



# CITY of ESCONDIDO

PLANNING COMMISSION MEETING

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June 09, 2026 at 7:00 PM

**Council Chambers: 201 North Broadway, Escondido, CA 92025**

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## WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

### CHAIR

Barry Speer

### VICE CHAIR

Dustin Steeve

### COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

### MINUTES CLERK

Angel Estrada

### HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

#### In Person



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JUNE 09, 2026

## HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

### In Person



Fill out Speaker Slip and Submit to City Clerk

### In Writing



<https://escondido-ca.municodemeetings.com>

## ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JUNE 09, 2026

### AGENDA

#### CALL TO ORDER

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

- [1.](#) May 12, 2026
- [2.](#) May 26, 2026

#### WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

#### ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

#### PUBLIC HEARINGS

Please limit your testimony to three minutes.

#### [3.](#) **PL25-0030: CLEVELAND AVENUE AND CONWAY DRIVE 29-LOT RESIDENTIAL SUBDIVISION**

REQUEST: **CONTINUE PL25-0030 TO JUNE 23, 2026 PLANNING COMMISSION MEETING**

Approval of a Tentative Subdivision Map and Density Bonus to subdivide a 10.38-acre vacant parcel into twenty-nine (29) residential lots, with a General Plan Designation of Estate II (E2) and a Zoning Designation of Residential Estates (RE-20; 20,000 square-foot minimum lot sizes) ("Project"). The Density Bonus would provide three very-low-income units in accordance with State Density Bonus Law and Article 67 of the Escondido Zoning Code. The Project provides on-site improvements related to grading, and stormwater, and off-site improvements including but not limited: sidewalk, curb, and gutter, and other standard frontage improvements. The request also includes consideration of the Initial Study/Mitigated Negative Declaration prepared for the Project.



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JUNE 09, 2026

Recent public testimony has been submitted, after the public hearing notice, that has prompted additional environmental review. Continuance of PL25-0030 will allow City staff to conclude the review and finalize the staff report for Planning Commission consideration at the next scheduled meeting on June 23, 2026.

**PROPERTY SIZE AND LOCATION:** The 10.38-acre site is located on the northeast corner of the intersection of Cleveland Avenue and Conway Drive and is addressed at 0 Conway Drive. (Assessor's Parcel Number: 224-151-51-00)

**APPLICANT:** TTLSCA-Escondido, LLC (The True Life Companies)

**CEQA RECOMMENDATION:** Mitigated Negative Declaration

**STAFF RECOMMENDATION:** Receive and File

**CITY COUNCIL HEARING REQUIRED:** NO

#### 4. **PL24-0309 – CHESTNUT DRIVE 6-LOT RESIDENTIAL SUBDIVISION MAP**

**REQUEST:** Approval of a Tentative Subdivision Map to subdivide a 4.15-acre lot into six residential lots, with three "letter" lots (two open space lots, and one private street lot), for the purposes of single-family residential development. The Project includes necessary on and off-site improvements, including the demolition of an existing approximately 1,740-square-foot single-family residence, as well as grading, landscaping, open space, public and private street and sidewalk improvements. The Project also includes three grading exemptions to the north, southeast, and west of the project site. The project site has a General Plan land use designation of Suburban (S), and is zoned Single-Family Residential (R-1-10).

**PROPERTY SIZE AND LOCATION:** The 4.15-acre site is located on the east side of Chestnut St. and south of E. 5th Avenue, and is addressed at 500 Chestnut St. (Assessor's Parcel Number: 233-480-23-00)

**APPLICANT:** Masson & Associates

**CEQA RECOMMENDATION:** Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

**STAFF RECOMMENDATION:** Approval of the Project, subject to the Conditions of Approval

**CITY COUNCIL HEARING REQUIRED:** NO

### **ORAL COMMUNICATIONS**

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, JUNE 09, 2026

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

### **PLANNING COMMISSIONERS REPORT**

### **CITY PLANNER'S REPORT**

[5.](#) Tentative Future Agenda

### **ADJOURNMENT**



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

**May 12, 2026 at 7:00 PM**

**Council Chambers: 201 North Broadway, Escondido, CA 92025**

### **WELCOME TO YOUR COMMISSION MEETING**

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

#### **CHAIR**

Barry Speer

#### **VICE CHAIR**

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#### **COMMISSIONERS**

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Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

#### **MINUTES CLERK**

Angel Estrada

#### **HOW TO WATCH**

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#### **In Person**



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MAY 12, 2026

### MINUTES

**CALL TO ORDER:** 7:00 p.m.

**FLAG SALUTE:** Chair Speer.

**ROLL CALL:**

**Commissioners Present:** Barry Speer, Chair; Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Carrie Mecaro, Commissioner; Corey Gustafson, Commissioner.

**Commissioners Absent:** Jeff Jester, Commissioner; Marc Correll, Commissioner.

**City Staff Present:** Veronica Morones, Assistant Director of Development Services; Owen Tunnell, Assistant City Engineer; Dare DeLano, Assistant City Attorney; Alex Rangel, Associate Planner; Angel Estrada, Minutes Clerk.

**APPROVAL OF MINUTES:**

1. **April 28, 2026 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Stan Weiler, Commissioner; Second: Dustin Steeve, Vice-Chair.

Motion carried 4-0-1 to approve the meeting minutes.

Ayes: Speer, Steeve, Weiler, Gustafson.

Nays: None.

Abstain: Mecaro.

Absent: Jester, Correll.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

2. **PL25-0096/PL25-0097/PL25-0098/PL25-0099: VALLEY PARKWAY & CENTRE CITY PARKWAY 94-UNIT CONDOMINIUMS**

**REQUEST:** Recommend to the City Council approval of a Tentative Subdivision Map, Planned Development



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MAY 12, 2026

Permit (Master and Precise), and Design Review Permit to allow the construction of 94 dwelling units (“Project”) on a site with a Downtown Specific Plan (SPA-9) General Plan land use designation and Specific Plan (S-P) zoning designation. The proposed Project includes a Tentative Subdivision Map to merge two lots into one and for the subdivision of air space for 94 “for-sale” condominium units. A Planned Development Permit consisting of a Master and Precise Plan to allow ground-floor residential units within the Downtown Specific Plan area. A Design Review Permit to construct, and for the design of, the multifamily dwelling buildings. The Project also includes necessary on- and off-site improvements, including the demolition of approximately 13,100 square-feet of existing commercial tenant buildings and 30,600 square-feet of self-storage warehouse buildings, as well as appurtenant grading, landscaping, open space, and public street and sidewalk improvements.

**APPLICANT:** Storm Properties, Inc.

**CEQA RECOMMENDATION:** Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

**STAFF RECOMMENDATION:** Recommend approval to the City Council

**COMMISSION DISCUSSION:**

Commissioner Weiler disclosed that he drove through and briefly walked around the project site and also had a brief discussion with one of the applicant’s representatives.

The Commission discussed the project in detail, with discussion topics including the project’s “missing middle” ownership housing concept and proximity to transit and downtown amenities, the overall architectural design and visual character of the development, opportunities for enhanced façade articulation and color variation, incorporation of additional architectural treatments and roof overhangs, landscaping considerations along Center City Parkway, guest parking management and HOA enforcement, housing density considerations within the Downtown Specific Plan, and potential design review procedures prior to building permit issuance. Brief discussion also occurred with Jay Ahluwalia, President of Storm Properties, Inc., and Jason Simmons with Consultants Collaborative regarding the project vision, higher-density ownership housing, and long-term residential opportunities within the downtown area.

**COMMISSION ACTION:**

Motion to Approve the project as designed with the exception of the architecture, with subsequent design review to be performed by staff prior to Building permit issuance.

Motion: Stan Weiler, Commissioner; Second: Dustin Steeve, Vice-Chair.

Motion Carried 5-0 to approve the resolution.

Ayes: Speer, Steeve, Weiler, Mecaro, Gustafson.

Nays: None.

Abstain: None.

Absent: Jester, Correll.



# CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, MAY 12, 2026

**CURRENT BUSINESS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PLANNING COMMISSIONERS:**

None.

**CITY PLANNER'S REPORT:**

Veronica Morones, Assistant Director of Development Services, introduced newly hired City Planner Garrett Smith, who would also be taking over the role of Secretary to the Commission, and announced that the May 26, 2026 Planning Commission meeting would include continued discussion of the Accessory Dwelling Unit Ordinance. Morones also noted that commissioner briefings for the item were underway and advised that both June Planning Commission meetings were anticipated to occur as scheduled.

**ADJOURNMENT**

Chair Speer adjourned the meeting at 8:30 p.m.

\_\_\_\_\_  
Veronica Morones, Secretary to the Escondido  
Planning Commission

\_\_\_\_\_  
Angel Estrada, Minutes Clerk



# CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

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**May 26, 2026 at 7:00 PM**  
**Council Chambers: 201 North Broadway, Escondido, CA 92025**

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**WELCOME TO YOUR COMMISSION MEETING**

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**CHAIR**

Barry Speer

**VICE CHAIR**

Dustin Steeve

**COMMISSIONERS**

- Marc Correll
- Corey Gustafson
- Jeff Jester
- Carrie Mecaro
- Stan Weiler

**MINUTES CLERK**

Angel Estrada

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201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MAY 26, 2026

### MINUTES

**CALL TO ORDER:** 7:00 p.m.

**FLAG SALUTE:** Chair Speer.

**ROLL CALL:**

**Commissioners Present:** Barry Speer, Chair; Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Carrie Mecaro, Commissioner; Jeff Jester, Commissioner; Corey Gustafson, Commissioner.

**Commissioners Absent:** Marc Correll, Commissioner.

**City Staff Present:** Garrett Smith, City Planner; Leia Cabrera, Engineering Manager; Dare DeLano, Assistant City Attorney; Sally Schifman, Principal Planner; Joel Cvetko, Senior Planner; Angel Estrada, Minutes Clerk.

**APPROVAL OF MINUTES:**

The Commission discussed whether the May 12, 2026 minutes accurately reflected the prior meeting, particularly the wording of the motion related to design review and architectural expectations. Commissioners expressed varying perspectives on whether the existing language captured their intent, with some noting the discussion provided additional context, while others felt clarification was needed.

1. **May 12, 2026 Meeting Minutes.**

Motion to revise the May 12, 2026 meeting minutes and continue the item to the next regularly scheduled Planning Commission meeting to allow for updates reflecting the Commission’s intent and specific design-related items discussed.to approve

Motion: Barry Speer, Chair; Second: Stan Weiler, Commissioner.

Motion carried 6-0 to continue and revise the meeting minutes.

Ayes: Speer, Steeve, Weiler, Jester, Mecaro, Gustafson.

Nays: None.

Abstain: None.

Absent: Correll.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MAY 26, 2026

### PUBLIC HEARINGS:

None.

### CURRENT BUSINESS:

#### 2. PL25-0083 – Article 70 Revisions

**REQUEST:** Recommend approval to the City Council of a Zone Text Amendment to Chapter 33 (Zoning) of the Escondido Municipal Code, specifically Article 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Article 1 (General Provisions and Definitions), for the purpose of compliance with mandatory State law, specifically Government Code sections 66310 through 66342. The Zone Text Amendment includes minor text updates to Article 1 to reconcile definitions of “accessory dwelling” and “junior accessory dwelling” with the new Article 70 language.

**APPLICANT:** City of Escondido

**CEQA RECOMMENDATION:** Not subject to CEQA pursuant to Public Resources Code section 21080(b)(1); and statutorily exempt from CEQA under CEQA Guidelines section 15268. The proposed amendments to Article 1 (General Provisions and Definitions) are exempt pursuant to CEQA Guidelines section 15378(b)(5) as changes would not have a direct or indirect physical effect on the environment.

