

**Plot Plan Conditions of Approval (excerpted)**



Adam Finestone, AICP  
Interim Director of Community Development  
201 North Broadway, Escondido, CA 92025  
Phone: 760-839-4671 Fax: 760-839-4313

April 5, 2022

Ms. Gina Garza  
Touchstone Communities  
9909 Mira Mesa Boulevard Suite 150  
San Diego, CA 92131

Subject: 44-unit affordable housing project (ADM19-0092)

Location: 1860 S. Escondido Blvd. (APN: 236-260-37-00)

Applicant: Touchstone Communities

Dear Ms. Garza:

This letter serves to inform you that the City of Escondido has completed its review, and does hereby conditionally approve Planning Case No. ADM 19-0092, which is a Major Plot Plan for the construction of a three-story, 44-unit apartment complex, including landscaping and off-street parking. The General Plan land use designation for the property is SPA (Specific Plan Area 15). The subject property is zoned SP (Specific Plan – South Centre City Specific Plan) and allows multi-family residential developments up to 30 units per acre. Density bonuses are allowed per Article 67 of the City of Escondido Zoning Code.

This approval is subject to the Conditions of Approval attached as Exhibit "A" hereto. Compliance with the Conditions of Approval must be demonstrated on subsequently submitted plans for the project (building plans, grading/improvement plans, landscape plans, etc.). Said plans shall be in substantial conformance with those attached as Exhibit "B" hereto and on file with the Planning Division, except as modified by the Conditions in Exhibit "A."

Please note that the Plot Plan was reviewed for consistency with current City ordinances and policies and in no way vests any rights to the developer to construct to these standards in the future, should the City ordinances and policies change. Additionally, please be aware that the Plot Plan was reviewed based on the assumption that the legal description for the subject property furnished by you, the applicant, and attached as Exhibit "C" hereto, is accurate, and that all easements, covenants, conditions, and other encumbrances and restrictions relating to the property have been completely and accurately depicted, described, disclosed, etc. Neither the City of Escondido nor any of its officers or employees assumes responsibility for the accuracy of said information.

**PLAN PROCESSING REQUIREMENTS:**

Three (3) revised copies of the Plot Plan reflecting the Conditions of Approval shall be submitted for review by the Planning Division. Said Plot Plan must be certified by the Planning Division prior to submittal of other plans (building, grading, landscape, etc.) for the project.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City's Development Fee Inventory on file in both the



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Community Development and Engineering Services Departments. Said fees shall be paid prior to or concurrent with the issuance of building permits, in accordance with the prevailing fee schedule in effect at the time of building permit issuance. The project may also be subject to dedications, reservations, and exactions as specified in the conditions of approval. NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this letter begins on the date of this letter and any such protest must be in a manner that complies with Section 66020.

### ENVIRONMENTAL DETERMINATION

This project has been determined to be exempt from environmental review, pursuant to CEQA regulations. A Notice of Exemption has been prepared for the project, a copy of which is attached to this letter as Exhibit "D." Approval of the subject project includes approval of the CEQA exemption.

The City of Escondido hereby notifies the applicant that the San Diego County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). The applicant shall remit to the City of Escondido Planning Division a check payable to the "San Diego County Clerk" in the amount of \$50.00 within two working days of the date of this letter. Per California Environmental Quality Act (CEQA) section 15062, the filing of a Notice of Exemption and the posting with the San Diego County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's determination 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 will apply.

### CONCLUSION

The owner, or his/her authorized agent, shall sign the Acknowledgement and Acceptance of Conditions of Approval form included with this letter, and submit that within ten (10) days of receipt of this letter. Approval of this Plot Plan, including the Conditions of Approval applied to it, may be appealed as prescribed in Section 33-1303 of the Escondido Zoning Code. If no appeal is filed, the approval shall become final on the 11<sup>th</sup> day following the date of this letter.

This Plot Plan approval will expire one year from the date of this letter. If no building permit is obtained during this period, the approval shall be considered null and void. A one-year extension of the conditional approval may be granted, after consideration of the Director of Community Development, upon written request and submittal of the required fee prior to the expiration date.

Please be advised that if you seek judicial review of the final decision in this matter pursuant to Code of Civil Procedure section 1094.5, the time within which judicial review must be sought is governed by California Code of Civil Procedure section 1094.6.



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Please feel free to contact me at (760) 839-4546, or via email at [snicholas@escondido.org](mailto:snicholas@escondido.org), if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Nicholas".

