

Harmony Grove Industrial Park SPECIFIC PLAN

Prepared by
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For
CMS DEVELOPMENT

Submitted to the City Council
of the City of Escondido
September 25, 2002

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I. INTRODUCTION

A. PURPOSE AND OBJECTIVES

1. Purpose of the Specific Plan

This Specific Plan is to guide the development and use of an industrial Specific Planning Area (the SPA) within the City of Escondido General Plan by providing comprehensive description, guidelines, and standards for land use, circulation, infrastructure, design, and implementation of the proposed project. The City of Escondido staff will review and evaluate future permit applications (such as final maps, grading plans, and building permits) for the SPA for compliance with this Specific Plan and the associated environmental review. Situations or conditions not specifically addressed in this Specific Plan will be controlled by generally applicable City ordinances, codes, or policies.

2. Objectives of the Specific Plan

- a. Promote quality development that will enhance the City and be consistent with the goals and objectives of the General Plan;
- b. Ensure that use and development of the site are sensitive to and consistent with the surrounding area;
- c. Create industrial development opportunities;
- d. Provide design guidelines and development regulations and procedures to control the detailed design and use of the project;
- e. Provide for necessary public and private services, facilities, and infrastructure.

B. LEGAL AUTHORITY AND REQUIREMENTS

1. State Law

The California Government Code empowers a local municipality such as the City of Escondido to prepare specific plans for the systematic implementation of the City's general plan for all or part of the area covered by the general plan.

Government Code Section 65451 requires that a specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(5) The relationship of the specific plan to the general plan.

Government Code Section 65452 provides that the specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

Government Code Section 65453 provides that a specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

Government Code Section 65454 requires that the specific plan must be consistent with the general plan.

Government Code Section 65455 requires any local public works project, tentative map, parcel, or zoning ordinance adopted or amended within an area covered by a specific plan to be consistent with the adopted specific plan.

2. City Zoning Ordinance

City of Escondido Zoning Code Section 33-390 provides that the purpose of the specific plan (S-P) zone is to implement various policies within the general plan which permit residential, industrial and commercial development through specific plans pursuant to Government Code Section 65450. The specific plans shall be consistent with the "property suitability criteria" and the "mandatory specific plan requirements" presented in the "general plan implementation techniques" section of the general plan.

Zoning Code Section 33-391 provides that the S-P zone shall be applied in areas designated on the general plan with a "specific planning area" overlay designation and may be applied in such other areas as determined appropriate by the City Council upon the recommendation of the Planning Commission.

Zoning Code Section 33-392 requires that development standards for property zoned S-P shall be established by a specific plan which shall be prepared and adopted pursuant to Government Code Section 65450.

Zoning Code Section 33-393 requires that permitted uses within the S-P zone shall be fully defined through adoption of a specific plan. General direction for permitted uses shall be established by the existing general plan designations and, where the S-P zone implements the "specific planning area" general plan overlay designation, permitted land uses shall be established in accordance with the policy direction provided in the land use element text for that particular "SPA."

3. General Plan

The proposed project site is designated SPA on the General Plan. General Plan Policy B7.1 states that specific planning areas are intended for areas which, prior to

development, require submittal of specific plans, as described in California Government Code Sections 65450 through 65507.

4. California Environmental Quality Act

Adoption of a Specific Plan by a local agency is a "project" requiring environmental review under the California Environmental Quality Act. Accordingly, the City of Escondido has prepared an environmental initial study (ER 01-___). The initial study determines that the project will not have any environmental impacts that cannot be reduced to a level of insignificance. The City has adopted a negative declaration summarizing the potentially significant impacts, the specific mitigation measures required, and a mitigation monitoring program to ensure effective implementation of the mitigation measures.

C. PROJECT LOCATION

The project site is located south of Harmony Grove Road, north of the Escondido Creek, as depicted on the Vicinity Map Exhibit 1.

D. SITE CONDITIONS

The site is depicted on the Aerial Photo Exhibit 2.

1. Topography

The site in its natural condition sloped from Harmony Grove Road southward toward Escondido Creek. Under a County-issued grading permit, the site has recently been graded, and the southern portion raised in elevation using soil generated by the Escondido Creek enhancement project. Additional fill will be required to finish raising the site elevation to create usable pad areas and allow wastewater to drain northward to the existing sewer system in Harmony Grove Road.

2. Biology

The recent grading has removed nearly all vegetation from the site. A biological survey of the site concluded that impacts of the project to biological resources can be mitigated by certain measures identified in the negative declaration, including setting back development from the Escondido Creek, replacing coast live oak trees on site as part of the landscape plan, and surveying for breeding raptors during construction.

3. Historical and Current Use

The site was formerly used for agriculture and residential. All structures have been removed and the site is now vacant and unused.

4. Surrounding Uses and General Plan Designations

The property contiguous to the east is designated U1 (Urban 1), and is mostly vacant except for some older residential structures. The property across Harmony Grove Road to the north is designated LI (Light Industrial) and is developed with very new industrial

