

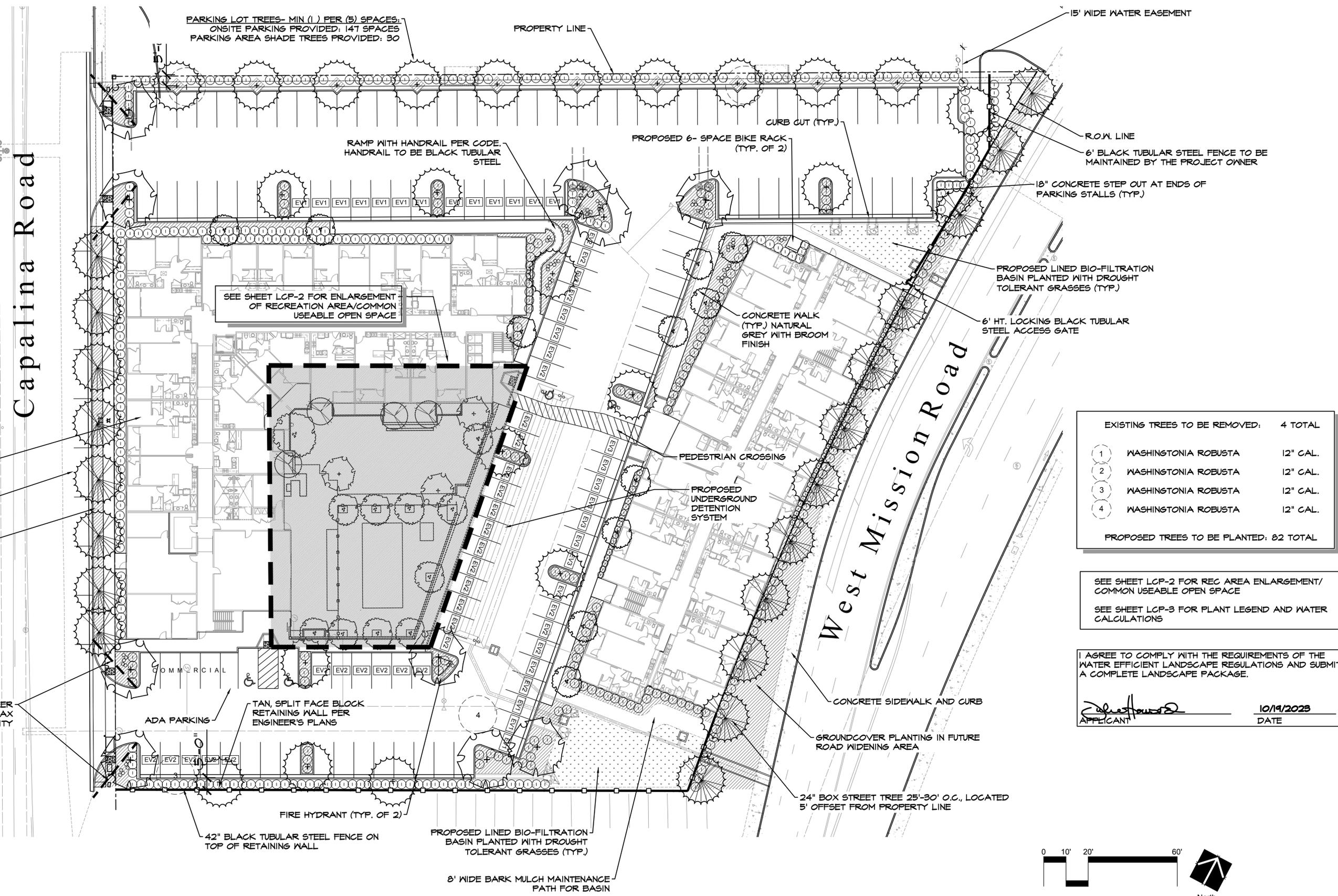


## **ATTACHMENT D**

# **ENVIRONMENTAL IMPACT REPORT**

## **APPENDIX A2**

## **LANDSCAPE PLAN**



PARKING LOT TREES- MIN (1) PER (5) SPACES.  
 ONSITE PARKING PROVIDED: 147 SPACES  
 PARKING AREA SHADE TREES PROVIDED: 30

PROPERTY LINE

15' WIDE WATER EASEMENT

CURB CUT (TYP.)

