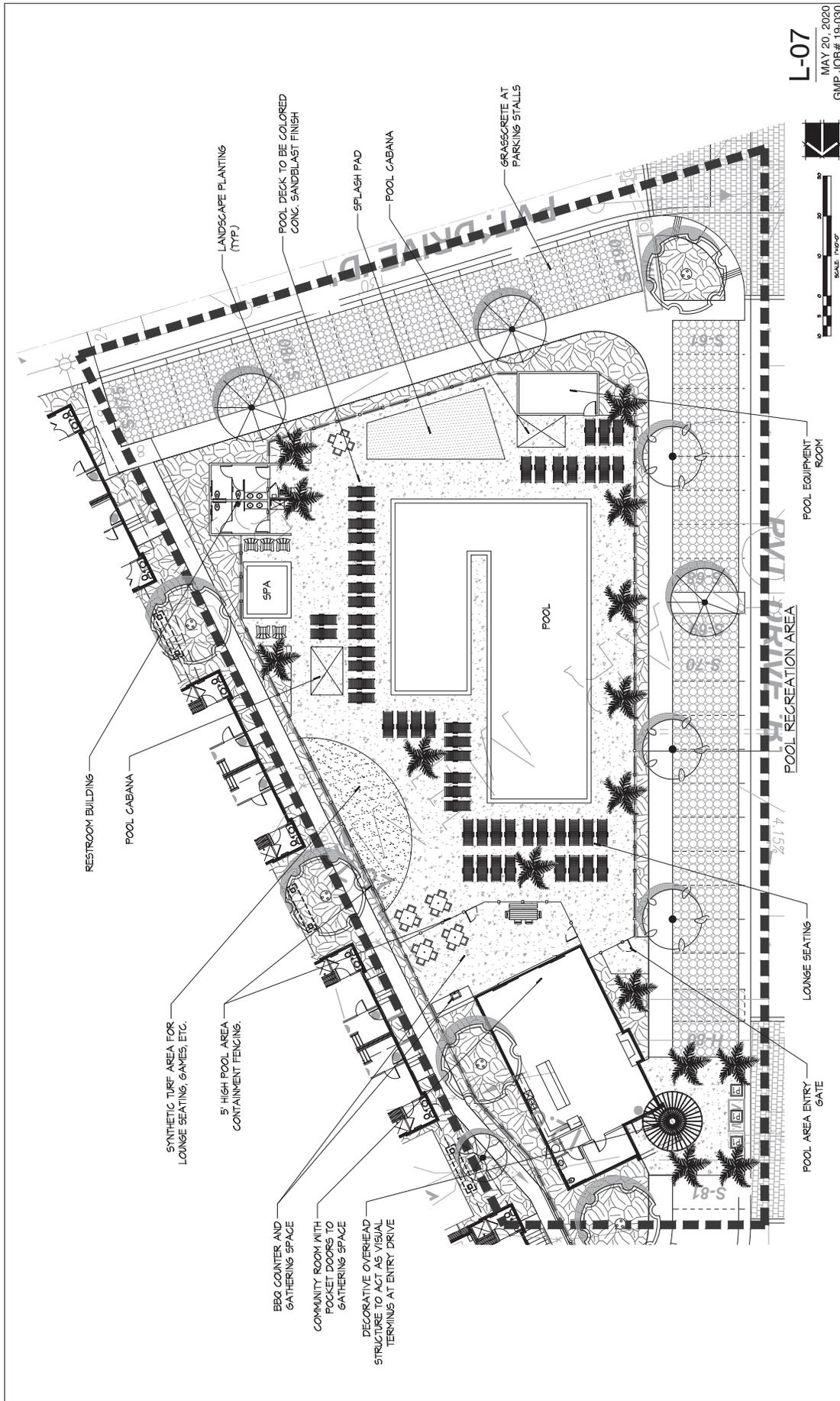
4000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@aol.com  
 T 619 588 8877



PLANNING CASE NUMBERS: SUB 19-0011, ENV 19-0028, PHG 19-0049

**CONCEPT PLAN**  
**ENLARGEMENT**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
 SUITE #216  
 ESCONDIDO, CALIFORNIA 92024



L-07  
 MAY 20, 2020  
 GMP JOB# 19-030

4025 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmparchitect.com  
 T 619 588 8877

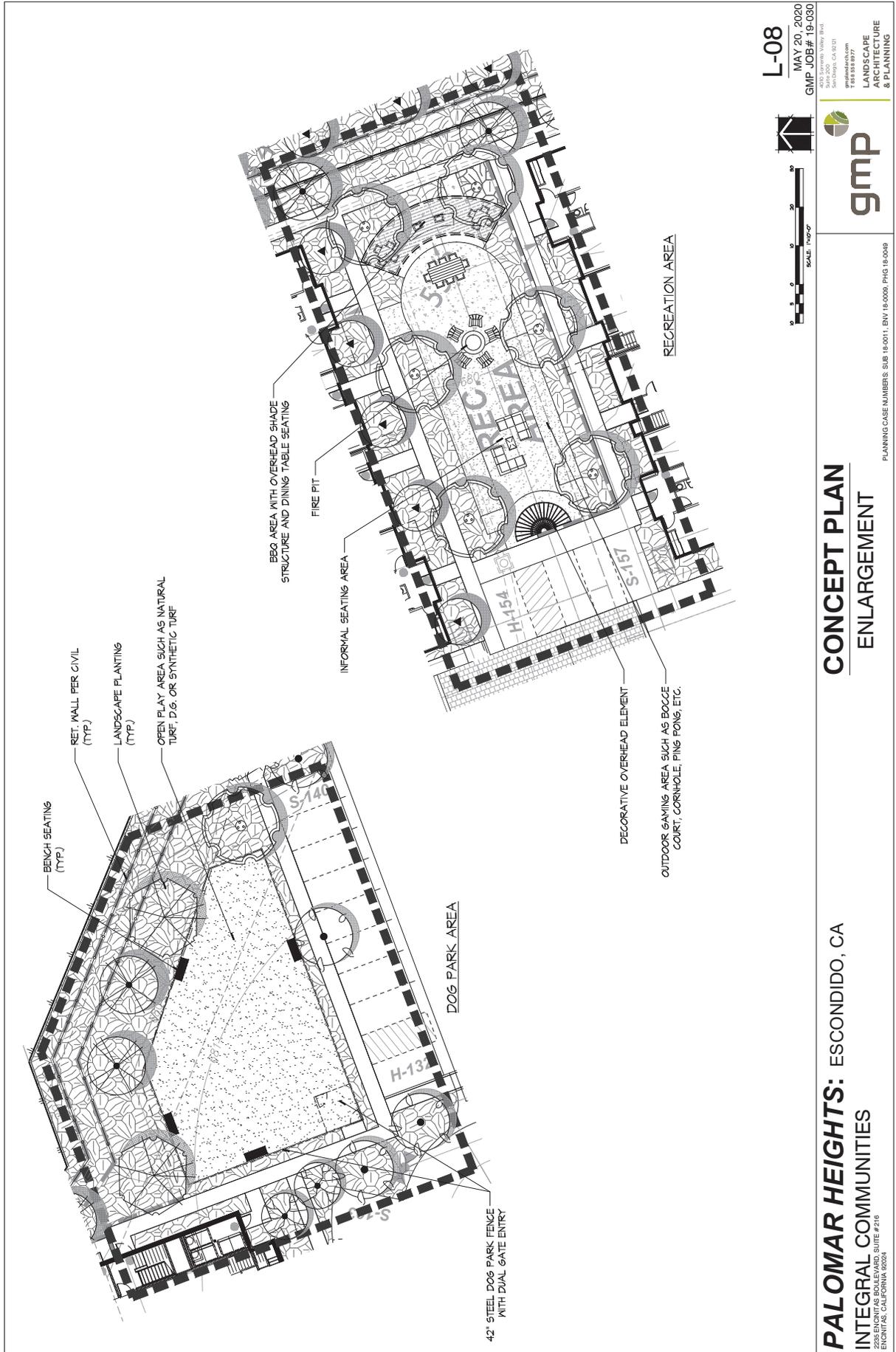


LANDSCAPE  
 ARCHITECTURE  
 & PLANNING

**CONCEPT PLAN  
 ENLARGEMENT**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 ESCONDIDO, CALIFORNIA 92025

PLANNING CASE NUMBERS: SUB 19-0011; ENV 19-0028; PHG 19-0049



L-08  
 MAY 20, 2020  
 GMP JOB# 19-030

4000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@aia.com  
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LANDSCAPE  
 ARCHITECTURE  
 & PLANNING

**CONCEPT PLAN  
 ENLARGEMENT**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 6600 PALOMAR HEIGHTS BLVD, SUITE #218  
 ESCONDIDO, CALIFORNIA 92029

PLANNING CASE NUMBERS: SUB 19-0011; ENV 19-0028; PHG 19-0049



L-09  
MAY 20, 2020  
GMP JOB# 19-030



4000 Scripps Valley Blvd  
San Diego, CA 92121  
gmpusa.com  
T 619 558 8977



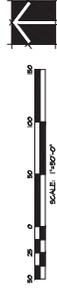
PLANNING CASE NUMBERS: SUB 19-0011, ENV 19-0008, PHG 19-0049

# CONCEPT PLAN CONNECTIVITY PLAN

**PALOMAR HEIGHTS:** ESCONDIDO, CA  
INTEGRAL COMMUNITIES  
ESCONDIDO, CALIFORNIA 92026



⊕ - EXISTING TREES TO BE REMOVED - 232 TOTAL  
⊖ - 371 TREES TO BE ADDED - SEE SHEET L-02 FOR TYPESIZES



**L-10**  
MAY 20, 2020  
GMP JOB# 19-030

4000 Sycamore Valley Blvd  
San Diego, CA 92121  
gmp@landscaparc.com  
T 619 588 8877



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

# CONCEPT PLAN TREE REMOVAL PLAN

**PALOMAR HEIGHTS:** ESCONDIDO, CA  
INTEGRAL COMMUNITIES  
SITE #216  
ESCONDIDO, CALIFORNIA 92024



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



**L-11**  
MAY 20, 2020  
GMP JOB# 19-030

4000 Sycamore Valley Blvd  
San Diego, CA 92121  
gmpandarc.com  
T 619 558 8977

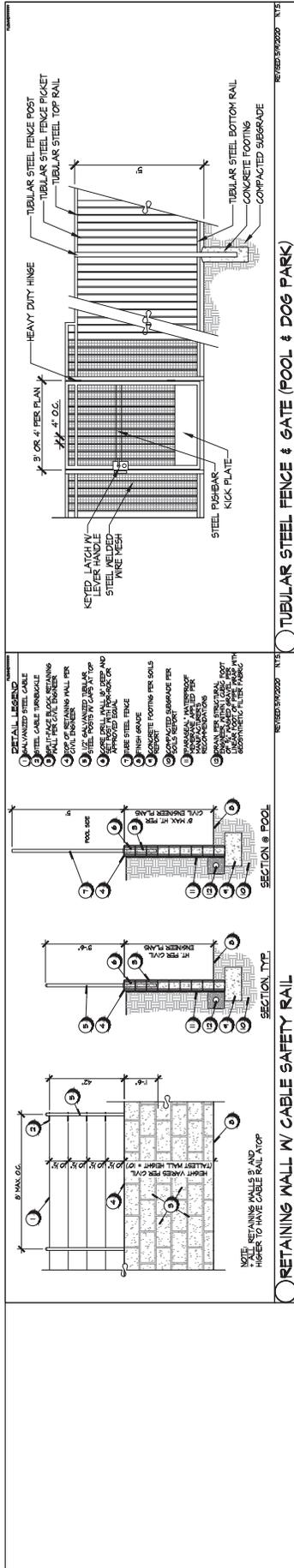
**LANDSCAPE  
ARCHITECTURE  
& PLANNING**



PLANNING CASE NUMBERS: SUB 19-0011, ENV 19-0028, PHG 19-0049

**CONCEPT PLAN**  
**FENCE PLAN**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
14553 EASTING ALLEY, SUITE #216  
ESCONDIDO, CALIFORNIA 92024



RETAINING WALL W/ CABLE SAFETY RAIL

SECTION, TYP.

SECTION, & POOL

TUBULAR STEEL FENCE & GATE (POOL & DOG PARK)

**PALOMAR HEIGHTS:** ESCONDIDO, CA  
 INTEGRAL COMMUNITIES  
 10000 PALOMAR HEIGHTS BLVD., SUITE #216  
 ESCONDIDO, CALIFORNIA 92027

**CONCEPT PLAN**  
 FENCE & WALL DETAILS

PLANNING CASE NUMBERS: SUB 18-0011; ENV 18-0028; PHG 18-0049



L-12  
 MAY 20, 2020  
 GMP JOB# 19-030

4000 Sycamore Valley Blvd.  
 Suite 216  
 San Diego, CA 92121  
 gmp@aol.com  
 T 619 588 8977

LANDSCAPE  
 ARCHITECTURE  
 & PLANNING

## **EXHIBIT "D"**

### **FINDINGS OF FACT**

#### **SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

##### **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 January 27, 2021, City Council 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 City Council finds that the proposed Specific Plan Amendment has been completed in compliance with the law.

**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.

RESOLUTION NO. 2021-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING AN AMENDMENT TO THE MOBILITY AND INFRASTRUCTURE ELEMENT OF THE GENERAL PLAN AMENDMENT, A DENSITY TRANSFER AGREEMENT, TWO GRADING EXEMPTIONS, TWO SPECIFIC ALIGNMENT PLANS, A TENTATIVE PARCEL MAP, AND A NON-EMERGENCY DEMOLITION PERMIT FOR THE PALOMAR HEIGHTS PROJECT

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, Tentative Subdivision Map for Condominium Purposes, and Non-Emergency Demolition Permit, 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 in the City of Escondido (“City”) 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, pursuant to the authority of Government Code sections 65450 – 65457, Government Code section 65350 et seq., Government Code section 66410 et. seq., and Government Code sections 65864 – 65869.5, said verified application in its entirety constitutes the project (“Project”); and

WHEREAS, the Project proposes the redevelopment of the Property, which 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. The Project would also provide supporting open space and recreational amenities, landscaping, parking, and associated site improvements; and

WHEREAS, said verified 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 18-0009, 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 Planning Division of the Community Development Department completed its review and scheduled a public hearing regarding the Project before the Planning Commission for September 22, 2020, at which interested persons were given the opportunity to appear and present their views with respect to said Project. Following said public hearing, the Planning Commission adopted Resolution Nos. 2020-12 and

2020-13, which recommended that the City Council, among other things, approve the General Plan Amendment, Density Transfer Agreement, Specific Alignment Plans, Grading Exemptions, Tentative Subdivision Map for Condominium Purposes, and Non-Emergency Demolition Permit; and

WHEREAS, the City Council of the City of Escondido is authorized by State law to adopt and, from time to time, amend the General Plan governing the physical development of the City; and

WHEREAS, an original copy of the proposed General Plan Amendment, Density Transfer Agreement, Grading Exemptions, Specific Alignment Plans, Tentative Subdivision Map for Condominium Purposes, and Non-Emergency Demolition Permit, and all other related Project materials are on file in the Office of the City Clerk, with a copy of each document submitted to the City Council for its consideration. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act; and

WHEREAS, on January 27, 2021, the City Council held a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including all application materials and other written and graphical information posted on the project website.
- b) Oral testimony from City staff, interested parties, and the public.

c) The City Council staff report, dated January 27, 2021, which along with its attachments, is incorporated herein by this reference as though fully set forth herein, including the Planning Commission's recommendation on the request.

d) Additional information submitted during the public hearing; and

WHEREAS, pursuant to CEQA, a Final Environmental Impact Report (SCH No. 2019059013) relative to the Project was prepared and the City Council has certified it, along with adopting the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program, through adoption of City Council Resolution No. 2021-16; 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 (consisting of a 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, the City Council reviewed all aspects comprising the Project, and, concurrently with the consideration of City Council Resolution No. 2021-17, the City Council considered City Council Ordinance No. 2021-02, which would approve a Specific Plan Amendment and Planned Development Permit (consisting of a Master and Precise Development Plan). The actions contemplated by City Council Resolution No. 2021-17 and Ordinance No. 2021-02, together, would govern the physical development of the Property; and

WHEREAS, in consultation with the Project applicant and following the review by technical experts, City staff recommended revisions to Conditions of Approval, to which the changes have been made subsequent to the review and consideration of the Planning Commission at their September 22, 2020, meeting. These changes are described in summary form in Attachment 10 to the City Council staff report prepared for the Project, dated January 27, 2021, on file with the Office of the City Clerk and incorporated herein by reference as though fully set forth herein, along with making other necessary refinements; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City; and

WHEREAS, in accordance with Government Code section 66473.5 no local agency shall approve a tentative map, unless there is a finding that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with section 65300 of the Government Code), or any specific plan adopted pursuant to Article 8 (commencing with section 65450 of the Government Code); and

WHEREAS, that upon consideration of the Findings of Fact, attached as Exhibit "B" and incorporated herein by this reference as though fully set forth, the January 27, 2021, City Council staff report, the Planning Commission recommendation, based on the totality of the record and evidence described and referenced in this Resolution, the City Council hereby approves the General Plan Amendment, Density Transfer Agreement, Grading Exemptions, Specific Alignment Plans, Tentative Subdivision Map for

Condominium Purposes, and Non-Emergency Demolition Permit required for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Escondido, in its independent judgment and after fully considering the totality of the record and evidence described and referenced in this Resolution, hereby declares that:

1. That the above recitations are true.
2. The Mobility and Infrastructure Element of the General Plan is hereby amended to change roadway classification of a portion of N. Fig Street from “Collector” to “Local Collector,” as set forth in Exhibit "C" and incorporated herein by reference as though fully set forth.
3. The proposed General Plan Amendment is consistent with sound planning principles in that the proposed implementing regulations are compatible and ensure that the goals and policies of the General Plan can be adequately implemented to achieve the community's vision.
4. The Findings of Fact, attached as Exhibit “B” and incorporated herein by this reference as though fully set forth herein, are hereby made by this City Council, and represent the City Council’s careful consideration of the record. These findings shall be the final and determinative Findings of Fact on this matter.
5. Upon consideration of the Findings, all material in the January 27, 2021, City Council staff report (a copy of which is on file with the Office of the City Clerk), public testimony presented at the hearing, and all other oral and written evidence on this Project, this City Council approves the General Plan Amendment, Density Transfer Agreement, Specific Alignment Plans, Grading Exemptions, Tentative Subdivision Map for

Condominium Purposes, and Non-Emergency Demolition Permit, subject to the Conditions of Approval in Exhibit “D,” which is incorporated by this reference, and as depicted and described in Exhibit “E” (Density Transfer Agreement) and Exhibit “F” (Project plans), incorporated herein by this reference. Copies of said Resolution are on file with the Office of the City Clerk and are incorporated herein by this reference.

6. Concurrently with this Resolution, the City Council is taking a number of actions in furtherance of the Project, as generally described by the January 27, 2021, City Council staff report. No single component of the series of actions made in connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective in the manner provided by state law. Therefore, this Resolution shall become effective and operative only if City Council Resolution No. 2021-16 and Ordinance No. 2021-02 are approved, and in the timeframe specified in City Council Ordinance No. 2021-02.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

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"**

### **FINDINGS OF FACT**

#### **SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

##### **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.

**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.

**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:

<b>Findings for Tentative Map Approval</b>	<b>Explanation of Finding</b>
<p>A. That the proposed map is consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.</p>	<p>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 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 5 and 6, 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</p>

	<p>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 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</p>

	<p>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.</p>

	<p>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 the public at large, for access through or use of property within the proposed subdivision.</p>	<p>The design of the map and type of improvements would not conflict with easements of record, or easements 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 "D" 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).

### **Non-Emergency Demolition Permit**

1. The City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work. Specifically, numerous International-style structures exist in the vicinity, including, but not limited to, buildings located at 609 S. Escondido Boulevard, 350 W. Fifth Avenue, 122 E. Fourth Avenue, 1029 N. Broadway, 1070 E. Washington Avenue, 1120 E. Washington Avenue, and 145 N. Escondido Boulevard.
2. All feasible economic and physical alternatives to demolition have been evaluated, and the applicant has shown that there is no alternative left to pursue, other than demolition. As described in the Final EIR for the Project, the applicant investigated a number of alternatives that would allow the Project to meet the objectives described in the Final EIR, including at least one designed specifically to avoid demolition of the building located at 121 – 141 N. Fig Street. That alternative, and all other alternatives, did not allow the Project to be developed in such a way that met its objectives.
3. Mitigation measures have been identified in the Mitigation Monitoring and Reporting Program, included with the Final EIR, that 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.

## **EXHIBIT "C"**

### **GENERAL PLAN AMENDMENT**

#### **SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

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"

## CONDITIONS OF APPROVAL SUB 18-0011, PHG 18-0049, AND ENV 18-0009

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 Planning Commission Resolution No. 2020-13, the City Council had 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.** With the exception of the General Plan Amendment and Specific Plan Amendment, project approvals 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 General Plan Amendment and Specific Plan Amendment shall not expire.

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 as specified in the Permit's Details of Request.) 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. Enforcement.** If any of the terms, covenants or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with said conditions or seek damages for their violation. The applicant/developer shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

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**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 councilmembers, 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 councilmembers, 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.

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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.

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(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. *Deleted.*
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. All apartment units shall be provided with one covered parking space. Garage access shall be programmed to ensure compliance with this condition.
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.

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- 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 if 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 Boulevard 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 for Building 24, the applicant shall enter into and cause to be recorded a Senior Housing Regulatory Agreement, to be provided by the City, which

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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) identified in Condition H.3 above 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 1,500 gallons per minute (GPM).
2. Minimum fire flow for all buildings east of Valley Boulevard (Buildings 1 – 23) is 2,000 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

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- 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:

<b><u>STREET</u></b>	<b><u>CLASSIFICATION</u></b>
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.

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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 385<sup>th</sup> 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.

## EXHIBIT "D"

- 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 within the footprint of the multimodal / bus stop area on the approved plan set, 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

## EXHIBIT "D"

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. Prior to the approval of improvement plans, the Developer will be required to evaluate the current condition of the existing 42" equivalent arch corrugated metal pipe storm drain located at E Valley Parkway and E. Pennsylvania Avenue, and if found failing the Developer will repair 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.

# EXHIBIT "D"

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 except the private storm drains and dry utilities shown on the approved Tentative Map.
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. *Deleted.*
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, except the private storm drains and dry utilities shown on the approved Tentative Map.
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.

# EXHIBIT "D"

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 395<sup>th</sup> 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**

## EXHIBIT "D"

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.
8. The CC&R's and Reciprocal Use and Maintenance Agreements must state that the Lot Owner and/or Home Owners' Association is responsible for any damage to its private storm drains within the Public Utilities Easements if the City has to trench or excavate within its Public Utility Easement for repair or replacement of a public utility.

**K. CONDITION ADDED BY THE PLANNING COMMISSION AT 9/22/20 PUBLIC HEARING:**

1. Prior to City Council consideration of the project, the applicant shall work with staff to explore the viability of adding units at a certain level of affordability.

**EXHIBIT "E"**  
**DENSITY TRANSFER AGREEMENT**  
**SUB 18-0011, PHG 18-0049, AND ENV 18-0009**

**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 \_\_\_\_\_, 202\_ ("**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.



**PROJECT SUMMARY**

APN	2294500600
SITE AREA	2294420100, 200, 300, 400
RESIDENCES	18 UNITS
DENSITY	57 DU/AC
LOT COVERAGE	45%
FAR	1.3
BUILDING HEIGHT	60'-0"

PRODUCT:  
(28) 4-STORY+MEZZANINE FAMILY APARTMENTS  
(9) 1-STORY SENIOR APARTMENTS  
(9) 1-STORY VILLAS  
RECREATION BUILDING  
POOL BUILDING  
10,000 SF COMMERCIAL SPACE

PROJECT AREAS	539,893 SF
RESIDENTIAL	22,898 SF
GARAGE	10,000 SF
COMMERCIAL	

**TOTAL PARKING PROVIDED**

OPEN GARAGE	227 SPACES
BIDESHARE	58 SPACES
TOTAL	2 SPACES
	888 SPACES

**PRODUCT MIX**

<b>FAMILY APARTMENTS (4-STORY + MEZZ)</b>	
BUILDING 1	PLAN 1 1BD/1BA 650 SF
35	PLAN 2 2BD/2BA 1270 SF
26	PLAN 3 3BD/3BA 1550 SF
9	PLAN 3 3BD/3BA 1550 SF
40 SUBTOTAL	
<b>BUILDING 1B</b>	
20	PLAN 1 1BD/1BA 650 SF
8	PLAN 2 2BD/2BA 1270 SF
6	PLAN 3 3BD/3BA 1550 SF
40 SUBTOTAL	
<b>BUILDING 23</b>	
74	PLAN 1 1BD/1BA 650 SF
56	PLAN 2 2BD/2BA 1270 SF
18	PLAN 3 3BD/3BA 1550 SF
148 SUBTOTAL	
<b>SENIOR APARTMENTS (4-STORY)</b>	
26	PLAN 1 1BD/1BA 600 SF
29	PLAN 2 1BD/1BA 645 SF
15	PLAN 3 1BD/1BA 700 SF
9	PLAN 4 1BD/1BA 775 SF
9	PLAN 5 2BD/2BA 825 SF
68 SUBTOTAL	
<b>ROTHOMES (5-STORY - 11 BUILDINGS)</b>	
22	PLAN 1 3BD/2.5BA 1415 SF
22	PLAN 2 2BD/2.5BA 1495 SF
12	PLAN 3 3BD/3BA 1795 SF
16	PLAN 4 3BD/3BA 1875 SF
72 SUBTOTAL	
<b>VILLAS (3-STORY - 9 BUILDINGS)</b>	
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 SUBTOTAL	
162 SUBTOTAL NOW HOMES & VILLAS	
510 TOTAL UNITS	

**COLORED SITE PLAN**

**PALOMAR HEIGHTS**

**ESCONDIDO, CA**

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



JULY 15, 2020  
SCALE: 0 40 80 120  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

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

**PROJECT SUMMARY**

APN	22945 00600
22944 20100, 200, 300, 400	
22944 21800	
13.84 AC	
510 UNITS	
36.8 DU/AC	
45%	
LOT COVERAGE	
1.3	
BUILDING HEIGHT	60'-0"

**PRODUCT MIX**

<b>FAMILY APARTMENTS (4-STORY + MEZZ)</b>	
129	PLAN 1 1BD/1BA 600 SF
96	PLAN 2 2BD/2BA 1150 SF
33	PLAN 3 3BD/2BA 1450 SF
<b>258 TOTAL</b>	
<b>SENIOR APARTMENTS (4-STORY)</b>	
26	PLAN 1 STUDIO/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
<b>90 TOTAL</b>	
<b>ROW/HOMES (3-STORY)</b>	
22	PLAN 1 3BD/2.5BA 1415 SF
22	PLAN 2 2BD/2.5 BA 1495 SF
12	PLAN 3 3BD/3BA 1795 SF
16	PLAN 4 3BD/3BA 1875 SF
<b>72 TOTAL</b>	
<b>VILLAS (3-STORY)</b>	
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
<b>90 TOTAL</b>	

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,320 SF
COMMERCIAL	10,000 SF

**PARKING REQUIRED**

MULTI-DWELLING	191.5
129 1BD X 1.5 =	302.75
118 3BD X 2 =	236
400 X .25 =	105
<b>SUBTOTAL</b>	<b>837.25 SPACES</b>
SENIOR	52.5
20 STUDIO/1BD X .75 =	30
20 2BD X 1.5 =	30
<b>SUBTOTAL</b>	<b>825 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>919.75 SPACES</b>

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
<b>SUBTOTAL</b>	<b>410 SPACES (1.6 SP/UD)</b>
SENIOR APARTMENTS	410 SPACES
OPEN GARAGE	75 SPACES (0.5 SP/UD)
COMMERCIAL	30 SPACES
STREET	18 SPACES
VILLAS	144 SPACES (2.25 SP/UD)
<b>SUBTOTAL</b>	<b>918 SPACES (2.25 SP/UD)</b>
<b>ON-SITE PARKING PROVIDED</b>	<b>659 SPACES</b>
STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
ACTIVE	45,375 SF
PASSIVE	40,226 SF
TOTAL	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES



**LEGEND:**

- BUILDING NUMBER
- ELEVATION STYLE
- PROPOSED R/W/FD/C LOCATIONS
- COLOR SCHEME

**BUILDING SUMMARY**

FAMILY APARTMENTS (TYPE VA)	BUILDING 16	98,372 SF
BUILDING 18	38,328 SF	
BUILDING 23	200,675 SF	
SENIOR APARTMENTS (TYPE VA)	BUILDING 24	113,506 SF
BUILDING A	16,385 SF	
BUILDING B	13,763 SF	
VILLAS (TYPE VB)	BUILDING A	19,940 SF
BUILDING B	19,950 SF	

**ROW/HOMES (TYPE VB)**

BUILDING A	16,385 SF
BUILDING B	13,763 SF

**ROW/HOMES (TYPE VA)**

BUILDING 16	98,372 SF
BUILDING 18	38,328 SF
BUILDING 23	200,675 SF

**SENIOR APARTMENTS (TYPE VA)**

BUILDING 24	113,506 SF
BUILDING A	19,940 SF
BUILDING B	19,950 SF

**ROW/HOMES (TYPE VB)**

BUILDING A	16,385 SF
BUILDING B	13,763 SF

**VILLAS (TYPE VB)**

BUILDING A	19,940 SF
BUILDING B	19,950 SF

**ROW/HOMES (TYPE VA)**

BUILDING 16	98,372 SF
BUILDING 18	38,328 SF
BUILDING 23	200,675 SF

**SENIOR APARTMENTS (TYPE VA)**

BUILDING 24	113,506 SF
BUILDING A	19,940 SF
BUILDING B	19,950 SF

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
<b>SUBTOTAL</b>	<b>410 SPACES (1.6 SP/UD)</b>
SENIOR APARTMENTS	410 SPACES
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<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
ACTIVE	45,375 SF
PASSIVE	40,226 SF
TOTAL	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,320 SF
COMMERCIAL	10,000 SF

**PARKING REQUIRED**

MULTI-DWELLING	191.5
129 1BD X 1.5 =	302.75
118 3BD X 2 =	236
400 X .25 =	105
<b>SUBTOTAL</b>	<b>837.25 SPACES</b>
SENIOR	52.5
20 STUDIO/1BD X .75 =	30
20 2BD X 1.5 =	30
<b>SUBTOTAL</b>	<b>825 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>919.75 SPACES</b>

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
<b>SUBTOTAL</b>	<b>410 SPACES (1.6 SP/UD)</b>
SENIOR APARTMENTS	410 SPACES
OPEN GARAGE	75 SPACES (0.5 SP/UD)
COMMERCIAL	30 SPACES
STREET	18 SPACES
VILLAS	144 SPACES (2.25 SP/UD)
<b>SUBTOTAL</b>	<b>918 SPACES (2.25 SP/UD)</b>
<b>ON-SITE PARKING PROVIDED</b>	<b>659 SPACES</b>
STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
ACTIVE	45,375 SF
PASSIVE	40,226 SF
TOTAL	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,320 SF
COMMERCIAL	10,000 SF

**PARKING REQUIRED**

MULTI-DWELLING	191.5
129 1BD X 1.5 =	302.75
118 3BD X 2 =	236
400 X .25 =	105
<b>SUBTOTAL</b>	<b>837.25 SPACES</b>
SENIOR	52.5
20 STUDIO/1BD X .75 =	30
20 2BD X 1.5 =	30
<b>SUBTOTAL</b>	<b>825 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>919.75 SPACES</b>

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
<b>SUBTOTAL</b>	<b>410 SPACES (1.6 SP/UD)</b>
SENIOR APARTMENTS	410 SPACES
OPEN GARAGE	75 SPACES (0.5 SP/UD)
COMMERCIAL	30 SPACES
STREET	18 SPACES
VILLAS	144 SPACES (2.25 SP/UD)
<b>SUBTOTAL</b>	<b>918 SPACES (2.25 SP/UD)</b>
<b>ON-SITE PARKING PROVIDED</b>	<b>659 SPACES</b>
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<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
ACTIVE	45,375 SF
PASSIVE	40,226 SF
TOTAL	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,320 SF
COMMERCIAL	10,000 SF

**PARKING REQUIRED**

MULTI-DWELLING	191.5
129 1BD X 1.5 =	302.75
118 3BD X 2 =	236
400 X .25 =	105
<b>SUBTOTAL</b>	<b>837.25 SPACES</b>
SENIOR	52.5
20 STUDIO/1BD X .75 =	30
20 2BD X 1.5 =	30
<b>SUBTOTAL</b>	<b>825 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>919.75 SPACES</b>

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
<b>SUBTOTAL</b>	<b>410 SPACES (1.6 SP/UD)</b>
SENIOR APARTMENTS	410 SPACES
OPEN GARAGE	75 SPACES (0.5 SP/UD)
COMMERCIAL	30 SPACES
STREET	18 SPACES
VILLAS	144 SPACES (2.25 SP/UD)
<b>SUBTOTAL</b>	<b>918 SPACES (2.25 SP/UD)</b>
<b>ON-SITE PARKING PROVIDED</b>	<b>659 SPACES</b>
STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
ACTIVE	45,375 SF
PASSIVE	40,226 SF
TOTAL	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,320 SF
COMMERCIAL	10,000 SF

**PARKING REQUIRED**

MULTI-DWELLING	191.5
129 1BD X 1.5 =	302.75
118 3BD X 2 =	236
400 X .25 =	105
<b>SUBTOTAL</b>	<b>837.25 SPACES</b>
SENIOR	52.5
20 STUDIO/1BD X .75 =	30
20 2BD X 1.5 =	30
<b>SUBTOTAL</b>	<b>825 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>919.75 SPACES</b>

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STREET	28 SPACES
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**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,320 SF
COMMERCIAL	10,000 SF

**PARKING REQUIRED**

MULTI-DWELLING	191.5
129 1BD X 1.5 =	302.75
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<b>SUBTOTAL</b>	<b>837.25 SPACES</b>
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<b>SUBTOTAL</b>	<b>825 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>919.75 SPACES</b>

**PARKING PROVIDED**

FAMILY APARTMENTS	150 SPACES
OPEN GARAGE	260 SPACES
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STREET	18 SPACES
VILLAS	144 SPACES (2.25 SP/UD)
<b>SUBTOTAL</b>	<b>918 SPACES (2.25 SP/UD)</b>
<b>ON-SITE PARKING PROVIDED</b>	<b>659 SPACES</b>
STANDARD	179 SPACES
COMPACT	6 SPACES
PARALLEL	5 SPACES
<b>TOTAL*</b>	<b>849 SPACES</b>
LOADING**	3 SPACES
ACTIVE	45,375 SF
PASSIVE	40,226 SF
TOTAL	99,705 SF
**LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM	

**OFF-SITE PARKING PROVIDED**

STREET	28 SPACES
RIDESHARE	2 SPACES

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

**PALOMAR HEIGHTS**  
JANUARY 14, 2021  
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  
760.772.1198 summarch.com

**SUMMA**  
ARCHITECTURE

**PROJECT SUMMARY**

APN 2294500600  
2294420100, 200, 300, 400

SITE AREA 2294421800  
RESIDENCES 13.84 AC  
DENSITY 510 UNITS  
LOT COVERAGE 36.8 DU/AC  
FAR 45%  
BUILDING HEIGHT 1.3  
60'-0"

PRODUCT: (238) 4-STORY+MEZZANINE FAMILY APARTMENTS  
(90) 4-STORY SENIOR APARTMENTS  
(70) 3-STORY ROWHOMES  
(90) 3-STORY VILLAS  
RECREATION BUILDING  
POOL BUILDING  
10,000 SF COMMERCIAL SPACE

**PROJECT AREAS**  
RESIDENTIAL 539,593 SF  
GARAGE 23,289 SF  
RECREATION 45,200 SF  
COMMERCIAL 10,000 SF

**PRODUCT MIX**

FAMILY APARTMENTS (4-STORY + MEZZ)  
PLAN 1 1BD/1BA 600 SF  
PLAN 2 2BD/2BA 1,150 SF  
PLAN 3 3BD/2BA 1,450 SF

258 TOTAL

SENIOR APARTMENTS (4-STORY)  
PLAN 1 STUDIO/1BA 550 SF  
PLAN 2 1BD/1BA 600 SF  
PLAN 3 1BD/1BA 650 SF  
PLAN 4 2BD/1BA 730 SF  
PLAN 5 2BD/2BA 800 SF

