



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

January 23, 2024 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Rick Paul

VICE CHAIR

Katharine Barba

COMMISSIONERS

David Barber

Carrie Mecaro

Barry Speer

Stan Weiler

Judy Fitzgerald

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 23, 2024

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. 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.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 23, 2024

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) January 9, 2024

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Oral Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

- [2.](#) **PL21-0057 - 335 N. Quince Street / North County Transit District - Fleet Parking**

REQUEST: A Conditional Use Permit to allow for the fleet vehicle storage and support to an existing bus maintenance facility owned and operated by the North County Transit District, East Division Maintenance Facility. The request also includes removal of existing site remnant foundations, site fences, pavement, lighting, and vegetation, and replacement with new parking lot paving, restriping, perimeter walls, lighting, access, and landscaping.

PROPERTY SIZE AND LOCATION: The 1.24-acre site is located at the southwest corner of N. Quince Street and Norlak Avenue and directly north of the Escondido Creek Channel, addressed as 335 N. Quince Street

(Assessor's Parcel No. 232-091-20-00)



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 23, 2024

APPLICANT: North County Transit District (NCTD)

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section – 15332, Class 32 (In-Fill Development Project)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

CURRENT BUSINESS

3. **Historic Preservation Commission**

REQUEST: Discussion related to the Historic Preservation Commission.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

Under state law, all items under Oral Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

4. Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

January 9, 2023 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

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In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 9, 2023

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Rick Paul

ROLL CALL:

Commissioners Present: Rick Paul, Chair; David Barber, Commissioner; Judy Fitzgerald, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

Commissioner Absent: Katharine Barba, Vice-Chair; Carrie Mecaro, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnel, Assistant City Engineer; Ivan Flores, Senior Planner; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: December 12, 2023

Motion to approve from Commissioner Barber; Second: Commissioner Weiler.

Motion carried (5-0) to approve the minutes.

Ayes: Paul, Barber, Fitzgerald, Speer, and Weiler.

Absent: Barba, Mecaro.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL21-0057 – 335 N. Quince Street / North County Transit District – Fleet Parking**

REQUEST: A Conditional Use Permit to allow for the fleet vehicle storage and support to an existing bus maintenance facility owned and operated by the North County Transit District, East Division Maintenance Facility. The request also includes removal of existing site remnant foundations, site fences, pavement, lighting, and vegetation, and replacement with new parking lot paving, restriping, perimeter walls, lighting, access, and landscaping.

PROPERTY SIZE AND LOCATION: The 1.24-acre site is located qat the southwest corner of N. Quince Street and Norlak Avenue, and directly north of the Escondido Creek Channel, addressed as 335 N. Quince Street. (Assessor’s Parcel No. 232-091-20-00)



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 9, 2023

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15332 (In-Fill Development Project).

APPLICANT: North County Transit District (NCTD)

STAFF RECOMMENDATION: Approval.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

None.

COMMISSION ACTION:

None. This item has been continued to the January 23, 2024 regularly scheduled meeting of the Planning Commission.

2. PL23-0304 – 960 West El Norte Parkway / AT&T Wireless Communication Facility

REQUEST: A request for a Conditional Use Permit to construct a 65’-0” high wireless service facility designed as a mono-eucalyptus. The facility consists of various antennas, surge suppressors, and cables to support the wireless facility. The request also includes the construction of a ground level enclosure surrounded by an 8’-0” tall CMU wall to house a diesel generator, and other accessory equipment for the wireless facility.

PROPERTY SIZE AND LOCATION: The 1.09-acre site is located on the north side of W El Norte Parkway within an existing commercial center and is addressed at 960 W El Norte Parkway. (Assessor’s Parcel Number: 226-350-65-00)

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15303 (New Construction or Conversion of Small Structures).

APPLICANT: Harold Thomas Jr. on behalf of AT&T.

STAFF RECOMMENDATION: Approval.

PUBLIC COMMENT:

None.



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TUESDAY, JANUARY 9, 2023

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including public comment on similar projects, and the existing site conditions.

COMMISSION ACTION:

Motion to approve Planning Commission Resolution 2024-01, approving the project.

Motion: Commissioner Speer. Second: Commissioner Fitzgerald.

Motion carried (5-0) to approve.

Ayes: Paul, Barber, Fitzgerald, Speer, Weiler.

Absent: Barba, Mecaro.

CURRENT BUSINESS:

1. Historic Preservation Commission

REQUEST: Discussion related to the Historic Preservation Commission (HPC).

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the HPC, including the existing purpose of the Commission, qualifications required, and processing timeline of projects brought to the HPC.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

Commissioner Barber requested to continue the discussion on the future plans for the Historic Preservation Commission. Motion seconded by Commissioner Weiler.



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 9, 2023

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided information related to the upcoming projects, and the upcoming January 23, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Paul adjourned the meeting at 7:37 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The City approved prior site improvements to the property located immediately west of the project site (under 2005-59-PPL) for North County Transit District’s (“NCTD”) existing maintenance and operations. A Conditional Use Permit is required for the proposed expansion of NCTD’s existing maintenance and operations into the project site for fleet vehicle storage and is subject to Section 33-1114 of Article 57(Miscellaneous Use Restrictions). The 1.24-acre site is located at the southwest corner of N. Quince Street and Norlak Avenue and directly north of the Escondido Creek Channel, which is addressed as 335 N. Quince Street (Attachment 1).

SUMMARY OF REQUEST

North County Transit District (“Applicant”) has submitted a request for the expansion of their existing maintenance and operations, referred to as the Breeze Operations East Site, into the project site, located easterly adjacent to the existing site, to serve as fleet vehicle storage and support to the existing NCTD maintenance facility. The Applicant proposes to remove the existing remnant foundations, ramps, various site fences, broken pavement; remove three (3) existing street entrances (one from Quince Street and two along Norlak Avenue); and remove perimeter vegetation. To accommodate the fleet vehicle storage expansion, the Applicant proposes to activate this underutilized light industrial property by improving the site with new parking lot paving, restriping, perimeter screening walls, lighting, landscaping, sidewalks, and creating access points from the existing maintenance and operations site for internal circulation.

A site plan showing general location of improvements, perimeter enhancements, and reoriented internal circulation, and the site photographic integration of the new fleet parking are provided under Attachment 2.

SUPPLEMENTAL DETAILS OF REQUEST

- 1. Property Size: 1.24 acres
- 2. Foundation/Walls/Paving: Remove remnant foundations, ramps, driveways & paved areas. Replace with new paved parking lot, restriping, and new internal circulation access points.
- 3. Lighting/Signs: Remove existing on-site light poles, street lights, and signs. Replace with light fixtures and required street lights. Signs will be processed under a separate permit.
- 4. Landscaping: Remove the existing landscape elements and replace with upgraded landscaping, parkway enhancements, sidewalks, screening, and fourteen street trees. A new irrigation system will be installed.
- 5. Hours of Operations: Maintenance facility operates 24 hours per day and 365 days a year.
- 6. Proposed Setbacks: Front: 10’-0”, Street: 10” -0” with side and rear at 0’



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STAFF REPORT

PROJECT ANALYSIS

1. General Plan Conformance:

The General Plan land use designation for the project site is General Industrial (GI), which allows for manufacturing, warehouse and distribution, assembly, and wholesale industrial opportunities. This includes outside storage, and supporting products or services for a primary-businesses.

One of the General Plans strategies related to industrial growth and integration that the proposed project compliments and embraces is Goal 10 as shown below. The proposed project provides a compatible use in that it expands an existing local transit agency use in immediate proximity of a Major Transit Stop and is scaled appropriately to the size of expansion. The proposed project would include enhanced landscaping, closure of existing curb cuts, as well as other site improvements that will enhance continuity between the project site and the existing operations adjacent to the west.

“GOAL 10: A variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.”

“Industrial Land Use Policy 10.7

Correlate the scale and amount of required improvements with the size of the project for businesses expanding their operations.”

2. Zoning Conformance:

The Light Industrial (M-1) zoning designation allows for a variety of light industrial activities such as assembling, manufacturing, storage warehousing and distribution, research/development, and support and service uses. Outdoor storage is permitted as an accessory use but is limited in scale and must be screened consistent with the requirements of Section 33-1114 of Article 57. The proposed project operations would conform to the operational requirements of Article 57, which include storage of vehicles in working order and in visibly ordered condition; prohibition of vehicle sales; and limitations of 48-hours for storage of non-operational vehicles. The proposed project includes site modifications consistent with the required development standards outlined within Article 57 and the Light Industrial (M-1) zoning district in that the existing maintenance facilities is the primary use and the proposed ancillary fleet storage as support to the overall operations; project site screening through construction of a 6'-0" perimeter wall; and enhanced landscaping of 10' feet wide and with fourteen (14) street trees.

Article 57 provisions:

Section (e) Fleet storage and tow yard storage. Fleet storage and tow yard storage shall be allowed as provided in any Permitted and Conditionally Permitted Principal Use Matrix and shall comply with the development standards of the zoning district, general development standards of subsection (a) above unless specified herein, and this section. No fleet storage or tow yard storage project shall be granted a permit unless the following requirements are satisfied:



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- (1) A vehicle that is not in working order shall not be stored on such premises for more than forty-eight (48) hours. Vehicles shall not be wrecked or dismantled; shall have hoods, trunks and doors closed; shall not be dirty or dusty; and shall not be parked or stored on public property or public rights-of-way. Junkyards and dismantling services are regulated by Chapter 15 of the Escondido Municipal Code.
- (2) Sale prohibited. No vehicle or any component of a vehicle shall be parked on public or private property advertising the vehicle or any other service or merchandise for sale.
- (3) Required building. A building shall be required to support tow yard storage services, if the use is maintained as a principal use, consistent with the general development standards of subsection (a) of this section; however, a building is not required to support fleet storage as a principal use.
- (4) Screening. Perimeter screening shall be by a solid, uniform fence or wall with a maximum height as specified in the ordinance of the zoning district. Solid fencing or walls shall be constructed of brick, block, stone or frame-stucco. An ornamental masonry wall shall be provided along all property lines that abut property used or zoned for residential purposes. Screening shall minimize the visual impact to the extent appropriate, through means of placement, barrier, or camouflage. Screening shall be designed to blend into the surrounding architecture or landscape so that the object or land use is not apparent to the casual observer. The face of all screen walls facing public rights-of-way shall be landscaped with shrubs, trees, and climbing vines. Use of walls and screening techniques shall meet crime prevention standards and provide graffiti deterrence elements.
- (5) Landscaping required. A five (5) foot wide planting area with trees shall be provided along the interior sides of screen wall. A separate landscaped planter shall be provided on-site with a minimum of five (5) feet wide dimensions along all street frontages, subject to Water Efficient Landscape Standards and street tree planting standards.
- (6) Tow trucks for tow yard storage. Storage or tow trucks is considered an integral part of the tow truck dispatching service which is the main permitted use. When subject to the conditions of the M-2 Zone or the WM General district of the South Centre City Specific Plan, the storage of these trucks must be located in the rear half of the lot and be enclosed by a six (6) foot high solid wall or fence with solid gates.
- (7) Fleet storage as a principal use. Demand analysis and mitigation as specified in section 33-1125 of this article.
- (8) Fleet storage as an accessory use. Accessory fleet storage areas must be incidental to a principal land use activity, and the accessory storage is located on the same site or lot as the primary use, and is considered an integral part of that business. Accessory outdoor fleet storage and must be located in a manner that minimizes the visual impact of the fleet storage through means of placement, barrier, or landscape screening to the extent appropriate. Accessory fleet storage shall not include any of the following: (A) a tow truck, tractor, trailer or semi-trailer, designed to pull or transport passenger automobiles; or (B) accessory display of rental, leasable, or for-sale vehicles or equipment. The accessory storage or display of such is permitted only if they are otherwise permitted in the zone in which the facility is located.



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The project site is located adjacent to other light industrial uses, as described below.

Proximity to other Light Industrial properties:

Northeast - Existing light industrial uses.

Southeast - Across Escondido Creek is the Downtown Specific Plan Area, subject to specific land uses.

Southwest - Existing light industrial uses.

Northwest - Existing light industrial uses.

SITE DESIGN

The Project consists of adding 56,100 square foot of paved area for fleet vehicle storage. The existing topography of the site is relatively flat and associated grading would include removal of existing foundations, ramps, landscaping, paving, and minor drainage improvements and BMP installation, which would be minimal. The project site is directly adjacent to the existing NCTD maintenance and operations site. The integration of the project site with the adjacent NCTD facility would allow for more efficient operations of the maintenance and operations, and provide consolidated fleet parking and vehicle storage areas. Proposed site improvements include the closure of three street curb cuts (one on Norlak Avenue and two on Quince Street) and replacement sidewalks; removal of fencing/gates and replacement with a 6'-0" concrete masonry perimeter wall; removal and replacement of landscaping (such as screening, parkways, street trees, etc.), as well as site lighting and street lights.

Fleet vehicle circulation would be reoriented internally between the project site and existing NCTD facility, with the main access provided from Norlak Avenue. The proposed expansion of the fleet vehicle storage consists of twenty-two full size van stalls (Revenue) and sixty-two vehicles (Non-Revenue) stalls for a total of eighty-four new parking stalls. No employee parking is proposed with the project, as the proposed expansion would not result in any new staff on-site. Due to the proximity to Escondido Creek an additional 10'-0" landscape buffer is proposed along with south perimeter fencing.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The project qualifies for an exemption under CEQA Guidelines Section 15332, Class 32 "In-fill Development Project" and staff prepared a Notice of Exemption for the project (Attachment 3). The project qualifies for the exemption as described further in the Findings of Fact, attached as Exhibit "C" to Resolution 2024-02 (Attachment 4)

PUBLIC INPUT

The Planning Division noticed the proposed project consistent with the requirements of both the Escondido Zoning Code and the State Law. Staff has not received any correspondence from the public regarding the project as of the preparation of this report.



CITY of ESCONDIDO

STAFF REPORT

Item 2.

CONCLUSION AND RECOMMENDATION

Staff's review concludes the proposed project is consistent with the guiding principles identified in the Land Use and Community Form Element of the Escondido General Plan. The proposed project is designed in conformance with the applicable development standards, design guidelines, and the project will contribute to the revitalization of an underutilized site.

Staff recommends that the Planning Commission approve the proposed Conditional Use Permit, as described in this staff report. The draft Planning Commission Resolution No. 2024-02, including Exhibits A, B, C, and D thereto, is incorporated into this staff report as Attachment 4.

ATTACHMENTS

1. Location, General Plan Map, and Zoning Map
2. Site Photos and Simulation
3. CEQA Notice of Exemption
4. Draft Planning Commission Resolution No. 2024-02 including Exhibits A, B, C, and D



CITY of ESCONDIDO

STAFF REPORT

Attachment 1 Location Map, General Plan, and Zoning Map



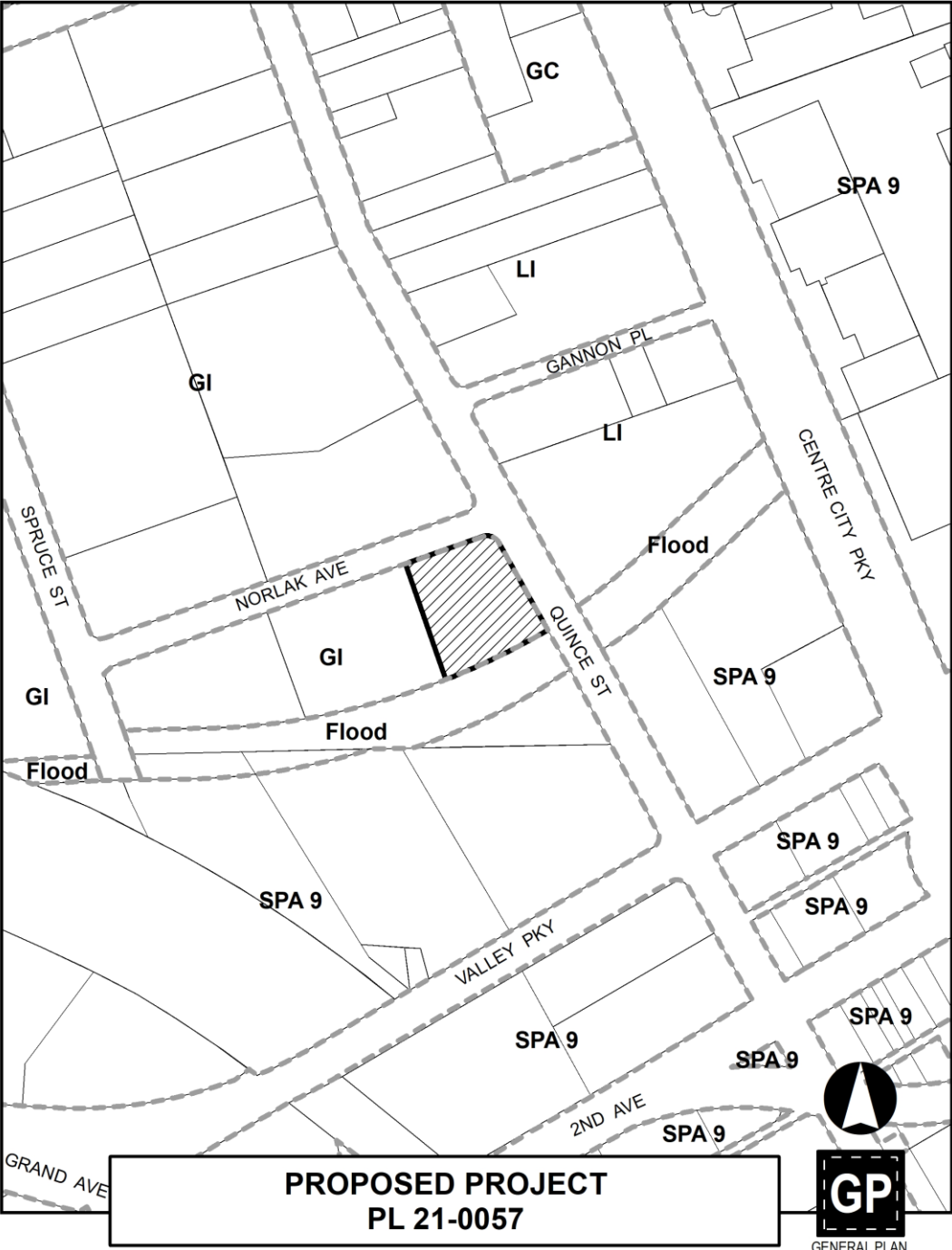
**PROPOSED PROJECT
PL 21-0057**

A
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CITY of ESCONDIDO

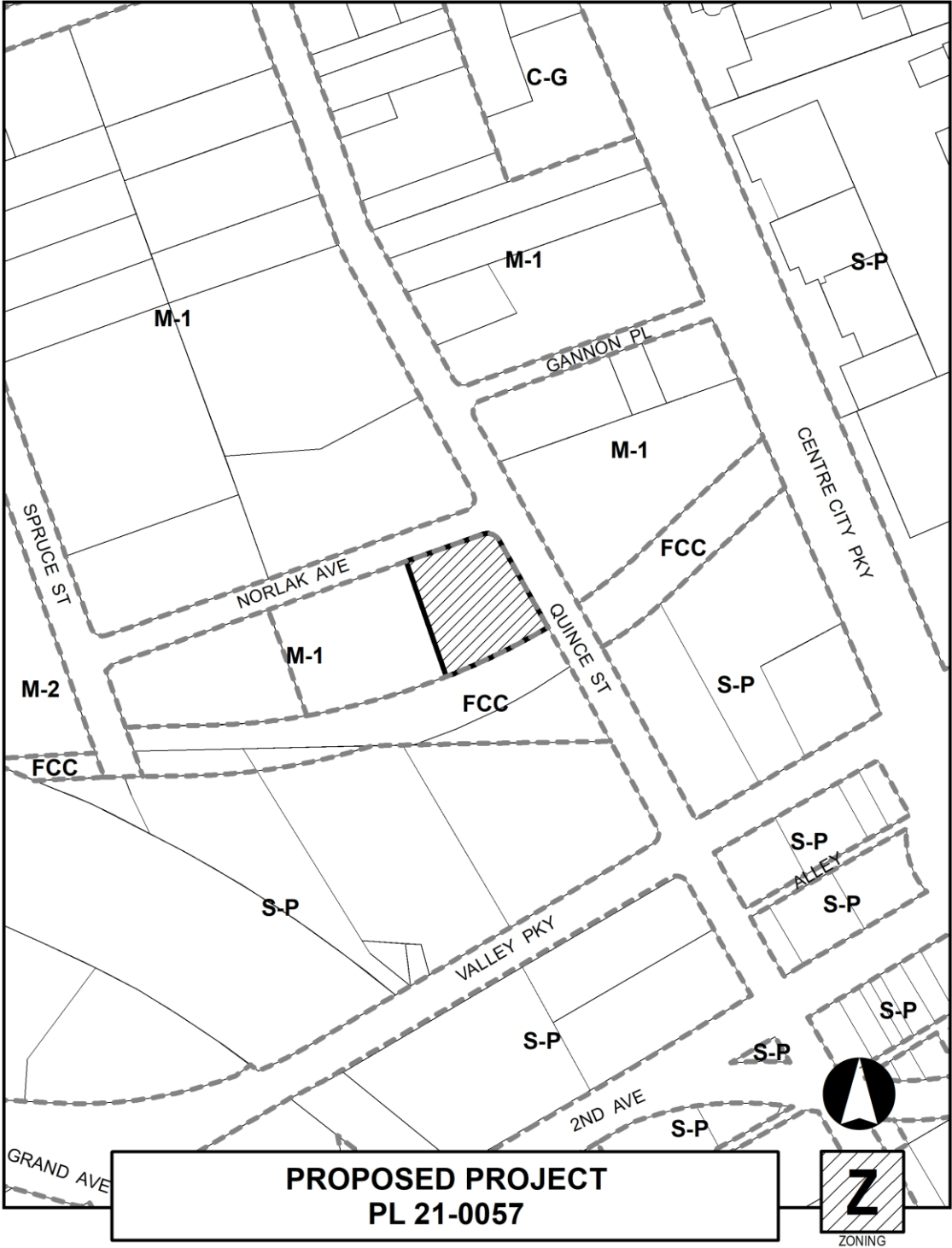
STAFF REPORT





CITY of ESCONDIDO

STAFF REPORT





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ATTACHMENT 2 Existing Site Photos and Photo Simulation



Southwesterly view of intersection



Westerly property line along Escondido Creek



Looking west at the corner of Norlak Avenue and Quince Street



CITY of ESCONDIDO

STAFF REPORT

Item 2.

PHOTO SIMULATION

Looking at the Southwest Corner of Norlak Avenue and N. Quince Street





CITY of ESCONDIDO

STAFF REPORT

ATTACHMENT 3 Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

Project Title/Case No: North County Transit District Fleet Parking / PL21-0057

Project Location - Specific: The project is located at on the southwest of the intersection of Norlak Avenue and North Quince Street, addressed as 335 N. Quince Street, Escondido (APN: 232-091-20-00)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: A Conditional Use Permit to allow for the fleet vehicle storage and support to an existing bus maintenance facility owned and operated by the North County Transit District, East Division Maintenance Facility. The request also includes removal of existing site remnant foundations, site fences, pavement, lighting, and vegetation, and replacement with new parking lot paving, restriping, perimeter walls, lighting, access, and landscaping.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Jason Yeager, Project Manager

Address: 1055 W. 7th Street, Suite 2900, Los Angeles, CA 90017 Telephone: 213-952-9233

Private entity School district Local public Agency State agency Other special district

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines sections 15332 Class 32, ("In-fill Development).

Reasons why project is exempt: The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development. CEQA Guidelines lists classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from review under CEQA.

The proposed project or its circumstances would not result in any exceptions identified in CEQA Guidelines, Section 15300.2. Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as urban in-fill development. CEQA Guidelines, Section 15332, defines in-fill development (Class 32 exemptions) as being applicable to projects meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.




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STAFF REPORT

Item 2.

Lead Agency Contact Person: Greg Mattson, AICP, Contract Planner Area Code/Telephone/Extension: 760-839-4544

Signature: 
Greg Mattson, AICP
Contract Planner

November 28, 2023
Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

Planning Commission
Hearing Date: January 23, 2024
Effective Date: February 5, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR
THE DEVELOPMENT OF A NORTH COUNTY
TRANSIT DISTRICT FLEET VEHICLE AND
MAINTENANCE OPERATIONS EXPANSION

APPLICANT: North County Transit District

CASE NO: PL21-0057

WHEREAS, North County Transit District (“Applicant”), filed a land use development application, Planning Case No. PL21-0057 (“Application”), with the City of Escondido (“City”) constituting a request to process a Conditional Use Permit for the development of a proposed fleet storage area adjacent to their existing East Division Maintenance Facility. The Breeze Operations East Site Expansion (“Project”) consists of approximately 56,100 square feet of paved fleet vehicle storage area, repurposing the site, consolidation of entrances, repaving, restriping, screening, and providing perimeter landscape enhancements; and

WHEREAS, the proposed Project is located at the southwest corner of N. Quince Street and Norlak Avenue and directly north of the Escondido Creek Channel, and addressed as 335 N. Quince Street (APN 232-091-20-00), in the Light Industrial (M-1) zone and has a General Plan Land Use designation of General Industrial (GI); and

WHEREAS, the subject property is all that real property described in Exhibit "A" which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code 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, fleet vehicle storage and support services as ancillary uses are permitted within the Light Industrial (M-1) zone, subject to the approval of a Conditional Use Permit, in accordance with Section 33-564 (Table 33-564) of the Escondido Zoning Code and Article 57 provisions; and

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

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B", which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

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

WHEREAS, on January 9, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the item was continued to a date certain, to be heard at the regularly scheduled January 23, 2024 Planning Commission meeting; and

WHEREAS, on January 23, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all person's full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated January 23, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.