RAMP WITH HANDRAIL PER CODE.  
 HANDRAIL TO BE BLACK TUBULAR  
 STEEL

PROPOSED 6- SPACE BIKE RACK  
 (TYP. OF 2)

R.O.W. LINE  
 6' BLACK TUBULAR STEEL FENCE TO BE  
 MAINTAINED BY THE PROJECT OWNER

12" CONCRETE STEP OUT AT ENDS OF  
 PARKING STALLS (TYP.)

SEE SHEET LCP-2 FOR ENLARGEMENT  
 OF RECREATION AREA/Common  
 USEABLE OPEN SPACE

PROPOSED LINED BIO-FILTRATION  
 BASIN PLANTED WITH DROUGHT  
 TOLERANT GRASSES (TYP.)

CONCRETE WALK  
 (TYP.) NATURAL  
 GREY WITH BROOM  
 FINISH

6' HT. LOCKING BLACK TUBULAR  
 STEEL ACCESS GATE

Capalina Road

West Mission Road

EXISTING TREES TO BE REMOVED:		4 TOTAL
1	WASHINGTONIA ROBUSTA	12" CAL.
2	WASHINGTONIA ROBUSTA	12" CAL.
3	WASHINGTONIA ROBUSTA	12" CAL.
4	WASHINGTONIA ROBUSTA	12" CAL.
PROPOSED TREES TO BE PLANTED:		82 TOTAL

SEE SHEET LCP-2 FOR REC AREA ENLARGEMENT/  
 COMMON USEABLE OPEN SPACE  
 SEE SHEET LCP-3 FOR PLANT LEGEND AND WATER  
 CALCULATIONS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE  
 WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT  
 A COMPLETE LANDSCAPE PACKAGE.  
 APPLICANT: *[Signature]* DATE: 10/19/2023

PRIVATE PATIOS/BALCONIES (TYP.)

(8) OFFSITE PARALLEL  
 PARKING SPACES WITH SHADE  
 TREES AT 25' O.C. MAX.

CONCRETE SIDEWALK

ALL PLANT MATERIAL WITH IN CORNER  
 SIGHT DISTANCE TRIANGLE TO BE MAX  
 24" HT. AT MATURITY

ADA PARKING

TAN, SPLIT FACE BLOCK  
 RETAINING WALL PER  
 ENGINEER'S PLANS

CONCRETE SIDEWALK AND CURB

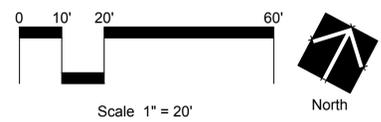
GROUNDCOVER PLANTING IN FUTURE  
 ROAD WIDENING AREA

24" BOX STREET TREE 25'-30' O.C., LOCATED  
 5' OFFSET FROM PROPERTY LINE

FIRE HYDRANT (TYP. OF 2)

PROPOSED LINED BIO-FILTRATION  
 BASIN PLANTED WITH DROUGHT  
 TOLERANT GRASSES (TYP.)