**STAFF RECOMMENDATION:** Recommend approval to City Council

**CITY COUNCIL HEARING REQUIRED:** YES

#### COMMISSION DISCUSSION:

The Commission discussed the proposed ADU ordinance updates, focusing on clarification of development standards, including height language and objective design requirements. Discussion also addressed broader policy considerations such as conveyance of ADUs, housing opportunities, and balancing State mandates with local input. Overall, the Commission expressed general support for the revisions with minor refinements.

#### 3. PL26-140 – Senate Bill (SB) 79 Informational Presentation

**REQUEST:** For Planning Commission to receive the SB 79 presentation.

**APPLICANT:** N/A

**CEQA RECOMMENDATION:** N/A



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, MAY 26, 2026

**STAFF RECOMMENDATION:** Receive and File

**CITY COUNCIL HEARING REQUIRED:** NO

**COMMISSION DISCUSSION:**

The Commission received the presentation and discussed the potential impacts of SB 79 on local development, including density requirements, limitations on local zoning control, and implementation challenges. Commissioners asked clarifying questions regarding applicability, development standards, and the City's ability to establish requirements for pedestrian access and safety.

**ORAL COMMUNICATIONS:**

None.

**PLANNING COMMISSIONERS:**

None.

**CITY PLANNER'S REPORT:**

Garrett Smith, City Planner, reported that upcoming agenda items remain consistent with those previously presented to the Commission. No new projects were announced. He also noted that staff is preparing to transition back to electronic voting using iPads at future meetings following prior technical issues.

**ADJOURNMENT**

Chair Speer adjourned the meeting at 8:04 p.m.

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Garrett Smith, Secretary to the Escondido  
Planning Commission

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Angel Estrada, Minutes Clerk



# STAFF REPORT

DATE: June 9, 2026  
PL25-0030

**PROJECT NUMBER / NAME:** PL25-0030: Cleveland Avenue and Conway Drive 29-Lot Residential Subdivision

**REQUEST:** CONTINUE PL25-0030 TO JUNE 23, 2026 PLANNING COMMISSION MEETING

Approval of a Tentative Subdivision Map and Density Bonus to subdivide a 10.38-acre vacant parcel into twenty-nine (29) residential lots, with a General Plan Designation of Estate II (E2) and a Zoning Designation of Residential Estates (RE-20; 20,000 square-foot minimum lot sizes) (“Project”). The Density Bonus would provide three very-low-income units in accordance with State Density Bonus Law and Article 67 of the Escondido Zoning Code. The Project provides on-site improvements related to grading, and stormwater, and off-site improvements including but not limited: sidewalk, curb, and gutter, and other standard frontage improvements. The request also includes consideration of the Initial Study/Mitigated Negative Declaration prepared for the Project.

Recent public testimony has been submitted, after the public hearing notice, that has prompted additional environmental review. Continuance of PL25-0030 will allow City staff to conclude the review and finalize the staff report for Planning Commission consideration at the next scheduled meeting on June 23, 2026.

**PROPERTY SIZE AND LOCATION:** The 10.38-acre site is located on the northeast corner of the intersection of Cleveland Avenue and Conway Drive and is addressed at 0 Conway Drive. (Assessor’s Parcel Number: 224-151-51-00)

**APPLICANT:** TTLC SCA-Escondido, LLC (The True Life Companies)

**GENERAL PLAN / ZONING:** Estate II (E-2) / Residential Estates (RE-20)

**PRIMARY REPRESENTATIVE:** David Stearn (TTLC SCA-Escondido, LLC)

**DISCRETIONARY ACTIONS REQUESTED:** Tentative Subdivision Map, Density Bonus, and Design Review Permit

**PREVIOUS ACTIONS:** N/A

**CEQA RECOMMENDATION:** Mitigated Negative Declaration

**STAFF RECOMMENDATION:** Receive and File

**REQUESTED ACTION:** Continuance to June 23, 2026 Planning Commission Meeting

**CITY COUNCIL HEARING REQUIRED:**  YES  NO



# CITY *of* ESCONDIDO

## STAFF REPORT

Item 3.

REPORT APPROVALS:

Kevin Snyder, AICP, Director of Development Services

Garrett Smith, City Planner



# STAFF REPORT

DATE: June 9, 2026

PL24-0309 – Chestnut Drive 6-Lot Residential Subdivision Map

**PROJECT NUMBER / NAME: PL24-0309 – CHESTNUT DRIVE 6-LOT RESIDENTIAL SUBDIVISION MAP**

REQUEST: Approval of a Tentative Subdivision Map to subdivide a 4.15-acre lot into six residential lots, with three “letter” lots (two open space lots, and one private street lot), for the purposes of single-family residential development. The Project includes necessary on and off-site improvements, including the demolition of an existing approximately 1,740-square-foot single-family residence, as well as grading, landscaping, open space, public and private street and sidewalk improvements. The Project also includes three grading exemptions to the north, southeast, and west of the project site. The project site has a General Plan land use designation of Suburban (S), and is zoned Single-Family Residential (R-1-10).

PROPERTY SIZE AND LOCATION: The 4.15-acre site is located on the east side of Chestnut St. and south of E. 5<sup>th</sup> Avenue, and is addressed at 500 Chestnut St. (Assessor’s Parcel Number: 233-480-23-00)

APPLICANT: Masson & Associates

GENERAL PLAN / ZONING: Suburban (S) / Single-Family Residential (R-1-10)

PRIMARY REPRESENTATIVE: Robert D’Amaro (Masson & Associates)

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-05

CITY COUNCIL HEARING REQUIRED:  YES  NO

REPORT APPROVALS:  
\_\_\_\_ Kevin Snyder, Director of Development Services  
\_\_\_\_  
\_\_\_\_ X Garrett Smith, City Planner



# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The project site is located on the east side of Chestnut St., and the south side of East 5<sup>th</sup> Ave., and is addressed as 500 Chestnut St. (APN: 233-480-23-00) (“Property”). The project site has a General Plan land use designation of Suburban (S), and is zoned Single-Family Residential (R-1-10, requiring a 10,000 square foot minimum lot size) (Attachment 1 – Aerial, General Plan, and Zoning). The project site is currently occupied by a 1,740 square foot single family residence, and surrounded completely by residential uses.

**Table 1: Surrounding Land Uses**

Direction	General Plan/Zoning	Existing Land Uses
North	Suburban (S) / Single-Family Residential (R-1-10)	Single-Family Residential
East	Estate II (E2) / Residential Estates (RE-20)	Single-Family Residential
South	Suburban (S) / Single-Family Residential (R-1-10)	Single-Family Residential
West	Suburban (S) / Single-Family Residential (R-1-10)	Single-Family Residential

### SUMMARY OF REQUEST

On October 21, 2024, Robert D’Amaro, representing Masson & Associates (“Applicant”), submitted a Tentative Subdivision Map for the subdivision of an existing parcel into six lots for the future development of six single-family homes (Attachment 2 – Project Plans). The proposed Project also includes three “letter” lots, including two homeowner’s association maintained landscaping lots and a private street lot, for a total of nine lots.

Chapter 33, Article 6 (“Residential Zones”) of the Escondido Zoning Code provides for development standards for properties located within the R-1-10, Single-Family Residential zoning designation. Chapter 32 (“Subdivisions”), Article 2 (“Tentative Maps”) of the Escondido Municipal Code dictates the submittal processes and review requirements for a tentative subdivision map. Chapter 32, Section 32.105.03 permits the Planning Commission to approve, conditionally approve, or deny the application. The request before the Planning Commission is to approve Resolution No. 2026-05, approving the Tentative Subdivision Map as conditioned.



# CITY of ESCONDIDO

## STAFF REPORT

**Table 2. Supplemental Details of Request**

Standard	Minimum/Maximum Required	Proposed
1. Property Size:	None	4.51 gross acres / 2.87 net acres
2. Number of Lots:	12 units identified for this site within the Housing Element Suitable Sites Inventory	Six residential lots, plus two open space lots and one private street lot
3. Density:	Total Calculation: 2.83 du/ac*	1.44 du/ac
4. Lot Size:	10,000 square feet (sq. ft.)	15,026.12 sq. ft. – 29,869.76 sq. ft.
5. Lot Width:	80 feet (ft.)	80 ft. – 172 ft.
6. Minimum Frontage:	35 ft.	44.65 ft. – 94 ft.
7. Open Space/Landscaping:	Subject to Article 62	Subject to Article 62
8. Trees:	Street Trees: 1 tree per 30 linear feet of frontage; 50 trees required (Approx. 1,500 linear feet)  One additional tree per lot; six required	56 total street trees  26 trees to remain on site 32 trees to be planted on site

\* See “Density Consistency” section, below for further information.

### PROJECT ANALYSIS

1. General Plan Conformance:

a. Housing Element and “No Net Loss”

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City’s share of regional housing needs, consistent with Government Code section (“Gov. Code §”) 65584. During the current sixth cycle planning period, the City must accommodate an assigned Regional Housing Needs Allocation (“RHNA”) totaling 9,607 housing units. As of January 1, 2026, the City has reported a total of 1,875 housing units permitted toward meeting RHNA. This includes 403 lower-income units (190 Very-Low and 213 Low), 59 moderate-income units, and 1,413 above moderate-income units. Therefore, 7,677 housing unit remain to be accommodated for through this planning period.

The Housing Element includes a Suitable Sites Inventory (“SSI”) which lists properties identified as being suitable to accommodate housing units during the planning cycle. A total capacity of 12,445 units was identified, including 9,463 units on the SSI properties and an additional 2,983 units from Accessory Dwelling Units (ADUs) and Alternative Sites. Therefore, at the adoption of the Housing Element, the City had capacity to provide approximately 23 percent more units than needed.



# CITY of ESCONDIDO

## STAFF REPORT

The Project parcel is listed on the City’s SSI, and is forecast to provide 12 above-moderate units as shown in Table 3:

**Table 3: SSI Projected Capacity at Project Site**

Income Levels	Lower	Moderate	Above Moderate	Totals
Parcel Number 233-480-23-00	0	0	12	12
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

No Net Loss law (Gov. Code § 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction’s RHNA, especially for lower- and moderate-income households. The so-called “no net loss” provisions apply when a site is included in the jurisdiction’s Housing Element’s inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov’t Code § 65863(b)). In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and/or identifying other sites that could accommodate these units and affordability levels “lost” as a result of the approval.

Since the Project is proposing six above moderate-income housing units, the Project would provide fewer housing units than projected in the Housing Element (Gov. Code § 65863(b)). Therefore, provisions of No Net Loss law apply to the Project. However, as demonstrated in Table 4 below, capacity remains to meet the requirements of Gov. Code § 65583.2 and to accommodate the RHNA pursuant to Gov. Code § 65584, without identifying additional sites to accommodate these units or the affordability levels “lost”. Therefore, the City would continue to comply with the provisions of No Net Loss with approval of the Project, as proposed, and the Project would be consistent with the City’s Housing Element.