90 TOTAL

ROWHOMES (3-STORY)  
PLAN 1 3BD/2.5BA 1,415 SF  
PLAN 2 2BD/2.5 BA 1,495 SF  
PLAN 3 3BD/3BA 1,795 SF  
PLAN 4 3BD/3BA 1,875 SF

70 TOTAL

VILLAS (3-STORY)  
PLAN 1 2BD/2BA 1,104 SF  
PLAN 2 3BD/2.5BA 1,405 SF  
PLAN 3 3BD/3BA 1,464 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 STUDIO/1BD X .75 = 52.5  
20 2BD X 1.5 = 30

SUBTOTAL 825 SPACES

TOTAL REQUIRED 9197.5 SPACES

**PARKING PROVIDED**

FAMILY APARTMENTS  
OPEN 150 SPACES  
GARAGE 260 SPACES

SENIOR APARTMENTS  
SUBTOTAL 410 SPACES (1.6 SP/DU)

GARAGE 75 SPACES  
COMMERCIAL 75 SPACES (85 SP/DU)  
STREET 30 SPACES

ROWHOMES  
OPEN 18 SPACES  
GARAGE 144 SPACES

VILLAS  
SUBTOTAL 162 SPACES (2.25 SP/DU)

OPEN 22 SPACES  
GARAGE 80 SPACES

SUBTOTAL 202 SPACES (2.25 SP/DU)

**ON-SITE PARKING PROVIDED**

GARAGE 659 SPACES  
STANDARD 179 SPACES  
COMPACT 6 SPACES  
PARALLEL 5 SPACES

TOTAL\* 849 SPACES

LOADING\*\* 3 SPACES  
PRIVATE 45,376 SF  
ACTIVE 40,226 SF  
PASSIVE 99,705 SF

\*\*LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM

TOTAL 185,306 SF

**OFF-SITE PARKING PROVIDED**

STREET 28 SPACES  
RIDESHARE 2 SPACES

**BUILDING SUMMARY**

FAMILY APARTMENTS (TYPE VA)  
BUILDING 1 96,372 SF  
BUILDING 18 58,398 SF  
BUILDING 23 200,675 SF

SENIOR APARTMENTS (TYPE VA)  
BUILDING 24 113,506 SF

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

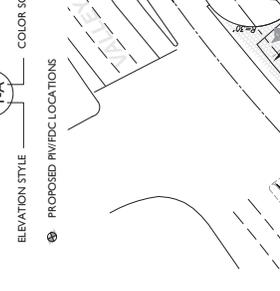
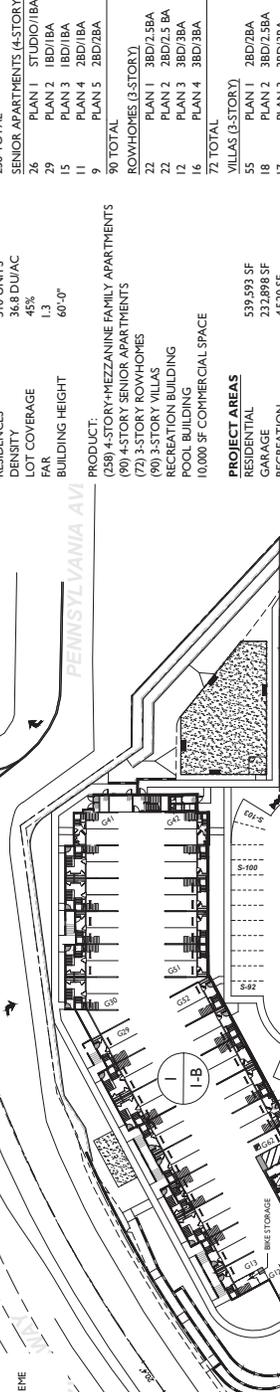
VILLAS (TYPE VB)  
BUILDING A 19,960 SF  
BUILDING B 19,950 SF

**LEGEND:**

BUILDING NUMBER 8  
ELEVATION STYLE 1-A  
PROPOSED PAV/DOC LOCATIONS

COLOR SCHEME

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



**CONCEPTUAL SITE PLAN**

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

**SUMMA**  
ARCHITECTURE

**PROJECT SUMMARY**

APN 2294500600  
2294420100, 200, 300, 400

SITE AREA 13.84 AC  
DENSITY 510 UNITS  
LOT COVERAGE 45%  
FAR 1.3  
BUILDING HEIGHT 60'-0"

PRODUCT:  
(258)-1-STORY+MEZZANINE FAMILY APARTMENTS  
(72)-3-STORY SENIOR APARTMENTS  
(90)-3-STORY VILAS  
RECREATION BUILDING  
POOL BUILDING  
10,000 SF COMMERCIAL SPACE

**PROJECT AREAS**

RESIDENTIAL 539,593 SF  
GARAGE 232,898 SF  
RECREATION 45,200 SF  
COMMERCIAL 10,000 SF

**PRODUCT MIX**

FAMILY APARTMENTS (4-STORY + MEZZ)  
PLAN 1 1BD/1BA 600 SF  
PLAN 2 2BD/2BA 1,150 SF  
PLAN 3 3BD/2BA 1,450 SF

258 TOTAL

SENIOR APARTMENTS (4-STORY)  
PLAN 1 STUDIO/1BA 550 SF  
PLAN 2 1BD/1BA 600 SF  
PLAN 3 1BD/1BA 650 SF  
PLAN 4 2BD/1BA 730 SF  
PLAN 5 2BD/2BA 800 SF

90 TOTAL

ROW-HOMES (3-STORY)  
PLAN 1 3BD/2.5BA 1,415 SF  
PLAN 2 2BD/2.5 BA 1,495 SF  
PLAN 3 3BD/3BA 1,795 SF  
PLAN 4 3BD/3BA 1,875 SF

72 TOTAL

VILAS (3-STORY)  
PLAN 1 2BD/2BA 1,104 SF  
PLAN 2 3BD/2.5BA 1,405 SF  
PLAN 3 3BD/3BA 1,464 SF

90 TOTAL

**PARKING REQUIRED**

MULTI-DWELLING 193.5  
179 1BD X 1.5 = 302.75  
118 3BD X 2 = 236  
420 X .25 = 105

SUBTOTAL 837.25 SPACES

SENIOR 52.5  
70 STUDIO/1BD X .75 = 52.5  
20 2BD X 1.5 = 30

SUBTOTAL 919.75 SPACES

**PARKING PROVIDED**

FAMILY APARTMENTS 150 SPACES  
OPEN 260 SPACES  
GARAGE 410 SPACES (1.6 SP/DU)

SENIOR APARTMENTS 75 SPACES  
COMMERCIAL 75 SPACES (85 SP/DU)  
STREET 30 SPACES

ROW-HOMES 18 SPACES  
GARAGE 144 SPACES  
SUBTOTAL 162 SPACES (2.25 SP/DU)

VILAS 22 SPACES  
OPEN 80 SPACES  
GARAGE 202 SPACES (2.25 SP/DU)

**ON-SITE PARKING PROVIDED**  
GARAGE 659 SPACES  
STANDARD 179 SPACES  
COMPACT 5 SPACES  
PARALLEL 5 SPACES  
TOTAL\* 849 SPACES  
LOADING\*\* 3 SPACES

\*EV SPACES INCLUDED  
\*\*LOADING ZONES WILL BE RESERVED FROM 7AM - 6PM

**OFF-SITE PARKING PROVIDED**  
STREET 28 SPACES  
RIDESHARE 2 SPACES

**OPEN SPACE REQUIRED**  
510DU X 300SF = 153,000 SF

**OPEN SPACE PROVIDED**  
PRIVATE 45,375 SF  
ACTIVE 40,226 SF  
PASSIVE 99,705 SF  
TOTAL 185,306 SF

**LEGEND:**

BUILDING NUMBER 8  
ELEVATION STYLE 1-A

PROPOSED RV/PDC LOCATIONS

**BUILDING SUMMARY**

FAMILY APARTMENTS (TYPE VA)  
BUILDING 1 98,372 SF  
BUILDING 18 58,328 SF  
BUILDING 23 200,675 SF

SENIOR APARTMENTS (TYPE VA)  
BUILDING 24 113,506 SF

ROW-HOMES (TYPE VB)  
BUILDING A 16,385 SF  
BUILDING B 13,763 SF

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



**CONCEPTUAL SITE PLAN**

ESCONDIDO, CA

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

PALOMAR HEIGHTS

JANUARY 14, 2021

SCALE 0 30 60 90

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

SUMMA ARCHITECTURE

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

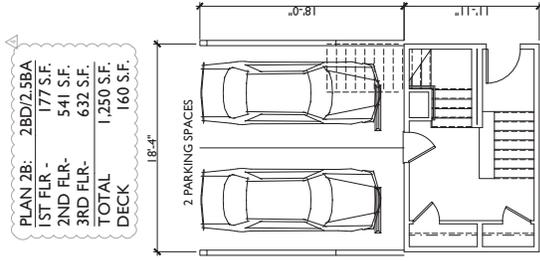
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MAY 07, 2020  
 SCALE: 1" = 10'-0"  
 SUB: 18-0011 / ENV/18-0009 / PHG 18-0049

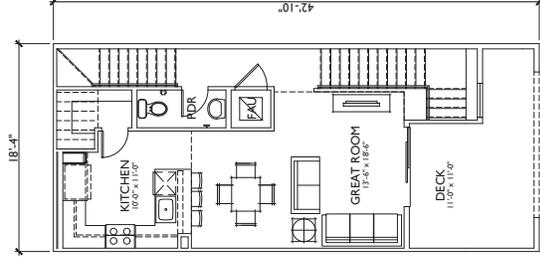
**APARTMENTS - COVER SHEET**

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

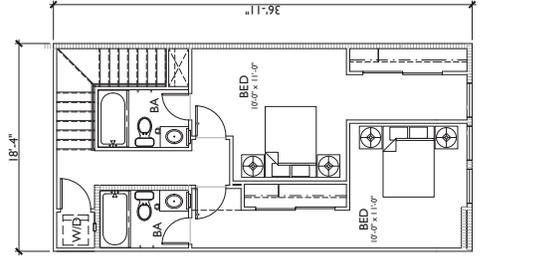
**PLAN 2B: 2BD/2SBA**  
 1ST FLR - 177 S.F.  
 2ND FLR - 541 S.F.  
 3RD FLR - 632 S.F.  
 TOTAL - 1,250 S.F.  
 DECK - 160 S.F.



FIRST FLOOR

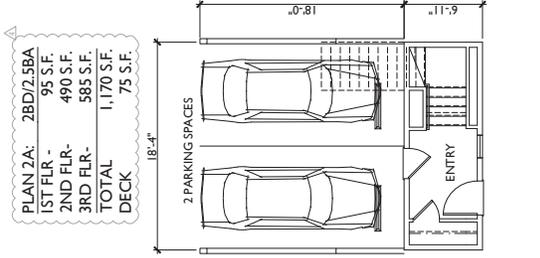


SECOND FLOOR

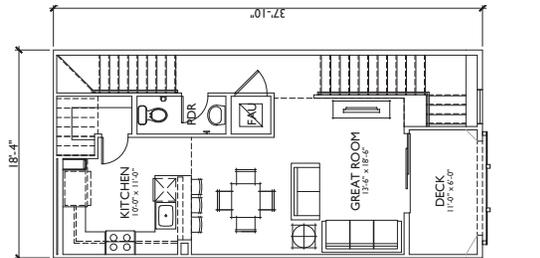


THIRD FLOOR

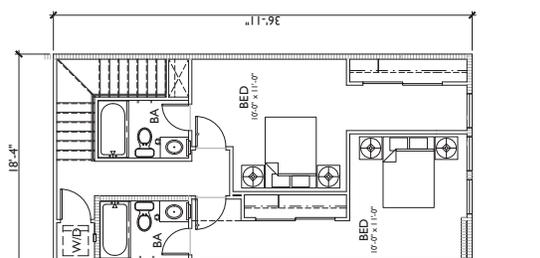
**PLAN 2A: 2BD/2SBA**  
 1ST FLR - 95 S.F.  
 2ND FLR - 490 S.F.  
 3RD FLR - 585 S.F.  
 TOTAL - 1,170 S.F.  
 DECK - 75 S.F.



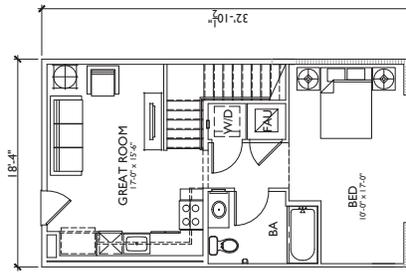
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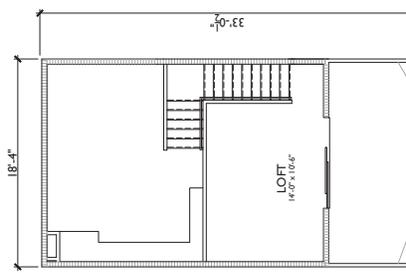
SECOND FLOOR



THIRD FLOOR

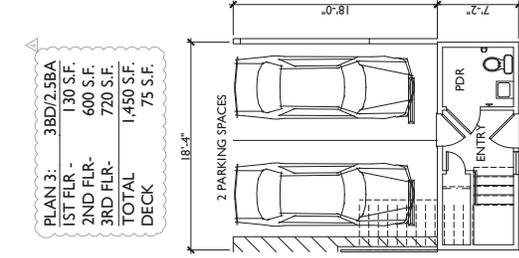


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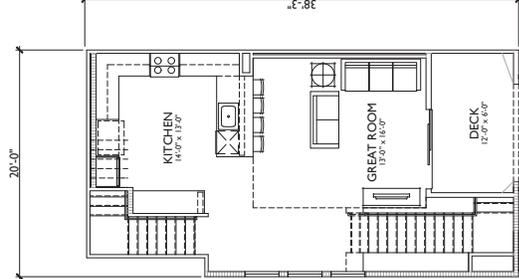
MEZZANINE

**PLAN 1: 1BD-LOFT/1BA**  
 1ST FLR - 600 S.F.  
 MEZZ - 200 S.F.  
 TOTAL - 800 S.F.  
 DECK - 140 S.F.

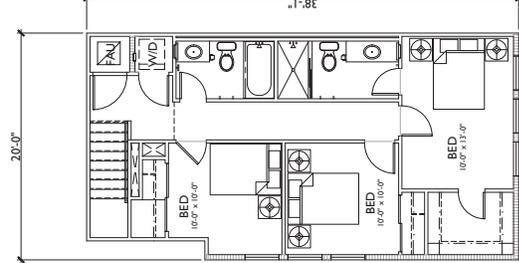


**PLAN 3: 3BD/2SBA**  
 1ST FLR - 130 S.F.  
 2ND FLR - 600 S.F.  
 3RD FLR - 720 S.F.  
 TOTAL - 1,450 S.F.  
 DECK - 75 S.F.

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**APARTMENTS - UNIT PLANS**

A-1

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

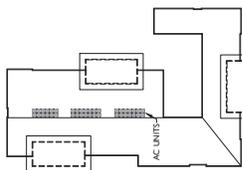


**PALOMAR HEIGHTS**

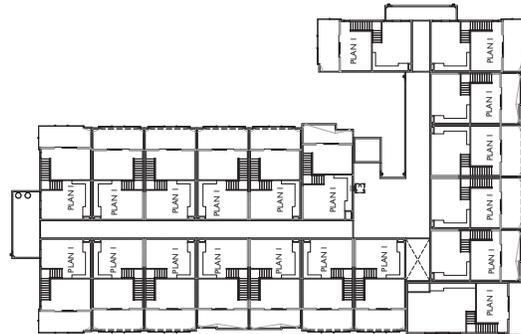
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 SCALE: 0 4 8 12  
 SUB 18-0011 ENV 18-0009 / PHG 18-0049

**ESCONDIDO, CA**

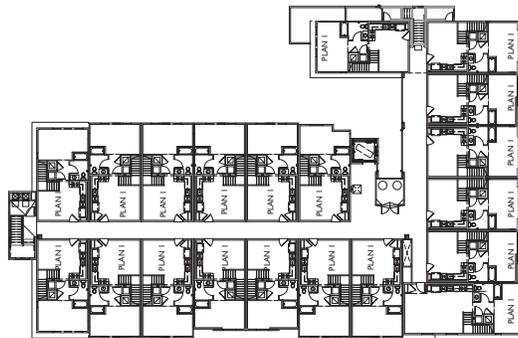
INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511



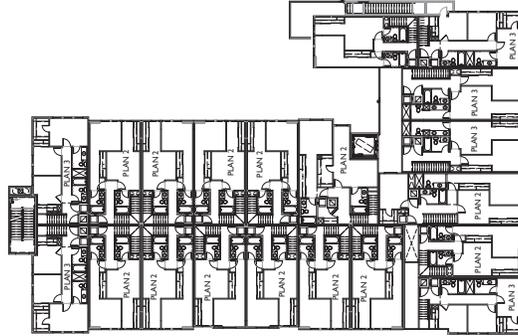
ROOF PLAN



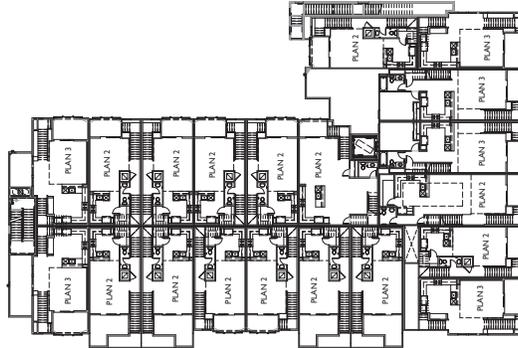
MEZZANINE



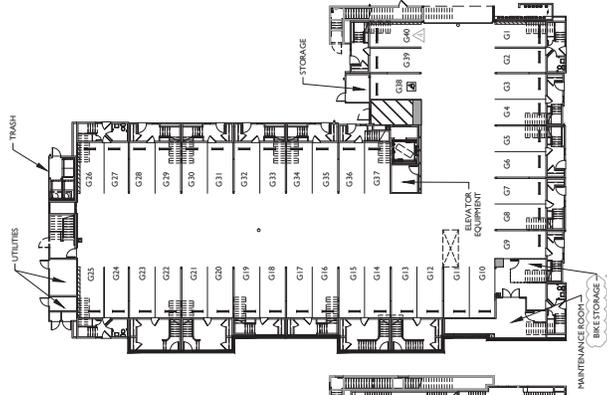
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FAMILY APARTMENTS (4 STORY - MEZZ)	
30	PLAN 1 UNITS
14	PLAN 2 2BD/2BA
6	PLAN 3 3BD/2BA
40	TOTAL

**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 18 COMPOSITE**  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**SUMMA ARCHITECTURE**  
 A-2

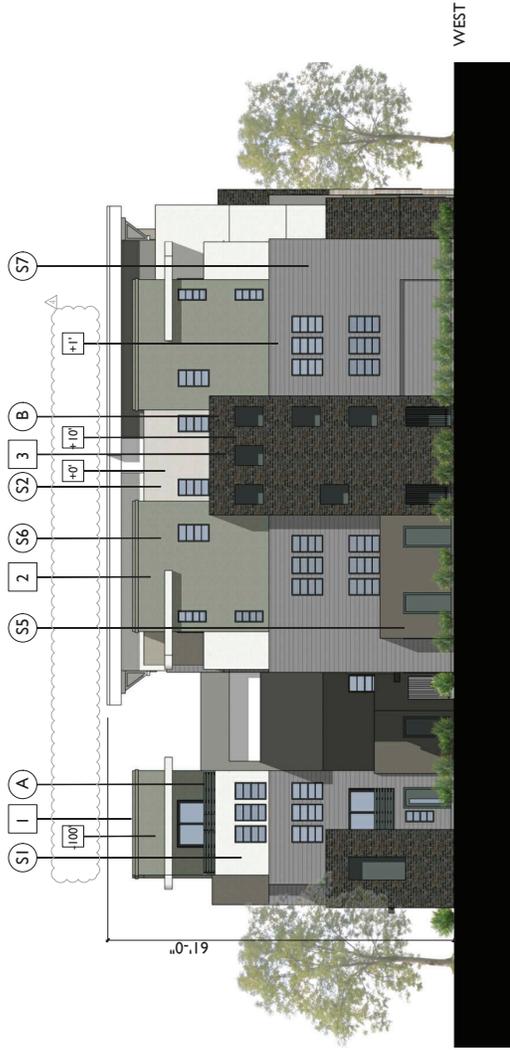


**COLOR APPLICATION  
SCHEME A**  
REFER TO APARTMENT'S COLORBOARD

- (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



WEST



SOUTH

**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

**APARTMENTS - BLDG 18 ELEVATIONS**

525.6 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198  
**SUMMA**  
ARCHITECTURE  
A-3.1

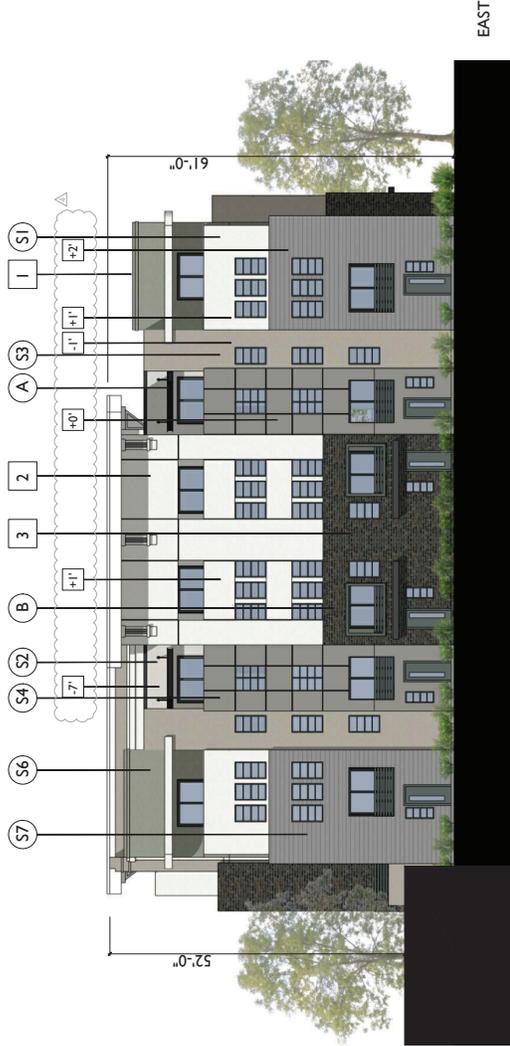
**COLOR APPLICATION  
 SCHEME A**

REFER TO APARTMENT'S COLORBOARD

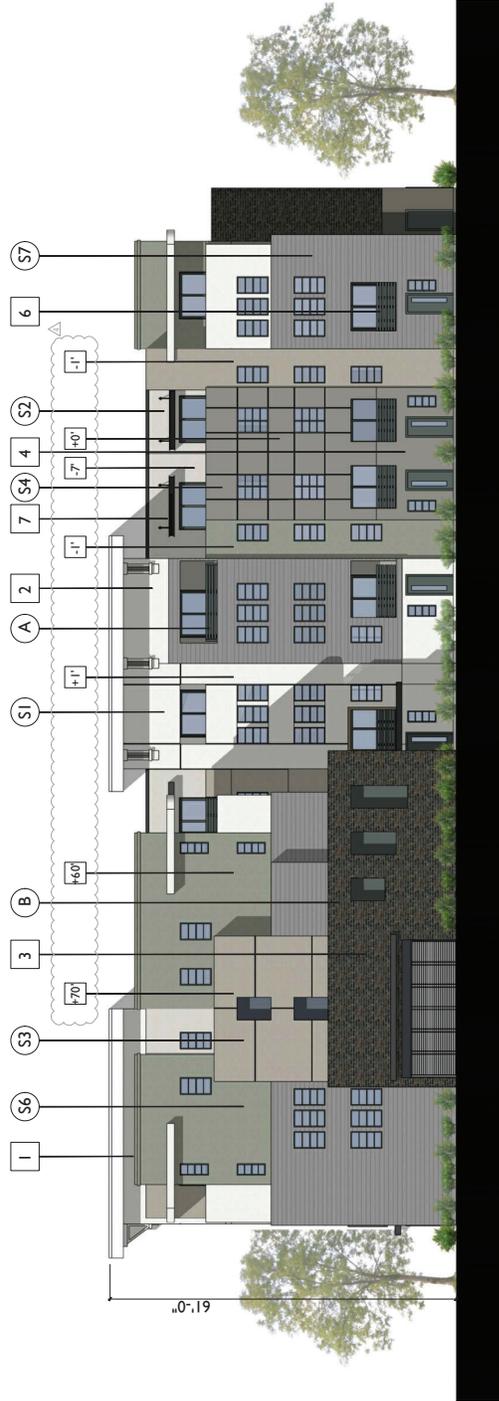
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
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- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL 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



EAST



NORTH



**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

**APARTMENTS - BLDG 18 ELEVATIONS**

5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**SUMMA**  
 ARCHITECTURE  
 A-3.2



**APARTMENTS - BLDG 18 PERSPECTIVES**

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

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

**PALOMAR HEIGHTS**

**ESCONDIDO, CA**

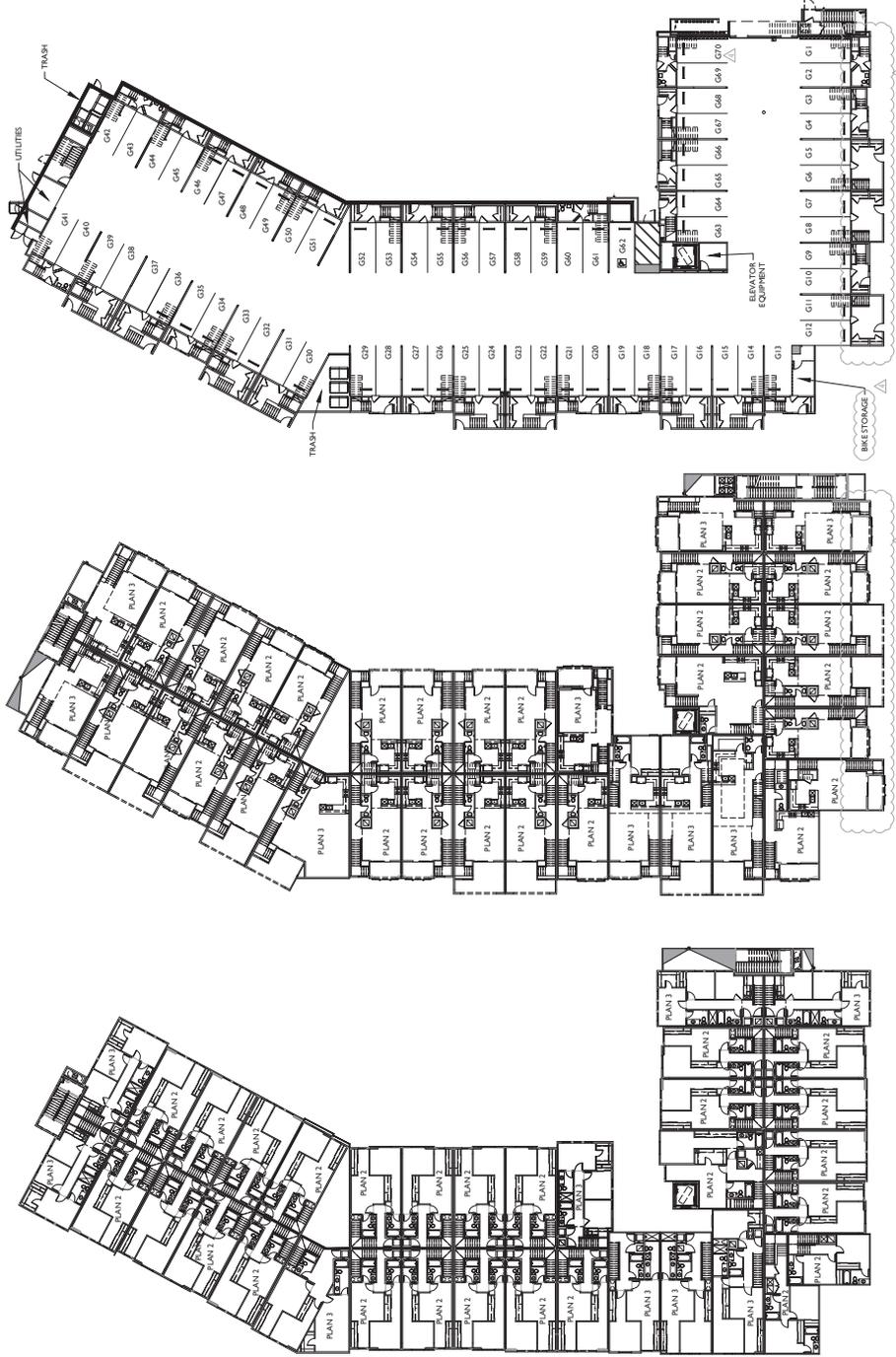
INTEGRAL COMMUNITIES  
2235 Encinitas Blvd., Suite 216  
Encinitas, CA 92024  
(760) 944-7511



SOUTHEAST



SOUTHWEST



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FAMILY APARTMENTS (ACTORY + MEZZ)	
PLAN 1	1270 SF
PLAN 2	280/28A
PLAN 3	380/28A
<b>70 TOTAL</b>	

APARTMENTS - BLDG I COMPOSITE

PALOMAR HEIGHTS

ESCONDIDO, CA

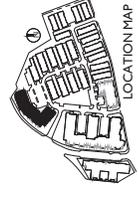
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

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

SCALE: 0 16 32 48  
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

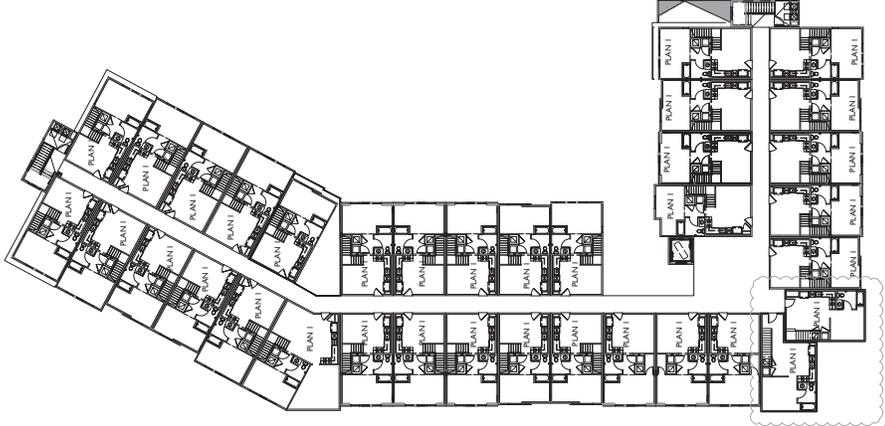


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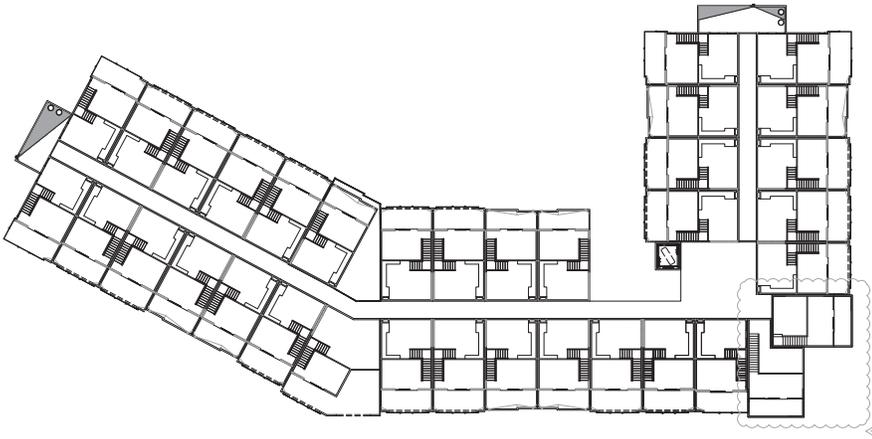




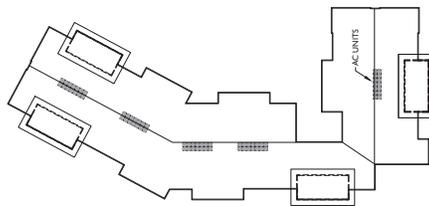
FAMILY APARTMENTS (4-STORY + MEZZ)		
35	PLAN 1 1BD/1BA	600 SF
26	PLAN 2 2BD/2BA	1170 SF
9	PLAN 3 3BD/2BA	1450 SF
70 TOTAL		



FOURTH FLOOR



MEZZANINE LEVEL



ROOF PLAN

APARTMENTS - BLDG I COMPOSITE

5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
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A-4.2

PALOMAR HEIGHTS

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

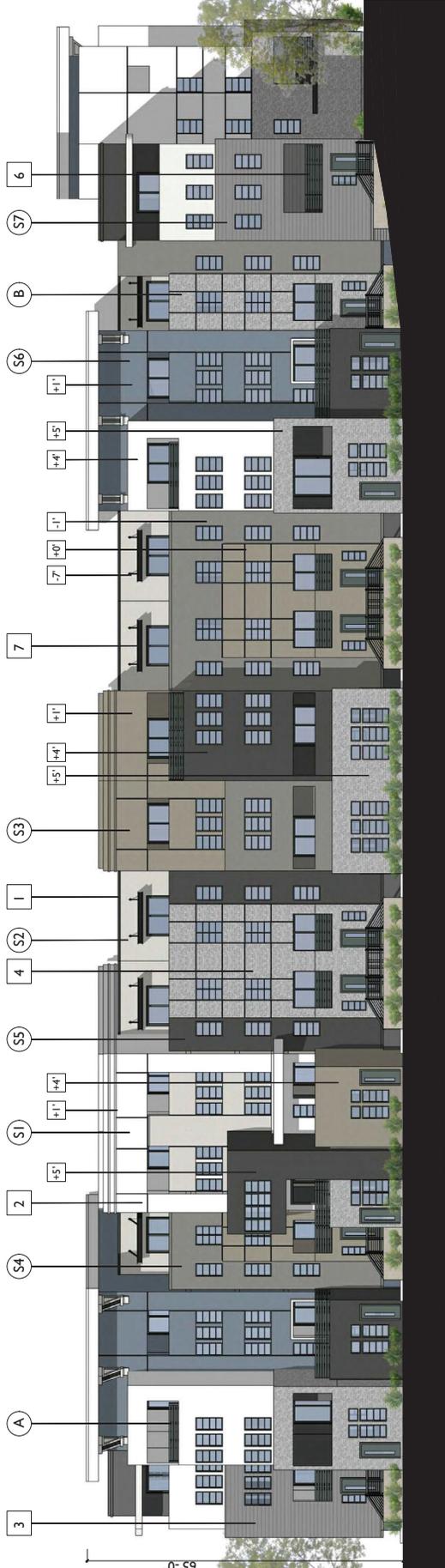
ESCONDIDO, CA

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



- 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



NORTH

APARTMENTS - BLDG I ELEVATIONS

5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 660.724.1198

**SUMMA**  
 ARCHITECTURE

A-5.1

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

**COLOR APPLICATION  
 SCHEME B**

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - ROSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GALINLET 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



SOUTH



**APARTMENTS - BLDG I ELEVATIONS**

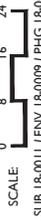
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



