



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall – Parkview Conference Room
September 24, 2025
1:30 p.m.

A. Call to Order: _____

Zoning Administrator: Veronica Morones, City Planner

Staff Present: _____

Public Present: _____

B. Agenda items:

1. PL25-0226: Minor Conditional Use Permit

REQUEST: A Minor Conditional Use Permit to modify an existing Conditional Use Permit (PL23-0174) to remove the previously approved use of additional classroom space for the existing preschool (Infusion Christian Preschool) within a modular building, and instead use the modular building to support ancillary administrative uses, such as Sunday school activities for the Christ Community Reformed Church (“Project”).

Location: 777 W. Felicita Avenue (APN(s): 236-240-04-00; 236-240-34-00; 236-240-40-00; 236-240-46-00)

Applicant: Gary Cass, Christ Community Reformed Church

Planner: Ivan Flores, Principal Planner

ENVIRONMENTAL STATUS: Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the Project is categorically exempt from further environmental review in that the Project involves a negligible expansion of an existing use. Furthermore, the Project does not trigger any of the exceptions to the use of an exemption as detailed in Section 15300.2. The application of this exemption is further discussed in the Notice of Exemption (Attachment 3 – Notice of Exemption).

DECISION OF THE ZONING ADMINISTRATOR:

____ Approved, as set to form

____ Conditionally approved with the attached modifications

____ Denied

____ Continued to: ____ Date Certain (_____) ____ Date Unknown

____ Referred to Planning Commission

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303



City of Escondido Zoning Administrator

2. PL23-0461: Extension of Time Via Hondita

REQUEST: A four-year Extension of Time of a previously approved Tentative Subdivision Map (SUB17-003) which consisted of a six-lot subdivision with lot sizes ranging from 20,087 square-feet to 21,887 square-feet (“Project”).

Location: The 3.39-acre site is located towards the eastern terminus of Via Hondita, north of El Norte Parkway, and East of La Honda Drive (APN(s): 225-042-26-00; 225-042-28-00; 225-042-27-00).

Applicant: Chintu Patel

Planner: Ivan Flores, Principal Planner

ENVIRONMENTAL STATUS: The Project entails an extension of a previously approved tentative subdivision map where the lead agency adopted environmental review in accordance with the California Environmental Quality Act (CEQA). The Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) (EVN17-0006) during the December 10, 2019 meeting for the original tentative map. The IS/MND was released for public review from October 10, 2019 to October 19, 2019. The IS/MND identified impacts to Biological Resources and Tribal Cultural Resources, and required mitigation measures to address the impacts to a less-than-significant level. Planning staff confirmed that site conditions are consistent with what was evaluated in the adopted IS/MND. The mitigation measure for biological resources would continue to mitigate impacts to less than significant. The Project entails an administrative act that would maintain the validity of the previously approved map with no changes to the scope of the prior approval. Pursuant to CEQA Guidelines Section 15162, no subsequent negative declaration needs to be prepared for a project, such as the Extension of Time for SUB17-0076, if certain specific findings are made as detailed in Exhibit “B” of Resolution 2025-10. Therefore, the Project relies on a previously adopted IS/MND and is in compliance with CEQA.

As such, a Notice of Determination (Attachment 3) has been prepared for the Project concluding that the previously adopted MND address all potential environmental impacts, and no subsequent environmental review is required. The adopted IS/MND is attached for review (Attachment 4).

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: Date Certain (_____) Date Unknown
- Referred to Planning Commission

C. Adjournment: _____

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303



City of Escondido Zoning Administrator

I certify that these actions were taken at the Zoning Administrator meeting on September 24, 2025.

Zoning Administrator

Witness

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303

Rev. 03/06/18

ZONING ADMINISTRATOR

- CASE NUMBER:** PL25-0226 (“Christ Community Reformed Church”)
- APPLICANT:** Gary Cass, Christ Community Reformed Church
- PROJECT LOCATION:** The 6.8 acre site is located on the south side of Felicita Avenue, west of South Redwood Street and east of Montview Drive, addressed as 777 W. Felicita Avenue (APN(s): 236-240-04-00; 236-240-34-00; 236-240-40-00; 236-240-46-00).
- REQUEST:** A Minor Conditional Use Permit to modify an existing Conditional Use Permit (PL23-0174) to remove the previously approved use of additional classroom space for the existing preschool (Infusion Christian Preschool) within a modular building, and instead use the modular building to support ancillary administrative uses, such as Sunday school activities for the Christ Community Reformed Church (“Project”).
- STAFF RECOMMENDATION:** Approval
- GENERAL PLAN DESIGNATION:** Suburban (S)
- ZONING:** Single Family Residential (R-1-12)

BACKGROUND/PROJECT DESCRIPTION:

Gary Cass (“Applicant”), representing Christ Community Reformed Church, requests a Minor Conditional Use Permit to modify an existing Conditional Use Permit (PL23-0174). On September 12, 2023, the Planning Commission approved major Conditional Use Permit (CUP) PL23-0174 to allow the expansion of the existing preschool (Infusion Christian School) through the addition of a 2,400 square foot, single-story modular building at the Christ Community Reformed Church.

This modification request to PL23-0174 entails operational changes to the existing preschool use only in that it would remove the previously approved expansion of the preschool by altering the approved operation and designation of the modular building as preschool classroom space, and

instead use the modular building to support ancillary administrative uses, such as Sunday School activities for the Chris Community Reformed Church (“Project”). The Project does not include any physical expansions on the site other than a change of operation for the existing modular building. If the CUP modification is approved, the preschool would continue with operations previously approved before CUP PL23-0174, and the existing church would operate ancillary support uses within the previously approved modular building addition in lieu of expanded preschool space.

The Christ Community Reformed Church has been located on the subject site since 1963 when it was constructed under the County’s jurisdiction subject to a County Special Use Permit. The property eventually annexed into the City of Escondido in 1975 and the City approved several major expansions to the facility (CUP modifications), including a new sanctuary building, construction of a multi-purpose building and 60-foot-high bell tower, and redesign of the bell tower to accommodate a wireless communication facility for AT&T. However, the previously approved new sanctuary and multi-purpose buildings were never constructed and the permits subsequently expired.

The existing preschool (Infusion Christian Preschool) has a current enrollment of 50 children with a staggered schedule. The original request (PL23-0174) did not approve an expansion of the number of students, or a change in operational characteristics, and the current cap (up to 50) will remain. The school operates independent of the church in that the school operates from 6:30 AM-6:00 PM while the church operates from 9:00 AM – 5:00 PM.

The Project site is located within the Suburban (S) General Plan Land Use Designation and is zoned Single Family Residential (R-1-12; 12,000 square-foot minimum lot sizes) (Attachment 1 – Aerial, Zoning, and General Plan). Table 1 below shows the surrounding general plan land use designations and zoning districts:

Table 1: General Plan and Zoning

	General Plan	Zoning
North	Suburban (S)	Single-Family Residential (R-1-12)
East	Suburban (S)	Single-Family Residential (R-1-10)
South	Urban I (U1)	Single-Family Residential (R-1-7)
West	Estate II (E2)	Residential Estate (RE-20)

The Project does not include new construction, or a change in operations which would affect the primary operation of the use on site (religious facility). The modification would only change the approved classroom space for the existing preschool to administrative space to support Sunday school and other activities within the previously approved modular building. As a result of this request, staff modified the conditions of approval to limit the use of the modular building for ancillary uses of the primary religious facility only, and placed a limitation on the area for purposes of preschool classroom space. Staff placed an additional condition on the Project to provide revised plans highlighting the modular buildings as administrative offices as opposed to classroom space as the modification request is operational in nature only and entails no physical

development on site (i.e., walks back portions of the prior intensification approved under PL23-0174).

Pursuant to Section 33-1202(c)(8) of Article 61 (Administration and Enforcement) of the Escondido Zoning Code (EZC), the Zoning Administrator has the authority to approve modifications to existing conditional use permits if they otherwise meet the criteria denoted in Section 33-1202(c) (1 – 7). The Project does not exceed the criteria noted in the aforementioned sections and the granting of the modification by the Zoning Administrator is appropriate in that the Project does not include new construction, or the intensification of the existing uses on-site. The use of the existing modular building is limited to administrative offices and support services that are not uncharacteristic of the existing use, and surrounding developments.

ANALYSIS:

1. General Plan Conformance:

The Project is located in the Suburban (S) land use designation which supports limited non-residential development, such as churches, in residential zones (Residential Development Policy 3.2). Therefore, allowing the modular building to function as ancillary operational space for the approved religious facility is consistent with the General Plan.

2. Zoning Code Conformance:

The modular building underwent zoning code analysis under the previous approval (PL23-0174), and no other changes are proposed for the building other than reversing the preschool expansion previously approved. The Project complies with all requirements of the EZC including, but not limited to setback, building height, floor area ratio/lot coverage, etc., as identified in the staff report dated September 12, 2023, found under Attachment 2.

The proposed modification would result in a less intensive use of the site in that it would strike from the prior approval the allowed expansion of the independent preschool use into the modular building, and instead maintain the preschool operations in accordance with their original approval. The previously approved modular building, which complies with zoning development standards for the zone as shown in Attachment 2, would not be physically moved or altered as a part of this request. The modular building's area would instead function as ancillary administrative support to the existing religious facility's operations.

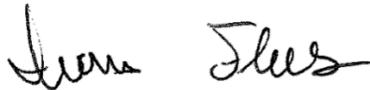
ENVIRONMENTAL STATUS:

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the Project is categorically exempt from further environmental review in that the Project involves a negligible expansion of an existing use. Furthermore, the Project does not trigger any of the exceptions to the use of an exemption as detailed in Section 15300.2. The application of this exemption is further discussed in the Notice of Exemption (Attachment 3 – Notice of Exemption).

REASONS FOR RECOMMENDATION:

Based on the analysis in the staff report, and as presented during the public hearing, staff recommends that the Zoning Administrator adopt Resolution No. 2025-09, approving a Minor Conditional Use Permit to modify an existing conditional use permit. The reason for this recommendation is that the Project involves a revision to a previously approved use of the modular building from a classroom space to administrative space for the Christ Community Reformed Church, among other ancillary supportive service such as the Sunday School. Based on this request, and revised conditions of approval, the Project would not be a detriment to surrounding properties.

Respectfully submitted,

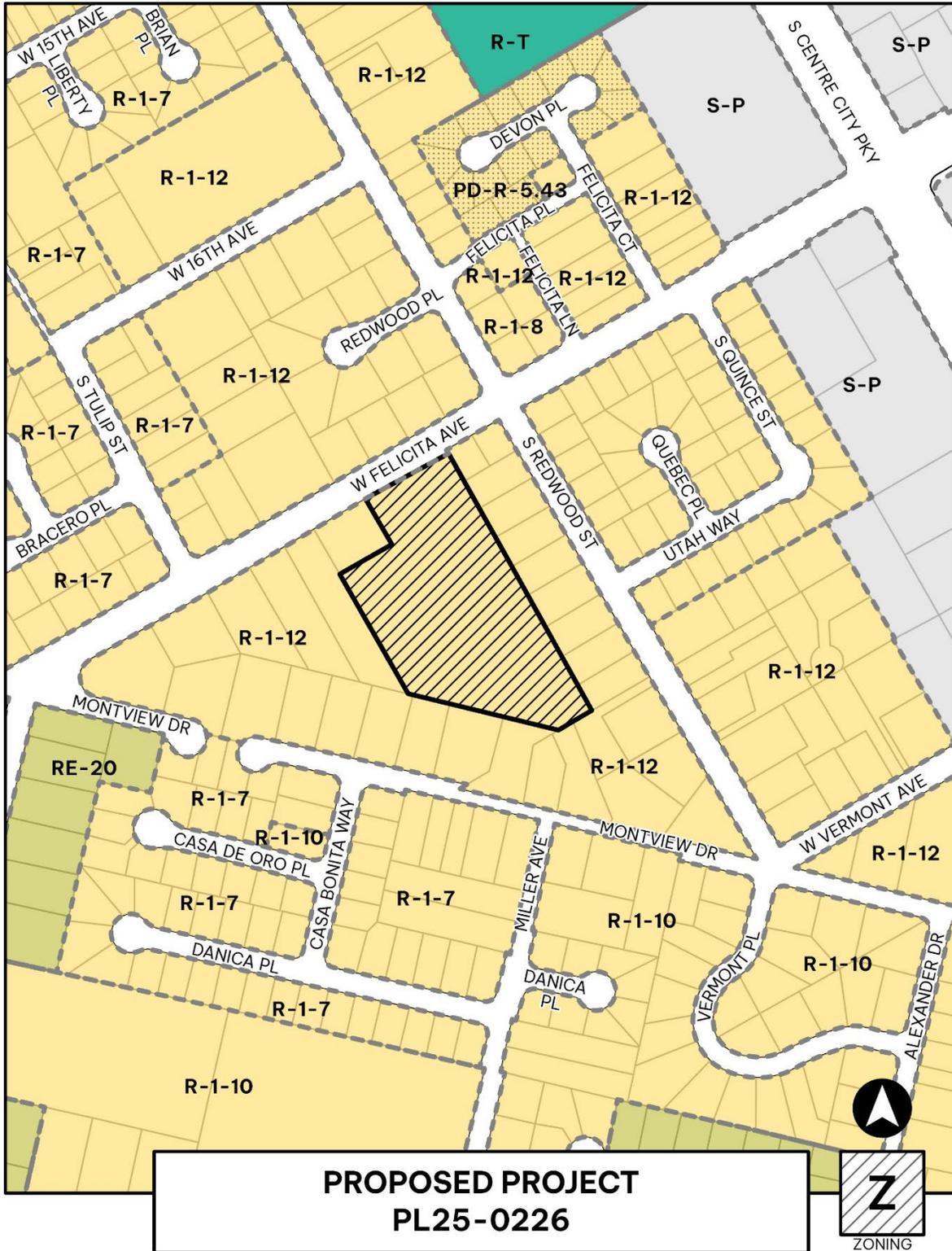


Ivan Flores, AICP
Principal Planner

ATTACHMENTS:

1. Aerial, General Plan, Zoning
2. Planning Commission staff report, dated September 12, 2023
3. Notice of Exemption
4. Resolution No. 2025-09 with Exhibit A – D

Exhibit "A" – Legal Description
Exhibit "B" – Findings of Fact/Factors to be Considered
Exhibit "C" – Project Plans
Exhibit "D" – Conditions of Approval



PLANNING COMMISSION

Agenda Item No.: 2
Date: September 12, 2023

PROJECT NUMBER / NAME: PL23-0174 – Christ Community Reformed Church

REQUEST: The Project is a request for a modification to a Conditional Use Permit to add a 2,400 square foot, single-story modular building at the Christ Community Reformed Church. The structure would be used as additional classrooms and meeting space to support ongoing activities as the facility.