2. The Planning Commission, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to California Environmental Quality Act (“CEQA”), CEQA Guidelines section 15332, Class 32 (In-Fill Development). The Project qualifies for an exemption under CEQA Guidelines from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development Project. The proposed project or its circumstances would not result in any exceptions identified in CEQA Guidelines, Section 15300.2. Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as urban in-fill development. CEQA Guidelines, Section 15332, defines in-fill development (Class 32 exemptions) as being applicable to projects meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

3. The project does not involve the use of significant amounts of hazardous substances; and is serviced by all necessary public services and facilities and the site is connected to City sewer and water services.

4. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations attached hereto as Exhibit "C" relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a decision on the matter as hereinafter set forth.

5. The Application to use the Property for the Project, subject to each and all the conditions hereinafter set forth in Exhibit "D", is hereby approved by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

6. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be

reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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

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

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 23rd day of January, 2024, by the following vote, to wit:

| | |
|------------|----------------|
| AYES: | COMMISSIONERS: |
| NOES: | COMMISSIONERS: |
| ABSTAINED: | COMMISSIONERS: |
| ABSENT: | COMMISSIONERS: |

Rick Paul, Chair
Escondido Planning Commission

ATTEST:

Veronica Morones, Secretary of the
Escondido Planning Commission

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

Alexander Rangel, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council pursuant to Zoning Code Section 33-1303

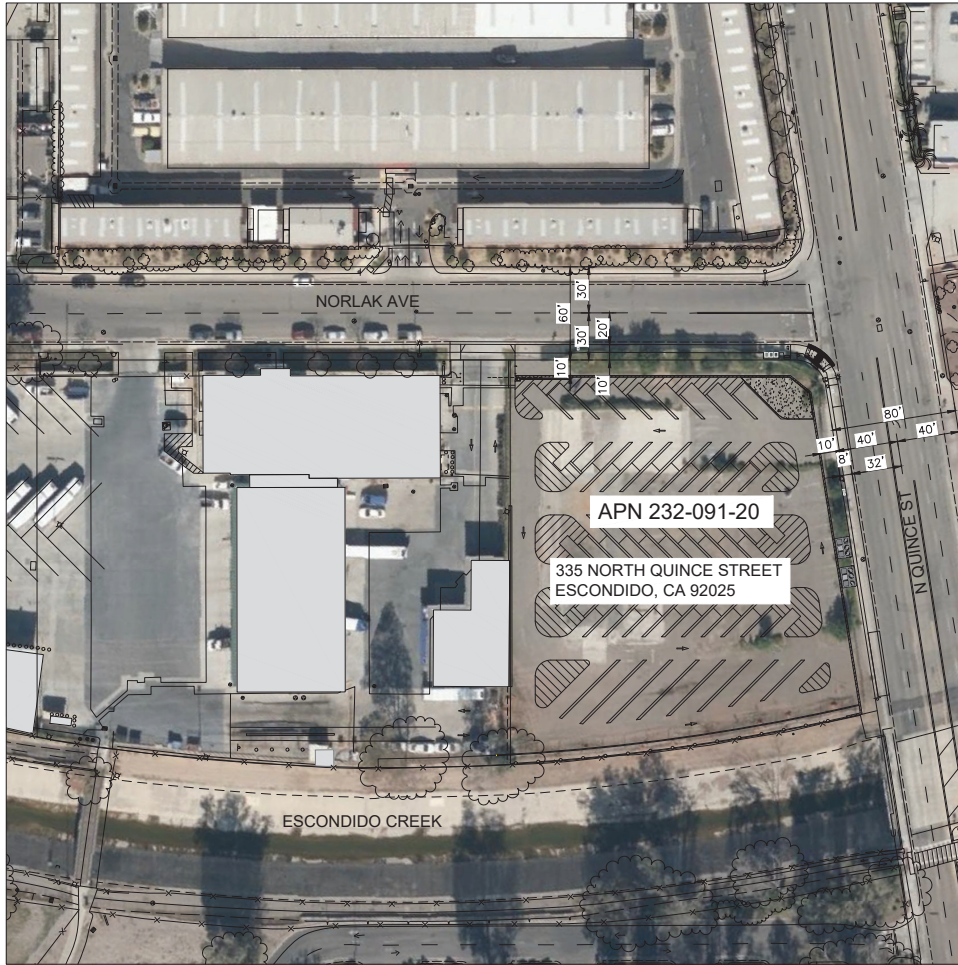
Exhibit "A"
Planning Case No. PL21-0057
Legal Description

Legal Description of Land

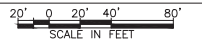
Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 2 OF PARCEL MAP #4261 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1975.

APN: 232-091-20-00



SITE PLAN
1 C-101 1" = 40'



GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2015 EDITION, EFFECTIVE DECEMBER 07, 2016 BY RESOLUTION NO. 2016-17 AND THE DESIGN STANDARDS AND STANDARD DRAWINGS OF THE CITY OF ESCONDIDO EFFECTIVE APRIL 02, 2014 BY RESOLUTION 2014-08, ALONG WITH ANY AMENDMENTS THERETO.
2. ALL CONTRACTORS WORKING IN THE PUBLIC RIGHT OF WAY SHALL OBTAIN A SEPARATE ENCROACHMENT PERMIT WITH THE CITY OF ESCONDIDO FROM THE DIRECTOR OF ENGINEERING SERVICES. INSPECTION OF ALL WORK IS REQUIRED. CONTACT THE ENGINEERING FIELD OFFICE AT (760) 839-4654 TO ARRANGE FOR ENCROACHMENT PERMITS AND INSPECTION. TWENTY-FOUR HOUR ADVANCE NOTICE IS REQUIRED FOR INSPECTION. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT OF WAY ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS WITHOUT THE EXPRESS PERMISSION OF THE CITY ENGINEER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
4. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.

ASSESSOR'S PARCEL NUMBER (APN):
232-091-20

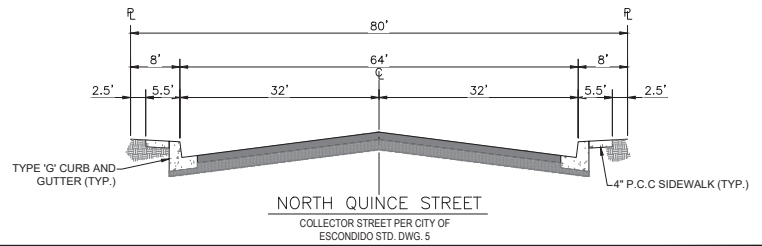
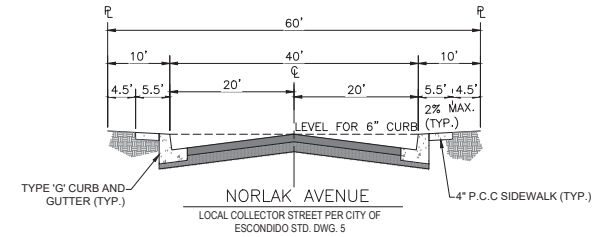
SITE ADDRESS:
335 NORTH QUINCE STREET
ESCONDIDO, CA 92025

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP #4261 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1975.

EASEMENTS:
ITEM 3: AN EASEMENT FOR PIPE LINES, DITCHES AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 1895 IN BOOK 238 OF DEEDS, PAGE 390. IN FAVOR OF: ESCONDIDO IRRIGATION DISTRICT. NOT PLOTTABLE FROM RECORD DATA.

ITEM 4: AN EASEMENT FOR LAY WATER PIPES ACROSS SAID LAND AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 25, 1908 IN BOOK 449 OF DEEDS, PAGE 13.

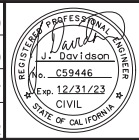
ITEM 5: AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 200754 OF OFFICIAL RECORDS. IN FAVOR OF: MERLE F. FARR AND ELLEN D. FARR, HUSBAND AND WIFE AS COMMUNITY PROPERTY



NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| | 09/16/22 | JD | SWQMP REVISIONS TO MWS |
| | 09/24/21 | JD | NCTD REQUESTED UPDATES |
| | 01/29/21 | JD | FINAL DESIGN (CUP SET) |
| | 12/07/20 | JD | FINAL DESIGN |
| | 10/02/20 | JD | 50% DESIGN SUBMITTAL |

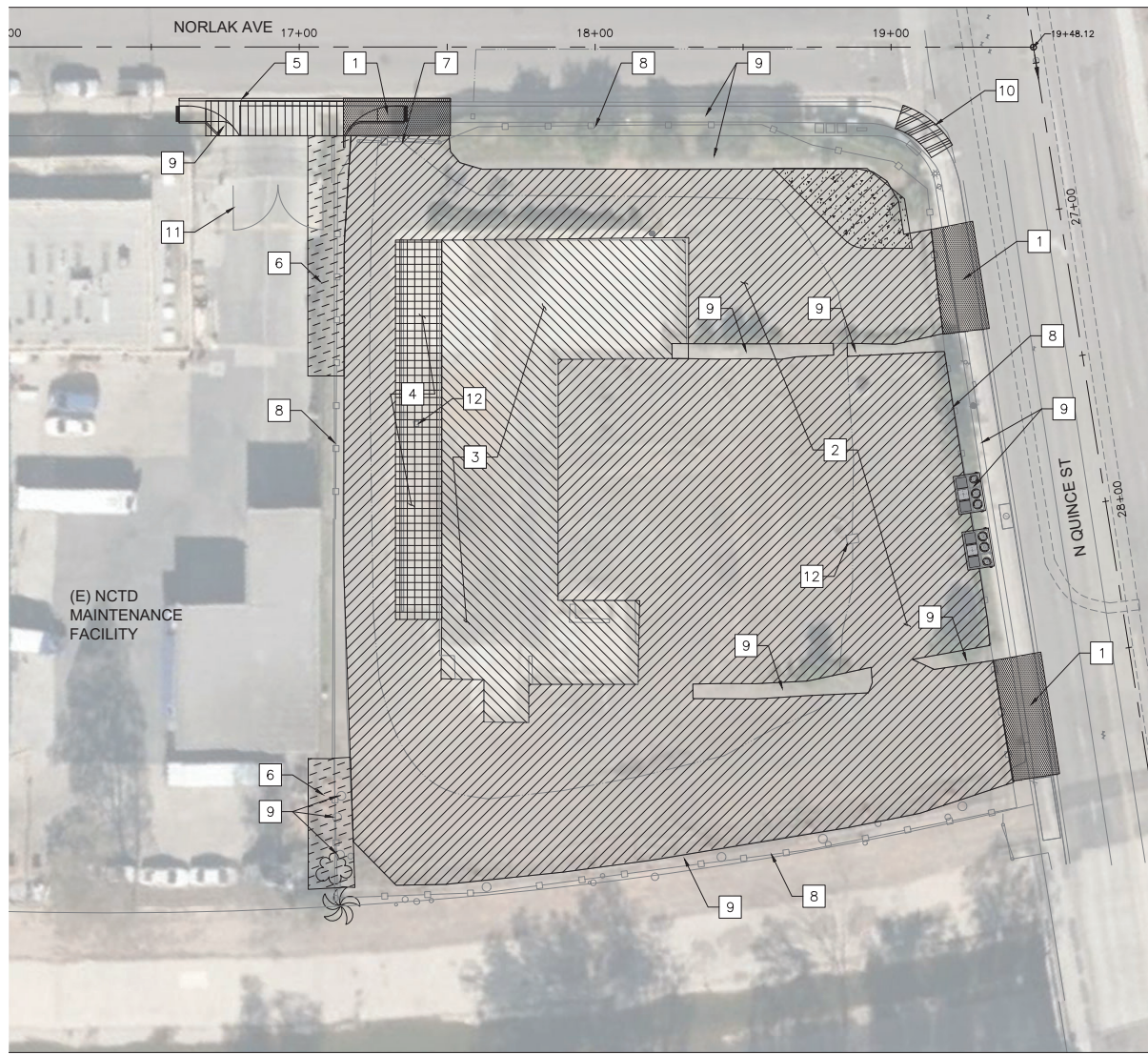
DESIGNED BY: JD
DRAWN BY: ZO
CHECKED BY: KT
DATE: 09/16/22



PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
SHEET TITLE
SITE PLAN

PROJECT NO
4020125
SCALE
1" = 40'
DRAWING NO
C-101
SHEET NO
10 OF 45

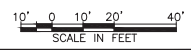


LEGEND

- 1 REMOVE EXISTING DRIVE APPROACH AND SIDEWALK
- 2 REMOVE EXISTING ASPHALT PAVEMENT
- 3 REMOVE EXISTING CONCRETE FOUNDATION
- 4 REMOVE EXISTING TRUCK DOCK, RETAINING WALL AND CONCRETE PAVEMENT
- 5 REMOVE EXISTING CURB AND SIDEWALK AS REQUIRED FOR NEW DRIVE APPROACH.
- 6 REMOVE INTERFERING PORTIONS OF ADJACENT IMPROVEMENTS AS REQUIRED FOR NEW DRIVEWAY CIRCULATION
- 7 REMOVE EXISTING VEHICLE GATE AND RELATED FOUNDATIONS.
- 8 REMOVE EXISTING PERIMETER FENCE AND RELATED FOUNDATIONS.
- 9 REMOVE EXISTING VEGETATION (GREES, SHRUBS, GRASS) AND PARKING ISLAND.
- 10 REMOVE EXISTING SIDEWALK AND CONCRETE PEDESTRIAN RAMP AS REQUIRED FOR NEW ADA CURB RAMP.
- 11 REMOVE EXISTING FENCE AND VEHICLE GATE.
- 12 REMOVE EXISTING AREA DRAIN AND INTERFERING PORTIONS OF EXISTING STORM DRAIN LINE



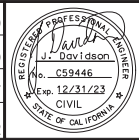
1 DEMOLITION PLAN
C-102 1" = 20'



NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| | | | |
| | 09/16/22 | JD | SWQMP REVISIONS TO MWS |
| | 09/24/21 | JD | NCTD REQUESTED UPDATES |
| | 01/29/21 | JD | FINAL DESIGN (CUP SET) |
| | 12/07/20 | JD | FINAL DESIGN |
| | 10/02/20 | JD | 50% DESIGN SUBMITTAL |

DESIGNED BY: **JD**
 DRAWN BY: **ZO**
 CHECKED BY: **KT**
 DATE: **09/16/22**



PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
 SHEET TITLE
DEMOLITION PLAN

PROJECT NO
4020125
 SCALE
1" = 20'
 DRAWING NO
C-102
 SHEET NO
11 OF 45



CONSTRUCTION NOTES:

- 1 CONSTRUCT CURB ONLY PER SAN DIEGO REGIONAL STD DWG G-01 AND PER DETAIL 1 ON SHEET C-503
- 2 CONSTRUCT 12" HDPE STORM DRAIN PIPE, WITH PIPE BEDDING AND TRENCH PER SAN DIEGO STD DWG D-60.
- 3 CONSTRUCT GRATED CATCH BASIN BOX INLET PER SAN DIEGO REGIONAL STD DWG D-29, WITH DETAILS PER D-11A AND D-11B, METAL FRAME PER D-13, GRATE PER D-15.
- 4 CONSTRUCT NEW ADA CURB RAMP, TYPE C, PER SAN DIEGO REGIONAL STD DWG G-29, REFER TO STD G-32A FOR CURB RAMP GENERAL NOTES AND G-32B FOR DETAILS. CT=8'-0". TRUNCATED DOME TILE COLOR SHALL BE COLONIAL RED PER CITY OF ESCONDIDO DESIGN STANDARD 7.C. PROTECT EXISTING SDG&E TERMINATOR EQUIPMENT IN PLACE.
- 5 NOT USED
- 6 INSTALL MWS LINEAR BIOFILTRATION PLANTER BOX. SEE GRADING AND DRAINAGE PLAN, SHEET C-104 FOR MANUFACTURER'S MODEL AND SHEET C-503, DETAIL 2 FOR MORE INFO.
- 7 NOT USED
- 8 CONSTRUCT SIDEWALK REPLACEMENT PER CITY OF ESCONDIDO STD DWG G-6-E AND PER DETAILS 2 AND 3 ON SHEET C-502
- 9 CONSTRUCT NEW DRIVE APPROACH PER CITY OF ESCONDIDO STD. DWG. G-5-E, WIDTH PER PLAN.
- 10 CONSTRUCT CMU PERIMETER SITE WALL, 6'-0" HIGH WITH 2'-0" WROUGHT IRON METAL FENCE TOPPING, PER DETAIL 7 ON SHEET C-502
- 11 CONSTRUCT NEW CURB AND CUTTER WITH 2" WIDE ASPHALT REPLACEMENT PER SAN DIEGO REGIONAL STD DWG G-02
- 12 NOT USED
- 13 INSTALL NEW CONCRETE PAVEMENT, 9" PCC OVER 12" AGGREGATE BASE OVER 12% 95% COMPACTED SOIL (TI=6.5) AND PER DETAILS 4 AND 8 ON SHEET C-502
- 14 CONSTRUCT NEW WROUGHT IRON MOTORIZED ROLLING VEHICLE GATE, 8'-0" HIGH, PER DETAILS ON SHEETS C-501 AND C-501A. GATE SHALL BE EQUIPPED WITH A KNOX BOX AND AN OPTICOM DETECTOR FOR FIRE ACCESS.
- 15 CONSTRUCT NEW PEDESTRIAN GATE, WROUGHT IRON, 4'-0" WIDE. SEE DETAILS ON SHEETS C-501 AND C-501A.
- 16 CONSTRUCT CHAIN LINK SITE FENCE, 8'-0" HIGH, TO MATCH EXISTING FENCE AT ADJACENT MAINTENANCE FACILITY PROPERTY.
- 17 CONSTRUCT WROUGHT IRON FENCE, 8'-0" HIGH. SEE SHEET C-501 FOR SIMILAR DETAILS. TYPICAL SEGMENT WIDTHS SHALL MATCH EXISTING FENCE AT MAIN LOT.
- 18 INSTALL VEHICLE BOLLARD PER DETAIL 1 ON SHEET C-502
- 19 INSTALL VEHICLE WHEEL STOP PER DETAIL 6 ON SHEET C-502
- 20 EQUIPMENT PAD PER DETAIL 5 ON SHEET C-502
- 21 CONSTRUCT CURB AND CONCRETE PAD FOR GATE QUEUE PER DETAIL 1B ON SHEET C-501

PROTECT IN PLACE:

- 40 EXISTING TRAFFIC SIGN
- 41 EXISTING LIGHT POLE
- 42 EXISTING CATCH BASIN AND STORM DRAIN MANHOLE
- 43 EXISTING AT&T COMMUNICATIONS ACCESS BOX
- 44 EXISTING COMMUNICATIONS EQUIPMENT ENCLOSURE
- 45 EXISTING FIRE HYDRANT
- 46 EXISTING SDG&E TERMINATOR EQUIPMENT ENCLOSURE
- 47 EXISTING SDG&E TRANSFORMER EQUIPMENT ENCLOSURES, TYPICAL OF 3
- 48 EXISTING DRIVEWAY FOR CHANNEL MAINTENANCE AND ACCESS
- 49 COX COMMUNICATION ACCESS BOX
- 50 STREET LIGHT ACCESS BOX

1 C-103 CONSTRUCTION PLAN

NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |

| | |
|--------------|----------|
| DESIGNED BY: | JD |
| DRAWN BY: | ZO |
| CHECKED BY: | KT |
| DATE: | 09/16/22 |

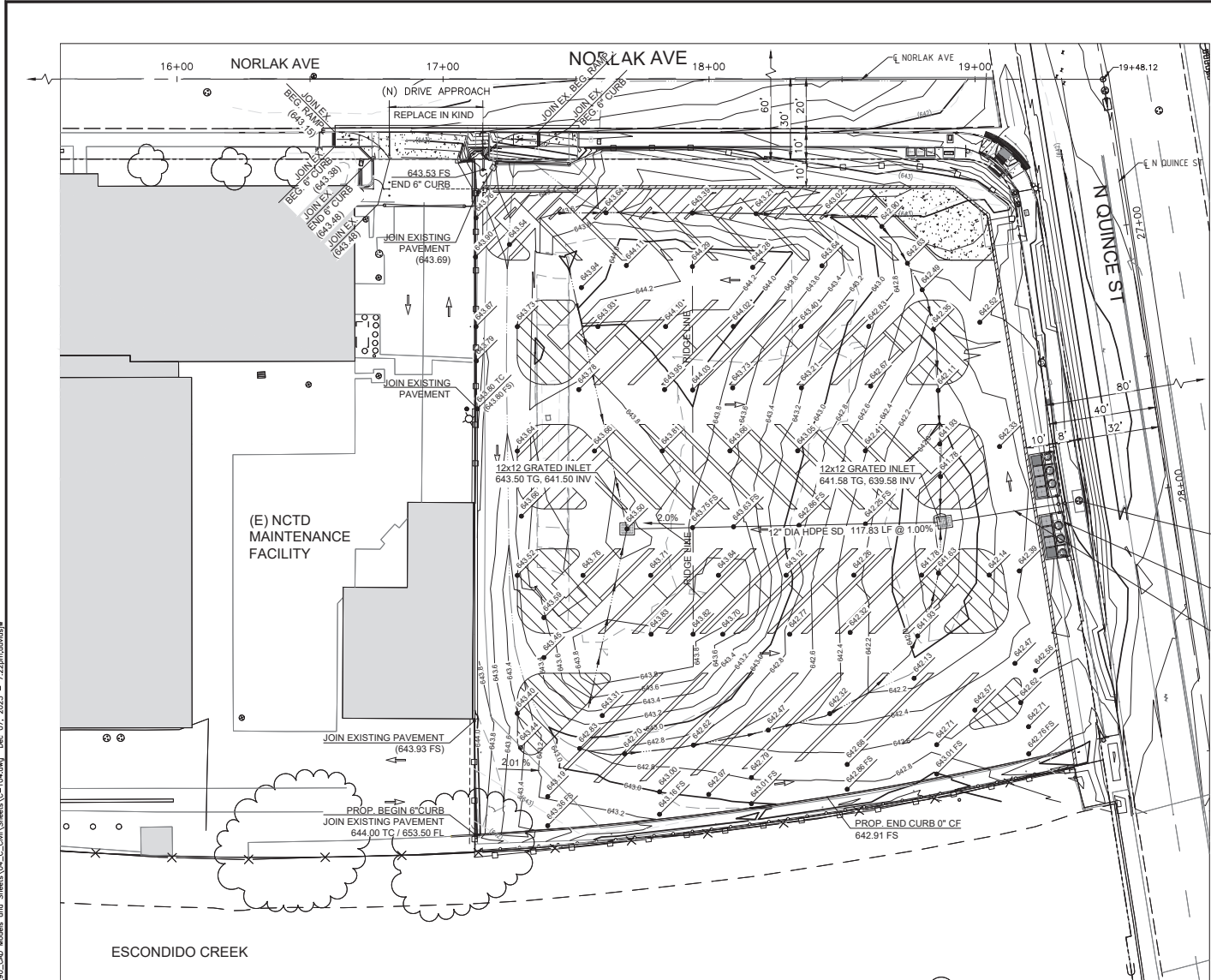
STV
ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS
1055 WEST 7th STREET, SUITE 2900
LOS ANGELES, CA. 90017-2577

NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

| | |
|---------------|---------------------------------------|
| PROJECT TITLE | BREEZE OPERATIONS EAST SITE EXPANSION |
| SHEET TITLE | CONSTRUCTION PLAN |

| | |
|------------|----------|
| PROJECT NO | 4020125 |
| SCALE | 1" = 20' |
| DRAWING NO | C-103 |
| SHEET NO | 12 OF 45 |



- GRADING AND DRAINAGE NOTES:**
1. FOLLOWING THE APPROVAL OF THE GRADING PLAN, BUT NO LONGER THAN 48 HOURS BEFORE STARTING GRADING, THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT WITH THE CITY OF ESCONDIDO FROM THE ENGINEERING FIELD OFFICE AT 201 NORTH BROADWAY, (760) 939-4664.
 2. GRADING AREAS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH ARTICLE 55, EXCAVATION AND GRADING, OF THE ESCONDIDO ZONING CODE.
 3. THE SOILS REPORT PREPARED BY DIAZ YOURMAN & ASSOCIATES DATED DECEMBER 11, 2020 AND ALL SUPPLEMENTS THEREOF ARE INCORPORATED AND MADE A PART OF THE PLAN.
 4. ALL FILLS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY. A COMPACTION REPORT, ACCOMPANIED BY A PAD CERTIFICATION REPORT, SHALL BE SUBMITTED TO THE FIELD ENGINEER PRIOR TO THE ROUGH GRADING INSPECTION FOR ALL FILLS EXCEEDING ONE FOOT IN DEPTH, FOR EACH GRADED PAD. THE COMPACTION REPORT SHALL INCLUDE A STATEMENT THAT THE GEOTECHNICAL ENGINEERING AND ENGINEERING GEOLOGIC ASPECTS OF THE GRADING HAVE BEEN INSPECTED AND ARE IN COMPLIANCE WITH THE APPLICABLE CONDITIONS OF THE GRADING PERMIT, THE GEOTECHNICAL ENGINEER'S AND ENGINEERING GEOLOGIST'S RECOMMENDATIONS, THE COMPACTION REPORT AND PAD CERTIFICATION LETTER SHALL BE REVIEWED AND APPROVED BY THE FIELD ENGINEER PRIOR TO THE ROUGH GRADING APPROVAL.
 5. ALL SLOPES SHALL BE CONTOUR-GRADED SO AS TO ROUND CORNERS AND TO BLEND MANUFACTURED SLOPES INTO ADJACENT NATURAL SLOPES. SEE SECTION 33-1066-C OF THE GRADING ORDINANCE FOR SPECIFIC REQUIREMENTS.
 6. ALL SLOPES OVER THREE FEET IN HEIGHT SHALL BE LANDSCAPED. FOR SLOPES OVER FIVE FEET IN HEIGHT, THE CONTRACTOR SHALL PROVIDE PERMANENT SPRINKLER SYSTEMS INSTALLED ON EACH LOT.
 7. PAD ELEVATION CERTIFICATES MUST BE SUBMITTED FOR EACH PAD A MINIMUM OF 3 DAYS PRIOR TO REQUESTING FINAL ROUGH GRADING INSPECTION. THE CERTIFICATE MUST BE AN ORIGINAL SIGNED AND SEALED BY A CALIFORNIA LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER WITH AN RCE NO. OF 33965 OR LESS, AND MUST CONTAIN AN ELEVATION TO THE NEAREST TENTH OF A FOOT. THE STATEMENT "SUBSTANTIAL CONFORMANCE" WILL NOT BE ALLOWED.
 8. BLASTING SHALL NOT BE PERMITTED.