**Table 4: Housing Unit Capacity versus Need Analyses**

Suitable Sites Inventory (SSI) + Alternative Sites Capacity Analysis				
Income Levels	Lower <sup>1</sup>	Moderate	Above Moderate	Totals
Original SSI Capacity	+4,557	+1,467	+3,439	+9,463
Original ADU/Alternative Sites Capacity	+653	+237	+2,092	+2,983
<b>Original Total Capacity</b>	<b>+5,210</b>	<b>+1,704</b>	<b>+5,531</b>	<b>+12,446</b>
Capacity Removed to Date <sup>2</sup>	-434	-46	-370	-850
Capacity Removed by Project	-0	-0	-12	-12
<b>Remaining Capacity with Project</b>	<b>+4,776</b>	<b>+1,658</b>	<b>+5,149</b>	<b>+11,584</b>



# CITY of ESCONDIDO

## STAFF REPORT

Regional Housing Needs Allocation (RHNA) Analysis				
Income Levels	Lower <sup>1</sup>	Moderate	Above Moderate	Totals
Original Total RHNA	-3,113	-1,527	-4,967	-9,607
Reported Progress, as of Jan. 1, 2026	+403	+59	+1,413	+1,875
<b>Remaining RHNA</b>	<b>-2,688</b>	<b>-1,465</b>	<b>-3,524</b>	<b>-7,677</b>
Capacity vs. Need Analysis				
Income Levels	Lower <sup>1</sup>	Moderate	Above Moderate	Totals
Remaining Capacity (+)	+4,776	+1,658	+5,149	+11,584
Remaining Need (-), as of Jan. 1 2026	-2,688	-1,465	-3,524	-7,677
<b>Total Surplus (+)/Deficit (-)</b>	<b>+2,088</b>	<b>+193</b>	<b>+1,625</b>	<b>+3,907</b>
Capacity to Need "Buffer" by Income Category Analysis				
	Lower <sup>1</sup>	Moderate	Above Moderate	Average
Original "Buffer"	40%	10%	11%	23%
Current "Buffer", as of Jan. 1, 2026	44%	12%	32%	34%

<sup>1</sup> Very-Low-Income and Low-Income housing units have been combined for demonstration purposes.

<sup>2</sup> SSI Capacity Removed to Date includes both entitled and pending projects for conservative estimates.

b. Land Use and Community Form - Density Consistency

The project site has a General Plan land use designation of Suburban (S). Figure II-6 of the Land Use and Community Form chapter of the General Plan provides maximum densities for Suburban land use designations based on a sliding scale relating to slope categories of the existing site. The categories are as follows:

- 0 – 25% Slope: 3.3 dwelling units / acre ("du/ac");
- 25 – 35% Slope: 1.5 du/ac;
- 35%+ Slope: 1 du/20 ac.

Chapter 32, Section 32.102.01 ("Definitions") of the Escondido Subdivision Code states that permitted "yield," or maximum dwelling units permitted, is based on the sum of the density calculations for all lot area within each General Plan land use designation and slope category. As detailed in Table 2, the permitted density for the project site is based on the corresponding density to slope values, as follows:



# CITY of ESCONDIDO

## STAFF REPORT

**Table 5: Base Density Calculation**

Existing Slope Categories – Total Residential Property (4.15 acres)					
No.	Min. Slope	Max. Slope	Dwelling Units per Acre	Area of Project Site in Acres	Allowable Dwelling Units
1	0%	25%	3.3/1 acre	3.17	10.46
2	25%	35%	1.0/1 acre	0.54	0.53
3	35%	100%	1.0/20 acres	0.44	0.02
			Total	4.15	11.01 (2.65 du/ac)

The project would create six residential lots, or 1.44 du/ac, which would be under the maximum allowable units permitted pursuant to the General Plan.

c. Land Use and Community Form

The Suburban (S) General Plan land use designation promotes development of the urbanized core of the community and accommodates single-family detached homes on relatively large lots.

**Community Character Policy 1.5:** *The city should maintain its single-family residential development pattern, except in locations such as the downtown, along major transportation corridors, and around commercial and public activity centers, where higher densities are more appropriate.*

The Project proposes single-family residential development outside of locations identified as downtown, transportation corridors, or commercial and public activity centers. The proposed Project is fully consistent with all development standards of the underlying zoning, and would maintain the single-family residential development pattern within the area.

**Community Character Policy 1.16:** *Support the formation of Homeowners’ Associations to maintain private streets, common open space areas, and landscaping within and adjacent to such developments, and facilitate annexation into the city’s Landscape Maintenance District (or an acceptable alternative) for maintenance of similar landscaping improvements where no Homeowners’ Association is established.*

The Project includes the requirement to create a Homeowners’ Association (“HOA”), which will provide for all associated requirements to include maintenance of the primary private street, open space areas, retaining walls, and community landscaping.

**Residential Development Policy 3.6:** *Limit the use of panhandle lots and unusual lot slopes in unconstrained areas and consider their use to preserve slopes, ridgelines, habitat areas, and other resources identified in the Resource Conservation Element.*



# CITY of ESCONDIDO

## STAFF REPORT

The Project site is a panhandle lot that includes unusual lot slopes and proposed grading that are not typical for residential subdivisions in the City. However, the property is uniquely constrained, being surrounded by existing residential uses on all sides and having a significant elevation change across the project site. The implementation of the unusual lot slopes and grading is designed for preservation of significant existing slopes, and for the desire to limit excessive grading and ground disturbance.

### 2. Housing Crisis Act of 2019 and Low-Income Unit Replacement Requirements.

In 2019, the California Legislature amended certain sections of the Permit Streamlining Act and Housing Accountability Act, and enacted the “Housing Crisis Act of 2019”, codified in Government Code Section 66300 et. seq., informally referenced as SB 330. SB 330 includes provisions designed to ensure that new housing developments do not reduce the total number of existing dwellings, and do not reduce the number of dwellings that house lower income persons.

The Project includes demolition of a single-family dwelling, which is currently occupied by rental tenants.

Protected Unit Determination. Under SB 330, specific protections are afforded to “Protected units”, identified as those units which have, within the last five years, been subject to any of the following:

- a. Recorded covenant, ordinance, or law for affordable housing restrictions; or
- b. Rent control through a public entity; or
- c. Occupied by low or very low-income households.

The Applicant provided income data for the three current tenants within the existing home. The total income across all tenants was approximately \$133,981 per year. This data was reviewed against current Area Median Income (“AMI”) for the San Diego County region, effective as of May 6, 2026. For a three-person household, 80% of AMI is demonstrated at \$125,950. The current tenants’ household income is above the thresholds identified in state law, and thus the current unit is not subject to the provisions specific to protected units.

Replacement Housing. Under SB 330, projects that propose the demolition of protected housing units must replace those protected units with a housing unit of “equivalent size” and at the equivalent income level, as required in Government Code 65915(c)(3)(B). As the current tenants do not meet the threshold for very low or low-income protections, the Project is not subject to replacement housing as identified in SB 330.

Rights of Occupants. Under SB 330, all residents, owners or renters, are allowed to remain in the unit, regardless of its protected status, until six months prior to the start of construction activities. Additionally, rental tenants would be provided the “Right to Return” should demolition not proceed, at the prior rental rate of the unit.

### 3. Subdivision and Zoning Code Conformance:

Tentative Subdivisions Maps are subject to design criteria identified in Section 32.203.01 (“Design Criteria”) of the Escondido Subdivision Code, which provides general design criteria for the development of subdivisions within the City of Escondido. Subsection A requires all lots to conform to minimums as specified



# CITY of ESCONDIDO

## STAFF REPORT

within applicable zoning ordinances located within the Escondido Zoning Code. Section 33-98 (“Parcel Requirements”) provides minimum requirements for parcel development for all residential zones, as detailed in Table 2: Supplemental Details of Request. Each of the proposed residential lots were reviewed for conformance with Section 33-98, and found to be in conformance with all minimum requirements of the R-1-10 zoning designation.

4. Climate Action Plan Consistency:

The Applicant completed the City’s “Climate Action Plan Consistency Checklist” for the project. The screening threshold for housing project greenhouse gas emissions is 36 single-family equivalent units. Since the Project would generate fewer than 36 single-family equivalent units, , the Project’s greenhouse gas emissions impacts are assumed to be less than significant, and no further analysis is necessary.

5. Site Design

a. Grading, topography, retaining walls, and fencing:

The project site is located on a “panhandle” lot on the eastern side of Chestnut St. There is an elevation difference of approximately 120 feet from the access point of Chestnut St. on the west to the boundary of the Project to the east. The proposed build-pads of the residential lots would range from 760 feet in elevation to 798 feet in elevation. Due to the substantial elevation change as the site progresses to the east, the Project would require significant grading.

Grading for the Project would include approximately 16,350 cubic yards (CY) of cut and 6,080 CY of fill, for a total of 10,270 CY of earth to be exported from the site. Multiple retaining walls and grading exemptions are required to facilitate the Project’s access and residential lots. All proposed retaining walls would be designed with decorative masonry block and maintained by the HOA. Please see Attachment 2 – “Easements,” which dictates the HOA Maintenance Responsibilities for the project site.

The primary access road off of Chestnut St. would incorporate a retaining wall to the north, ranging from one to nine feet in height, and visible from the private road. An additional retaining wall would be provided along the western edge of the private road as it approaches the terminus of the Project cul-de-sac, ranging from one to 14 feet in height. This retaining wall would be visible from the existing residential lots located approximately 35 feet below the Project boundary to the west.

An additional retaining wall ranging from two to 17 feet in height would be provided for Residential Lots 1 through 4 along the eastern portion of the project site. The land above these retaining walls would be landscaped and maintained by the HOA. The utilization of the retaining wall reduces the significant grading and earth removal which would otherwise be required for the Project with other designs. Residential Lots 1 through 4 would see the retaining wall.

Residential Lots 1, 2, and 3 would be graded in preparation for a “split-level” home design, intended for two-story homes with the primary entry on the first floor of the home and access to an elevated rear yard from the second story. The incorporation of this design reduces the amount of grading on each lot, as these residential lots have a significant elevation change from their frontage to the rear property line to the east, with the most significant elevation change being approximately 40 feet.



# CITY of ESCONDIDO

## STAFF REPORT

The Project also includes three “Grading Exemptions,” which are specific types of slopes identified in Article 55 (“Grading and Erosion Control”), Section 33-1066(c) of the Escondido Zoning Code (“EZC”). These slopes are located adjacent to the northern boundary, the western boundary, and southeastern boundary of the project site. The Applicant has provided a Preliminary Geotechnical Investigation Report, completed by NTS Geotechnical, which substantiates the requirements identified in Section 33-1066(d) of the EZC. Please see Attachment 2 – “Grading Exemption” Exhibit. The Project’s proposed grading design complies with all applicable standards in Article 55.

b. Project Access and Circulation:

Project access would be provided from Chestnut Street, and would be a private street as shown on the Tentative Subdivision Map. A proposed 36-foot-wide private access and utility easement will be provided throughout the subdivision to allow access to the residential lots. Residential Lots 1 through 3 would obtain access from the private street on the eastern side of the street. The private street would terminate in an offset cul-de-sac along Residential Lots 4 through 6. All proposed approach driveways, the private street, and the cul-de-sac have been designed in accordance with the City of Escondido’s Design Standards and Standard Drawings.

c. Building Orientation:

The Project does not include the construction of any single-family dwellings within the proposed residential subdivision, nor will the development include “Production Homes” which would necessitate Design Review pursuant to Article 64 (Design Review). However, based on the proposed grading plan, future homes that would be built on Residential Lots 1 through 5 would face to the west, whereas a home built on Residential Lot 6 would face the north. The building pads for future homes would be situated, on average, 30 feet above the existing homes to the west and approximately 30-40 feet below the homes to the east. All future homes would be adequately screened by the natural topography of the site, distance from property lines, and project landscaping, including street tree requirements for the private street. The development of future single-family homes would require compliance with the development standards of the R-1-10 Single-Family Residential zone.

d. Open Space and Landscaping

The Project includes a conceptual landscaping plan, which has been reviewed to be in compliance with Article 62 (“Water Efficient Landscape Regulations”), Section 33-1339 (“Standards for Landscaping”) of the EZC. Final landscape plans would be submitted and reviewed alongside construction permits of the future single-family residential development of the project site, prior to the issuance of grading permits.

The Project also includes an “HOA Landscape Maintenance Easement,” which would assign responsibility for the landscaping maintenance to HOA for the land behind the Residential Lots, as well as lots “B” and “C”.



# CITY of ESCONDIDO

## STAFF REPORT

### e. Parking:

Article 39 (Off-street Parking) of the EZC requires all single-family residences to provide two covered off-street parking spaces via a garage or carport. Additional off-street parking may be permitted as part of entry driveways to the future single-family homes. Compliance with Article 39 would be reviewed upon submittal of construction permits for the future single-family residential development of the project site.