LOCATION: The 6.8-acre site is located on the south side of Felicita Avenue, west of South Redwood Street and east of Montview Drive, address at 777 West Felicita Avenue

APN / APNS: APNs 236-240-04-00, 236-240-34-00, 236-240-40-00 and 236-240-46-00

GENERAL PLAN / ZONING: Suburban (S) / R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size)

APPLICANT: Christ Community Reformed Church

PRIMARY REPRESENTATIVE: Gary Cass, Christ Community Reformed Church

DISCRETIONARY ACTIONS REQUESTED: Conditional Use Permit Modification

PREVIOUS ACTIONS: None

PROJECT PLANNER: Jay Paul, Senior Planner

CEQA RECOMMENDATION: Categorical Exemption

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2023-17

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Dare DeLano, Sr. Deputy City Attorney

BACKGROUND:

The Community Reformed Church has been located on the subject site since 1963 when it was constructed under the County’s jurisdiction subject to a County Special Use Permit. The property eventually annexed into the City of Escondido in 1975 and several major expansions to the facility (CUP modifications) have been approved to include a new sanctuary building, construction of a multi-purpose building and 60-foot-high bell tower, and redesign of the bell tower to accommodate a wireless communication facility for AT&T. The new sanctuary and multi-purpose buildings were never constructed and the permits subsequently expired.

SUMMARY OF REQUEST:

The Community Reformed Church (“Applicant”) submitted an application to add a 2,400 square foot single-story modular building on the subject site that is developed with a main sanctuary/fellowship hall and classrooms. The property also contains a separate parsonage building and covered parking. The modular building is proposed to be used as additional classroom space to support the existing preschool (Infusion Christian Preschool), Sunday school activities and also for other church related meetings. The church maintains a congregation of up to 100 members and the preschool has a current enrollment of 50 children with a staggered schedule. No expansion to the number of preschool students, congregation or operational characteristics are proposed as part of this project. The modular building (four separate sections) was donated to the Church and the building sections have been moved onto the site in order to take advantage of the donation. However, the building sections have been secured to prevent unauthorized access/use and cannot be occupied until a final decision regarding the Conditional Use Permit by the Planning Commission and appropriate building permits issued.

A. SUPPLEMENTAL DETAILS OF REQUEST:

- | | |
|---|--|
| 1. Property Size: | 6.8 acres (4 parcels) |
| 2. Existing Buildings: | |
| Fellowship Hall | 3,798 SF (Congregation up to 100) |
| Classroom/Office | 3,740 SF (7 classrooms) |
| Parsonage | 3,886 SF |
| 3. Parking: | Up to 110 provided |
| Fellowship Hall | 1 space/100 SF assembly area = 38 spaces |
| Office | 1 space/300 SF = 6 spaces |
| <u>Classrooms</u> | <u>1 per classroom = 7 spaces plus appropriate drop off</u> |
| Total Required | 51 spaces |
| 4. Days - Hour of Operation | Church 9:00 A.M. – 5:00 P.M. |
| Days/Hours are typical and may vary as needed | Office/School 6:30 A.M. – 6:00 P.M.
(Director and Office Assistant) |

School 6:30 A.M. – 6:00 P.M.
 (4 teachers)
 Monday – Friday (up to 50 students)

	<u>R-1 Requirements</u>	<u>Proposed</u>
5. Setbacks		
Front	15' Felicita Ave	375'
Side	5' and 10'	60' to east P/L
Rear	5' for detached accessory structures	175' and 250'
6. Building Height	35'	15' to ridgeline

B. PROJECT ANALYSIS:

General Plan Conformance:

The City's General Plan land-use designation for the project site is Suburban (S). The proposed CUP modification is consistent with the goals and policies of the General Plan because schools, churches and related activities are conditionally permitted within residential zones, and previous Conditional Use Permits have been approved for the development of the site as a religious and school facility. The proposed addition to the campus would not adversely impact traffic or circulation, or create adverse parking impacts. There are adequate parking and drop-off areas to accommodate students. Therefore, the proposed addition would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities.

Design and Neighborhood Compatibility:

The modular building is single-story in height (up to 15 feet) and would be setback up to 60 feet from the eastern property boundary to provide a wide buffer from the adjacent single-family residential properties. The entries to the building would orient away from the eastern property boundary. The pastor of the Church (Gary Cass) indicated that Church representatives met with several of the adjacent neighbors to discuss the project and a new wooden fence was installed along a section of the eastern property boundary to provide appropriate screening/buffer as requested by the property owners. The wooden fence replaced a chain-link fence. The project has been conditioned to install a row of tall growing shrubs along the eastern building elevation to provide additional visual screening. Staff has not received any written correspondence or phone calls from the public regarding the proposal. Project plans are included as Exhibit "B" to draft Planning Commission Resolution No. 2023-17, which itself is included with this report as Attachment 3.

C. ENVIRONMENTAL STATUS:

The project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15301 (Existing Facilities) and section 15303 (New Construction of Small Structures), which is included as Attachment 2 to this report.

CONCLUSION AND RECOMMENDATION:

The location, size, design, and operating characteristics of the proposed project will not be incompatible with, adversely affect, nor will be materially detrimental to adjacent land uses. The site is suitable for the type and intensity of use which is proposed. Staff recommends that the Planning Commission approve the project based upon the findings and conditions as described in this staff report and as detailed in Exhibits “A” through “D” to Draft Planning Commission Resolution No. 2023-17.

ATTACHMENTS:

1. Location and Aerial
2. Notice of Exemption
3. Planning Commission Resolution No. 2023- 17, with Exhibits “A” through “D”



ATTACHMENT 3

CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

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 North Broadway
Escondido, CA 92025

Project Title/Case No: Minor Conditional Use Permit for Christ Community Reformed Church/PL25-0226

Project Location - Specific: The 6.8-acre site is located on the south side of Felicita Avenue, west of South Redwood Street and east of Montview Drive, addressed as 777 W Felicita Avenue (APN(s): 236-240-04-00/236-240-34-00/236-240-40-00/236-240-46-00).

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

Description of Project: A Minor Conditional Use Permit to modify an existing Conditional Use Permit (PL23-0174) to modify the previously approved use of a 2,400 square-foot modular building for additional classroom space for the existing preschool (Infusion Christian Preschool), and instead use the modular building to support ancillary administrative uses, such as Sunday school activities for the Christ Community Reformed Church ("Project").

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Gary Cass, Christ Community Reformed Church

Address: 777 W. Felicita Avenue, Escondido, CA 92025

Telephone: 949-551-9770

[X] Private entity [] School district [] Local public Agency [] State agency [] Other special district

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities).

Reasons why project is exempt: The Project entails the modification of an existing Conditional Use Permit to modify the use of a 2,400 square-foot modular building from preschool classrooms to ancillary administrative uses to support the Christ Community Reformed Church, including but not limited to office space and Sunday school activities. The Project does not include any new construction, and involves a negligible expansion of the existing use on site i.e., a religious use.

Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The Project is a Class 1 exemption, and does not include a Class 3, 4, 5, 6, or 11. This exception is not triggered.

Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The Project is located in a urban area, and is for a site that contains a principal use which underwent environmental review. No successive projects of this same type would be significant due to the Project being surrounded on all sides by development. This exception is not triggered.

Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project does not include new

construction and will make use of an existing facility that is a negligible expansion of the primary permitted use. There are no unusual circumstances due to the built-out nature of the area. This exception is not triggered.

Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigate on by an adopted negative declaration or certified EIR. The Project is not located near a scenic highway. This exception is not triggered.

Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is not located on a Hazardous Waste Site. This exception is not triggered.

Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The Project site does not contain any historical resources as defined by the CEQA Guidelines. This exception is not triggered

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4529

Signature: _____

Ivan Flores, AICP
Principal Planner

Date: September 25th, 2025

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

ATTACHMENT 4

Zoning Administrator

Hearing Date: September 24th, 2025

Effective Date: October 5th, 2025

RESOLUTION NO. 2025-09

**A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MINOR CONDITIONAL USE PERMIT
TO MODIFY A PREVIOUSLY APPROVED
CONDITIONAL USE PERMIT**

APPLICANT: GARY CASS

CASE NO: PL25-0226

WHEREAS, the Zoning Administrator of the City of Escondido did, on September 24, 2025, hold a public hearing to consider a request for a Minor Conditional Use Permit (MCUP) to amend an existing conditional use permit to modify the approved use of an existing modular building from classroom space to administrative office space to support ancillary for the Christ Community Reformed Church, such as Sunday School activities and other administrative activities, on property addressed as 777 West Felicita Avenue, more particularly described in Exhibit "A," and all persons desiring to speak did so; and

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public hearing, including, without limitation, written information, and the staff report dated September 24, 2025, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by Article 61, Division 6 of the Escondido Zoning Code and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared in conformance with CEQA Guidelines sections 15061 and 15062; and

WHEREAS, a staff report was presented discussing the issues in the matter; and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities). The Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate.
3. That, considering the Findings of Fact attached to the staff report as Exhibit "B," and applicable law, the Zoning Administrator hereby approves said modification to an existing conditional use permit, as shown on the project plans included in Exhibit "C," subject to the Conditions of Approval attached as Exhibit "D."

4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 12 months of the date of this approval, unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

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 Section 66020.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 24th day of September, 2025.

VERONICA MORONES
Zoning Administrator,
City of Escondido

WITNESS

Note: This action may be appealed to Planning Commission
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NO. PL25-0226

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PORTION OF LOT 2 IN BLOCK 255 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1 IN SAID BLOCK 255; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 1 AND 2, A DISTANCE OF 775 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLES 130 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID NORTHWESTERLY LINE 160 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES 130 FEET TO SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 160 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 255 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID LOT A DISTANCE OF 300.00 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 200.00 FEET, MEASURED AT RIGHT ANGLES NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID BLOCK 255; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 600.00 FEET MORE OR LESS, TO THE NORTHWESTERLY LINE OF LAND CONVEYED TO MARTIN B. TAYLOR, ET AL, BY DEED FILED MARCH 9, 1955 IN THE OFFICE OF THE REGISTRAR OF LAND TITLES AS TORRENS DOCUMENT NO. 32642; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 59° 03' EAST TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 167.00 FEET OF SAID LOT 2; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 167.00 FEET OF SAID LOT 2 TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINES OF SAID LOTS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE SOUTHWESTERLY 175.00 FEET THEREOF, SAID DISTANCE BEING MEASURED ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2.

ALSO EXCEPTING ALL THAT PORTION OF SAID LOT 2, DESCRIBED AS FOLLOWS:

PARCEL 3:

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 255 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK, A DISTANCE OF 700.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE SAID NORTHWESTERLY LINE 75.00 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY TO THE NORTHERLY BOUNDARY OF MOUNTAINVIEW ESTATES, ACCORDING TO MAP THEREOF NO. 3600, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY TO A LINE WHICH BEARS SOUTHEASTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID BLOCK FROM THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

THE SOUTHWESTERLY 100.00 FEET OF THAT PORTION OF LOTS 1 AND 2 IN BLOCK 255 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, LYING NORTHEASTERLY AND NORTHERLY OF THE NORTHEASTERLY AND NORTHERLY BOUNDARY OF MOUNTAINVIEW ESTATES, ACCORDING TO MAP THEREOF NO. 3600, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 27, 1957.