Sean Nicholas, AICP  
Principal Planner

Exhibits:

- A. Conditions of Approval
- B. Project Plans
- C. Legal Description
- D. CEQA Notice of Exemption



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### EXHIBIT "A"

#### **PLANNING CASE NOS. ADM19-0092 CONDITIONS OF APPROVAL ADM 19-0092**

This Project is conditionally approved as set forth on the application received by the City of Escondido on May 16, 2019, 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 April 5, 2022, and shall not be altered without express authorization by the Community Development 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.

#### **I. 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.** This 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 Community Development, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and



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modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. Three copies of final Approved Plan set, shall be submitted to the Planning Division for certification. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

#### 4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Community Development to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

#### 5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Community Development 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 Community Development.



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### 7. Availability of Permit Conditions.

- a. Prior to building/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 Community Development.
- 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 Community Development. 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 Community Development Department.



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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. 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.

### PLANNING DIVISION

#### II. GENERAL:

1. One trash enclosure and enclosed area dedicated for recyclable materials shall be provided, and shall be screened from public view. The design, size, location, appropriate access and method of roofing of the enclosure shall be detailed on the building plans and approved by the Planning Division and Engineering Services Department.
2. The architectural elevations (design, color, materials, etc.) for the project shall be as shown on the color elevations approved by City Staff Design Review on December 6, 2018, and revised December 13, 2018, which are on file in the Planning Division, except as modified by these conditions of approval. Any changes to the approved architecture shall require review further design review by City staff.
3. All mechanical equipment (ground level, wall-mounted, and/or roof mounted) and appurtenances shall be screened from public view to the satisfaction of the Planning Division. The preferred method of screening is by screen wall, landscaping, building parapet, or other architectural feature, which shall be clearly demonstrated on the building plans to the satisfaction of the Planning Division
4. All new exterior lighting shall be arranged so as not to reflect upon adjoining property or streets. Exterior lighting shall conform to Article 35 of the Zoning Code. Photometric plans and lamp/light fixture specifications shall be included with the building plans.
5. Minor utility equipment, such as utility meters which are less than thirty-six (36) inches in height and width, or junction boxes shall be screened to the maximum extent practicable through the use of the building design integration and concealment, enclosure, or surface color paint matching, and be screened by walls or fences or sight-obscuring landscaping.
6. All new utility service shall be underground.



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7. This project shall conform to the Public Art Partnership Program, Article 37 of the Escondido Zoning Code.
8. No outside storage is approved for this site (aside from residential storage boxes, or storage closets for management/employee use, as shown on the approved plans and/or conditioned herein).
9. The minimum area of usable open space as approved for the plot plan shall be provided and noted on the plans. Common areas shall measure a minimum of ten (10) feet in all directions and may include outdoor landscaping, walks, fountains, recreational facilities, etc. and interior common recreation areas. All private areas directly accessed from residential units shall measure a minimum of five feet in all directions.
10. A minimum of eighty (80) cubic feet of private storage area shall be provided for each dwelling unit. The storage shall have a minimum of dimension of two (2) feet, and shall be in addition to normally expected cabinets and closets.
11. Approval of this plot plan in no way implies approval of any sign or sign location. A separate permit is required.
12. No utilities shall be released for any purpose or Certificate of Occupancy issued until all requirements of the Planning, Engineering, and Building Divisions have been completed.
13. The plans submitted for building permits shall include notes or details containing the necessary work involved in complying with these project conditions.
14. The applicant shall work with the Housing Division to record the required covenants for the provision of at least 4 of the 44-unit project to be for very low-income households. The agreement shall be a minimum of 55 years. The agreement shall be recorded prior to issuance of any construction permits (Engineering or Building).
15. **Community Facility District or Funding Mechanism.** The Applicant shall fund all on-going operational costs of providing municipal services required for the Project, the amount of such funding to be determined by the City Council at the time of Project approval. Such funding shall occur through either an agreement to form or annex into a Community Facilities District ("CFD") or the establishment of another lawful funding mechanism reasonably acceptable to the City ("Public Services Funding Agreement"). The provisions of the Public Services Funding Agreement shall specify any terms and limitations necessary to implement the CFD or other funding mechanism to offset the impacts to public services associated with the project. The City Manager, or City Manager's designee, shall be authorized to approve and execute the Public Services Funding Agreement, and the Public Services Funding Agreement shall be finalized prior to the City's issuance of any permit for the Project.