Pursuant to the City's Design Standards and Standard Drawings, on-street parking may be permitted on both sides of the private access roads which are developed to a 36-foot-wide paved roadway. On-street parking will ultimately be determined and enforced by the HOA and recorded Covenants, Conditions, and Restrictions.

### FISCAL ANALYSIS

The Applicant will be responsible for the payment of all applicable Development Impact Fees, as adopted by the City Council.

### ENVIRONMENTAL ANALYSIS

Pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act ("CEQA") Guidelines, the proposed Project is categorically exempt from further environmental review in that the Project involves the creation of six single-family residential lots on a property that is less than five acres. The proposed Project is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as applicable zoning designation regulations as detailed in the analysis section, above. The project site has no value as habitat for endangered, rare, or threatened species, and is considered "urban/developed" as denoted within the City of Escondido's Multiple Habitat Conservation Program Draft Subarea Plan, Figures 3-1 through 3-3. The proposed Project can be adequately served by all required utilities and public services, as determined by the City's Utilities Engineering Division through the Staff Development Committee review process. The proposed Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project is an in-fill development project located within an urbanized area of the City, and no substantial evidence has been provided indicating that the Project would have significant effects on the environment.

The Applicant has provided the following supplemental memorandums to justify the Class 32 exemption request, which have been fully reviewed by City staff to be in compliance with all CEQA requirements for the proposed Project:

- Existing Biological Conditions report, prepared by BFS Environmental Services, dated April 24, 2025.
- Traffic Scoping Agreement, prepared by Linscott, Law & Greenspan Engineers, dated February 24, 2025.
- Preliminary Stormwater Quality Management, prepared by Masson & Associates, dated July 21, 2024.

Furthermore, the proposed Project does not trigger any of the exceptions to the use of an exemption as detailed in CEQA Guidelines Section 15300.2. The application of this exemption is further discussed in the Notice of Exemption (Attachment 4 – Notice of Exemption).



# CITY of ESCONDIDO

## STAFF REPORT

### **PUBLIC INPUT**

As required by Article 61 (“Administration and Enforcement”), Section 13-1300 of the EZC, the public hearing for the proposed Project was noticed in the Escondido Times Advocate on May 28, 2026, and notices mailed on May 26, 2026, to approximately 163 properties within a 500-foot radius of the project site. As of the date of the publication of this staff report, City staff have received two public comments regarding the project. One as an inquiry regarding access from the private road to an existing property, and the other related to stormwater concerns, included as Attachment 5 of this staff report.

### **CONCLUSION AND RECOMMENDATION**

The proposed Project involves a Tentative Subdivision Map for six single-family residential lots and three letter lots, including two HOA landscaping maintenance lots and a private street lot within an R-1-10 single-family residential area. The proposed Project would provide for development of an under-utilized property within an urban area of the City. As discussed throughout this staff report, the Project complies with the requirements of the Escondido Zoning Code, Escondido Subdivision Code, and with several General Plan policies included in the City’s 2012 General Plan.

Based on the analysis contained in this staff report, and as presented by City staff during the public hearing, Planning staff recommend that the Planning Commission adopt Resolution No. 2026-05, approving the Project, subject to the draft Conditions of Approval.

Motion as recommended by City staff: Adopt Resolution No. 2026-05, approving the Project as conditioned.

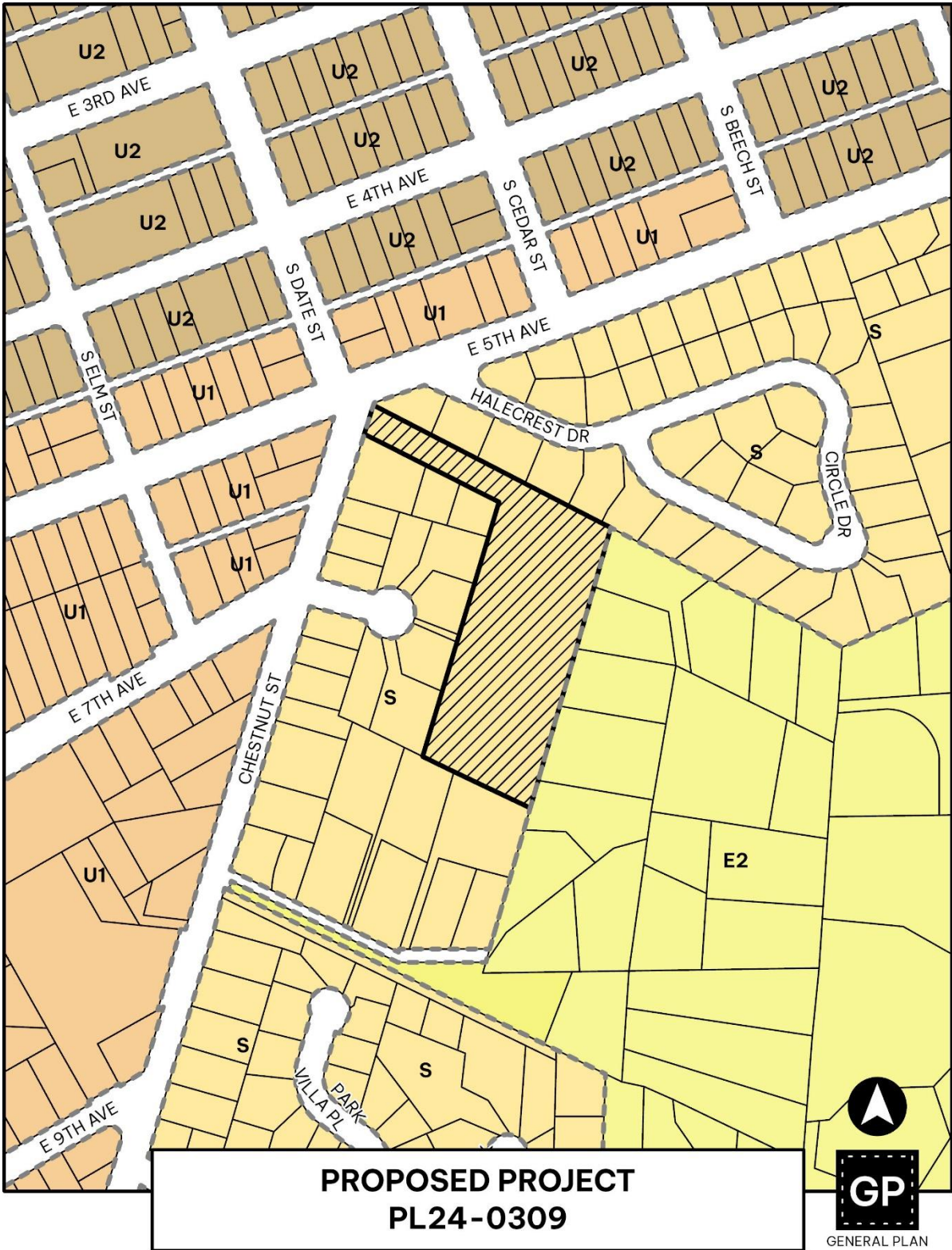
### **ATTACHMENTS**

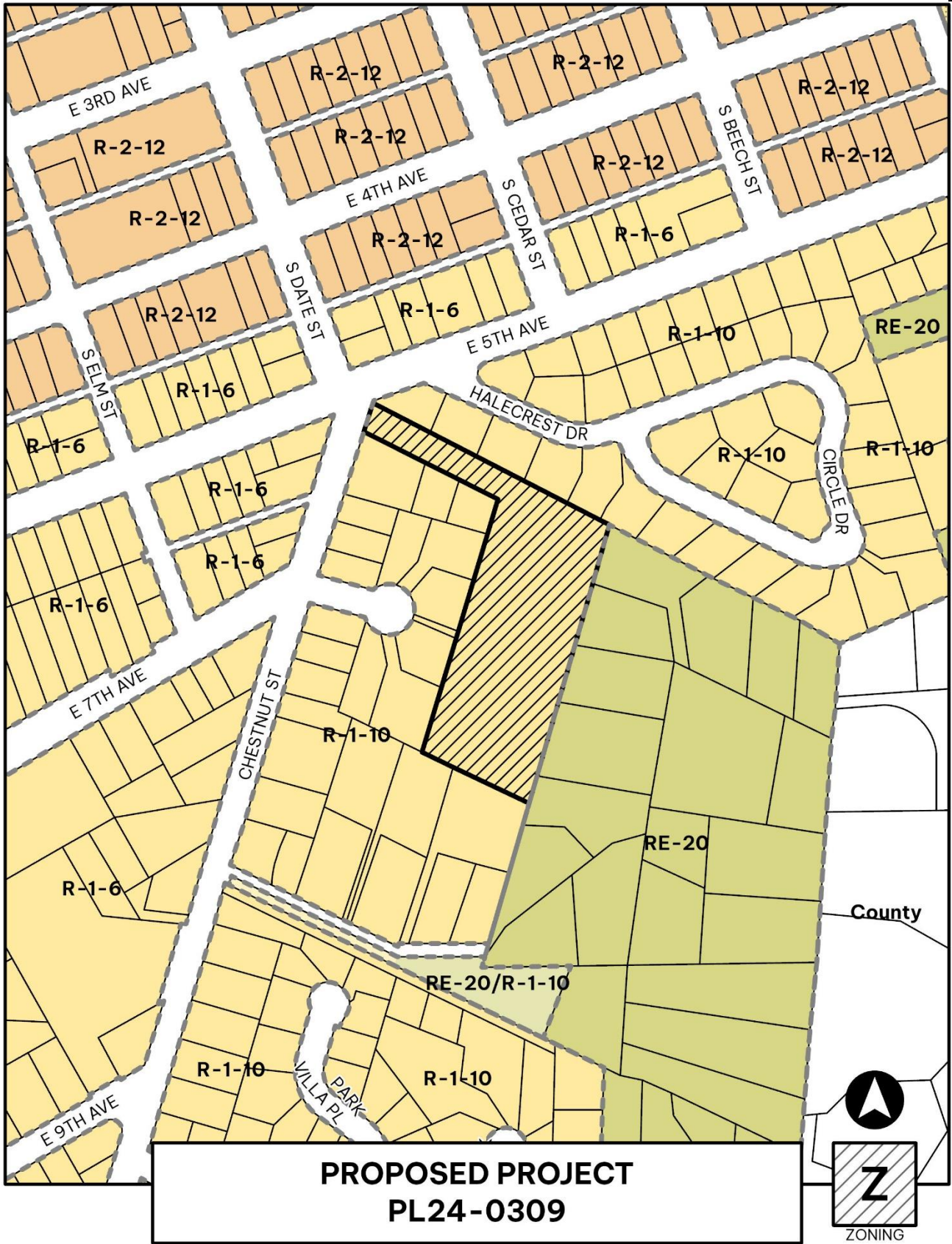
1. General Plan Map, Zoning Map, and Aerial Map
2. Project Plan Set
3. Draft Notice of Exemption
4. Draft Planning Commission Resolution No. 2026-05 including:
  - a. Exhibit “A” – Legal Description
  - b. Exhibit “B” – Project Plan Set
  - c. Exhibit “C” – Findings of Fact/Factors to be Considered
  - d. Exhibit “D” – Conditions of Approval
5. Public Comments

ATTACHMENT 1

GENERAL PLAN MAP, ZONING MAP, AERIAL MAP

PLANNING CASE NO. PL24-0309







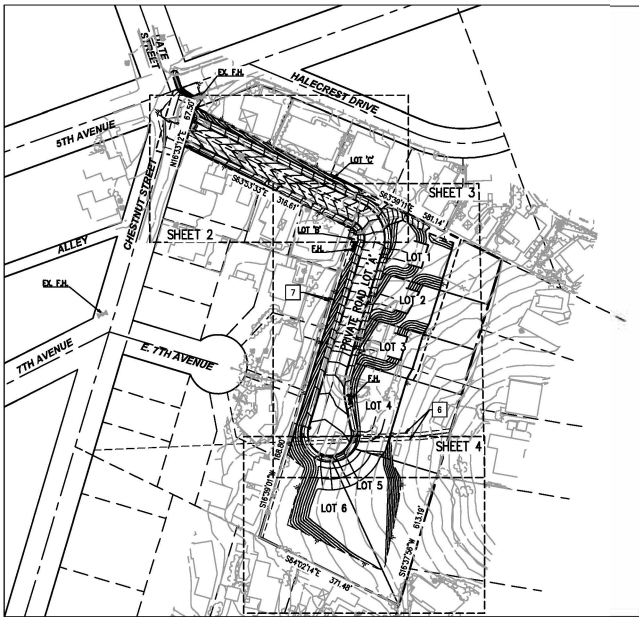
**PROPOSED PROJECT  
PL24-0309**

  
**A**  
AERIAL

**ATTACHMENT 2  
PROJECT PLAN SET  
PLANNING CASE NO. PL24-0309**

Item 4.