8' WIDE BARK MULCH MAINTENANCE  
 PATH FOR BASIN



# Capalina Apartments

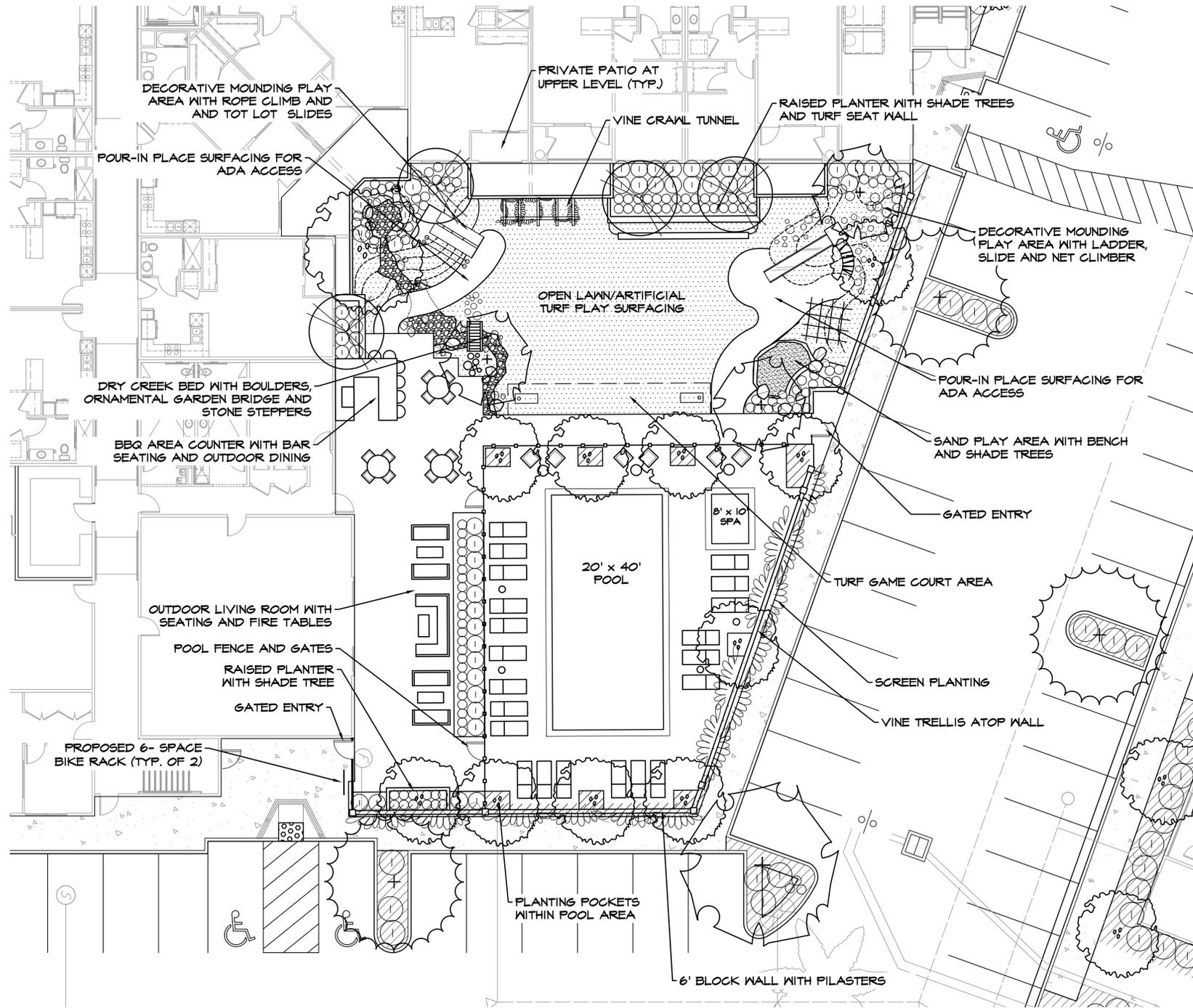
## Landscape Concept Plan

APPLICANT  
 CAPALINA SMA, LLC  
 179 CALLE MAGDALENA  
 SUITE #201  
 ENCINITAS, CA 92024  
 ATTN: JON RILLING

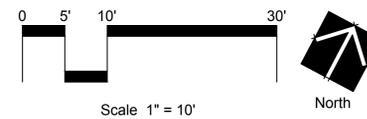
rla 2681  
 :: HOWARD :: December 8, 2023  
 ♦ ♦ ♦ ASSOCIATES ♦ ♦ ♦  
 ♦ ♦ ♦ ♦ landscape architecture  
 1951 fourth avenue, suite 302  
 san diego ca 92101 619 718 9660