EXHIBIT “B”

PLANNING CASE NOS. PL25-0226

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 the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed Project consists of a request to modify a previously approved conditional use permit (CUP), which conditionally permitted the use of a modular building for purposes of classroom expansion for an existing preschool, to space to support ancillary administrative uses for the Christ Community Reformed Church, such as Sunday school activities. The modification would result in operational changes only and does not entail and construction.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.* The Project is a Class 1 exemption, and does not include a Class 3, 4, 5, 6, or 11. This exception is not triggered.
 - b. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.* The Project is located in an urban area, and is on a site that contains a principal use which underwent previous environmental review. No successive projects of this same type would be significant due to the Project being surrounded on all sides by development. This exception is not triggered.
 - c. *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.* The Project does not include new

construction and will make use of an existing facility that is a negligible expansion of the primary permitted use. There are no unusual circumstances due to the built-out nature of the area. This exception is not triggered.

- d. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigate on by an adopted negative declaration or certified EIR.* The Project is not located near a scenic highway. This exception is not triggered.
 - e. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.* The Project site is not located on a Hazardous Waste Site. This exception is not triggered.
 - f. *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.* The Project site does not contain any historical resources as defined by the CEQA Guidelines. This exception is not triggered.
2. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the September 24, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above 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 of the requirements of CEQA have been met.

Conditional Use Permit Findings (PL25-0226)
(Section 33-1203 of Article 61 – Administration and Enforcement of the Escondido Zoning Code)

With respect to the Conditional Use Permit, the Zoning Administrator make the following findings for approval:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community;*

The Project includes a request to modify the operational characteristics of a use previously approved within a modular building on the Project site. The Project would change the preschool's operational characteristics by modifying the previously approved expansion of classroom space to support the existing preschool to area for ancillary administrative services for Christ Community Reformed Church. The granting of the modification to the existing conditional use permit would provide additional space to support the services

offered to the community and congregation of Christ Community Reformed Church and reverse the prior CUP's expansion of the preschool operations. The Project would not expand the physical footprint of the Christ Community Reformed Church structure, and limits the expansion to a previously approved modular building located towards the rear of the site. The granting of the conditional use permit is consistent with the existing administrative offices, and activities of the Christ Community Reformed Church.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The Project includes a request to modify the use of a previously approved building from additional classroom space to support an existing preschool, to ancillary administrative services for Christ Community Reformed Church. The existing modular building is located towards the rear of the property and is approximately 60'-0" away from the adjacent side property line. The General Plan land use designation, and zoning for the site of Suburban (S) and Single Family Residential (R-1-12), respectively, conditionally permit for the religious facility use, which was previously approved. The proposed use of the building is consistent with existing administrative offices of the religious facility, and would not cause a deterioration of the bordering land uses or create special problems for the area as it would be a negligible expansion of the religious facility's ancillary uses.

3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located*

The Project includes a request to modify the use of a previously approved building from additional classroom space to support an existing preschool, to ancillary administrative services for Christ Community Reformed Church. The property is not within a neighborhood plan for the area; however, it is within a residential neighborhood and had been prior to being incorporated into the City. The granting of the modification to the conditional use permit would be consistent with the existing operations of the church, and would not intensify the use on site as the modular building would be restricted to ancillary support of the existing religious facility only.

EXHIBIT "C"

PLANNING CASE NO. PL25-0226

Project Plans

The architectural drawings are copy-right protected. Please contact the case planner at ivan.flores@escondido.gov for further information.

EXHIBIT "D"

PLANNING CASE NOS. PL25-0226

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **July 28th, 2025**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **September 24th, 2025**, and shall not be altered without express authorization by the Development Service 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 Tentative Map or Planned Development application, the Permit shall expire 36 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 Tentative Map or Planned Development 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. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. 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. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. 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. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. 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.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of 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, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance 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.

11. 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.

12. 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.

13. 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.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. 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.

16. 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.

17. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

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 underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. 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.
- 5. Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
- 6. Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
- 7. General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
- 8. Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** 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.
- 15. 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.

16. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A minimum of 52 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

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 improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the 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 if the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
 - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
 - c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
 - d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (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. The 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 Planning Division Conditions:

1. Prior to building permit issuance, the Applicant shall provide a revised set of building permit plans removing all references to “classrooms” and “schools” within the floor area of the modular building, to the satisfaction of the Director of Development Services, or their designee. Floor area within the modular building shall be relabeled to reflect the approved ancillary support services only.
2. The modular building subject to the building permit shall not be permitted for (pre)school activities, unless a modification to the site’s Conditional Use Permit is requested and approved by the appropriate decision making body. Furthermore, approval of this request does not permit an expansion of the existing preschool, or any changes in operational characteristics as disclosed in Planning Commission staff report, dated September 12, 2023.
3. The number of congregation members is not restricted by the numbers (informational only) provided in the Zoning Administrator staff report, dated September 25, 2025.
4. A wooden fence up to six-feet high shall be installed and maintained along the eastern property boundary of the subject site, as detailed on the site plan. *(PL23-0174)*
5. Shrubs (tall growing) shall be planted along the eastern side of the modular building. This can be identified on the final building plans/site plans. *(PL23-0174)*

F. Specific Engineering Division Conditions:

General

1. All easements, both private and public, affecting subject property shall be shown and delineated on all Building plans and waterline improvement plans if required.
2. All improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be corrected by the Owner to the satisfaction of the City Engineer.

Erosion Control

1. 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.

Water Supply

1. If required, fire hydrants 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.

2. The final locations and sizing of any required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Fire Marshal.

3. If required, any fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department.

4. 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.

5. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.

6. If required, improvement plans for the extension of water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.

Sewer

1. Only one sewer lateral connection allowed per legal lot. Each legal parcel must have its own sewer lateral to the public main.
2. Private sewer pumps are not allowed unless reviewed and approved by Utility Engineer.
3. Existing utility easements and sewer lateral connections to public main to be shown on Building Plans prior to approval as determined by the Utility Engineer.

ZONING ADMINISTRATOR

- CASE NUMBER:** PL23-0461 (“Extension of Time Via Hondita”)
- APPLICANT:** Chintu Patel
- PROJECT LOCATION:** The 3.39-acre site is located towards the eastern terminus of Via Hondita, north of El Norte Parkway, and East of La Honda Drive (APN(s): 225-042-26-00; 225-042-28-00; 225-042-27-00).
- REQUEST:** A four-year Extension of Time of a previously approved Tentative Subdivision Map (SUB17-003) which consisted of a six-lot subdivision with lot sizes ranging from 20,087 square-feet to 21,887 square-feet (“Project”).
- STAFF RECOMMENDATION:** Approval
- GENERAL PLAN DESIGNATION:** Suburban (S)
- ZONING:** Residential Estates (RE-20: 20,000 square-foot minimum lot size)

BACKGROUND/PROJECT DESCRIPTION:

Chintu Patel (“Applicant”) submitted an application for an Extension of Time to extend the approval of a Tentative Subdivision Map for a six-lot subdivision of a 3.39-acre site (“Project”) for four years. The Project site is in the Suburban (S) General Plan land use designation and permits up to 3.3 dwelling units per acre (3.3 du/acre), and is zoned Residential Estates (RE-20: 20,000 square-foot minimum lot size).

On December 10, 2019, the Planning Commission adopted Resolution No. 2019-26 approving a Tentative Subdivision Map (SUB17-0030) and adopting an Initial Study/Mitigated Negative Declaration (IS/MND) (ENV17-0006). The effective date of the approval was December 21, 2019, and per the conditions of approval, the approval is valid for 36 months from the effective date, and was set to expire on December 21, 2022. On May 20, 2022, the City Council of Escondido adopted Ordinance No. 2020-12 which extended all planning permits not yet expired at the time

of the adoption of said ordinance by one additional year. This extended SUB17-0030 by an additional year to December 21, 2023.

On December 21, 2023, the previous applicant, Mauricio Velasco, submitted a timely request for an Extension of Time and paid all required fees. Mr. Velasco communicated to City staff that he was no longer able to move forward with finalizing the Extension of Time due to personal reasons and transferred ownership to the current Applicant, who is seeking to finalize the Extension of Time. The submittal of the Extension of Time tolls the approval of the Tentative Subdivision Map until a decision is rendered.

ANALYSIS:

1. General Plan Conformance:

The Project site is located in in the Suburban (S) General Plan land use designation which permits up to 3.3 dwelling units per acre. The Project requests to extend the originally approved Tentative Subdivision map, which provided for an overall density of approximately 1.76 dwelling units per acre--consistent with the original approval for maximum allowed units on the site. The Project does not alter any of the original facets of the Project; it purely would result in an additional 48-month extension of the Project.

2. Municipal Code Conformance:

Pursuant to Chapter 32 (Subdivisions) of the Escondido Municipal Code, extensions of time for an approved or conditionally approved tentative map will be considered upon submittal of a written request, justification statement, and all required fees to the Planning Division prior to and within four months of the expiration date of said tentative map. The Applicant submitted an application prior to expiration, and within four months of the expiration date. Section 32.210.02 (Extension of time) states tentative maps may be extended for a period or periods not exceeding a total of six years. The cumulative extension period for the tentative map subject to this extension request is four years leaving only two years available for future extension of time request. Section 32.210.02 also permits for modification of the conditions applicable to the initial approval of the tentative map when an extension of time is granted. City staff modified the original conditions to reflect the City's new standard conditions template and default standard conditions, in addition to the existing conditions originating from the tentative map's approval. Therefore, the Project complies with the Escondido Municipal Code requirements for extensions of tentative maps.

Pursuant to Section 33-1319 (Powers and duties and procedure) of Article 61 (Administration and Enforcement), the Zoning Administrator shall have the authority to grant time extensions for maps and permits, except those maps and permits initially approved by the Director of Development Services ("Director"). Initial approvals made by the Director are subject to extensions acted upon by the Director. The Director may only approve Tentative Parcel Maps (four or fewer lots), whereas the Planning Commission approved the Tentative Subdivision Map (five or more lots) and therefore the extension request of the original tentative subdivision approval is subject to action by the Zoning Administrator.

The Tentative Subdivision Map underwent zoning code compliance under the original approving action. The proposed Project would result in a 48-month extension of the original approval, which complies with all development standards as detailed below:

	Proposed	RE-20 Requirement
Property Size	3.39 acres (3 parcels)	N/A
No. of Proposed Lots	6 single family lots	10 maximum permitted
Residential Density	1.76 du/acre	3.3 du/ac
Lot Size	20,087 – 21,887 square-foot net lot area	Minimum 20,000 square-feet
Lot Width	100'-0" average lot width	100' average

A detailed analysis of the original approval can be found in the Planning Commission staff report, dated December 10, 2019 (Attachment 2 – Planning Commission staff report).

ENVIRONMENTAL STATUS:

The Project entails an extension of a previously approved tentative subdivision map where the lead agency adopted environmental review in accordance with the California Environmental Quality Act (CEQA). The Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) (EVN17-0006) during the December 10, 2019 meeting for the original tentative map. The IS/MND was released for public review from October 10, 2019 to October 19, 2019. The IS/MND identified impacts to Biological Resources and Tribal Cultural Resources, and required mitigation measures to address the impacts to a less-than-significant level. Planning staff confirmed that site conditions are consistent with what was evaluated in the adopted IS/MND. The mitigation measure for biological resources would continue to mitigate impacts to less than significant. The Project entails an administrative act that would maintain the validity of the previously approved map with no changes to the scope of the prior approval. Pursuant to CEQA Guidelines Section 15162, no subsequent negative declaration needs to be prepared for a project, such as the Extension of Time for SUB17-0076, if certain specific findings are made as detailed in Exhibit "B" of Resolution 2025-10. Therefore, the Project relies on a previously adopted IS/MND and is in compliance with CEQA.

As such, a Notice of Determination (Attachment 3) has been prepared for the Project concluding that the previously adopted MND address all potential environmental impacts, and no subsequent environmental review is required. The adopted IS/MND is attached for review (Attachment 4).

PUBLIC NOTICE/HEARING:

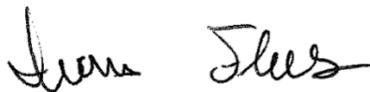
Pursuant to Section 32.210.02 of Chapter 32 (Subdivisions), a public hearing and/or public notice may be required if the Director of Development Services finds that it is warranted. The Planning Division has reviewed the minutes from the December 10, 2019 Planning Commission meeting and found that only one individual voiced concern with the Project, and that the Planning Commissioners had no major concerns with the Project, and ultimately approved it unanimously (6-0-0: 1 vacancy). Additionally, the Applicant will finalize the tentative map in substantial conformance with the original approvals. Based on this information, the Director has found that a public notice and/or public hearing is not required for the Project as permitted by Section 32.210.02.