A-5.2

**PALOMAR HEIGHTS**

Δ MAY 07, 2020



**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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LOCATION MAP

A-5.3

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



NORTH



APARTMENTS - BLDG I PERSPECTIVES



NORTH



PALOMAR HEIGHTS

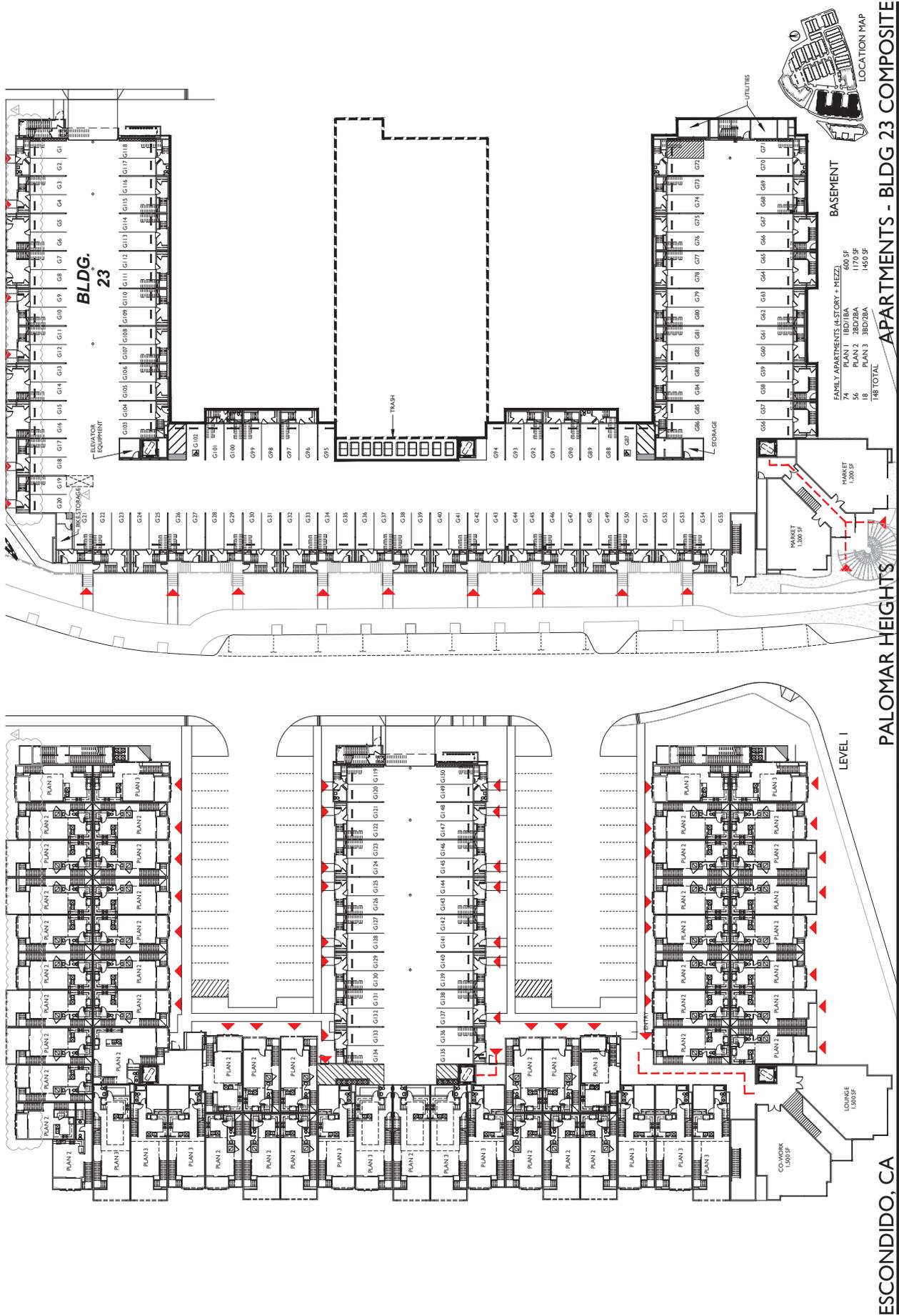
MAY 07, 2020

NTS

SCALE: 1" = 16'-0" / ENV 18-0009 / PHG 18-0049

ESCONDIDO, CA

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

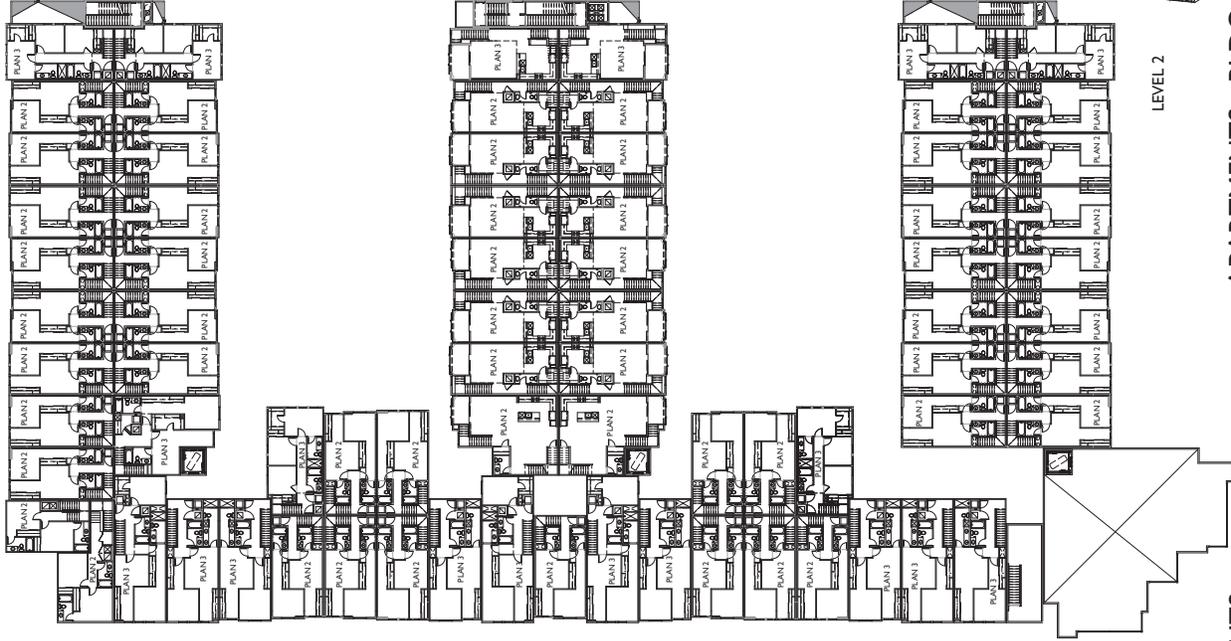


**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

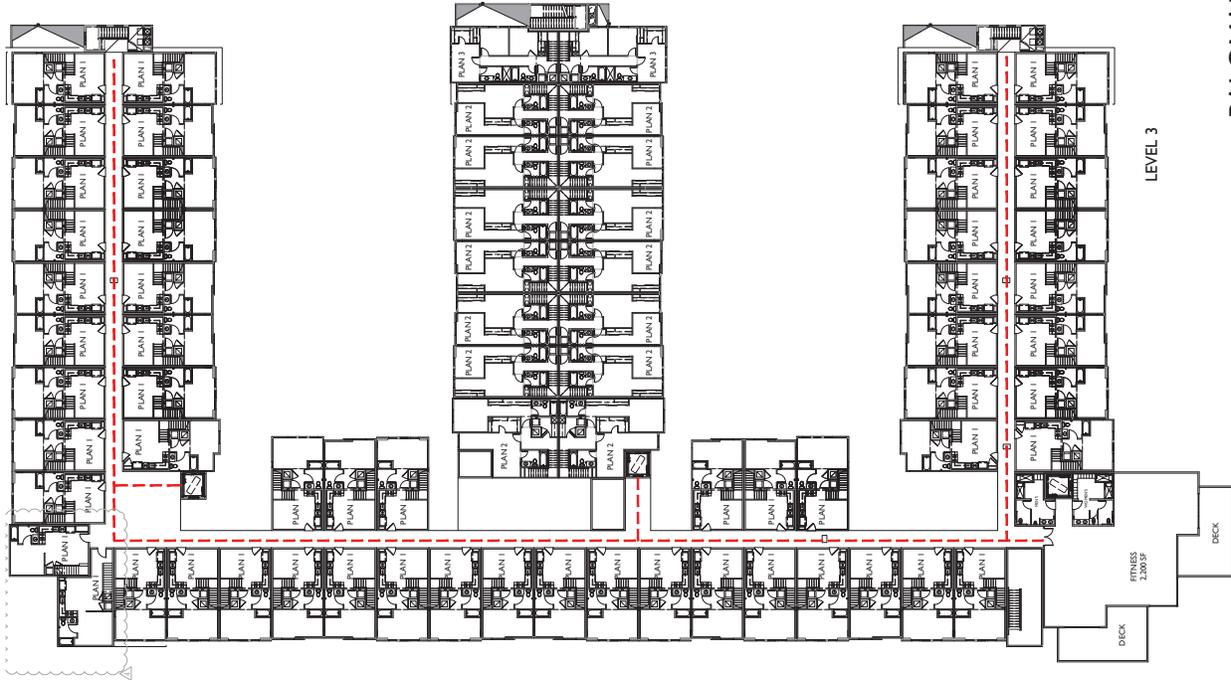
**PALOMAR HEIGHTS**  
 MAY 07, 2020  
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 SUB 18-00111 ENV 18-0009 / PHG 18-0049

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

A-6.1



LEVEL 2



LEVEL 3



LOCATION MAP

APARTMENTS - BLDG 23 COMPOSITE

PALOMAR HEIGHTS

ESCONDIDO, CA

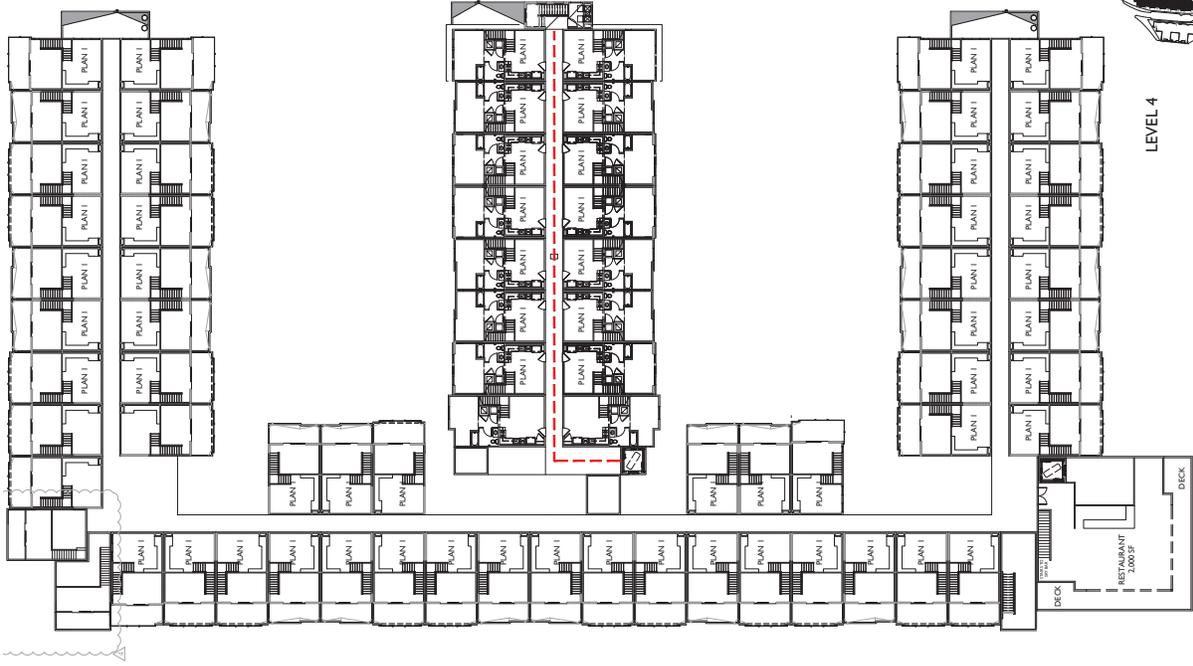
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



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

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

A-6.2

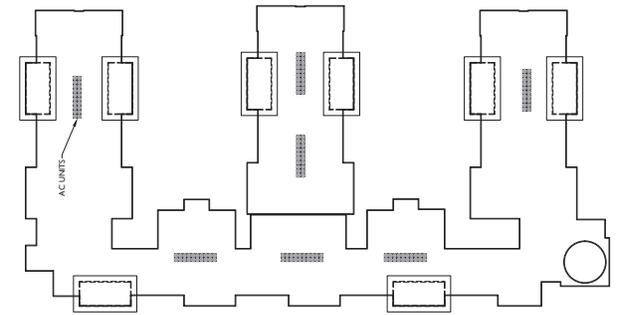
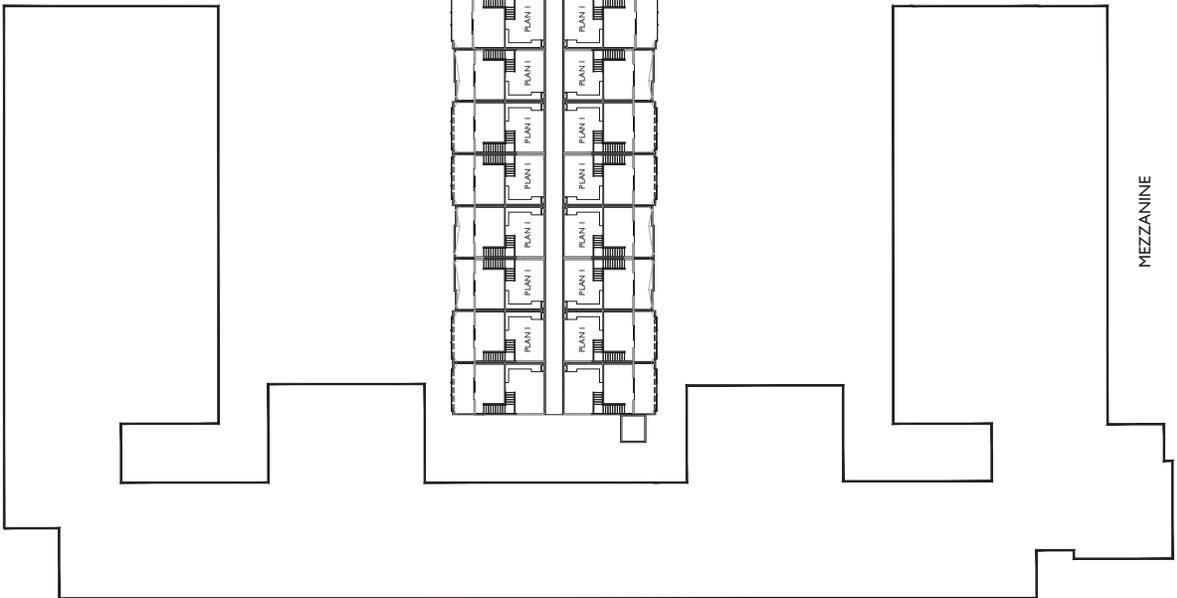


APARTMENTS - BLDG 23 COMPOSITE

5256 S. Mission Road, Ste 404  
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**SUMMA**  
 ARCHITECTURE

A-6.3



PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 16 32 48

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

ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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LOCATION MAP

APARTMENTS - BLDG 23 ELEVATIONS

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



SCALE: 0 8 16 24  
 SUB 18-00111 / ENV 18-0009 / PHG 18-0049

COLOR APPLICATION  
 SCHEME C  
 REFER TO APARTMENTS COLORBOARD

- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - ROSE GRAY SW 7015
- ③ STUCCO 3 - GRAY MATTERS SW 7066
- ④ STUCCO 4 - GAUNTLET GRAY SW 7019
- ⑤ STUCCO 5 - GRANITE PEAK SW 6250
- ⑥ STUCCO 6 - GOLDEN FLEECE SW 6388
- ⑦ SIDING - DORIAN GRAY SW 7017
- ⑧ ACCENT - THUNDER GRAY SW 7645
- ⑨ 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



WEST

PALOMAR HEIGHTS

ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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 (760) 944-7511

△ MAY 07, 2020



LOCATION MAP

APARTMENTS - BLDG 23 ELEVATIONS

A-7.2

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



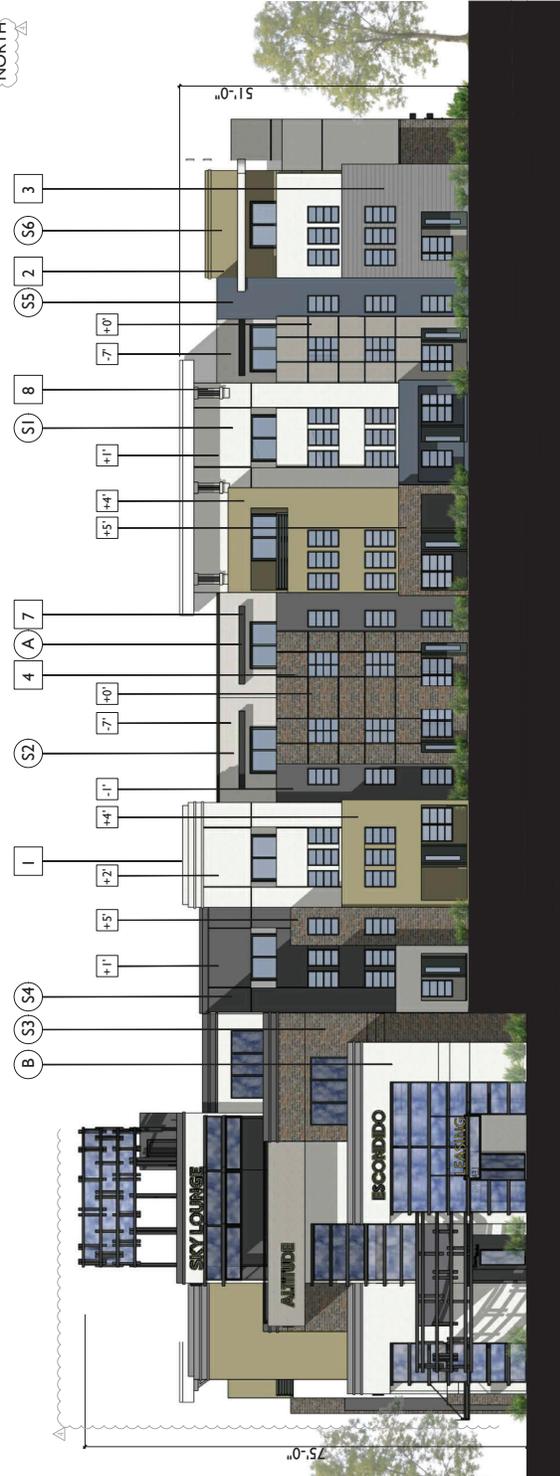
- COLOR APPLICATION SCHEME C**  
REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - ROSE GRAY SW 7015
  - (S3) STUCCO 3 - GRAY MATTERS SW 7066
  - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
  - (S5) STUCCO 5 - GRANITE PEAK SW 6250
  - (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
  - (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



NORTH



SOUTH

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



- 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 SCHEME C**  
 REFER TO APARTMENT'S 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 6988
  - (A) SIDING - DORIAN GRAY SW 7017
  - (B) ACCENT - THUNDER GRAY SW 7645
  - (I) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



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



**A-7.3**

**PALOMAR HEIGHTS**  
 MAY 07, 2020  
 SCALE: 0 8 16 24  
 SUB 18-00111/BNV 18-0009 / PHG 18-0049

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



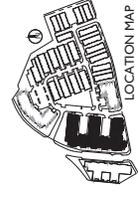
VALLEY BLVD



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

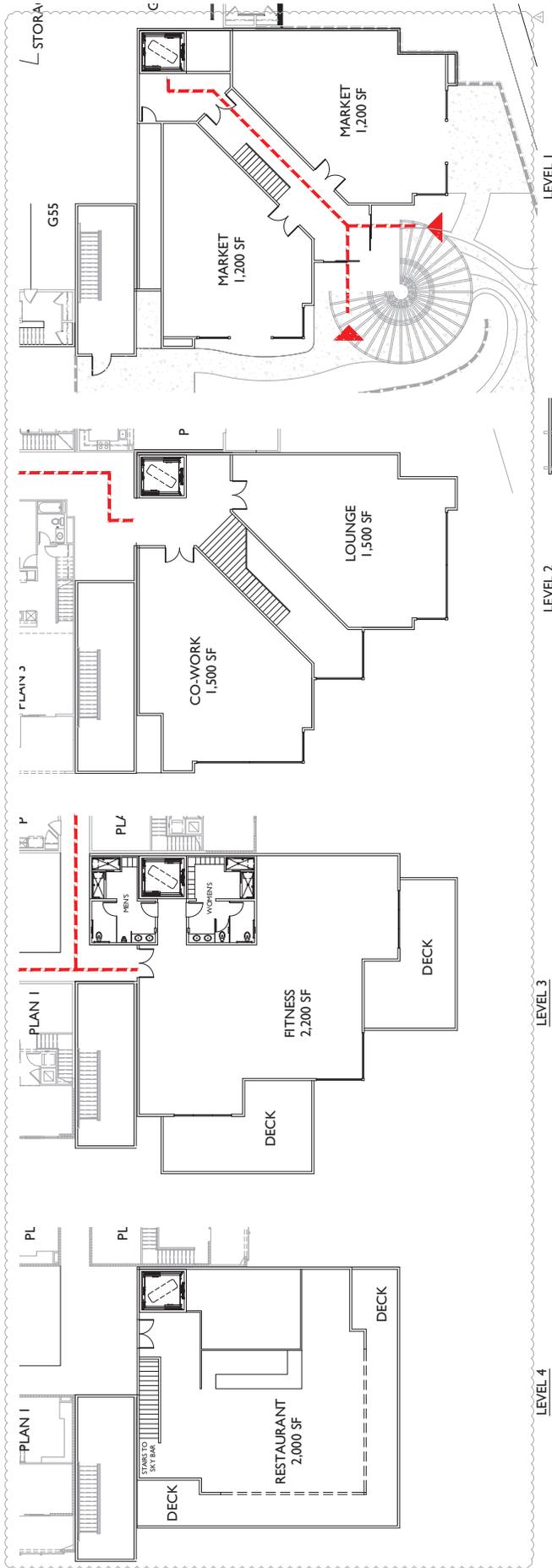
**PALOMAR HEIGHTS**  
MAY 07, 2020  
NTS  
SCALE: 1" = 10'  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SOUTHEAST

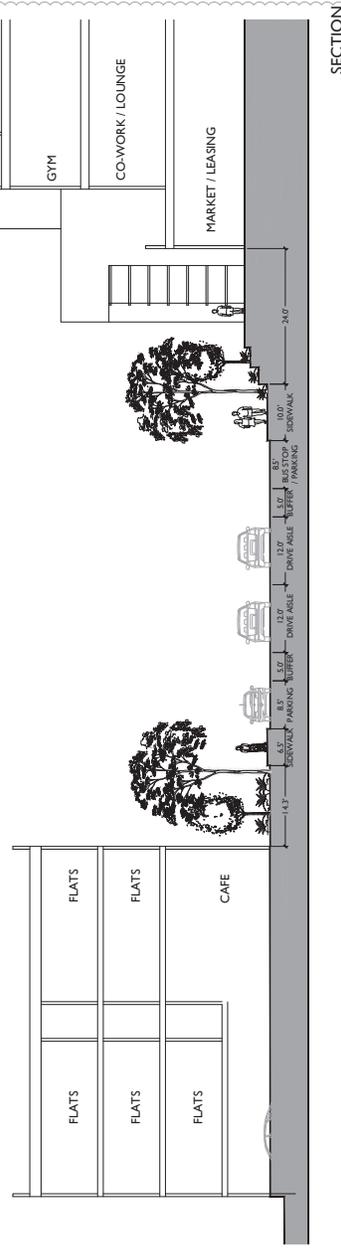


LOCATION MAP

**APARTMENTS - BLDG 23 PERSPECTIVES**  
3256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198  
**SUMMA**  
ARCHITECTURE  
A-7.4



LEVEL 1  
 LEVEL 2  
 LEVEL 3  
 LEVEL 4



SECTION



LOCATION MAP

APARTMENTS - BLDG 23 - ICON TOWER

PALOMAR HEIGHTS

ESCONDIDO, CA

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

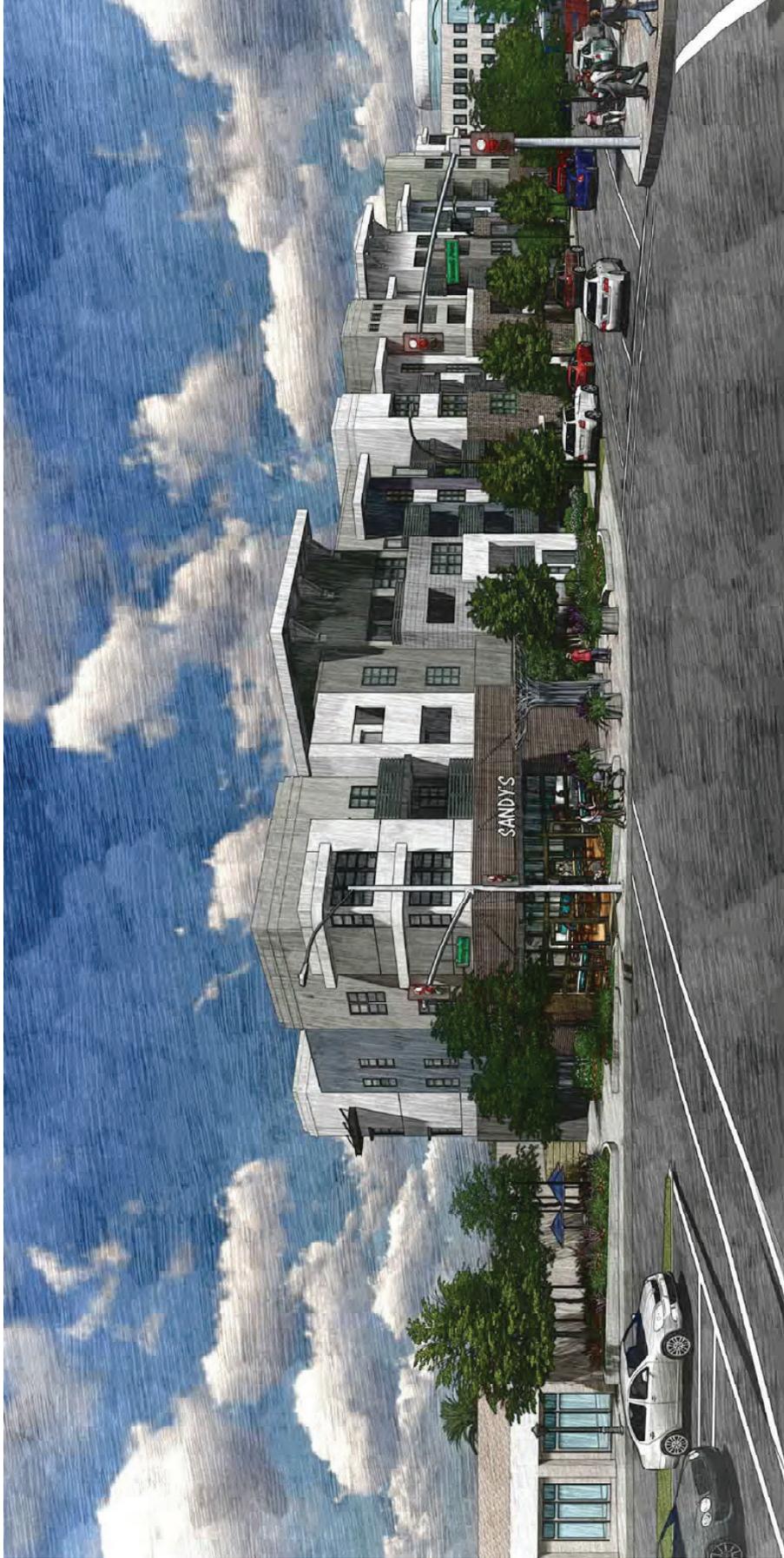


A-8

MAY 07, 2020

SCALE: 0 8 16 24  
 SUB 18-001 | IENV 18-0009 / PHG 18-0049

INTEGRAL COMMUNITIES  
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 Encinitas, CA 92024  
 (760) 944-7511



**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

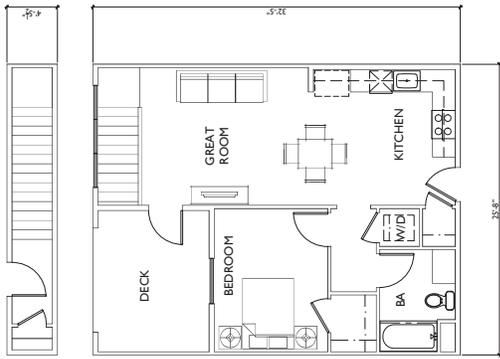
**ESCONDIDO, CA**  
INTEGRAL COMMUNITIES  
2235 Encinitas Blvd., Suite 216  
Encinitas, CA 92024  
(760) 944-7511

**PALOMAR HEIGHTS**

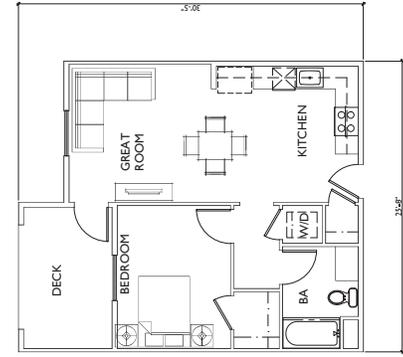
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SCALE: 1" = 16'-0" / ENVY 18-0009 / PHG 18-0049

**SENIOR APARTMENTS - COVER SHEET**

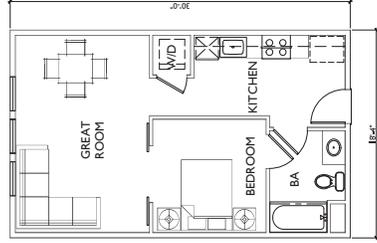
**SUMMA**  
ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198



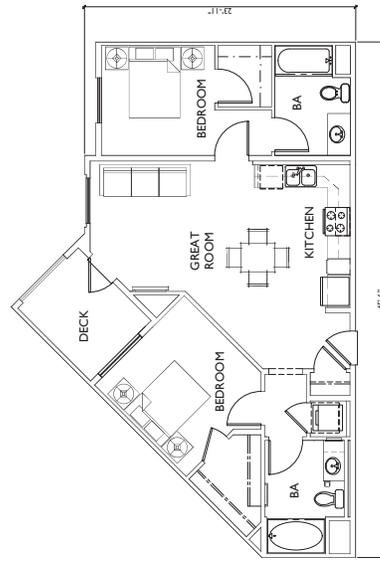
PLAN 2B: IBD/IBA  
 TOTAL 730 S.F.



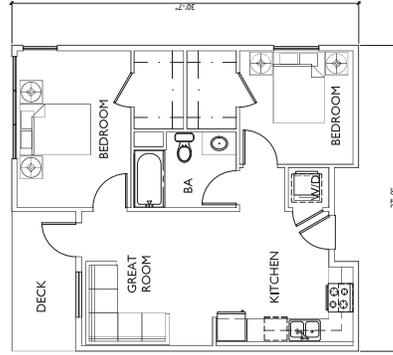
PLAN 2A: IBD/IBA  
 TOTAL 600 S.F.



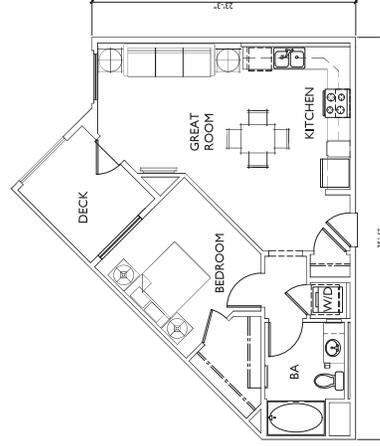
PLAN 1: STUDIO/IBA  
 TOTAL 550 S.F.



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



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



PLAN 3: IBD/IBA  
 TOTAL 650 S.F.