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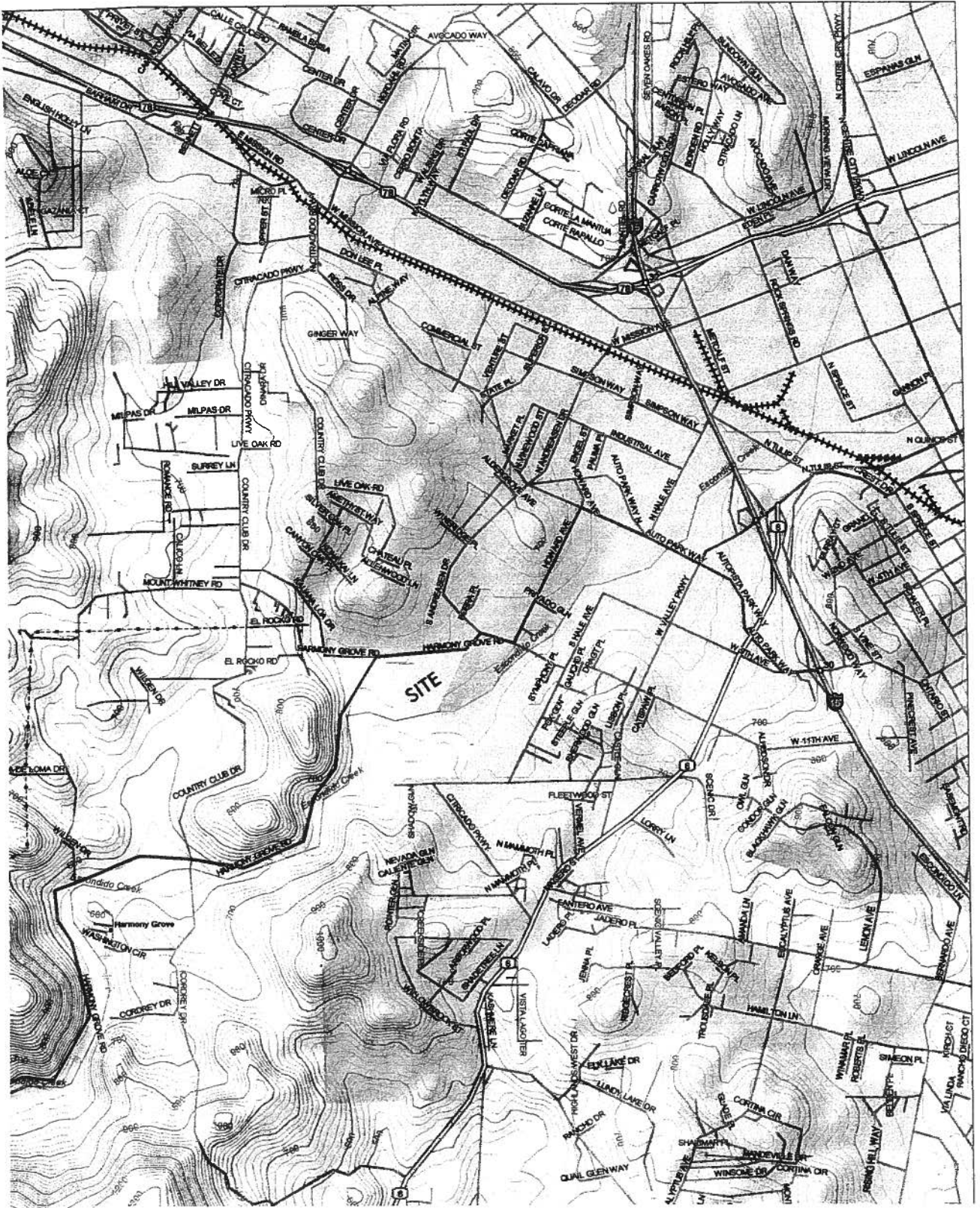
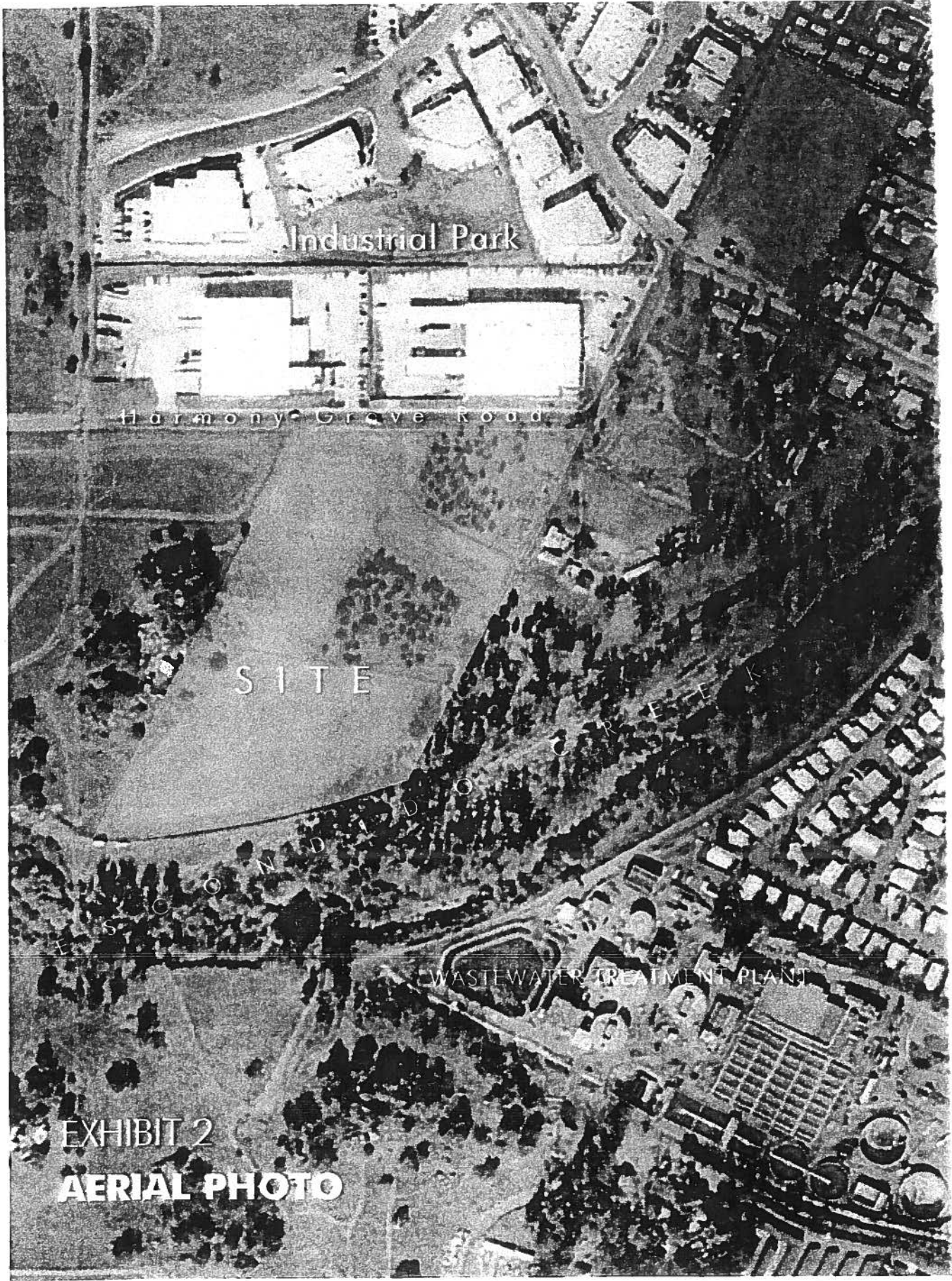


EXHIBIT 1
VICINITY MAP



Industrial Park

Harmony Grove Road

SITE

WASTEWATER TREATMENT PLANT

EXHIBIT 2

AERIAL PHOTO



EXHIBIT 3
SITE PHOTOS

buildings. The property to the south is designated E2 (Estate II) and contains an undeveloped stretch of Escondido Creek. The property contiguous to the west is designated SPA (Specific Plan Area) and is mostly vacant except for an old home.