REASONS FOR RECOMMENDATION:

Based on the analysis in the staff report, and as presented during the public meeting, staff recommends that the Zoning Administrator adopt Resolution No. 2025-10, approving a four-year Extension of Time. The reason for this recommendation is that the Project only needs four years to finalize the recordation of the Tentative Map, and the Applicant intends to move forward with all required subsequent permits. The request for the extension complies with the requirements of Chapter 31, Article 2 in that a period of no more than six years is exceeded by this request. Furthermore, the Applicant does not propose a new design of the map and will conform with the previously approved Tentative Map. The Conditions of Approval have been slightly modified due to development on adjacent parcels as permitted under Section 32.210.02(c) of Chapter 32, Article 2, and staff updated such conditions consistent with the City's new format, and notwithstanding the revised conditions, the Project complies with all the findings made for the original approval.

Upon adoption of Resolution No. 2025-10, the new expiration date for the Tentative Subdivision Map will be December 21, 2027.

Respectfully submitted,



Ivan Flores, AICP
Principal Planner

ATTACHMENTS:

1. Aerial, General Plan, and Zoning
2. Planning Commission staff report, dated December 19, 2019
3. Notice of Determination

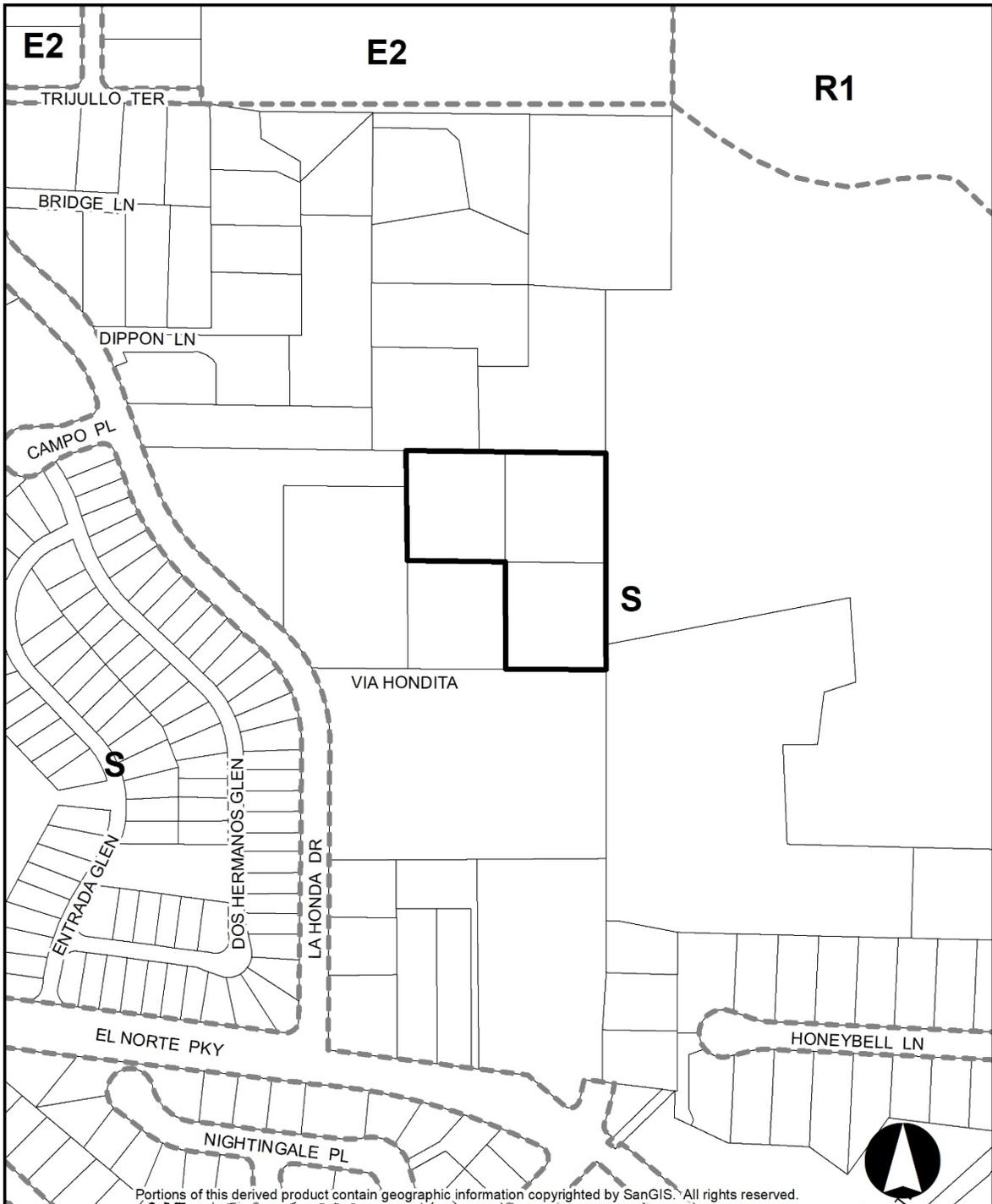
Zoning Administrator
September 24, 2025
PL23-0461

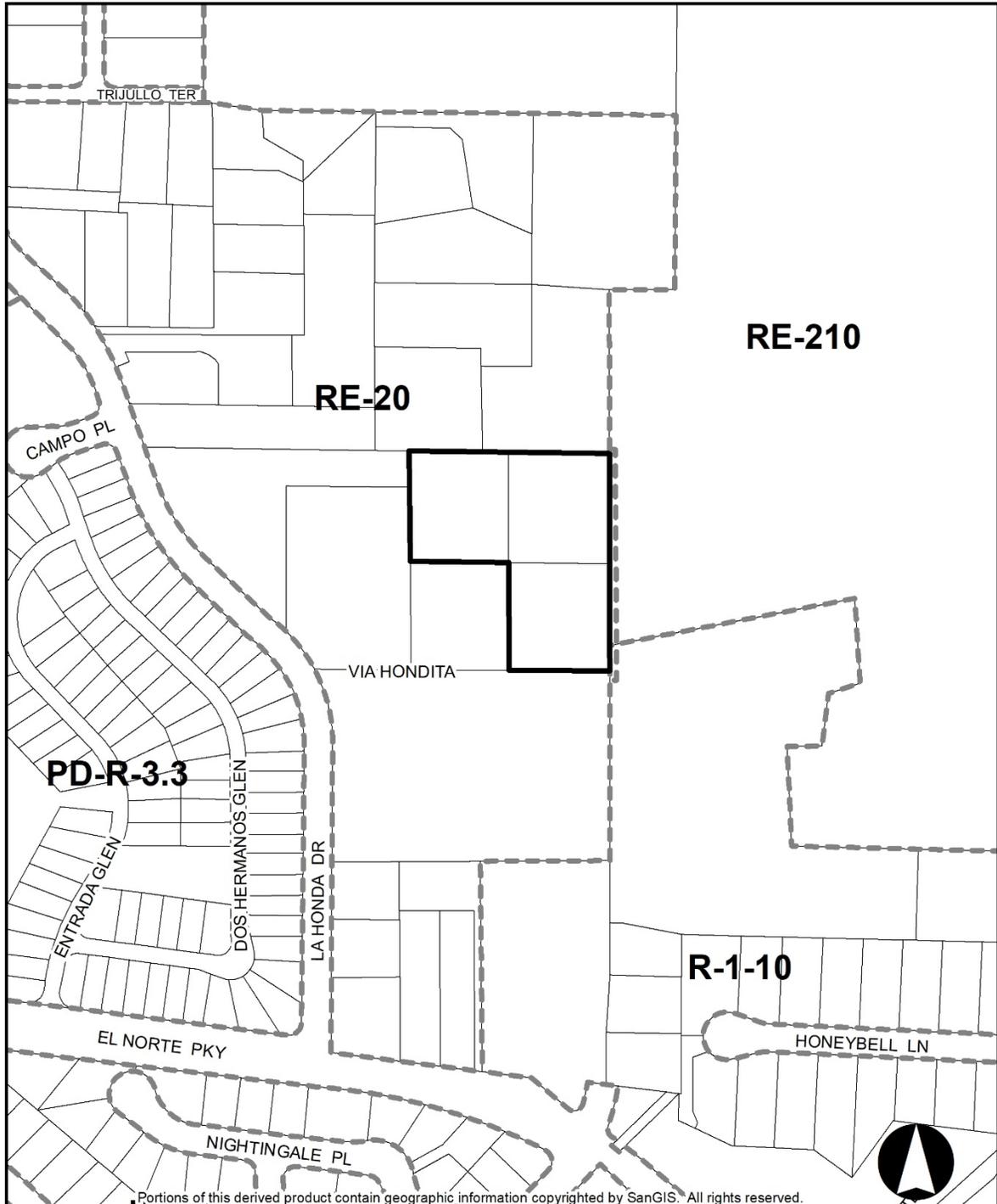
4. Adopted Initial Study/Mitigated Negative Declaration
5. Resolution No. 2025-10 with Exhibit A – D
 - Exhibit “A” – Legal Description
 - Exhibit “B” – Findings of Fact/Factors to be Considered
 - Exhibit “C” – Conditions of Approval
 - Exhibit “D” – Certified Tentative Map

ATTACHMENT 1

Aerial, General Plan, and Zoning







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PLANNING COMMISSION

Agenda Item No.: G.1
Date: December 10, 2019

PROJECT NUMBER / NAME: SUB 17-0030 & ENV 17-0006 / Via Hondita

REQUEST: A Tentative Subdivision Map for six (6) single-family residential lots on approximately 3.39-acres in the RE-20 Zone (Residential Estate, 20,000 SF minimum lot size). Proposed lot sizes range from approximately 20,087 SF to 21,887 SF. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: 3.39-acres located towards the eastern terminus of Via Hondita, north of El Norte Parkway, east of La Honda Drive

APN / APNS: 225-040-26, -27 & -28

GENERAL PLAN / ZONING: Suburban (up to 3.3 du/ac), RE-20 (Residential Estate; 20,000 SF min lot size)

APPLICANT: James W. Price

PRIMARY

REPRESENTATIVE: Mr. Jim Turpin

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map

PROJECT PLANNER: Darren Parker, Associate Planner dparker@escondido.org

CEQA RECOMMENDATION: Adopt the Final Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2019-26

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS:

Bill Martin, Community Development Director
 Mike Strong, Assistant Planning Director

A. BACKGROUND:

The subject property is approximately 3.39-ares in size, consisting of three (3) vacant parcels (APNs 225-040-26, 27, & 28) that were created by a previously approved four (4) lot County Parcel Map with a proposed internal private cul-de-sac street. The property subsequently annexed into the City of Escondido. The proposed Tentative Subdivision Map would subdivide the three (3) existing lots into six (6) new residential estate lots, ranging in size from 20,087 SF to 21,887 SF. Access to the proposed lots would be from a new private cul-de-sac street that intersects with a private street (Via Hondita) on the south and La Honda Drive (Local Collector Road) to the west. The project also includes off-site extensions of existing sewer and water mains in La Honda Drive and along Via Hondita (approximately 1,200 feet) to provide service to the project site. Grading includes the removal of sensitive on-site vegetation to provide a necessary fuel management area for fire safety purposes. Up to approximately 0.33-aces of Non-Native Grassland and 0.34-acres of Southern Willow Scrub would be removed from the site. The removal of sensitive habitat would be mitigated through the purchase of mitigation credits at an approved mitigation bank.

B. PROJECT ANALYSIS:

The proposed subdivision of three (3) parcels into six (6), minimum 20,000 SF residential lots, would be compatible with the range of existing and proposed single-family lot sizes throughout the area. The proposed lots would meet all the requirements of the RE-20 Zone and the Zoning Code. The proposed lots range in size from 20,879 SF to 21,887 SF, which meets the minimum requirement of 20,000 SF. The required average lot width in the RE-20 zone is 100 feet, and the minimum proposed width of the lots would be approximately 101 feet.

The relatively flat topography throughout the majority of the site eliminates the need for extensive grading and taller manufactured slopes, and no grading exemptions are requested for the project. However, the lots will need to be raised in order to drain to the street and on-site storm water basins will be provided. Cut slopes ranging from approximately 10 feet to 20 feet in height are proposed along the western and northern portion for the site generally along the rear and side yards of Lots 1, 2 and 3. The applicant proposes to install a six (6) foot-high wooden fence along the perimeter of the project. The applicant will need to coordinate with the adjacent property owners regarding whether their existing fencing will remain in place or be removed and replaced with the proposed new fencing. The project has been designed to current storm water requirements, which includes bio filtration basin features on each lot that would be maintained by the individual home owners.

A new private cul-de-sac street intersecting Via Hondita on the south would provide access to the project and would be maintained by the project homeowner's association. Via Hondita would be improved along one side to include a minimum of 24 feet of pavement within the 56-foot-wide easement. The design also includes a bio-filtration feature on the south side of Via Hondita that would be maintained by the project homeowners' association. The new cul-de-sac street is

designed in accordance with the Modified Rural Residential standards with 28 feet curb-to-curb width with a total easement width of 40 feet. Sidewalk and parking would be provided on one side of the street. Because the Rural standard only provides for parking on one side of the street, parking for a minimum of six cars on each lot is required (typically a three car garage and three space in the driveway). The project applicant has demonstrated the lot sizes and design could accommodate a reasonably sized home and parking for six (6) cars on each lot. The design of the subdivision has also provided guest parking along the street, with a minimum of eleven (11) parking spaces provided along the new cul-de-sac and Via Hondita street frontages.