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**PALOMAR HEIGHTS**  
 MAY 07, 2020

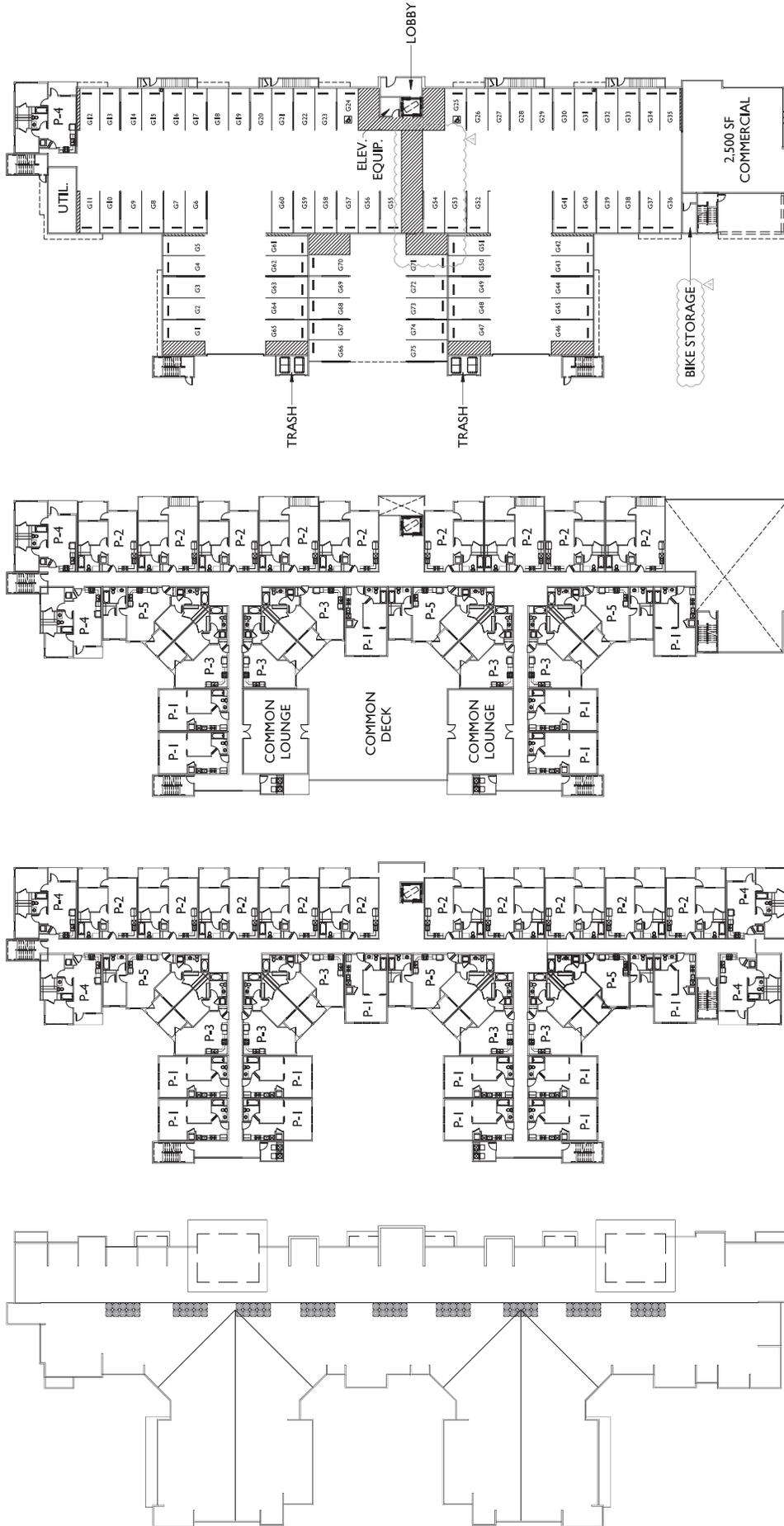
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 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**SENIOR APARTMENTS - UNIT PLANS**

**SUMMA**  
 ARCHITECTURE

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

A-1



FIRST FLOOR

SECOND FLOOR

THIRD & FOURTH FLOOR

ROOF PLAN

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



**PALOMAR HEIGHTS** SENIOR APARTMENTS - BLDG 24 COMPOSITE

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



A-2

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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 Encinitas, CA 92024  
 (760) 944-7511

MAY 07, 2020

SCALE: 0 16 32 48  
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**MATERIAL SCHEDULE**

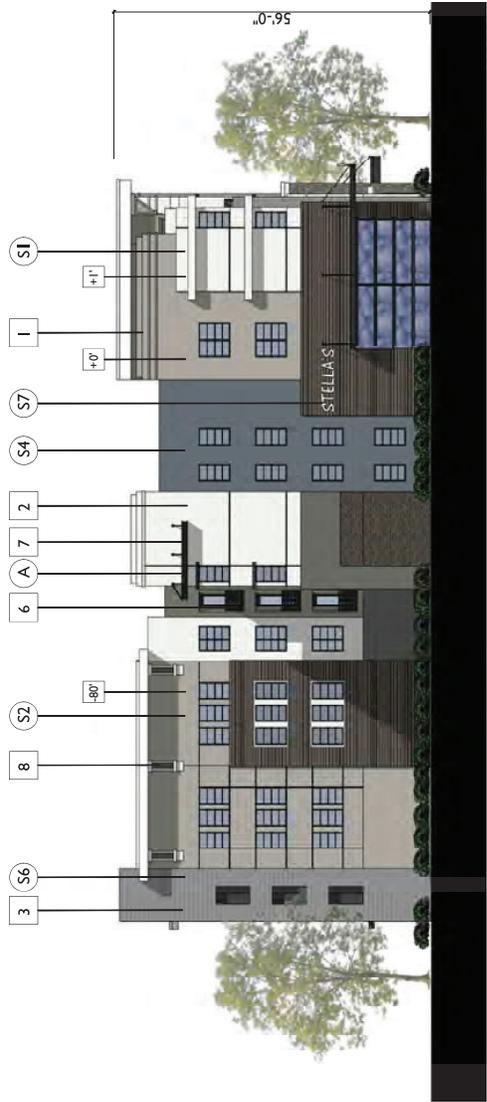
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING
- 8 DECORATIVE CORBEL
- 9 DECORATIVE METAL GRILLE

**COLOR APPLICATION**

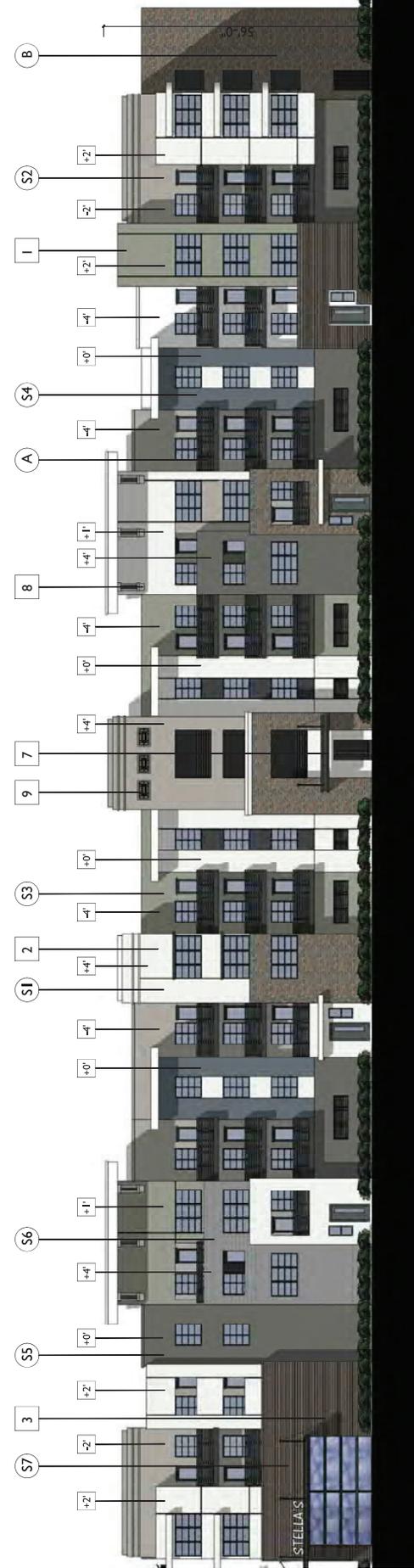
**SCHEME 'A'**

REFER TO SENIOR COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - VERSATILE GRAY SW 6072
- (S3) STUCCO 3 - AT EASE SOLDIER SW 9127
- (S4) STUCCO 4 - GRANITE PEAK SW 6250
- (S5) STUCCO 5 - ANONYMOUS SW 7046
- (S6) SIDING 1 - DORIAN GRAY SW 7017
- (S7) SIDING 2 - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



**SOUTH**



**EAST**



LOCATION MAP

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

**PALOMAR HEIGHTS**

SCALE: 0 8 16 24  
SUB 18-0011 / ENV 18-009 / PHG 18-0049  
MAY 07, 2020

**SENIOR APARTMENTS - BLDG 24 ELEVATIONS**

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

A-3.1



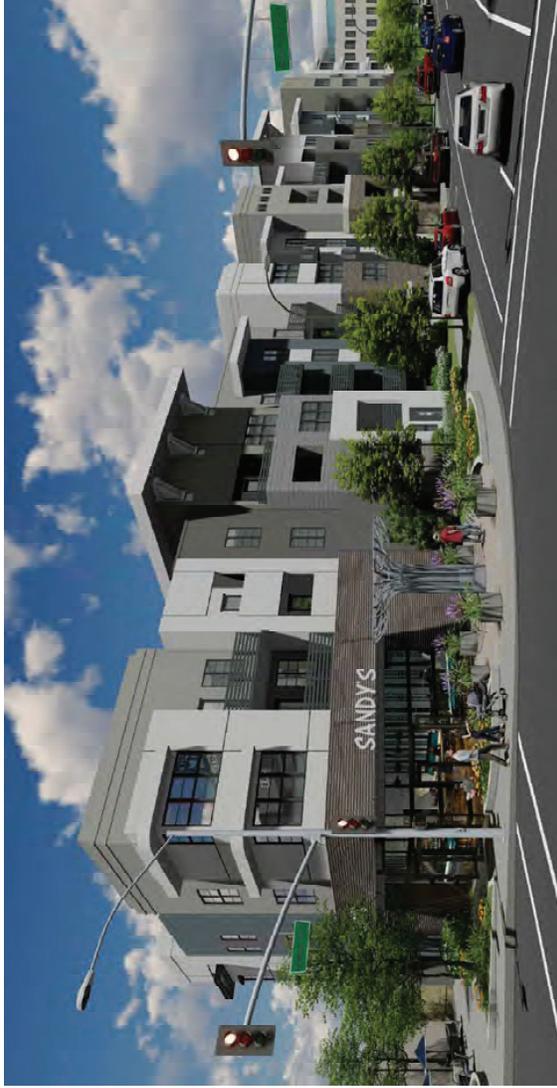


**SENIOR APARTMENTS - BLDG 24 PERSPECTIVES**

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



SCALE: 1" = 10'-0"  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049



SOUTHEAST



NORTHEAST

**PALOMAR HEIGHTS**

△ MAY 07, 2020

**ESCONDIDO, CA**

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



**SHEET INDEX**

- A-1 ROWHOMES - UNIT PLANS
- A-2 ROWHOMES - UNIT PLANS
- A-3 ROWHOMES - BLDG A COMPOSITE
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- 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

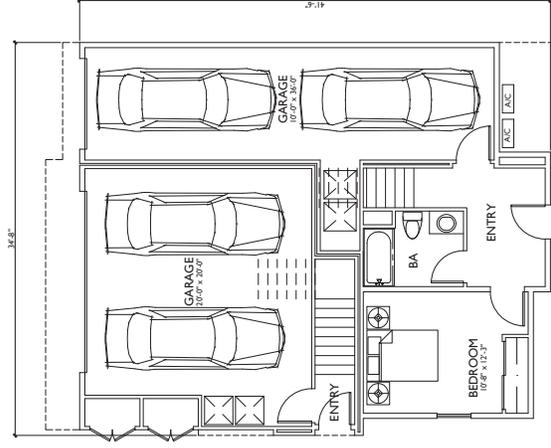
**ESCONDIDO, CA**  
INTEGRAL COMMUNITIES  
2235 Encinitas Blvd., Suite 216  
Encinitas, CA 92024  
(760) 944-7511

**PALOMAR HEIGHTS**  
MAY 07, 2020  
SCALE: 1" = 1'-0"  
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**ROWHOMES - COVER SHEET**

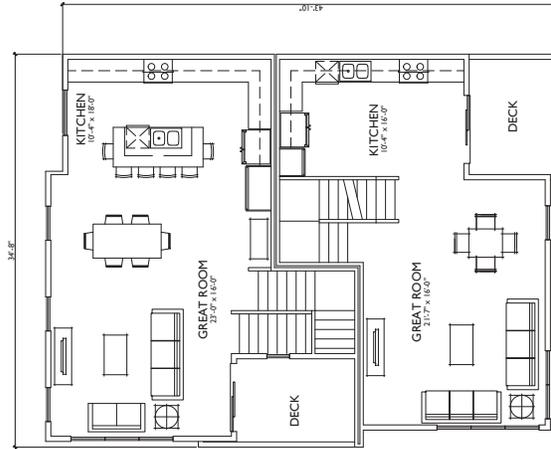
**SUMMA**  
ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198

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.

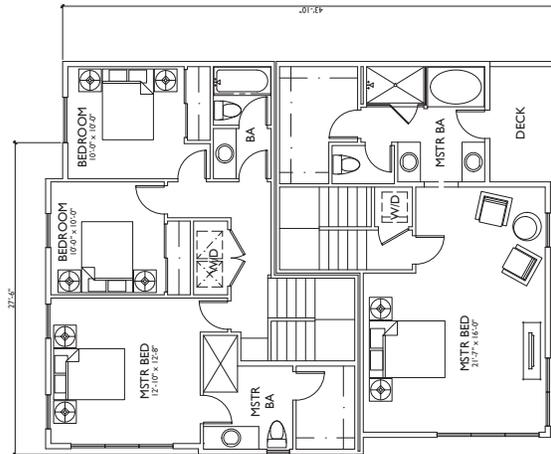


FIRST FLOOR

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.



SECOND FLOOR



THIRD FLOOR

ESCONDIDO, CA

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

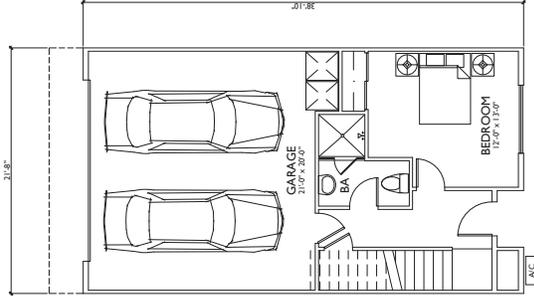
PALOMAR HEIGHTS

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

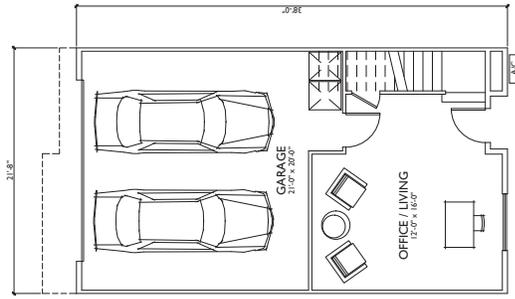
ROWHOMES - UNIT PLANS

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

A-1

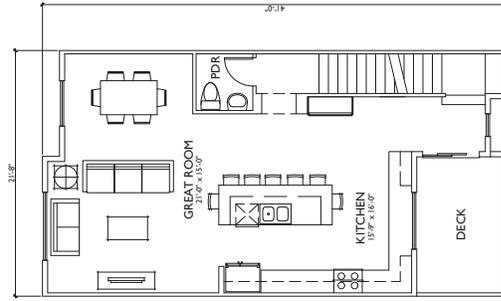
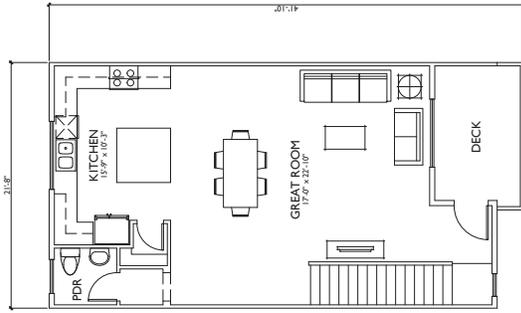


PLAN 4: 3BD/3.5BA  
 1ST FLR - 340 S.F.  
 2ND FLR - 745 S.F.  
 3RD FLR - 790 S.F.  
 TOTAL 1,875 S.F.  
 DECK 90 S.F.

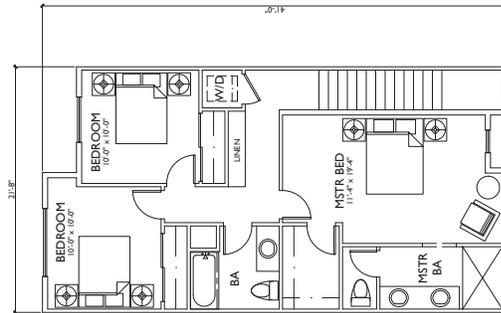
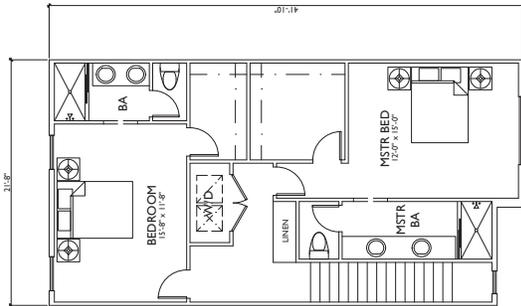


PLAN 3: 3BD/2.5BA  
 1ST FLR - 315 S.F.  
 2ND FLR - 725 S.F.  
 3RD FLR - 755 S.F.  
 TOTAL 1,795 S.F.  
 DECK 100 S.F.

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

ROWHOMES - UNIT PLANS

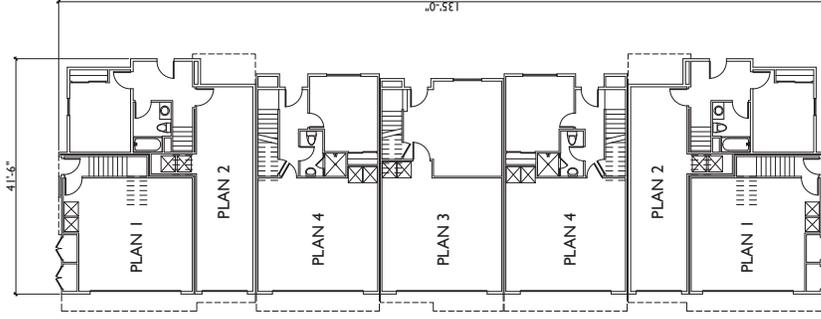
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ESCONDIDO, CA

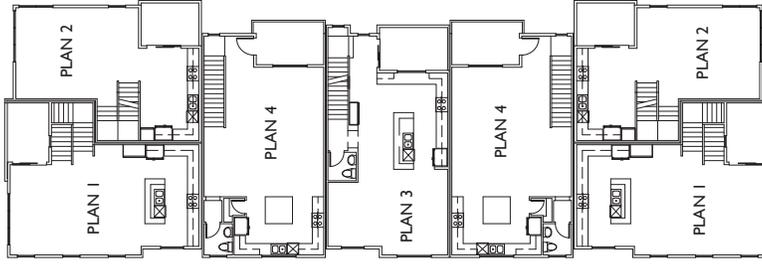
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

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

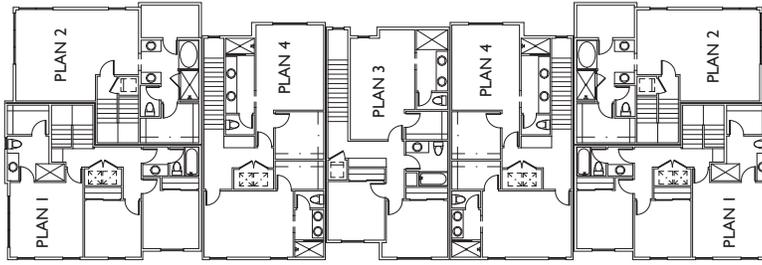
INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511



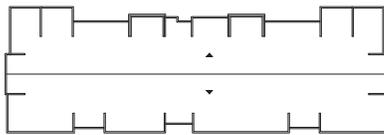
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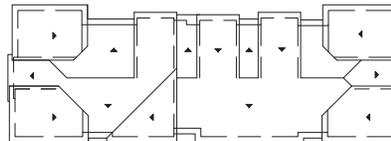
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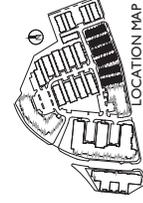
THIRD FLOOR



ROOF PLAN  
 STYLE 1  
 1/16"=1'



ROOF PLAN  
 STYLE 2  
 1/16"=1'



LOCATION MAP

**ROWHOMES - BLDG A COMPOSITE**

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



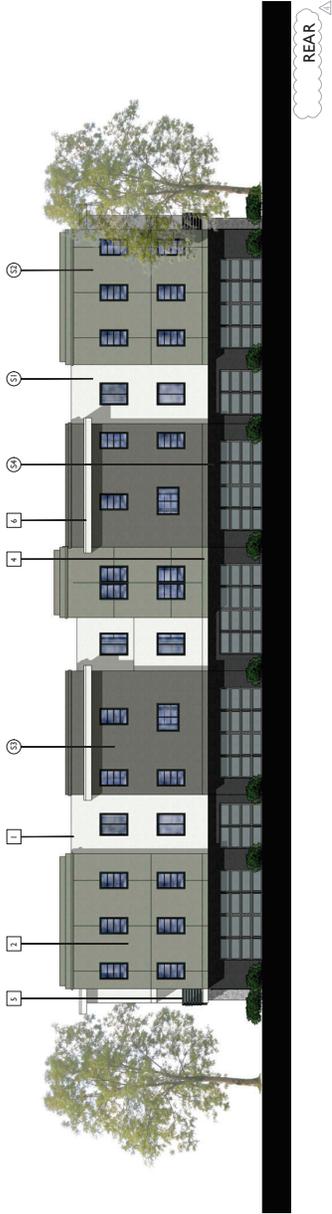
A-3

**PALOMAR HEIGHTS**

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

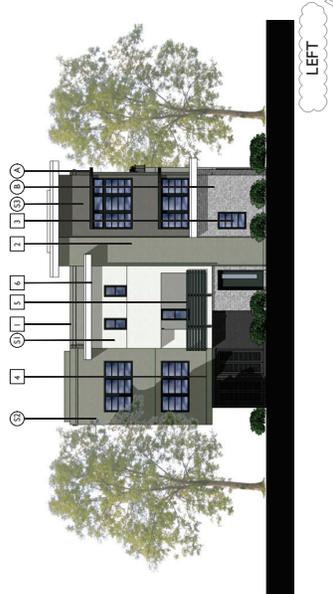
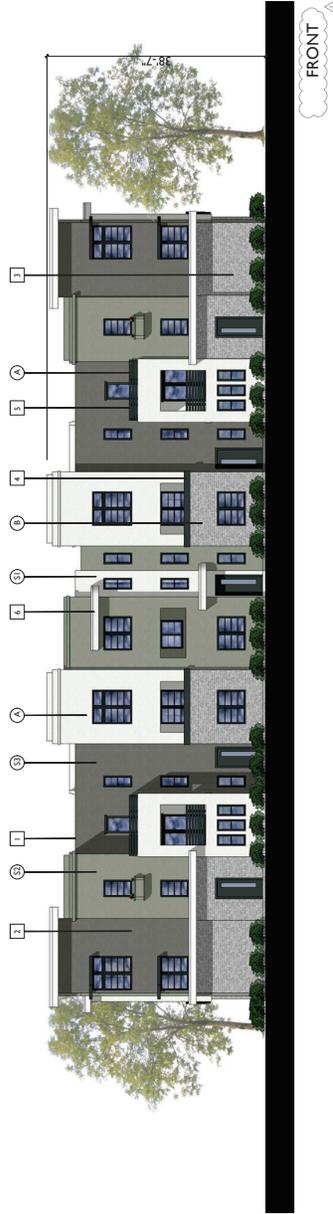
**ESCONDIDO, CA**

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



RIGHT

REAR



LEFT

FRONT



PERSPECTIVE

**COLOR APPLICATION**

**SCHEME C**

REFER TO ROWHOME COLORBOARD

- ① STUCCO 1 - PURE WHITE SW 7005
- ② STUCCO 2 - AT EASE SOLDIER SW 9127
- ③ STUCCO 3 - ANONYMOUS SW 7046
- ④ STUCCO 4 - GAUNTLET GRAY SW 7019
- ⑤ ACCENT - THUNDER GRAY SW 7445
- ⑥ BRICK VENEER - SPECIAL USED BRICK - GLACIER

**MATERIAL SCHEDULE**

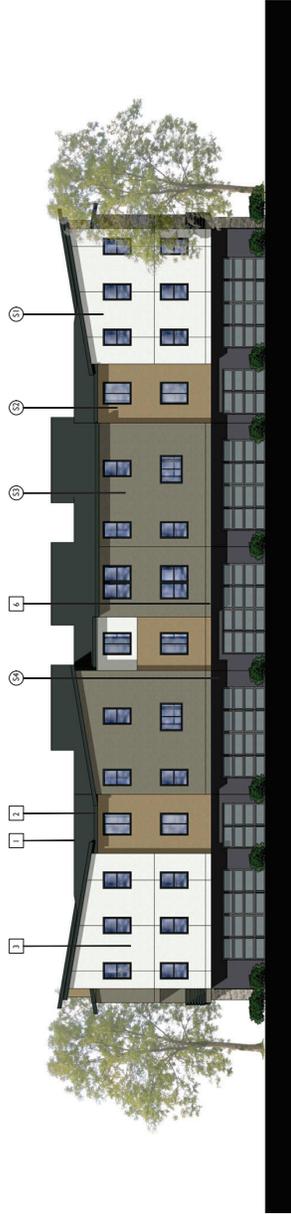
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE STUCCO AWNING

**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

**ROWHOMES - BLDG A ELEVATION - STYLE I**  
 A-4.1

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



REAR



RIGHT



FRONT



LEFT



PERSPECTIVE

**MATERIAL SCHEDULE**

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

**COLOR APPLICATION**

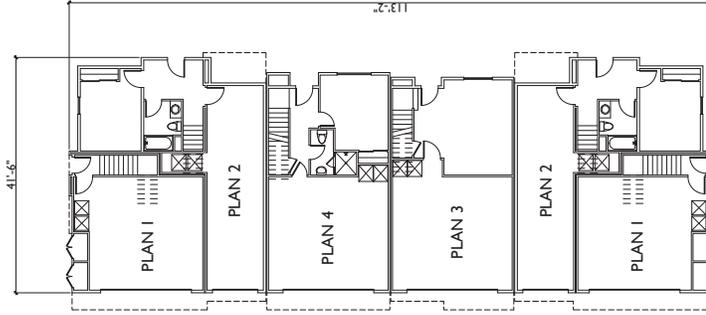
- SCHEME D**  
 REFER TO ROWHOME COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - TATAMI TAN SW 6116
  - (S3) STUCCO 3 - TONY TAUPE SW 7038
  - (S4) STUCCO 4 - FOLKSTONE SW 6005
  - (S5) SIDING 5 - CARAIBES SW 9090
  - (A) ACCENT - THUNDER GRAY SW 7645
  - (B) STONE VENEER - PLAYA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

**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
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 Encinitas, CA 92024  
 (760) 944-7511

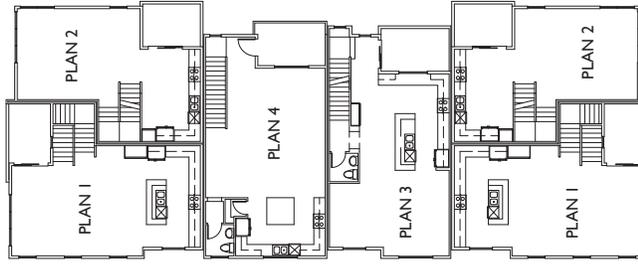
**PALOMAR HEIGHTS**  
 MAY 07, 2020  
 SCALE: 0 8 16 24  
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**ROWHOMES - BLDG A ELEVATION - STYLE 2**  
**A-4.2**

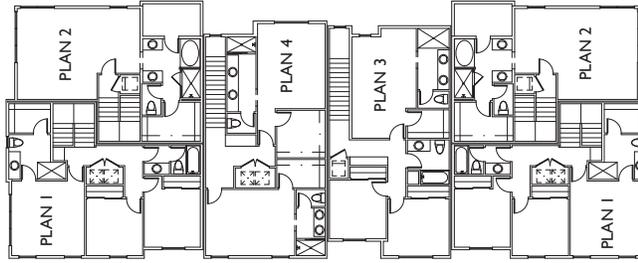
**SUMMA**  
 ARCHITECTURE  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



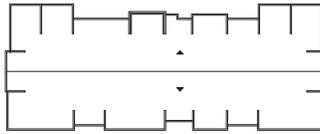
FIRST FLOOR



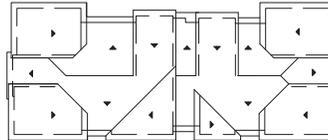
SECOND FLOOR



THIRD FLOOR



ROOF PLAN  
 STYLE 1  
 1/16"=1'



ROOF PLAN  
 STYLE 2  
 1/16"=1'



LOCATION MAP

ROWHOMES - BLDG B COMPOSITE

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



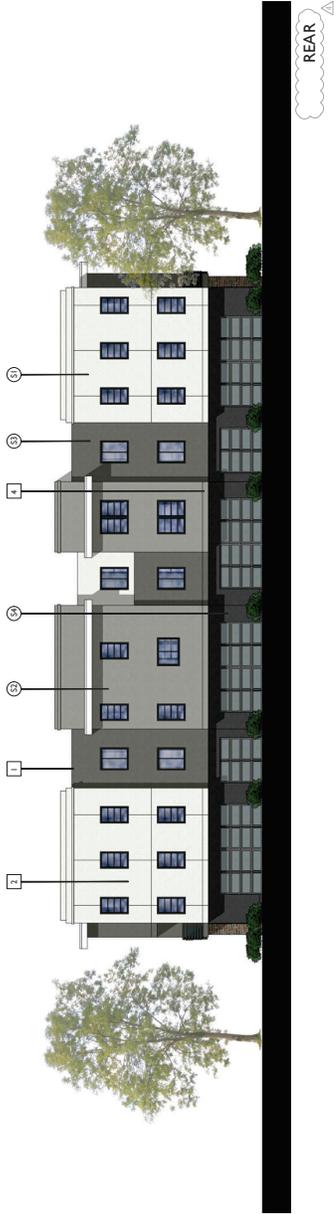
A-5

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



RIGHT



FRONT



LEFT



PERSPECTIVE

**COLOR APPLICATION**

**SCHEME B**  
 REFER TO ROWHOME COLORBOARD

- (1) STUCCO 1 - PURE WHITES 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

**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

**ESCONDIDO, CA**

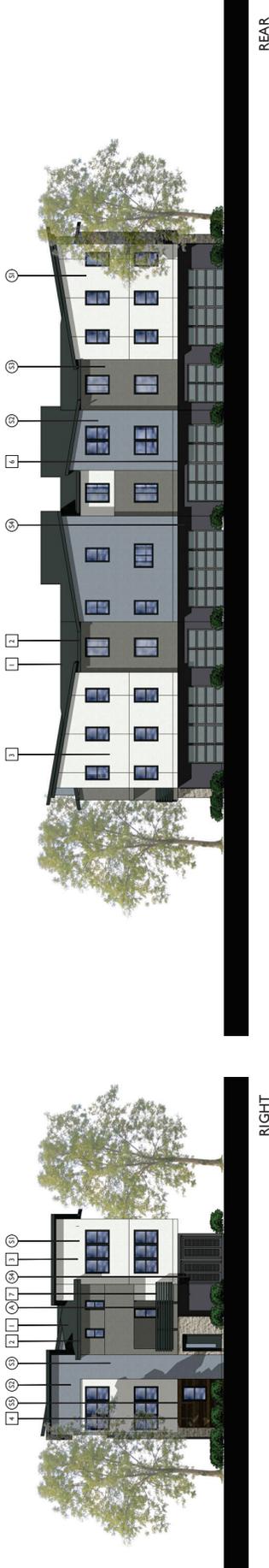
INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

**PALOMAR HEIGHTS**

MAY 07, 2020  
 SCALE: 0 8 16 24  
 SUB 18-0011 / ENV 18-0099 / PHG 18-0049

**ROWHOMES - BLDG B ELEVATION - STYLE I**

**SUMMA**  
 ARCHITECTURE  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198  
**A-6.1**



REAR

RIGHT



FRONT

LEFT



PERSPECTIVE

**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 - CARAIBE SW 9090
  - ⑥ ACCENT - THUNDER GRAY SW 7645
  - ⑦ STONE VENEER - 6' SPLIT LIMESTONE - WHITE

**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

**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

**ROWHOMES - BLDG B ELEVATION - STYLE 2**

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

A-6.2



**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: 1" = 16'-0" / ENV 18-0009 / PHG 18-0049

**VILLAS - COVER SHEET**  
SUMMIT  
ARCHITECTURE  
5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198

VILLAS - UNIT PLANS

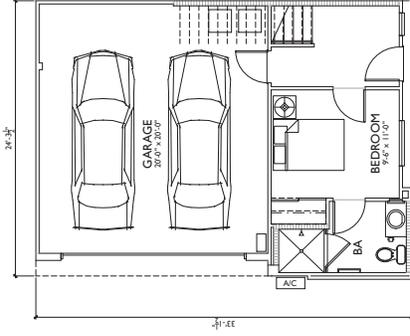
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 Bonsall, CA 92003  
 760.724.1198



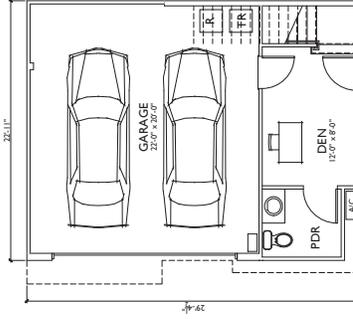
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PALOMAR HEIGHTS

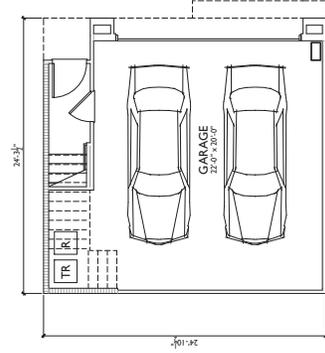
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 SUB 18-0011 / ENVY 18-0009 / PHG 18-0049



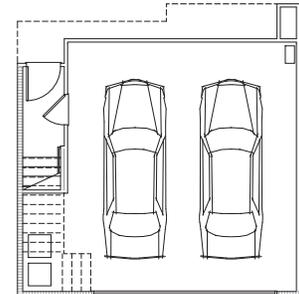
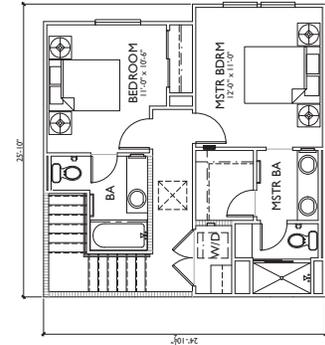
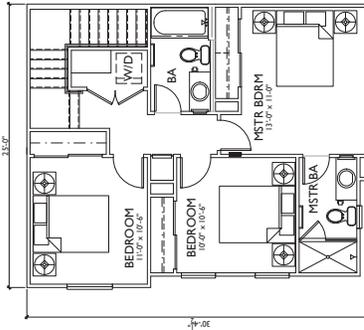
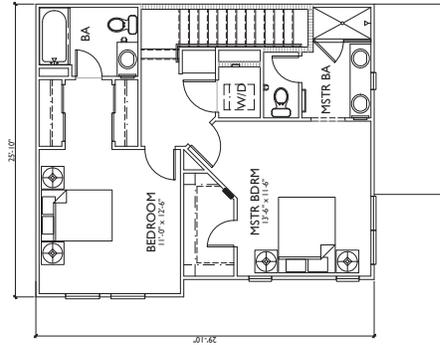
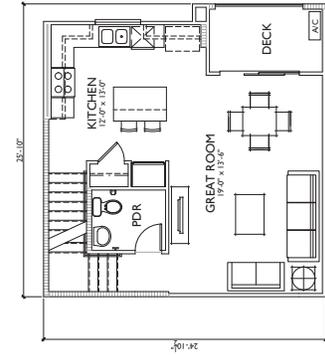
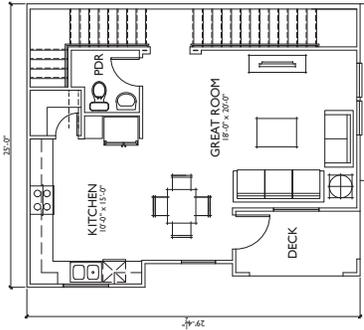
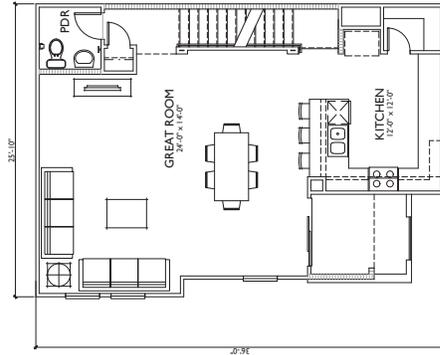
PLAN 3: 3BD/3.5BA  
 1ST FLR - 267 S.F.  
 2ND FLR - 740 S.F.  
 3RD FLR - 639 S.F.  
 TOTAL 1,646 S.F.  
 DECK 60 S.F.



PLAN 2: 3BD/2.5BA  
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 2ND FLR - 535 S.F.  
 3RD FLR - 695 S.F.  
 TOTAL 1,405 S.F.  
 DECK 60 S.F.



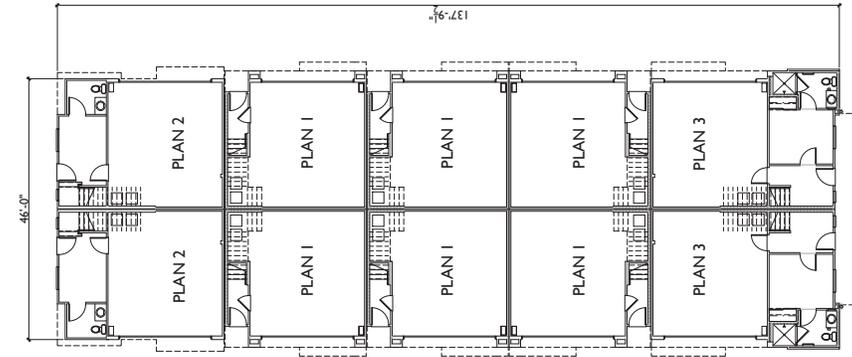
PLAN 1: 2BD/2.5BA  
 1ST FLR - 39 S.F.  
 2ND FLR - 523 S.F.  
 3RD FLR - 543 S.F.  
 TOTAL 1,104 S.F.  
 DECK 55 S.F.