II. PROJECT PLAN

A. GENERAL CONCEPT

The project objective envisions a high quality industrial park, encouraging clean uses to expand Escondido's industrial and employment base. At the same time, the physical setting of the area requires a comprehensive evaluation of the needs for public facilities to serve the area. The aesthetic attributes of the site are maintained and enhanced through the project.

A high quality industrial park setting is anticipated in the area. The Specific Plan includes a program for encouraging attractive structures and landscape features, as well as establishing permitted industrial uses. The project development standards are similar to and derived from the IP (Industrial Park) zone.

The project is intended to be a well designed industrial park providing a concentration of sites for manufacturing and research and development firms that are employee intensive and clean in nature. The zone is also intended to promote an attractive industrial park environment through:

1. Attractive, high quality construction designed to promote orderly growth;
2. Comprehensively designed landscaping to integrate with adjacent developments by promoting a common landscaping theme;
3. Coordinated signage program to provide adequate identification without cluttering the project;
4. Planned development of a large-scale industrial park with a comprehensive architectural, landscaping and sign program.

The Specific Plan offers nine separate lots that can be developed individually to suit the more specialized user or combined to accommodate larger users. The project will ensure sustainable quality by applying high standards for land use, architecture, landscape, and maintenance. The Project Plan is shown on Exhibit 4.

B. LAND USES

1. Permitted Principal Uses

Table 1 lists the principal land uses that are permitted within the Harmony Grove Specific Plan.

TABLE 1 PERMITTED PRINCIPAL USES

▪ Administrative and business offices	▪ Furniture manufacturer/wholesaler
▪ Assembly	▪ Industrial hardware
▪ Building materials	▪ Landscape materials without outdoor storage
▪ Cabinet manufacturer/wholesaler	▪ Manufacturing
▪ Carpeting manufacturer/wholesaler	▪ Masonry products
▪ Communication facilities	▪ Medical laboratories
▪ Construction services	▪ Plumbing supply
▪ Daycare for employees of the Industrial Park	▪ Repair services excluding auto and RV
▪ Electrical wholesale houses	▪ Social and charitable services
▪ Equipment sales and leasing	▪ Wholesale

2. Principal Uses Permitted with Conditional Use Permit

Table 2 lists the principal land uses that may be permitted upon issuance of a conditional use permit by the Planning Commission.

TABLE 2 PERMITTED PRINCIPAL USES WITH CONDITIONAL USE PERMIT

▪ Experimental-type uses	▪ Recycling facility conducted entirely indoors
▪ Government services	▪ Communications facilities
▪ Health and fitness facilities	▪ Uses involving hazardous chemicals or waste
▪ Lumber yards	▪ Utilities
▪ Power plants	

3. Accessory Uses and Structures

Accessory uses and structures, including but not limited to those listed in Table 3, are permitted in Specific Plan, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure, and that the following standards are met:

- a. The operations are contained within the main structure which houses a primary use.
- b. The use occupies no more than fifteen (15) percent of the gross building square footage, and/or fifteen (15) percent of total gross sales.
- c. No retail sales or display of merchandise occur(s) outside the structure(s), or outside designated outdoor storage area.
- d. All products offered for sale on the site are manufactured, warehoused, or assembled on the premises.

TABLE 3 ACCESSORY USES AND STRUCTURES

▪ Bus stop shelters
▪ Cafeteria, coffee shop, or deli located within a building containing a principal use, which may be open to the public, but must be intended to serve primarily the employees from the nearby industrial area and may not exceed 1,000 square feet of gross floor area.
▪ Caretakers' or watchman's dwelling
▪ Commercial sales and service clearly incidental and secondary to a principal permitted use
▪ Employee recreational facilities and play areas
▪ Other accessory uses and buildings customarily appurtenant to a permitted use
▪ Satellite dish antennas
▪ Storage buildings incidental to a permitted use

4. Outdoor Storage Prohibited

All permitted uses except parking, loading and fleet storage shall be conducted entirely within completely enclosed buildings. No outside storage will be allowed except for small vehicles used in conjunction with the business. All storage and equipment must be completely enclosed within the primary building or a structure that is consistent with the design, materials, color, etc., of the primary building(s).

5. Prohibited Uses and Additional Uses

All uses and structures not listed as permitted, accessory, or conditionally permitted uses and not meeting the requirements for incidental uses shall be prohibited. However, the Director of Planning and Building may approve a use which is consistent with the purposes of this section, similar to the uses listed as permitted uses, and not more detrimental to the zone than those uses listed as permitted uses. The Director's use determination shall be made in writing, and may be appealed to the Planning Commission and City Council.

C. CIRCULATION

1. Regional Access

As illustrated on the Vicinity Map Exhibit 1, the Harmony Grove Industrial Park can be accessed from I-15 by Valley Parkway, Auto Parkway, Howard Avenue, and Harmony Grove Road. Highway 78 can be reached by Harmony Grove Road, Citracado Parkway, and Nordahl Avenue.

2. Project Access

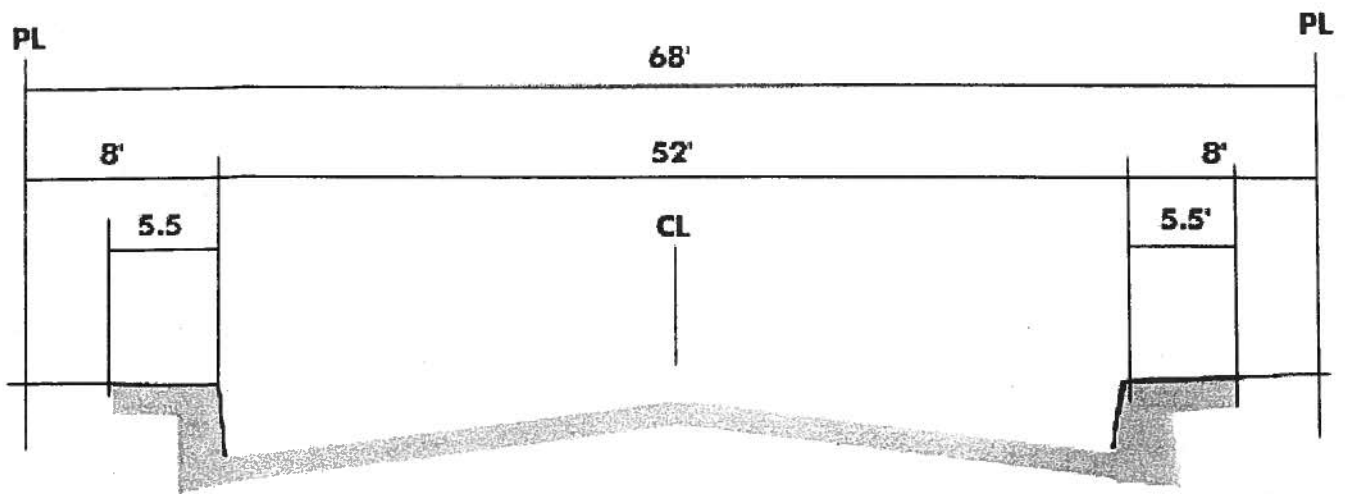
The project's nine lots will all be accessed from a new public cul-de-sac ("A" Street) that will be constructed to industrial street standards as part of the project development. The proposed industrial street section is shown in Street Section Exhibit 5.