EXISTING CATCH BASIN
TYPE "K", W=7'-0" (ST-405)
PER AS-BUILT PLAN 1455-5
(641.73 RIM, 640.90 FL, 637.86 INV)

CONTECH MWS LINEAR BIOFILTRATION PLANTER BOX
MODEL MWS-L-8-16 OR EQUAL, EACH SIDE (2 TOTAL),
PER DETAIL 2 ON SHEET C-503; 639.48 FL

REMOVE AND REPLACE PORTION OF EXISTING
STORM DRAIN LINE, UNKNOWN DIAMETER, WITH 12"
HDPE SD, 47.19 LF @ 3.43%

CONTOUR INTERVAL:
CONTOURS ARE 1 FOOT MAJOR INTERVALS, WITH 0.20' MINOR INTERVALS.

BENCHMARK:
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD (2017.50 EPOCH)

BEARINGS ARE BASED ON THE BEARING BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER CONTINUOUS GPS STATIONS "DSME" TO "RAPP" BEING N61°18'37.5"E

ELEVATIONS ARE BASED ON CITY OF ESCONDIDO BENCH MARK 66-A DESCRIBED AS "CHISELED X ON TOP OF CURB, AT THE CENTER OF CURB RETURN, ON THE N.W. CORNER OF 9TH AVENUE AND JUNIPER STREET. RESET 12/2005."
ELEV. = 640.07 FEET (NGVD 29, YEAR OF ADJUSTMENT, 2012)

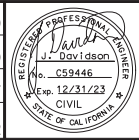
DATE OF SURVEY: MAY 2020

1 GRADING AND DRAINAGE PLAN
C-104 1" = 20'

NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|----------|------|----|------------------------|
| 09/16/22 | JD | | SWQMP REVISIONS TO MWS |
| 09/24/21 | JD | | NCTD REQUESTED UPDATES |
| 01/29/21 | JD | | FINAL DESIGN (CUP SET) |
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DESIGNED BY: JD
DRAWN BY: ZO
CHECKED BY: KT
DATE: 09/16/22



STV
ENGINEERS/ARCHITECTS/PLANNERS/CONSTRUCTION MANAGERS
1055 WEST 7th STREET, SUITE 2900
LOS ANGELES, CA. 90017-2577

NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
GRADING AND DRAINAGE PLAN

PROJECT NO: 4020125
SCALE: 1" = 20'
DRAWING NO: C-104
SHEET NO: 13 OF 45

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STORM WATER POLLUTION PREVENTION NOTES:

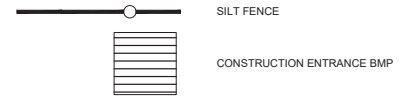
- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION IN CONFORMANCE WITH THE CITY OF ESCONDIDO'S MUNICIPAL CODE. ADDITIONALLY, SITES OVER AN ACRE SHALL ABIDE BY THE CONSTRUCTION GENERAL PERMIT (CGP). ALL BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE CASQA HANDBOOK, AT A MINIMUM PERIMETER CONTROL AND CONSTRUCTION ENTRANCES SHOULD BE IN PLACE PRIOR TO A GRADING PERMIT BEING ACTIVATED.
- INSPECTION, MODIFICATION AND MAINTENANCE OF THE BMPs SHALL BE IMPLEMENTED AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN THE BMPs, THE CITY MAY ISSUE EMERGENCY MAINTENANCE WORK TO BE COMPLETED TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) AND ANY FINES ASSESSED TO THE CITY SHALL BE CHARGED TO THE OWNER OF THE PROJECT.
- NECESSARY MATERIALS TO IMPLEMENT THE REQUIRED BMPs SHALL BE AVAILABLE ON SITE TO FACILITATE RAPID DEPLOYMENT OR TO REPAIR ANY BMP FAILURES.
- CITY STAFF SHALL BE ALERTED BY THE CONTRACTOR, PERMITEE OR OWNER, AS NEEDED FOR EMERGENCY WORK DURING STORMS.
- RUN-ON FLOW ONTO THE SITE SHALL BE PROPERLY MANAGED AND PLANNED FOR TO PREVENT FAILURE OF BMPs AND/OR ILLEGAL DISCHARGES FROM THE PROJECT SITE INTO THE STORM DRAIN.
- STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AT EVERY ONSITE STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. WHERE FEASIBLE DESILTING BASINS SHALL ALSO BE PROVIDED AT DRAINAGE OUTLETS FROM THE GRADED SITE.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON SLOPES AND ANY EXPOSED SOIL USING THE FOLLOWING BMPs: FIBER BLANKETS, BONDED FIBER MATRIX; OR BY INSTALLING OR MAINTAINING EXISTING VEGETATION. THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND STABILIZE ANY ERODED AREAS. INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED. ALL EXPOSED SOIL INCLUDING INACTIVE AND ACTIVE SLOPES SHALL BE PROTECTED PRIOR TO A RAIN EVENT.
- ALL UNPAVED GRADED CHANNELS SHALL IMPLEMENT EROSION PREVENTION MEASURES SUCH AS LINING AND INSTALLING VELOCITY CHECK DAMS AT REGULAR INTERVALS.
- STREET SWEEPING VEHICLES WITH VACUUMS AND WATER TANKS SHALL BE USED TO KEEP PAVED STREETS FREE OF LOOSE SOIL AND/OR CONSTRUCTION DEBRIS.
- CONTRACTORS SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
- STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO FORECAST RAIN. ASPHALT SHALL ADDITIONALLY BE PLACED ON A LAYER OF PLASTIC SHEET, OR EQUIVALENT.
- ALL PORTABLE TOILETS SHALL HAVE SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR STORM DRAIN (I.E., CATCH BASIN OR STREET).
- VEHICLES SHALL HAVE DRIP PANS UNDERNEATH THEM AND ANY LEAKS OR SPILLS SHALL BE PROMPTLY REPAIRED AND REMOVED.
- ALL DEBRIS SHALL BE PLACED IN DUMPSTERS WITH LIDS. THE LIDS SHALL BE CLOSED AT THE END OF EACH DAY AND ARE NOT TO BE OVERFILLED. ADDITIONAL TRASH PICK-UPS SHALL BE MADE AS NECESSARY.
- LIQUID MATERIALS SHALL BE STORED IN CLOSED CONTAINERS IN SECONDARY CONTAINMENT AND UNDER COVER. SOLID MATERIALS SHALL BE STORED ON PALLETS AND BE COVERED PRIOR TO FORECAST RAIN.
- A MATERIALS WASHOUT SHALL BE AVAILABLE ONSITE WHENEVER LIQUID MATERIALS ARE USED. THE WASHOUT SHALL FULLY CONTAIN WASH MATERIALS AND THE SURROUNDING AREA SHALL BE KEPT FREE OF SPILLS.
- DISCHARGE OF POTABLE WATER (SUCH AS FROM POWER WASHING OR FILLING WATER TRUCKS) SHALL BE PREVENTED OR DIRECTED TO LANDSCAPE.
- PERIMETER CONTROL IS REQUIRED ON ALL SITES
- ALL ACTIVE ENTRANCES SHALL PREVENT TRACKING BY INSTALLING STABILIZED CONSTRUCTION ENTRANCES.

ENGINEER'S CERTIFICATION OF STRUCTURAL BMP'S

THE ENGINEER OF RECORD SHALL VERIFY THAT THE STRUCTURAL BMP'S HAVE BEEN CONSTRUCTED AND OPERATE IN COMPLIANCE WITH ALL OF THE DESIGN SPECIFICATIONS, PLANS, PERMITS, ORDINANCES AND THE REQUIREMENTS OF THE MS4 PERMIT.

THE ENGINEER OF RECORD SHALL PROVIDE THE FIELD OFFICE WITH A SIGNED AND STAMPED CERTIFICATION(S) THAT THE PROJECT'S SITE DESIGN AND STRUCTURAL BMP'S WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SWQMP. THE CERTIFICATION SHALL INCLUDE PHOTOGRAPHS TAKEN DURING SEVERAL PHASES OF THE TREATMENT FACILITIES DURING CONSTRUCTION (INCLUDING PHOTOGRAPHS OF SUBSURFACE STRUCTURES AND MATERIALS) AND FINAL AS-BUILT CONDITIONS.

LEGEND



NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| | | | |
| | 09/16/22 | JD | SWQMP REVISIONS TO MWS |
| | 09/24/21 | JD | NCTD REQUESTED UPDATES |
| | 01/29/21 | JD | FINAL DESIGN (CUP SET) |
| | 12/07/20 | JD | FINAL DESIGN |
| | 10/02/20 | JD | 50% DESIGN SUBMITTAL |

DESIGNED BY: JD
 DRAWN BY: ZO
 CHECKED BY: KT
 DATE: 09/16/22

STV
 ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS
 1055 WEST 7th STREET, SUITE 2900
 LOS ANGELES, CA. 90017-2577

NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS
 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION

SHEET TITLE
 EROSION CONTROL PLAN

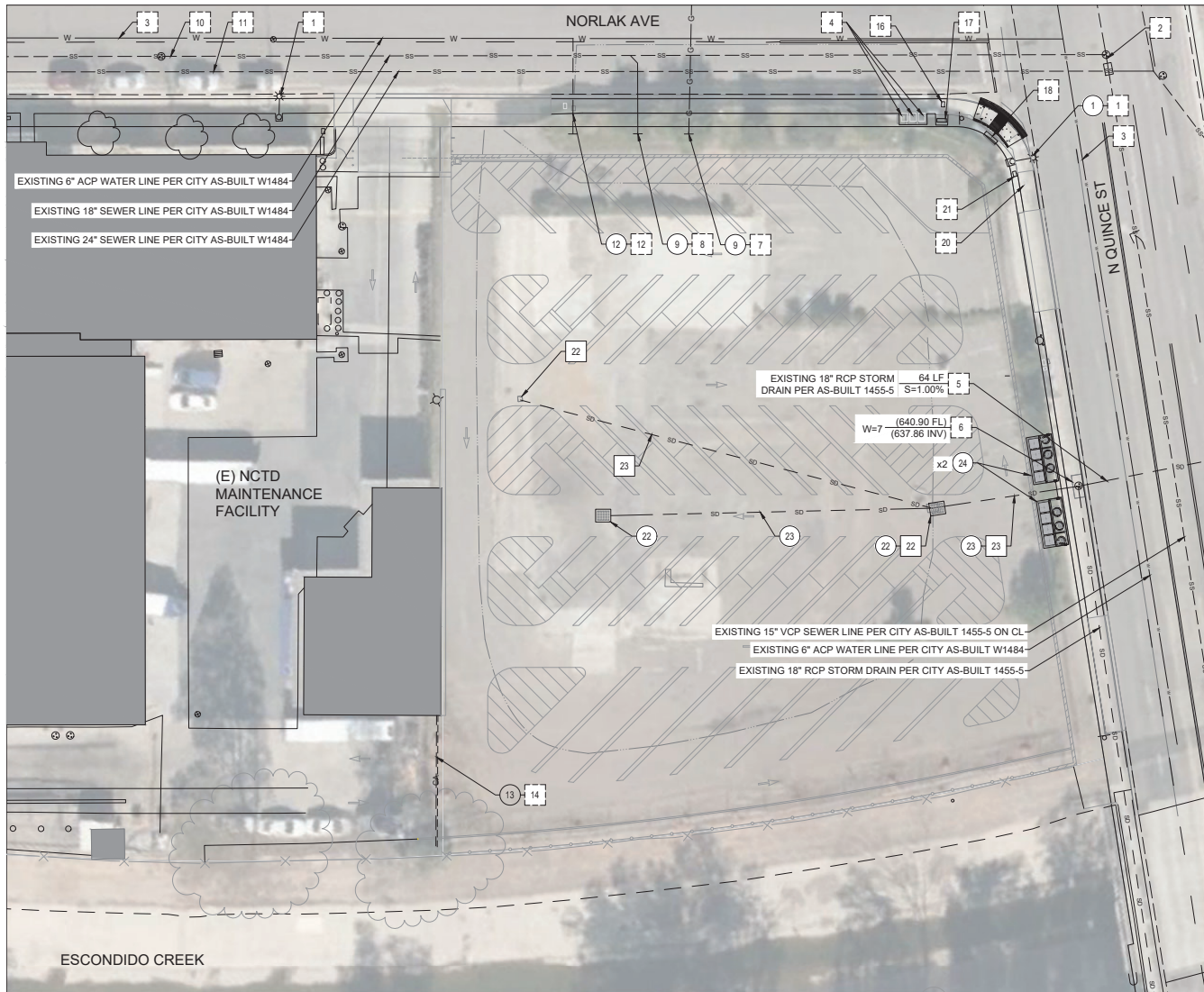
PROJECT NO
 4020125

SCALE
 1" = 20'

DRAWING NO
 C-105

SHEET NO
 14 OF 45

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CONSTRUCTION SYMBOLS:

- CONSTRUCT
- REMOVE
- REMOVE & CONSTRUCT
- EXISTING / PROTECT IN PLACE
- REMODEL EXISTING
- WORK BY OTHERS

CONSTRUCTION NOTES:

1. STREET LIGHT. REPLACE EXISTING STREET LIGHT WITH NEW LED FIXTURE PER CITY OF ESCONDIDO STD DWG E-1-E.
2. MANHOLE
3. 6" ACP WATER PER CITY OF ESCONDIDO AS-BUILT PLAN W1484
4. SDG&E TRANSFORMER EQUIPMENT ENCLOSURES, TYPICAL OF 3
5. 18" RCP (2500-D) PER CITY OF ESCONDIDO AS-BUILT PLAN 1455-5, LENGTH AND SLOPE PER PLAN
6. TYPE "K" CURB INLET (ST-405) PER CITY OF ESCONDIDO AS-BUILT PLAN 1455, LENGTH AND INVERT PER PLAN
7. GAS LATERAL PER USA SURVEY FIELD MARK (NO AS-BUILT PLAN), PER NCTD THE EXISTING GAS LINE HAS BEEN DISCONNECTED AT THE MAINLINE ON THE FORTH SIDE OF THE STREET. FIELD VERIFY, CAP AT PROPERTY LINE, AND REMOVE REMAINING ONSITE PORTIONS.
8. SEWER LATERAL PER USA SURVEY FIELD MARK (NO AS-BUILT PLAN). CAP EXISTING SEWER AT PROPERTY LINE.
9. ABANDON REMAINING ONSITE UTILITY LINES
10. 18" SEWER PER CITY OF ESCONDIDO AS-BUILT PLAN W1484
11. 24" SEWER MAIN TRUNK LINE PER CITY OF ESCONDIDO AS-BUILT PLAN W1484
12. EXISTING WATER METER, MODIFY WITH BACKFLOW DEVICE PER LANDSCAPE PLANS. COORDINATE THE START OF NEW WATER SERVICE WITH THE CITY OF ESCONDIDO.
13. DETACH (E) COMPRESSED AIR LINE FROM (E) SITE FENCE THAT IS INTENDED TO BE DEMOD.
14. BURY 2' BELOW PROPOSED FINISH SURFACE OF (N) DRIVEWAY, DAYLIGHT ON EITHER SIDE TO RECONNECT TO (E) LINE.
15. NOT USED
16. AT&T ACCESS BOX
17. AT&T COMMUNICATION EQUIPMENT ENCLOSURE
18. SDG&E TERMINATOR EQUIPMENT ENCLOSURE
19. NOT USED
20. COX COMMUNICATION ACCESS BOX
21. STREET LIGHT ACCESS BOX
22. STORM DRAIN AREA DRAIN, SEE SHEET C-103
23. ONSITE STORM DRAIN LINE, SEE SHEET C-103
24. STORM WATER BMP. MWS LINEAR BIOFILTRATION PLANTER BOX. SEE GRADING AND DRAINAGE PLAN, SHEET C-104. FOR MANUFACTURER'S MODEL AND SHEET C-503, DETAIL 2 FOR MORE INFORMATION.



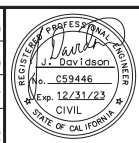
1 UTILITIES PLAN
C-106 1" = 20'



NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| | 09/16/22 | JD | SWQMP REVISIONS TO MWS |
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| | 10/02/20 | JD | 50% DESIGN SUBMITTAL |

DESIGNED BY: JD
 DRAWN BY: ZO
 CHECKED BY: KT
 DATE: 09/16/22



PROJECT ADDRESS
 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

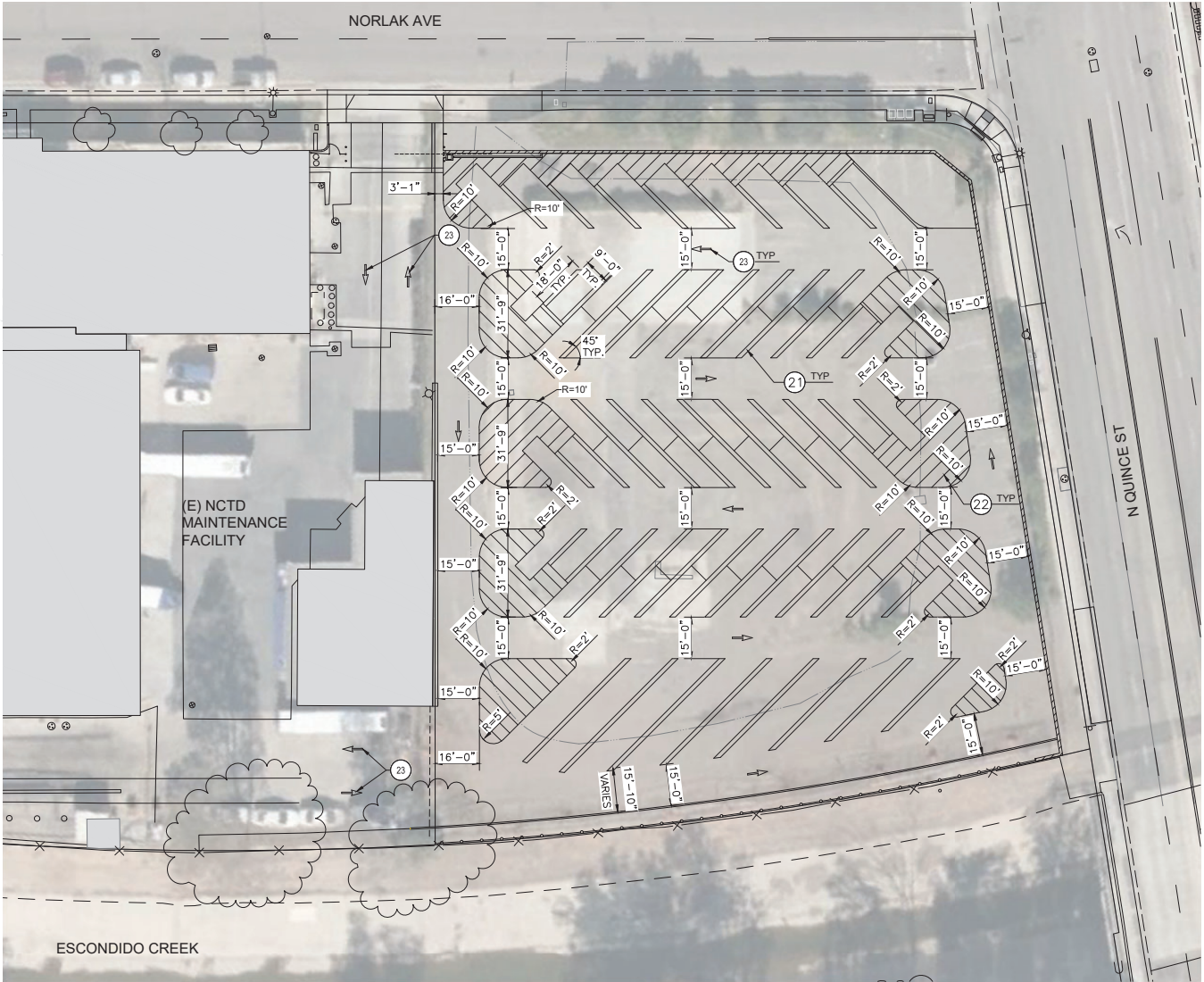
PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION
 SHEET TITLE
 UTILITIES PLAN

PROJECT NO. 4020125
 SCALE 1" = 20'
 DRAWING NO. C-106
 SHEET NO. 15 OF 45

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SIGNAGE AND STRIPING CONSTRUCTION NOTES:

- ① PAINT SINGLE 4" WHITE PARKING STALL STRIPE
- ② PAINT 4" WHITE CROSS HATCH STRIPING AT 36" ON CENTER
- ③ VEHICLE DIRECTIONAL PAVEMENT MARKINGS, PER DETAIL 6 ON C-501A



1 SIGNAGE AND STRIPING PLAN
 C-107 1" = 20'
 SCALE IN FEET: 10' 0 10' 20' 40'

NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| | 09/16/22 | JD | DESIGNED BY |
| | 09/24/21 | ZO | DRAWN BY |
| | 01/29/21 | KT | CHECKED BY |
| | 12/07/20 | JD | FINAL DESIGN (CUP SET) |
| | 10/02/20 | JD | 50% DESIGN SUBMITTAL |