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### III. PARKING:

1. A minimum of 64 parking spaces shall be required in conjunction with the proposed project, as shown on the approved plans. At least 44 of these spaces must be covered.
2. All parking spaces shall be double-striped to a minimum dimension of eight and one-half feet wide and 18 feet deep.
3. The required number of parking spaces for disabled persons must be provided. Said spaces shall be 17-feet wide and 18-feet deep, level, and marked "Van Accessible". All spaces must comply with Chapter 2-71, Part 2 of Title 24 of the State Building Code. The grading plans shall indicate that the slope of the disabled access parking will not exceed 2%.
4. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
5. The parking lot shall be striped in conformance with the revised site plan submitted on August 5, 2021.
6. Provisions for electric vehicle charging station(s) must be provided in conformance with the California Building Code.

### IV. LANDSCAPING:

1. A Landscape Documentation Package shall be prepared for the project by, or under the supervision of, a licensed design professional and shall conform to Article 62 of the Escondido Zoning Code, and to the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The plans shall indicate any existing trees or landscaping that are to remain as well as new landscape areas.
2. All existing and proposed landscaping shall be permanently maintained in a flourishing manner. Any landscaping that is removed shall be replaced and noted on the site plan to the satisfaction of the Planning Division.
3. All areas in this proposed development, which are not used for structures, parking, driveways, approved storage, or walkways utilities shall be landscaped.
4. The landscape plan shall be revised to reflect the required revisions to the site plan. It shall also show all locations of fire hydrants, transformers, utility boxes, driveways, utility easements and other easements of record.
5. Appropriate screening landscaping shall be required around any transformers and shall be shown on the landscape plan to the satisfaction of the Planning Division.



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6. Trees located within six-feet of pavement shall be provided with root barriers.
7. A minimum of three (3) street trees will be required along each project frontage (South Escondido Blvd and W. Vermont), and shall be shown on the landscape plan. The minimum tree size shall be 15-gallon, six feet tall planted, and have a tree trunk caliper of at least two inches. The precise location and species of trees shall be consistent with current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements and they are identified on the landscape plan. Street trees should be located behind the ultimate right-of-way line.
8. Required front, side, and rear yard setbacks shall be landscaped with trees, shrubs, and groundcover, and/or turf (where permitted), and shown on the final landscape plans to the satisfaction of the Planning Department. Plant selection shall be low-water, drought tolerant species.
9. The revised site plan and/or landscape plan shall incorporate measures to the satisfaction of the Planning Division, which screen peripheral views of parking areas from adjacent streets and alleys. Possible screening measures may include a combination of screen walls, fencing, or landscaping in connection with berming.
10. A separate exhibit shall be included in the landscape plans that shows the common area in front of the south elevation.
11. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner prior to occupancy. The required landscape areas shall be free of all foreign matter, weeds and plant materials not approved as part of the landscape plan.
12. The installation of the landscaping and irrigation shall be inspected by the project design professional 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.
13. All landscaping shall be permanently maintained in a flourishing manner. All permanent irrigation shall be maintained in fully operational condition.

### ENGINEERING SERVICES DEPARTMENT:

#### V. General

1. The project owner shall provide the City Engineer with a Title Report covering subject property.



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2. The location of any existing on-site utilities and drainage facilities shall be determined by the Engineer. If a conflict occurs with proposed structures, these facilities shall be relocated subject to approval of the owner of the utility/facility prior to issuance of Building Permits for the structure in conflict.
3. Improvement plans prepared by a Civil Engineer are required for all public alley, street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a landscape Architect. All improvements shall be completed prior to issuance of an Occupancy Permit.
4. As surety for the construction of required off-site 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 Grading and Improvement plans and issuance of Building Permits.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All new public improvements shall be constructed in a manner that does not damage existing public improvements designated to remain. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The project owner shall submit to the Planning Department 3 copies of the approved Plot Plan to be certified by the Planning Department and must be included in the first submittal for plan check.

### STREET IMPROVEMENTS AND TRAFFIC

1. Public streets improvements shall be designed and constructed in compliance with City of Escondido Design Standards and requirements 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. The developer may be responsible for an overlay of S. Escondido Blvd and Vermont Avenue 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.
3. The alley along the project's frontage shall be widened 2 feet with full structural section paving and shall be repaired with a minimum 1 1/2" grind and 2" asphalt concrete overlay. All existing cracked or damaged concrete shall be replaced to the satisfaction of the City Engineer.