3. Internal Circulation

Lots within the Harmony Grove Industrial Park may be developed individually or in groups with a single building or group of buildings accommodating a single use or number of uses. Where lots are not combined, internal access and circulation will be provided by a separate parking lot and driveways. Where two or more lots are combined, internal access and circulation may be provided by a shared parking lot and driveways.

4. Offsite Improvements

Harmony Grove Road along the project site's frontage is fully improved on the opposite side. The project will complete the Harmony Grove Road frontage improvements to public street standards as shown in the Street Section Exhibit 5. The southwestern corner of the site will be dedicated as public right of way to accommodate the future extension of Citracado Parkway. No offsite street improvements are required.



INDUSTRIAL ROAD SECTION

EXHIBIT 5

STREET SECTION

D. PUBLIC FACILITIES

1. Water

The City of Escondido will provide water by from an existing 16" water line located within Harmony Grove Road. A new 8" water line will be installed in the proposed "A" Street as part of the project development, and will connect to the existing 16" line in Harmony Grove Road.

2. Waste Water Disposal

Wastewater will be disposed of from the site by a new 8" sewer line to be installed in "A" Street, which will connect to an existing 15" sewer line in Harmony Grove Road. Wastewater will flow to and be treated at the City's Hale Avenue sewer treatment plant.

3. Police

The City of Escondido will provide police protection.

4. Fire Protection and Paramedic

The City of Escondido will provide fire and paramedic services.

E. DRAINAGE

Drainage from the project will flow into "A" Street, be collected in a pair of storm drain inlets, flow eastward by an underground pipe, be released into a natural ditch along the easterly boundary of the site, and flow southward into Escondido Creek.

III. DEVELOPMENT STANDARDS

A. DEVELOPMENT STANDARDS

Development standards are summarized in the Development Standards Table 4, and shall be the minimum unless stated otherwise.

Lot area	One acre
Average lot width	100'
Lot frontage minimum	70'
▪ On cul-de-sac	35'
Front setback*	15' from public right of way
Side setback*	None
▪ Adjoining residential zone, school, or park	10'
▪ Adjoining dedicated street or right-of-way	10'
Rear setback*	None
▪ Adjoining residential zone, school, or park, or dedicated street	20'
Distance between buildings (on same property)	15'
Maximum building height	Per UBC
▪ Within 100' from residentially zoned property	35'
Maximum lot coverage	40%
Parking	Per Zoning Code Section 33-760
Exterior lighting	Per Zoning Code Section 33-710
Trash storage	Per Zoning Code Section 33-572
Signs	Per Zoning Code Article 66

*The Director of Planning and Building may allow adjustments of up to twenty-five (25) percent to any yard requirements. Building projections (such as eaves) may encroach into required setbacks as much as 5'.

B. FENCES, WALLS AND HEDGES

Fences, walls or hedges not exceeding three (3) feet in height may be located anywhere on the lot. Fences or walls not exceeding eight (8) feet in height may be constructed in any location allowed for principal structures, outside of the building setbacks listed in the Development Standards Table 4. Adequate sight distance shall be provided for all fences. Barbed wire and chain link fencing are prohibited.

C. DESIGN GUIDELINES

Final Project Plans within the Harmony Grove Industrial Park shall conform to the design guidelines listed in Table 5.

TABLE 5 DESIGN GUIDELINES

SITE DESIGN

- Any proposed structure shall be appropriate for the site, considering location, size, topography, natural and man-made surroundings of the site, and consistent with the architectural style depicted in Exhibit 6.
- The site layout, orientation and location of structures, buildings and signs shall be designed to create a well-integrated relationship to one another.
- Specific consideration shall be given to outdoor spaces, pedestrian and vehicular areas and circulation, and exterior building lighting.
- Entryways shall have enhanced architectural treatment.
- ✗ • Rear elevations shall provide some architectural relief.
- ✗ • Glass shall be liberally used on the exterior of all levels and floors of the buildings.
- Grading shall be designed according to the Project Plan and Article LV, Sections 33-1050 through 33-1069 of the City Zoning Code.
- Parking and loading areas shall be conveniently located for the users.
- Loading dock areas, mechanical and utility equipment, and trash storage areas shall be integrated into the design and concealed to the extent possible.
- ✗ • Employee amenities such as picnic areas or water features shall be included in the site design.

BUILDING DESIGN

- Overall building shape, size, and apparent bulk shall be proportional to and in scale with the site and with other existing or permitted structures in the area, as illustrated in Exhibit 6.
- Final Project Plans shall be harmonious with adjoining developments, as illustrated in Exhibit 6.
- ✗ • Building elevations visible from public streets or adjacent properties shall feature consistent and harmonious materials, colors, and architectural elements.
- Long, solid walls shall be avoided by breaking up large wall surfaces with architectural features.
- ✗ • A limited number of materials shall be used on the exterior face of the building or structure.
- The use of natural concrete, brick, and stone is encouraged.
- A harmonious color palette consisting of softer and subtler hues shall be used.
- Logical wall sign locations shall be integrated into buildings.
- Utility and mechanical equipment and storage areas shall be screened using architectural elements of the building design.
- Architectural style shall include varied building relief.