LCP-1

**CHILDREN'S NATURAL PLAY AMENITIES**



**COMMON USABLE OPEN SPACE EXHIBIT**



**LOG STEPPERS**



**BUILT-IN SLIDES AND ROPE CLIMB**



**SAND PLAY AREA**



**DRY CREEK BED WITH BOULDERS AND ORNAMENTAL SHRUBS AND GRASSES**

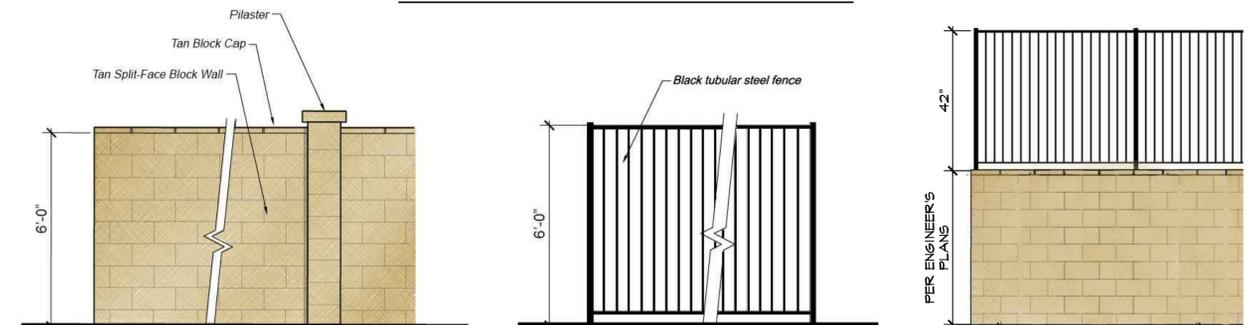


**VINE TUNNEL**



**WOODEN GARDEN BRIDGE**

**WALL AND FENCE ELEVATIONS**



**6' HT. SLUMP BLOCK WALL AND PILASTER**

**6' HT. TUBULAR STEEL FENCE**

**42" HT. TUBULAR STEEL FENCE ON TOP OF RETAINING WALL**

**Capalina Apartments**  
Common Useable Open Space Exhibit