Water and sewer service is available from existing mains in the adjoining streets. An existing 8” sewer main currently exists in La Honda Drive, but will have to be extended approximately 1,200 feet north along La Honda Drive to the intersection Via Hondita and then east along Via Hondita to the project site. Water service would be provided from an existing eight (8) inch main in La Honda Drive that will extend east along Via Hondita Drive to the project site. The project also will be conditioned to provide a seven (7) foot wide private sewer easement between Lots 2 and 3, and Lots 3 and 4 to provide for future sewer service to the adjacent parcels to the north.

C. SUPPLEMENTAL DETAILS OF REQUEST

	<u>Proposed</u>	<u>RE-20 Requirement</u>
1. Property Size:	3.39-acres (3 parcels)	N/A
2. No. Proposed Lots:	6-single-family lots	Up to 10 based on yield calcs
3. Residential Density:	1.76 dwelling unit/acre (6 lots /3.39)	Up to 3.3 du/ac
4. Lot Size:	20,087 SF - 21,887 SF net lot area	Min 20,000 SF
5. Lot Width:	100’ average lot width	100’ average
6. Landscaping:	Street trees and slope landscaping proposed, along with appropriate landscaping for storm water basins.	
7. Walls/Fencing:	Six (6) foot-high wooden fencing is proposed around the perimeter of the site	
8. Grading:	Approximately 6,500 cubic yards of cut, 5,600 cubic yards of fill and 900 cubic yards of import. No grading exemptions are proposed.	
9. Street Design:	Private street with Rural Design Standards of 28 feet curb-to curb width within 42 feet of ultimate private access and public utility	

easement width to accommodate parkway, sidewalk, utilities, etc. On-street parking limited to one (1) side only. The street would be maintained by the homeowners' association and include a bio-filtration/detention basin on each lot.

10. Parking: In accordance with the rural street standards, parking for six (6) cars would be provided on each lot would be provided. The project includes a standard detail for a home design that could accommodate six cars (6) on each site. A minimum of eleven (11) on-street spaces would be provided.

C. ENVIRONMENTAL STATUS:

A Draft Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project and identified potentially significant impacts related to Biological and Tribal Cultural Resources. The Draft IS/MND was circulated for 20-day public review (October 10 – October 29, 2019). No comments were received. Mitigation measures have been identified that would reduce all potential impacts to a less-than-significant level. Therefore, preparation of an Environmental Impact Report is not required. A copy of the Final IS/MND can be found at the following link.

<https://www.escondido.org/via-hondita.aspx>

As part of the environmental review process, Planning staff issued consultation invitations to a list of tribal groups maintained by the California Native American Heritage Commission, as required by state law (AB52) for all projects subject to California Environmental Quality Act (CEQA). A total of one (1) tribal group (San Luis Rey Band of Mission Indians) requested to formally consult pursuant to AB52. Staff believes the concerns expressed by the San Luis Rey Band have been adequately addressed through the implementation of Mitigation Measures CR-1 through CR-10, because they established a process for Native American monitoring of ground-disturbing activities, as well as the treatment of any potential tribal cultural resources, artifacts, or remains that may be found on the site during these activities.

D. CONCLUSIONS:

The Planning Commission is the authorized agency for reviewing and granting discretionary approval of a Tentative Subdivision Map. The Planning Commission is being asked to consider the Tentative Subdivision Map to create six (6) residential lots in the RE-20 zone and the adoption of the Final Initial Study/Mitigated Negative Declaration. No other discretionary permits are requested or required for the proposed scope of work.

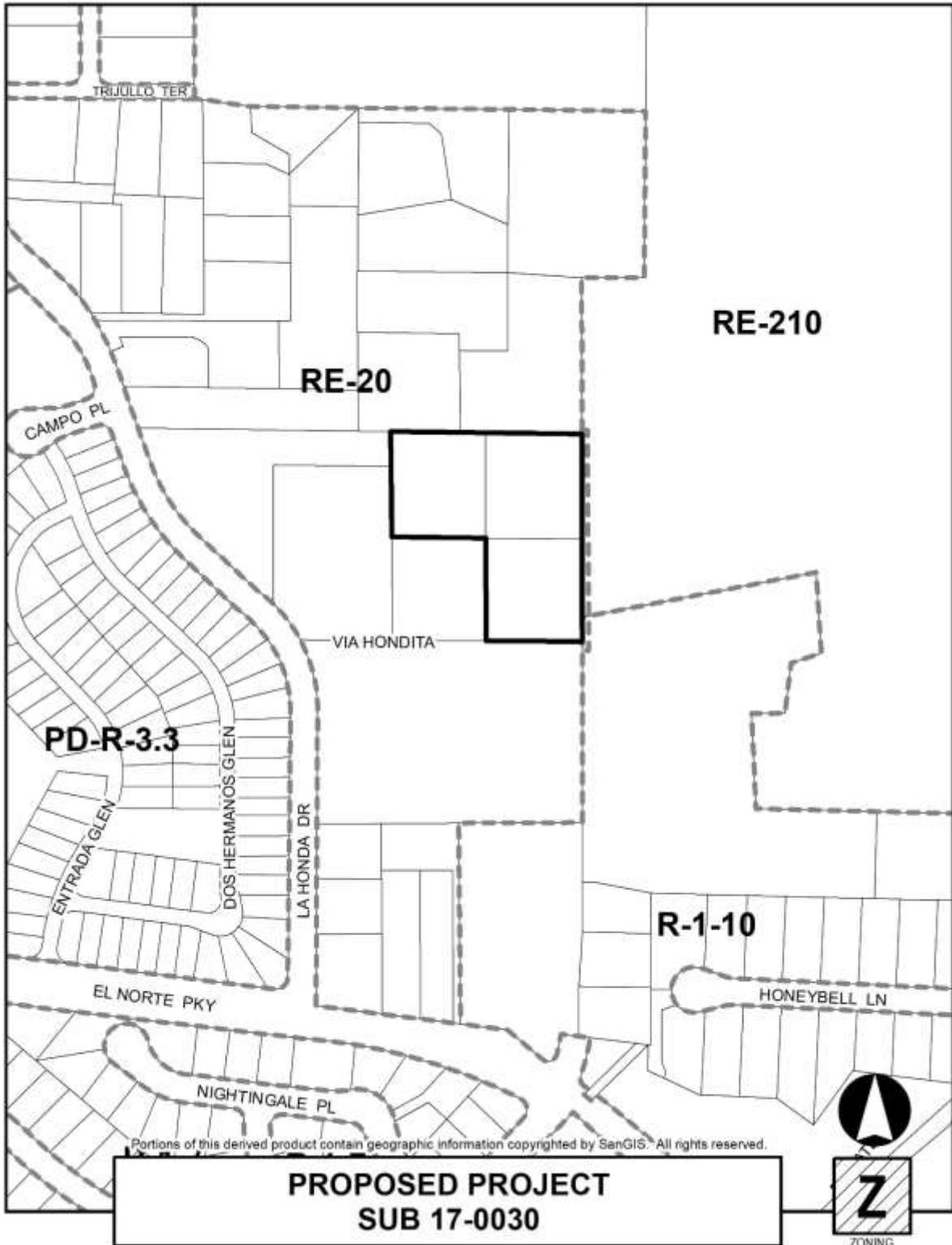
Staff believes the proposed development of six (6) lots on the subject site would be appropriate because the project density and lots sizes are consistent with the Suburban land-use designation

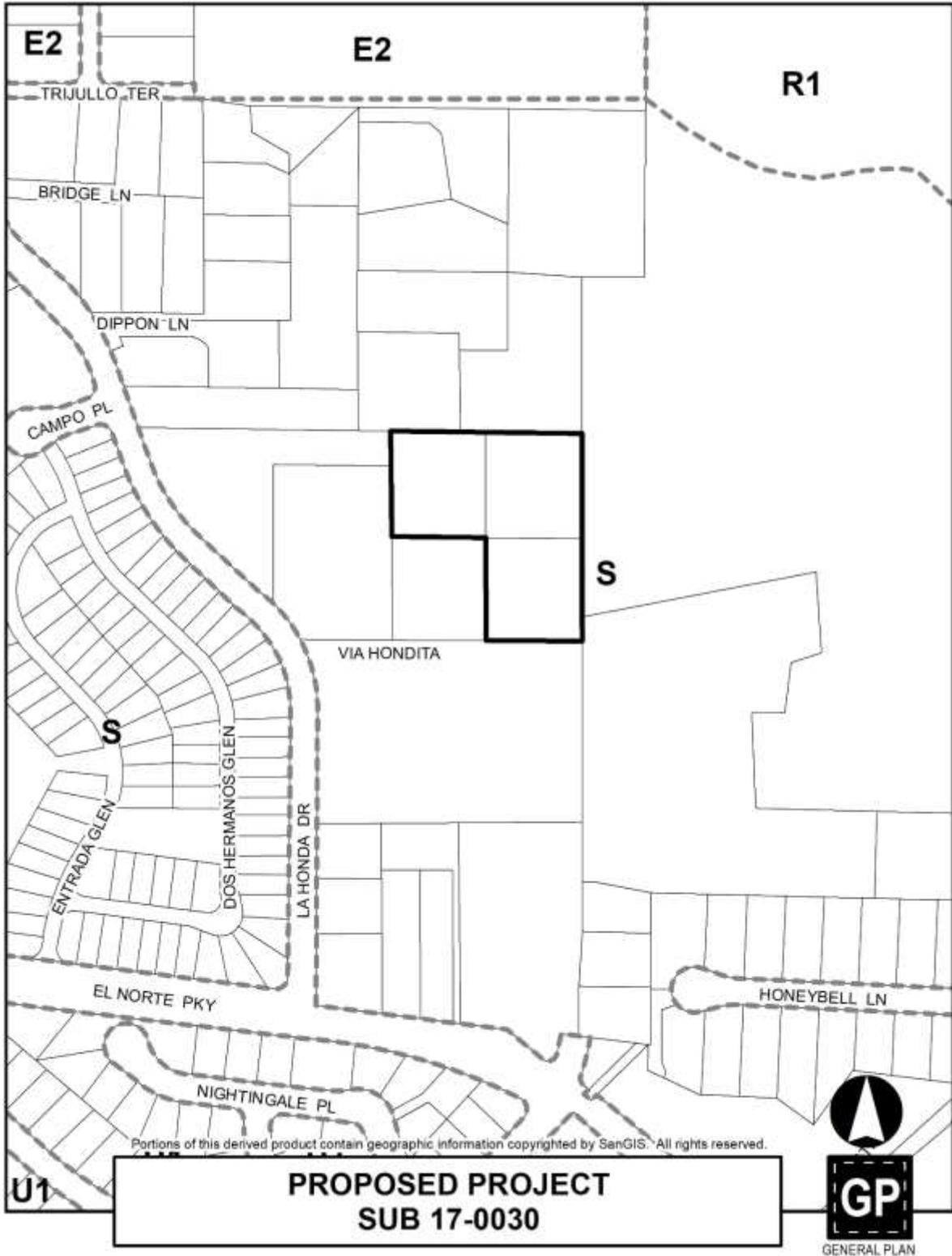
and the RE-20 zoning designation. The General Plan land use designation on site is Suburban (S), which allows up to 3.3 dwelling units per acre (which slope variable), and requires a minimum lot size of 20,000 SF. The proposed lot sizes, range from 20,081 SF to 21,887 SF and the project density of 1.76 du/acre (6 units on 3.39 acres) are consistent with the Suburban (S) General Plan designation. A slope analysis of the property indicates that, based on slope categories, up to 10.48 lots are permitted on site. The project layout and grading design provides adequate pad area to support the development of reasonably sized homes and usable yard area without the need for extensive manufactured slope/grading. The design and orientation of the lots would not create any adverse visual or compatibility impacts with adjacent properties. Adequate access and public/services could be provided to the site, and the proposed street design is appropriate for this development. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities. Staff recommends that the Planning Commission approved Planning Case SUB17-0030 and adopt the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project based upon the factors/findings and conditions contained in the attached draft Planning Commission Resolution No. 2009-26 (Attachment 3).

ATTACHMENTS:

1. Location and General Plan Maps
2. Aerial Map
3. Draft Planning Commission Resolution No. 2019-26

ATTACHMENT 1





ATTACHMENT 2





CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

NOTICE OF DETERMINATION

DATE: September 25, 2025

TO: Office of Planning Research, State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044; San Diego County Recorder's Office, Attn: Fish and Wildlife Notices, 1600 Pacific Highway, Room 260, San Diego, CA 92101, MS: A-33; FROM: City of Escondido, 201 North Broadway, Escondido, CA 92025 (Lead Agency)

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Extension of Time Via Hondtia/PL23-0461
Project Title/Case No.