DESIGNED BY: **JD**
 DRAWN BY: **ZO**
 CHECKED BY: **KT**
 DATE: **09/16/22**



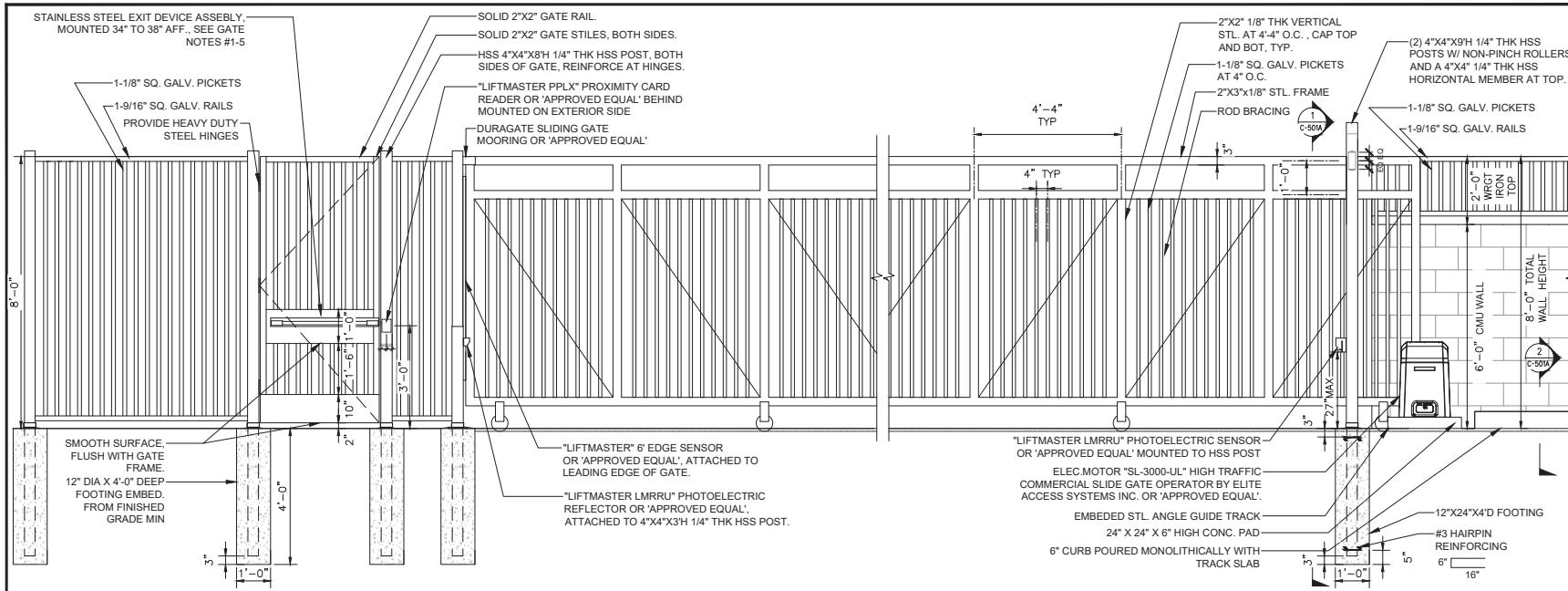
STV
 ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS
 1055 WEST 7th STREET, SUITE 2900
 LOS ANGELES, CA. 90017-2577



PROJECT ADDRESS
 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

| | |
|---|------------------------------|
| PROJECT TITLE BREEZE OPERATIONS EAST SITE EXPANSION | PROJECT NO 4020125 |
| SHEET TITLE SIGNAGE AND STRIPING PLAN | SCALE 1" = 20' |
| | DRAWING NO C-107 |
| | SHEET NO 16 OF 45 |

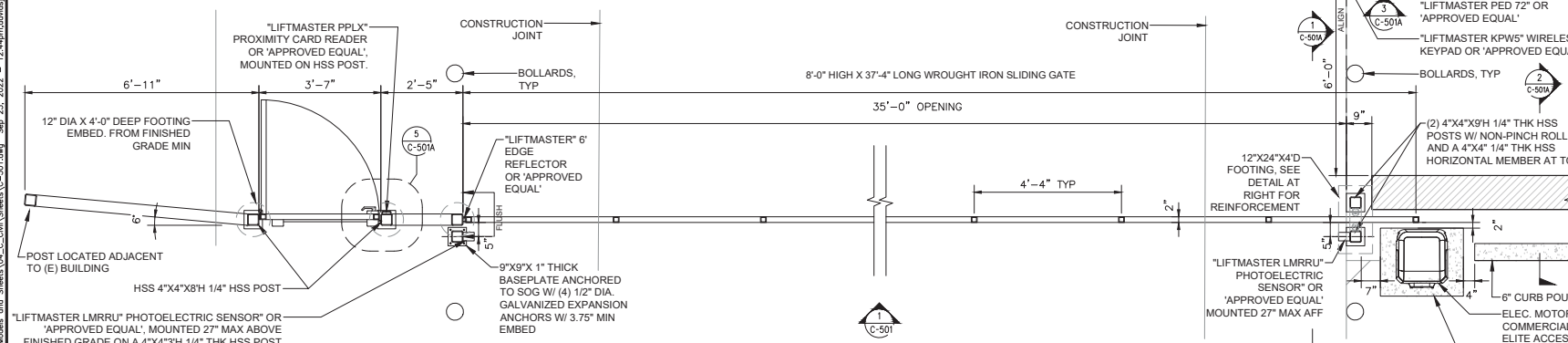
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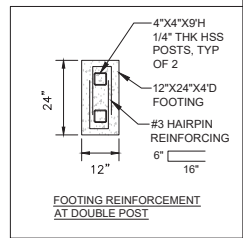
- GENERAL NOTES**
1. ALL WROUGHT IRON ELEMENTS TO BE PRIMED AND PAINTED GLOSS BLACK WITH (ICI) DULUX PAINT OR 'APPROVED EQUAL'.
 2. GATE AND FENCE INSTALLER TO FIELD VERIFY OPENING TO DETERMINE EXACT SIZE AND LOCATION OF GATE, FENCE AND MOTOR OPERATOR.
 3. GATE SHALL BE EQUIPPED WITH A KNOX BOX AND AN OPTICOM DETECTOR FOR FIRE ACCESS.

- PEDESTRIAN GATE NOTES**
1. GATE OPENINGS SHALL PROVIDE A CLEAR WITH OF 32" MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING GATES SHALL BE MEASURED BETWEEN THE FACE OF THE GATE AND THE STOP, WITH THE GATE OPEN 90 DEGREES.
 2. OPERABLE PARTS OF GATE HARDWARE SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE GRADE.
 3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
 4. GATE CLOSERS - IF PROVIDED - SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE GATE TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
 5. SWINGING GATE SURFACES WITHIN 10 INCHES OF GRADE SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE.

1 C501 1" = 20'-0" TYPICAL WROUGHT IRON FENCE, PEDESTRIAN GATE & SLIDING GATE ELEVATION



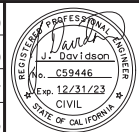
- SAFETY LOOPS NOTES**
- SAFETY LOOPS SHALL BE INSTALLED IN THE PAVEMENT AT POSITIONS AS INDICATED BY THE MANUFACTURER, INCLUDING: OUTSIDE SAFETY LOOP, INSIDE SAFETY LOOP, AND EXIT LOOP (ALSO AT INSIDE SIDE OF PROPERTY).



2 C501 1" = 20'-0" TYPICAL WROUGHT IRON FENCE, PEDESTRIAN GATE & SLIDING GATE PLAN

NOT FOR CONSTRUCTION

| | | | |
|--------------|----------|----|----------------------|
| DESIGNED BY: | JD | | |
| DRAWN BY: | ZO | | |
| CHECKED BY: | KT | | |
| DATE: | 09/16/22 | | |
| REV | DATE | BY | DESCRIPTION |
| | 09/16/22 | | 50% DESIGN SUBMITTAL |

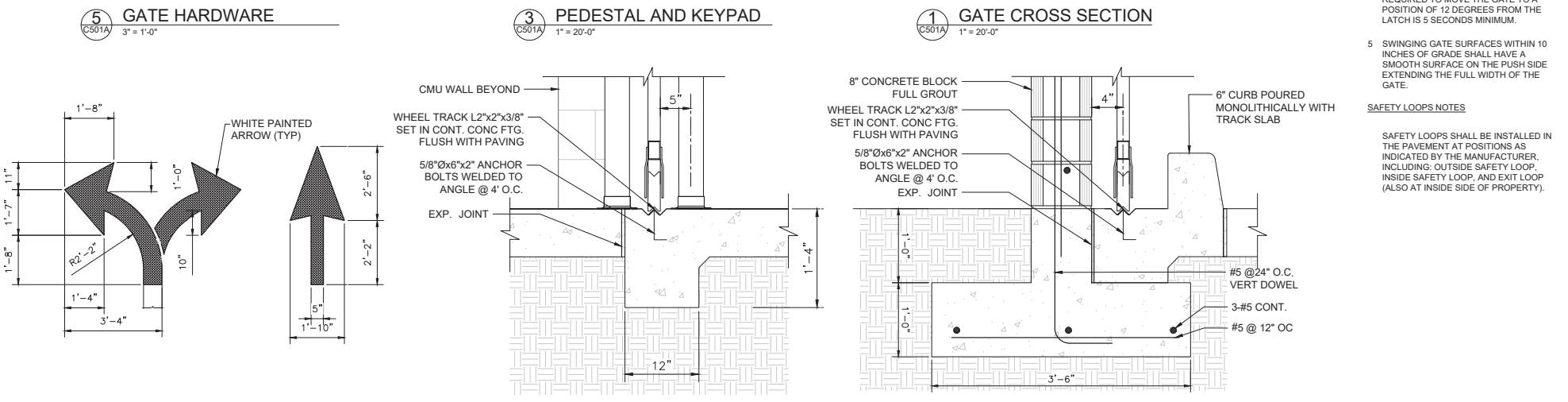
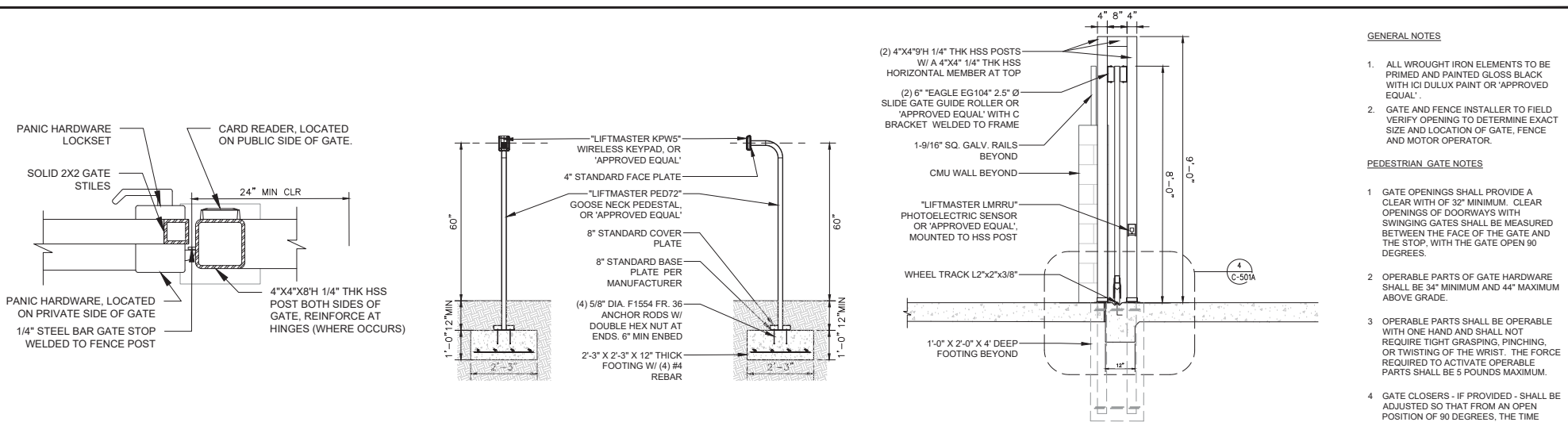


PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
SHEET TITLE
DETAILS

| | |
|------------|----------|
| PROJECT NO | 4020125 |
| SCALE | 1" = 20' |
| DRAWING NO | C-501 |
| SHEET NO | 17 OF 45 |

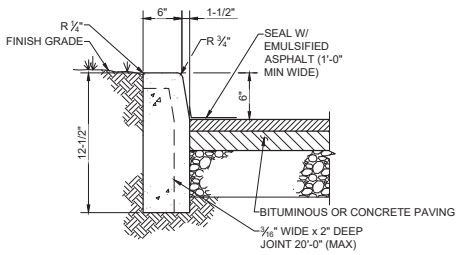
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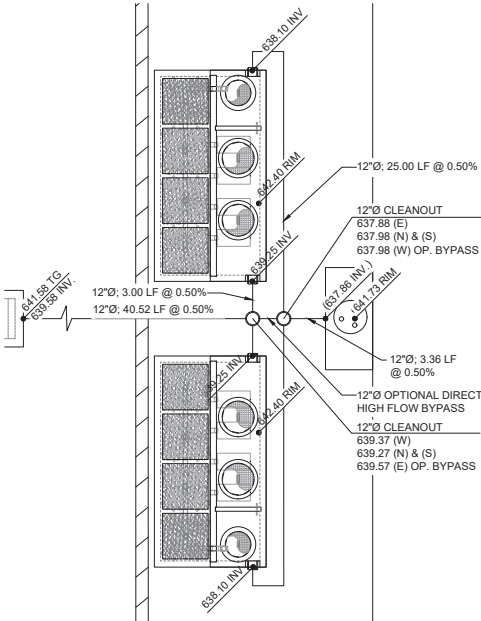
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| DESIGNED BY: JD | | PROJECT ADDRESS: EAST DIVISION MF 335 N. QUINCE STREET ESCONDIDO, CA 92025 | PROJECT TITLE: BREEZE OPERATIONS EAST SITE EXPANSION | PROJECT NO: 4020125 | |
| DRAWN BY: ZO | | <p>STV ENGINEERS/ARCHITECTS/PLANNERS/CONSTRUCTION MANAGERS 1955 WEST 7th STREET, SUITE 2900 LOS ANGELES, CA. 90017-2577</p> | <p>NORTH COUNTY TRANSIT DISTRICT</p> | SCALE: 1" = 20' | |
| CHECKED BY: KT | | | | DATE: 09/16/22 | DRAWING NO: C-501 A |
| DATE: 09/16/22 | | | | | SHEET TITLE: DETAILS |
| | | | | | SHEET NO: 18 OF 45 |

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1 CONCRETE CURB
NOT TO SCALE

- NOTES**
1. PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER MATERIAL AT ALL INTERSECTIONS AND AT THE END OF EACH PLACEMENT.



3 STORM WATER CLARIFIER DETAIL
1:5

NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|----------|------|----|------------------------|
| 09/16/22 | JD | JD | SWQMP REVISIONS TO MWS |
| 09/24/21 | JD | ZO | NCTD REQUESTED UPDATES |
| 01/29/21 | JD | KT | FINAL DESIGN (CUP SET) |
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| 10/02/20 | JD | KT | 50% DESIGN SUBMITTAL |

DESIGNED BY: **JD**
DRAWN BY: **ZO**
CHECKED BY: **KT**
DATE: **09/16/22**



PROJECT ADDRESS
**EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025**

PROJECT TITLE
**BREEZE OPERATIONS EAST
SITE EXPANSION**

SHEET TITLE
DETAILS

PROJECT NO
4020125

SCALE
1" = 20'

DRAWING NO
C-503

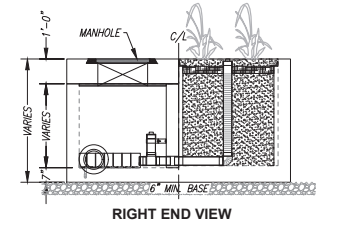
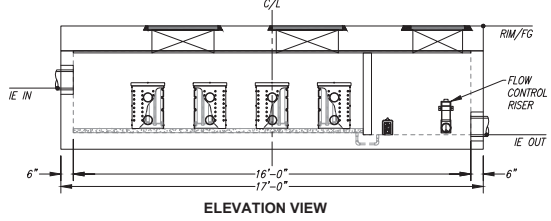
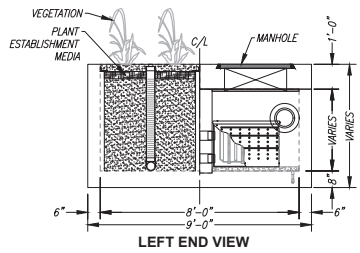
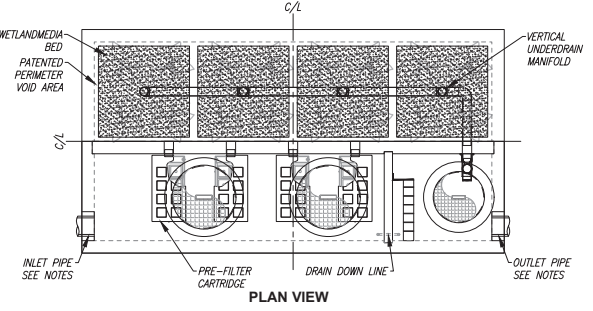
SHEET NO
20 OF 45

| SITE SPECIFIC DATA | | | |
|--|------------------------|--------------|----------|
| PROJECT NUMBER | 4020125-0004 | | |
| PROJECT NAME | NCTD BEB PILOT PROGRAM | | |
| PROJECT LOCATION | ESCONDIDO | | |
| STRUCTURE ID | BMP#1 AND BMP#2 | | |
| TREATMENT REQUIRED | | | |
| VOLUME BASED (CF) | N/A | | |
| FLOW BASED (CFS) | 0.55 CFS | | |
| PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE | 1.33 CFS | | |
| PIPE DATA | I.E. | MATERIAL | DIAMETER |
| INLET PIPE 1 | 639.25 | HDPE | 12"Ø |
| INLET PIPE 2 | N/A | N/A | N/A |
| OUTLET PIPE | 638.10 | HDPE | 12"Ø |
| PRETREATMENT | BIOFILTRATION | DISCHARGE | |
| RIM ELEVATION | 642.40 RIM | | |
| SURFACE LOAD | PEDESTRIAN | | |
| FRAME & COVER | 2EA #30" | OPEN PLANTER | Ø24" |

NOTES:

- INSTALLATION NOTES**
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
 2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
 3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
 4. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
 5. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
 6. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

- GENERAL NOTES**
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

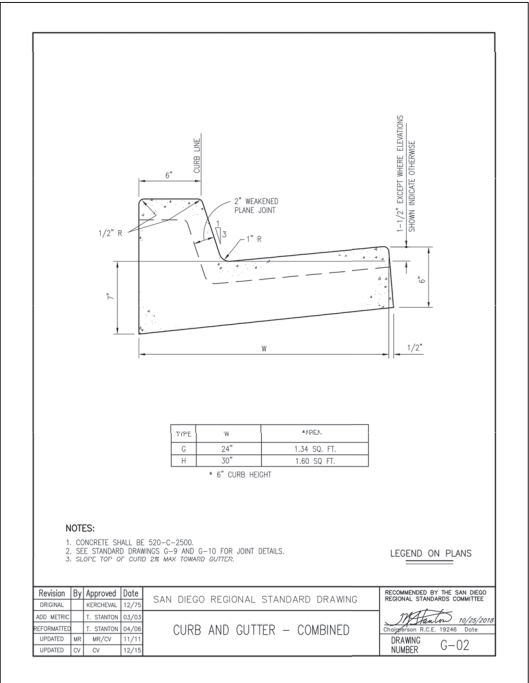
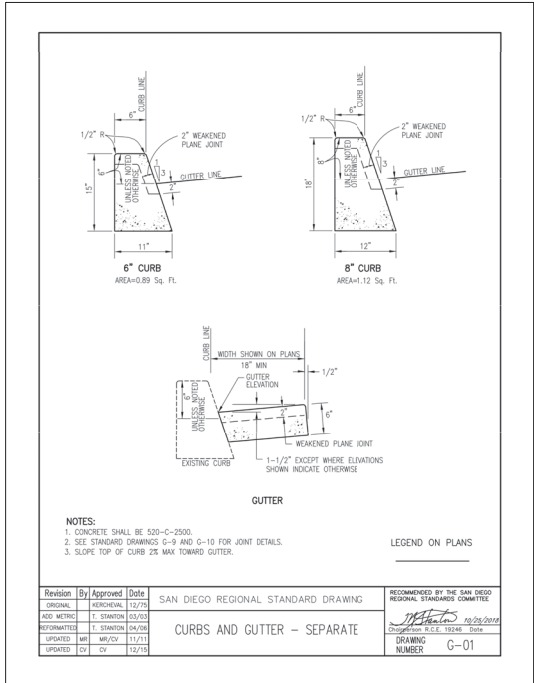
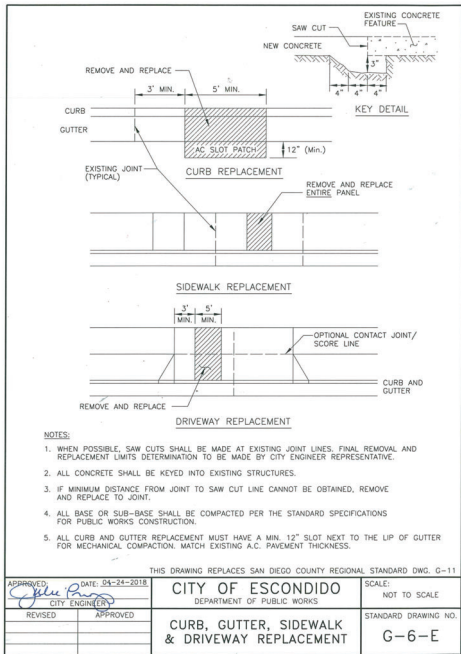


| | |
|-------------------------------------|--|
| TREATMENT FLOW (CFS) | |
| OPERATING HEAD (FT) | |
| PRETREATMENT LOADING RATE (GPM/SF) | |
| WETLAND MEDIA LOADING RATE (GPM/SF) | |

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2 STORM WATER CLARIFIER DETAIL
NOT TO SCALE



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|-----|----------|----|----------------------|
| | 09/16/22 | JD | DESIGNED BY |
| | | ZO | DRAWN BY |
| | | KT | CHECKED BY |
| | | | DATE: |
| | | | 50% DESIGN SUBMITTAL |

DESIGNED BY: **JD**

DRAWN BY: **ZO**

CHECKED BY: **KT**

DATE: **09/16/22**

STV
ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS
1055 WEST 7th STREET., SUITE 2900
LOS ANGELES, CA. 90017-2577

NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS
**EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025**

PROJECT TITLE
**BREEZE OPERATIONS EAST
SITE EXPANSION**

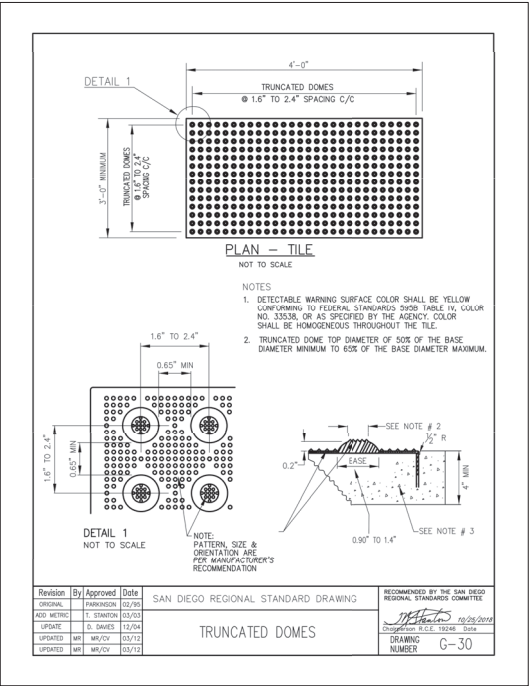
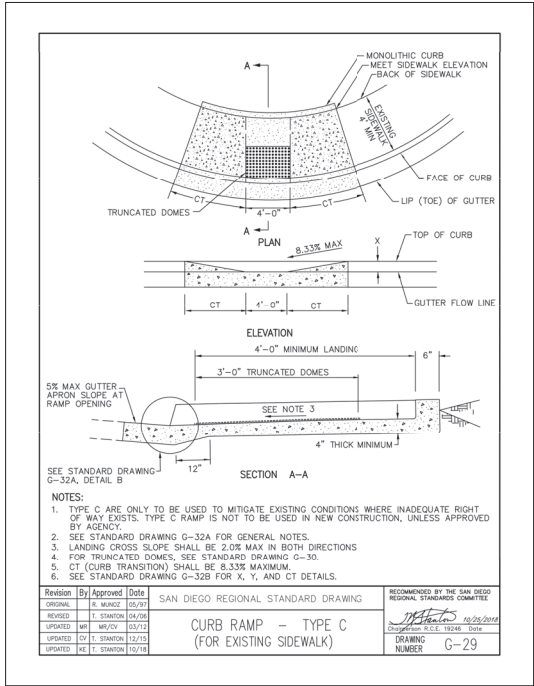
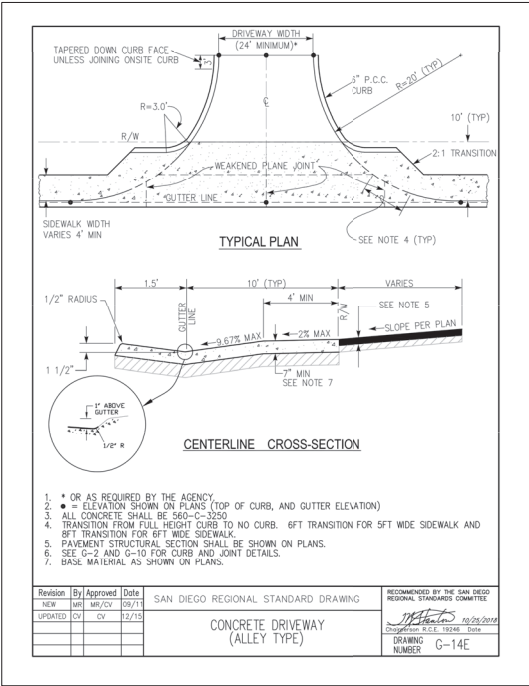
SHEET TITLE
DETAILS

PROJECT NO
4020125

SCALE
N/A

DRAWING NO
C-504

SHEET NO
21 OF 45



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| | 09/16/22 | JD | DESIGNED BY |
| | | ZO | DRAWN BY |
| | | KT | CHECKED BY |
| | 10/02/20 | JD | DATE |
| | | | 50% DESIGN SUBMITTAL |

DESIGNED BY: **JD**

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PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION

SHEET TITLE
 DETAILS

PROJECT NO
 4020125

SCALE
 N/A

DRAWING NO
 C-505

SHEET NO
 22 OF 45

REMOVE & RECONSTRUCT PAVEMENT AS SHOWN ON PLANS TO PROVIDE 8% MAX SLOPE WITHIN 4'-0" RAMP APPROACH.