LANDSCAPING

- Adequate landscaping shall be provided in proportion to the project and the site.
- The landscape and irrigation design shall incorporate water conservation measures to the extent feasible.
- Plant sizes and types shall be appropriate for the project and the site, and shall include a balanced mix of trees, shrubs and ground covers.
- Landscaping shall successfully provide shade for parking and paved areas, soften buildings and wall edges, and buffer undesirable views including parking areas and trash enclosures.
- Berming and landscaping shall be used to screen parking areas from adjacent public streets.
- Non-plant materials (such as gravel, bark, or simulated plant materials) may be substituted for ground cover or turf as part of the integrated landscape design concept.
- The Final Project Plan shall include adequate landscape maintenance provisions
- Irrigation systems shall be low volume, low pressure.
- All landscape plans shall be prepared by a licensed landscape architect.

SIGNS AND LIGHTING

- Signs, lighting or other advertising media shall harmonize with and be subordinate to the building it serves and area in which it is located, and be consistent with the sign program contained in Section III.D of this Specific Plan.
- Signs shall be readable, uncrowded, and attractive, emphasizing the business name and/or address.
- Lighting shall conform to the provisions of Article 35, sections 33-710 through 33-719 of the Zoning Code (Outdoor Lighting).

FENCING AND WALLS

- Fences and walls shall conform to all ordinance requirements regarding height, construction, etc.
- Fences and walls shall be compatible with surrounding architecture and the character of the area.
- Fences and walls, including retaining walls, shall utilize quality decorative material.
- Chain link and barbed wire fencing are prohibited.

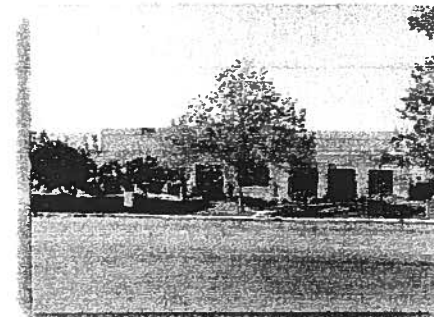
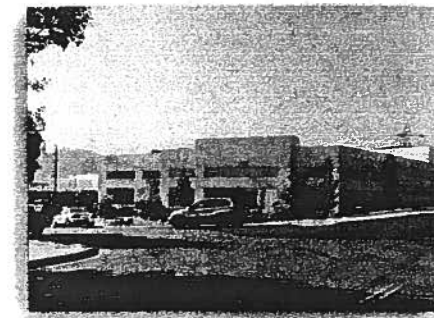
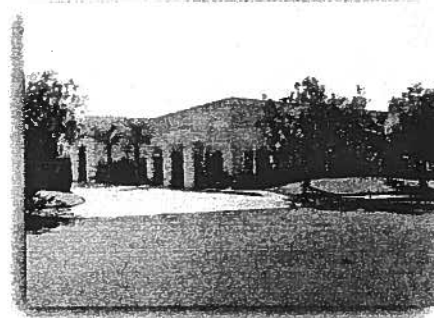
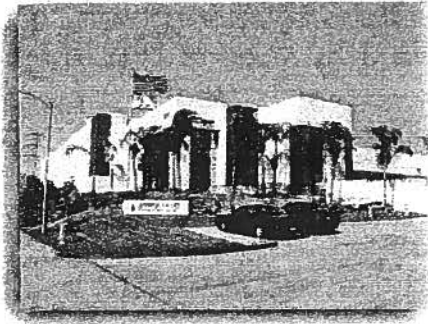


EXHIBIT 6
ARCHITECTURAL CONCEPTS

D. SIGNS

Signs are allowed according to the City's Sign Ordinance, as it may be amended by the City Council from time to time. In addition, the project may have a freestanding monument sign identifying the project and its users, not exceeding 8' in height and 300 square feet in area, and located at the project entrance on Harmony Grove Road.

E. GRADING

The site in its natural condition sloped from Harmony Grove Road southward toward Escondido Creek. The site elevation must be raised to create usable pad areas and allow wastewater to drain northward to the existing sewer system in Harmony Grove Road. Under a County-issued grading permit, most of the site has already been graded and raised to roughly the level of Harmony Grove Road.

The proposed grading is shown on the Project Plan Exhibit 4. A planted crib wall ranging in height from 0' to 21' is proposed along the south and east edges of the site. The knoll along the west edge of the site is to be cut down to pad elevation, creating a 1.5:1 slope of 26' in height.

F. LANDSCAPING

The landscape concept for the Harmony Grove Industrial Park is depicted in Exhibit 7. The plan consists of five separate landscape zones. Each zone is to receive particular landscape treatment as follows:

1. Harmony Grove Road

Harmony Grove Road is classified as an Industrial street. It is planned for an urban streetscape, including regularly-spaced Crape Myrtle street trees.

2. "A" Street

The proposed cul-de-sac will be an Industrial street with an urban character, but will be distinguished from Harmony Grove Road by using Brisbane Box street trees.

3. Cut Slopes

The cut slopes along the western edge of the site are to be planted with a variety of trees, shrubs, and ground covers to stabilize the slope and provide screening.

4. Crib Wall

An open-celled crib wall is proposed along the southern and eastern edge of the pads for lots 5-9. The wall is to be planted with vines, and shrubs are to be planted along the base of the wall.

5. Drainage swale

Drainage is to be carried within an open swale running along the eastern edge of the site into Escondido Creek. The swale creates an opportunity to establish some native species, including Coast Live Oak and California Sycamore.

G. PERFORMANCE CRITERIA

1. The following performance standards shall be maintained for every use and operation in the Harmony Grove Industrial Park:
 - a. No unreasonable odor, heat, vapor, glare, vibration, dust, smoke, water pollution, drainage pollution, radioactivity, or electrical or electronic interference which constitutes a public nuisance pursuant to Cal. Civil Code section 3480 is discernible at the property line of the parcel upon which the use or operation is located. Upon investigation by the city, certain emissions from a business may not constitute a violation based on the nature, intensity and duration of said emissions, if they are considered limited in nature and negligible in scope.
 - b. No substance shall be discharged into the sewer system which may cause harm or prevent the use of reclaimed water.
 - c. No substance other than clean water (as described by industry regulations) shall be permitted to enter the open storm drain system from the property.
 - d. All metal structures or buildings shall have factory-applied color finished exterior surfaces.
 - e. The noise level from any operation shall not exceed allowable limits set forth within the Escondido Municipal Code.
 - f. For new construction, a complete system of underground electrical and telephone and related off-site distribution facilities shall be provided. Any relief from the requirements of the installation of underground utilities shall be conditioned on the requirement that a stub-out shall be provided for the future service of the premises by underground utilities.
 - g. All water runoff from outdoor storage areas must meet all mandated water quality regulations and shall be tested as required by applicable federal, state, county, and city regulations.
 - h. All permitted uses shall be conducted entirely within completely enclosed buildings, except for parking and loading.
2. All businesses defined as "environmentally sensitive businesses" in Municipal Code section 33-564 shall meet the following operational standards:
 - a. The business must complete and maintain on file annually with the fire department an updated environmental compliance plan consistent with the department's requirements;
 - b. The administrative fines to be assessed for any violation of this code that is related to an environmentally sensitive business, as set forth in Escondido Municipal Code section 1A-11(a), shall be the maximum current penalties established and allowed under California state law; and
 - c. Appeals hearings regarding fines assessed pursuant to Escondido Municipal Code section 1A-9(b) shall be heard by the building advisory and appeals board whenever feasible.