N/A City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Joseph Holasek, 3990 Old Town Avenue, C107, San Diego, CA 92111, 619-507-1001
Project Applicant, Address and Phone Number

Ivan Flores, AICP, Principal Planner 760-839-4529 ivan.flores@escondido.gov
Contact Person Telephone Number Email

Project Location (Include County): The 3.39-acre site is located towards the eastern terminus of Via Hondita, north of El Norte Parkway, and East of La Honda Drive (APN(s): 225-042-26-00/225-042-28-00/225-042-27-00).

Project Description: An Extension of Time to extend the expiration date of a previously approved Tentative Subdivision Map (SUB17-003) which consisted of a six-lot subdivision with lot sizes ranging from 20,087 square-feet to 21,887 square-feet ("Project"). There are no changes or additions that meet of any of the requirements for preparing a subsequent or supplemental negative declaration per Section 15162 of the State CEQA Guidelines.

This is to advise that on September 24, 2025, the Zoning Administrator of the City of Escondido (Lead Agency) has approved the above described Project and relies on a previously adopted Mitigated Negative Declaration (City Case No. ENV 17-0006 and Resoultion No. 2019-26) and has made the following determinations regarding the proposed project:

- 1. The project will not have a significant effect on the environment.

2. A Mitigated Negative Declaration was previously prepared and adopted for the original project pursuant to the provisions of CEQA. The adopted Mitigated Negative Declaration adequately addresses environmental impacts.
3. The conditions outlined in CEQA Guidelines Section 15162 requiring preparation of a subsequent mitigated negative declaration would not be triggered:
 1. The proposed Extension of Time would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects of the Project, because the Project has not changed and would not generate new environmental impacts;
 2. No substantial changes have occurred with respect to the circumstance under which the Project will be undertaken because the scope of the Project has not changed and the Project's environmental impacts are within the scope of the previously approved Mitigated Negative Declaration; and
 3. There is no new information of substantial importance with respect to the Project's environmental impacts that was not known at the time the previous Mitigated Negative Declaration was adopted and no new information of substantial importance has come to light since adoption of the Mitigated Negative Declaration that shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
4. Mitigation Measures were made a condition of the approval of the Project.
5. No further environmental review is necessary, and all mitigation measures from the adopted IS/MND have been incorporated into the Resolution of approval.

This is to certify that a copy of the adopted Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. ENV 17-0006 and Resolution No. 2019-26), and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number: 760-839-4671. The City of Escondido has complied with the provision of CEQA.

Name of Official Filing Notice: Ivan Flores, AICP, Principal Planner

City of Escondido
Lead Agency

Signature: _____

Date: September 25, 2025

Case No. PL23-0461
Via Hondita Extension of Time
September 25, 2025

Date Received for Filing _____

Filing Fee Transmitted to County Clerk

Zoning Administrator
September 24, 2025
PL23-0461

Attachment 4

Final Initial Study Mitigated Negative Declaration

Due to the number of pages, the document can be viewed on-line at
[https://escondido.gov/DocumentCenter/View/1467/Final-Mitigated-Negative-
Declaration-PDF](https://escondido.gov/DocumentCenter/View/1467/Final-Mitigated-Negative-Declaration-PDF)

Or by contacting the case planner at ivan.flores@escondido.gov

ATTACHMENT 5

Zoning Administrator

Hearing Date: September 24, 2025

Effective Date: October 6, 2025

RESOLUTION NO. 2025-10

**A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING AN EXTENSION OF TIME FOR A
PREVIOUSLY APPROVED SIX LOT TENTATIVE
SUBDIVISION MAP**

APPLICANT: CHINTU PATEL

CASE NO: PL23-0461

WHEREAS, the Zoning Administrator of the City of Escondido did, on September 24, 2025, hold a public meeting to consider a request for an Extension of Time for a previously approved six lot Tentative Subdivision Map on property towards the eastern terminus of Via Hondita, north of El Norte Parkway and east of La Honda Drive, more particularly described in Exhibit "A", ("Project"), and all persons desiring to speak did so; and

WHEREAS, evidence was submitted to and considered by the Zoning Administrator at or before the public meeting, including, without limitation, written information, and the staff report dated September 24, 2025, which along with its attachments is incorporated herein by this reference; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and pursuant to Section 15162, the Zoning Administrator has determined that the Project adequately relies on the previous environmental determination for the original approval and no further environmental review is necessary as detailed in Exhibit "B", and,

WHEREAS, a Notice of Determination was prepared in conformance with CEQA Guidelines sections 15094; and

WHEREAS, the Applicant requests that the Zoning Administrator approve an Extension of Time As permitted in accordance with Chapter 33, Article 61, Section 33-1319(7) of the Escondido Municipal Code. Pursuant to Chapter 32, Section 32.210.02 of the Escondido Municipal Code, multiple extensions may be granted provide that the overall total of incremental extensions do not exceed six years; and

WHEREAS, a staff report was presented discussing the issues in the matter; and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

WHEREAS, the Zoning Administrator desires at this time and deems it to be in the best public interest to approve a four-year extension of time, with an expiration date of December 21, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the Project is exempt from further CEQA review pursuant to CEQA Guidelines section 15162 (Subsequent EIRS and Negative Declarations). The Zoning Administrator has reviewed and considered the Notice of Determination prepared for the Project and has determined that it is complete and adequate.
3. That, considering the Findings of Fact attached to the staff report as Exhibit "B", and applicable law, the Zoning Administrator hereby approves said Extension of Time, subject to

the modified Conditions of Approval attached as Exhibit "C", and as shown on the certified Tentative Map included as Exhibit "D"

4. The Tentative Subdivision Map shall be deemed expired on December 23, 2027, unless an Extension of Time request is submitted.

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

1. NOTICE IS HEREBY GIVEN that the Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Department. The Project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

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 Section 66020.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 24th day of September, 2025.

VERONICA MORONES
Zoning Administrator,
City of Escondido

WITNESS

Note: This action may be appealed to Planning Commission
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NO. PL23-0461

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 8114, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 30, 1978.

PARCEL B:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 56.00 FEET WIDE, IN SECTION 2, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 4 OF PARCEL MAP NO. 8114, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 30, 1978 AS FILE NO. 515720 OF OFFICIAL RECORDS: THENCE NORTH 89°47'30" WEST, 572.05 FEET TO THE END OF SAID DESCRIBED CENTERLINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID PARCEL MAP NO. 8114 HEREINABOVE DESCRIBED.

APN: 225-042-26, 27 and 28

EXHIBIT "B"

PLANNING CASE NOS. PL23-0461

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, an Extension of Time for a previously approved Tentative Subdivision Map approving a six-lot subdivision ("Project"), as the public agency with the principal responsibility for approving the Project.
2. In order to evaluate the original project, a Tentative Subdivision Map for a six-lot subdivision (SUB17-0020), under CEQA, a Mitigated Negative Declaration was prepared and adopted by the Planning Commission on December 10, 2019.
3. CEQA Guidelines Section 15162 states that no subsequent negative declaration shall be prepared for a Project, unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that one of the conditions described in Section 15162 requiring preparation of a subsequent environmental document are present.
4. Based on the substantial evidence set forth in the record, including but not limited to the adopted Mitigated Negative Declaration, the Zoning Administrator finds that, based on whole record before them, none of the conditions under CEQA Guidelines Section 15162, requiring subsequent environmental review, have occurred:
 - a. The proposed Extension of Time would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects of the Project, because the Project has not changed and would not generate new environmental impacts;
 - b. No substantial changes have occurred with respect to the circumstance under which the Project will be undertaken because the scope of the Project has not changed and the Project's environmental impacts are within the scope of the previously approved Mitigated Negative Declaration; and
 - c. There is no new information of substantial importance with respect to the Project's environmental impacts that was not known at the time the previous Mitigated Negative Declaration was adopted and no new information of substantial importance has come to light since adoption of the Mitigated Negative Declaration:
 - i. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- iii. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Therefore, City staff conclude the previous environmental document, the adopted IS/MND, may be used to fulfil the environmental review requirements of the current Project.

The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the September 24, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to them. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that a subsequent negative declaration is required. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Tentative Subdivision Map
(Subdivision Map Act and Chapter 32 of the Escondido Municipal Code)

As it pertains to the Extension of Time, the Zoning Administrator finds that the Project complies with all the provisions and findings applicable to the initial filing of the Tentative Map as detailed below:

1. The General Plan land-use designation for the Project site is Suburban (up 3.3 du/ac) with a minimum lot size of 20,000 SF. The Project is an administrative request to extent the approval of an already approved Tentative Subdivision Map, consistent with the General Plan land use designation, which permits for single-family residential estate development on the Project site. The subdivision would continue to be consistent with the General Plan density provisions because the overall density of the project would be approximately 1.76 du/ac under the Project.
2. The design and improvement of the proposed six-lot Tentative Subdivision Map with minimum 20,000+ SF lot sizes continues to be consistent with the Suburban (S) General Plan designation which requires a minimum lot size of 20,000 SF, and the underlying RE-20 (Residential Estate, 20,000 SF lot size) zoning requirements under the Project.
3. The site is moderately sloped, but continues to be suitable for this residential type of development. The site is zoned for single-family development, and is bordered by residential development of similar zoning and lot sizes. Appropriate access and public utilities are available to serve the subject site.

4. The site is physically suitable for the proposed density of development because the previously approved project analyzed for the infill type development surrounded by development of similar density. No changes to the previously approved project's scope would occur under the Project and site conditions and proposed improvements, such as adequacy of building pads without adverse impacts to the surrounding properties, continues to exist under the Project.
5. The design of the Tentative Subdivision Map and proposed improvements are not likely to cause serious public health problems because all vehicular traffic generated by the project would not materially degrade the level of service on the adjoining streets or intersections and adequate sewer and water services would be provided to all proposed lots by the extension of existing services in La Honda Drive.
6. The extension of time for the previously approved subdivision would continue to yield a design of the Tentative Subdivision Map along with proposed improvements that are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat because no stream course or endangered/sensitive wildlife exists on the property. The removal of approximately 0.33-acres of Non-Native Grassland and 0.34-acres of Southern Willow Scrub would be mitigated through the purchase of mitigation credits at an approved mitigation bank.
7. The Project would allow for an extended period of approval for the previously approved map, where the approved design of the map and the type of approved improvements would continue to not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the map as no design changes are a part of this Project. This was determined based on review of all available maps and a preliminary title report submitted by the applicant. Neither the City nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. The Project would result in no changes to the design of the Tentative Subdivision Map, which has provided to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and the subdivision configuration provide opportunities for passive/solar heating. Landscaping would provide passive cooling opportunities via shading each unit.
9. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will be obtained prior to the recordation of the map, including the Project which seeks to extend the approval date of validity for the tentative map previously approved.

EXHIBIT "C"

PLANNING CASE NOS. PL23-0461

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **December 21, 2023**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **September 24th, 2025**, and shall not be altered without express authorization by the Development Service 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 Tentative Map or Planned Development application, 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 Tentative Map or Planned Development 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. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. 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. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. 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. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of 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.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of 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, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance 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.

11. 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.

12. Clerk Recording.

- a. State Law (SB 1535), effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. If the Project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, or if the Project was analyzed through a negative declaration or environmental impact report, the Applicant shall remit to the City of Escondido Planning Division, within two working days of the effective date of the adoption of the environmental document, a check payable to the "San Diego County Clerk," in the amount that is published by the County Clerk's Office. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. The County Clerk's Office filing fees for other environmental review documents are adjusted annually by the California Department of Fish and Wildlife. If the fee increase after the date of this approval, the Applicant shall be responsible for the increase.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to 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.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. 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.

16. 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.

17. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

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 underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **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.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** 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.
- 15. 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.

16. Phasing. A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A minimum of two off street parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

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 improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan, inclusive of a wall/fence 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. 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 under separate sheet within plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
 - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
 - c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
 - d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (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. The 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 Planning Division Conditions:

1. Prior to issuance of a grading permit, the applicant shall submit a Design Review Permit as required by Article 64 (Design Review) of the Escondido Zoning Code.
2. The Project shall comply with the Mitigation Monitoring and Reporting Program associated with Planning Case No. ENV17-0030, and as summarized below:

Mitigation Measures-Conditions of Approval

BIO-1 Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.33 acres of mitigation credits of Non-Native Grassland habitat and 0.34-acres of mitigation credits of Southern Willow Scrub habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank.

BIO-2 In order to protect and avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading should be implemented. Therefore, site brushing, grading, and/or removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, City of Escondido Planning Department, for concurrence with the conclusions and recommendations.