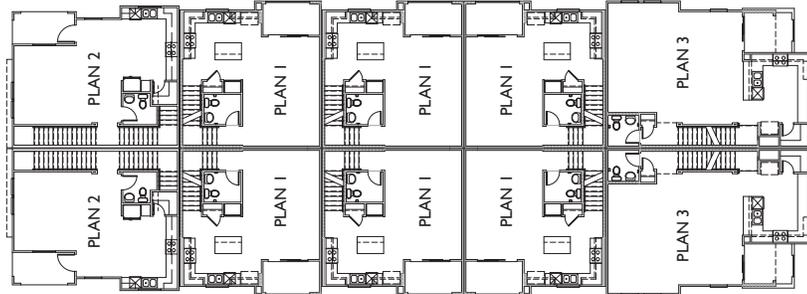
PLAN 1 ALTERNATE ENTRY

ESCONDIDO, CA

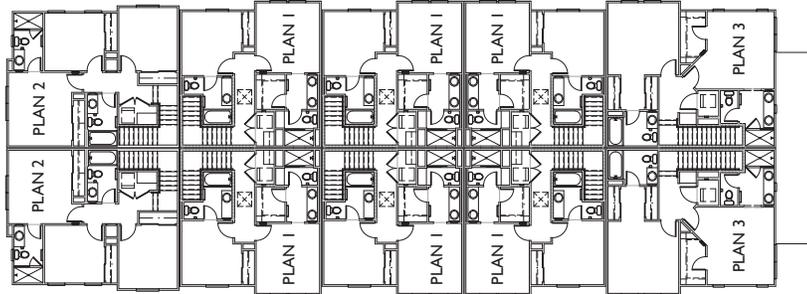
INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511



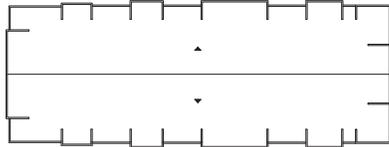
FIRST FLOOR



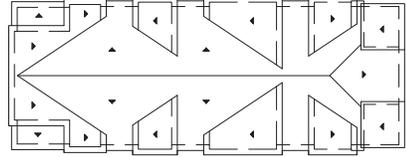
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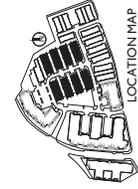
THIRD FLOOR



ROOF PLAN  
 STYLE 1  
 1/16"=1'



ROOF PLAN  
 STYLE 2  
 1/16"=1'



VILLAS - BLDG A COMPOSITE

PALOMAR HEIGHTS

ESCONDIDO, CA

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

MAY 07, 2020  
 SCALE: 0 8 16 24  
 SUB 18-001 | ENV/ 18-0009 / PHG 18-0049

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



A-2



REAR



FRONT



RIGHT



LEFT



PERSPECTIVE

**COLOR APPLICATION**  
 SCHEME A  
 REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - POOLHOUSE SW 7603
- (S3) STUCCO 3 - ACIER SW 9170
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

**MATERIAL SCHEDULE**

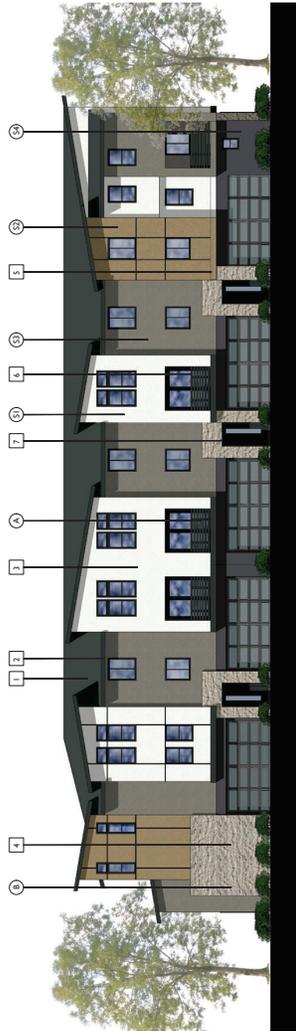
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING
- 7 RECESS/ AWNING/ OVERHANG AT FRONT DOOR

**VILLAS - BLDG A ELEVATION - STYLE I**  
**A-3.1**

**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

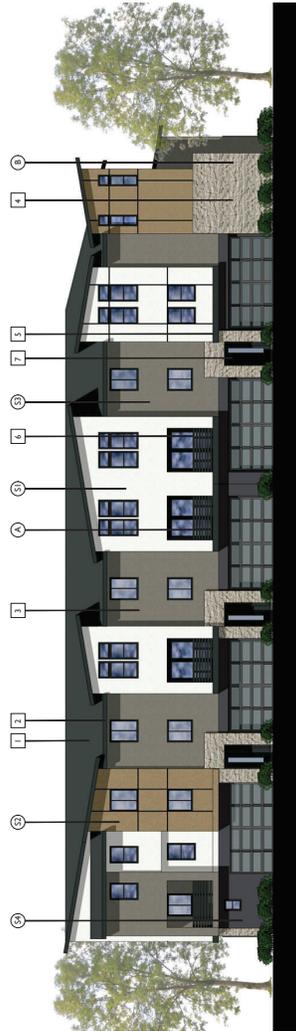




RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

**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 REBAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

**ESCONDIDO, CA**

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

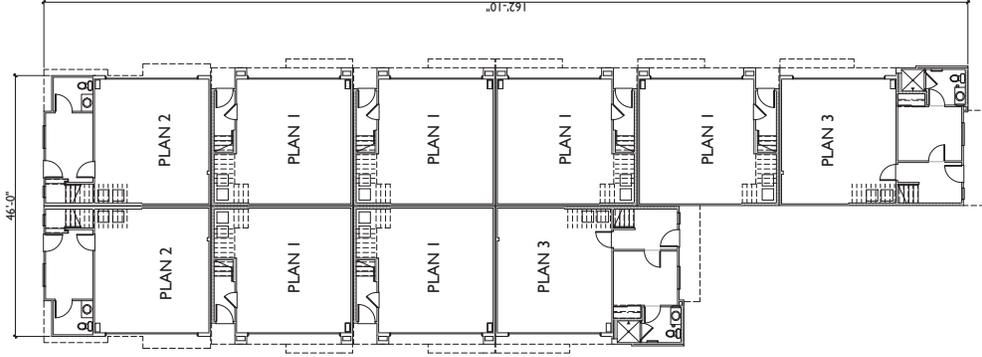
**PALOMAR HEIGHTS**

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

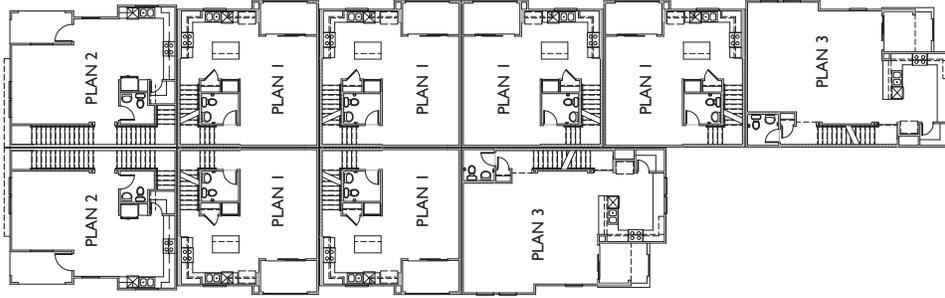
**VILLAS - BLDG A ELEVATION - STYLE 2**

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

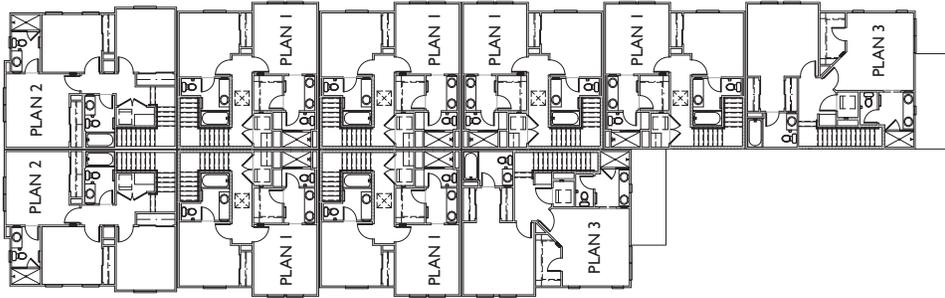
A-3.2



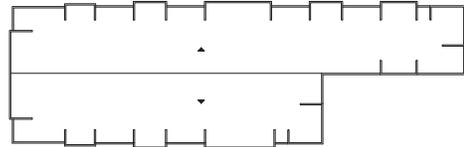
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN  
 STYLE 1  
 1/16"=1'



LOCATION MAP

VILLAS - BLDG B COMPOSITE

A-4

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

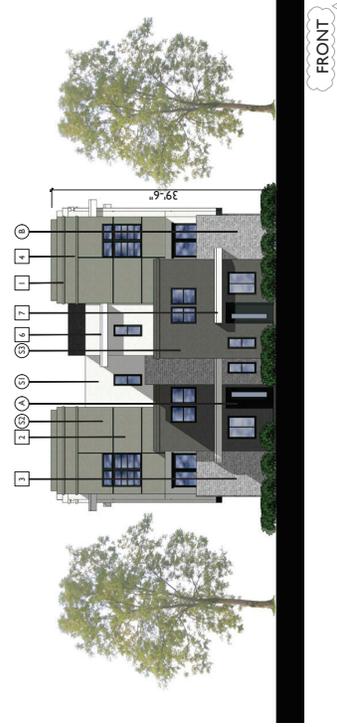


PALOMAR HEIGHTS

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



PERSPECTIVE

**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
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

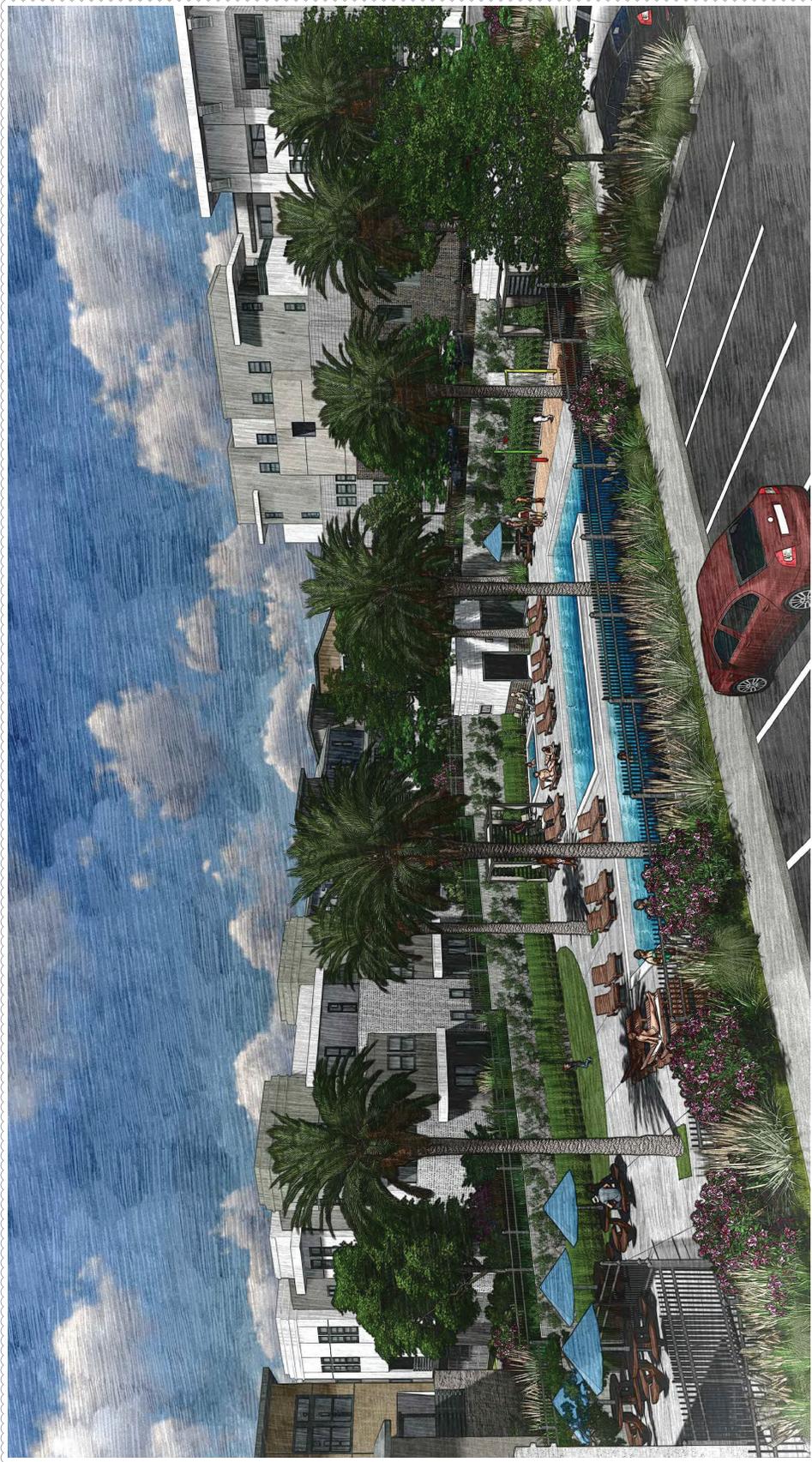
**ESCONDIDO, CA**  
INTEGRAL COMMUNITIES  
2235 Encinitas Blvd., Suite 216  
Encinitas, CA 92024  
(760) 944-7511

**PALOMAR HEIGHTS**

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

**VILLAS - BLDG B ELEVATION - STYLE I**

5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198  
**SUMMA**  
ARCHITECTURE  
A-5



**SHEET INDEX**

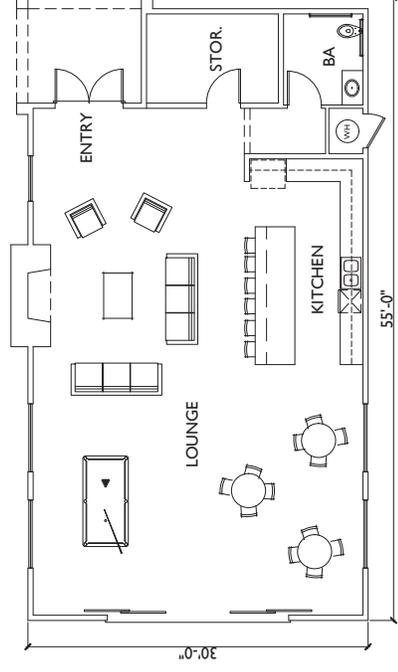
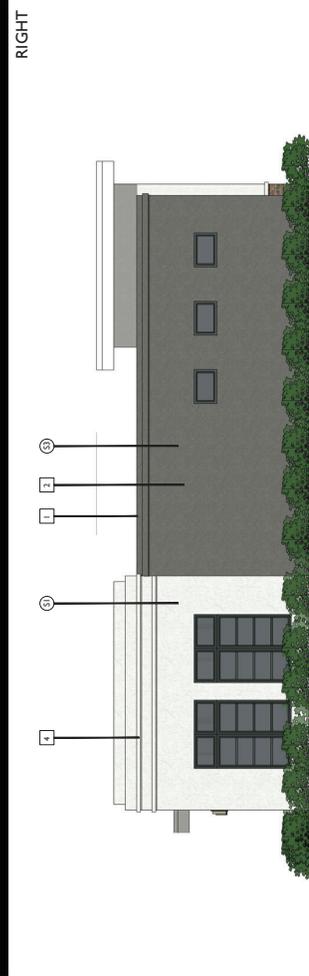
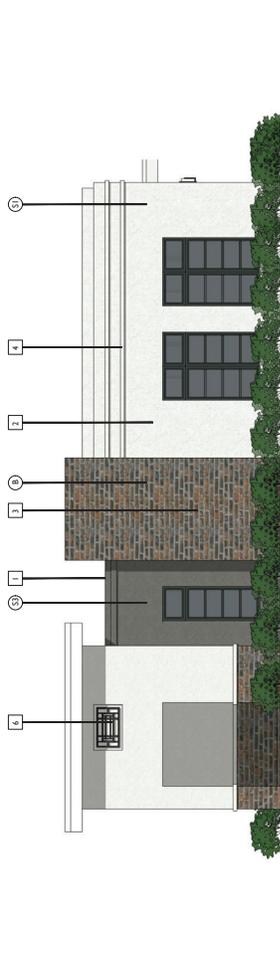
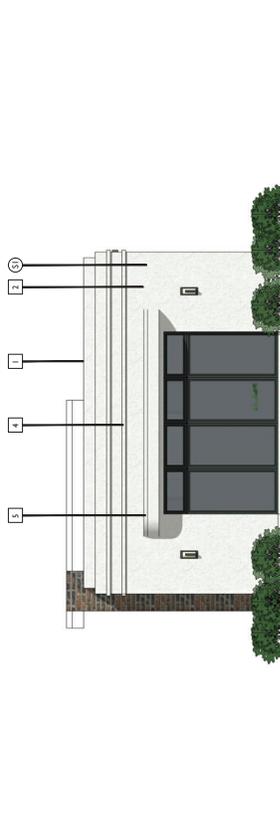
- A-1 REC BUILDING
- A-2 POOL EQUIPMENT BUILDING
- A-3 RESTROOM BUILDING

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

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

**COVER SHEET**

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



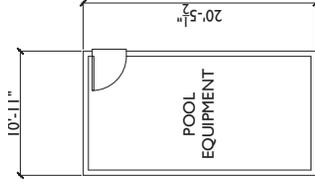
- COLOR APPLICATION**  
 SCHEME B  
 REFER TO VILLA AND ROWHOME COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
  - (S2) STUCCO 2 - GRAY CLOUDS SW 7658
  - (S3) STUCCO 3 - SUMMIT GRAY SW 7669
  - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
  - (A) ACCENT - THUNDER GRAY SW 7645
  - (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE
- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
  - 2 WALL - STUCCO
  - 3 WALL - BRICK VENEER
  - 4 TRIM - 2X STUCCO OVER
  - 5 DECORATIVE AWNING
  - 6 DECORATIVE METAL GRILLE



**REC BUILDING**  
 A-I  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

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

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



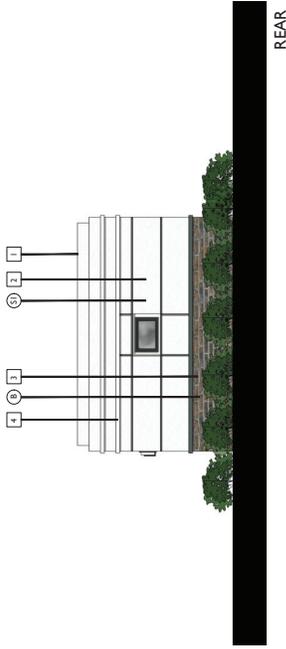
**MATERIAL SCHEDULE**

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

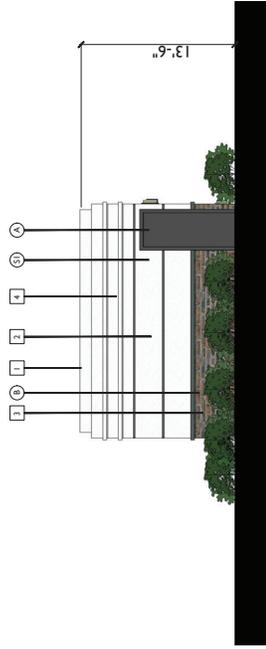
**COLOR APPLICATION  
 SCHEME B**

REFER TO VILA AND ROWHOVE COLORBOARD

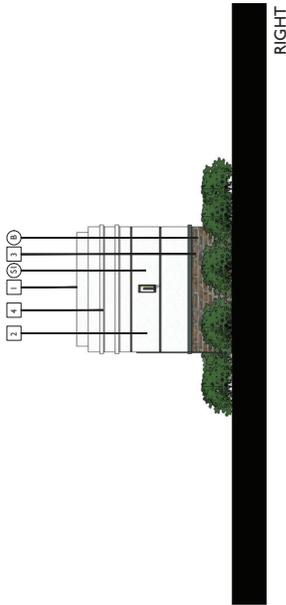
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



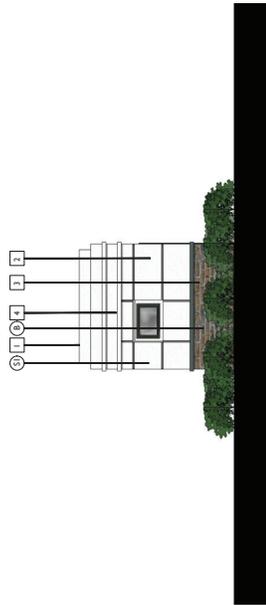
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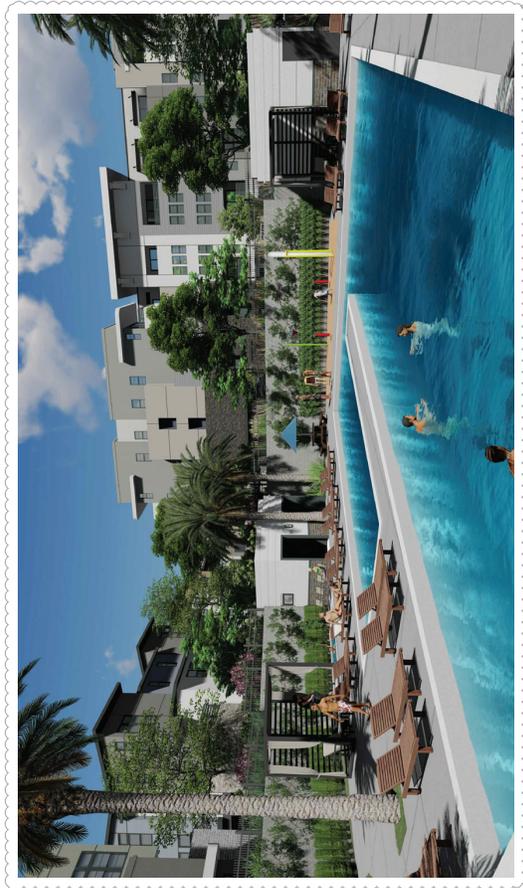
FRONT



RIGHT



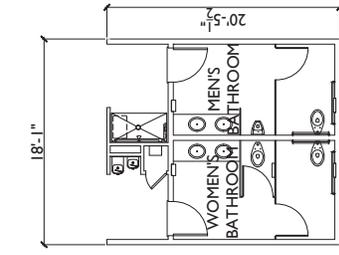
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**ESCONDIDO, CA**  
 INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

**PALOMAR HEIGHTS**  
 MAY 07, 2020  
 SCALE 0 4 8 12  
 SUB 18-0011 / ENVY 18-0009 / PHG 18-0049

**POOL EQUIPMENT BUILDING**  
 A-2  
  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



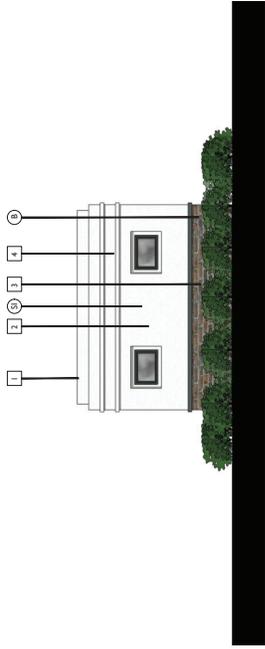
**MATERIAL SCHEDULE**

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

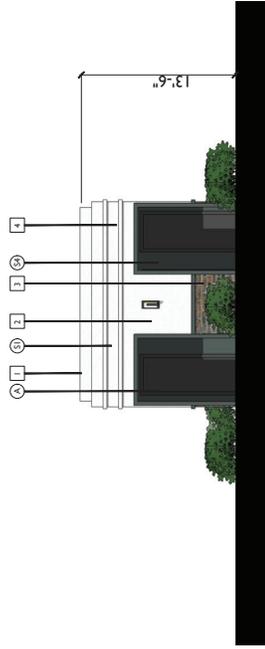
**COLOR APPLICATION**

REFER TO VILLA AND ROW/HOME COLORBOARD  
**SCHEME B**

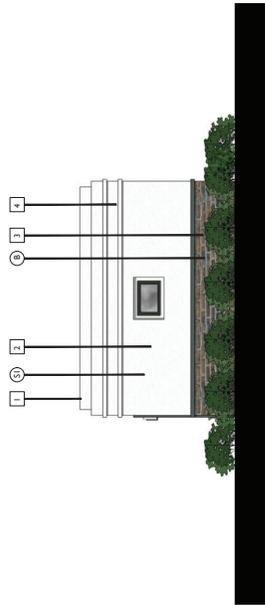
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



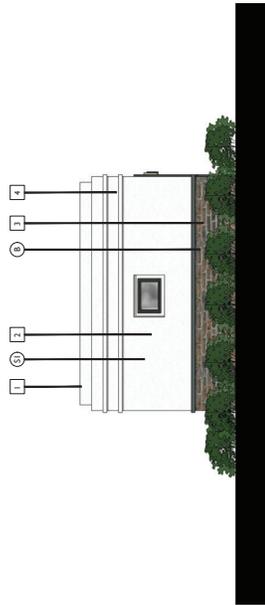
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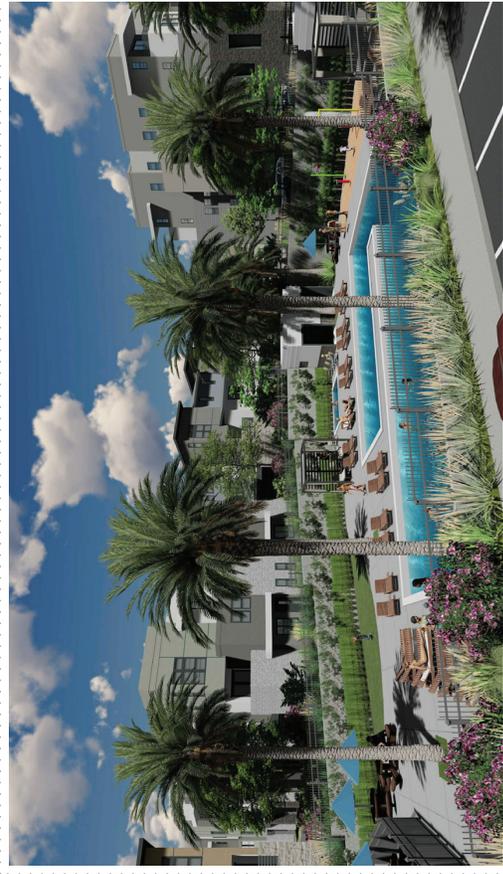
FRONT



FRONT



FRONT



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

**PALOMAR HEIGHTS**

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



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

**RESTROOM BUILDING**

A-3



**LANDSCAPE SHEET INDEX:**

SHEET #:	SHEET #:
SITE PLAN KEYMAP	L-01
LANDSCAPE PLAN	L-02 to L-04
PLAN ENLARGEMENTS	L-05 to L-08
CONCEPT PLAN	L-09
VEGETATION PLAN	L-10
FENCE PLAN	L-11

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



6000 Scripps Valley Blvd  
 San Diego, CA 92121  
 gmp@integral.com  
 www.gmpintegral.com

**CONCEPT PLAN**

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

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0006, PHG 18-0049





DOG PARK AREA, SEE L-02 FOR ENLARGEMENT

CABLE GUARDRAIL AT TOP RETAINING WALLS WITH HEIGHT ABOVE 3', TYP.

PROPERTY LINE

PERGOLA/FORTIGO AT END OF PRIVATE DRIVES, TYP.

RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

POCKET PARK WITH BOCCIE BALL COURT & SEATING AREAS

SMALL GATHERING SPACE

RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

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

POCKET PARK, SEE L-06 FOR ENLARGEMENT

POOL RECREATION AREA, SEE L-02 FOR ENLARGEMENT



**L-03**  
 MAY 20, 2020  
 GMP JOB# 19-0030

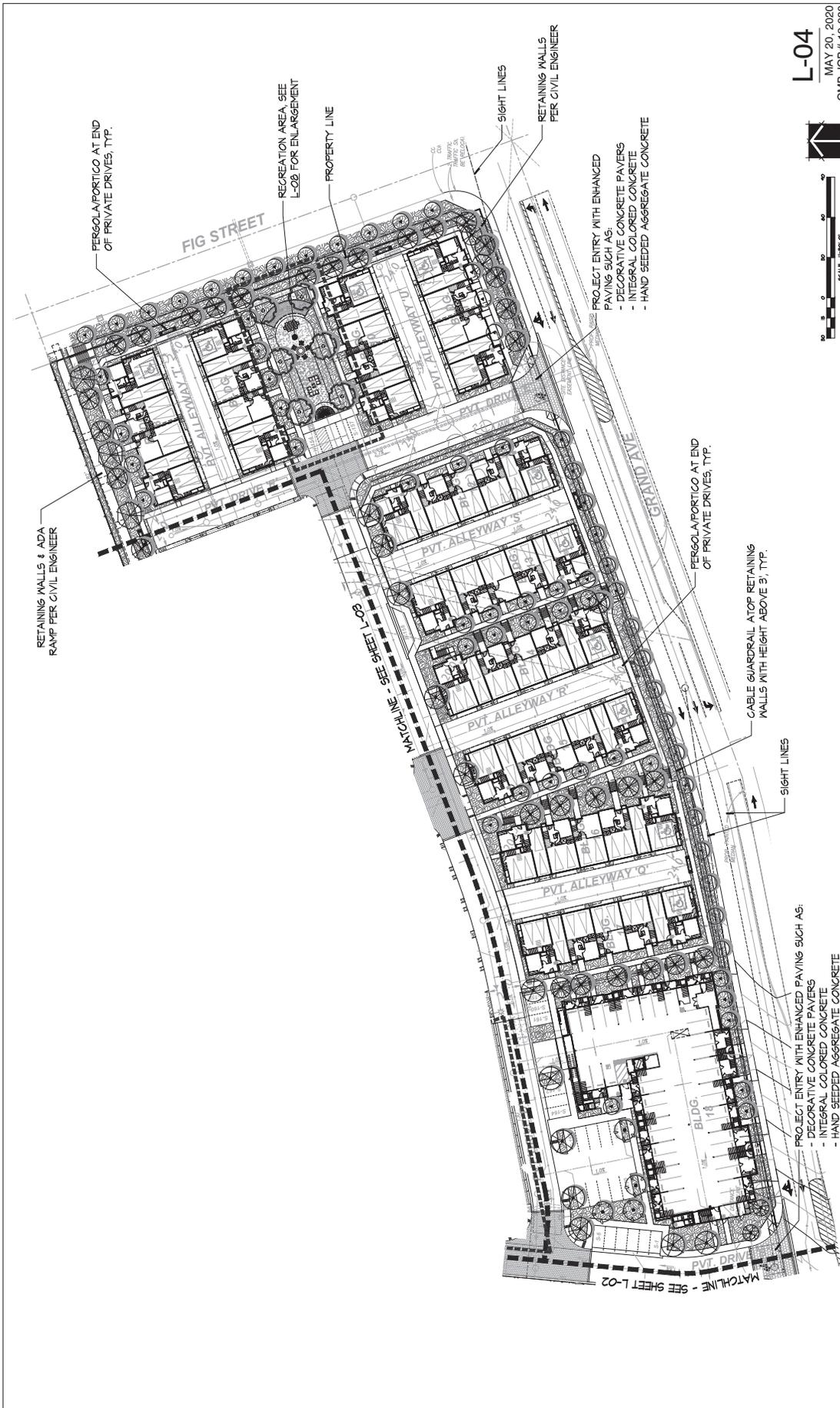


3030 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@gmp.com  
 gmp.com

**CONCEPT PLAN**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
 ESCONDIDO CALIFORNIA, SUITE #210  
 ENCINITAS, CALIFORNIA 92024

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0006, PHG 18-0049



**L-04**  
 MAY 20, 2020  
 GMP JOB # 19-030

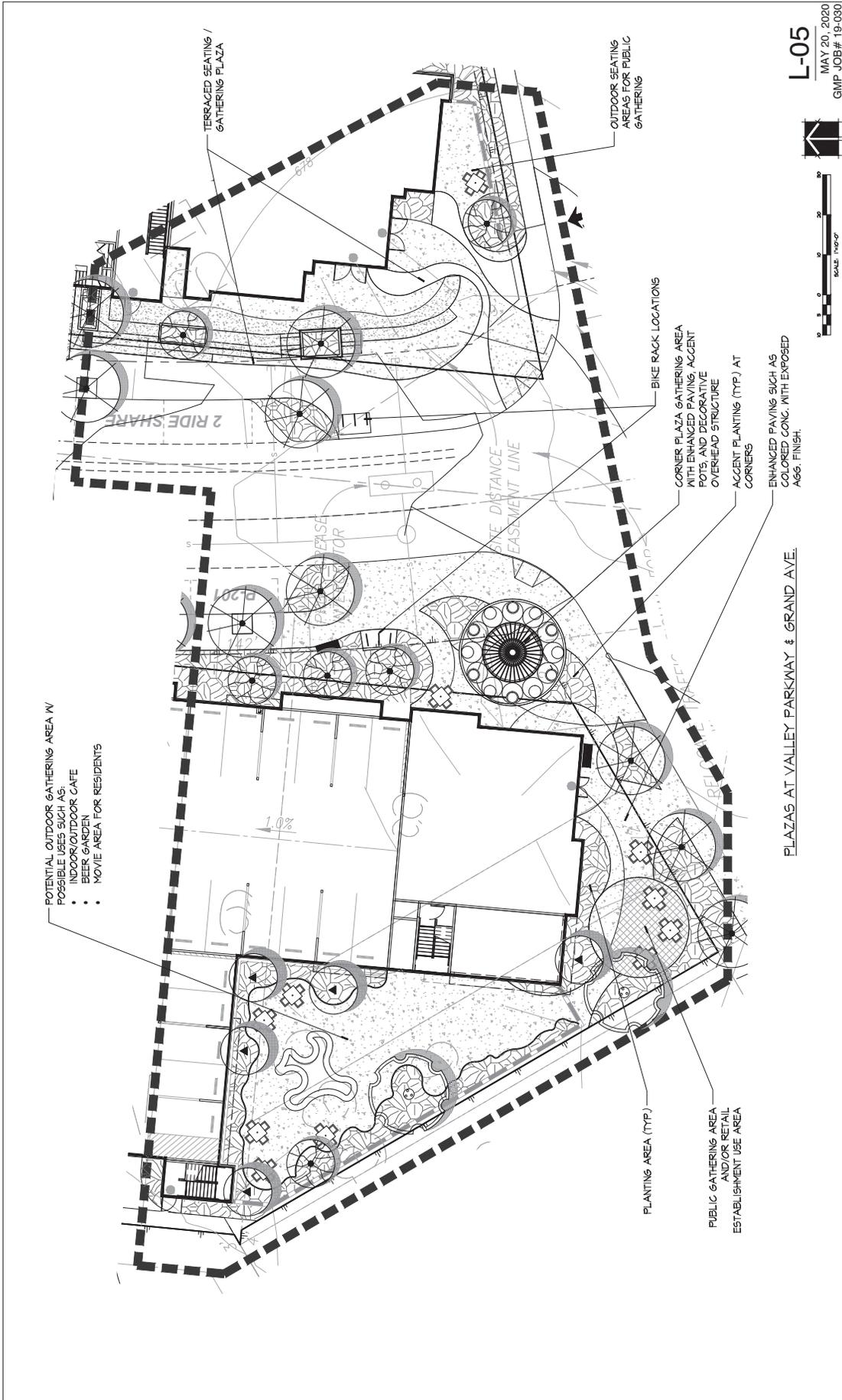
6000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp.com  
**LANDSCAPE ARCHITECTURE & PLANNING**

**gmp**

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0006, PHD 18-0049

**CONCEPT PLAN**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
 200 S. MAIN ST., SUITE 200, ESCONDIDO, CA 92024



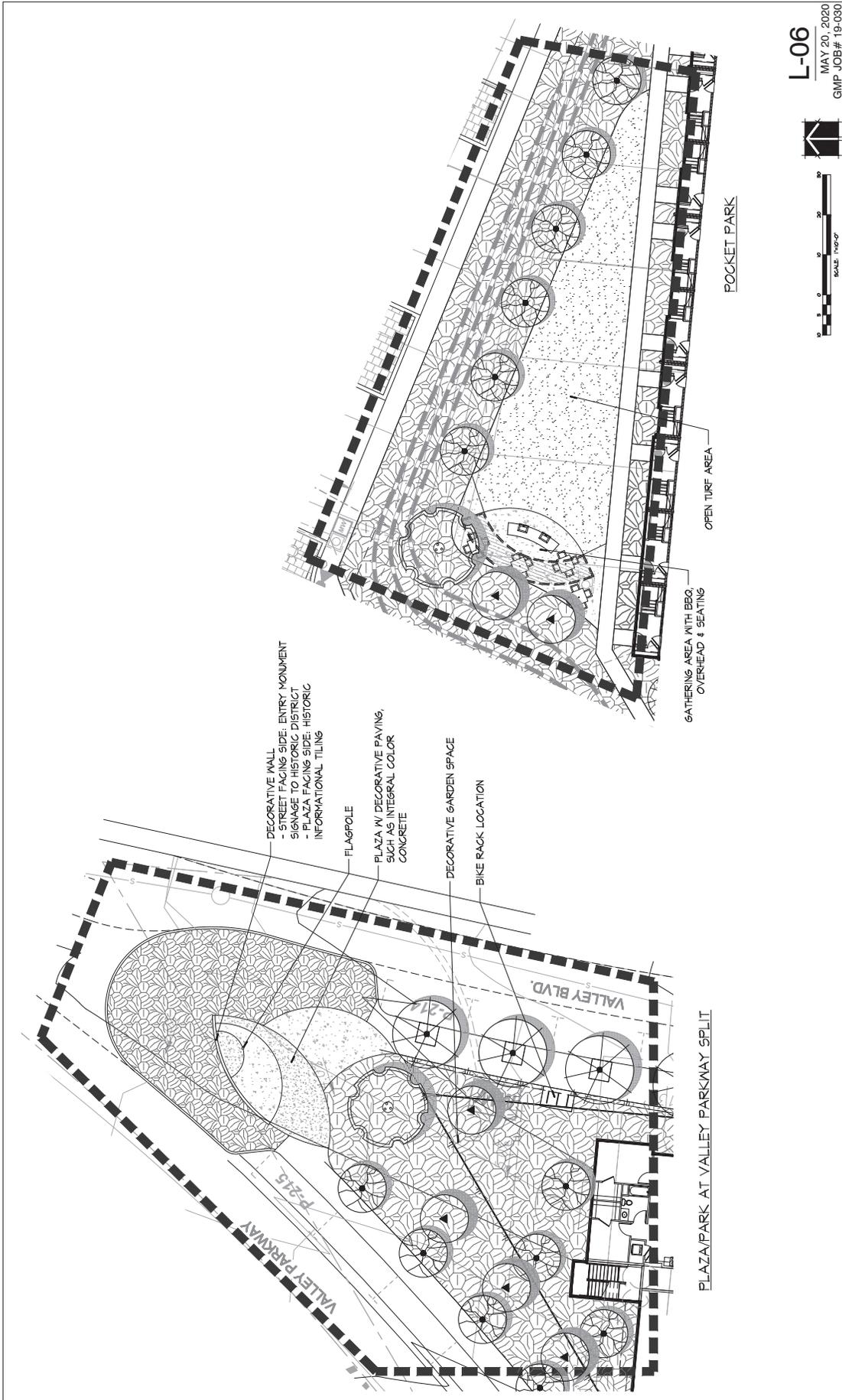
**L-05**  
 MAY 20, 2020  
 GMP JOB# 19-030