IV. ENVIRONMENTAL

As required by the California Environmental Quality Act, the City of Escondido has prepared an environmental initial study determining that the project will not have any environmental impacts that cannot be reduced to a level of insignificance. The City has adopted a negative declaration summarizing the potentially significant impacts, the specific mitigation measures required, and a mitigation monitoring program to ensure effective implementation of the mitigation measures (on file as ER 2000-34).

V. IMPLEMENTATION

A. PROJECT APPROVALS

Although it is within the City of Escondido's Sphere of Influence, the project site currently lies within the unincorporated County of San Diego, contiguous to land within the City of Escondido. The project will require LAFCO and City approval of an annexation. The site is designated SPA on the General Plan. Therefore, a Specific Plan must be approved by the City Council prior to industrial use of the site. The site must also be rezoned to SP. City Council approval of a tentative subdivision map is also required to subdivide the site into nine separate lots as proposed. Environmental review in accordance with CEQA is also required for the necessary approvals.

B. FINAL PROJECT PLANS

Final project plans determine that individual lots will be developed in conformance with this Specific Plan and applicable city policies and ordinances. A Final Project Plan shall be submitted to the City for review prior to the issuance of building permits for any lot within the Harmony Grove Industrial Park. Final project plans may be submitted for an individual lot or several lots may be combined in a single Final Project Plan.

1. Final Project Plan Application

Final Project Plans are to be submitted to the Planning Department for review and shall include the following documents and materials:

- a. A final grading plan which substantially conforms to the Project Plan.
- b. Written documentation of conformance with the negative declaration and mitigation monitoring program.
- c. A site plan illustrating building location for each lot.
- d. Detailed elevations of all sides of each proposed building.
- e. Floor plans for each building.
- f. Color boards which depict building finishes and colors.
- g. Covenants, Conditions and Restrictions (CC&R's).
- h. Sign program.

- i. Fencing plans.
- j. Complete landscape working drawings and detailed irrigation plans, except that the landscape plans may be submitted concurrently with the final project plan application or submitted after all other final project plan documents have been approved.

2. Final Project Plan Review

The final project plan shall be reviewed by the Director of Planning and Building for conformance to the approved Harmony Grove Industrial Park Specific Plan. The Director shall have the authority to approve, approve with conditions, or deny the final project plan application. Decisions of the Director may be appealed to the Planning Commission by the applicant within 10 calendar days of the memorandum of the decision. The Planning Commission, in a public hearing, shall affirm, reverse or modify the decision of the Director of Planning and Building. The Planning Commission decision may be appealed to the City Council within 10 calendar days of resolution or memorandum of decision. The City Council, in a public hearing, shall affirm, reverse or modify the Planning Commission's decision. The City Council's decision shall be final.

3. Expiration

A Final Project Plan that has not been implemented within 18 months from the approval shall be void unless otherwise specified in the approval. However, one or more extensions of time may be granted by the Director of Planning and Building.

C. SPECIFIC PLAN AMENDMENTS

Modifications to the Specific Plan text and exhibits may be proposed and considered in accordance with the amendment process described in this section. Amendments are to be divided into two categories. Administrative amendments allow for minor changes to the Specific Plan and may be approved by the Director of Planning and Building. All other proposed changes are considered formal amendments and shall be reviewed for approval by the Planning Commission and City Council.

1. Administrative Amendments

The Director of Planning and Building may determine that certain proposed amendments are merely minor modifications to the Specific Plan text and/or exhibits. The Director of Planning and Building has the authority to approve such Administrative Amendments to the Specific Plan.

2. Formal Amendments

Any proposed Specific Plan amendment which the Director determines not to be an administrative amendment, shall be considered a formal amendment of the approved Specific Plan. Formal amendments shall be reviewed for approval by the Escondido Planning Commission and City Council according to the process described for Amendments and Zone Changes in Article 61 of the Escondido Zoning Code.

3. Amendment Applications

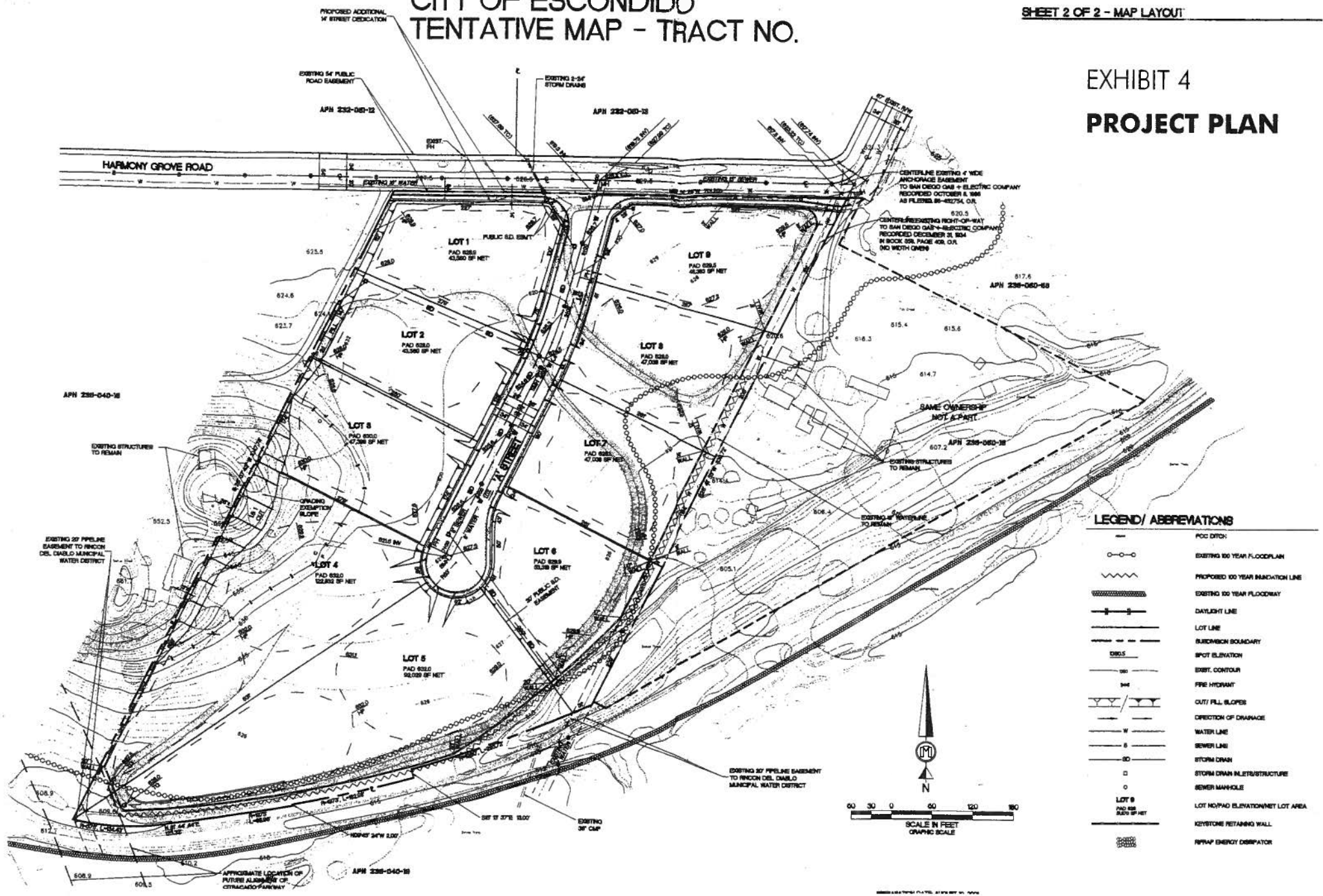
Both Administrative and Formal Amendments shall:

