

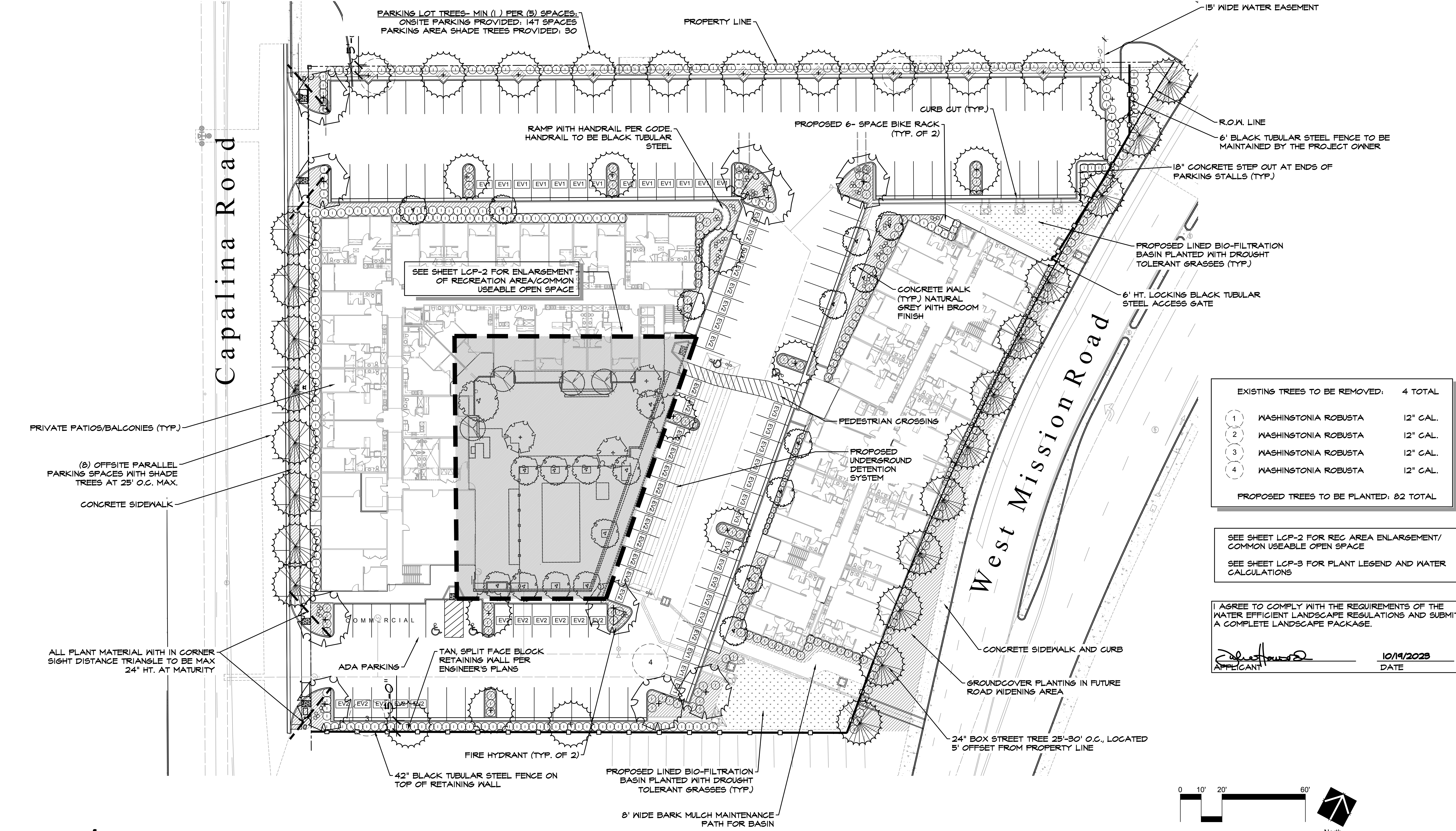


ATTACHMENT D

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.)

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.)

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

6' HT. LOCKING BLACK TUBULAR
STEEL ACCESS GATE

CONCRETE WALK
(TYP.) NATURAL
GREY WITH BROOM
FINISH

PEDESTRIAN CROSSING

PROPOSED
UNDERGROUND
DETENTION
SYSTEM

West Mission Road

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

8' WIDE BARK MULCH MAINTENANCE
PATH FOR BASIN

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

FIRE HYDRANT (TYP. OF 2)

42" BLACK TUBULAR STEEL FENCE ON
TOP OF RETAINING WALL

ADA PARKING

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

COMMERCIAL

CONCRETE SIDEWALK

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

PRIVATE PATIOS/BALCONIES (TYP.)