SEE NOTE #6

4'-0" MIN LANDING

LINE OF CURB

RAMP LIMIT

8.33% MAX

3'-0" MIN

TRUNCATED DOMES SEE STANDARD DRAWING G-30

6" MIN

5.0% MAX

EDGE OF TRUNCATED DOMES

DETAIL B SEE NOTE 7

NOTES

1. THE REMOVAL OF EXISTING CONCRETE CURB, GUTTER, SIDEWALK, AND PAVEMENT FOR PEDESTRIAN RAMP INSTALLATION SHALL COMPLY WITH STANDARD DRAWING G-11. FOR CONSTRUCTION OF CURB RAMPS ON EXISTING SIDEWALKS, REMOVAL OF ADDITIONAL SIDEWALK MAY BE REQUIRED TO COMPLY WITH ADA REQUIREMENTS TO MEET EXISTING GRADE.
2. CONCRETE SHALL BE CLASS 3200-C-2500.
3. AREAS SHOWN THUS: [Symbol] SHALL HAVE A MEDIUM TO HEAVY BROOM TEXTURE FINISH, PERPENDICULAR TO THE AXIS OF THE RAMP. AREAS SHOWN THUS: [Symbol] ARE THE MINIMUM REQUIRED FOR A COMPLETE RAMP INSTALLATION.
4. IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC., ARE ENCOUNTERED, THE RAMP LOCATIONS MAY BE ADJUSTED UPON THE APPROVAL OF THE AGENCY.
5. THE RAMP SLOPES WILL BE MEASURED RELATIVE TO THE SIDEWALK SLOPE. ADJOINING SLOPE BEYOND THE RAMP SHALL NOT EXCEED 20:1 (5%).
6. LANDING CROSS SLOPE SHALL BE 2.0% MAX IN BOTH DIRECTIONS.
7. EDGE OF TRUNCATED DOME PANEL SHALL BE LOCATED 6" MINIMUM AND 8" MAXIMUM FROM THE GUTTER FLOWLINE.

| Revision | By | Approved | Date |
|----------|-----------|----------|-------|
| ORIGINAL | FRANKSON | | 02/79 |
| REVISED | T. SHAWON | | 04/08 |
| UPDATED | MR. MUYO | | 03/12 |
| REVIEWED | CV | | 12/13 |
| REVISED | MR. TRUMP | | 11/17 |

SAN DIEGO REGIONAL STANDARD DRAWING

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD COMMITTEE

GENERAL NOTES FOR CURB RAMPS

DRAWING NUMBER G-32A

| X | Y | Z | CT |
|-------------|--------------------|-------------------|-------------|
| CURB HEIGHT | RAMP LENGTH (12:1) | SIDE SLOPE (10:1) | CURB TRANS. |
| 1" | 1'-0" | 1'-6" | 0'-0" |
| 2" | 2'-0" | 1'-8" | 0'-0" |
| 3" | 3'-0" | 2'-0" | 0'-0" |
| 4" | 4'-0" | 3'-4" | 0'-0" |
| 5" | 5'-0" | 4'-2" | 0'-0" |
| 6" | 6'-0" | 5'-0" | 0'-0" |
| 7" | 7'-0" | 5'-10" | 1'-0" |
| 8" | 8'-0" | 6'-8" | 2'-0" |

TYPE A AND B CURB RAMPS

| X | Y | Z | Z1 |
|-------------|--------------------|-------------------|-------------------|
| CURB HEIGHT | RAMP LENGTH (12:1) | SIDE SLOPE (10:1) | SIDE SLOPE (12:1) |
| 1" | 1'-0" | 1'-6" | 1'-0" |
| 2" | 2'-0" | 1'-8" | 2'-0" |
| 3" | 3'-0" | 2'-0" | 3'-0" |
| 4" | 4'-0" | 3'-4" | 4'-0" |
| 5" | 5'-0" | 4'-2" | 5'-0" |
| 6" | 6'-0" | 5'-0" | 6'-0" |
| 7" | 7'-0" | 5'-10" | 7'-0" |
| 8" | 8'-0" | 6'-8" | 8'-0" |

TYPE A-1 AND B-1 CURB RAMPS

| X | CT |
|-------------|--------------------|
| CURB HEIGHT | CURB TRANS. (12:1) |
| 4" | 4'-0" |
| 5" | 5'-0" |
| 6" | 6'-0" |
| 7" | 7'-0" |
| 8" | 8'-0" |
| 9" | 9'-0" |
| 10" | 10'-0" |
| 11" | 11'-0" |
| 12" | 12'-0" |
| 13" | 13'-0" |

TYPE C CURB RAMP

NOTES

1. DIMENSIONS X, Y, Z, Z1, AND CT MAY BE DETERMINED BY USING THE TABLES ON THIS SHEET WITH PRIOR AGENCY APPROVAL. WITHOUT AGENCY APPROVAL, DIMENSIONS SHOULD NOT EXCEED THE MAXIMUM SLOPE OR RATIO PROVIDED.
2. Z* REFERS TO Z OR Z1 IN TABLE B. Z SIDE SLOPE SHALL BE 10:1, EXCEPT FOR NOTE 5.
3. FOR TYPE A-1 AND B-1 CURB RAMPS, WHERE A 4' LANDING CANNOT BE CONSTRUCTED DUE TO INADEQUATE RIGHT OF WAY, A 3' MINIMUM LANDING IS ACCEPTABLE WITH PRIOR AGENCY APPROVAL AND PROVIDED THE SIDE SLOPES ARE REVISED TO 12:1 PER SIDE SLOPE Z1 IN TABLE B.

| Revision | By | Approved | Date |
|----------|----------|----------|-------|
| ORIGINAL | MR. MUYO | | 03/12 |
| UPDATED | CV | | 12/13 |

SAN DIEGO REGIONAL STANDARD DRAWING

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD COMMITTEE

NOTES FOR CURB RAMPS

DRAWING NUMBER G-32B

PLAN

SECTION A-A

SECTION B-B

NOTES

1. A TYPE I CATCH BASIN IS SPECIFIED FOR LARGE DIAMETER PIPES OR FOR HEAVY TRAFFIC LOADS (NOTES EXTRA STEEL REINFORCEMENT IN UPPER CORNERS).
2. SEE D-11A & D-11B FOR ADDITIONAL NOTES AND DETAILS.
3. WHEN V EXCEEDS 4', STEPS SHALL BE INSTALLED PER D-11A.

LEGEND ON PLANS

| Revision | By | Approved | Date |
|-------------|-----------------|----------|-------|
| ORIGINAL | SOLIMON | | 7/79 |
| RECOMMENDED | T. SHAWON | | 04/08 |
| EDITED | S.S. T. RAYGALA | | 03/11 |
| EDITED | P.R. T. RAYGALA | | 10/15 |
| EDITED | MR. M. WILSON | | 10/16 |

SAN DIEGO REGIONAL STANDARD DRAWING

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD COMMITTEE

CATCH BASIN - TYPE I

DRAWING NUMBER D-29

NOT FOR CONSTRUCTION

| | | | | | | | | | |
|------------------------|--|--|--|--|---|---------------------------|------------------|-------------------------|--------------------------|
| DESIGNED BY: JD | | <p>ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS 1055 WEST 7TH STREET, SUITE 2900 LOS ANGELES, CA 90017-2577</p> | | PROJECT ADDRESS EAST DIVISION MF 335 N. QUINCE STREET ESCONDIDO, CA 92025 | PROJECT TITLE BREEZE OPERATIONS EAST SITE EXPANSION | PROJECT NO 4020125 | | | |
| DRAWN BY: ZO | | | | | | | SCALE N/A | | |
| CHECKED BY: KT | | | | | | | | DRAWING NO C-506 | |
| DATE: 09/16/22 | | | | | | | | | SHEET NO 23 OF 45 |
| DESCRIPTION | | | | | | | | | |
| REV DATE BY | | | | | | | | | |

SEE TABLE ON D-118 FOR HORIZONTAL AND FLOOR REINFORCEMENT

VERTICAL REINFORCING #4 @ 18" MAX (TYP)

1-1/2" CLR (TYP)

2" (TYP)

TYPICAL BOX SECTION

APPROVED STEEL REINFORCED POLYPROPYLENE STEP

STEP DETAIL

NOTES

- CONCRETE SHALL BE 5000-C-3000 UNLESS OTHERWISE NOTED.
- REINFORCING STEEL SHALL COMPLY WITH THIS DRAWING (D-11A AND D-11B) UNLESS OTHERWISE SPECIFIED.
- REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO LATEST ASTM SPECIFICATIONS.
- BRACKETS SHALL BE IN ACCORDANCE WITH LATEST AIA CODE.
- MINIMUM SPLICE LENGTH FOR REINFORCING SHALL BE 30 DIAMETERS.
- FLOOR SHALL HAVE A WOOD TROWEL FINISH AND, EXCEPT WHERE USED AS JUNCTION BOXES, SHALL HAVE A MINIMUM SLOPE OF 1:12 TOWARD THE OUTLET.
- DEPTH V IS MEASURED FROM THE TOP OF THE STRUCTURE TO THE FLOWLINE OF THE BOX.
- WALL THICKNESS AND REINFORCING STEEL REQUIRED MAY BE DECREASED IN ACCORDANCE WITH TABLE ON D-11B.
- WALL THICKNESS SHALL BE STEPPED ON THE OUTSIDE OF THE BOX.
- WHEN THE STRUCTURE DEPTH V EXCEEDS 4", STEPS SHALL BE CAST INTO THE WALL AT 15" INTERVALS FROM 15" ABOVE FLOOR TO WITHIN 12" OF TOP OF STRUCTURE. WHERE POSSIBLE, PLACE STEPS IN WALL WITHOUT PIPE OPENING, OTHERWISE OVER OPENING OF SMALLEST DIAMETER.
- ALTERNATE STEP MAY BE AN APPROVED STEEL REINFORCED POLYPROPYLENE STEP.
- UPON APPROVAL OF THE AGENCY, THE USE OF PRECAST STORM STRUCTURES IS ACCEPTABLE AS AN ALTERNATE TO CAST-IN-PLACE. PRECAST UNITS SHALL CONFORM TO ASTM STANDARDS AND BE MANUFACTURED IN A PERMANENT FACILITY DESIGNED FOR THAT PURPOSE.

| | | | | | |
|----------|-----------------|-----------|-------|---|--|
| Revision | By | Approved | Date | SAN DIEGO REGIONAL STANDARD DRAWING | RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD COMMITTEE |
| ORIGINAL | | Marcheval | 12/75 | | |
| Edited | S.S. T. Regallo | | 03/11 | INLETS AND CLEANOUTS NOTES AND DETAILS | DRAWING NUMBER D-11A |
| Edited | T.R. T. Regallo | | 10/15 | | |
| Edited | Mark W. Wilson | | 10/18 | | |
| | | | | | |

BOX SECTION REINFORCEMENT (HORIZONTAL AND FLOOR)

| MINIMUM DOWN X OR Y | DEPTH V | THICKNESS T | HORIZONTAL AND FLOOR REINFORCEMENT SIZE AND SPACING | | |
|---------------------|---------------|-------------|---|-----|----------|
| 3' TO 4' | 4' | 6" | #4 @ 18" | | |
| 4'-1" TO 7" | | | #4 @ 12" | | |
| 7'-1" TO 8' | | | #4 @ 8" | | |
| 3' TO 4' | 4'-1" TO 8' | 6" | #4 @ 18" | | |
| 4'-1" TO 5' | | | #4 @ 12" | | |
| 5'-1" TO 6' | | | #4 @ 8" | | |
| 6'-1" TO 8' | 4'-1" TO 8' | 6" | #4 @ 6" | | |
| 3' TO 4' | | | 8'-1" TO 12' | 6" | #4 @ 15" |
| 4'-1" TO 5' | | | | | #4 @ 12" |
| 5'-1" TO 6' | #4 @ 8" | | | | |
| 6'-1" TO 8' | 8'-1" TO 12' | 6" | #4 @ 6" | | |
| 3' TO 4' | | | 12'-1" TO 16' | 8" | #4 @ 12" |
| 4'-1" TO 5' | | | | | #4 @ 12" |
| 5'-1" TO 6' | #4 @ 8" | | | | |
| 6'-1" TO 8' | 12'-1" TO 16' | 8" | #4 @ 6" | | |
| 3' TO 4' | | | 16'-1" TO 20' | 10" | #4 @ 8" |
| 4'-1" TO 5' | | | | | #4 @ 8" |
| 5'-1" TO 6' | #5 @ 8" | | | | |
| 6'-1" TO 8' | 20'-1" TO 24' | 10" | #4 @ 12" | | |
| 3' TO 4' | | | 8" | 8" | #4 @ 12" |
| 4'-1" TO 5' | | | | | #4 @ 12" |
| 5'-1" TO 6' | #4 @ 8" | | | | |
| 6'-1" TO 8' | 8" | 8" | #4 @ 6" | | |
| 3' TO 4' | | | 12" | 12" | #5 @ 8" |
| 4'-1" TO 5' | | | | | #4 @ 12" |
| 5'-1" TO 6' | #4 @ 8" | | | | |
| 6'-1" TO 8' | 12" | 12" | #5 @ 8" | | |

| | | | | | |
|-------------|-----------------|-----------|-------|---|--|
| Revision | By | Approved | Date | SAN DIEGO REGIONAL STANDARD DRAWING | RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD COMMITTEE |
| ORIGINAL | | Marcheval | 12/75 | | |
| Reformatted | S.S. T. Regallo | | 03/11 | INLETS AND CLEANOUTS NOTES AND DETAILS | DRAWING NUMBER D-11B |
| Edited | T.R. T. Regallo | | 10/15 | | |
| Edited | Mark W. Wilson | | 10/18 | | |
| | | | | | |

PLAN

SECTION A-A

NOTE: HOT-DIP GALVANIZE ALL PARTS AFTER FABRICATION.

| | | | | | |
|----------|-----------------|-----------|-------|-------------------------------------|--|
| Revision | By | Approved | Date | SAN DIEGO REGIONAL STANDARD DRAWING | RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD COMMITTEE |
| ORIGINAL | | Marcheval | 12/75 | | |
| Edited | S.S. T. Regallo | | 03/11 | WELDED STEEL GRATE FRAME | DRAWING NUMBER D-13 |
| Edited | T.R. T. Regallo | | 10/15 | | |
| Edited | Mark W. Wilson | | 10/18 | | |
| | | | | | |

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NOT FOR CONSTRUCTION

| | | | |
|--------------|----------|----|----------------------|
| DESIGNED BY: | JD | | |
| DRAWN BY: | ZO | | |
| CHECKED BY: | KT | | |
| DATE: | 09/16/22 | | |
| REV | DATE | BY | DESCRIPTION |
| | | | 50% DESIGN SUBMITTAL |

DESIGNED BY: JD

DRAWN BY: ZO

CHECKED BY: KT

DATE: 09/16/22

STV
ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS
1055 WEST 7TH STREET, SUITE 2900
LOS ANGELES, CA 90017-2577

NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS

EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE

BREEZE OPERATIONS EAST
SITE EXPANSION

SHEET TITLE

DETAILS

PROJECT NO

4020125

SCALE

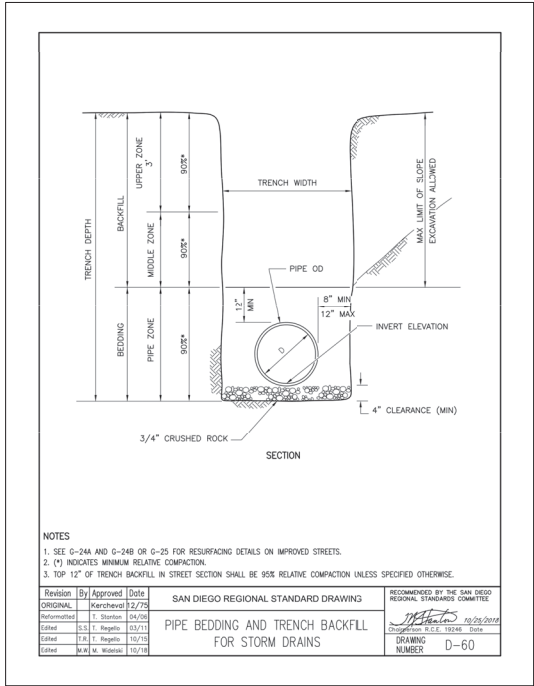
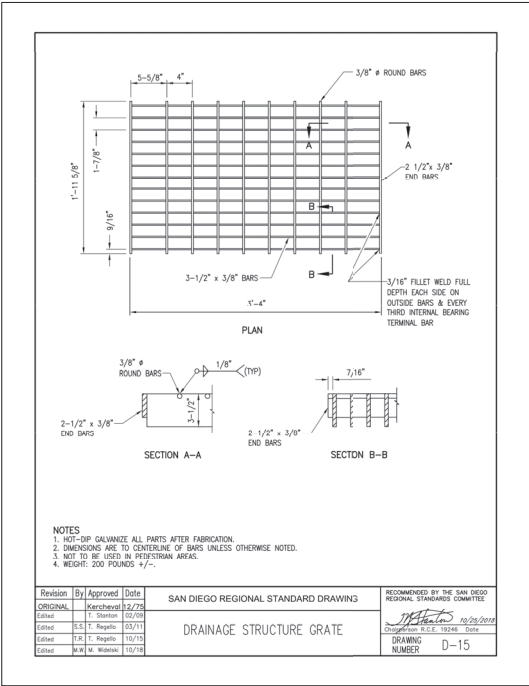
N/A

DRAWING NO

C-507

SHEET NO

24 OF 45



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NOT FOR CONSTRUCTION

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|------------------------|
| | 09/16/22 | JD | SWQMP REVISIONS TO MWS |
| | 09/24/21 | JD | NCTD REQUESTED UPDATES |
| | 01/29/21 | JD | FINAL DESIGN (CUP SET) |
| | 12/07/20 | JD | FINAL DESIGN |
| | 10/02/20 | JD | 50% DESIGN SUBMITTAL |

| | |
|--------------|----------|
| DESIGNED BY: | JD |
| DRAWN BY: | ZO |
| CHECKED BY: | KT |
| DATE: | 09/16/22 |



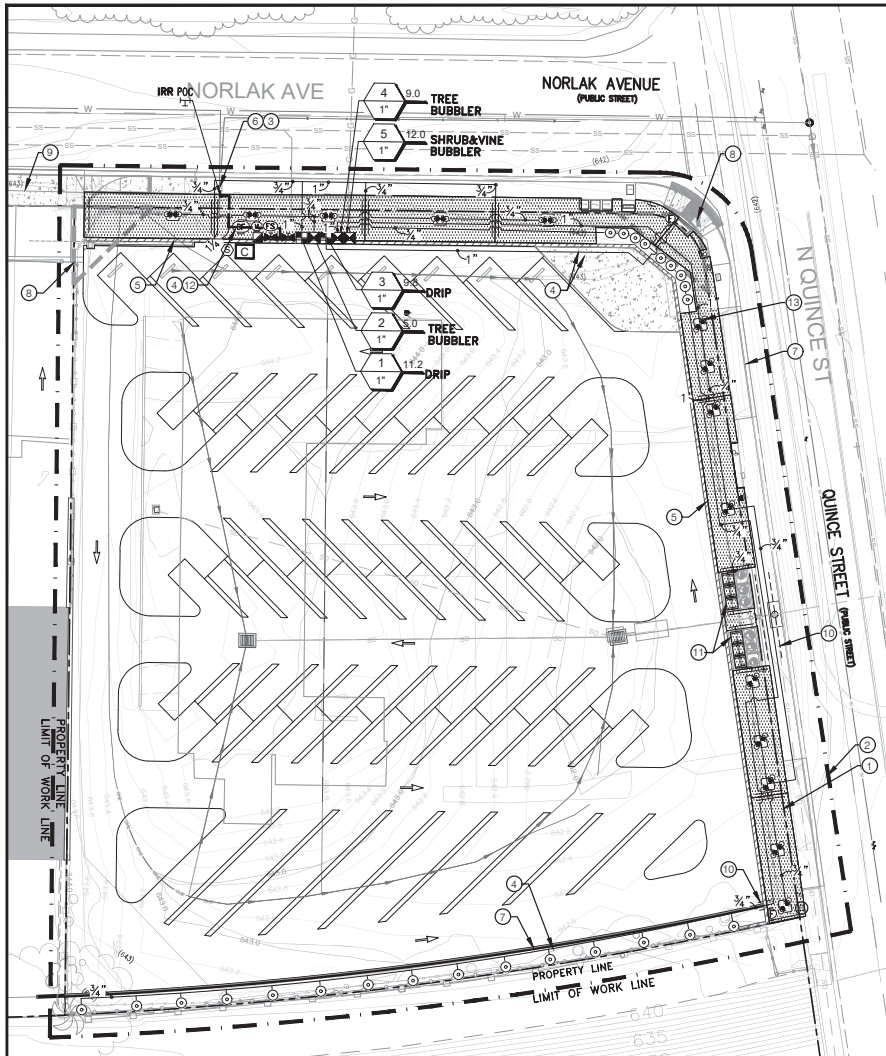
STV
ENGINEERS/ARCHITECTS-PLANNERS/CONSTRUCTION MANAGERS
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LOS ANGELES, CA. 90017-2577



PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
SHEET TITLE
DETAILS

| | |
|------------|----------|
| PROJECT NO | 4020125 |
| SCALE | N/A |
| DRAWING NO | C-508 |
| SHEET NO | 25 OF 45 |



- KEY NOTES:**
- 1 PROPERTY LINE
 - 2 LIMIT OF WORK LINE
 - 3 SEE CIVIL FOR RE-ACTIVATION OF EXIST. WATER METER
 - 4 IRRIGATION LINES, MAINLINE AND LATERAL, AND COMPONENTS ARE SHOWN SCHEMATICALLY FOR CLARITY, TO BE LOCATED IN THE PLANTER, INSTALLED WITHIN THE PROPERTY LINE.
 - 5 CMU WALL PER CIVIL PLANS
 - 6 EXISTING WATER METER
 - 7 CONCRETE CURB PER CIVIL
 - 8 VISIBILITY TRIANGLE
 - 9 NEW VEHICULAR ACCESS
 - 10 IRRIGATION SLEEVE IN WALL, TYP.
 - 11 MODULAR WETLAND, REFER TO CIVIL PLANS, TYP.
 - 12 NEW RPZ BACKFLOW
 - 13 INSTALL (2) TREE ROOT WATERING SYSTEM (BUBBLERS) PER TREE, TYP.