- a. Demonstrate that the proposed amendment meets the General Plan.
- b. Ensure that any impacts from the amendment can be satisfactorily mitigated.
- c. Provide a red-line copy of the Specific Plan text when any text changes are proposed, and update any Specific Plan exhibits affected by the proposed amendment.
- d. Update any Specific Plan technical studies and/or provide additional environmental studies deemed necessary by the Director of Planning and Building or the City Engineer.

CITY OF ESCONDIDO TENTATIVE MAP - TRACT NO.

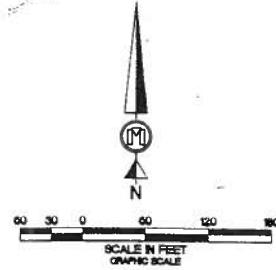
SHEET 2 OF 2 - MAP LAYOUT

EXHIBIT 4 PROJECT PLAN

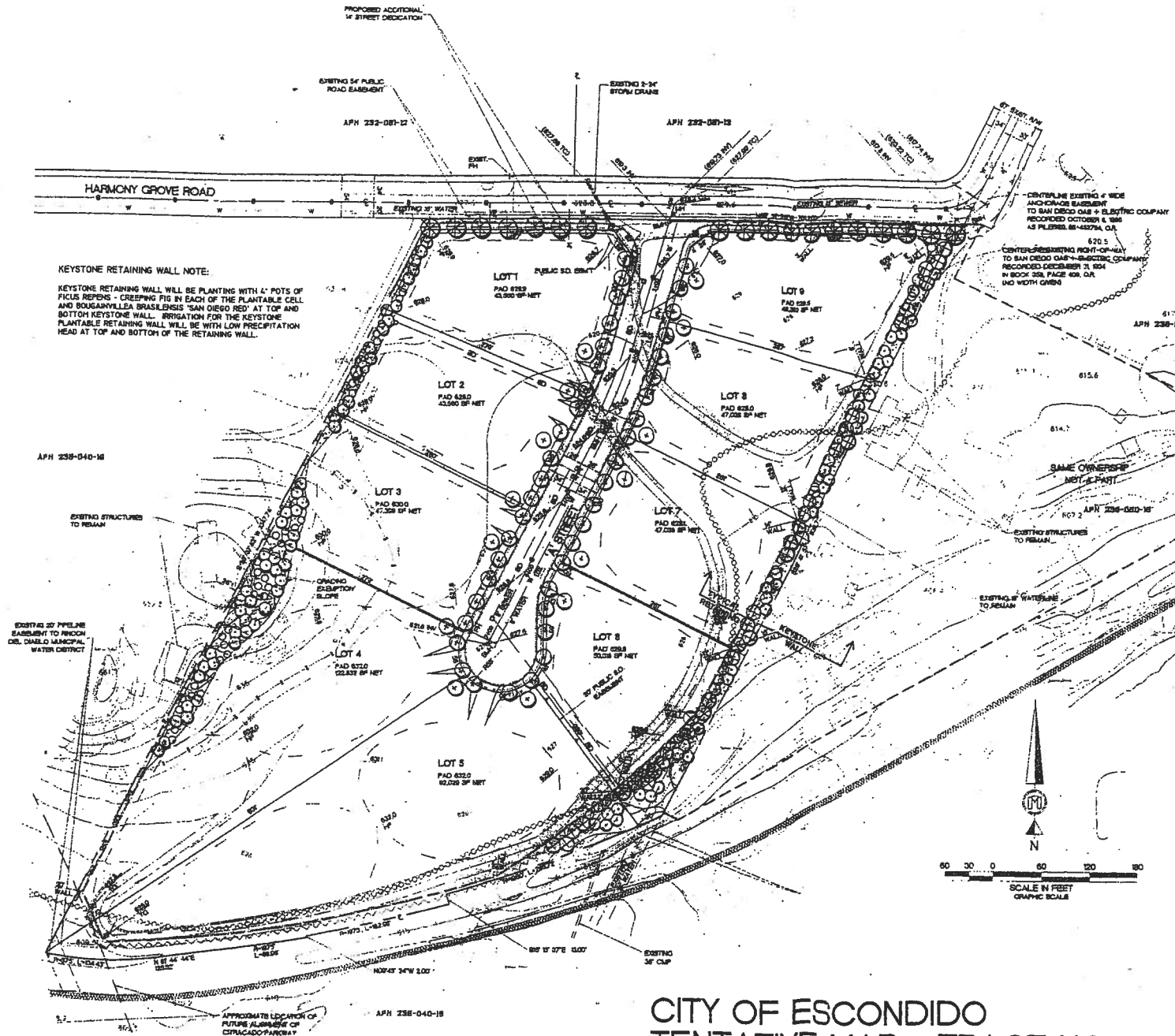


LEGEND/ ABBREVIATIONS

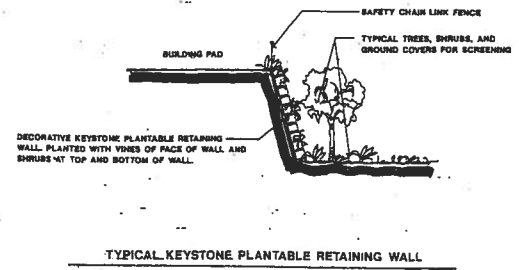
	POC DITCH
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YEAR BRANCHION LINE
	EXISTING 50 YEAR FLOODWAY
	DAYLIGHT LINE
	LOT LINE
	SUBDIVISION BOUNDARY
	SPOT ELEVATION
	EXIST. CONTOUR
	FIRE HYDRANT
	CUT/FILL SLOPER
	DIRECTION OF DRAINAGE
	WATER LINE
	SEWER LINE
	STORM DRAIN
	STORM DRAIN INLET/STRUCTURE
	SEWER MANHOLE
	LOT 9 PAD 8585 46,280 SF NET
	KEYSTONE RETAINING WALL
	RMPAF ENERGY DISPATCH



DATE: 11/17/11



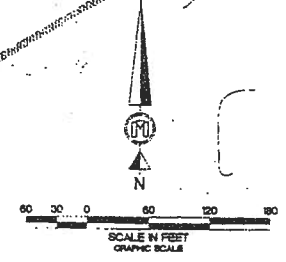
KEYSTONE RETAINING WALL NOTE:
 KEYSTONE RETAINING WALL WILL BE PLANTING WITH 4' POTS OF FICUS REPENS - CREEPING FIG IN EACH OF THE PLANTABLE CELL AND BOUGAINVILLEA BRASILIENSIS 'SAN DIEGO RED' AT TOP AND BOTTOM KEYSTONE WALL. IRRIGATION FOR THE KEYSTONE PLANTABLE RETAINING WALL WILL BE WITH LOW PRECIPITATION HEAD AT TOP AND BOTTOM OF THE RETAINING WALL.



PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
STREET TREES:				
(Symbol)	LABROSTROPHIA INDICA	GRAPE HYDLE	24" BOX	STREET TREE
(Symbol)	STREPTANUS CONFORTA	BREKHAKE BOX		
SLOPE EROSION TREES:				
(Symbol)	CALLISTEMON VERNALIS	WEeping BOTTLEBRUSH	15 GAL	STANDARD
(Symbol)	RAVIA LANCEA	AFRICAN SPINAC	15 GAL	STANDARD
(Symbol)	TRISTANIA CONFERTA	BREKHAKE BOX	15 GAL	STANDARD
SHRUBS:				
(Symbol)	CEANOPIUS GRISSEUS HORIZONTALIS	WILD LILAC	5/1 GAL	BLUE FLOWERS