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

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.

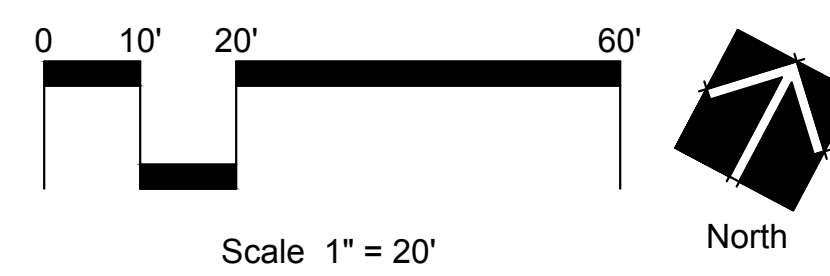
PROPOSED TREES TO BE PLANTED: 82 TOTAL

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.

 10/19/2023
APPLICANT DATE

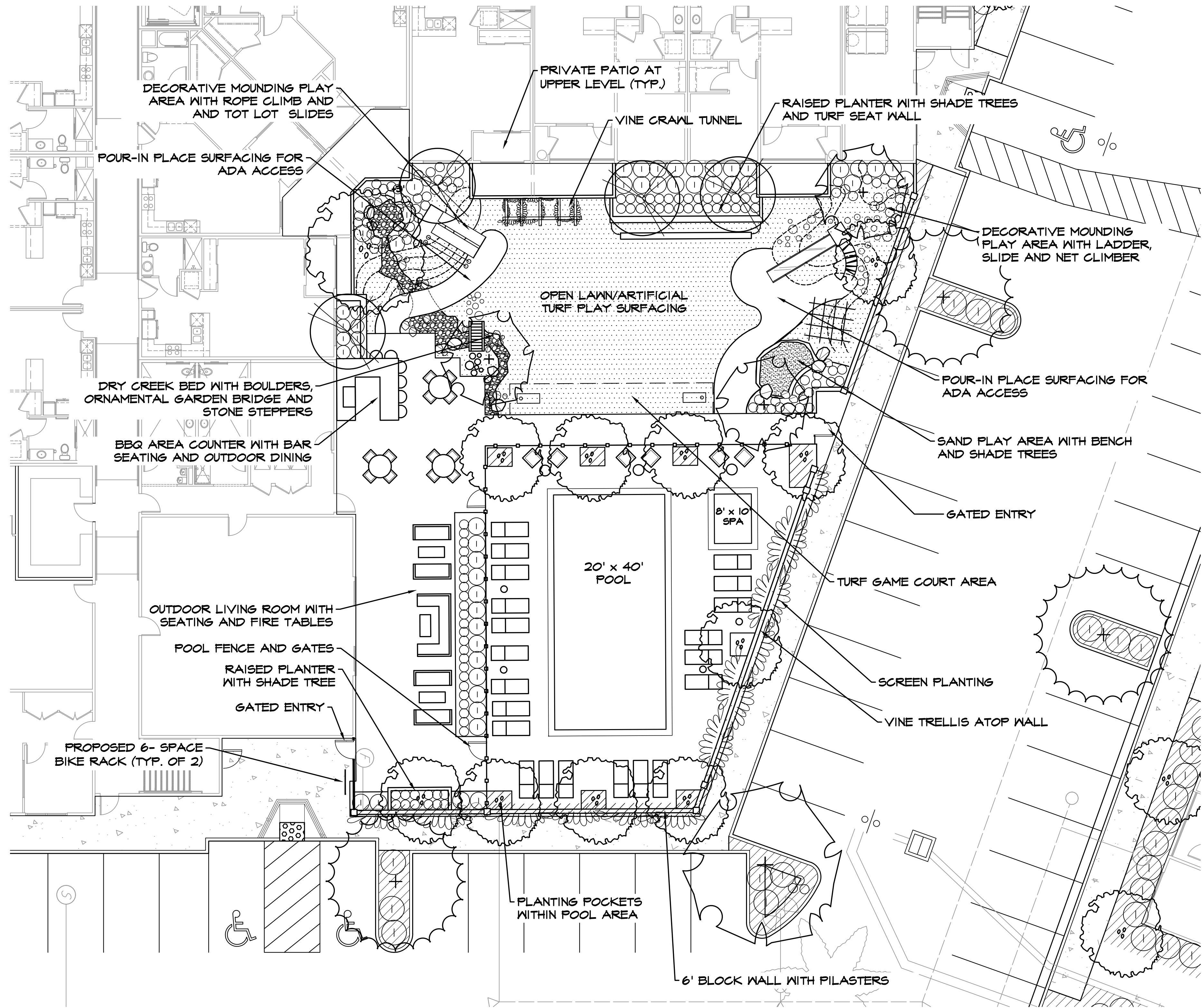


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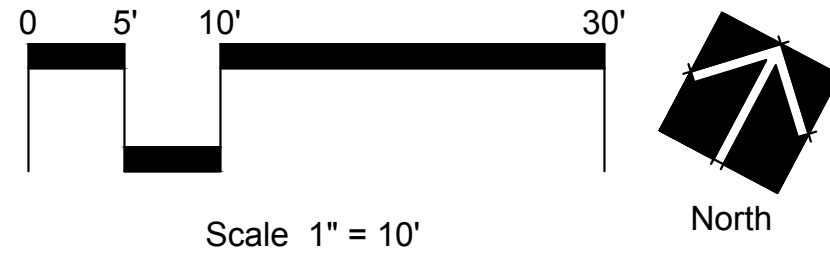
rla 2681
December 8, 2023
HOWARD ASSOCIATES
landscape architecture
1951 fourth avenue, suite 302
san diego ca 92101 619 718 9660
LCP-1