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4. The developer shall design the project entrance off 10<sup>th</sup> Avenue as a 24-foot wide Alley-type driveway apron per Escondido Standard Drawing G-5-E.
5. All damaged, lifted, or cracked concrete sidewalk, curbs and gutters, on South Escondido Blvd and W. Vermont shall be replaced, and due to utility trenching and project construction activities, a 1 1/2" min. grind and 2" min. asphalt concrete overlay may be required as directed by the City Engineer.
6. All unused driveways shall be removed and replaced with full height curb, gutter, and sidewalk in accordance with City standards.
7. The project owner 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 City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
8. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.

*An engineered improvement plan is required for all public improvements. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.*

### GRADING

1. A site grading and erosion control plan shall be prepared by a Registered Civil Engineer approved by the Engineering Department prior to issuance of building permits. 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. The project shall conform to the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project.
2. A site landscaping and irrigation plan shall be submitted with the 2nd submittal of the Grading Plan to the Engineering Department.
3. Erosion control, including riprap, interim sloping planting, gravel bags, 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 development of the project.
4. All on-site private improvements shall be designed in accordance with the City's Design Standards and shall be subject to review and approval by the Fire, Engineering, and Planning Departments.



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5. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
6. The developer shall be responsible to repair or replace any driveway approach, curb and gutter, sidewalk, or other damages as a result of construction activities associated with this project.
7. 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.
8. A Construction General Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one (1) or more acres. A WDID number shall be obtained and included on the grading plans and permit.
9. Lot drainage shall meet the requirements of current Escondido Design Standards and the City Engineer and shall include the construction of necessary brow ditches.
10. After the approval of the site grading and erosion control plan, and prior to the start of construction of the grading and onsite improvements, the developer will be required to obtain a Grading Permit and Encroachment Permit from the Engineering Field Office.

### 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. The project shall limit drainage flows to their pre-construction rates. Details and calculations shall be submitted and approved as part of the grading plan check.
3. The project owner shall be responsible for design and construction of all permeable surfaces proposed for the project to the specifications of the version of the [County of San Diego Green Streets manual](#) approved by the county at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H2O loading.
4. Site Design and Source Control Best Management Practices (BMPs) shall be implemented to the maximum extent practicable. Downspouts of the building 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.



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5. All on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
6. The project owner shall perpetually maintain all permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The project owner will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

*All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.*

### UTILITIES

1. An engineered improvement plan prepared by a Registered Civil Engineer is required for all public water improvements and sewer connections. The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required fire service and /or fire hydrant improvements shall be constructed prior to issuance of final occupancy by the City.
2. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system.

### WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. No trees or deep rooted plants shall be planted within 10 feet of any water service.



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3. The project owner is required to design and construct water improvements for the project in accordance with City Design Standards and Standard Drawings and to the requirements of Utilities Engineer.
4. The project may be required to construct a water main from Escondido Blvd., through the site and connect it to the existing water main in the alley in order to serve the required fire hydrant. New water meters shall be connected and meters located on either Escondido Blvd or Vermont.
5. All onsite public and private water facilities such as valves, meters, detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and Utilities Engineer

### SEWER

1. Separate sewer laterals may be required to be installed from the public main to each building and shall be 6" PVC minimum with a standard clean-out at the property line. All sewer laterals shall be installed at right angle to the main in conformance with the Design Standards.
2. All unused and abandoned laterals and services shall be removed or capped and so noted on the improvement plans to the satisfaction of the Director of Utilities.
3. No trees or deep rooted plants shall be planted within 10' of sewer mains and sewer laterals. All sewer laterals are private and shall be maintained by the owner.
4. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system.

### EASEMENTS AND DEDICATIONS

1. The project owner shall dedicate 2 feet of right-of-way along the alley on the north side of the parcel.
2. Necessary public utility easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly to the requirements of Director of Utilities.
3. All existing easements, both private and public, affecting subject property shall be shown and delineated on the plot plan and grading plans.
4. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to approval of the Grading and Building Permits. If an easement of record contains an existing



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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 issuance of the Grading or Building Permits, as determined by the City Engineer.

*Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents*

### REPAYMENTS, FEES AND CASH SECURITIES

1. The developer will be required to pay all development fees of the City in effect at the time, and in such amounts as may prevail when Building Permits are issued.
2. 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/private property and improvements, install new BMP's, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for clean-up or damage will be drawn from this security. The remaining portion of this clean-up 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, retaining wall, landscaping, and best management practices item 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.

### UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the project boundary or along the project's alley or street frontages shall be relocated underground as required by the City's adopted Utility Undergrounding Ordinance.
2. All new dry utilities to serve the project shall be constructed underground.
3. The project owner 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

### BUILDING DIVISION:

#### VI: GENERAL

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 Community Development, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive





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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.