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 San Diego, CA 92121  
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**LANDSCAPE ARCHITECTURE & PLANNING**

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
INTEGRAL COMMUNITIES, SUITE #210  
 ENCINITAS, CALIFORNIA 92024

**CONCEPT PLAN**  
**ENLARGEMENT**



**L-06**  
 MAY 20, 2020  
 GMP JOB# 19-030

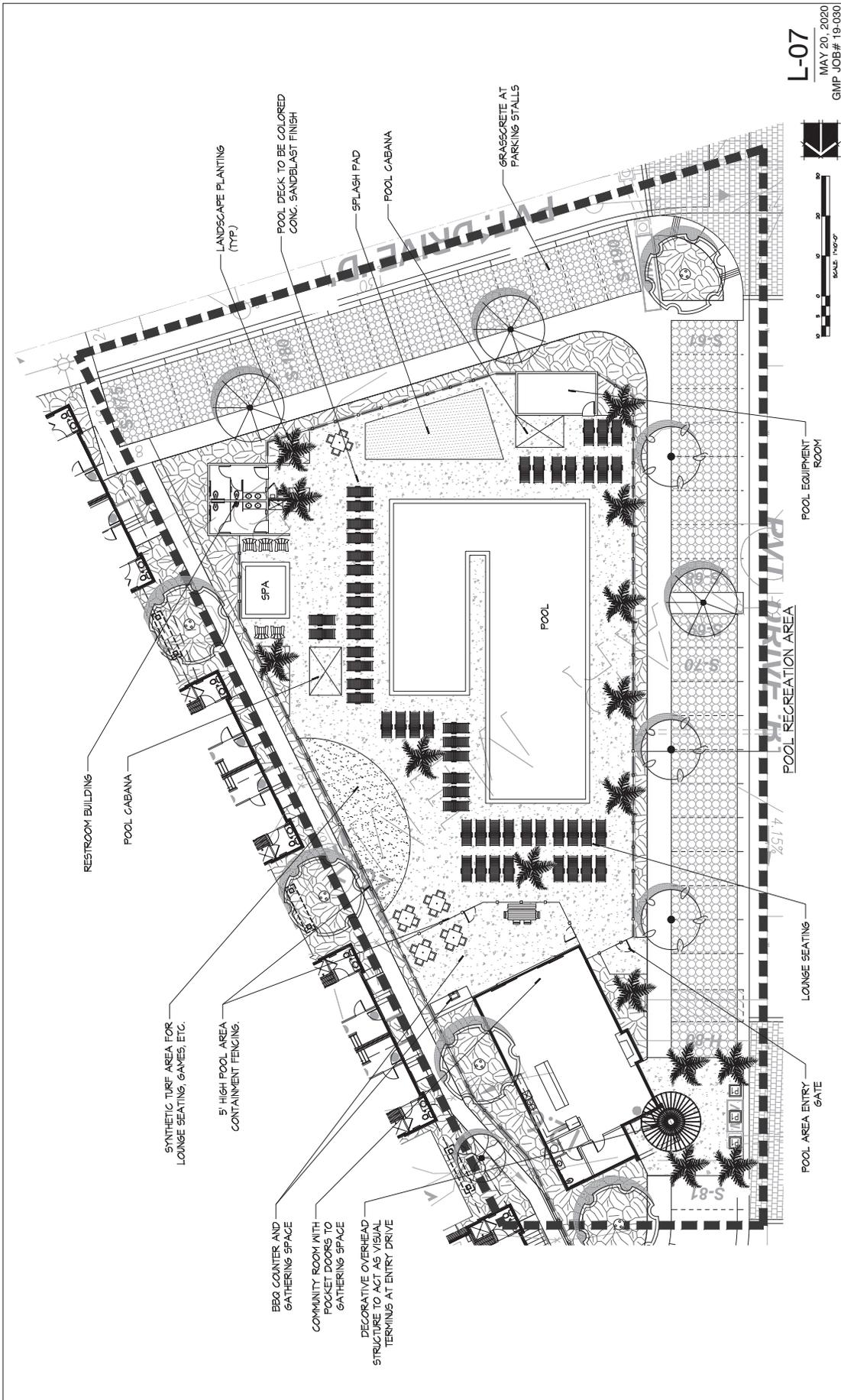
6305 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@landscaparc.com  
**LANDSCAPE  
 ARCHITECTURE  
 & PLANNING**

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PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

**CONCEPT PLAN  
 ENLARGEMENT**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
 ESCONDIDO, CALIFORNIA, SUITE #216  
 ESCONDIDO, CALIFORNIA 92024



**L-07**  
 MAY 20, 2020  
 GMP JOB# 19-030

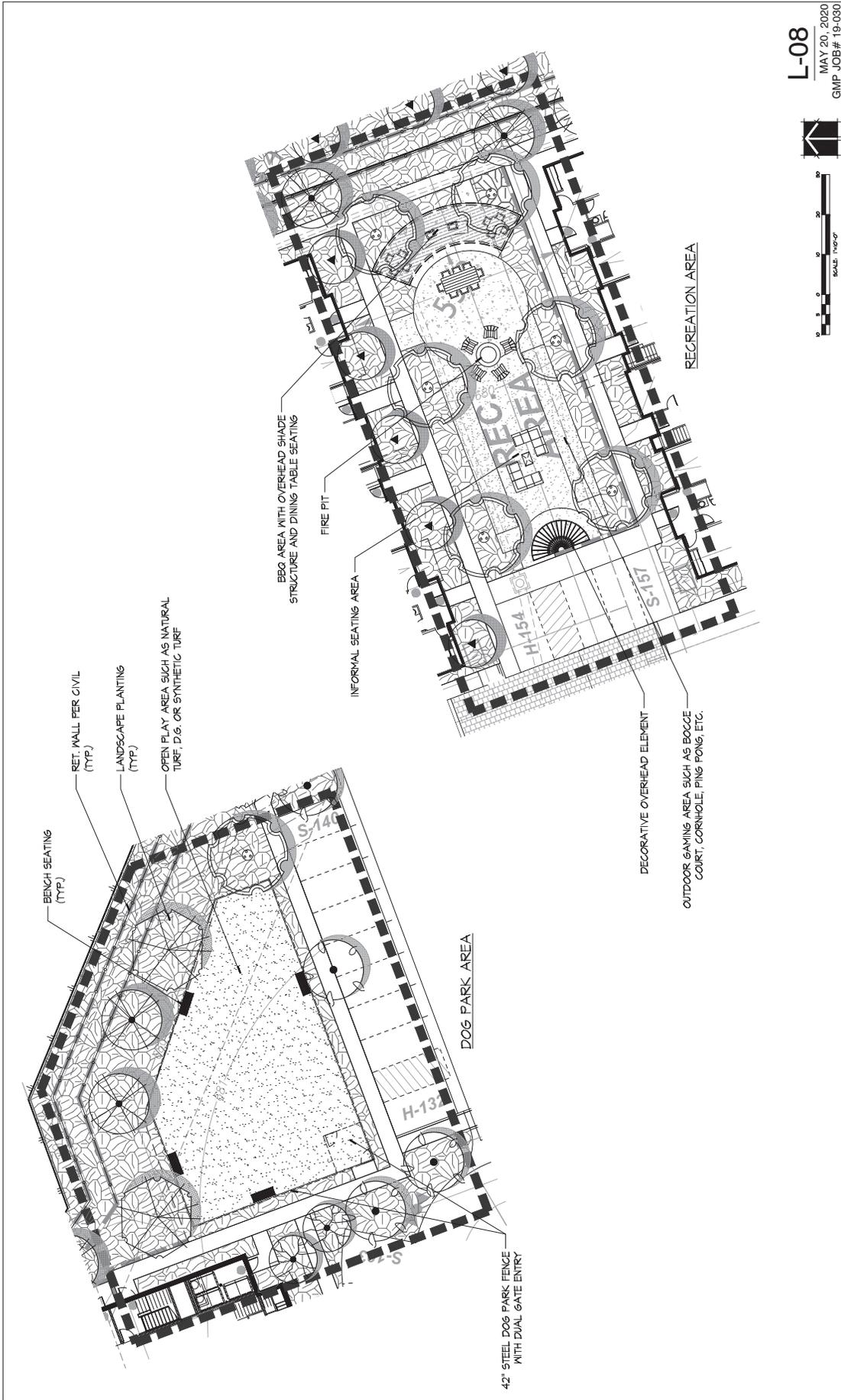
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 San Diego, CA 92121  
 gmp.com  
**LANDSCAPE ARCHITECTURE & PLANNING**

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PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

**CONCEPT PLAN ENLARGEMENT**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
 ESCONDIDO, CALIFORNIA, SUITE #210  
 ENCINITAS, CALIFORNIA 92024



**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
PROJ. NO. 18-0011, ENV. 18-0009, PHG 18-0049  
 ESCONDIDO, CALIFORNIA 92024

**CONCEPT PLAN**  
**ENLARGEMENT**

**gmp**  
LANDSCAPE ARCHITECTURE & PLANNING  
 4000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@integral.com  
 www.gmpintegral.com

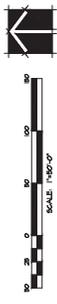
**L-08**  
 MAY 20, 2020  
 GMP JOB# 19-030



L-09

MAY 20, 2020  
GMP JOB# 19-030

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San Diego, CA 92121  
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LANDSCAPE  
ARCHITECTURE  
& PLANNING



**CONCEPT PLAN**  
**CONNECTIVITY PLAN**

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHS 18-0049

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
14553  
MAP NO. 1 2 3 4 5  
ENGINEER

14553  
ENGINEER



**L-10**  
 MAY 20, 2020  
 GMP JOB# 19-030  
5000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp@integral.com  
 619.441.1100  
**LANDSCAPE  
 ARCHITECTURE  
 & PLANNING**



**CONCEPT PLAN**  
**TREE REMOVAL PLAN**  
PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0008, PHD 18-0049

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
2200 ELANITA SALINAS, SUITE #210  
 ENCINITAS, CALIFORNIA 92024



5' STEEL DOG PARK FENCE

42" CABLE GUARDRAIL ATOP  
RETAINING WALLS W/ HEIGHT  
ABOVE 3', TYP.

5" TUBE STEEL POOL AREA  
CONTAINMENT FENCING.

42" CABLE GUARDRAIL ATOP  
RETAINING WALLS W/ HEIGHT  
ABOVE 3', TYP.

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

L-11

MAY 20, 2020  
GMP JOB# 19-030



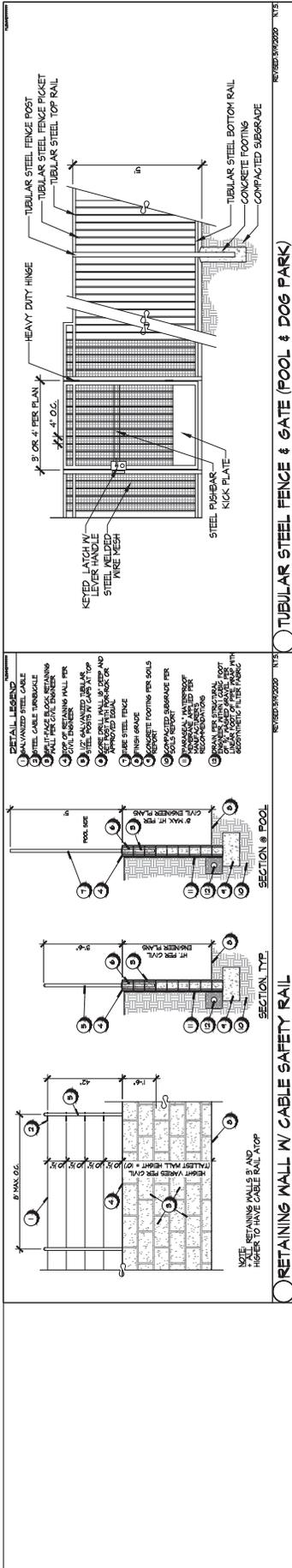
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 6000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp.com  
**LANDSCAPE  
 ARCHITECTURE  
 & PLANNING**



PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0006, PHG 18-0049

**CONCEPT PLAN**  
**FENCE PLAN**

**PALOMAR HEIGHTS: ESCONDIDO, CA**  
**INTEGRAL COMMUNITIES**  
 PREPARED BY: INTEGRAL COMMUNITIES, SUITE #216  
 ENCINITAS, CALIFORNIA 92024



**PALOMAR HEIGHTS:** ESCONDIDO, CA  
**INTEGRAL COMMUNITIES**  
 10000 CALIFORNIA AVENUE, SUITE #210  
 ESCONDIDO, CALIFORNIA 92024

**CONCEPT PLAN**  
**FENCE & WALL DETAILS**  
 PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



**L-12**  
 MAY 20, 2020  
 GMP JOB# 19-030  
 6000 Sycamore Valley Blvd  
 San Diego, CA 92121  
 gmp.com  
**LANDSCAPE**  
**ARCHITECTURE**  
**& PLANNING**

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

# TENTATIVE MAP - SUB 18-0011 PALOMAR HEIGHTS

City of Escondido, California

- ### GENERAL NOTES
- TOTAL PROJECT GROSS SITE AREA: 13.70 ACRES
  - TOTAL PROJECT NET SITE AREA: 10.34 ACRES
  - NUMBER OF LOTS: 9
  - TOTAL NUMBER OF CONDO UNITS: 210
  - TOTAL CONDO UNITS PER LOT:
    - LOT 1: 146 CONDO UNITS
    - LOT 2: 146 CONDO UNITS
    - LOT 3: 146 CONDO UNITS
    - LOT 4: 49 CONDO UNITS
    - LOT 5: 49 CONDO UNITS
    - LOT 6: 49 CONDO UNITS
    - LOT 7: 49 CONDO UNITS
    - LOT 8: 49 CONDO UNITS
    - LOT 9: 49 CONDO UNITS
  - PROPOSED LOT 3 CONDO UNITS: 1,708 S.F.
  - PROPOSED STREET VACATION AREA: 4,813 S.F.
  - PROPOSED DRIVEWAY VACATION AREA: 4,813 S.F.
  - ASSESSOR'S PARCEL NUMBERS: 229-450-20 & 06, 230-163-01, 02, & 03
  - EXISTING GENERAL PLAN AND USE DESIGNATION: SPECIFIC PLAN AREA
  - PROPOSED GENERAL PLAN AND USE DESIGNATION: SPECIFIC PLAN AREA
  - PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
  - THOMAS BROTHERS COORDINATES: TABLE 8 & 11/30/2
  - INDIVIDUAL TROUGH PUMP IS PROPOSED WITH THIS SUBDIVISION.

- ### GENERAL DESIGN NOTES
- ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL BE APPROVED BY THE CITY ENGINEER.
  - EXISTING STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL BE APPROVED BY THE CITY ENGINEER.
  - EXISTMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
  - FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN.
  - APPROXIMATE FIRM DRAINAGE QUANTITIES: 103,000 C.F.
  - FIRM QUANTITIES FOR DOWN SLOPE INCLUDES THE EFFECTS OF PERMANENT GROUNDS.
  - CONDITIONS BASED ON INFORMATION PROVIDED BY SOILS ENGINEER.
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  - ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHALL BE ON THE SAME.
  - THIS PROJECT IS A MULTIPLE PHASE SUBDIVISION. IT IS THE INTENT THAT MULTIPLE PHASES OF THE PROJECT MAY BE DEVELOPED IN THE FUTURE.
  - THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS MAP.
  - ALL RETAINING WALLS ON THE EXTERIOR OF THE SITE ARE OFFSET A MINIMUM 1' IN FROM THE PROPERTY BOUNDARY. THE SOFTENING WALLS BE WITHIN THE PROPOSED BOUNDARY AND TREATED IN THE MODULAR METAL UNIT. LOCATION OF AREA DRAINING WILL BE DETERMINED IN FINAL CONSTRUCTION.

### OWNER'S CERTIFICATE

I, (ME) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR INTEREST IN THE (THE) ADDRESS SHOWN ON THIS MAP. MY (OUR) PROPERTY IS CONSIDERED AS BEING SUBJECT TO THE PUBLIC RIGHTS OF RECORD, PRIVATE RIGHTS, UTILITY EASEMENTS, OR FRANCHISE RIGHTS OF ANY.

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

### APPLICANT/SUBDIVIDER

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

### ENGINEER

APPLICANT: DATE: \_\_\_\_\_  
ENGINEER: DATE: \_\_\_\_\_  
R.C.E. # 47945  
MY REGISTRATION EXPIRES ON 12/31/21

### EARTHWORK/GRADING QUANTITIES

DATE: APPROX. 05/03/21  
GRADING QUANTITIES SHOWN ARE FIRM QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF BOUNDARY GRADING OR IN THE FUTURE IMPROVEMENTS.

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	06/29/19	RMK
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3	3RD SUBMITTAL	02/20/20	RMK
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6	6TH SUBMITTAL	08/07/20	RMK
7	7TH SUBMITTAL	08/07/20	RMK
8	8TH SUBMITTAL	07/27/20	RMK

- ### PREPARED BY:
- HUNSAKER & ASSOCIATES  
1000 WILSON AVENUE  
SUITE 100  
ESCONDIDO, CA 92025  
PHONE: 760.941.1111  
WWW.HUNSAKERANDASSOCIATES.COM

### TENTATIVE MAP - SUB 18-0011 PALOMAR HEIGHTS

City of Escondido, California

### PREPARED BY:

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1000 WILSON AVENUE  
SUITE 100  
ESCONDIDO, CA 92025  
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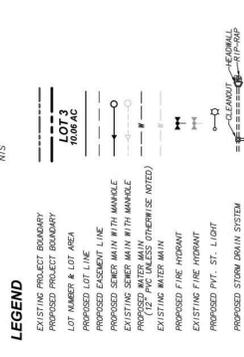
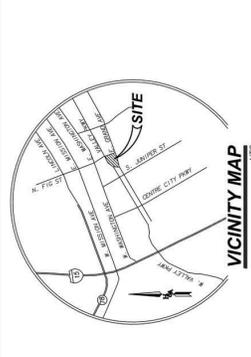
### ENGINEER

APPLICANT: DATE: \_\_\_\_\_  
ENGINEER: DATE: \_\_\_\_\_  
R.C.E. # 47945  
MY REGISTRATION EXPIRES ON 12/31/21

### EARTHWORK/GRADING QUANTITIES

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8	8TH SUBMITTAL	07/27/20	RMK



### LEGEND

- EXISTING PROJECT BOUNDARY
- PROPOSED PROJECT BOUNDARY
- LOT NUMBER & LOT AREA
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN WITH METER (IF NEEDED)
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM
- 2" OF GRADE
- PROPOSED CENTERLINE PVT. ST. ELEVATION
- EXISTING CONTOURS
- PROPOSED SLOPE (2:1 MAX.)
- LIMITS OF PROPOSED GRADING/PAVEMENT
- OUT/FILL LINE
- MODULAR METAL
- WATER METER & DETECTOR ASSEMBLY
- BIKE RACK
- TRASH TRUCK PAD

### ABBREVIATIONS

- FL FLOOR LINE
- BL BOTTOM OF WALL
- TF TOP OF FOOTING
- S SEWER
- SW SWIRL
- NSP NON-SUPPLEMENTARY
- SD STORM DRAIN
- FP FLOOR FINISH
- ELV ELEVATION
- IE INVERT ELEVATION
- RF REINFORCED CONCRETE PIPE
- RM RIGHT OF WAY
- PL PROPERTY LINE
- BO BOTTOM OF CURB
- PO POINT OF BEGINNING
- PA PAID ELEVATION
- NSP NET 30' F.T.
- FP FLOOR FINISH
- ELV ELEVATION
- IE INVERT ELEVATION
- RF REINFORCED CONCRETE PIPE

### PUBLIC UTILITIES AND DISTRICTS

CITY OF ESCONDIDO  
CITY OF ESCONDIDO  
CITY OF ESCONDIDO  
CITY OF ESCONDIDO  
ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT  
ESCONDIDO UNION HIGH SCHOOL DISTRICT

### LEGAL DESCRIPTION

SEE SHEET NO. 18 FOR LEGAL DESCRIPTION.

### EASEMENT NOTES

SEE SHEET NO. 18 FOR EASEMENT INFORMATION.

### RESIDENTIAL CONDOMINIUM NOTE

IN SECTION 4108 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA PURSUANT TO THE SUBDIVISION MAP ACT, THE TOTAL NUMBER OF UNITS IN THIS SUBDIVISION IS 210 UNITS. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 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.

### COMMERCIAL CONDOMINIUM NOTE

THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6511 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF UNITS IN THIS SUBDIVISION IS 210 UNITS. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 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.

13.70 ACRES  
10.34 ACRES

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SUITE 216  
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31. APPLICANT: DATE: \_\_\_\_\_  
ENGINEER: DATE: \_\_\_\_\_  
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MY REGISTRATION EXPIRES ON 12/31/21

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33. TITLE SHEET  
34. EXISTING STREET SECTIONS  
35. PROPOSED STREET SECTIONS  
36. DETAILS  
37. SITE CROSS SECTIONS  
38. PROPOSED LOTTING & EASEMENTS  
39. PRELIMINARY GRADING QUANTITIES  
40. PRELIMINARY GRADING PLAN  
41. PROPOSED EXISTING UTILITIES  
42. PROPOSED EXISTING UTILITIES  
43. EXISTING TOP AND CONDITIONS MAP  
44. EXISTING TOP AND CONDITIONS MAP  
45. RECORD BOUNDARY & ENCUMBRANCES

### PROJECT SUMMARY

TYPE	SPACES
GARAGE	655
COMPACT	6
PARALLEL	33
BIKE SHARE	3
TOTAL	697
EVAPACES*	22
ACTIVE	36,535
PASSIVE	33,500
TOTAL	70,035

### OPEN SPACE SUMMARY

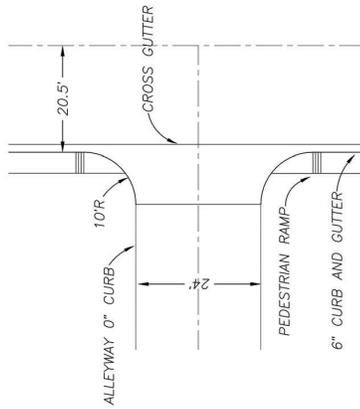
TYPE	SPACES
BIKE SHARE	3
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PASSIVE	33,500
TOTAL	70,035

\*EVAPACES ARE INCLUDED IN THE STANDARD SPACES  
\*\*LOADING ZONES WILL BE RESERVED FOR LOADING  
FROM 2:00AM - 6:00PM



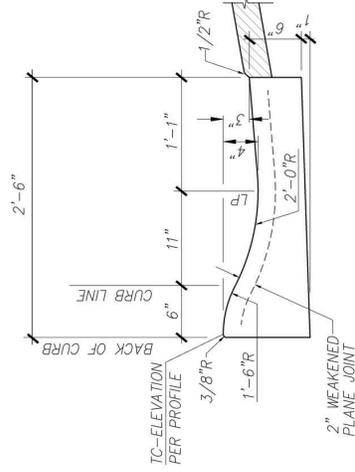


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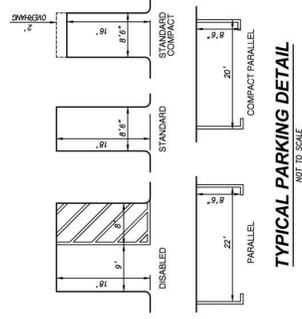
**10' RADIUS DRIVEWAY DETAIL**  
 PVT. ALLEYS 'J' THROUGH 'S'

NOT TO SCALE



**4" MOD. ROLLED CURB**  
 PVT. DRIVE 'I'

NOT TO SCALE



**TYPICAL PARKING DETAIL**

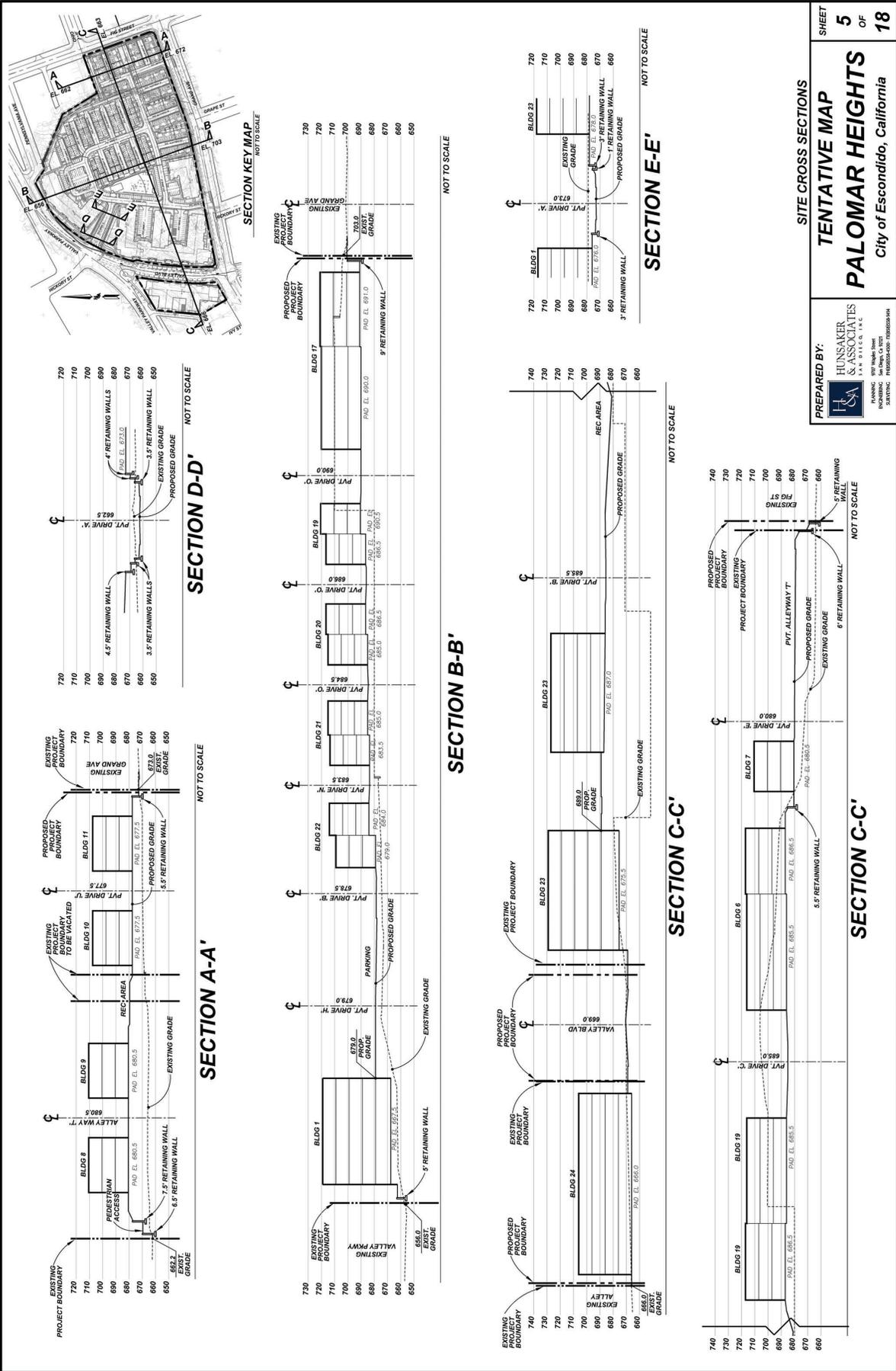
NOT TO SCALE

**DETAILS**

PREPARED BY:  <b>HUNSAKER &amp; ASSOCIATES</b> PLANNING 877 West Shore DESIGN 1000 West ADVISING 1000 West	SHEET <b>4</b> OF <b>18</b>
	<b>TENTATIVE MAP</b> <b>PALOMAR HEIGHTS</b> City of Escondido, California <small>R:\14771\8PM\PALOMAR HEIGHTS-TM SH 04.dwg [Jun-50-2020] 14.07</small>

W.O. 2445-0021

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



PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, CA  
 PLANNING 607 West Shore  
 ARCHITECTURE 1000 La Jolla Village Drive  
 LANDSCAPE 16300 San Marcos Road, San Marcos, CA 92069

**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
 City of Escondido, California

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

DATE: 05/20/2021

W:\1477\02\PH\PALOMAR HEIGHTS - TM SH 05.mxd [Jun-30-2020] 7:02





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



**LEGEND**

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

SEE SHEET 06

SEE SHEET 07

PROPOSED LOTTING & EASEMENTS

PREPARED BY:  
  
**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, CA  
 PLANNING 607 West Shore  
 ARCHITECTURE 1000 La Jolla Village Drive  
 SAN DIEGO, CALIFORNIA 92161-4400

**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
 City of Escondido, California

SHEET 8 OF 18  
 R:\1777\6PM\PALOMAR HEIGHTS-TM SH 08.mxd\Jun-30-2020 14:09

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



PREPARED BY:  
**HUNSAKER ASSOCIATES**  
SAN DIEGO, CA  
DATE: 09/30/2021  
PROJECT: PALOMAR HEIGHTS - TM 3H 09.ang

SEE SHEET 10  
PRELIMINARY GRADING PLAN  
**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
City of Escondido, California

SHEET 9 OF 18

SEE SHEET 11

SEE SHEET 10

SEE SHEET 11

W.O. 2445-0021  
R:\14771\&PH\PALOMAR HEIGHTS - TM 3H 09.ang\Jun-30-2021\14.09

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



SEE SHEET 09

SEE SHEET 11

PRELIMINARY GRADING PLAN

TENTATIVE MAP  
**PALOMAR HEIGHTS**  
City of Escondido, California

PREPARED BY:  
**HUNSAKER ASSOCIATES**  
SAN DIEGO, CA  
DATE: 07/14/21  
DRAWING NO. 18-0049

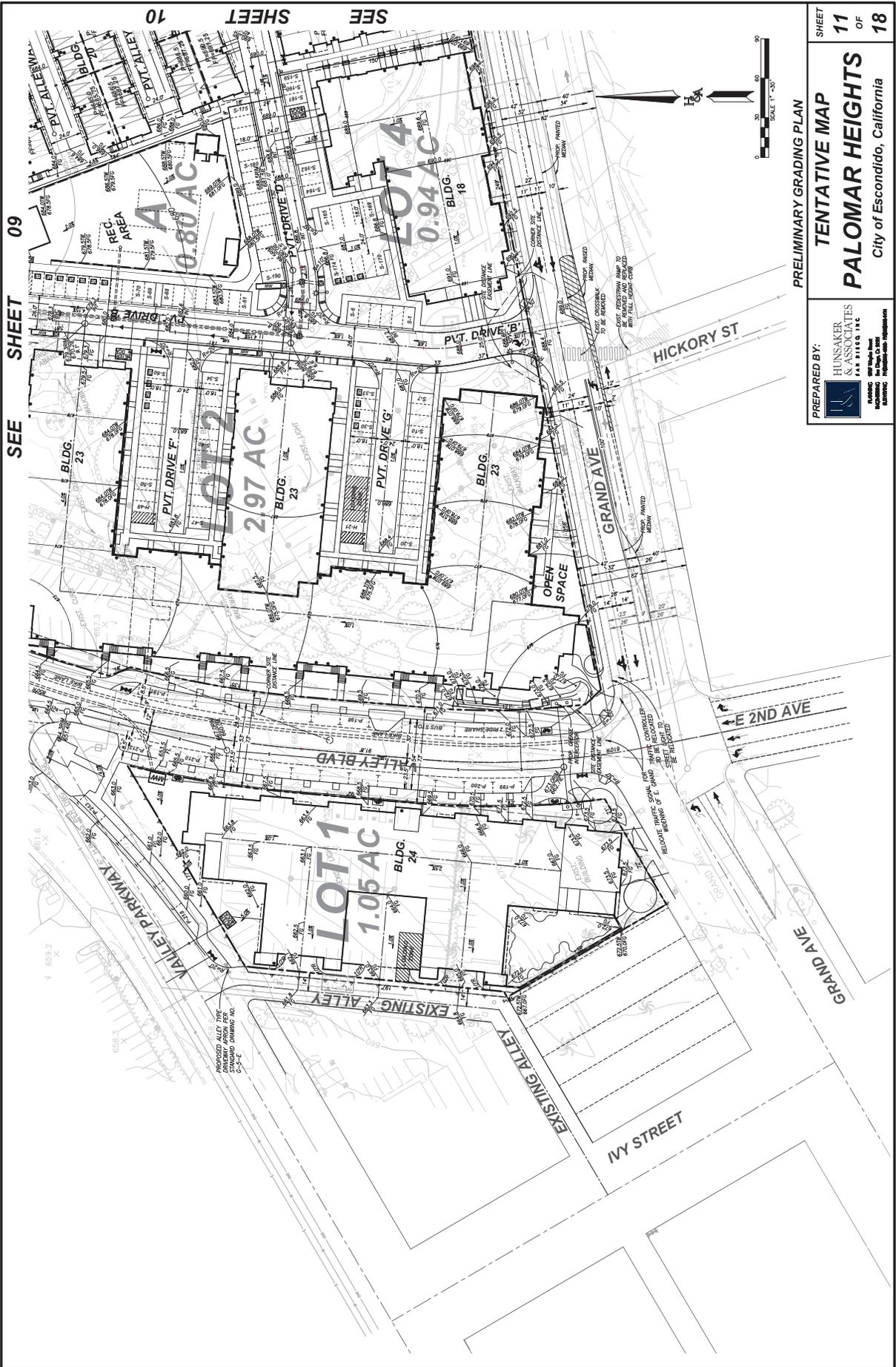
SHEET 10 OF 18

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

SEE SHEET 09

SEE SHEET 10



PRELIMINARY GRADING PLAN

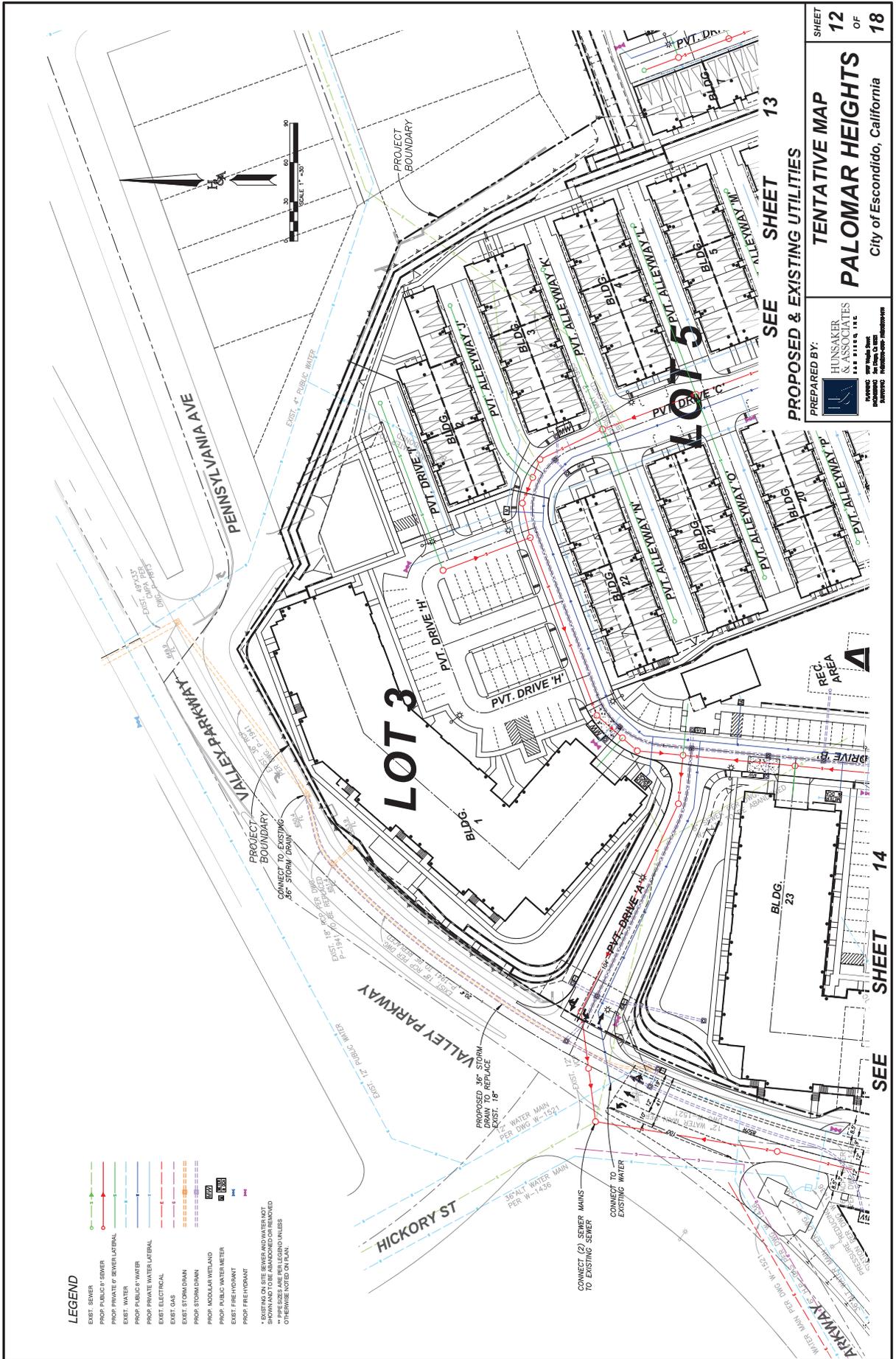
PREPARED BY:  
**HUNSAKER ASSOCIATES**  
 10000 Wilshire Blvd  
 Suite 1000  
 Beverly Hills, CA 90210  
 Tel: 310.274.1111  
 Fax: 310.274.1112  
 www.hunsaaker.com