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI | DETAIL |
|--------|---|-----|--------------------|
| PC | POINT OF CONNECTION 1" - see Civil | | |
| BP | BACKFLOW PREVENTER: 1" Reduced Pressure Backflow Preventer, Y-Filter and Pressure Reducer. Such as: Febcoc 825Y with Wilkins 500 YSR or 'Approved Equal'. | | 1/LI-003 W-10-E |
| UV | MASTER VALVE: 1 1/2" Heavy duty closed globe pattern, glass filled UV resistant nylon, with stainless steel studs and flange nuts, and brass flow control stem. Y filter upstream for drip. Such as: Hunter IBV-151G-FS 1-1/2" Master Valve or 'Approved Equal'. | | SDCRSD I-10 |
| FS | FLOW SENSOR: Flow Sensor for use with I-Core controller, with rotating impeller and O-ring seal with black and red wires. Such as: Hunter HFS-100 or 'Approved Equal'. | | SDCRSD I-9 |
| IC | AUTOMATIC IRRIGATION CONTROLLER: Outdoor Model, wall mounted, 6 station with 4 programs and flow monitoring capability, back-lit display, and 6 selectable languages. Such as: Hunter I-Core IC-600SS or 'Approved Equal'. | | 4/LI-004 |
| WS | RAIN SENSOR: Wall mounted Advanced Weather Sensor, ET calculator with instant rain freeze shutoff in polycarbonate body and metal extension arm. Such as: Hunter Solar Sync WSS-SEN or 'Approved Equal'. | | 8/LI-004 |
| IRV | REMOTE CONTROL IRRIGATION VALVE: 1" Plastic Industrial Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module. Such as: Hunter PGV w/ AccuSync-Adj. or 'Approved Equal'. | | SDCRSD I-33 |
| DK | DRIP CONTROL KIT: Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter. Such as: Hunter PCZ or 'Approved Equal'. | 40 | 3/LI-004 |
| QC | QUICK COUPLER: 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body. Such as: Hunter #HQ-33DLRC plus 2 Keys #HK-33 or 'Approved Equal'. | | 6/LI-005 |
| BV | BALL VALVE: Stainless steel ball valve with blowout-proof stem and locking lever handle. Such as: Niloco T-580-35-R-65-LL or 'Approved Equal'. | | 3/LI-005 |
| RS | ROOT WATERING SYSTEM: Basket weave canister with 4.0" diameter x 18.0" long with locking grate, semi-rigid mesh tube, Check Valve and Sand Sock. 0.5 GPM Each. (Install 2 per tree, opposite of staking) Such as: Rain Bird RWSMB-1402-RWSSOCK, 0.5gpm or 'Approved Equal'. | 30 | 4/LI-005 |
| SB | STREAM BUBBLER: 0.5 GPM, 1.0' radius, 30 PSI regulated 6" pop-up Such as: Hunter PROS-06-PRS30-MSBN-50H or 'Approved Equal'. | 30 | 5/LI-005 |
| DL | DRIP IRRIGATION: Area to Receive Dripline - Sub-Surface Pressure Compensating Landscape Dripline with dual layered tubing (copper over black), 0.6 GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. UV Resistant. Such as: Netafim Techline CV or 'Approved Equal'. | | 7.9/LI-004 |
| DFV | DRIP FLUSH VALVE Manual Flush Valve | | 3/LI-005 |
| IL | IRRIGATION LATERAL LINE: PVC Schedule 40. Min. 3/4" Pipe Size, unless otherwise noted. | | 1/LI-005 |
| IM | IRRIGATION MAINLINE: 1 1/2" PVC Schedule 40 | | 1/LI-005 |
| PS | PIPE SLEEVE: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall be 2x diameter of pipe to be sleeved and allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | | 1/LI-005 |
| VC | VALVE CALLOUT Valve Number Valve Flow Valve Size | | |

NOTE:
PLANS ARE DIAGRAMMATIC. IRRIGATION LINES, MAINLINE AND LATERAL, AND COMPONENTS ARE SHOWN SCHEMATICALLY FOR CLARITY, TO BE LOCATED IN THE PLANTER, INSTALLED WITHIN THE PROPERTY LINE. MAINLINES SHOULD BE INSTALLED OUTSIDE OF RIGHT OF WAY. TYP.

"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE ESCONDIDO WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

MICHELLE M. LANDIS
SIGNATURE
REGISTRATION NO. 5444
DATE: NOVEMBER 30, 2023
EXP. DATE: APRIL 30, 2024

STUDIO WEST
LANDSCAPE ARCHITECTURE & PLANNING
7185 Navajo Rd., Suite A, San Diego, CA 92119
858.598.5085

| REV | DATE | BY | DESCRIPTION |
|----------|------|----|--------------------------------|
| 11/30/23 | ML | | CUP RESUBMITTAL |
| 9/23/21 | ML | | NCTD REQUESTED UPDATES |
| 6/14/21 | ML | | FINAL DESIGN (CUP SET) UPDATED |
| 1/29/21 | ML | | FINAL DESIGN (CUP SET) |
| 1/12/21 | ML | | FINAL DESIGN - UPDATED |
| 12/07/20 | ML | | FINAL DESIGN |
| 10/02/20 | ML | | 50% DESIGN |

DESIGNED BY: MM/ML
DRAWN BY: JG
CHECKED BY: ML
DATE: 11/30/2023



STV
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LOS ANGELES, CA. 90017-2577

NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS
EAST DIVISION MF
335 N. QUINCE STREET
ESCONDIDO, CA 92025

PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
SHEET TITLE
IRRIGATION

PROJECT NO
4020125
SCALE
AS SHOWN
DRAWING NO
LI-001
SHEET NO
38 OF 45

PRESSURE LOSS CALCULATIONS

PRESSURE LOSS SUMMARY

Project: BREEZE OPERATIONS EAST SITE EXPANSION
 Date: November 16, 2023
 Valve No.: 1
 GPM/Size: 112 GPM / 1"

A. RECORD SITE INFORMATION

| | |
|--|-------|
| Static Pressure at Source (Main) | 70.0 |
| Pressure Loss/Gain Coefficient | 0.433 |
| Net Elevation Change (Source to Meter) | 0.0 |
| Elevation at Source | 643 |
| Elevation at Meter | 643 |
| Static Pressure before Meter | 70.0 |

B. PRESSURE LOSS CALCULATIONS

| SIZE | LOSS (PSI) |
|---|-------------|
| Water Meter | 1" 0.8 |
| Mainline | 1-1/2" 0.2 |
| Backflow Assembly | 1" 12.0 |
| Master Valve | 1-1/2" 0.0 |
| Control Valve | 1" 7.0 |
| Laterals | 3/4"-1" 1.5 |
| Fittings (15% of total PSI Loss for components) | 3.2 |
| Net Elevation Change (Elev. Diff. x 0.433) | -0.3 |
| Elevation at Meter | 643 |
| Elevation at Worst Case Head | 644 |
| 15% Pressure Buffer | 3.65 |
| TOTAL PRESSURE LOSS | 16.0 |
| TOTAL AVAILABLE PRESSURE | 54.0 |
| <small>(TOTAL PRESSURE - PRESSURE LOSS)</small> | |

PRESSURE LOSS SUMMARY

Project: BREEZE OPERATIONS EAST SITE EXPANSION
 Date: June 21, 2023
 Valve No.: 5
 GPM/Size: 12.0 GPM / 1"

A. RECORD SITE INFORMATION

| | |
|--|-------|
| Static Pressure at Source (Main) | 70.0 |
| Pressure Loss/Gain Coefficient | 0.433 |
| Net Elevation Change (Source to Meter) | 0.0 |
| Elevation at Source | 643 |
| Elevation at Meter | 643 |
| Static Pressure before Meter | 70.0 |

B. PRESSURE LOSS CALCULATIONS

| SIZE | LOSS (PSI) |
|---|--------------|
| Water Meter | 1" 0.9 |
| Mainline | 1-1/2" 0.3 |
| Backflow Assembly | 1" 12.0 |
| Master Valve | 1-1/2" 0.0 |
| Control Valve | 1" 5.0 |
| Laterals | 3/4"-1" 10.9 |
| Fittings (15% of total PSI Loss for components) | 4.4 |
| Net Elevation Change (Elev. Diff. x 0.433) | -0.4 |
| Elevation at Meter | 643 |
| Elevation at Worst Case Head | 644 |
| 15% Pressure Buffer | 4.95 |
| TOTAL PRESSURE LOSS | 25.9 |
| TOTAL AVAILABLE PRESSURE | 44.1 |
| <small>(TOTAL PRESSURE - PRESSURE LOSS)</small> | |

IRRIGATION NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. IRRIGATION DESIGN ASSUMES NO DEVIATION IN GRADING, PAVING AND/OR PLANTING PLAN LAYOUT FROM ACTUAL FIELD CONDITIONS. ALL NEW IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY UNLESS NOTED OTHERWISE. ALL NEW EQUIPMENT SHALL BE INSTALLED AS SHOWN IN THE DETAILS AND AS NOTED IN THESE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING PLANTING AND IRRIGATION PLAN LAYOUT AGAINST ACTUAL GRADED FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DEVIATIONS IN ACTUAL FIELD CONDITIONS FROM THOSE SHOWN ON IRRIGATION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACING AND/OR MODIFYING ANY IRRIGATION EQUIPMENT INSTALLED WHERE FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON PLANTING AND/OR IRRIGATION PLANS WHEN SAID INSTALLATION HAS NOT BEEN APPROVED IN ADVANCE BY OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK COVERED UNDER THIS SECTION.
- PVC SPECIFICATIONS: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL VERIFY LOCATION OF POINT OF CONNECTION IN FIELD.
- SYSTEM WAS DESIGNED TO OPERATE AT PRESSURE AVAILABLE OF 70 PSI. SHOULD ACTUAL PRESSURE BE LOWER UPON CONNECTION TO WATER SUPPLY, CONTACT LANDSCAPE ARCHITECT IF PRESSURE AT METER IS LOWER THAN 70 PSI OR ABOVE 85 PSI.
- CONTRACTOR SHALL ADJUST ALL FLOW AT VALVES TO PROVIDE CORRECT OPERATING VOLUME AND PRESSURE TO HEADS ON EACH CIRCUIT.
- CONTRACTOR SHALL INSTALL NEW AUTOMATIC CONTROLLER. (SIZE AND TYPE AS NOTED AND INSTALLED AS INDICATED ON IRRIGATION PLAN OR WHERE DIRECTED BY OWNER). CONTROLLER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT, USING SWEEP ELLS, FROM CONTROLLER INTERIOR TO EIGHTEEN INCHES (18") BELOW GRADE. OWNER SHALL PROVIDE 110-VOLT SERVICE TO CONTROLLER. PROVIDE SIGNAL WIRES FOR FLOW SENSOR AND MASTER VALVES AS SPECIFIED BY MANUFACTURER.
- WIRE SPECIFICATIONS:
 - CONTRACTOR SHALL INSTALL NEW WIRE FROM CONTROLLER TO NEW VALVES.
 - ALL NEW WIRE SHALL BE 14-GAUGE ANG-UF, DIRECT BURIAL TYPE. A RED COLOR SHALL BE PROVIDED FOR EACH VALVE STATION INCLUDING EXTRA WIRE. COMMON WIRE SHALL BE WHITE. WIRE RUNS ARE TO BE CONTINUOUS FROM CONTROLLER TO VALVE WITH SPLICES AT VALVES ONLY. SPLICES AND CONNECTIONS SHALL BE MADE WITH PEN-TITE CONNECTORS OR EQUIVALENT AND SHALL BE PLACED IN VALVE BOX.
 - ALL WIRES SHALL BE INSTALLED WITH TWELVE INCHES (12") OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN AND AT NINETY DEGREE CHANGES IN DIRECTION.
 - CONTROL WIRE SHALL BE LAID EIGHTEEN INCHES (18") DEEP. CONTROL WIRE SHALL BE BUNDLED AND PLACED BENEATH MAINLINE WHERE POSSIBLE, TAPED TO MAINLINE AT TEN FEET (10') ON CENTER.
 - ONE (1) ADDITIONAL CONTROL WIRE SHALL BE RUN TO EACH VALVE MANIFOLD. WIRE SHALL BE BUNDLED, TAPED, AND PLACED IN CONTROL VALVE BOX.
 - CONTRACTOR IS TO PROVIDE AN ADDITIONAL COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. WIRE SHALL BE BUNDLED, TAPED, AND PLACED IN CONTROL VALVE BOX.
- ALL AUTOMATIC CONTROL VALVES SHALL BE OF SIZE AND TYPE NOTED IN LEGEND. VALVE MANIFOLD SHALL BE CONNECTED OFF OF A SINGLE TEE ON THE MAINLINE EXCEPT AT THE END OF THE MAINLINE RUN. VALVES SHALL BE SET A MINIMUM OF EIGHT INCHES (8") APART TO ALLOW SERVICING. VALVE SHALL BE TAGGED WITH CONTROLLER LETTER AND VALVE NUMBER PERMANENTLY MARKED ON PLASTIC TAG.
- ONE (1) VALVE SHALL BE INSTALLED IN EACH BOX. VALVE BOXES SHALL BE LOCATED WITHIN SHRUB PLANTER BEDS (WHEREVER POSSIBLE) AND SHALL BE SET FLUSH WITH THE MOW CURB. OR A MINIMUM OF TWELVE INCHES (12") AWAY FROM ANY OTHER HARDSCAPE OR STRUCTURE. VALVE BOX SHALL BE LARGE ENOUGH TO ACCOMMODATE SERVICING VALVES INCLUDING DRIP FILTERS.
- ALL PRESSURE MAINLINES SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") DEEP AND MARKED WITH INDICATOR TAPE ABOVE PIPE. ALL PVC LATERALS SHALL BE A MINIMUM OF TWELVE INCHES (12") DEEP. TRENCH BACKFILL SHALL BE FREE OF ANY MATERIAL THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT INCLUDING ROCKS IN EXCESS OF ONE INCH (1") IN DIAMETER. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST. REFER TO DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.
- MAINLINE, WIRING AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40 TWO (2X) TIMES THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS OR THROUGH WALLS. (SEE SLEEVING DETAIL). IRRIGATION CONTRACTOR SHALL COORDINATE WITH CONCRETE AND A.C. PAVING CONTRACTOR TO ENSURE ALL SLEEVING IS SET PRIOR TO CONCRETE POURS AND ASPHALT PLACEMENT. CONTRACTOR IS TO LOCATE AND UTILIZE EXISTING SLEEVES UNDER DRIVEWAY AND WALKS, IF AVAILABLE. UNDER NO CIRCUMSTANCES SHALL NEW IRRIGATION LINES BE INSTALLED UNDER ASPHALT OR CONCRETE WITHOUT SLEEVING.
- MAINLINE SHALL BE SLEEVED EXTENDING 10 FEET TO EITHER SIDE OF HARDSCAPE.
- PRIOR TO BACKFILLING TRENCHES, THE FOLLOWING PROCEDURES SHALL BE IMPLEMENTED:
 - ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
 - CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- WHEN INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED AND PRIOR TO PLANTING, THE CONTRACTOR, IN THE PRESENCE OF THE BUILDER/OWNER'S AUTHORIZED REPRESENTATIVE, SHALL PERFORM A COVERAGE TEST OF WATER AFFORDED ALL PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- CONTRACTOR SHALL FURNISH TO OWNER A COMPLETE "AS BUILT" DRAWING OF NEW AND EXISTING EQUIPMENT INSTALLED SHOWING EXACT SIZE, TYPE, AND DIMENSIONED LOCATIONS OF THE FOLLOWING ITEMS:
 - A. POINT OF CONNECTION
 - B. BALL VALVES
 - C. QUICK COUPLERS
 - D. CONTROL VALVES
 - E. CONTROLLERS
 - F. MAINLINE
 - G. CONTROLLER WIRE
 - H. SLEEVING
- "AS BUILT" DRAWING SHALL BE PREPARED ON BOND AND CONTRACTOR SHALL PROVIDE TWO PRINTS, ALONG WITH ORIGINAL.
- CONTRACTOR SHALL ALSO PROVIDE A REDUCED "AS BUILT" DRAWING (MAXIMUM 11X17 SIZE), COLOR-CODED, SHOWING AREAS IRRIGATED BY EACH STATION. THIS PLAN SHALL BE ENCASED IN PLASTIC UPON OWNER'S APPROVAL OF DRAWING. CONTRACTOR SHALL ALSO PROVIDE IRRIGATION PROGRAMMING CHART. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION.
- IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR ONE HUNDRED AND TWENTY (120) DAYS UPON OWNER ACCEPTANCE OF CONSTRUCTION COMPLETION AND SHALL WATER AS REQUIRED TO ESTABLISH NEW PLANT MATERIAL.
- CONTRACTOR SHALL PROVIDE CONTROLLER KEYS AND MANUALS. ONE (1) QUICK COUPLER KEY WITH HOSE SWIVEL, AND AN ADDITIONAL QUANTITY OF SIX OF EACH NOZZLE TYPE USED TO OWNER AT TURNOVER.
- EQUIPMENT CONTRACTOR SHALL GUARANTEE IN WRITING THE ENTIRE NEWLY INSTALLED IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BY CONTACTING DIG ALERT AT 811, BEFORE START OF CONSTRUCTION (14 CALENDAR DAYS PRIOR TO DIGGING).

IRRIGATION SCHEDULE

AREA EVAPOTRANSPIRATION DATA

| ESCONDIDO | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|
| | JAN. | FEB. | MAR. | APR. | MAY | JUN. | JUL. | AUG. | SEP. | OCT. | NOV. | DEC. |
| Normal Year Average ETo inches Per Month | 2.10 | 2.80 | 3.80 | 4.70 | 5.60 | 6.70 | 6.80 | 6.50 | 5.40 | 3.80 | 2.50 | 1.90 |
| Normal Year Average ETo inches Per Week | 0.48 | 0.65 | 0.88 | 1.09 | 1.29 | 1.55 | 1.57 | 1.50 | 1.25 | 0.88 | 0.58 | 0.44 |

IRRIGATION SCHEDULE DIVIDE THE MINUTES PER WEEK BY THE NUMBER OF IRRIGATION CYCLES TO DETERMINE RUN TIME PER CYCLE.

| HYDR. ZONE | VALVE DESCRIPTION | CROP COEF. | DEN. FAC. (Kc) | MICROCL. FAC. (Ka) | LANSPEC. COEFF. (Ks) | IIRRC. (Kd) | PRECOR. (Kf) | IIRRC. (Kf) | IIRRC. (Kf) | AVERAGE MINUTES PER WEEK OF IRRIGATION | | | | | | | | | | | |
|-------------------------------|---|------------|----------------|--------------------|----------------------|-------------|--------------|-------------|-------------|--|------|------|------|-----|------|------|------|------|------|------|------|
| | | | | | | | | | | JAN. | FEB. | MAR. | APR. | MAY | JUN. | JUL. | AUG. | SEP. | OCT. | NOV. | DEC. |
| 1 | Bubble, Med. Water Tree and Shrub | 0.5 | 1.0 | 1.0 | 0.5 | 0.85 | 0.96 | 18 | 24 | 32 | 40 | 47 | 57 | 58 | 55 | 46 | 32 | 21 | 16 | | |
| 2 | Bubble, Low Water Tree and Shrub | 0.3 | 1.0 | 1.0 | 0.3 | 0.85 | 0.96 | 11 | 14 | 19 | 24 | 28 | 34 | 35 | 33 | 28 | 19 | 13 | 10 | | |
| 3 | Dirp, Low Water Shrub and Grasses/Trees | 0.3 | 1.0 | 1.0 | 0.3 | 0.83 | 0.28 | 38 | 52 | 70 | 87 | 102 | 123 | 115 | 119 | 99 | 70 | 46 | 35 | | |
| 4 | Bubble, Med. Water Tree | 0.5 | 1.0 | 1.0 | 0.5 | 0.85 | 0.96 | 18 | 24 | 32 | 40 | 47 | 57 | 58 | 55 | 46 | 32 | 21 | 16 | | |
| TOTAL MINUTES PER WEEK | | | | | | | | | 18 | 24 | 32 | 40 | 47 | 57 | 58 | 55 | 46 | 32 | 21 | 16 | |
| TOTAL HOURS PER WEEK | | | | | | | | | 0.3 | 0.4 | 0.5 | 0.7 | 0.8 | 1.0 | 1.0 | 0.9 | 0.8 | 0.5 | 0.4 | 0.3 | |

Note: Irrigation schedules are based upon historical climate data and are intended only as a general guide. Irrigation schedules shall be regularly adjusted to account for changes in climate conditions, maturity of plant materials and other site specific conditions.
 Landscape Coefficient (K_L) x Species Factor (K_S) x Density Factor (K_D) x Microclimate Factor (K_M)
 Minutes of Irrigation Per Week = (ETo x K_L x K_S x K_D x K_M) / PR x IE

IRRIGATION OPERATION

- THIS SECTION IS PROVIDED AS A REQUIREMENT FOR MAINTENANCE DURING THE 120 DAY ESTABLISHMENT PERIOD AND AS A RECOMMENDATION FOR FUTURE CONTINUED MAINTENANCE.
- IRRIGATION IS TO BE MAINTAINED AND OPERATED IN SUCH A MANNER AS TO PREVENT WATER FROM COLLECTING ON OR RUNNING ACROSS CONCRETE OR ASPHALT OR FROM OVERSPRAYING ONTO BUILDINGS, FENCES, WALLS OR OTHER HARDSCAPE FEATURES.
- MAINTENANCE CONTRACTOR SHALL BE REQUIRED TO HAVE AVAILABLE AND USE A SOIL TUBE OR PROBE TO FREQUENTLY CHECK SOIL MOISTURE BEFORE AND AFTER OPERATION OF THE IRRIGATION SYSTEM TO EVALUATE THE NECESSITY FOR IRRIGATION SCHEDULING ADJUSTMENTS. CONTRACTOR SHALL ADJUST SYSTEM TIMING AND COVERAGE PATTERNS ON AN ONGOING BASIS TO COMPENSATE FOR REDUCED WATER REQUIREMENTS AS PLANTS MATURE AND PATTERN DEFLECTION AS PLANTS GROW.
- MAINTENANCE CONTRACTOR SHALL BE REQUIRED TO FREQUENTLY TEST THE IRRIGATION SYSTEM TO ENSURE THAT ALL HEADS OPERATE CORRECTLY AND THAT NO BREAKS OR LEAKS EXIST. THE MAINTENANCE CONTRACTOR SHALL NOT PERMIT THE IRRIGATION SYSTEM TO OPERATE WITH BROKEN EQUIPMENT. REPAIRS TO THE SYSTEM SHALL BE MADE WITH ORIGINALLY SPECIFIED MATERIALS IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLANS TO ENSURE PROPER COVERAGE AND PRESSURE WITHIN THE IRRIGATION SYSTEM. FAILURE TO MATCH ORIGINALLY SPECIFIED MATERIALS MAY RESULT IN AN INOPERABLE SYSTEM WITH SIGNIFICANT WATER WASTE.