SEE SHEET LCP 2 FOR REG AREA ENLARGEMENT  
SEE SHEET LCP 3 FOR PLANT LEGEND

**APPLICANT**  
CAPALINA SMA, LLC  
179 CALLE MAGDALENA  
SUITE #201  
ENCINITAS, CA 92024  
ATTN: JON RILLING

**HOWARD ASSOCIATES** rla 2681  
December 8, 2023  
1951 fourth avenue, suite 302  
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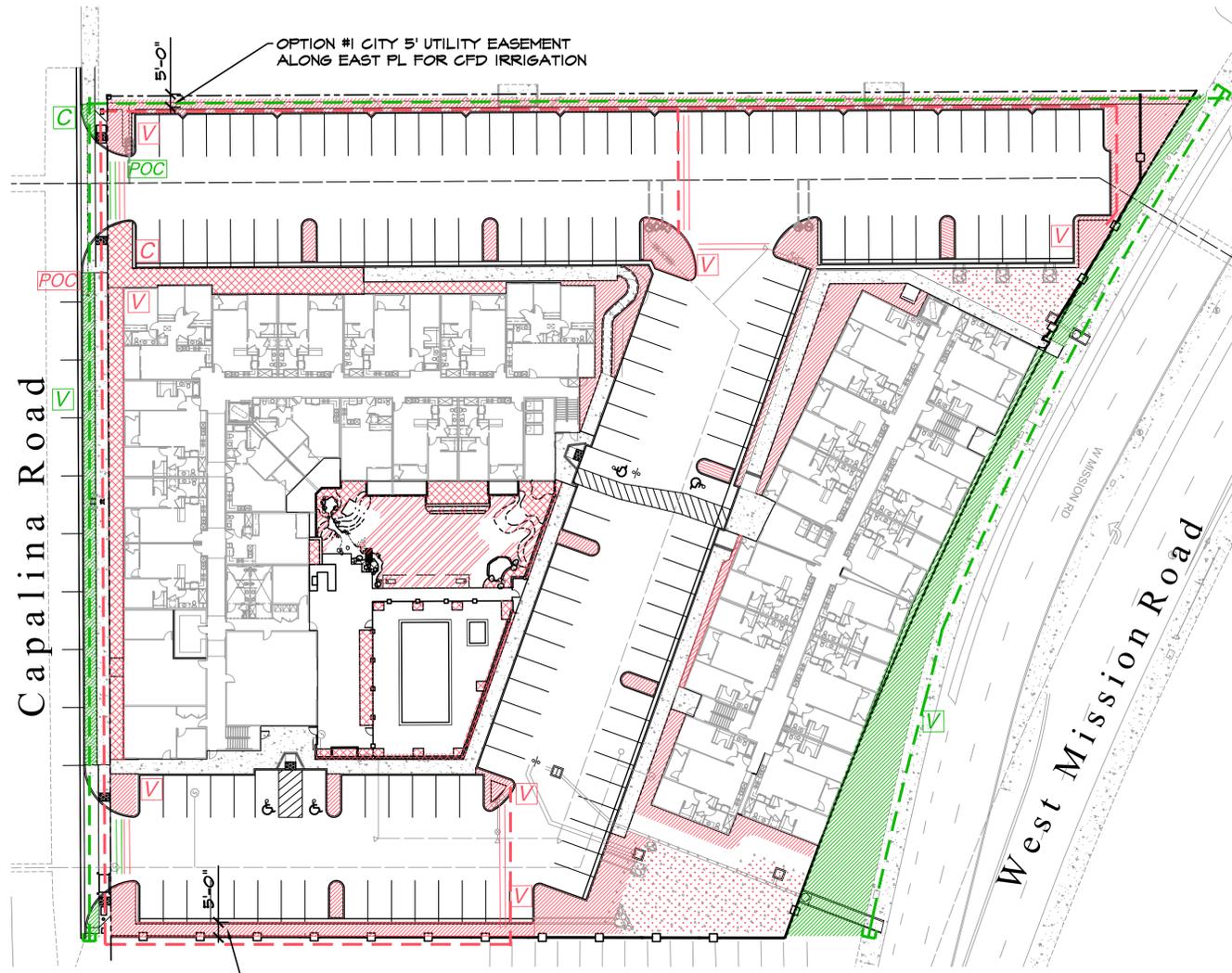
**LCP-2**

# PLANTING LEGEND

PLANT DESCRIPTION - SIZE, ESTIMATED QUANTITY  
BOTANICAL NAME / COMMON NAME (WUCOLS ZONE 4)