Capalina Apartments

Landscape Concept Plan



COMMON USABLE OPEN SPACE EXHIBIT



CHILDREN'S NATURAL PLAY AMENITIES



LOG STEPPERS



BUILT-IN SLIDES AND ROPE CLIMB



SAND PLAY AREA



DRY CREEK BED WITH BOULDERS AND ORNAMENTAL SHRUBS AND GRASSES

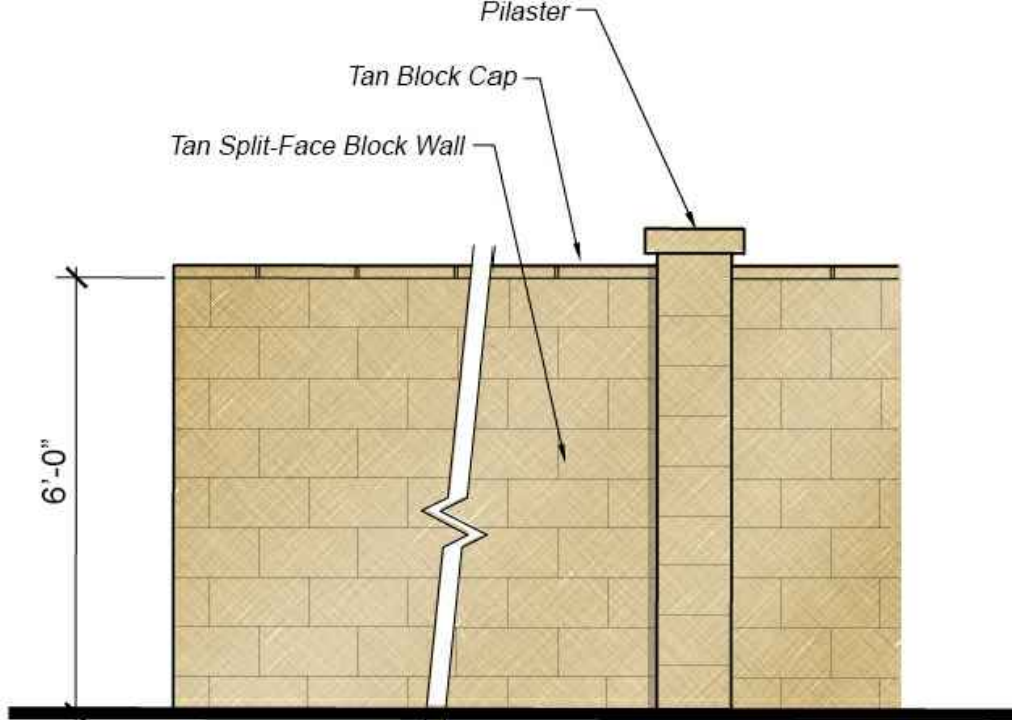


VINE TUNNEL

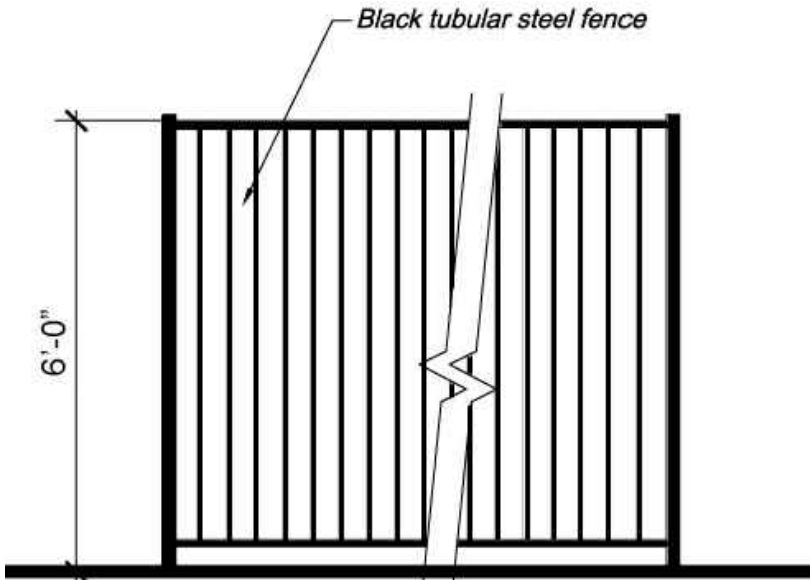


WOODEN GARDEN BRIDGE

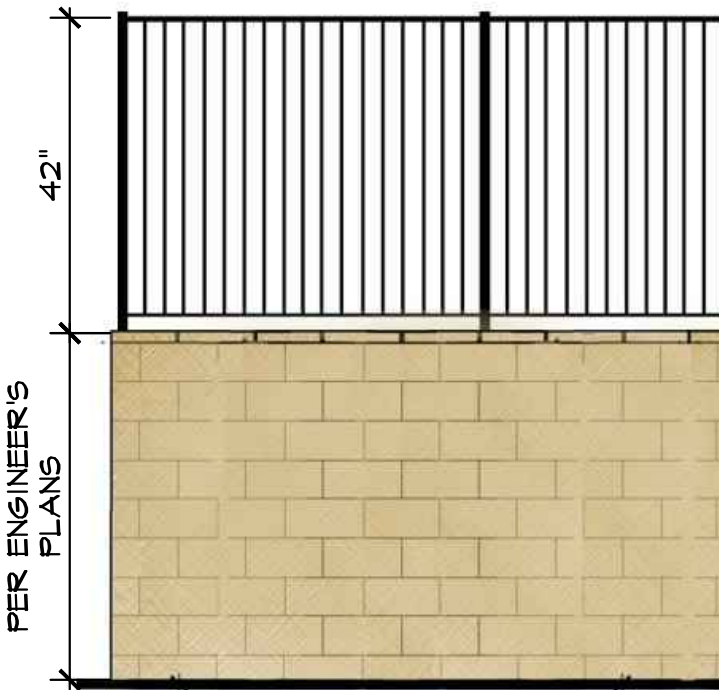
WALL AND FENCE ELEVATIONS



6' HT. SLUMP BLOCK WALL AND PILASTER



6' HT. TUBULAR STEEL FENCE



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

Capalina Apartments

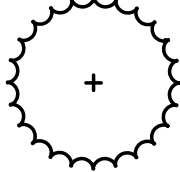
Common Useable Open Space Exhibit

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

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LCP-2

PLANTING LEGEND



TREES

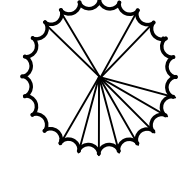
PARKING AREA SHADE TREES - 24" BOX
(APPROX. QTY = 23) - MIN. PLANTER WIDTH 5'

ARBUTUS '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)

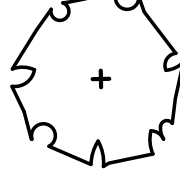


SMALL ACCENT TREES - 24" BOX
(APPROX. QTY = 26) - MIN. PLANTER WIDTH 5'

LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (M)
LAURUS NOBILIS/ SWEET BAY (L)
PODOCARPUS M. 'MAKI' / SHRUBBY YEW
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)