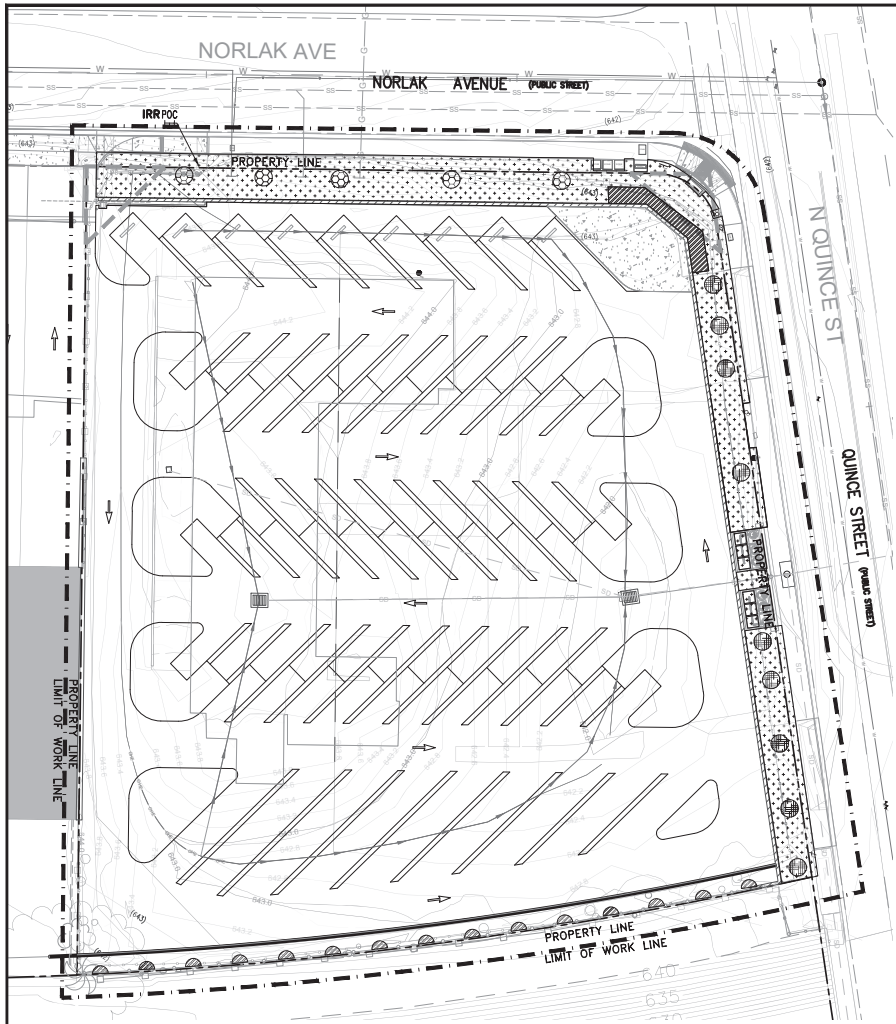
"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE ESCONDIDO WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

MICHELLE M. LANDIS
 SIGNATURE DATE: NOVEMBER 30, 2023
 REGISTRATION NO. 5444 EXP. DATE: APRIL 30, 2024



7185 Navajo Rd., Suite A, San Diego, CA 92119 858.598.5085

| | | | | | | | |
|---|--------------------|--|--|--|--|---|------------------------|
| 11/30/23 ML CUP RESUBMITTAL | DESIGNED BY: MM/ML | | | | PROJECT ADDRESS EAST DIVISION MF 335 N. QUINCE STREET ESCONDIDO, CA 92025 | PROJECT TITLE BREEZE OPERATIONS EAST SITE EXPANSION | PROJECT NO. 4020125 |
| 9/23/21 ML NCTD REQUESTED UPDATES | DRAWN BY: JG | | | | | | |
| 6/14/21 ML FINAL DESIGN (CUP SET) UPDATED | CHECKED BY: ML | | | | | | |
| 1/29/21 ML FINAL DESIGN (CUP SET) | DATE: 11/30/2023 | | | | | | |
| 1/12/21 ML FINAL DESIGN - UPDATED | | | | | | | |
| 12/07/20 ML FINAL DESIGN | | | | | | | |
| 10/02/20 ML 50% DESIGN | | | | | | | |
| REV DATE BY DESCRIPTION | | | | | | | |
| | | | | | | SHEET TITLE IRRIGATION CALCULATIONS, NOTES | DRAWING NO. LI-002 |
| | | | | | | | SHEET NO. 39 OF 45 |



HYDROZONE LEGEND

| | |
|----------------------------|---|
| | HYDROZONE 1 (BUBBLER-MODERATE WATER TREES AND SHRUB) - 125 SF |
| | HYDROZONE 2 (BUBBLER-LOW WATER TREES) - 225 SF |
| | HYDROZONE 3 (DRIP- LOW WATER SHRUB AND GROUNDCOVER) - 4568 SF |
| | HYDROZONE 4 (BUBBLER- MODERATE WATER VINES AND SHRUBS) - 357 SF |
| TOTAL HYDROZONES - 5275 SF | |

MAWA CALCULATIONS

ETWU = Estimated Total Water Usage (gallons per year)

$ETWU = ((ETO) \cdot (62)) \cdot ((PF \times HA) / IE) + SLA$
 ETO = reference evapotranspiration (inches)
 62 = conversion factor to gallons
 PF = plant factor from wucls
 HA = hydrozone area (s.f.)
 IE = irrigation efficiency

| | | |
|--------------|---|----------|
| HYDROZONE #1 | $((57)(0.62)) \cdot ((.5 \times 125) / .85) + (0) = 2,599$ Gal./Yr. | BUBBLERS |
| HYDROZONE #2 | $((57)(0.62)) \cdot ((.3 \times 225) / .85) + (0) = 2,806$ Gal./Yr. | BUBBLERS |
| HYDROZONE #3 | $((57)(0.62)) \cdot ((.3 \times 4568) / .81) + (0) = 59,790$ Gal./Yr. | DRIP |
| HYDROZONE #4 | $((57)(0.62)) \cdot ((.5 \times 357) / .85) + (0) = 7,421$ Gal./Yr. | BUBBLERS |

Water Budget Calculations (gallons per year)

Water Budget = $(ETO) \cdot (0.62) \cdot ((0.7) \cdot (LA) + (0.3) \cdot (SLA))$
 Where: Eto = Evapotranspiration (inches per year)(see Table 6 or Eto Map)
 0.62 = Conversion factor (to gallons)
 0.45 = Evapotranspiration Adjustment Factor (ETAF)
 LA = Landscape Area (square feet)
 0.3 = Additional Evapotranspiration Adjustment Factor for Special Landscape Areas SLA = Special Landscape Area (square feet)
 In the calculation below provide the values for the water budget calculation used for the proposed project. The Eto for the calculation may be based on the precise location of the project using the Eto Map or based on the Eto for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

W.B. $(57)(0.62) \cdot ((0.45)(5275) + (0.55)(0)) = 102,530$ Gal./Yr.

| IRRIGATION METHOD AND EFFICIENCY | | |
|----------------------------------|-----------------|-----------------|
| BUBBLERS | .85 | |
| DRIP | .81 | |
| PLANT WATER USE | PLANT FACTOR | ALSO INCLUDES |
| LOW | <0.1-0.3 | ARTIFICIAL TURF |
| MODERATE | 0.4-0.7 | |
| HIGH | 0.8 AND GREATER | WATER FEATURES |
| SPECIAL LANDSCAPE AREA | 1.0 | |

Water Budget Calculations

| Controller # | Hydrozone # | Valve Circuit | Irrigation Method | Plant Factor PF | Hydrozone Area HA | % of Total Landscape Area | PF X HA | IE | PF X HA / IE |
|--------------|-------------------------------|---------------|-------------------|-----------------|-------------------|---------------------------|---------|-----|--------------|
| A | 1 - trees/shrub mod water | 2 | bubblers | .5 | 125 | 2% | 63 | .85 | 74 |
| A | 2 - trees low water | 4 | bubblers | .3 | 225 | 4% | 68 | .85 | 80 |
| A | 3 - go/shrub low to mod water | 1,3 | drip | .3 | 4568 | 87% | 1370 | .81 | 1691 |
| A | 4 - vine mod water | 5 | bubblers | .5 | 357 | 7% | 179 | .85 | 211 |

Summary

MAWA = Maximum Applied Water Allowance (gallons per year)
 MAWA = 102,530 gal/yr

ETWU = Estimated Total Water Usage (gallons per year)
 ETWU = 72,659 gal/yr

Estimated water use is **72,659** gallons per year less than the Maximum Applied Water Allowance

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 858.598.5085

MICHELLE M. LANDIS
 SIGNATURE: *Michelle M. Landis*
 DATE: NOVEMBER 30, 2023
 REGISTRATION NO. 5444 EXP. DATE: APRIL 30, 2024

1 PLANTING PLAN - NEW
 L-001
 SCALE 1" = 20 FEET

| REV | DATE | BY | DESCRIPTION |
|----------|------|----|--------------------------------|
| 11/30/23 | ML | | CUP RESUBMITTAL |
| 9/23/21 | ML | | NCTD REQUESTED UPDATES |
| 6/14/21 | ML | | FINAL DESIGN (CUP SET) UPDATED |
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| 1/12/21 | ML | | FINAL DESIGN - UPDATED |
| 12/07/20 | ML | | FINAL DESIGN |
| 10/02/20 | ML | | 50% DESIGN |

DESIGNED BY: MM/ML
 DRAWN BY: JG
 CHECKED BY: ML
 DATE: 11/30/2023



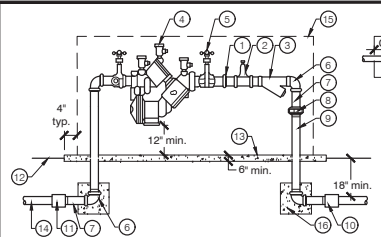
STV
 ENGINEERS/ARCHITECTS/PLANNERS/CONSTRUCTION MANAGERS
 1055 WEST 7th STREET, SUITE 2900
 LOS ANGELES, CA. 90017-2577



PROJECT ADDRESS
 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION
 SHEET TITLE
 HYDROZONE PLAN AND
 CALCULATIONS

PROJECT NO
 4020125
 SCALE
 AS SHOWN
 DRAWING NO
 LI-003
 SHEET NO
 40 OF 45

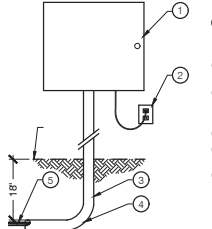


| CLEARANCE | | | |
|------------|-----|-----|-----|
| SIZE | A | B | C |
| 3/4\" - 3" | 18" | 12" | 12" |

- NOTES:
 1. CONTRACTOR MAY SUBSTITUTE TYPE K OR L COPPER PIPE FOR BRASS.
 13. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.
 14. WATER SUPPLY: SOLID COPPER.
 15. STAINLESS STEEL BACKFLOW ENCLOSURE - COLD ROLLED STEEL TUBING (MIN. 1 1/2") AND ROD (MIN. 3/8" THICK) WITH POLYMER ALLOY COATING AND 3 MIL POWDER COATING (BLACK), STAINLESS STEEL LOCKING AND MOUNTING HARDWARE.
 STRONG BOX - SBBC-305S (3/4" - 1") OR SBBC-455S (1-1/2" - 2") OR 'APPROVED EQUAL'
 16. 12"x12" CONCRETE THRUST BLOCK

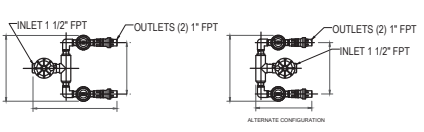
1. 3" BRASS NIPPLES (4)
 2. PRESSURE REGULATOR
 3. Y- STRAINER
 4. R.P. BACKFLOW PREVENTER
 5. BALL VALVES (2)
 6. BRASS ELLS (2)
 7. BRASS NIPPLES (4)
 8. BRASS UNIONS (2)
 9. BRASS RISERS (2)
 10. S x T SCH. 40 PVC ADAPTER
 11. DIELECTRIC ADAPTER
 12. FINISHED GRADE

1 REDUCED PRESSURE BACKFLOW PER W-10-E (CITY OF ESCONDIDO)
 SCALE: N.T.S.



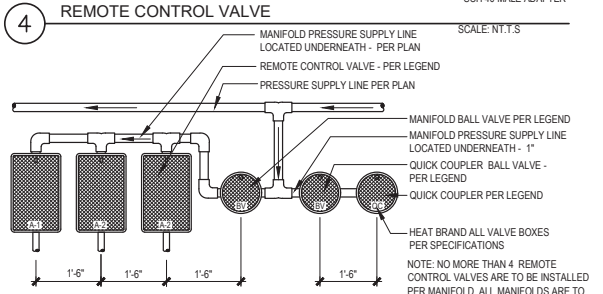
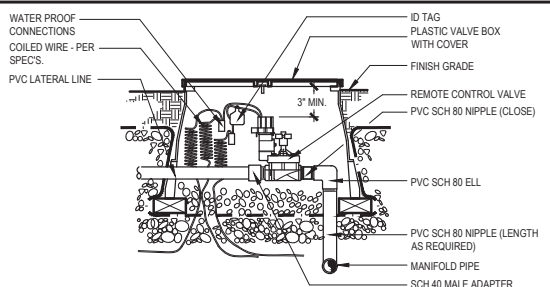
1. EXTERIOR WALL MOUNT CONTROLLER. FASTEN TO WALL PER MANUFACTURER'S SPECIFICATIONS. SEE LEGEND FOR CONTROLLER INFORMATION.
 2. 110 VOLT POWER SUPPLY (SEE ELECTRICAL PLANS)
 3. LOW VOLTAGE WIRE IN GRAY PVC CONDUIT. (1/2" DIA.) WIRE TO BE SLEEVED IN CONDUIT TO 18" BELOW GRADE.
 4. SWEEP ELL.
 5. LOW VOLTAGE WIRE TO REMOTE CONTROL VALVES.
 6. FINISH GRADE.
 NOTE: ALL WALL PENETRATIONS SHALL BE CLEAN AND SHALL BE RESEALED WATER TIGHT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 WALL MOUNTED CONTROLLER
 SCALE: N.T.S.



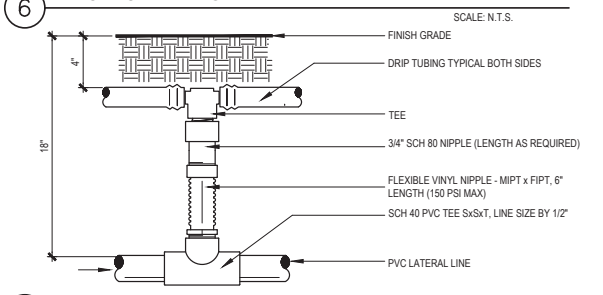
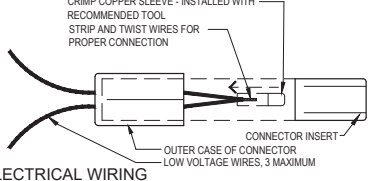
1. PVC SCH 40 ELL
 2. PVC SCH 80 1 1/2" NIPPLE (LENGTH AS REQUIRED)
 3. 30-INCH LINEAR LENGTH OF WIRE, COILED
 4. WATER PROOF CONNECTOR (UV RESISTANT) WITH SILICONE SEALANT. UL CERTIFIED FOR DIRECT BURIAL ID TAG
 5. VALVE BOX - BLACK WITH SIDE RIDGES, PREMOLDED PIPE SLOTS, AND BOTTOM FLANGES. LOCKABLE, SKID RESISTANT GREEN LID. RAIN BIRD VB-JMB OR 'APPROVED EQUAL'
 6. TOP OF MULCH
 7. FINISH GRADE
 8. CONTROL ZONE KIT PER LEGEND
 9. PVC LATERALS
 10. PVC SCH 40 MALE ADAPTER (2)
 11. PVC SCH 80 1" UNION (2) FOR SERVICING ASSEMBLY
 12. BLOCK (1 OF 4)
 13. PVC SCH 80 NIPPLE, CLOSE (2)
 14. PVC MAINLINE
 15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
 16. PVC SCH 40 TEE

3 1" DRIP COMMERCIAL CONTROL ZONE KIT (WITH 2 BASKET FILTERS)
 SCALE: N.T.S.



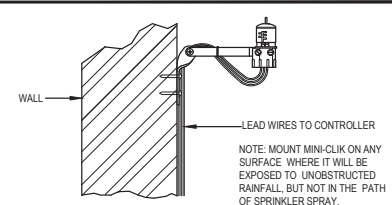
4 REMOTE CONTROL VALVE
 SCALE: N.T.S.

5 MANIFOLD CONFIGURATION
 SCALE: N.T.S.

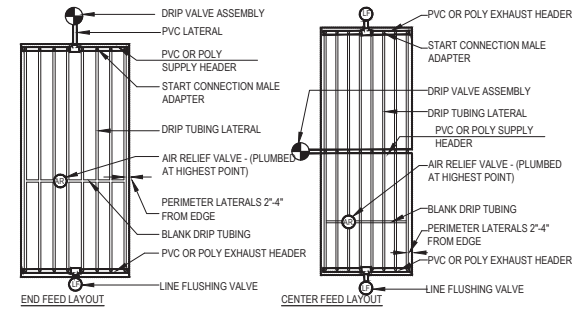


6 ELECTRICAL WIRING
 SCALE: N.T.S.

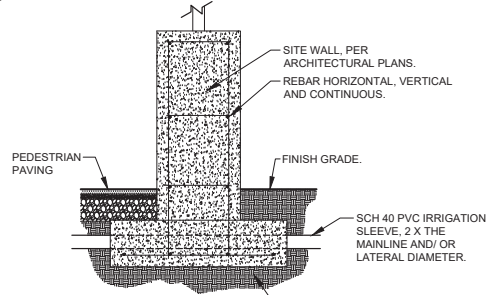
7 DRIPLINE INSTALLATION
 SCALE: N.T.S.



8 RAIN SENSOR
 SCALE: N.T.S.



9 DRIP LINE DETAIL
 SCALE: N.T.S.



10 MAINLINE SLEEVE THROUGH WALL FOOTING
 SCALE: N.T.S.

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 CHECKED BY: ML
 DATE: 11/30/2023



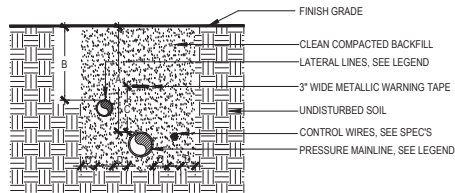
STV
 ENGINEERS/ARCHITECTS/PLANNERS/CONSTRUCTION MANAGERS
 1055 WEST 7th STREET, SUITE 2900
 LOS ANGELES, CA. 90017-2577



PROJECT ADDRESS
 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION
 SHEET TITLE
 IRRIGATION DETAILS

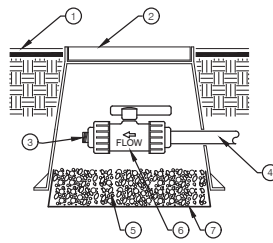
PROJECT NO. 4020125
 SCALE AS SHOWN
 DRAWING NO. LI-004
 SHEET NO. 41 OF 45



| DIMENSION | A | B | C | D |
|------------------------|-----|-----|----|----|
| 1/2" TO 2-1/2" IN SIZE | 24" | 18" | 9" | 6" |

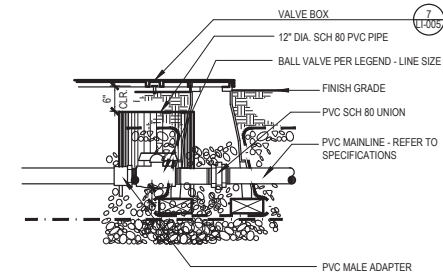
SECTION VIEW - N.T.S.

1 TRENCH/SLEEVE DETAIL SCALE: N.T.S.



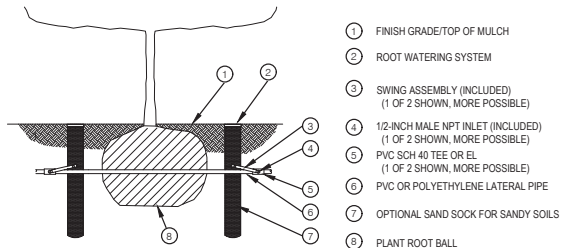
- 1 FINISHED GRADE
- 2 10" PLASTIC VALVE BOX
- 3 HOSE ADAPTER
- 4 DRIP LATERAL OR TUBING
- 5 3/4" CRUSHED GRAVEL 8" DEEP
- 6 FLUSH VALVE
- 7 LANDSCAPE FABRIC

2 DRIP FLUSH VALVE SCALE: N.T.S.



- 1 VALVE BOX
- 2 12" DIA. SCH 80 PVC PIPE
- 3 BALL VALVE PER LEGEND - LINE SIZE
- 4 FINISH GRADE
- 5 PVC SCH 80 UNION
- 6 PVC MAINLINE - REFER TO SPECIFICATIONS
- 7 PVC MALE ADAPTER

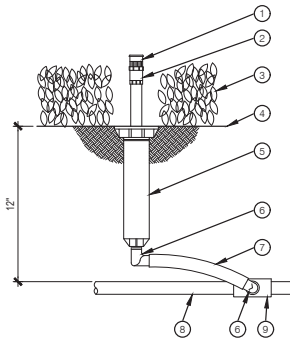
3 BALL VALVE SCALE: N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 ROOT WATERING SYSTEM
- 3 SWING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 4 1/2-INCH MALE NPT INLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 5 PVC SCH 40 TEE OR EL (1 OF 2 SHOWN, MORE POSSIBLE)
- 6 PVC OR POLYETHYLENE LATERAL PIPE
- 7 OPTIONAL SAND SOCK FOR SANDY SOILS
- 8 PLANT ROOT BALL

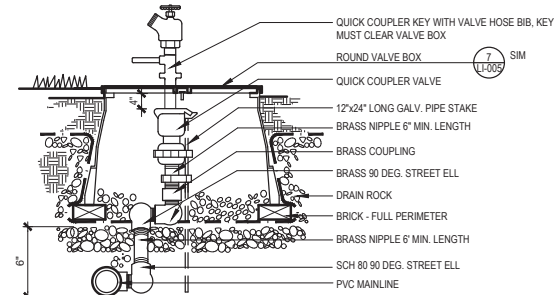
NOTES:
 1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
 3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 4. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

4 ROOT WATERING SYSTEM FOR TREES NOT TO SCALE



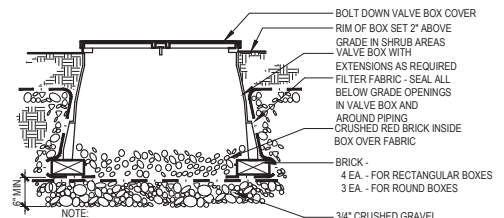
- 1 BUBBLER NOZZLE
- 2 ADAPTER, UV RESISTANT THERMOPLASTIC CONSTRUCTION RAIN BIRD MODEL PA-80 OR 'APPROVED EQUAL'
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP BODY
- 6 1/2-INCH SPIRAL FITTING ACETYL MATERIAL WITH AGGRESSIVE BARB LIP, MALE NPT x 490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050 OR 'APPROVED EQUAL'
- 7 SWING PIPE, 12-INCH LENGTH: ACETYL MATERIAL
- 8 PVC LATERAL PIPE
- 9 PVC SCH 40 TEE OR ELL

5 STREAM BUBBLER POP-UP SCALE: N.T.S.



- 1 QUICK COUPLER KEY WITH VALVE HOSE BIB, KEY MUST CLEAR VALVE BOX
- 2 ROUND VALVE BOX
- 3 QUICK COUPLER VALVE
- 4 12"x24" LONG GALV. PIPE STAKE
- 5 BRASS NIPPLE 6" MIN. LENGTH
- 6 BRASS COUPLING
- 7 BRASS 90 DEG. STREET ELL
- 8 DRAIN ROCK
- 9 BRICK - FULL PERIMETER
- 10 BRASS NIPPLE 6" MIN. LENGTH
- 11 SCH 80 90 DEG. STREET ELL
- 12 PVC MAINLINE

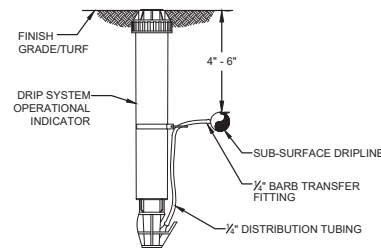
6 QUICK COUPLER VALVE SCALE: N.T.S.



- 1 BOLT DOWN VALVE BOX COVER
- 2 RIM OF BOX SET 2" ABOVE GRADE IN SHRUB AREAS
- 3 VALVE BOX WITH EXTENSIONS AS REQUIRED
- 4 FILTER FABRIC - SEAL ALL BELOW GRADE OPENINGS IN VALVE BOX AND AROUND PIPING
- 5 CRUSHED RED BRICK INSIDE BOX OVER FABRIC
- 6 BRICK - 4 EA. - FOR RECTANGULAR BOXES 3 EA. - FOR ROUND BOXES

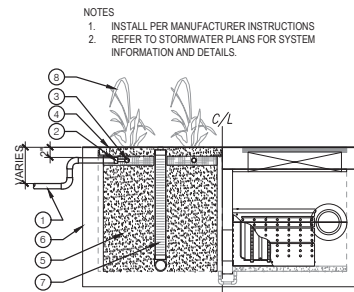
NOTE:
 1. LOCATE VALVE BOXES 6" FROM EDGE OF IMPROVEMENTS.
 2. WHERE TWO OF MORE VALVE BOXES OCCUR TOGETHER PROVIDE 6" CLEARANCE BETWEEN BOXES.

7 VALVE BOX SCALE: N.T.S.



- 1 FINISH GRADE/TURF
- 2 DRIP SYSTEM OPERATIONAL INDICATOR
- 3 SUB-SURFACE DRIPLINE
- 4 1/2" BARB TRANSFER FITTING
- 5 1/2" DISTRIBUTION TUBING

8 DRIP INDICATOR KIT SCALE: N.T.S.



- NOTES:
 1. INSTALL PER MANUFACTURER INSTRUCTIONS
 2. REFER TO STORMWATER PLANS FOR SYSTEM INFORMATION AND DETAILS.