**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
 City of Escondido, California

SHEET 11 OF 18

W.O. 2445-0021  
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SUB 18-0011 / ENV 18-0009 / PHG 18-0049



W.O. 2445-0021

PREPARED BY:  
**HUNSAKER ASSOCIATES**  
 SAN DIEGO, CA

DATE: 07/20/2021  
 PROJECT: PALOMAR HEIGHTS

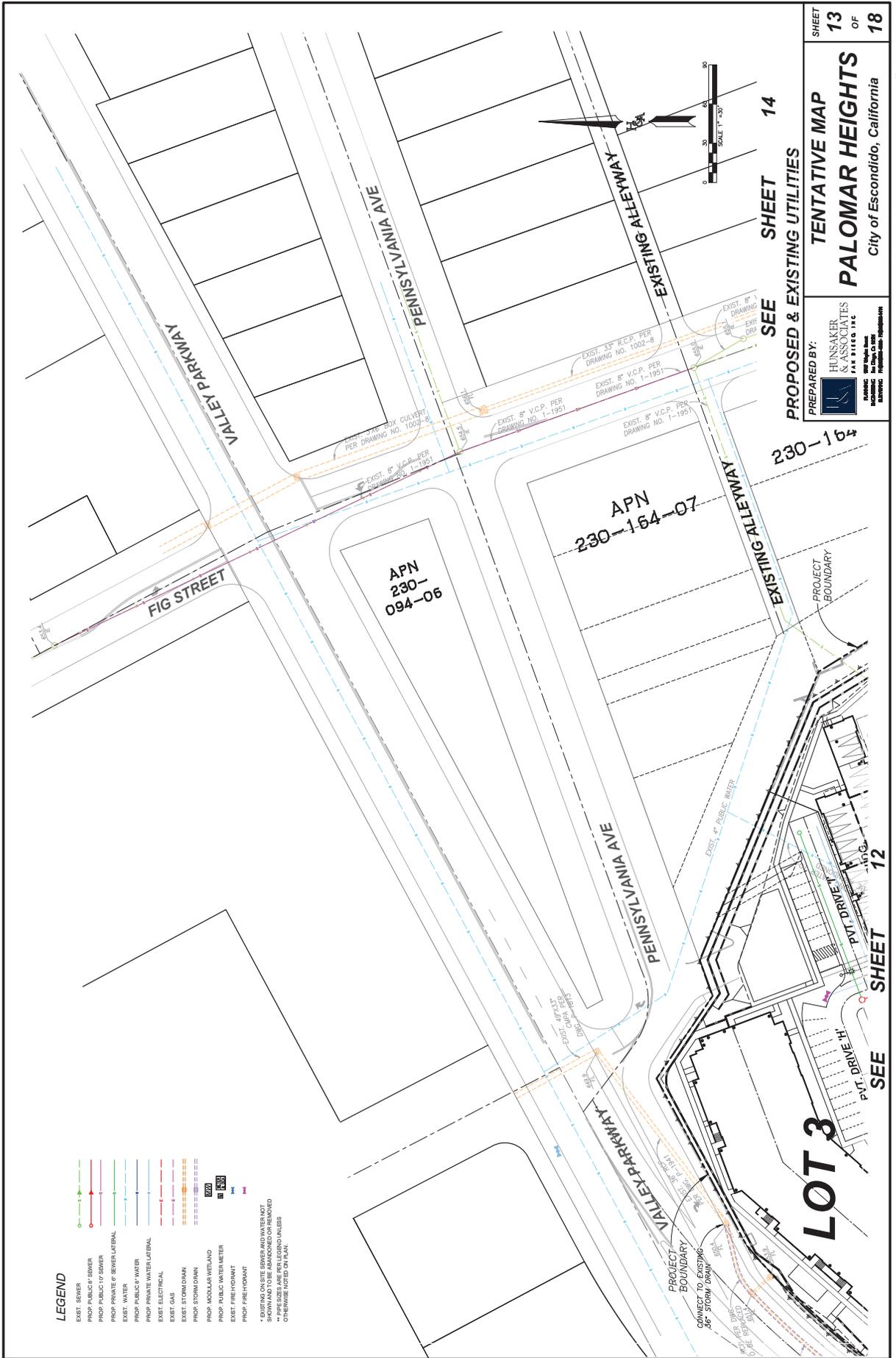
SEE SHEET 13  
 SEE SHEET 14

**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
 City of Escondido, California

SHEET 12 OF 18

PLANNING AND DEVELOPMENT DEPARTMENT

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



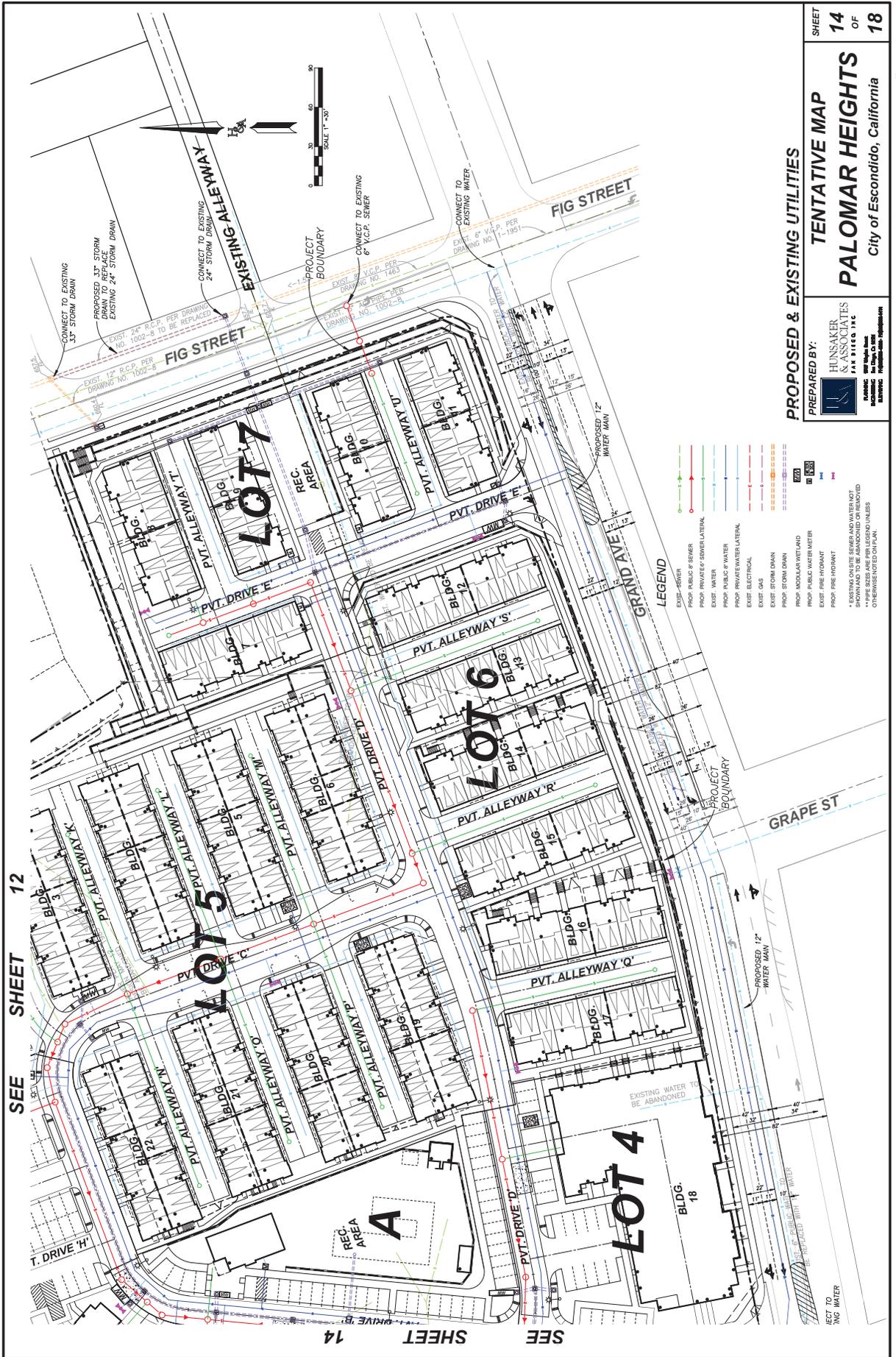
**LEGEND**

- EXIST. SEWER
- PROP. PUBLIC 8" SEWER
- PROP. PUBLIC 10" SEWER
- PROP. PRIVATE 8" SEWER/LATERAL
- EXIST. WATER
- PROP. PUBLIC 8" WATER
- PROP. PRIVATE WATER LATERAL
- EXIST. ELECTRICAL
- EXIST. GAS
- PROP. STORM DRAIN
- PROP. LOCAL WATER METER
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT

\* DIMENSIONS ARE PER LEGEND UNLESS NOTED OTHERWISE  
 \*\* PIPESIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN

SEE SHEET 14  
 SEE SHEET 12  
 SEE SHEET 13 OF 18  
**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
 City of Escondido, California  
 PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 14777 APTN PALOMAR HEIGHTS - TM SH 13.dwg [Jul-30-2020] 14.12

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



PROPOSED & EXISTING UTILITIES

TENTATIVE MAP  
**PALOMAR HEIGHTS**  
 City of Escondido, California

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
**PLANNING & ARCHITECTURE**  
 1000 N. MICHIGAN AVE., SUITE 200  
 ESCONDIDO, CA 92025  
 TEL: (760) 941-1111  
 WWW.HUNSAKER.COM

SHEET 14 OF 18

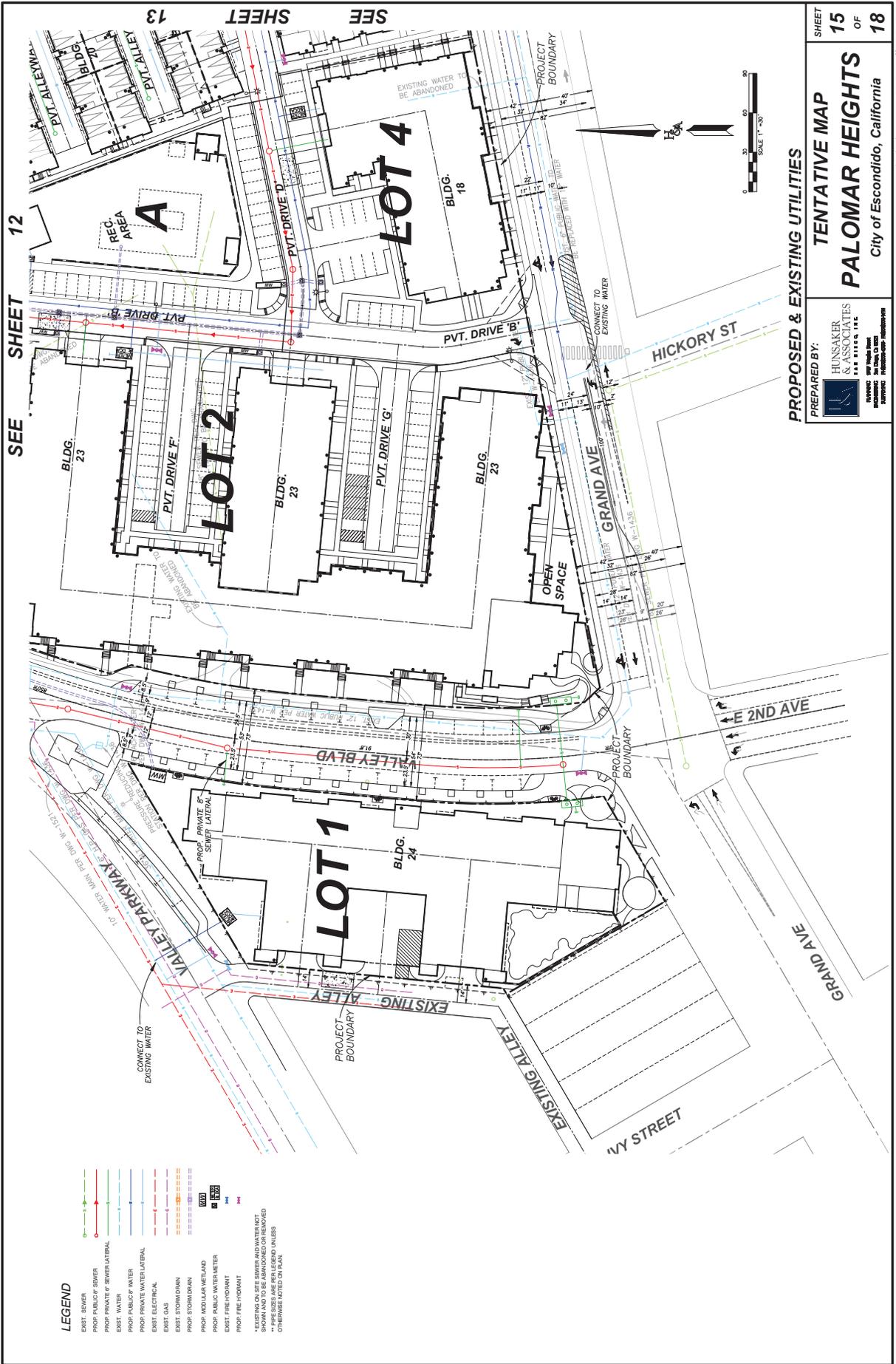
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- LEGEND**
- EXIST. SEWER
  - PROP. PUBLIC # SEWER
  - PROP. PRIVATE SEWER/LATERAL
  - EXIST. WATER
  - PROP. PUBLIC # WATER
  - PROP. PRIVATE WATER/LATERAL
  - EXIST. ELECTRICAL
  - EXIST. GAS
  - PROP. STORM DRAIN
  - PROP. STORM DRAIN
  - PROP. MODULAR WETLAND
  - PROP. PUBLIC WATER METER
  - EXIST. FIRE HYDRANT
  - PROP. FIRE HYDRANT
- \* EXISTING ON SITE SEWER AND WATER NOT SHOWN  
 \*\* PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.

SEE SHEET 12

SEE SHEET 14

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



**LEGEND**

- EXIST. SEWER
- PROPOSED PUBLIC SEWER
- PROPOSED PRIVATE SEWER LATERAL
- EXIST. WATER
- PROPOSED PUBLIC WATER
- PROPOSED PRIVATE WATER LATERAL
- EXIST. ELECTRICAL
- EXIST. GAS
- EXIST. STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED MODULAR WATER METER
- PROPOSED PUBLIC WATER METER
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT

\*EXISTING ON SITE SEWERS AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED UNLESS NOTED OTHERWISE

PROPOSED & EXISTING UTILITIES

TENTATIVE MAP  
**PALOMAR HEIGHTS**  
 City of Escondido, California

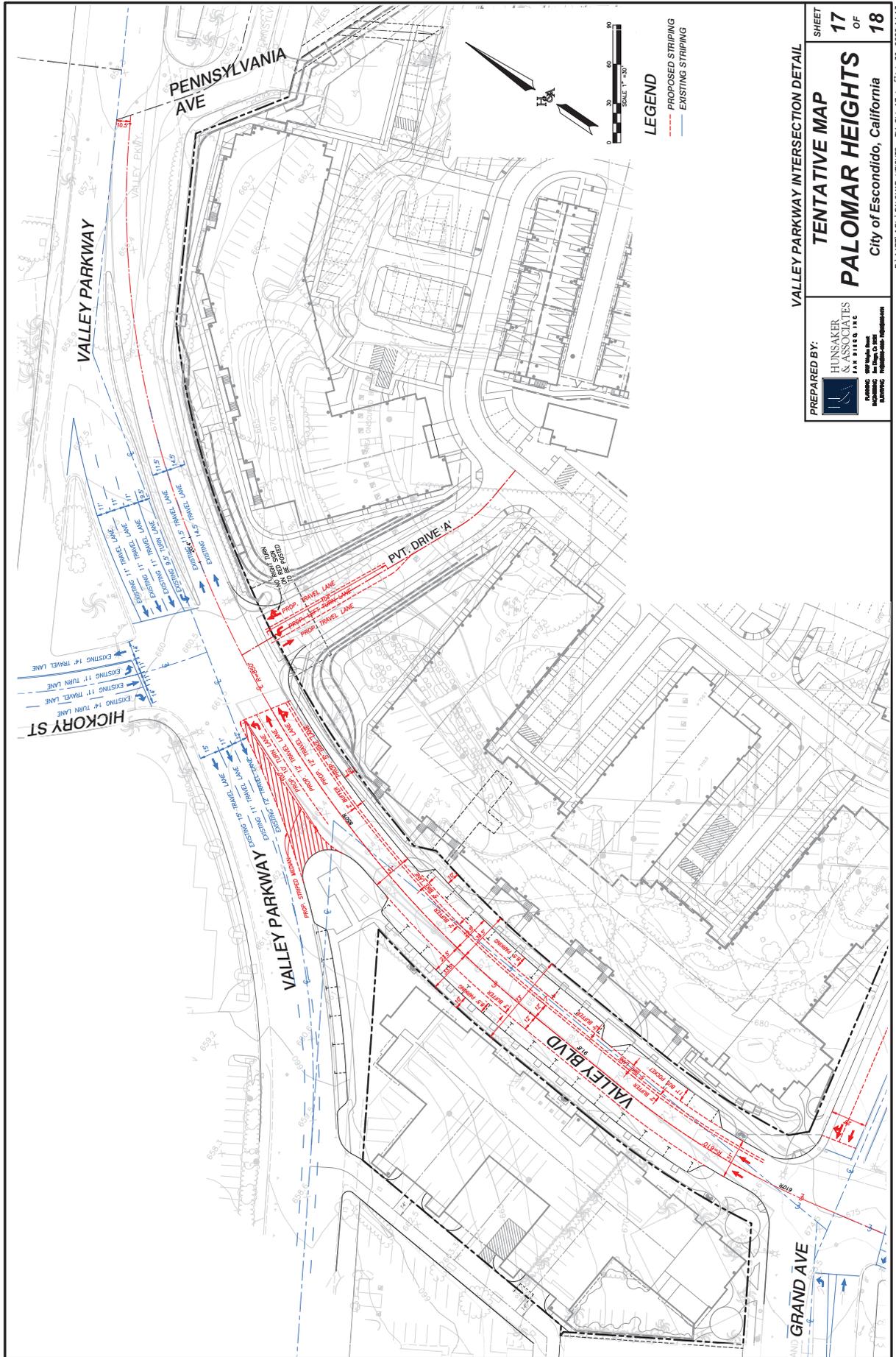
PREPARED BY:  
**HUNSAKER ASSOCIATES**  
 11400 S. DIABLO BLVD., SUITE 100  
 SAN JOSE, CA 95128  
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 FAX: 408.253.1101  
 WWW.HUNSAKER.COM

SHEET 15 OF 18

W.O. 2445-0021  
 5, 1/27/2021  
 PALOMAR HEIGHTS - 18 SH. 15.0009.241-18-0009.14.12



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



W.O. 2445-0021

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PREPARED BY:  
**HUNSAKER ASSOCIATES**  
SAN DIEGO, CA  
OFFICE: 619-444-1111  
WWW.HUNSAKER.COM

VALLEY PARKWAY INTERSECTION DETAIL  
**TENTATIVE MAP**  
**PALOMAR HEIGHTS**  
City of Escondido, California

SHEET 17 OF 18







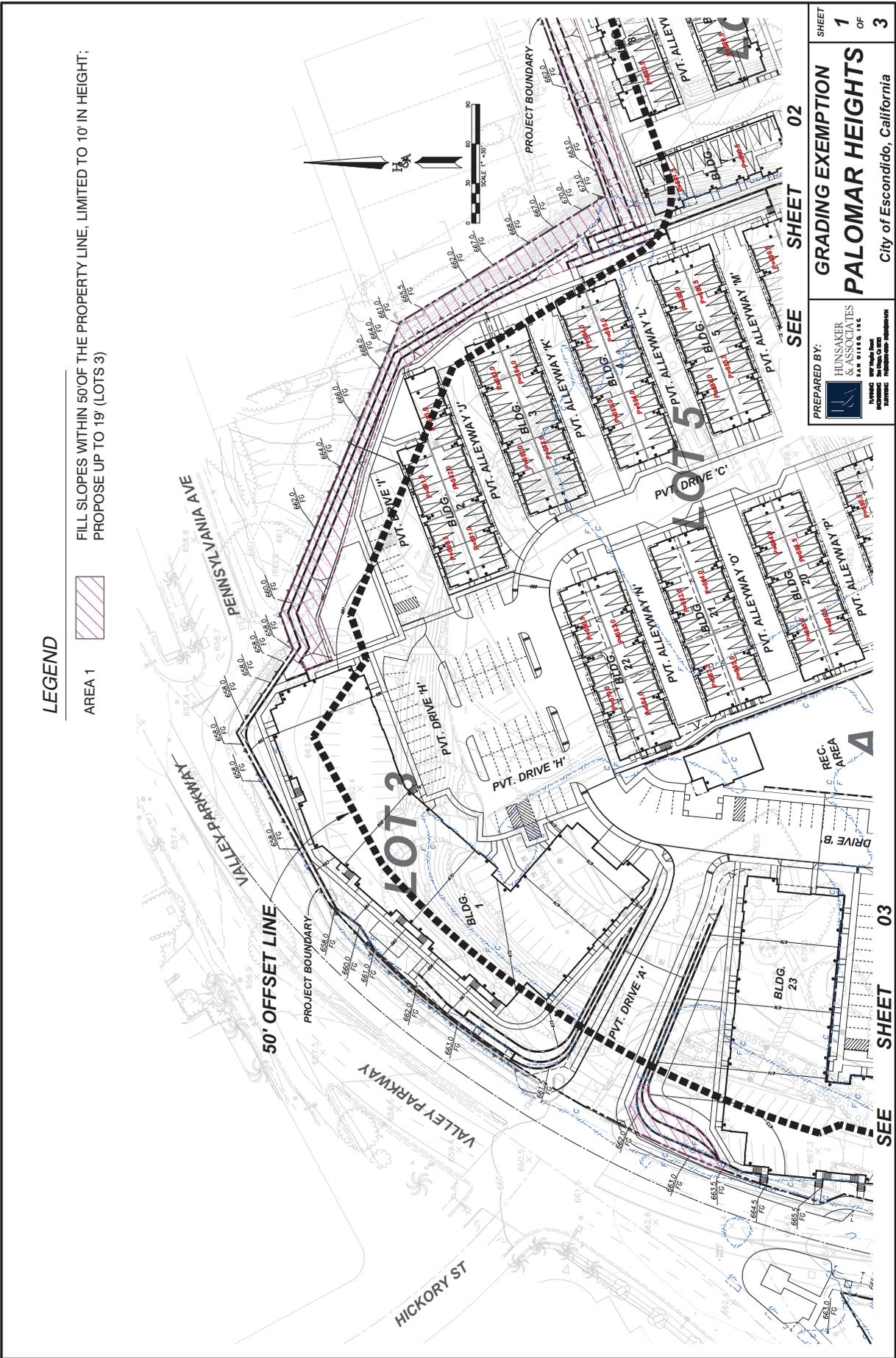
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

**LEGEND**

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



AREA 1



PREPARED BY: <b>HUNSAKER &amp; ASSOCIATES</b> 434 RIVER ST PALOMAR HEIGHTS, CA 92057 (760) 781-1100 www.hunsaaker.com	SHEET <b>1</b> OF <b>3</b>
	<b>GRADING EXEMPTION</b> <b>PALOMAR HEIGHTS</b> City of Escondido, California <small>CA 14778 Pin Lehigh Ex. 21 Grading Exemption.org/way-29-2020.13.09</small>

SEE SHEET 03

SEE SHEET 02

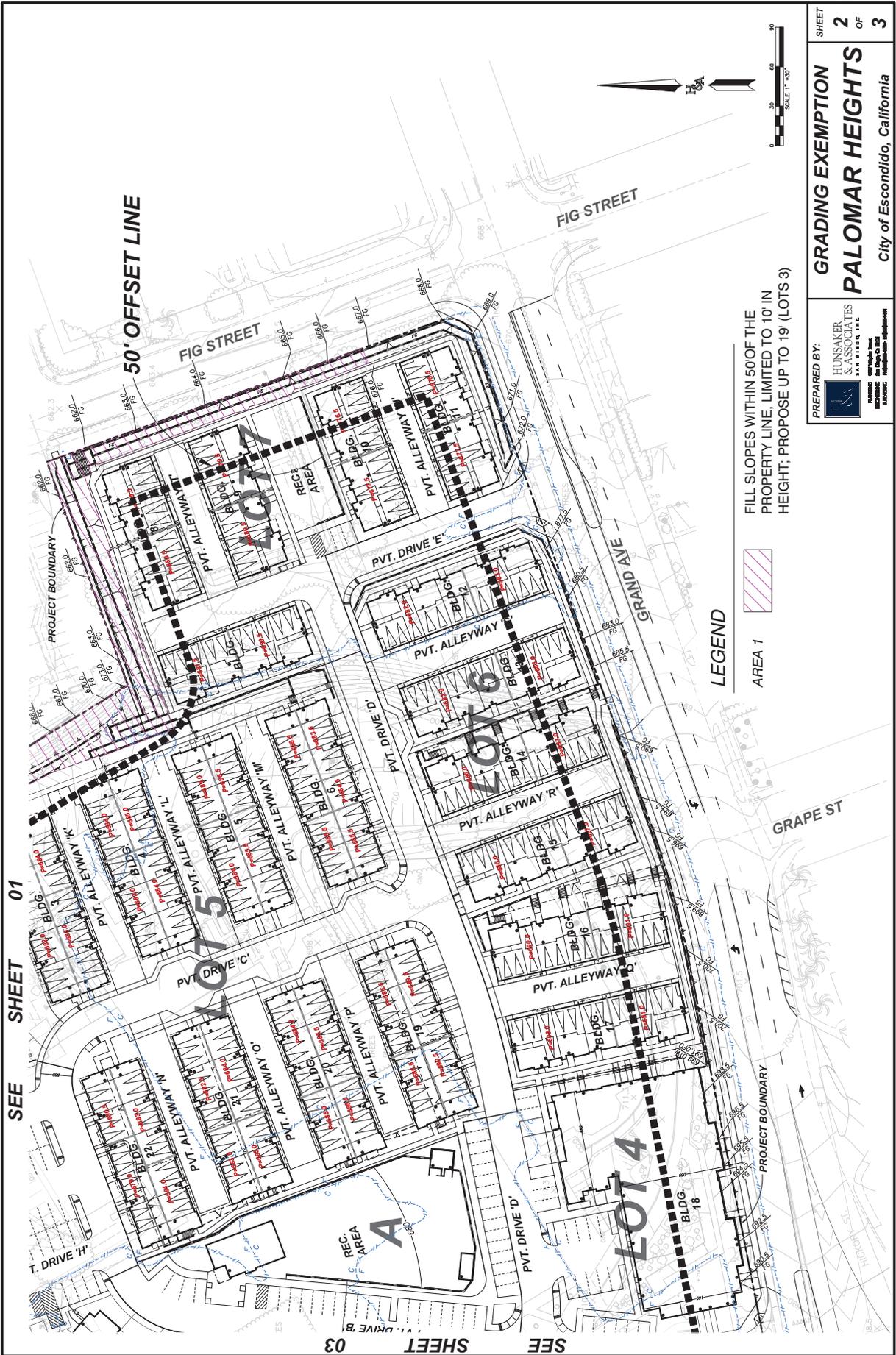
LOT 3

LOT 5



REC. AREA

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



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

LEGEND



PREPARED BY:  
  
 HUNSAKER & ASSOCIATES  
 ENGINEERS, INC.  
 14177 47th Avenue, Suite 200  
 San Diego, CA 92128  
 (619) 584-8800  
 www.hunsaaker.com

GRADING EXEMPTION  
**PALOMAR HEIGHTS**  
 City of Escondido, California

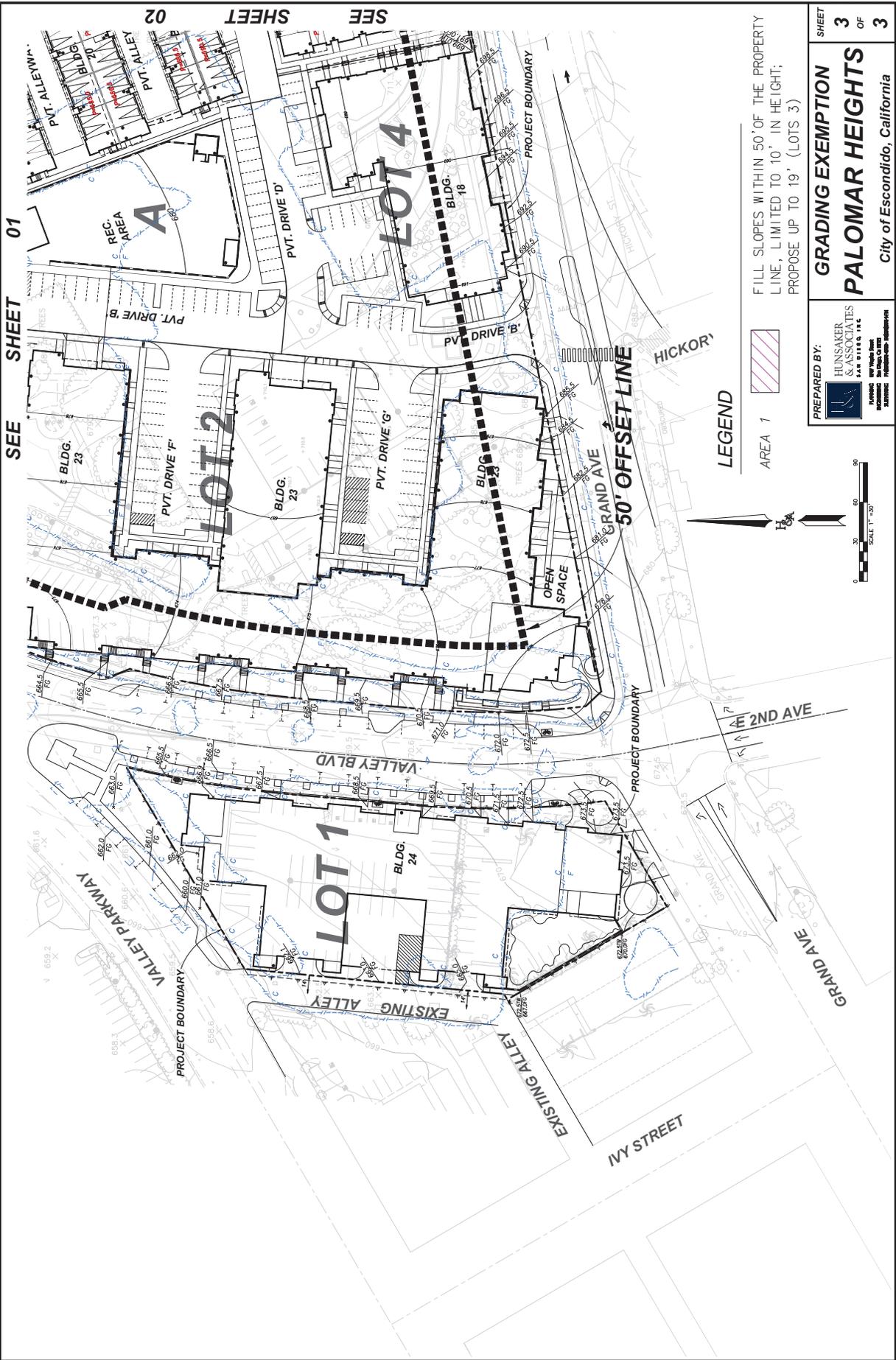
SHEET 2 OF 3

REV. 11/27/21 (Rev. Exhibits Ex. 21 Grading Exemption) (Rev. 29-2020.13.07)

SEE SHEET 01

SEE SHEET 03

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





## FUTURE CITY COUNCIL AGENDA ITEMS

Updated January 21, 2021

*AGENDA ITEMS AND CITY COUNCIL MEETING DATES ARE SUBJECT TO CHANGE.  
CHECK WITH THE CITY CLERK'S OFFICE AT (760) 839-4617*

**February 3, 2021**  
**6:00 p.m.**

**CONSENT CALENDAR**

**Acceptance of \$25,000 Grant for Water Bottle Filling Stations**  
(J. Axelrod)

*This grant will allow the City to purchase and install approximately 7 water bottle filling stations that will replace existing antiquated water fountains in our busiest parks and facilities. The new systems will be more sanitary and environmentally friendly.*

**PUBLIC HEARINGS**

**CURRENT BUSINESS**

**Financial Status Report for the FY2020/21 Second Quarter Ending December 31, 2020 and Budget Adjustment**  
(C. Holmes)

*Quarterly financial reports present written financial updates to Council concerning certain funds of the City based on the most recent financial information available. These quarterly financial reports include budgetary information along with the actual resources received to date and the use of these resources in fulfilling each fund's financial plan. The report provides information for the General Fund, Reidy Creek Golf Course Operations, and Water, and Wastewater Funds.*

**Public Comment Policy**  
(M. McGuinness)

*At the January 13, 2021 City Council Meeting, Councilmember Garcia requested that an item be placed on the Future Agenda to review the options for members of the public to submit comments during City Council meetings.*

**WORKSHOP**

**Organics Recycling Presentation**  
(C. McKinney)

*It is requested that the City Council receive and file a presentation outlining plans – in cooperation with Escondido Disposal – to expand the City's green waste recycling program to include food waste. Information will be presented on SB 1383, which is the law requiring jurisdictions to reduce organic waste by 75%. Escondido Disposal's Anaerobic Digester Facility is nearing completion and projected to be accepting materials on February 1, 2021.*

**February 10, 2021**  
**6:00 p.m.**

**CONSENT CALENDAR**

**Fourth Quarter 2020 Treasurer's Report**  
(D. Shultz)

*In accordance with the City's Investment Policy, the City Treasurer is required to submit an investment report to the City Council for review on a quarterly basis. The report will include the type of investment, issuer, date of maturity, par value, book value, and market value for each security held by the City.*

**Via Robles Apartments**  
(M. Strong)

*In 2003, City Council authorized affordable housing funds for the development of new affordable housing, Via Robles Apartments, and the acquisition and rehabilitation of Orange Place Apartments. The developer has requested the City subordinate these affordable housing loans to a new loan which will allow the developer to take advantage of historic low rates and perform exterior rehabilitation.*

**PUBLIC HEARINGS**

**CURRENT BUSINESS**

**County Wide Next Generation Regional Interoperability Program (NGRCIP) Computer Aided Dispatch to Computer Aided Dispatch**  
(R. Vogt)

*Request City Council to authorize the Fire Chief to sign the San Diego County Next Generation Regional Interoperability Program (NGRCIP) agreement to cost share the annual maintenance fees for the technology to support computer aided dispatch communication (CAD TO CAD). RCIP allows the five major regional emergency dispatch computer systems to seamlessly communicate needs and requests. Nearly 8,000 aid requests per year are processed through RCIP to automatically request and dispatch units to emergencies across all jurisdictions in the county. This ensures that the closest appropriate resource is sent where it is needed as quickly as possible. Due to grant funding for the project, Escondido's apportioned share for RCIP maintenance in the amount of \$20,000 will begin in FY 2022-23.*

**Climate Action Plan Update Workshop**  
(M. Strong)

*The Climate Action Plan Update ("CAP Update") consists of a comprehensive update to the 2013 CAP. The purpose of this meeting is to collect high level feedback from the Council and direct staff to return for a formal public hearing.*

**Building Permit Plan Check Services Contract Award**  
(M. Strong)

*The City contracts out building permit plan check services. The current contract with EsGil has expired and extends provisionally on a month to month basis. This agenda item is intended to authorize a formal extension, or to enter into a new contract through a competitive procurement process.*

**FUTURE AGENDA ITEMS**

**February 17, 2021 NO MEETING (President's Day)**

# Weekly Activity Report



January 21, 2021



## Senior Nutrition Program

The City of Escondido is home to the Park Avenue Community Center; a place for seniors to gather, socialize, receive daily meal service, and much more. When COVID-19 changed the way we gather, City staff had to quickly reinvent the Senior Nutrition Program into a meal delivery and grab-and-go service.