CUL-1 The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed

project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

- CUL-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- CUL-3 The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- CUL-4 During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- CUL-5 In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- CUL-6 If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- CUL-7 The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed

to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

2. No street names are part of this approval. A separate request may be submitted prior to the Final Map.

3. No exemptions from the Grading Ordinances are approved as part of this project. All proposed grading shall be in substantial conformance to the conceptual grading plan as shown on the Tentative Subdivision Map.
4. The applicant shall submit an access and maintenance agreement that addresses the proposed 40-foot wide private easement road, to the satisfaction of the Planning Division, Engineering Services Department and City Attorney's Office. The agreement shall specify maintenance intervals and extent of improvements. A note shall be included on the Final Map indicating that individual property owners are responsible for maintenance of the private easement roads. Said agreements shall be submitted prior to recordation of the Final Map to the Planning and Engineering Services Department for review.
5. All Lots shall maintain a minimum 20,000 SF net lot size exclusive of any access easement(s).
6. In accordance with the Rural street design standards on-site parking for a minimum of six cars shall be provided for each lot.
7. The grading plan shall be designed with sufficient pad area to accommodate the required off-street parking. The concept building footprint shown on the Tentative Subdivision Map are to demonstrate the ability to provide appropriate on-site parking and setbacks. The footprints include on the Map do not constitute approval of the final building footprints and design of the homes. Conformance with this condition shall be demonstrated on the precise grading plan and final plotting of the homes in conjunction with the submittal of building permits, to the satisfaction of the Planning Division and Engineering Services Department. Staff Design Review shall be required for the final plotting and architectural design of the homes.
8. Any proposed retaining walls shall incorporate decorative block materials and cap. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.).
9. Prior to recordation of the Final Map, copies of the CC&Rs shall be submitted for review and approval. The CC&Rs shall be submitted to the Engineering Division (along with the appropriate review fee). The CC&Rs shall contain provisions for the maintenance of any common facilities, landscaping, drainage and storm water facilities, and walls, etc. All the lots in the subdivision shall be part of the homeowners' association. A self-managed homeowners' association shall not be allowed and shall be managed by a professional management company.

F. Specific Engineering Division Conditions:

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT NUMBER SUB17-0030
Via Hondita**

GENERAL

1. The Tentative Map shall be revised to match these conditions and the requirements of the Utilities Department, prior to Planning Division certification. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an

accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

2. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
3. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
4. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Map.
5. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
6. The development of the adjacent property to the east of the project site is not reflected in the drainage report. The applicant shall provide an updated drainage report that accurately depicts the existing conditions.
7. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. Private street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. Engineering and Fire Department is requiring a street name change for Ranridos Court due to a similar name currently in use in or near the City. The applicant shall submit a name and an alternate name for approval. All private streets shall end with the suffix Glen, unless approved otherwise.
3. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
Via Hondita	Modified Rural Residential Road (24' min. paved roadway and no sidewalk)
Street "A" (Ranridos Court)	Rural Residential Road (28' min. paved roadway, parking on one side)

See appropriate typical sections in the current Escondido Design Standards for additional details.

4. All on-site roads, driveways, and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Community Development Director. The private street improvements shall include, but not be limited to, the construction of concrete curb, sidewalks (one side only), street lights, paving and base.
5. Access to this project shall be improved with a twenty-four (24) foot wide paved roadway and radius AC berm entrance at La Honda Drive.
6. The intersection of Street "A" (Ranridos Court) and Via Hondita shall be constructed with portland concrete cement (PCC) curb returns.
7. The power pole and anchor wires at the intersection La Honda Drive and Via Hondita will likely require relocation to accommodate the required intersection improvements.
8. A hammerhead turn-around in conformance with the City of Escondido's Figure 18 turn around shall be constructed at the end of Via Hondita.
9. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
10. Four (4) foot sidewalk shall be constructed on the westerly side of Street "A" (Ranridos Court) and shall be contiguous to the curb in accordance with current Escondido Design Standards.
11. All cul-de-sacs shall conform to the current Escondido Design Standards.
12. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to the issuance of an Encroachment Permit for construction within the public right-of-way.
13. The developer may be responsible for an overlay of La Honda Drive due to the many utility trenches necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.
14. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
15. Street lighting shall be required on all on-site private streets. A street light shall be installed at the end of the Cul-De-Sac and at the Street "A" (Ranridos Court) and Via Hondita Intersection. It shall be the responsibility of the property owner's association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's

GRADING

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 3 copies 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. 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.
3. Increased cut slope setbacks may be required along the project boundary to avoid disrupting any existing septic systems in the adjoining residential areas and may be required to avoid encountering ground water problems. Actual setbacks to be used will be based on recommendations of the soils engineer. The requirements of the San Diego County Health Department should be consulted in this regard. In lieu of these requirements, or if the County Health Department requirements cannot be met, the developer must arrange to connect adjoining existing dwelling units, now on private septic systems, to the public sewer system. In this regard, the developer will be required to make necessary arrangements for all main extensions, easements, and payment of all connection and permit fees. This requirement shall also apply to off-site road and utility improvements where existing septic systems are jeopardized as a result of these improvements.
4. It shall be the responsibility of the developer to pay all plan check and inspection fees required by the San Diego County Health Department.
5. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
6. 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.
7. 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.
8. Lot drainage shall meet the requirements of current Escondido Design Standards, to the satisfaction of the City Engineer, and shall include the construction of necessary brow ditches.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
11. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
12. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
13. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
14. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.
15. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on

the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in their report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by the Regional or City Standard Drawings. The cost of any independent third party review deemed necessary by the City Engineer shall be reimbursed by the developer. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Department plan review and permit process.

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's association. Provisions stating this shall be included in the CC&R'S.
3. The project shall limit 50-year drainage flows to their pre-construction rates. Details and calculations for the detention basin shall be submitted and approved as part of the grading plan check.
4. 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 hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
5. All site drainage with emphasis on the roadway, 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.
6. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts from buildings shall be directed to landscaping to allow the infiltration of runoff into the ground. Where feasible, runoff from the hardscape areas shall be directed to landscaped areas to allow infiltration into the ground.
7. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
8. Storm water treatment facilities located within the existing Via Hondita access easement shall be limited as much as possible. The use of green streets BMPs for the treatment of Via Hondita improvements is recommended to maximize access to the parcel south of Via Hondita. Storm water treatment facilities located within the existing Via Hondita access easement preclude the use of the easement for other property owners whom have rights to the easement.

WATER SUPPLY

1. All water main locations and sizing shall be to the satisfaction of the Utilities Engineer and City Engineer. Required water main improvements shall include: construction of an 8-inch public water main in Via Hondita (from La Honda Drive to Street "A") and Street "A" (Ranridos Court), fire hydrants, blow-offs and air release valve assemblies, back flow prevention device, and pertinent

water appurtenances. The 8-inch water main shall be in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.

2. Water utilities shall be extended to the project's boundary at such locations as required by the Utilities Engineer and the City Engineer.
3. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
4. Because fire sprinklers are required by the Fire Department, a 1" minimum water service, 1" water meter, and back flow prevention device shall be required for each lot. Water meters and back flow prevention devices shall not be installed within the driveway apron or private drive areas.
5. No trees or deep rooted plants shall be planted within 10 feet of any water service.
6. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. All sewer main locations and sizing of mains shall be to the satisfaction of the City Engineer and Director of Utilities. Required sewer main improvements include: construction of an 8-inch public sewer main in La Honda Drive (from approximately 530 feet south of Via Hondita to Via Hondita, Via Hondita (from La Honda Drive to Street "A") and Street "A" (Ranridos Court). Sewer manholes shall be in conformance with Table S-2 of the City of Escondido Design Standards.
2. The sewer manhole on La Honda Drive at Via Hondita shall include a five (5) foot minimum capped stub for future extension.
3. Sewer utilities shall be extended to the project's boundary at such locations as required by the City Engineer.
4. The developer, through his engineer, shall verify the location of all public utility easements within this project and shall verify that public utilities are within these easements.
5. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement shall be constructed for each Lot and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
6. Trees or deep rooted bushes shall not be planted within 10' of any sewer lateral, or within 15' of any sewer main.
7. A 4" sewer lateral connection shall be provided to APN 225-042-07. The applicant shall obtain the required building permit, pay all applicable fees, and shall construct a sewer service within the proposed seven (7) foot private sewer easement through Lot 2 in compliance with the current Uniform Plumbing Code.
8. The applicant shall construct a 4" sewer lateral service within the proposed seven (7) foot private sewer easement through Lot 3 and capped at the northern boundary for the future benefit of APN 225-042-02.

9. All sewer laterals will be considered a private sewer system. The property owners and/or the Home Owners Association will be responsible for all maintenance of their individual sewer laterals to the sewer main. Provisions stating this shall be included in the CC&Rs.

LANDSCAPE

1. A site landscaping and irrigation plan shall be submitted to the Engineering Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees in effect at the time of the submittal.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
2. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City on the Final Map.
3. A public utility easement shall be dedicated over the private streets. The public utility easement shall extend a minimum of five (5) feet beyond the improved, curb-to-curb roadway width. When sidewalks are required, the public utility easement shall extend a minimum of four (4) feet behind the back of sidewalk.
4. Two (2) proposed seven (7) foot private sewer easements through Lots 2 and 3 (for the benefit of APN's 225-042-02 and 225-042-07) shall be delineated on the Final Map. After Final Map recording, these private sewer easements shall be deeded to the property owners by separate document prior to issuance of any building permit.
5. A five (5) foot minimum private drainage easement shall be shown and proposed to be granted to the HOA upon subsequent transfer of title reserved on the Final Map for cross lot drainage. Maintenance of the brow ditch located within this private drainage easement shall be maintained by the homeowners' association. Provisions stating this shall be included in the CC&R's.
6. The developer is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the Final Map. All street vacations shall be accomplished by means of a separate public hearing. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install 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.

2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

CC&R's

1. Copies of the CC&R's shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&R's for maintenance by the homeowners' association of private roadways, driveways, parking areas, private utilities, drainage swales, private street lighting, bio-filtration basin, post-construction storm water treatment facilities, storm drains, and any common open spaces. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The developer shall make provisions in the CC&R's for maintenance, repair and access to all brow ditches which pass from one lot through an adjacent lot. Copies of an approved wording and format for this section of the CC&R's may be obtained from the Engineering Department.
4. The CC&R's must state that the property owners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
5. The CC&R's must state that (if stamped concrete is used in the private street) the homeowners' association is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.
6. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.

UTILITY UNDERGROUNDING AND RELOCATION

1. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

G. Specific Fire Department Conditions:

1. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
2. Access for use of heavy firefighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.

3. The Project shall comply with the approved Fire Protection Plan, dated June 27, 2025.

TENTATIVE MAP VIA HONDITA PROJECT NO. SUB 17-0030

ENGINEER OF WORK

ATC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C
ESCONDIDO, CA 92029
(760) 738-8800

James A. Turpin
JAMES A. TURPIN
R.C.E. NO. 57695

8/28/2019
DATE



SURVEYOR

ATC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C
ESCONDIDO, CA 92029
(760) 738-8800

RITAN A. POST, L.S. 8785

8/28/2020
DATE



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT MY PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY. I HEREBY CONSENT TO THE PREPARATION OF THIS TENTATIVE MAP.

OWNER: *[Signature]* DATE: 1/8/20

APPLICANT

ATC DESIGN GROUP
1282 PACIFIC OAKS PL, SUITE C
ESCONDIDO, CA 92029
(760) 738-8800

SITE ADDRESS

VIA HONDITA
ESCONDIDO, CA 92027

LEGAL DESCRIPTION

PARCELS 2, 3 & 4 OF PARCEL MAP NO. 8114, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 30, 1978.

OWNER

JAMES PRICE
1879 FOX BRIDGE CT
FALLBROOK, CA 92028
(760) 723-2138

SUMMARY REQUEST

CONVERT 3 EXISTING PARCELS INTO 6 LOTS

EARTHWORK

CUT 6,500 CY
FILL 5,600 CY
EXPORT 900 CY

UTILITY PURVEYOR/SCHOOL/FIRE

WATER/SEWER/TRASH - ESCONDIDO UTILITIES DEPARTMENT
GAS & ELECTRIC - SDG&E
SCHOOL DISTRICT - ESCONDIDO UNION SCHOOL DISTRICT
FIRE - ESCONDIDO FIRE DEPARTMENT

EXISTING TREES NOTES

ALL EXISTING TREES ON-SITE ARE DECIDUOUS AND WILL BE REMOVED DURING GRADING OPERATIONS.