- 1 PVC LATERAL PER TRENCHING AND SLEEVING DETAILS 586/LI-103
- 2 TRANSITION TO IN-LINE DRIP TUBING
- 3 DRIP TUBING RING, PER MATERIALS LEGEND AND SPECIFICATIONS
- 4 FINISH GRADE
- 5 SPECIALTY MEDIA, PER CIVIL PLANS AND SPECIFICATIONS
- 6 MODULAR WETLAND UNIT, PER CIVIL PLANS AND SPECIFICATIONS
- 7 MODULAR WETLAND DRAIN PIPE, PER CIVIL PLANS AND SPECIFICATIONS
- 8 PLANTS PER PLANTING LEGEND

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MICHELLE M. LANDIS
 SIGNATURE: *Michelle M. Landis*
 REGISTRATION NO. 5444 DATE: NOVEMBER 30, 2023
 EXP. DATE: APRIL 30, 2024



7185 Navajo Rd., Suite A, San Diego, CA 92119
 858.598.5085

| REV | DATE | BY | DESCRIPTION |
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| 12/07/20 | ML | | FINAL DESIGN |
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DESIGNED BY: MM/ML
 DRAWN BY: JG
 CHECKED BY: ML
 DATE: 11/30/2023



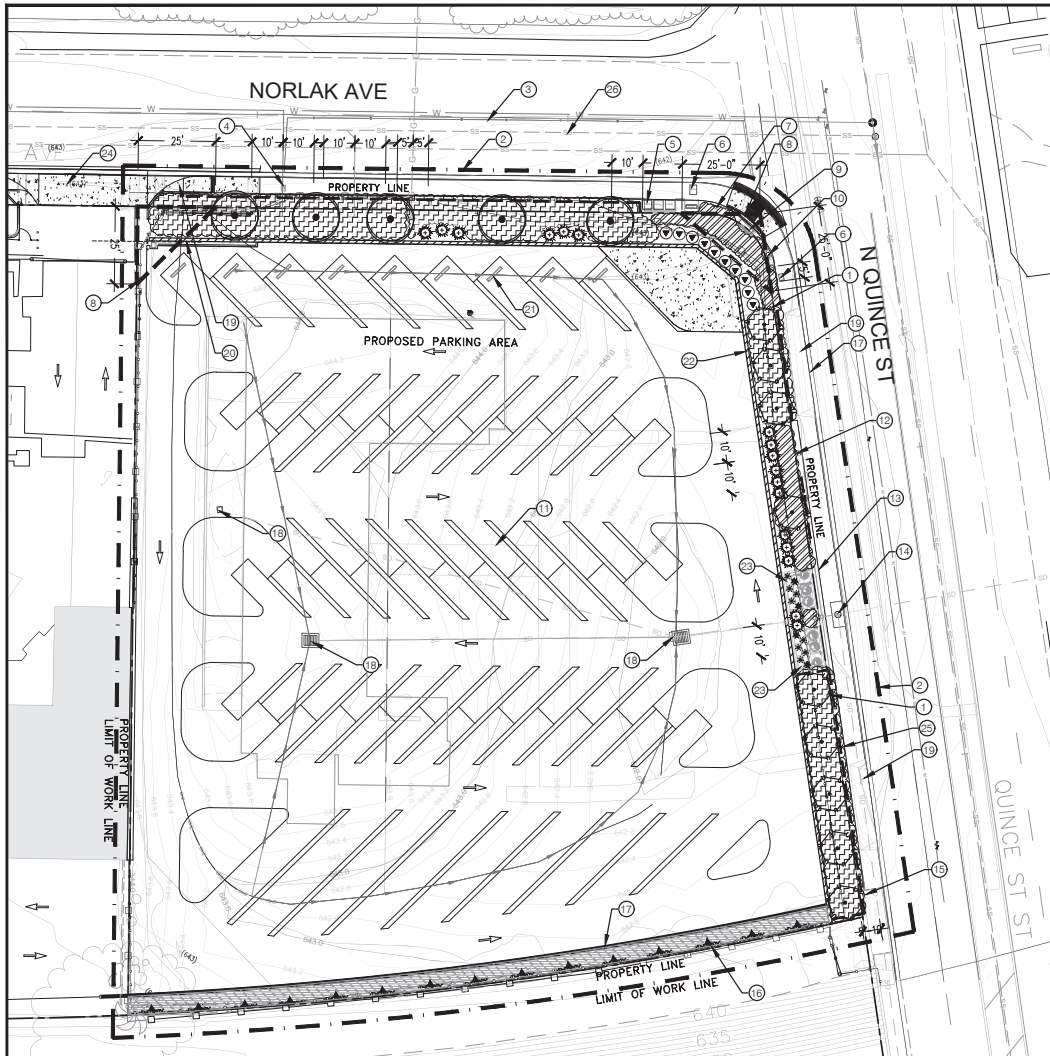
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PROJECT ADDRESS
 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION
 SHEET TITLE
 IRRIGATION DETAILS

PROJECT NO
 4020125
 SCALE
 AS SHOWN
 DRAWING NO
 LI-005
 SHEET NO
 42 OF 45



1 PLANTING PLAN - NEW
 L-001
 SCALE 1"=20 FEET

PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | QUANTITY | HEIGHT & SPREAD | WUCOLS | NATIVE | DETAIL |
|--------|-------------------------------|------------------------|---------|---|----------|-----------------|--------|--------|--------------|
| | TREES | | | | | | | | |
| | CALLISTEMON CITRINUS | LEMON BOTTLEBRUSH | 24" BOX | STD, 2" MIN CALIPER, 6" MIN HEIGHT | 9 | 15' X 15' | L | N | L-1-E /L-002 |
| | LAGERSTROEMIA INDICA 'TONTTO' | TONTTO CRAPE MYRTLE | 24" BOX | STD, 2" MIN CALIPER, 6" MIN HEIGHT | 5 | 20' X 20' | M | N | L-1-E /L-002 |
| | VINES | | | | | | | | |
| | CLYTOSTOMA CALLISTEGOIDES | LAVENDER TRUMPET VINE | 5 GAL | | 15 | 15' X 15' | M | N | 3, L-002 |
| | SHRUBS | | | | | | | | |
| | AGAVE ATTENUATA | FOXTAIL AGAVE | 5 GAL | MODULAR WETLAND, SEE CIVIL PLANS & SPECIFICATIONS | 17 | 4' X 5' | L | N | 4/L-002 |
| | LEYMUS C. 'CANYON PRINCE' | CANYON PRINCE WILD RYE | 5 GAL | | 12 | 4' X 3' | L | N | 4/L-002 |
| | STRELITZIA REGINAE | BIRD OF PARADISE | 5 GAL | | 10 | 5' X 4' | M | N | 4/L-002 |
| | GROUNDCOVERS | | | | | | | | |
| | SEDUM NUSSBAUMERIANUM | COPPERTONE STONECROP | 1 GAL | 12" O.C. | 698 SF | 18" X 12" | L | N | 5/L-002 |
| | SENECIO MANDRALISCAE | BLUE CHALKSTICK | 6" POT | 12" O.C. | 3463 SF | 12" X 18" | L | N | 5/L-002 |

- ROOT BARRIER (DEEPROOT 36-2) - 1/L-003
- BARK MULCH
 3" DEPTH ALL PLANTED AREAS (NOTE: HATCH SHOWN FOR CLARITY AT VINE PLANTER)
 1" MINUS 'BEDDING MULCH' BY AGRISERVICE, OR EQUAL.

MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE

TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
 BACK OF TRAFFIC SIGNAL OR STOP SIGN - 10 FEET
 UNDERGROUND UTILITY LINES, DRIVEWAY APRON FLARE - 5 FEET
 SEWER LINES - 10 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY ENTRIES - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 STREET LIGHT - 15'
 ADDITIONAL PUBLIC RIGHT-OF-WAY REGULATIONS

PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT.

STREET TREES
 423 LF @ 30' SPACING = 14 STREET TREES REQUIRED

NOTE: REMOVE ALL EXISTING VEGETATION INCLUDING TREES, SHRUBS, AND GRASS PER CIVIL DEMOLITION PLAN (SHEET C-102) AND PROJECT SPECIFICATIONS.

- KEY NOTES:**
- 1 PROPERTY LINE
 - 2 LIMIT OF WORK LINE
 - 3 EXISTING WATER LINE
 - 4 EXISTING WATER METER
 - 5 EXISTING TRANSFORMERS TO REMAIN
 - 6 EXISTING COMM RISER TO REMAIN
 - 7 EXISTING SIGN TO REMAIN
 - 8 VISIBILITY TRIANGLE
 - 9 EXISTING TRANSFORMERS TO REMAIN
 - 10 EXISTING STREET LIGHT TO REMAIN
 - 11 STRIPING PER CIVIL
 - 12 EXISTING FIRE HYDRANT TO REMAIN
 - 13 EXISTING BUS STOP SIGN TO REMAIN
 - 14 EXISTING STORM DRAIN INLET TO REMAIN
 - 15 EXISTING SIGN TO REMAIN
 - 16 FENCE PER CIVIL
 - 17 CONCRETE CURB PER CIVIL
 - 18 STORM WATER DRAIN PER CIVIL, TYP
 - 19 NEW SIDEWALK PER CIVIL
 - 20 ROLLING GATE AND TRACK PER CIVIL PLANS
 - 21 WHEEL STOPS PER CIVIL - TYP
 - 22 CMU WALL PER CIVIL
 - 23 MODULAR WETLANDS, PER CIVIL PLANS
 - 24 NEW VEHICULAR ACCESS
 - 25 ROOT BARRIER, TYP.
 - 26 EXISTING SEWER LINE

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DESIGNED BY: MM/ML
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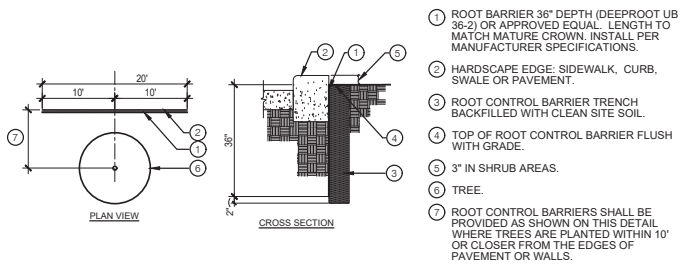


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 EAST DIVISION MF
 335 N. QUINCE STREET
 ESCONDIDO, CA 92025

PROJECT TITLE
 BREEZE OPERATIONS EAST
 SITE EXPANSION

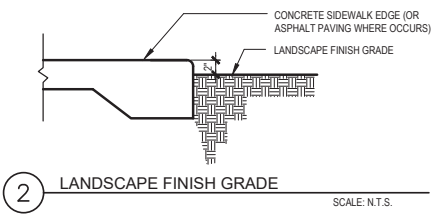
SHEET TITLE
 PLANTING PLAN

PROJECT NO. 4020125
 SCALE AS SHOWN
 DRAWING NO. L-001
 SHEET NO. 43 OF 45

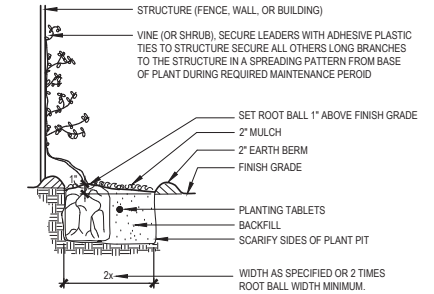


1 ROOT BARRIER
SCALE: N.T.S.

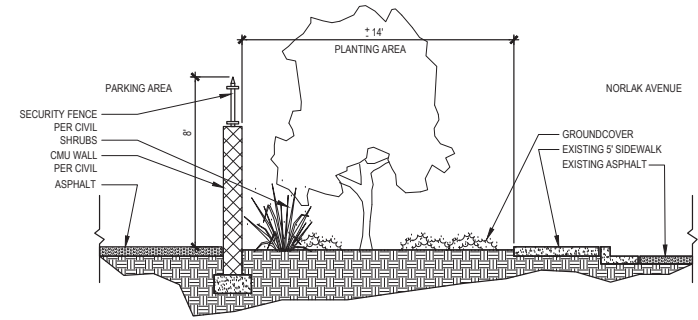
- 1 ROOT BARRIER 36" DEPTH (DEEPROOT UB 36-2) OR APPROVED EQUAL. LENGTH TO MATCH MATURE CROWN. INSTALL PER MANUFACTURER SPECIFICATIONS.
- 2 HARDSCAPE EDGE: SIDEWALK, CURB, SWALE OR PAVEMENT.
- 3 ROOT CONTROL BARRIER TRENCH BACKFILLED WITH CLEAN SITE SOIL.
- 4 TOP OF ROOT CONTROL BARRIER FLUSH WITH GRADE.
- 5 3" IN SHRUB AREAS.
- 6 TREE.
- 7 ROOT CONTROL BARRIERS SHALL BE PROVIDED AS SHOWN ON THIS DETAIL WHERE TREES ARE PLANTED WITHIN 10' OR CLOSER FROM THE EDGES OF PAVEMENT OR WALLS.



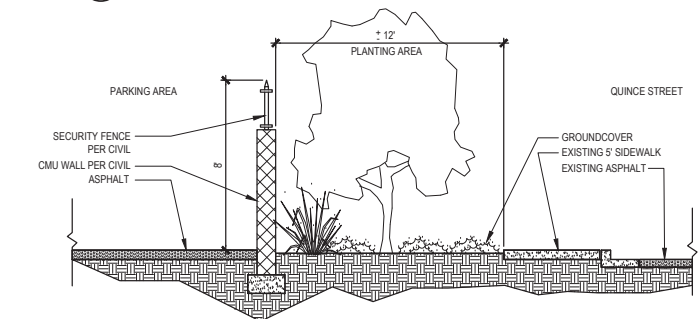
2 LANDSCAPE FINISH GRADE
SCALE: N.T.S.



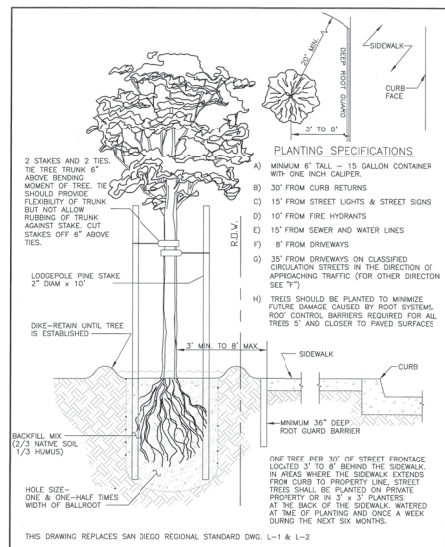
3 VINE
SCALE: N.T.S.



A NORLAK AVENUE SECTION
SCALE: N.T.S.

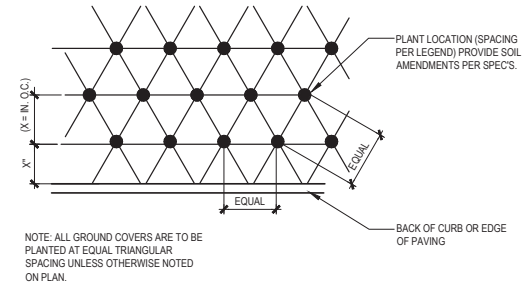


B QUINCE STREET SECTION
SCALE: N.T.S.



- 1 PLANT COLLAR TO BE 1" ABOVE FINISH GRADE
- 2 BARK MULCH
- 3 3" WIDE WATER BASIN - TOP NOT TO EXCEED BOTTOM OF PLANT GROWTH.
- 4 FINISH GRADE.
- 5 PLANT TABLETS - SET 3" BELOW FINISH GRADE.
- 6 PLANTING BACKFILL - SEE SPECS.
- 7 UNDISTURBED SOIL
- 8 TWO TIMES ROOTBALL WIDTH
- 9 ROOTBALL DEPTH

4 SHRUB
SCALE: N.T.S.

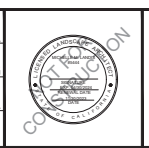


5 GROUND COVER
SCALE: N.T.S.

| | | | |
|--------------------------------------|------------------|----------------------------|----------------------------|
| APPROVED: [Signature] | DATE: 01-02-2024 | CITY OF ESCONDIDO | SCALE: NOT TO SCALE |
| REVISED: [Signature] | | DEPARTMENT OF PUBLIC WORKS | STANDARD DRAWING NO. L-1-E |
| TREE PLANTING BEHIND SIDEWALK | | | |

| REV | DATE | BY | DESCRIPTION |
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NORTH COUNTY TRANSIT DISTRICT

PROJECT ADDRESS
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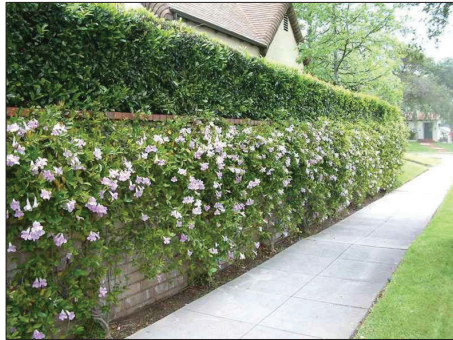
PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
SHEET TITLE
PLANTING DETAILS

PROJECT NO. 4020125
SCALE AS SHOWN
DRAWING NO. L-002
SHEET NO. 44 OF 45

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Michelle M. Landis
SIGNATURE DATE: NOVEMBER 30, 2023
REGISTRATION NO. 5444 EXP. DATE: APRIL 30, 2024

STUDIO WEST
LANDSCAPE ARCHITECTURE & PLANNING
7185 Navajo Rd., Suite A, San Diego, CA 92119
858.598.5085



LAVENDER TRUMPET VINE

2 VINE ON FENCE



NORLAK STREET –
CREPE MYRTLE

1 STREET TREES



QUINCE STREET –
LEMON BOTTLEBRUSH



BIRD OF PARADISE



SOFT TIPPED
FOXTAIL AGAVE

4 PARKWAY SHRUBS & SUCCULENTS



BLUE CHALK STICK

3 PARKWAY GROUNDCOVERS



SEDUM 'COPPERTONE'

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DESIGNED BY:
MM/ML
DRAWN BY:
JG
CHECKED BY:
ML
DATE:
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PROJECT TITLE
BREEZE OPERATIONS EAST
SITE EXPANSION
SHEET TITLE
PLANT MATERIAL

PROJECT NO
4020125
SCALE
AS SHOWN
DRAWING NO
L-003
SHEET NO
45 OF 45

Exhibit “C”**Planning Case No. PL21-0057****Factors to be Considered/Findings of Fact****Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the Project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32, (In-fill Development Projects) because such categorical exemption applies to proposed developments within city limits on sites of no more than five acres substantially surrounded by urban uses, where the site has no habitat value for special status species, can be adequately served by all required utilities and public services, and the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality (CEQA Guidelines § 15332(b)-(e)). Furthermore, the Project does not involve the use of significant amounts of hazardous substances. The proposed Project meets the following criteria:
 - a. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered, rare or threatened species.
 - d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the January 23, 2024, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will

not have a significant effect on the environment, and all the requirements of CEQA have been met.

Public Notice and Outreach:

Planning Division staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the local newspaper on or around December 28, 2023. In addition, on or around December 26, 2023, notices were sent to owners within 500 feet of the project site. A public notice was also posted at the project site, on the City's website, and posted at City Hall.

Conditional Use Permit (CUP)

1. This Conditional Use Permit is granted upon sound principles of land use and in response to services required by the community in that the proposed Project has been designed and conditioned to comply with all applicable zoning regulations and design standards. The Project is located within and is surround by similar industrial characteristics and uses. Further, the proposed Project serves a transit district which provides multimodal options, including bus services which serve community members with public transit options.
2. This Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area in which it is located in that the proposed Project has been designed and conditioned to comply with all applicable zoning regulations and design standards. The Project is located within and is surround by similar industrial characteristics and uses. The Project will replace a vacant underutilized light industrial parcel and has been designed to reduce land use conflicts, consolidating entrances to minimize vehicular conflicts, and enhancing the visual presence. Conditions have been incorporated into the approval of the Project to ensure no conflicts will occur with surrounding uses.
3. The proposed Project is located within a designation light industrial area of the City's General Plan. The conditional use is located in in area surrounded by similar industrial/commercial uses. The proposed Project is located adjacent to the existing North County Transit District East Division Maintenance Facility, which will complement and support their current operations and use as a fleet vehicle storage area. Further, the project was reviewed by the City's Staff Development Review Committee for compliance with City requirements and conditioned the Project so as to preserve the public health, safety, and general welfare.

Exhibit “D”

Planning Case No. PL21-0057 335 N. Quince Street/NCTD Fleet Parking Conditions of Approvals

This Project is conditionally approved as set forth on the application received by the City of Escondido on January 29, 2021, and the Project drawings consisting of a Site Plan, Street Elevations, Civil/Grading, and Landscape Design Plans; all designated as approved on January 23, 2024, and shall not be altered without express authorization by the Development Services Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Site Plan and Conditional Use Permit, the Permit shall expire 24 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Site Plan or Conditional Use Permit application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized

agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, 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 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 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 Development Services 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 agency.
- 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 Development Services Department.
- 6. Availability of Permit Conditions.**

 - a. Prior to building 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 Development Services.
 - 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.

- 7. 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.
- 8. 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 is conducted in full compliance with all local and state laws.

- 9. 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 Development Services. 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 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 to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

- 10. Public Art Partnership Program.** All requirements of the Public Art 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.

- 11. Clerk Recording.**

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- 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.

12. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

13. 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.

14. 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 Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

15. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all

Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

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 Development Services, 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 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 undergrounded, or fee payment in-leu subject to the satisfaction of the City Engineer.
- 4. Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
- 5. Lighting.** If required, all exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
- 6. General Property Maintenance.** The Applicant (NCTD) shall be responsible for maintaining the fleet vehicle storage area in good visual and functional condition. This shall include, but not be limited to, all exterior elements related to the screening walls, lighting, and gated access points. The internal site improvements include new paving, restriping, lighting, screening walls, and perimeter landscaping, shall be maintained for a safe, clean and efficient appearances.
- 7. Anti-Graffiti.** 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.
- 8. 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.

- 9. Roof, Wall, and Ground Level Equipment.** All fleet vehicle storage and maintenance equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 10. Staging Construction Areas.** All staging areas shall be conducted on a pre-determined site only, subject to written 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 with the City.
- 11. 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 property owner or neighborhood concerns.
- 12. Construction Waste Reduction, Disposal, and Recycling.** If any, the Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 13. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed

replacement equipment has been evaluated using the California Emissions Estimator Model (“CalEEMod”) or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 14. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. 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.

C. Parking and Loading/Unloading:

1. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal items on private property without written permission of the Applicant. The written authorization shall be submitted to the City for file records.

D. Landscaping: The Applicant assumes all responsibility for maintaining all on-site perimeter landscape pertaining to the installation of the screening walls, parkways improvements, and buffer areas in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.

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. All existing planting and planter areas, 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 that 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 landscape improvements 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 Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan or site 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 or site plan 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. (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 Development Services.
- e. 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. Director of Development Services 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.

E. Specific Engineering Division Conditions:

1. The Developer shall provide the City Engineer with a Preliminary 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 plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. 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. All improvements shall be completed prior to issuance of a Certificate of Occupancy or final Engineering inspections.
5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. The project's access drive shall be constructed as an alley-type driveway apron per City's standard drawing G-5-E with a minimum throat width of thirty (30) feet.
2. All on-site driveways, and parking areas will be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director.
3. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
4. The developer shall remove and construct a new ADA pedestrian curb ramp at the corner of N. Quince Street and Norlak Avenue per San Diego Regional Standard Drawing G-29.
5. 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 or final Engineering inspection.

6. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
7. All gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal.
8. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested 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.
9. The Developer shall install trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.
10. The installation of all utilities and facilities (green street tree wells, fire hydrant, transformers, etc.) shall be constructed at the ultimate location and to the satisfaction of the City Engineer.

GRADING and SITE IMPROVEMENTS

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by a copy of the preliminary soils and geotechnical report. The Soils Engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. All easements, both private and public, affecting subject property shall be shown and delineated on the Grading and Improvement Plans.
3. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete (AC) over 6" of asphalt Base (AB) or 7" Portland Concrete Cement (PCC) over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
4. 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.
5. 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.
6. 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.

7. All existing foundations, structures, trees not otherwise noted to remain or be relocated shall be removed or demolished from the site.

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. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Property Owner.
3. A 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.
4. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
5. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
6. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the Property Owner.

WATER SUPPLY

1. Fire hydrants, if required, together with an adequate water supply shall be installed at locations approved by the Fire Marshall. Fire hydrants shall connect to a minimum 8-inch water main. Existing fire hydrants shall meet current City of Escondido standards.

2. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
3. All new or existing water meters shall have an approved reduced pressure backflow prevention device per the City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public water meter.
4. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
5. There shall be no permanent structures located within the City's Public Utility Easements.
6. Any 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.
7. Any 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.
8. 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.

SEWER

1. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
2. 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.
3. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.
4. The project design shall be such that all existing or new sewer manholes are accessible at all times by City "Vactor" trucks for maintenance.
5. 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.

LANDSCAPE

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan for review and approval by Engineering and

Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

CASH SECURITIES

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 new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.

E. Specific Fire Department Conditions:

1. An adequate water supply and approved paved access is required prior to any combustibles being brought to the site.



STAFF REPORT

DATE: January 23, 2024
Historic Preservation Commission

PROJECT NUMBER / NAME: Historic Preservation Commission

REQUEST: Discussion related to the Historic Preservation Commission.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: N/A

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: N/A

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On December 12, 2023, Commissioner Barber requested, and Commissioner Barba concurred, that the Commission discuss the proposed future of the Historic Preservation Commission and related responsibilities. On January 9, 2024, the Planning Commission discussed the Historic Preservation Commission’s role and dissolution. Commissioner Barber requested, and Commissioner Weiler concurred that the Commission further this discussion at the January 23, 2024 Planning Commission meeting.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

REPORT APPROVALS: _____ Chris McKinney, Deputy City Manager/Interim Director of Development Services

X Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 3.

DISCUSSION

The Planning Commission's discussion of the Historic Preservation Commission may conclude with any one of the following, or combination thereof:

1. A commissioner may motion, and if supported with a second, to recommend to the City Council an opinion regarding the potential dissolution of the Historic Preservation Commission (HPC).
 - a. The Commissioner should list in their motion the discussion item(s) and/or concern(s);
 - b. If a motion is carried, planning staff will communicate such recommendation to the City Clerk's Office for their incorporation into the City Council staff report anticipated for the January 31, 2024 City Council meeting.
2. A commissioner may motion, and if supported with a second, to request the HPC be placed on the agenda of the February 13, 2024 meeting for further discussion.
3. No motion made.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

January 23, 2024

Tentative Future Agenda Items

DATE: January 23, 2024

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff’s control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

Policy Work:

- General Plan Amendment – EVSP Follow-Up
- Short-Term Rental Ordinance
- Pre-Approved Accessory Dwelling Unit Program

Informational Presentations:

- North County Mall Permit History
- California Environmental Quality Act
- Short-Term Rental Ordinance
- Objective Design Standards