(Symbol)	LANTANA HYETEROPHYLLA	TRAILING LANTANA	5/1 GAL	PURPLE FLOWERS
(Symbol)	LIPLOPHUM PERSEI	SEA LAVENDER	5/1 GAL	---
(Symbol)	PROFRIMA TENAX 'FRIGID QUEEN'	HEE TERNLAND FLAX	5 GAL	---
(Symbol)	XILOPSA COEQUISTUM 'COMPACTA'	COMPACT XILOPSA	5 GAL	---
GROUND COVERS:				
(Symbol)	ARTERIA CORIOFOLIA	REY APPLE ICE PLANT	PLANTS 1' O.C. SPACING	
(Symbol)	HYPOPHORN PARVIFOLIUM	PROSTRATE HYPOPHORN	PLANTS 1' O.C. SPACING	
FLOOD PLAN / KEYSTONE RETAINING WALL AREAS:				
TREES:				
(Symbol)	AMBITUS HEDGECREST	HAIRONE	15 GAL	STANDARD
(Symbol)	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	STANDARD
(Symbol)	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	STANDARD
SHRUBS:				
(Symbol)	CEANOPIUS GRISSEUS HORIZONTALIS	WILD LILAC	5/1 GAL	BLUE FLOWERS
(Symbol)	HETEROPHYLLA AMBITIFOLIA	TYON	5/1 GAL	---
(Symbol)	RAVIA LANCEA	LEMONADE BERRY	5/1 GAL	---
VINES:				
(Symbol)	BOUGAINVILLEA BRASILIENSIS 'SAN DIEGO RED'	BOUGAINVILLEA	5/1 GAL	WALL PLANTING
(Symbol)	FICUS REPENS	CREEPING FIG	5/1 GAL	WALL PLANTING
HYDROSEED GROUND COVERS (WETLAND H2O)				
(Symbol)	ARTHERSIA CALIFORNICA	CALIFORNIA SAGESBRUSH	2 LBS. PER ACRE	
(Symbol)	ERFLADUS FUMICUS	RED MONKEY FLOWER	3 LBS. PER ACRE	
(Symbol)	ERUCARIA CALIFORNICA	BURN RAINFLOWER	1 LBS. PER ACRE	
(Symbol)	ERIGONUM FASCICULATUM	SUCKWEAT	1 LBS. PER ACRE	
(Symbol)	LOTUS SCOPARIUS	DESRWEED	1 LBS. PER ACRE	
(Symbol)	LIPPIA BICOLOR	LUPINE	1 LBS. PER ACRE	
(Symbol)	SALVIA SPANIA	WHITE SAGE	2 LBS. PER ACRE	
(Symbol)	STIPA PULCHRA	PURPLE NEEDLE GRASS	2 LBS. PER ACRE	
TOTAL:				
				28 LBS. PER ACRE

IRRIGATION NOTE:
 ALL PLANTING AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRECIPITATION HEADS AND EQUIPMENT MANUFACTURED BY BANNER, TOPIC, OR EQUA. THIS SYSTEM WILL INCORPORATE MULTIPLE PROGRAMMABLE AUTOMATIC CONTROLLER WITH WATER SAVING FEATURES AND RANGUARD AUTOMATIC SHUT-OFF DEVICE DURING RAIN SEASON.



CITY OF ESCONDIDO TENTATIVE MAP - TRACT NO.

EXHIBIT 7 LANDSCAPE PLAN

LANDSCAPE ARCHITECTURE
 4901 Morena Blvd., Suite 124
 San Diego, CA 92117 P.L.A. #2418