ARBUTUS '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' / DWARF CALLISTEMON (L)
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)

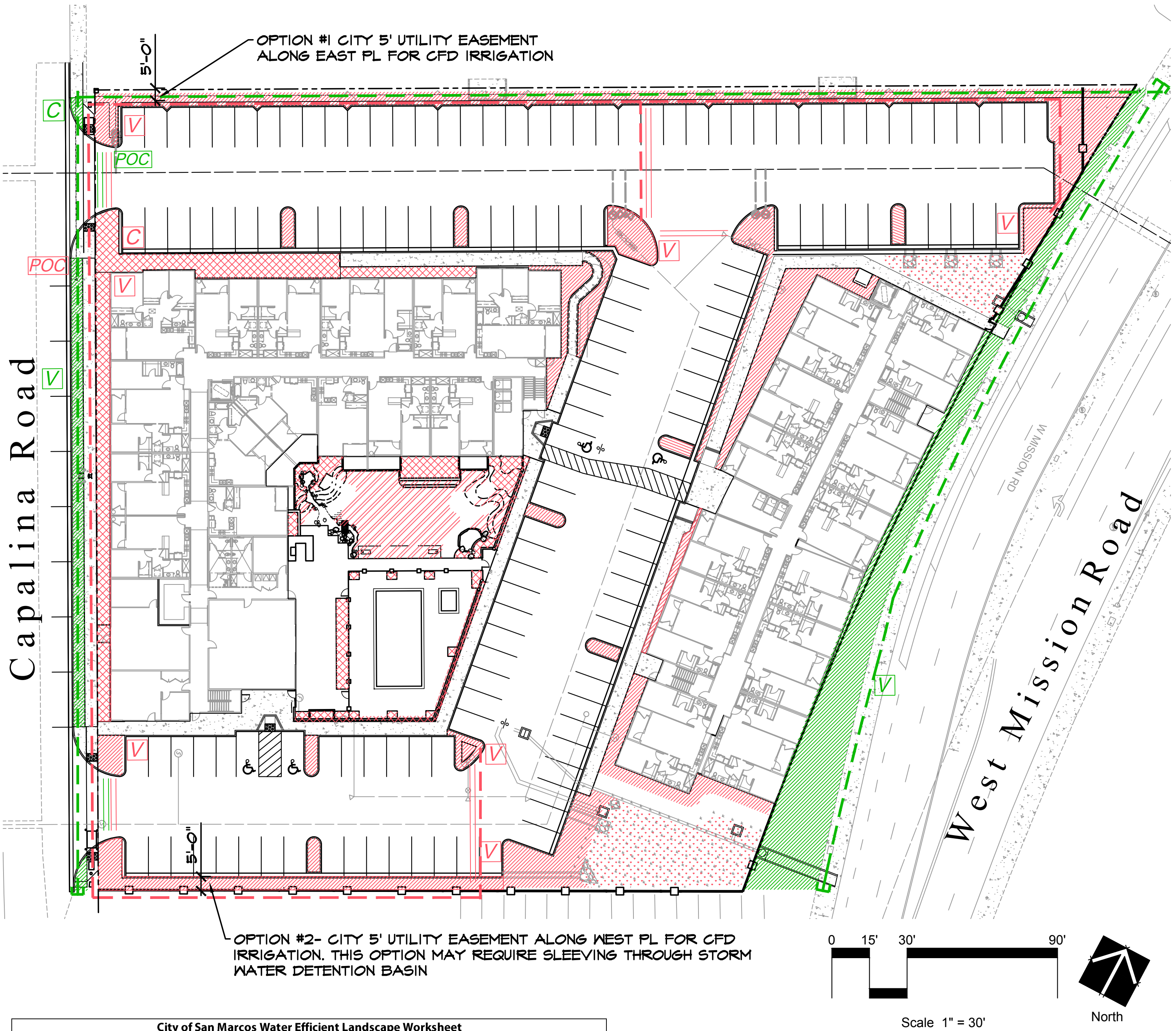
TURF (H)

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	35.9 %
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 %
TOTALS		25,762 SQ. FT.	100 %

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.

Schematic Irrigation Legend - HOA

- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION MAINLINE
- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION VALVES
- 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
- 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
- STUB-OUT PUBLIC R.O.W. IRRIGATION MAINLINE AND WIRES AT PROPERTY LINES

Capalina Apartments
Water Conservation & Schematic Irrigation Plan

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