FUEL MODIFICATION ZONE

ENTIRETY OF SITE WILL BE CLEARED AND CONSIDERED WITHIN FUEL MODIFICATION ZONE

CONSTRUCTION NOTES

- PROPOSED 8" SEWER MAIN, PER CITY OF ESCONDIDO STANDARDS
- SEWER MANHOLE, PER CITY OF ESCONDIDO STANDARDS.
- PROPOSED PRIVATE LANDSCAPE DRAIN CLEANOUT
- PROPOSED 6" CURB & GUTTER PER SDRSD G-2. CURB TO BE PAINTED RED AND LABELED "NO PARKING FIRE LINE" PER FIRE DEPARTMENT STANDARDS.
- PROPOSED RESIDENTIAL FIRE HYDRANT PER CITY OF ESCONDIDO STANDARDS
- PROPOSED STORM DRAIN, PER SDRSD D-60
- PROPOSED 8" WATER MAIN, PER CITY OF ESCONDIDO STANDARDS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED 4" BLOW-OFF ASSEMBLY, PER CITY OF ESCONDIDO STANDARDS
- PROPOSED 1" AIR-VAC VALVE ASSEMBLY, PER CITY OF ESCONDIDO STANDARDS
- PROPOSED RESIDENTIAL TURN-AROUND AND FIRE ACCESS PER CITY OF ESCONDIDO STANDARDS.
- PROPOSED 15'X16' BIOFILTRATION BASIN CONNECTED TO SD. REFER TO SWQMP FOR DETAIL.
- PROPOSED 10'X8' PRIVATE BIOTRETENTION BASIN. PLANT PALETTE TO CONFORM TO STORMWATER STANDARDS. REFER TO SWQMP FOR DETAIL.
- PROPOSED PRIVATE LANDSCAPE DRAIN LINE
- PROPOSED CONCRETE DRAINAGE DITCH PER SDRSD D-75
- PROPOSED PRIVATE AC DRIVE PER CITY STANDARDS
- PROPOSED 5' PCC SIDEWALK
- PROPOSED 6" CONCRETE CURB PER SDRSD G-1
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED 4" SEWER LATERAL PER CITY STANDARDS
- PROPOSED DRIVEWAY APRON PER CITY STANDARDS
- PROPOSED TYPE F CATCH BASIN PER SDRSD D-7
- PROPOSED BIOFILTRATION BASIN WITH UNDER DRAIN TO TREAT RANRIDOS CT. CONNECT TO PROPOSED STORM DRAIN. PLANT PALETTE TO CONFORM TO STORMWATER STANDARDS. SEE SWQMP FOR DETAIL.
- PROPOSED LED STREET LIGHT PER CITY STANDARDS
- 2" CURB OPENING
- PROPOSED 6" FIRE SERVICE

INDICATES PARCEL LINE PER MAP 8114

SITE DATA

SITE AREA= 2.91 NET ACRES
YEAR CONSTRUCTED: N/A
APN: 225-040-82, 83 & 84
GENERAL PLAN LAND USE: SUBURBAN
ZONE: RE-20
SETBACKS - FRONT 25' 18.75'
SIDE 10' 7.5'
REAR 20' 15'
BUILDING HEIGHT: MAXIMUM 35 FEET
FLOOR AREA: MINIMUM 1000 SF
LOT COVERAGE: MAXIMUM 30%
FLOOR AREA RATIO: MAXIMUM 0.5

MONUMENTATION AND MAPPING

UPON PROJECT APPROVAL, A SUBDIVISION MAP WILL BE FILED, SHOWING A DETAILED PROCEDURE OF SURVEY, AND ALL MONUMENTS WILL BE SET AS REQUIRED BY THE SUBDIVISION MAP ACT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS THE GRID BEARING BETWEEN STATION "1014" AND STATION "1006" AS SAID STATIONS ARE SHOWN ON THE CITY OF SURVEY CONTROL ACCORDING TO RECORD OF SURVEY MAP NO. 14236

NOTES

- TOPOGRAPHY IS BASED ON AERIAL PERFORMED ON 12/27/16 BY INLAND AERIAL SURVEYS, INC.
- ALL LOTS ARE ON A SANITARY SEWER SYSTEM.

NOTES

THE COMBINED SCALE FACTOR AT STATION "1014" IS 0.999907521.
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

NOTES

QUOTED BEARING FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

NOTES

APPROXIMATE SEEPAGE PIT LOCATION

NOTES

APPROX. RESERVE LEACH LINE LOCATION

NOTES

APPROX. LOCATION OF LEACH FIELD PER PROPERTY OWNER. TO BE ABANDONED

NOTES

PROVIDE SEWER LATERAL CONNECTION TO PARCEL 225-042-07

NOTES

PROVIDE SEWER LATERAL STUB-OUT FOR FUTURE CONNECTION TO PARCEL 225-042-02

NOTES

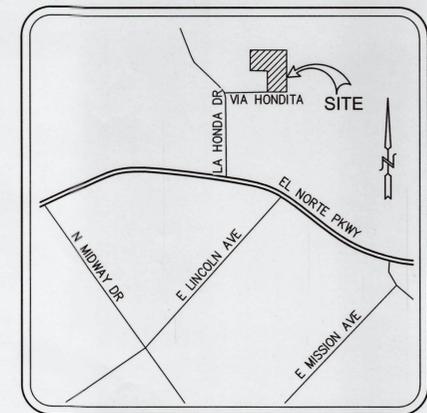
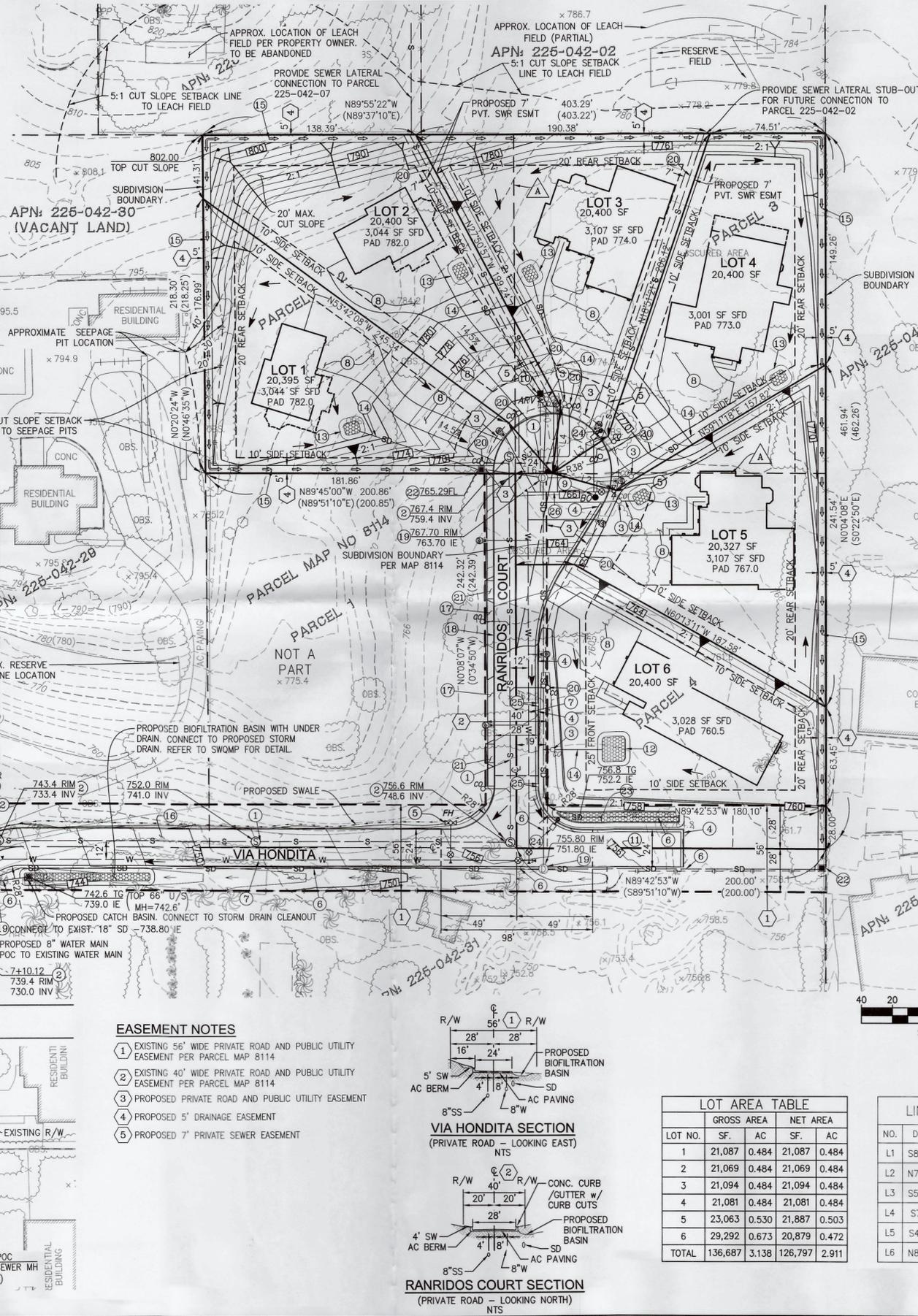
APPROX. LOCATION OF LEACH FIELD (PARTIAL)

NOTES

RESERVE FIELD

NOTES

PROPOSED 7' PVT. SWR ESMT



LEGEND

EXISTING SITE FEATURES

- PROPERTY LINE/SUBDIVISION BOUNDARY
- SEWER LINE
- WATER LINE
- GAS LINE
- FENCE
- WALL
- CONTOUR
- EXISTING PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
- EXISTING BUILDING
- EXISTING CENTERLINE
- EXISTING RIGHT OF WAY
- ORIGINAL PARCEL LINES

PROPOSED SITE FEATURES

- PROPOSED TRACT BOUNDARY
- PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED BUILDING
- PROPOSED CENTERLINE
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- PROPOSED 2:1 CUT/FILL SLOPE
- PROPOSED D-75 DRAINAGE DITCH FLOW DIRECTION
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE LATERAL
- PROPOSED BIOFILTRATION BASIN FLOW DIRECTION

ABBREVIATIONS

AC	ASPHALT CONCRETE	R/W	RIGHT OF WAY
ARV	AIR-VAC VALVE	SM	SEWER MANHOLE
APPROX	APPROXIMATE	SD	STORM DRAIN
B/O	BLOW OFF VALVE	SDRSD	SAN DIEGO REGIONAL STANDARD DRAWING
BTM	BOTTOM	TC	TOP OF CURB
CO	SEWER CLEANOUT	TOE	TOP OF GRADE
CONC	CONCRETE	TOP	TOP OF SLOPE
EX	EXISTING	W	WATER MAIN
FD	FOUND	WQ	WATER QUALITY
FL	FLOW LINE	W.S.P.	WELDED STEEL PIPE
FH	FIRE HYDRANT		
G	GAS MAIN		
GM	GAS METER		
MH	MANHOLE		
POC	POINT OF CONNECTION		
PP	POWER POLE		
R.C.P.	REINFORCED CONC. PIPE		

LOT AREA TABLE

LOT NO.	SF.	AC.	SF.	AC.
1	21,087	0.484	21,087	0.484
2	21,069	0.484	21,069	0.484
3	21,094	0.484	21,094	0.484
4	21,081	0.484	21,081	0.484
5	23,063	0.530	21,887	0.503
6	29,292	0.673	20,879	0.472
TOTAL	136,687	3.138	126,797	2.911

LINE TABLE

NO.	DIRECTION	LENGTH
L1	S89°51'53"W	37.73
L2	N74°19'09"W	43.00
L3	S56°50'51"W	43.00
L4	S7°05'31"W	43.00
L5	S40°57'21"E	43.00
L6	N89°38'21"E	24.00

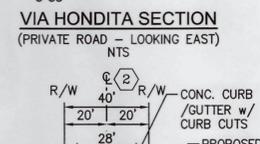
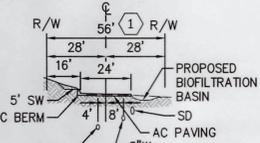
VERTICAL CURVE DESIGN DATA

BVCS (ELEV.)	EVCS (ELEV.)	GRADE IN	GRADE OUT	CURVE LENGTH
0+18.06 (740.58)	0+59.06 (742.54)	4.0%	5.5%	40'
1+89.08 (749.68)	2+89.08 (754.12)	5.5%	3.4%	100'
3+11.54 (754.88)	4+11.54 (756.74)	3.4%	-1.10%	100'
4+08.91 (756.14)	4+83.91 (758.09)	1.10%	3.65%	75'
5+04.87 (758.85)	6+04.77 (764.91)	3.65%	8.46%	100'

CERTIFIED
AS IN SUBSTANTIAL CONFORMANCE WITH APPROVED TENTATIVE MAP AND PLANNING DEPARTMENT CONDITIONS FOR APPROVAL
PLANNING 2/6/20 DATE *[Signature]*

EASEMENT NOTES

- EXISTING 56' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT PER PARCEL MAP 8114
- EXISTING 40' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT PER PARCEL MAP 8114
- PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
- PROPOSED 5' DRAINAGE EASEMENT
- PROPOSED 7' PRIVATE SEWER EASEMENT



NO.	REVISIONS	DATE	APP'D

SHEET TITLE	PROJECT	SHEET
TENTATIVE MAP	VIA HONDITA	1
ESCONDIDO, CA 92027		OF 1 SHEETS

DATE:	SCALE:	DRAWN:	CHECKED:
07/23/19	1" = 40'	JAT	JAT

ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS
1282 PACIFIC OAKS PL, SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8822

RECEIVED
JAN 08 2020
DATE: 11/16/2019 - ELEM NAME: P:\3-3346 Via Hondita\Civil\TM\13-3046 C-TH-1.dwg