- TREES**
- PARKING AREA SHADE TREES - 24" BOX**  
(APPROX. QTY = 23) - MIN. PLANTER WIDTH 5'  
ARBUSUS 'MARINA' / MARINA STRAWBERRY TREE (M)  
KOELREUTERIA PANICULATA / CHINESE FLAME TREE (L)  
RHUS LANCEA / AFRICAN SUMAC (L)  
TRISTANIA CONFERTA / BRISBANE BOX (M)  
ULMUS 'TRUE GREEN' / TRUE GREEN ELM (L)
- STREET TREES - 24" BOX**  
QTY = 20) - MIN. PLANTER WIDTH 5'  
CAPALINA ROAD: LAGERSTROEMIA 'NATCHEZ' / CRAPE MYRTLE (M)  
WEST MISSION ROAD: HYMENOSPORUM FLAVUM / SWEETSHADE (M)  
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE (M)
- SMALL ACCENT TREES - 24" BOX**  
(APPROX. QTY = 26) - MIN. PLANTER WIDTH 5'  
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (M)  
LAURUS NOBILIS / SWEET BAY (L)  
PODOCARPUS M. 'MAKI' / SHRUBBY YEW PODOCARPUS (M)  
PRUNUS 'BRIGHT N' TIGHT' / CAROLINA LAUREL (M)
- LARGE ACCENT TREES - 24" BOX**  
(APPROX. QTY = 14) - MIN. PLANTER WIDTH 5'  
QUERCUS ILEX / HOLLY OAK (L)
- SHRUBS AND GROUNDCOVERS**
- WEST MISSION ROAD R.O.W. SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 100)**  
CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN BOTTLEBRUSH  
CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM  
LOMANDRA 'LIME TUFT' / LIME TUFT MAT RUSH
- TALL SCREENING SHRUBS - 5 GAL. (APPROX. QTY = 100)**  
ARBUSUS 'COMPACTA' / NO COMMON NAME (L)  
SALVIA 'WINNIFRED GILMAN' / WINNIFRED GILMAN BLUE SAGE (L)  
WESTRINGIA FRUTICOSA / COASTAL ROSEMARY (L)
- MASSING SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 500)**  
CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN BOTTLEBRUSH  
HESPERALOE PARVIFLORA / RED YUCCA (L)  
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)
- SMALL ACCENT SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 150)**  
BOUGAINVILLEA ROSENKA / BOUGAINVILLEA (L)  
DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY (L)  
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)  
SALVIA LEUCANTHA / MEXICAN BUSH SAGE (L)  
VERBENA DE LA MINA / VERBENA (L)
- LARGE ACCENT SHRUBS - 5 GAL. (APPROX. QTY. = 30)**  
AGAVE SPP./AGAVE SPECIES (L)
- MODERATE WATER USE FOUNDATION & SCREENING SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 150)**  
BUXUS 'UPTIGHT' - UPTIGHT BOXWOOD (M)  
DIETES BICOLOR / FORTNIGHT LILY (M)  
DODONEA VISCOSA / HOP BUSH (M)  
LIGUSTRUM 'TEXANUM' / TEXAS PRIVET (M)  
LOMANDRA BREEZE/DWARF MAT RUSH (M)  
NANDINA GULF STREAM / HEAVENLY BAMBOO (M)  
RHAPHIOLEPIS SPP. / INDIA HAWTHORN (M)  
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)
- SCREENING VINES - 5 GAL. (APPROX. QTY. = 30)**  
BOUGAINVILLEA SPP./BOUGAINVILLEA SPECIES (L)  
DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE (M)  
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)
- SPREADING GROUND COVERS - FLATS @ 12" O.C.**  
BACCHARIS 'PIGEON POINT' / DWARF COYOTE BUSH (L)  
ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY (L)  
MYOPORUM 'PUTAH CREEK' / CREEPING MYOPORUM (L)
- TURF (H)**  
MARATHON II DWARF FESCUE SOD (H)
- BIOFILTRATION SYSTEM BASINS - FLATS @ 12" / 1 GAL. @ 18" O.C.**  
CAREX T. DIVULSA / EUROPEAN GREY SEDGE (L)  
ELYMUS CONDENSATUS / GIANT WILDRYE (L)  
JUNCUS PATENS / SPREADING RUSH (L)

# HYDROZONE MAP AND SCHEMATIC IRRIGATION LAYOUT



## Water Conservation Plan Legend

HOA ZONE AREA			% OF TOTAL LANDSCAPE AREA
1	LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	9,264 SQ. FT	35.1 %
2	MODERATE WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	3,332 SQ.FT	12.9 %
3	LOW WATER USE BIOFILTRATION BASIN ROTOR IRRIGATION	2,942 SQ. FT	11.6 %
4	MODERATE WATER USE TREE AREAS NOT SHOWN (40 SQ FT./EA. TREE) ROOT WATERING DRIP IRRIGATION.	3,280 SQ. FT	12.7 %
5	RECREATIONAL LAWN	1,692 SQ. FT.	6.6 %
PUBLIC R.O.W. ZONE			
6	LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	5,252 SQ. FT	20.3 %
<b>TOTALS</b>		<b>25,762 SQ. FT.</b>	<b>100 %</b>

### WATER CONSERVATION NOTES

- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND SUB-SURFACE DRIP IRRIGATION.
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
- ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
- ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS.
- ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.
- ALL LANDSCAPED AREAS EXCEPT SLOPES STEEPER THAN 5:1 AND BASIN BOTTOMS SHALL HAVE A 4" LAYER OF BARK MULCH.