**TENTATIVE MAP PL24-309  
500 CHESTNUT STREET  
ESCONDIDO, CALIFORNIA 92025**



**FIRE NOTES:**

- FIRE SPRINKLER SYSTEM WILL BE DESIGNATED ON THE BUILDINGS TO BE NFPA 13R.
- STANDPIPE SYSTEMS WILL BE REQUIRED AT THE FOLLOWING LOCATIONS, STAIRWELL LANDINGS (LOCATION TO THE SATISFACTION OF THE FIRE DEPARTMENT)
- AN APPROVED FIRE ALARM SYSTEM WILL BE REQUIRED.
- FIRE HYDRANTS CAPABLE OF DELIVERING 1500 GPM WHEN USING FIRE SPRINKLER SYSTEM.
- EXTINGUISHERS MUST BE PROVIDED AT ALL LOCATIONS INDICATED WITH A MINIMUM RATING OF 2A-10B-C IN A VISIBLE AND ACCESSIBLE LOCATION, AT AN EXIT OR IN THE EXIT PATHWAY. WALKING DISTANCE IS NOT TO EXCEED 75 FEET (MUST COMPLY WITH 2010 IFC SECTION 906). EXTINGUISHERS MUST BE MOUNTED NOT MORE THAN 5 FEET NEAR LESS THAN 3 1/2 FEET ABOVE THE FLOOR. EXTINGUISHERS SIGNAGE MAY BE REQUIRED.
- DRENCHERS SERVING THREE OR MORE HOMES ARE CONSIDERED ACCESS ROADS AND MUST BE A MINIMUM OF 24 FEET WIDE WITH NO PARKING AS SHOWN ON PLAN.
- SPEED BUMPS/BUMPS ARE NOT ALLOWED ON FIRE ACCESS ROADS.
- ALL WEATHER PAVED ACCESS MUST BE ABLE TO SUPPORT THE WEIGHT OF FIRE APPARATUS (75K LBS) AND APPROVED FIRE HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO PLACING ANY COMBUSTIBLE MATERIALS ON THE JOB SITE.
- ALL GATED ENTRANCES MUST BE EQUIPPED WITH ELECTRIC SWITCHES ACCESSIBLE FROM BOTH SIDES AND OPERABLE BY DUAL-KEYED SWITCHES FOR BOTH FIRE AND POLICE. THE GATES WILL BE EQUIPPED WITH OPTICUM TRAFFIC CONTROL SYSTEM ONCE ACTIVATED BY THE FIRE VEHICLES KEEPS THE GATES OPEN UNTIL THEY ARE CLOSED BY THE MANAGEMENT OFFICE. ELECTRIC GATES MUST BE OPERABLE BY THE FIRE DEPARTMENT SMOKE DETECTORS AND ALLOW FIRE EXITING. A FURNISH METHOD TO PROVIDE ONGOING MAINTENANCE OF FIRE LANES, ELECTRIC GATES, AND OTHER FIRE AND LIFE SAFETY REQUIREMENTS MUST BE PROVIDED FOR IN THE CCRs. A COPY OF THE CCRs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT. FIRE LANE SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.
- INSIDE TURNING RADIUS ARE SHOWN ON THE PLAN.
- PERMANENT ROOF ACCESS LADDERS OFF THE STAIRS WITHIN A DESIGNATED CLOSET WILL BE PROVIDED THROUGH A ROOF HATCH IN EACH BUILDING.
- BARRICADES MUST NOT OBSTRUCT FIRE HYDRANTS OR IMPEDE EMERGENCY VEHICLE ACCESS.
- 13 FEET 6 INCHES OF VERTICAL CLEARANCES MUST BE PROVIDED IN ALL ACCESS AND DRIVEWAY AREAS. TREES THAT OBSTRUCT THE VERTICAL CLEARANCE OR ACCESS MUST BE TRIMMED OR REMOVED AND PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CCRs. A COPY OF THE CCRs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT. FIRE LANE SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.

**PUBLIC UTILITIES:**

GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	COX COMMUNICATIONS
WATER	CITY OF ESCONDIDO
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

**PRELIMINARY GRADING NOTE:**

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

**SOLAR ACCESS STATEMENT:**

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

**EASEMENTS OF RECORDS:**

NUMBER CORRESPONDS TO THE TIME IN THE EXCEPTIONS AND EXCLUSIONS OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY ORDER NO. 8864726, DATED JULY 24, 2022. [Z] INDICATES PLOTTED HEREON.

- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 238 OF DEEDS, PAGE 369.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PIPE LINES FOR THE ESCONDIDO MUNICIPAL WATER SYSTEM AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 672 OF DEEDS, PAGE 252 AND IN BOOK 672, PAGE 253, 80 TH.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 23, 1945 AS INSTRUMENT NO. 14921 IN BOOK 1846, PAGE 246 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR A WATER MAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 1948 AS BOOK 2385, PAGE 49 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 10, 1989 AS BOOK 1784, PAGE 590 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- OPEN DEED REC. 1/20/1887 AS DOC. NO. 67-028326 (APN 233-480-16) AND DEED REC. 5/5/21 AS DOC. NO. 2021-028663 (APN 233-480-22) AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS	AS SHOWN ON THE PLAN
ALL DISTANCES	AS SHOWN ON THE PLAN
ALL ANGLES	AS SHOWN ON THE PLAN
ALL CURVES	AS SHOWN ON THE PLAN
ALL ELEVATIONS	AS SHOWN ON THE PLAN

**KEY MAP:**

**OWNER/APPLICANT:**

I HEREBY CERTIFY THAT I (WE) ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE GRADING PLAN, AND THAT SAID MAP SHOWS ALL OF THE CONTIGUOUS OWNERSHIP IN WHICH HAS ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS AND/OR UTILITY EASEMENTS.

ALENA NAMROOD BY: ALENA NAMROOD DATE: \_\_\_\_\_  
500 CHESTNUT STREET  
ESCONDIDO, CA 92025

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE, & THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.  
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF ESCONDIDO AND REGION DEL DIABLO MUNICIPAL WATER DISTRICT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



ROBERT D'AMARIO IIC: C081699

**ENGINEER:**

MASSON & ASSOCIATES, INC.  
1120 SYCAMORE AVE., SUITE 20  
VISTA, CA 92081  
(760) 741-3570

**LEGAL DESCRIPTION:**

PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0282343)

**LEGEND:**

PROJECT BOUNDARY	---
EXISTING EASEMENT LINE	---
PROPOSED LOT NUMBER	LOT 1
PROPOSED PAD ELEVATION	68200 PAV
GRADED SLOPE 2:1 TYPICAL UNLESS SHOWN OTHERWISE	2:1
PROPOSED CONTOURS	6800, 6810, 6820, 6830, 6840, 6850
PERCENT OF GRADE	1%
FINISH SURFACE ELEVATION	6800.0
FINISH GROUND ELEVATION	6800.0 FG
PROPOSED RETAINING WALL BY OTHERS	---
PROPOSED SEWER LATERAL	CODE S-2-E
PROPOSED 8" SDR 35 PVC SEWER M.H.	CODE S-1-E
PROPOSED PVC WATER MAIN	---
PROPOSED MIN 1" WATER METER PER W-1-E & BACKFLOW PER CODE W-10-E	---
FIRE HYDRANT ASSEMBLY (RIBBIDENTAL)	PER W-3-E
STREET LIGHT	CODE E-1-E
DRIVEWAY	SORSO G-14F
PROPOSED STORM DRAIN	---
TYPE B CURB INLET	SORSO D-2
TYPE A CLEAN OUT, (SIZE PER PLAN)	SORSO D-9
PROPOSED CONCRETE LINED DITCH	---
PROPOSED SEWER MAIN	---
EXISTING WATER MAIN	---
STREET TREE PER CITY STANDARDS	---

**GENERAL NOTES:**

- TOTAL PARCEL SIZE: 4.15 ACRES
- TOTAL NO. LOTS: 6 RESIDENTIAL LOTS 1-6, PUBLIC ROAD LOT 'A', 2 OPEN SPACE LOTS 'B' AND 'C'
- MINIMUM LOT SIZE: 10,000 SF
- AVERAGE LOT WIDTH: AS SHOWN 80 FT.
- ASSESSOR'S PARCEL NUMBER: 233-480-23
- EXISTING / PROPOSED GENERAL PLAN: URBAN 1
- EXISTING / PROPOSED ZONING: R-1-10. SINGLE FAMILY RESIDENTIAL
- DENSITY: ALLOWABLE & PROPOSED
- PROJECT ADDRESS: 500 CHESTNUT STREET, ESCONDIDO CA. 92025
- LEGAL ACCESS: 500 CHESTNUT STREET
- ALL LOTS TO BE ON CITY OF ESCONDIDO SEWAGE DISPOSAL SYSTEM.

**GENERAL DESIGN NOTES:**

- ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- FIRE MARGINAL SHALL APPROVE HYDRANT LOCATIONS.
- EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
- ALL PROPOSED UTILITIES TO BE UNDER GROUND.
- CONTOUR INTERVALS: 1 FEET
- TOPOGRAPHY PREPARED BY: PHOTO GEODETIC CORPORATION DATED 8-9-2023
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- SLOPE ANALYSIS:
- ALL SLOPES 2:1 UNLESS OTHERWISE NOTED.
- ALL EXISTING IMPROVEMENTS WITHIN THE PROPOSED DISTURBED AREA TO BE REMOVED.

**INDEX:**

- C1 - TITLE SHEET, ENCUMBRANCE MAP
- C2 - TENTATIVE MAP, SECTION, STREET SECTIONS
- C3 - TENTATIVE MAP - SECTIONS
- C4 - TENTATIVE MAP
- C5 - TENTATIVE INFORMATION MAP, EXISTING AND PROPOSED EASEMENTS
- C6 - LOT LAYOUT
- C7 - DMA EXHIBIT

**APPROXIMATE GRADING QUANTITIES:**

OUT= 16,350 C.Y.  
FILL= 6,880 C.Y.  
EXPORTING 10,270 C.Y.  
NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING IF NECESSARY.