The City partnered with the California Center for the Arts, Escondido for food preparation, and the program has been a win-win for both organizations. The [video below](#) highlights the Senior Nutrition Program and the value it brings to our community.



## Escondido Company's New Rapid COVID-19 Testing

Escondido Based company Menon is in the process of developing a "game changer" Rapid COVID-19 test. The company is partnering with UC San Diego to test this technology as quickly and effectively as possible, and could end up processing 100,000 samples per hour. Check out the 10News – ABC San Diego coverage [here](#).



An Escondido company is partnering with UC San Diego to test a new, more accurate rapid coronavirus test it is developing.

## SR-78 Corridor Upgrades to Begin in Escondido

Cal Trans construction crews will begin a \$19 million multimodal project to upgrade approximately five miles of State Route 78 between North Broadway and Flora Vista Street, beginning January 25.

Initial work will improve curb ramps for pedestrian access in accordance with the Americans with Disabilities Act. Following phases of construction include removal and replacement of the pavement, high visibility striping, utility upgrades, and a shared bike lane. To minimize traffic impacts and increase worker safety, work will typically take place between 9 p.m. to 5 a.m., Sunday through Thursday. This project is expected to be completed in Fall 2021.

Nearby residents may hear construction noise related to the work, including backup alarms, jackhammering, and saw cutting. Every consideration will be made to minimize impacts during the course of this much-anticipated project. Detour signs will direct motorists and pedestrians around closures. More information can be found [here](#).



## POLICE DEPARTMENT UPDATES:

On January 10, a man was sitting in his parked car in the parking lot of an apartment complex in the 800 block of E. Mission Ave. He was approached by another man who claimed to be from a gang across town. As the man drove away out of the parking lot, the suspect fired a shot that struck the rear window of the car. Fortunately, the man was not injured and the police are investigating the shooting as a gang motivated crime.

On January 10, two women were driving their car on Valley Pkwy near La Terraza Blvd. when the car drifted off the road and struck a tree. Escondido Fire units performed an extrication using hydraulic tools. Both women were transported to the hospital where the passenger, a 35-year-old Escondido woman, tragically died. It is unknown at this time if alcohol and/or drugs were a factor in this crash. Escondido Police traffic investigators responded to conduct the investigation.

On January 13, police were called as a man was seen driving a stolen truck pulling a flatbed trailer. Officers caught up to the truck on southbound I-15 in the Rancho Bernardo area. The truck failed to stop for the officers. With assistance from the CHP and Sheriff's helicopter, the truck was finally stopped and the man was arrested on northbound I-15 near Escondido.

## Community Tools:

1. [www.arjjs.org](http://www.arjjs.org) For crime data/mapping, Megan's Law info, etc.
2. [www.myneighborhoodupdate.net](http://www.myneighborhoodupdate.net) Search for Escondido, CA to see radio call information.

**Tip of the Week:**

As the winter months are prone to rain and wind events, you should never approach or attempt to drive over downed power lines. Keep your distance and dial 911 immediately. Do your part to help keep Escondido safe.

**FIRE DEPARTMENT UPDATES:**

On Tuesday, January 12, at 12:01 p.m., the Fire Department was dispatched to a vehicle fire in the parking lot of Emmanuel Faith Church. Crews arrived and found a trash truck and large trash pile on fire. When the driver realized that there was a fire in his truck, he pulled into an open parking lot and dumped its contents. Additional resources were requested to extinguish and overhaul the fire. Escondido Disposal and Escondido Public Works responded to clean up the extinguished trash and contain any water runoff. Escondido Disposal and Escondido Public Works also worked with Emmanuel Faith Church to ensure all remnants of the incident were removed and the affected surfaces area were sanitized.



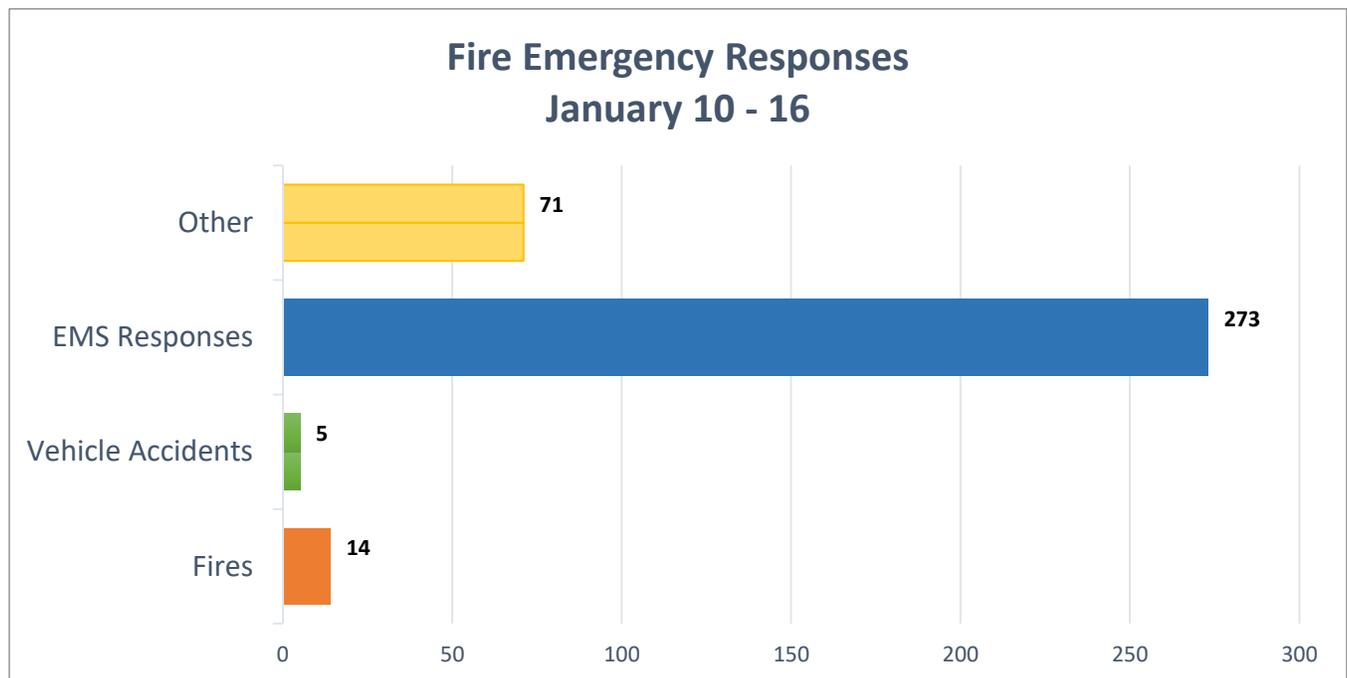
On January 13 at 9:08 a.m., the Escondido Police and Fire Communication Center received a report of a fire in an apartment located at the 300 block of W. El Norte Pkwy. The resident, who was not home at the time, observed smoke inside his apartment via a home security camera and called 911. When firefighters arrived, there was no evidence of fire or smoke. However, once they made entry into the apartment they found heavy smoke inside a ground floor apartment. The fire was contained and controlled the fire in approximately 20 minutes. The apartment sustained major smoke damage from a smoldering fire on the first floor. There were no injuries to firefighters or civilians. One family dog was rescued without injury and cared for by neighbors.

On January 15 at 9:45 p.m., Escondido Firefighters responded to two small arson fires in the area of Mission Ave and Escondido Blvd. Soon thereafter at 10:38 p.m., an additional fire started in the bushes and trees in front of the Enterprise Rent-A-Car on West Washington Ave, which crews were able to rapidly extinguish. Fire Prevention Officers and the EPD arson detective are working together to identify the suspect.



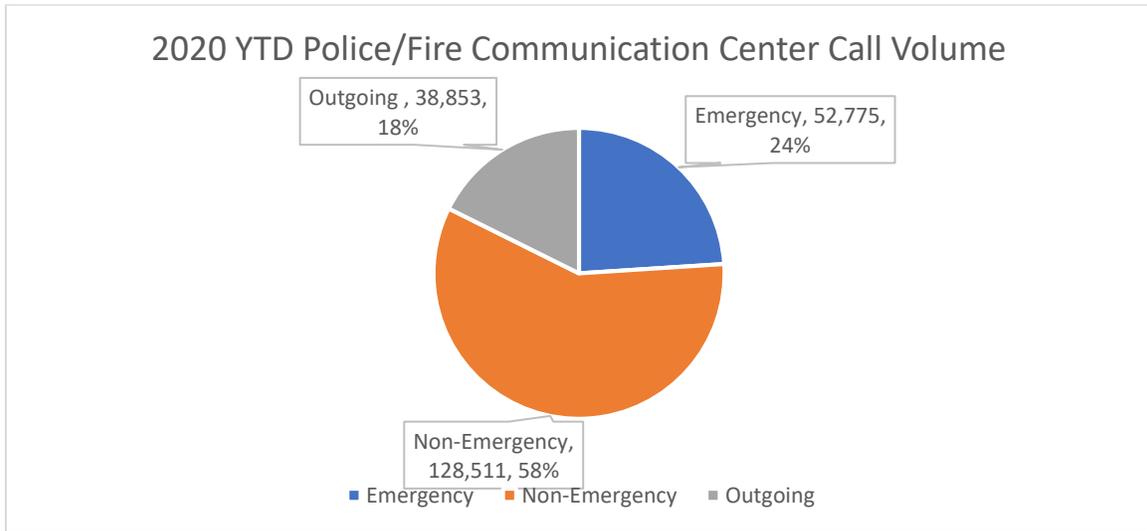
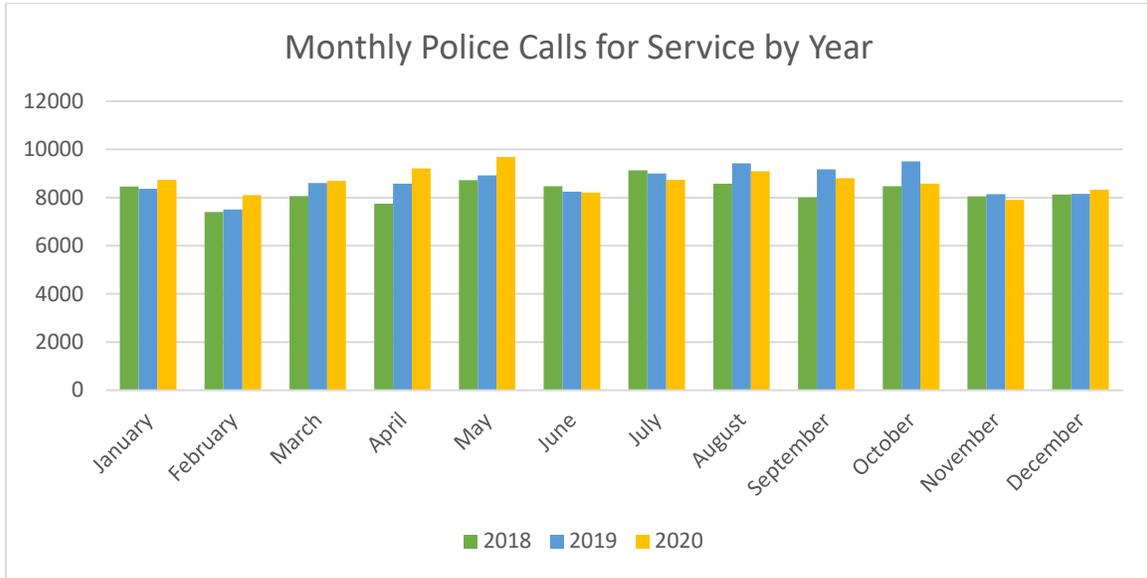
## BY THE NUMBERS

### Fire:

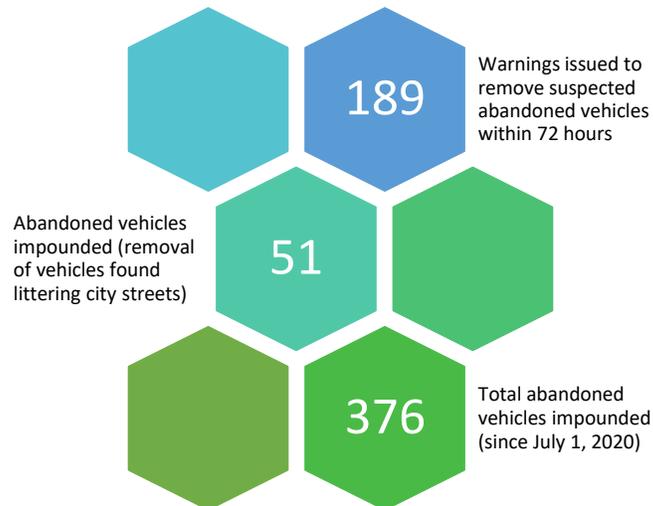


Total Emergency Responses (Year to Date)	821
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**Police:**

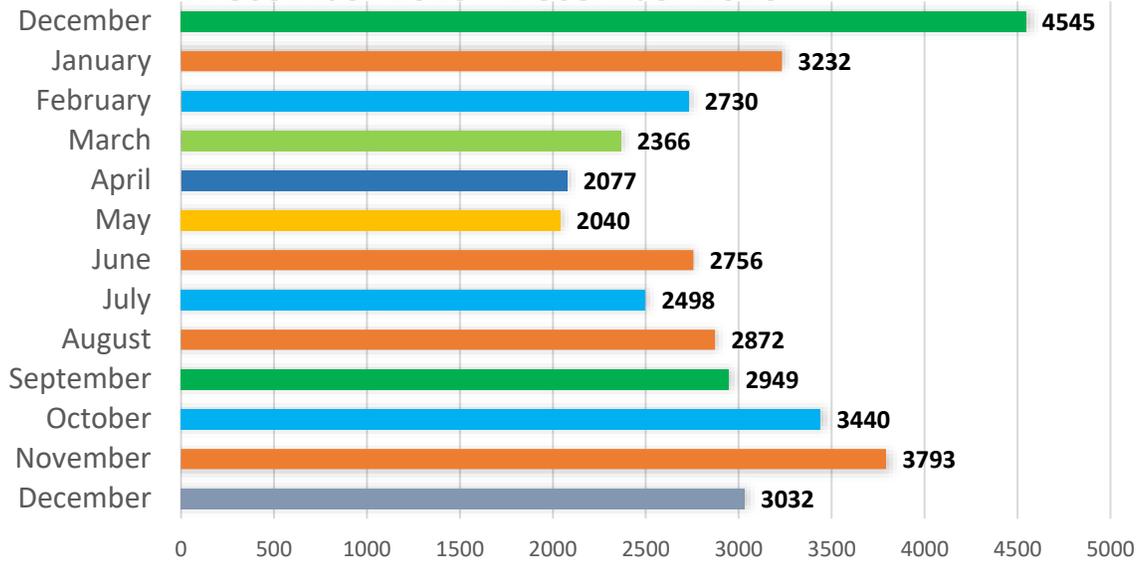


**December Abandoned Vehicle Data**

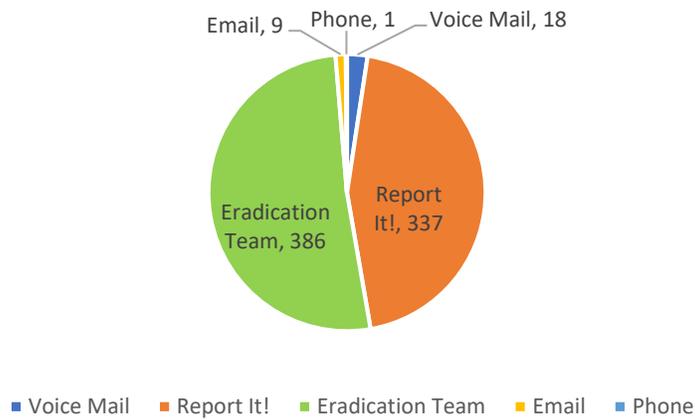


**Public Works:**

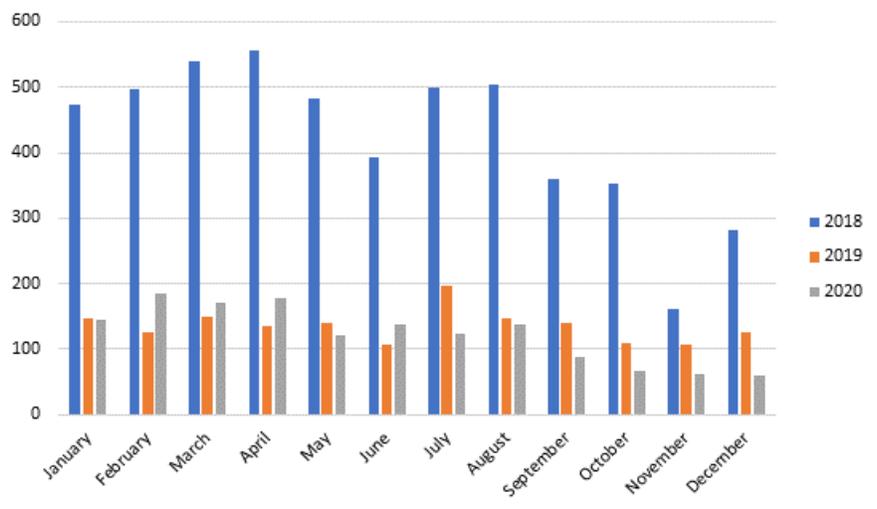
**Number of Graffiti Tags Removed  
December 2019 - December 2020**



**How Graffiti Was Reported - December 2020**



**NUMBER OF SHOPPING CARTS REMOVED**

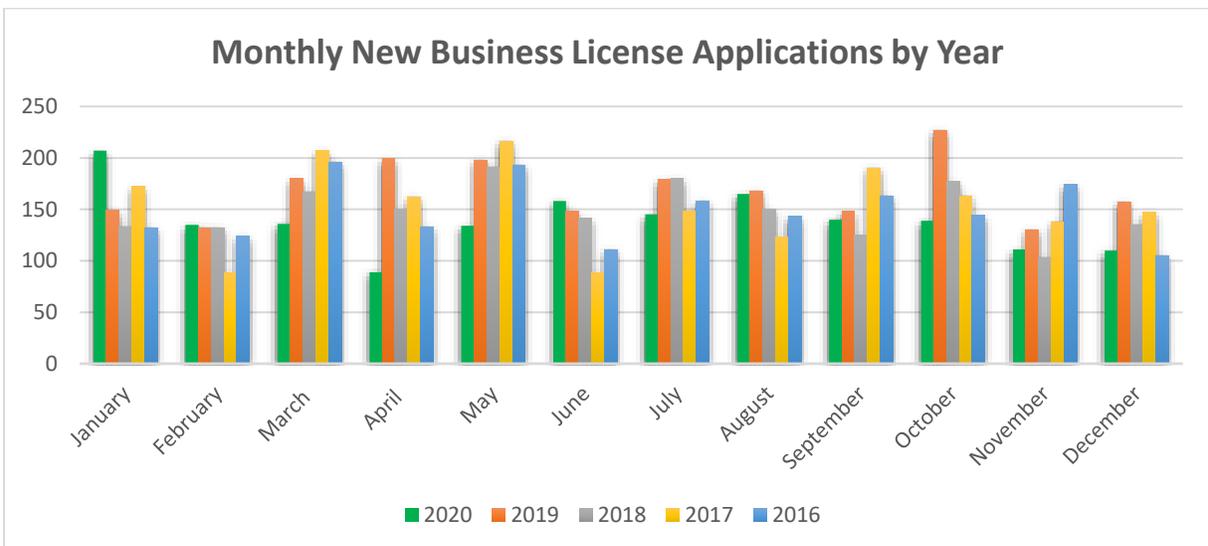


**Code Enforcement:**



Total Code Cases (Year To Date)	84
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**Business Licenses:**



**Graffiti Restitution:**

Collected Past Week	Collected Year to Date
\$474.58	\$648.54

## COMMUNITY DEVELOPMENT & ENGINEERING

### Building Permits and Inspections:

1. Last week, the counter staff conducted in person meetings with 126 applicants and were able to process 104 applications and issue 98 permits.
2. The total permit valuation for the week was \$1,813,359.00
3. It was reported last week that Building Inspections experienced one of the highest counts of inspections in the past several years (248 inspections). This week there were 321 inspections completed.

### Development and Capital Projects Update:

Curious what's happening with development projects around the city? See below for milestone activities that have happened since last week. Skip to the bottom of this section for a list of projects that are in progress but do not have an update this week. To learn about previous applications for residential and commercial development permits, please visit the [Development Project Information Archive](#) page or contact the [Planning Division](#).

#### County of San Diego Projects:

1. The County of San Diego ("County") has been processing a land use application for a new recycling facility, just north of the City of Escondido. The project site is located west of Interstate 15 (I-15) along Mesa Rock Road. The project, called "North County Environmental Resources," includes a 12,000-square-foot steel building, a 100,000-gallon water tank, and a recycling facility for wood, construction debris, and concrete and asphalt. The City of Escondido ("City") previously submitted comments to County staff on October 14, 2019 expressing some concerns about the project, its operation, and its potential impact on the environment. A second letter was sent on June 24, 2020. Despite project opposition, the City was notified that the County approved the project on November 3, 2020, which started the 10-day appeal period. The City filed an appeal of that decision to the County of San Diego Planning and Development Services Department on November 12, 2020. This week City staff was notified the City of Escondido appeal will be considered by the County of San Diego Planning Commission on February 5, 2021.

#### Commercial / Office / Industrial:

1. 7-Eleven Gas and Convenience Store – (Developer: Golchek Group) 900 W. Mission Ave. – A proposal to relocate a 7-Eleven from the northeastern corner of Mission/Rock Springs to the northwestern corner and add a gas station. The request includes a new 4,000 square foot convenience store with eight (8) fuel dispenser pumps that can accommodate up to sixteen (16) vehicles. The Planning Commission reviewed the application on December 16, 2020 and voted to recommend approval to the City Council. The City Council approved the project on January 13, 2021. City staff is working with the applicant to bring in grading, landscaping, street improvement, and building permits.
2. Carvana – (Developer: Jo Ryan, Carvana) 559 N. Hale Avenue – An approved vending machine car dealership. The project consists of an approximately 5,800 square feet, eight-(8) tier glass and steel tower structure up to 75 feet in height. Demolition of the old

Talone's Meat Market has started. It is anticipated that building permits will be issued next week. After it is completed, site improvements will be made to implement the project.

3. Raising Cane's Restaurant – (Developer: Ada Fermin, PM Design Group) 1280 W. Valley Parkway – An approved demolition of vacant, former Coco's restaurant building and construction of new 3,744 square foot drive-through restaurant for Raising Cane's. The applicant is looking to pull demolition permits and will likely be able to do so within the next couple of weeks.
4. Burros and Fries - (MPA Architects) 1107 E. Valley Parkway – An approved 5,224 square foot commercial building, with associated landscaping and parking. The building includes a 1,850 square foot drive-through restaurant (Burros and Fries) and 3,374 square feet of additional retail space. The contractor has started to complete the off-site curb gutter and new turn lane on Valley Parkway.



#### Housing:

5. Oak Creek (Builder: KB Homes) – this is an approved residential project for 65 single-family residential lots on approximately 44 acres at Felicita Road and Hamilton Lane. KB Homes has started the road widening improvements for the section of Hamilton Rd between Felicita and Miller along with a section of Hamilton east of Miller. The scope of work will include new sidewalk, curb and gutter along with road widening improvements. Work will be completed in two phases. KB Homes has started the road widening improvements for the section of Hamilton Rd between Felicita and Miller along with a section of Hamilton east of Miller. Last week the contractor completed the rough grading, placed concrete for the new curb and gutter and paved one half of Hamilton Road. Phase I of the asphalt placement is complete. Phase II will focus the south side of Hamilton. Concrete is scheduled to be placed next week, with paving to follow. Hamilton will be restricted to a single lane east bound travel with west bound traffic detoured. Work is scheduled to be completed by mid-February. Message boards have been placed notifying residents of the road work, closure and detours.



6. Henry Ranch (Builder: Joe Martin, Trumark Homes) - An approved development of 97 single-family residential homes on 74.35 acres at the eastern terminus of Lincoln Avenue. The developer, Trumark, has nearly completed onsite water, storm drain and sewer utilities and is working on pedestrian ramps and sidewalks. The contractor has completed the video detection camera installation at the intersection of El Norte and Lincoln Avenue. The contractor is now focusing on new home construction.
7. Habitat for Humanity 10-Unit Condominium Development (Developer: San Diego Habitat for Humanity) – This is a Tentative Subdivision Map and Condominium Permit for a residential project involving 10 condominium units at 245 E. El Norte Parkway. All units will be for sale to low-income households. The project was taken to the Planning Commission hearing on November 10, 2020. The Planning Commission voted to recommend approval of the project, with the addition of a condition requiring the unit garages to be sized to accommodate individual trash bins in addition to vehicles (as an alternative to a common trash enclosure at the center of the site). The project was reviewed and considered by the City Council on December 16, 2020. The project was unanimously approved. The next step is to process and approve engineering and building plans before construction can begin.
8. Nutmeg Condo General Plan Amendment (Developer: Jim Simmons, CCI) - 137 townhome condo units on both sides of Nutmeg between I-15 and Centre City Parkway. The northern portion of the project was approved by the City Council in November 2019. The applicant is now requesting plan approvals for the southern portion. The southern portion was reviewed and approved by the Planning Commission at their meeting on October 13, 2020. The City Council conducted the public hearing for this project on November 18, 2020 and approved the project. The second reading of the ordinance was approved on December 16, 2020. The next step is to process and approve engineering and building plans before construction can begin.
9. Jack's Creek TR 951 and SUB 17-0026 – (Developer New Pointe Development). A 12-lot, single-family residential subdivision on 3.31 acres. The site is located at the westerly terminus of Jack's Creek Road, north of El Norte Parkway, addressed as 640 Oakwood Creek Glen, formally 2888 E. Washington Avenue. The contractor has completed the grading for 10 of the 12 new home pads. Framing has started for six of the homes.

10. Palomar Heights (Developer: Ninia Hammond, Integral Communities) – Demolition and redevelopment of the old Palomar Hospital site with 510 multi-family units with 10,000 square feet of commercial. The project was reviewed and considered by the Planning Commission at their meeting on September 22, 2020. With a 4-2 vote, the Planning Commission is recommending City Council approval. City Council is the final decision-maker for this project. The City Council will review and consider the project on January 27, 2021. A project webpage containing draft documents and plans can be accessed at the following link:  
<https://www.escondido.org/palomarheights.aspx>
11. The Villages at Escondido Country Club (Builder: Lennar Homes) 380 residences located on the former golf course off of Country Club Lane, north of El Norte Parkway. In Village I, Lennar has opened the model homes to the public. Many of the homes built are now under contract. The Plot Plan for the new commercial center was approved on January 5, 2021 and new construction should commence in the next couple of weeks. Curb and gutter was placed last week on the east side of Country Club, east of the traffic circle to Lorraine Place. In Village II, final clearing and grubbing, along with rough grading has been completed. The contractor is working with the Vista Irrigation District to complete the realignment of their water main that crosses the project site. In Village III, rough grading is nearing completion and the contractor is installing the storm drain, private water, and sewer lines.

City Projects or Other Capital Improvement Projects:

12. SDG&E 16" Gas Main Replacement – In January 2019, the CPUC's Safety Enforcement Division approved SDG&E's test or replace plan for Line 1600, a 16-inch natural gas transmission pipeline which was not strength tested in 1949 when it was constructed. This next phase of PSEP projects will include 19 separate projects that will take place in the cities of San Diego, Escondido and Poway, as well as the County of San Diego. As part of these projects, approximately 37 miles of existing pipe in more populated areas will be replaced and approximately 13 miles of existing pipe in less populated areas will be strength tested. Approximately 5.4 miles of replacement and 2.7 miles of strength testing is expected to occur in Escondido from 2020-2024. Phase 1 is complete. SDG&E is looking to initiate Phase 2. Construction is scheduled to conclude in July 2021. Potholing for the new gas main has started in the County section of the project along Bear Valley Parkway.
13. Spruce Street/Transit Center Pedestrian Bridge Project – The contractor, Palm Engineering, has completed two of the three channel reaches with planting remaining in one reach. project has entered the final punch list phase for completion.
14. Storm Drain Pipe Lining and Rehabilitation Project Phase II - This project was awarded at the September 16<sup>th</sup>, 2020 City Council meeting. The work consists of construction including: storm drain cleaning, inspection, CCTV, repairing and grouting of voids, point repairs, grouting of existing flow line, cured in place piping lining, storm drain structure floor repairs, post CCTV and inspection, overall rehabilitation of existing corrugated metal pipe storm drain systems. The pre-construction meeting for this project has been held. The Notice to Proceed was issued for work to commence on January 25, 2021.

- 15. Multi Neighborhood Street Light L.E.D. retrofit Project Phase II - This project consists of the removal of approximately 725 non-LED street light fixtures and safety light fixtures, and the replacement with specified LED street light fixtures and LED safety light fixtures at various locations within the City of Escondido. A pre-construction meeting will take place in the upcoming weeks.
  
- 16. Creek Trail Crossing - At the January 14 Transportation & Community Safety Commission meeting, the final design for the Creek Trail Crossings project that improves all seven Creek Trail intersections between Juniper and Citrus was approved. Improvements include a signal at Midway and rapid flashing beacons with bulb-outs, and where the roadway width permits at other locations. The project also fills in sidewalk gaps along Citrus and Midway. Final plans will be reviewed by the granting agency in February construction funding will be programmed by the California Transportation Commission in May with construction to begin by late summer.



- 17. School and Traffic Safety Projects - Each year the Traffic Commission prioritizes and funds traffic safety projects focused on improving pedestrian and vehicle safety. Projects are nominated by each School District, COMPACT, residents and staff. This year four priority projects were completed, including crosswalk improvements at Oak Hill and Citrus, crosswalk improvements on Lincoln Avenue near Pioneer Elementary, pedestrian countdown timers at five intersections and an Audible Pedestrian Signal at El Norte and Centre City Parkway that serves the sight impaired.

**Ongoing Projects - No Updates This Week:**

Projects that do not have any changes or updates this week will be listed here to indicate that they're still in progress. When an update occurs, the project will appear above in the Development and Capital Projects section.

Commercial / Office / Industrial:

- 18. Mercedes Benz Expansion – (Developer: Jody Stout, Integrity Design and Construction) 1101 W. 9th Avenue – A Master and Precise Plan modification to demo the existing dealership showroom and construct a new showroom, office, parts storage and service building.

19. ERTC/Palomar Health Parking Structure (Developer: McCarthur Construction). An application request was received on October 21, 2020 to build 1,906 parking spaces at the new hospital campus. The proposed parking garage is six stories.

Housing:

20. Villa Portofino – (Developer: Chris Post, ATC Design Group) 15 apartment units in a three-story building with parking garage at 2690 S. Escondido Blvd.
21. Hacienda De Vega Redevelopment – (Developer: Tony Cassolato) An approved proposed residential condominium development consisting of 42 three-story attached townhomes on 1.75 acres.
22. Harvest Hills, formerly called Safari Highlands Ranch (Developer: Jeb Hall, Concordia Homes) - 550 residential subdivision, east of Rancho San Pasqual. A project webpage containing draft documents and plans can be accessed at the following link:  
<https://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>
23. North Avenue Estates (Developer: Casey Johnson) – This is an approved residential project for 34 lots at North Avenue/Conway Drive.
24. Sager Ranch/Daley Ranch Resort Specific Plan (Developer: J. Whalen Associates, Inc., Sager Ranch Partners) - 203 housing units and 225-room resort hotel on 1,783-acres, just north and east of Daley Ranch. A project webpage containing draft documents and plans can be accessed at the following link:  
<https://www.escondido.org/daley-ranch-resort-specific-plan.aspx>
25. Del Prado (Developer: Kerry Garza, Touchstone Communities) – An approved 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road.
26. Pradera (Developer: Moses Kim, Lennar Homes) – This is approved project consists of a 70-unit single-family development located at the northeastern corner of Ash Street and Lehner Avenue.
27. Casa Mercado Apartments (Developer: Paul Mayer, Pemcor) – A four-story, 120-unit apartment complex on 2.31 acres on Second Avenue and Pine Street.
28. Fig Apartments (Developer Claude Marengo) – A 15-unit, three-story, multi-family residential apartment complex consisting of three stories on 0.59 acres.
29. Reed Road Assisted Living Facility (2525 Reed LLC) – A new residential care facility is proposed on a 4.2-acre site on 2525 Reed Road.
30. Iwashita Apartments (Developer: Iwashita Development) – A seven-story, mixed-use project at 322 S. Escondido Boulevard for 172 units.

31. Interfaith Recuperative Care Facility/Hotel – (Developer: Interfaith) 555 North Center City Parkway – Conversion of the existing lodging facility (America’s Best Value Inn) and construction of new residential care facility designed to provide quality emergency housing, services, and supervision to at-risk individuals, homeless, etc. The application proposes to conduct this service, and be permitted, as a hotel.
32. Apollo Residential Care (NOAA Group) – An approved Conditional Use Permit for an assisted living and memory care facility, with 78 units accommodating 99 beds at 3141 East Valley Parkway.
33. East Valley Parkway Apartments (Developer: John Wurster) – A 50-unit mixed use affordable apartment complex consisting of four stories situated on a 21,000 square foot vacant parcel in the historic District of the Downtown.
34. Membrane-Filtration Reverse Osmosis Facility/MFRO (Developer: City of Escondido Utilities Department) 901 W. Washington.
35. Lake Wohlford Replacement Dam – the project involves a new dam downstream (west) of the existing dam and partial deconstruction of the existing dam. The replacement dam would feature an outlet tower that is integrated into the dam’s upstream face; the top of the existing outlet tower would be demolished, and the bottom of the existing outlet tower and the outlet pipe would be filled with sand and abandoned in place. The project would entail improvement and extension of an existing unpaved access road located west of the Lake Wohlford Marina, extending it to the right (north) abutment of the replacement dam.

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