### IRRIGATION NOTE:

ALL PLANTING AREAS SHALL HAVE SUBSURFACE DRIP IRRIGATION OR MP ROTATORS

### R.O.W. IRRIGATION NOTES:

- LANDSCAPING WITHIN THE R.O.W. ON WEST MISSION ROAD AND CAPALINA ROAD ROW TO BE MAINTAINED BY THE CITY.
- LANDSCAPING WITHIN THE R.O.W. ON WEST MISSION ROAD SHALL HAVE A 3" LAYER OF PARADISE GOLD D.G. MULCH OVER DRIP IRRIGATION TUBING.
- ALL IRRIGATION MATERIALS WITHIN THE WEST MISSION ROAD R.O.W. SHALL BE PER THE CITY OR SAN MARCOS APPROVED MATERIALS LIST:

- A. IRRIGATION VALVE BOXES SHALL BE TAN COLOR
- B. DRIP IRRIGATION SYSTEM SHALL HAVE A FERTILIZER INJECTOR
- C. LANDSCAPE DRAWINGS SHALL INCLUDE CITY STANDARD IRRIGATION AND LANDSCAPE NOTES

ALL TREES WITHIN 10' OF HARDSCAPE SHALL BE INSTALLED WITH A TYPAR BIO-BARRIER PER CITY DETAIL L-2.

Reference Evapotranspiration (ET <sub>c</sub> )	54.2	Project Type	Residential	0.55		
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) <sup>2</sup>	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>3</sup>
<b>Regular Landscape Areas</b>						
1. Low Water Shrubs	0.3	Drip	0.81	0.37	9,264	3,431
2. Mod Water Shrubs	0.5	Drip	0.81	0.62	3,332	2,057
3. Low Water-Basin/Tree Wells	0.3	Overhead	0.75	0.40	2,942	1,177
4. Mod Water Trees	0.5	Drip	0.81	0.62	3,280	2,025
6. Low Water Shrubs	0.3	Drip	0.81	0.37	5,252	1,945
				<b>Totals</b>	<b>24,070</b>	<b>10,635</b>
<b>Special Landscape Areas</b>						
5. Recreational Turf				1	1,692.00	1,692
				1		0
				1		0
				1		0
				<b>Totals</b>	<b>1,692.00</b>	<b>1,692</b>
					<b>ETWU Total</b>	<b>414,222</b>
					<b>Maximum Allowed Water Allowance (MAWA)<sup>4</sup></b>	<b>501,725</b>
<b>ETAF Calculations</b>						
Regular Landscape Areas						
Total ETAF x Area					10,635	
Total Area					24,070	
Average ETAF					0.44	
All Landscape Areas						
Total ETAF x Area					12,327	
Total Area					25,762	
Average ETAF					0.48	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

### Schematic Irrigation Legend - HOA

- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION MAINLINE
- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION VALVES
- POC APPROXIMATE PROPOSED LOCATION FOR HOA POINT OF CONNECTION:  
- POTABLE WATER METER  
- BACKFLOW PREVENTER WITH LOCKING ENCLOSURE  
- MASTER VALVE  
- FLOW SENSOR  
- GATE VALVE ASSEMBLY
- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION AND CONTROL WIRE SLEEVEING
- APPROXIMATE PROPOSED LOCATION FOR HOA AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL

### Schematic Irrigation Legend - PUBLIC R.O.W.

- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. IRRIGATION MAINLINE
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. IRRIGATION VALVES
- POC APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. POINT OF CONNECTION:  
- 3/4" POTABLE WATER METER  
- 3/4" BACKFLOW PREVENTER WITH LOCKING ENCLOSURE  
- MASTER VALVE  
- FLOW SENSOR  
- GATE VALVE ASSEMBLY
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. IRRIGATION AND CONTROL WIRE SLEEVEING
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL
- E- STUB-OUT PUBLIC R.O.W. IRRIGATION MAINLINE AND WIRES AT PROPERTY LINES

# Capalina Apartments

## Water Conservation & Schematic Irrigation Plan

**APPLICANT**  
CAPALINA SMA, LLC  
179 CALLE MAGDALENA  
SUITE #201  
ENCINITAS, CA 92024  
ATTN: JON RILLING

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December 8, 2023  
**LCP-3**