**TENTATIVE MAP PL24-309**



**PREPARED BY:** Planning & Engineering & Surveying a telecomm  
1120 SYCAMORE AVE, SUITE 20  
VISTA, CA 92081  
P. 760.741.3570  
F. 760.741.3784

**MASSON & ASSOCIATES INC.**  
ASSESSOR'S PARCEL NO.: 233-480-23  
LEGAL DESCRIPTION:  
PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0282343)

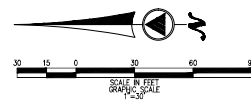
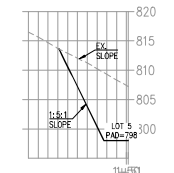
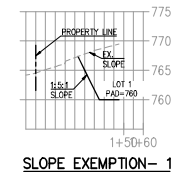
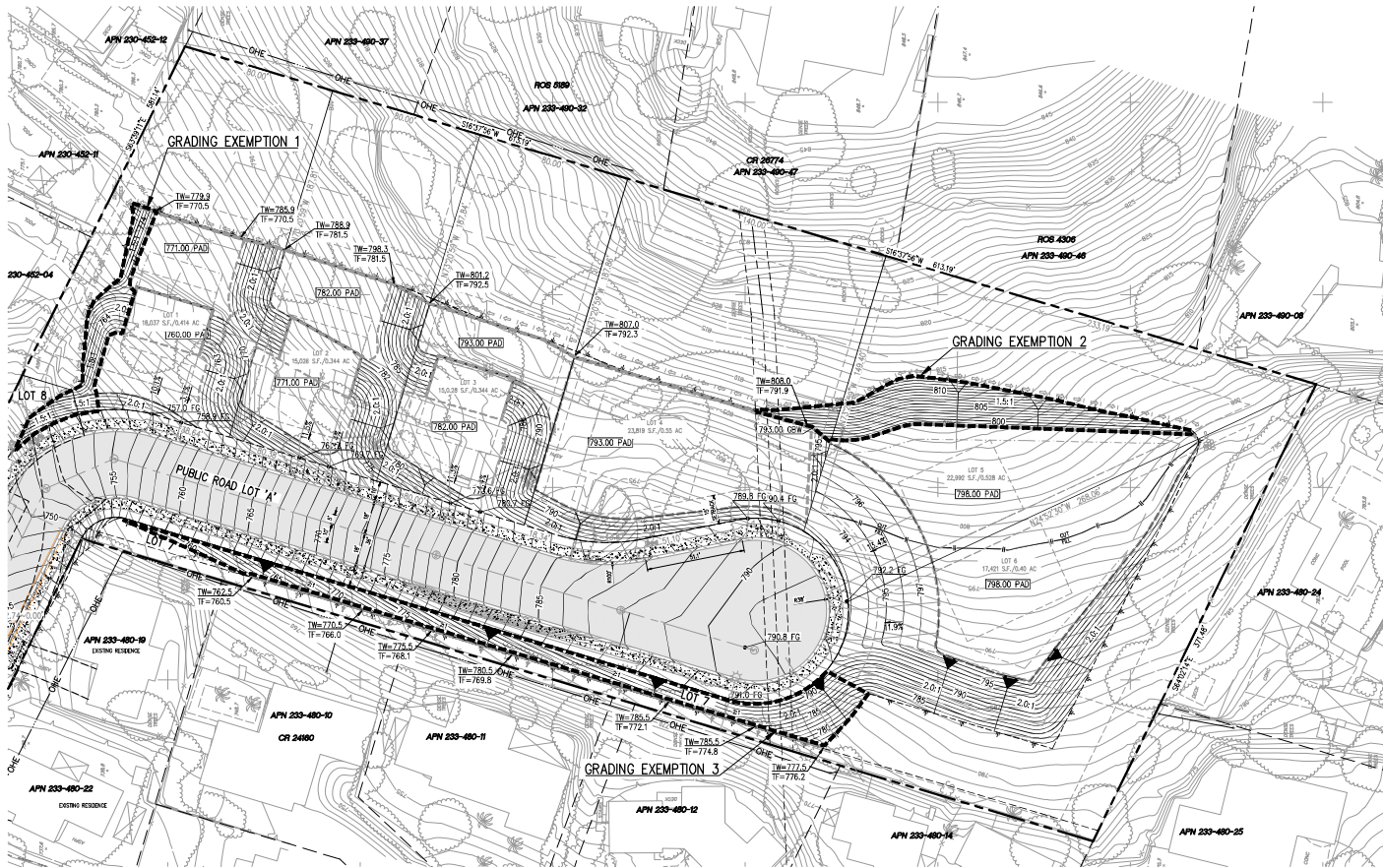
**OWNER/APPLICANT:**  
ALENA NAMROOD  
500 CHESTNUT STREET  
ESCONDIDO, CA 92025

**PROJECT DESCRIPTION**  
6 SINGLE FAMILY HOMES

Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: NOVEMBER 2023  
Revision 1: JUNE 2023

Original Date: AUGUST 2024

Sheet C1 of 7



"GRADING EXEMPTION / ADJUSTMENT PLAT"

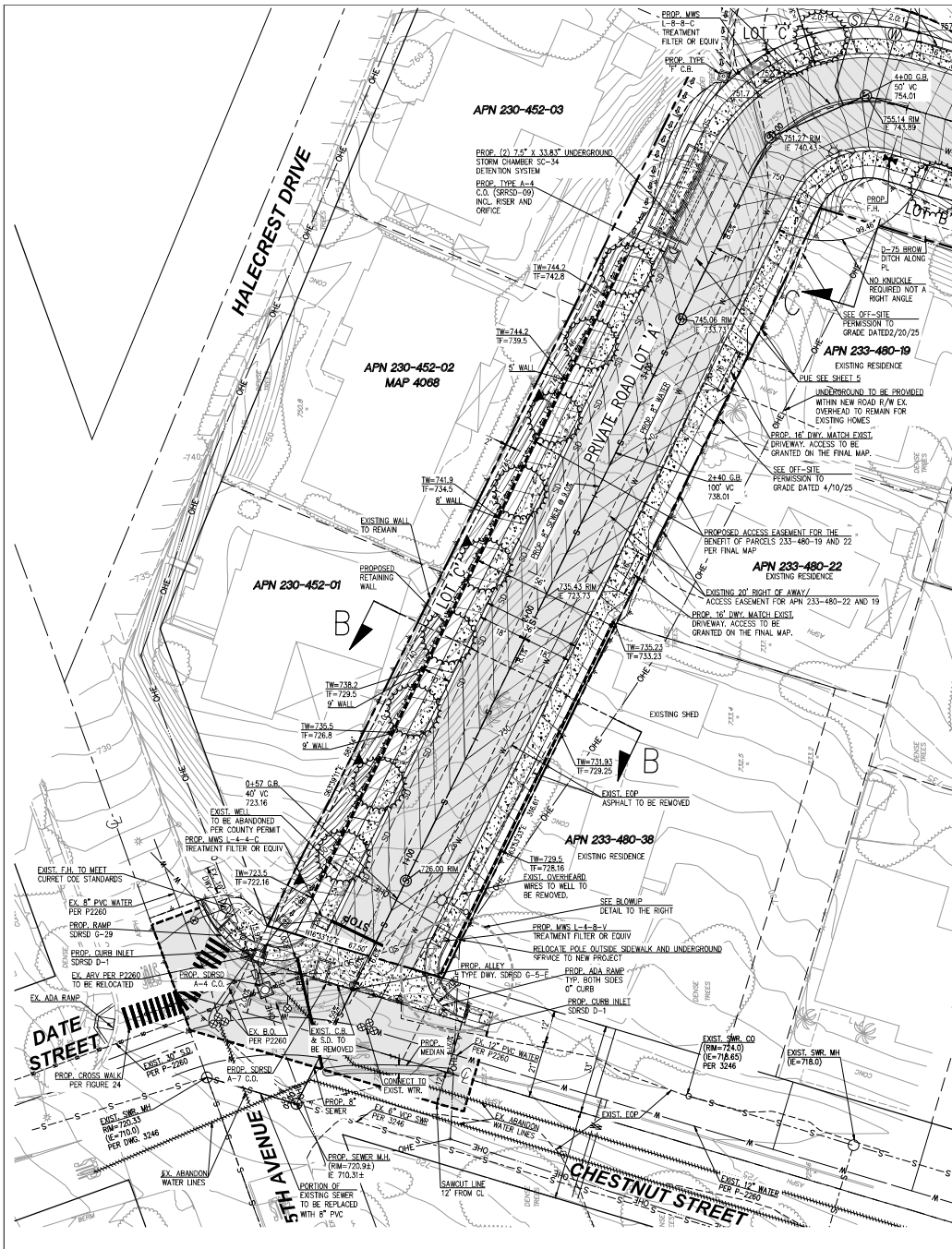


Planning • Engineering • Surveying • Telecom  
 1120 Sycamore Ave., Suite 212  
 Watson, CA 95081  
 P: 760.741.2570  
 F: 760.741.1766  
 www.masson-assoc.com

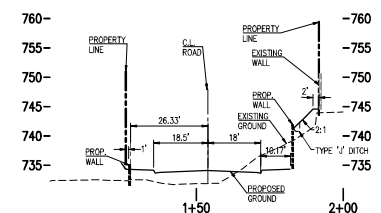
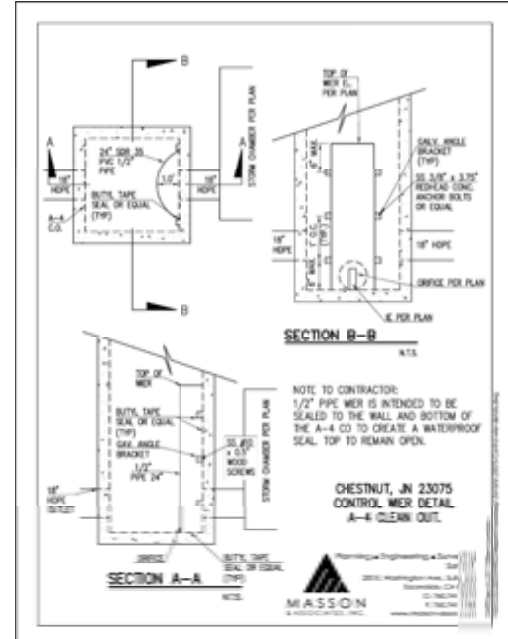
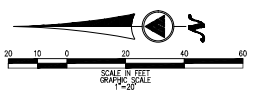
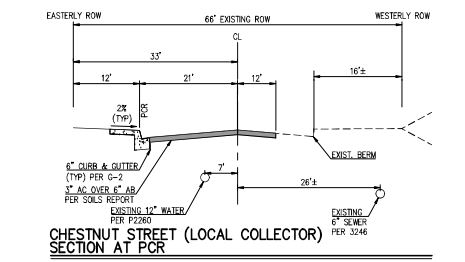
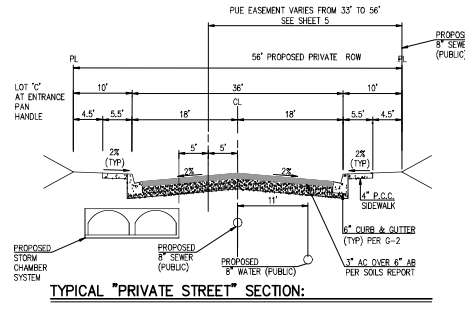
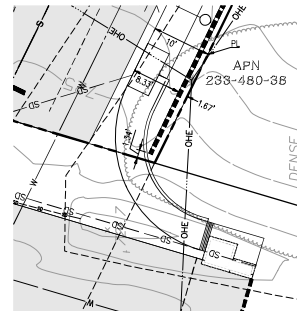


Gly Project No.  
**PL24-XXXX**

CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK	EARTHWORK QUANTITIES	SCALE	Office	Designed By	Drawn By	Checked By	ENGINEERING SERVICES	Drawing No.
Contractor							CITY OF ESCONDIDO BM71 - CHISEL SQUARE ON TOP OF CURB AT EASTLY BEGINNING OF CURB RETURN, ON THE S.E. CORNER OF 5TH AVENUE AND HALEFREST DRIVE. ELEVATION: 740.28 NVD ± 29	CUT: 16,350 C.Y. FILL: 6,080 C.Y. EXPORT: 10,270 C.Y.	Horizontal 1"=20' Vertical 1"=2'		LM	LM	RD	ALENA NAWROCKI 500 CHESTNUT STREET ESCONDIDO, CA 92025	PL24-0309
Inspector											Plans Prepared Under Supervision Of		Date		Sheet of 1
Date Completed													R.C.E. No. 0081699		



MATCHLINE SHEET C3



**SECTION B-B**  
 SCALE: 1" = 40' HORIZ 1" = 20' VERT.

**PREPARED BY:**  
 Masson & Associates Inc. 1120 SYCAMORE AVE. SUITE 200  
 ESCONDO, CA 92025  
 P. 760.741.3070  
 F. 760.741.1786

**PROJECT DESCRIPTION**  
 6 SINGLE FAMILY HOMES

**TENTATIVE MAP PL24-309**

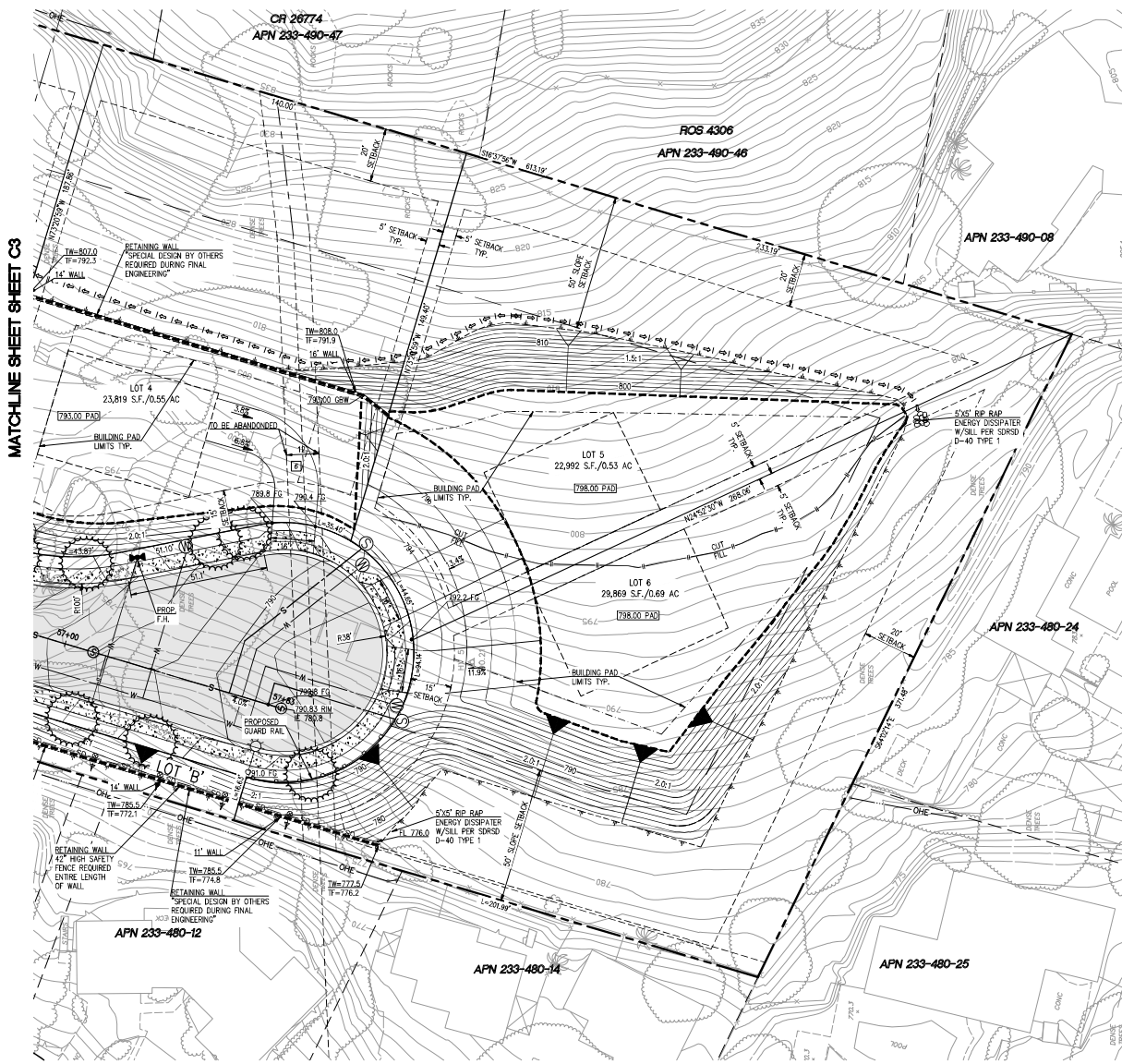
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 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: NOVEMBER 2025  
 Revision 1: JUNE 2025

**OWNER/APPLICANT:**  
 ALENA NANCYCO  
 500 CHESTNUT STREET  
 ESCONDO, CA 92025

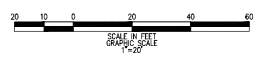
Original Date: AUGUST 2024


Sheet **C2** of **7**





MATCHLINE SHEET SHEET C3



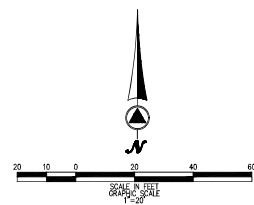
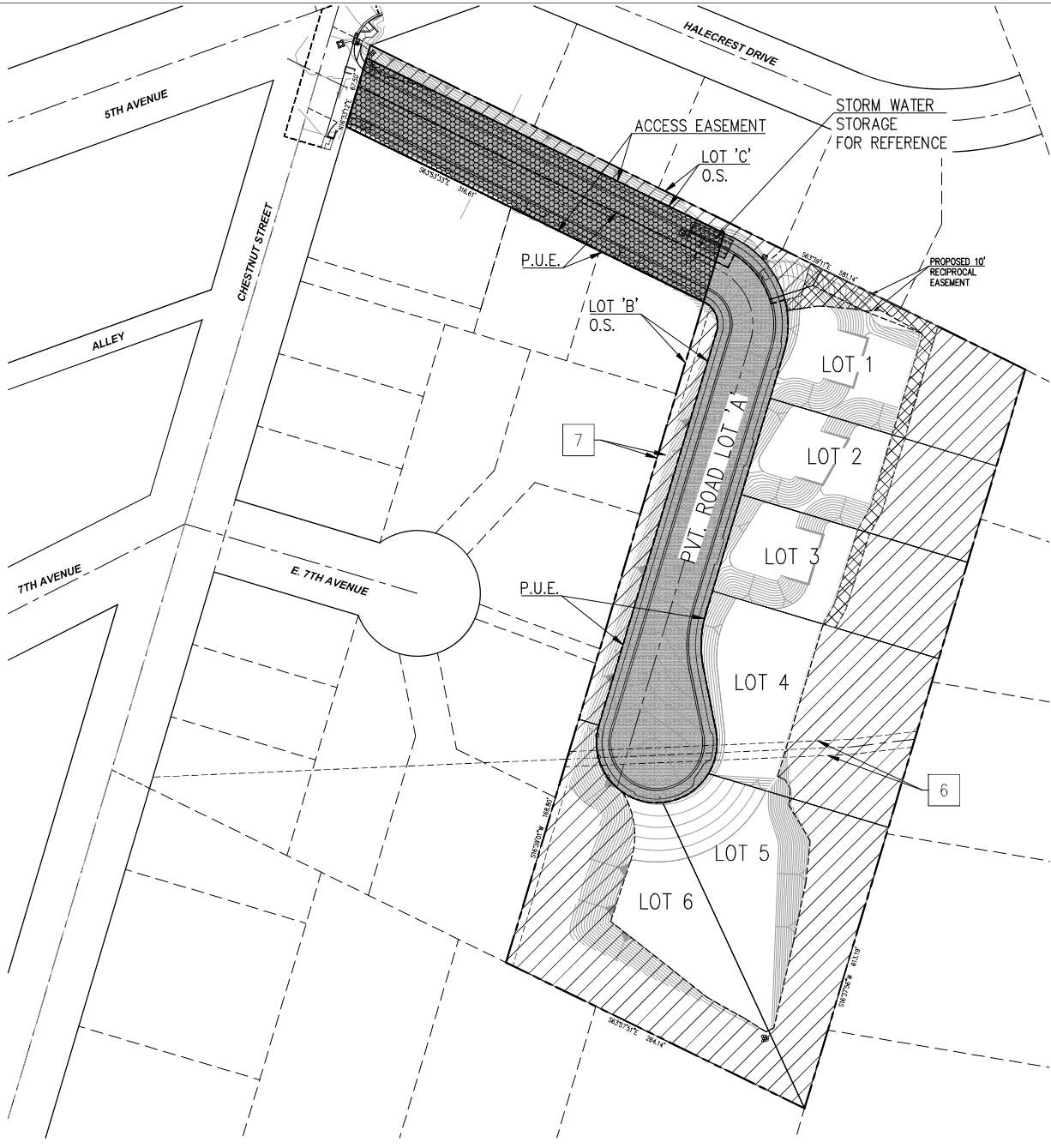
**PREPARED BY:**  
  
 MASSON & ASSOCIATES INC.  
 ASSESSOR'S PARCEL NO.: 233-480-23  
 LEGAL DESCRIPTION:  
 PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO PINON DEL DIABLO IN THE CITY OF ESCONDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0062343)  
 OWNER/APPLICANT:  
 ALENA NANCYCO  
 500 CHESTNUT STREET  
 ESCONDO, CA 92025

**PROJECT DESCRIPTION**  
 6 SINGLE FAMILY HOMES  
 TENTATIVE MAP PL24-309

Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: NOVEMBER 2025  
 Revision 1: JUNE 2025

Original Date: AUGUST 2024

Sheet C4 of 7



**EASEMENTS OF RECORDS:**

NUMBER CORRESPONDS TO THE TIME IN THE EXCEPTIONS AND EXCLUSIONS OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY ORDER NO. 886429, DATED JULY 24, 2022. [E] INDICATES PLOTTED HEREON.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 238 DEEDS, PAGE 380.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR PIPE LINES FOR THE ESCOBEDO MUNICIPAL WATER SYSTEM AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 472 OF DEEDS, PAGE 252 AND IN BOOK 472, PAGE 251, BOTH.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 23, 1945 AS INSTRUMENT NO. 14921 IN BOOK 1846, PAGE 246 OF OFFICIAL RECORDS.

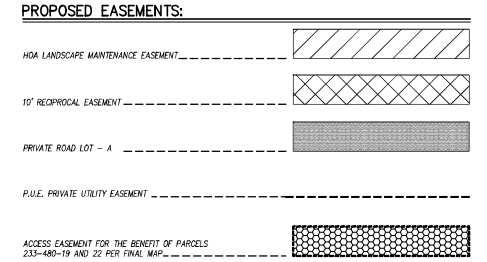
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR A WATER MAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 1948 AS BOOK 2985, PAGE 49 OF OFFICIAL RECORDS, TO BE OBTAINED.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 02, 1964 AS BOOK 5378, PAGE 112 OF OFFICIAL RECORDS.

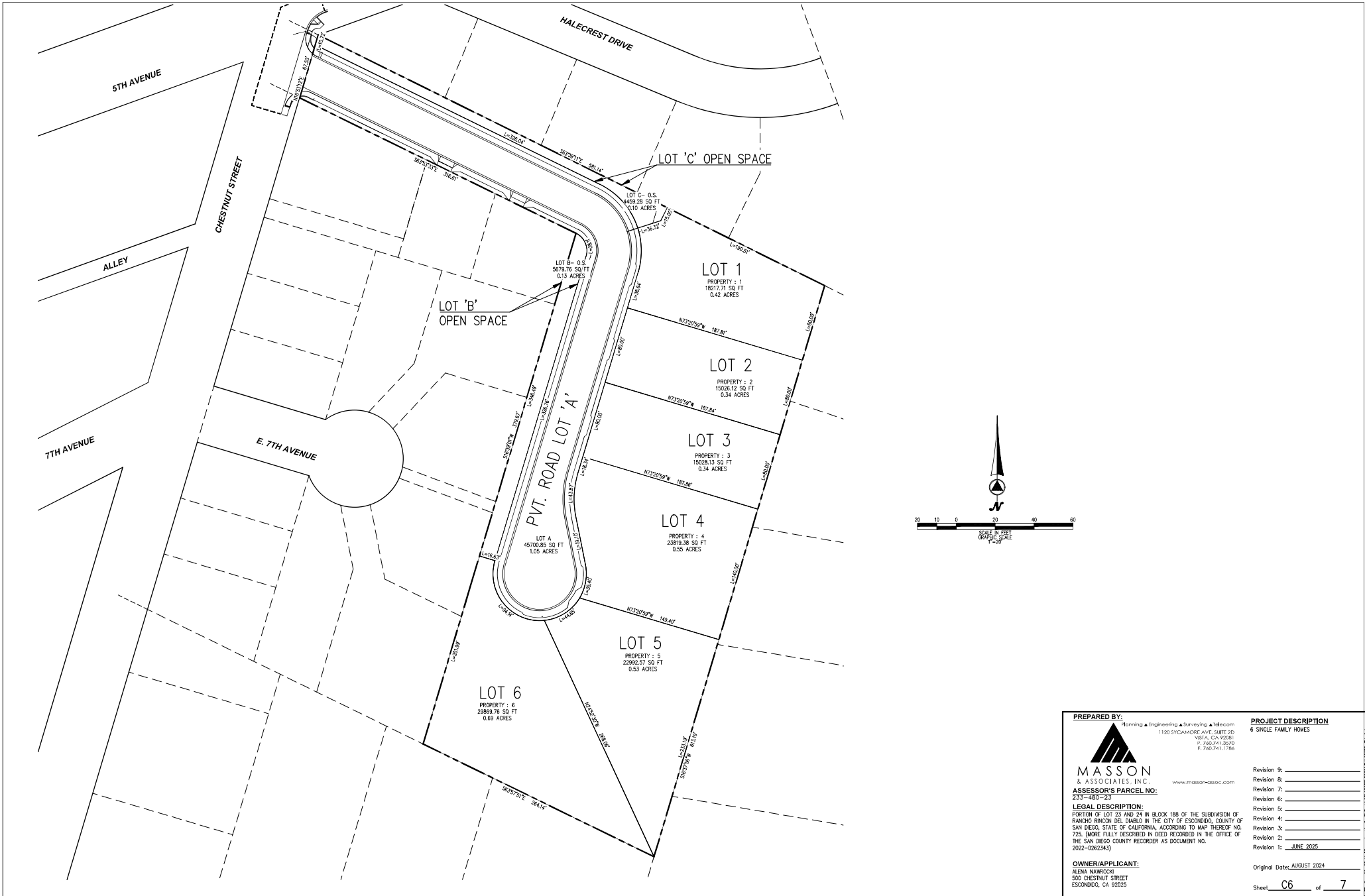
AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 10, 1959 AS BOOK 1794, PAGE 590 OF OFFICIAL RECORDS.


THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



- HOA MAINTENANCE RESPONSIBILITIES**
1. SURFACE IMPROVEMENTS INCLUDING CURB, GUTTER, ROAD PAVEMENT.
  2. STORM DRAIN FACILITIES INCLUDING STORM CHANGER SYSTEM, AIRS UNITS, PRIVATE UNDERGROUND PIPING, CONC. LINED DITCHES.
  3. LANDSCAPE AND IRRIGATION IN ALL HOA LOTS AND REAR SLOPES OF PRIVATE LOTS.

<p><b>PREPARED BY:</b></p> <p><b>MASSON &amp; ASSOCIATES INC.</b>                  1120 SYCAMORE AVE, SUITE 200                  VISTA, CA 92081                  P. 760.741.2920                  F. 760.741.1786</p> <p><b>ASSESSOR'S PARCEL NO.:</b> 233-480-23</p> <p><b>LEGAL DESCRIPTION:</b> PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO PINON DEL DIABLO IN THE CITY OF ESCOBEDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0062343)</p> <p><b>OWNER/APPLICANT:</b> ALENA NAWROCKI 500 CHESTNUT STREET ESCONDIDO, CA 92025</p>	<p><b>PROJECT DESCRIPTION</b></p> <p>6 SINGLE FAMILY HOMES</p>
	<p>Revision 9: _____</p> <p>Revision 8: _____</p> <p>Revision 7: _____</p> <p>Revision 6: _____</p> <p>Revision 5: _____</p> <p>Revision 4: _____</p> <p>Revision 3: _____</p> <p>Revision 2: _____</p> <p>Revision 1: JUNE 2025</p>
<p>Original Date: AUGUST 2024</p>	<p>Sheet C5 of 7</p>



**PREPARED BY:**  
  
 Planning • Engineering • Surveying • Information  
 1120 SYCAMORE AVE, SUITE 200  
 VESPA, CA 92081  
 P. 760.741.2920  
 F. 760.741.1786

**ASSASSOR'S PARCEL NO.:**  
233-480-23

**LEGAL DESCRIPTION:**  
 PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO PINON DEL DIABLO IN THE CITY OF ESCONDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0062343)

**OWNER/APPLICANT:**  
 ALENA NAWROCKI  
 500 CHESTNUT STREET  
 ESCONDO, CA 92025

**PROJECT DESCRIPTION:**  
6 SINGLE FAMILY HOMES

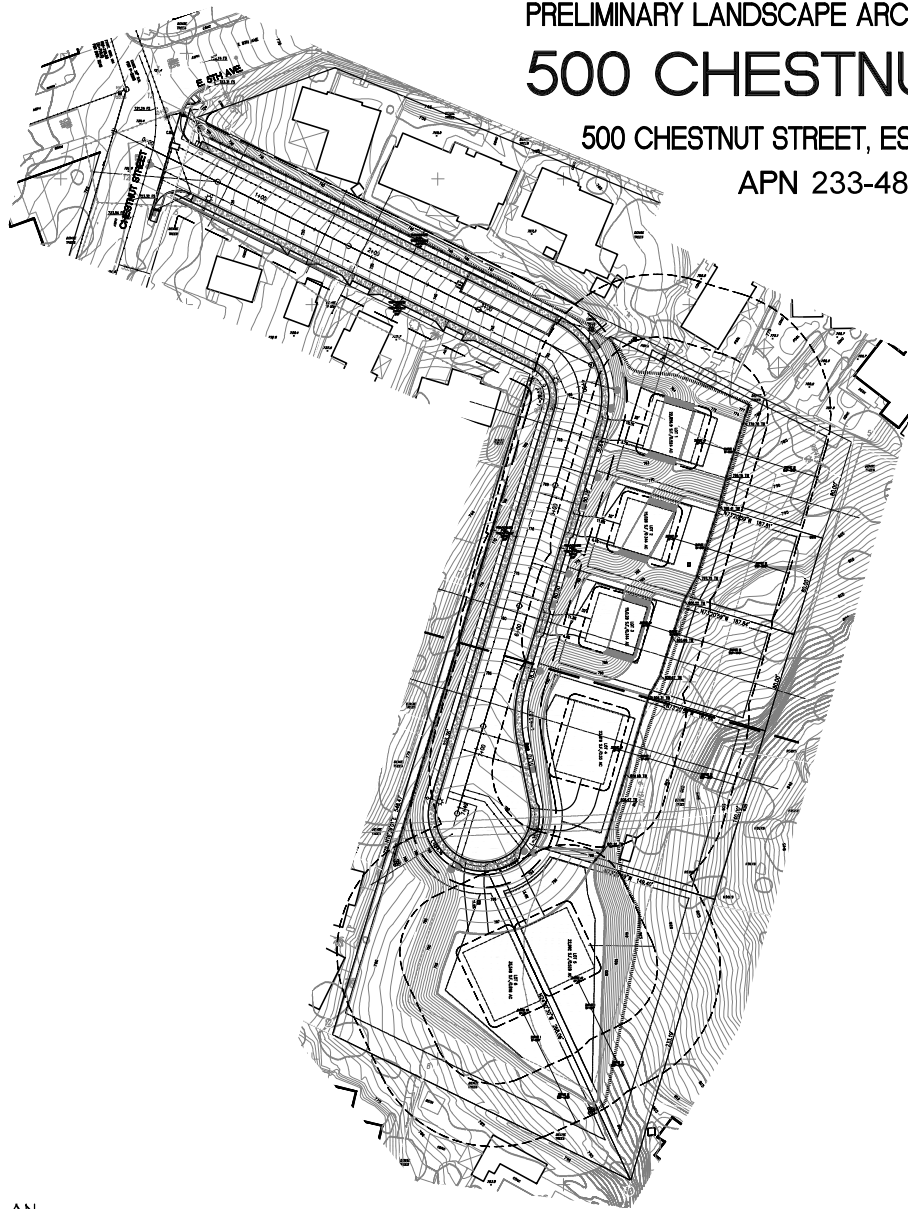
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	JUNE 2025

Original Date: AUGUST 2024

Sheet **C6** of **7**

# PRELIMINARY LANDSCAPE ARCHITECTURAL PLANS FOR: 500 CHESTNUT STREET

500 CHESTNUT STREET, ESCONDIDO, CA 92025  
APN 233-480-2300



**PROJECT INFO:**

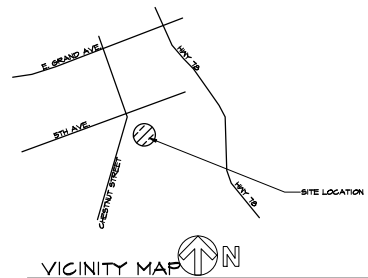
**OWNER:**  
ALENA NAMROCKI  
500 CHESTNUT STREET  
ESCONDIDO, CA 92025

**LANDSCAPE ARCHITECT:**  
JPBLA, INC.  
4403 MANCHESTER AVE, STE 201  
ENGLETTAS, CA 92024  
760-479-0644

**CIVIL ENGINEER:**  
MAGSON & ASSOCIATES, INC.  
1120 BYCAMORE AVE, #2D  
VISTA, CA 92081  
760-741-9570

**SHEET INDEX:**

TITLE SHEET	LC-1
LANDSCAPE CONCEPT LEGEND & NOTES	LC-2
LANDSCAPE CONCEPT PLANTING PLAN & PLANT IMAGES	LC-3
IRRIGATION WATER CALCULATIONS	LC-4
EXISTING TREE PLAN	LC-5



NTS

**HOME IGNITION ZONE NOTES:**

- SEC. 4907.4.1 ZONE 0 "IMMEDIATE ZONE" (OWNER MAINTAINED) 0'-5'**  
THE AREA EXTENDING FROM 0'-5' FROM THE EXTERIOR WALL SURFACE OF THE BUILDING ON A HORIZONTAL PLANE. HARDSCAPE OR LIMITED FIRE-RESISTANT PLANTINGS ARE ACCEPTABLE. NO MULCH OR COMBUSTIBLE MATERIAL (INCLUDING STACKED FIREWOOD) IS PERMITTED. COMBUSTIBLE FENCING MATERIAL SHALL NOT BE ATTACHED TO THE STRUCTURE.
- SEC. 4907.4.2 ZONE 1 "INTERMEDIATE ZONE" (OWNER MAINTAINED) FROM ZONE 0 TO 50'**  
THE AREA FROM 5' EXTENDING OUT TO 50 FROM THE IMMEDIATE EDGE OF ZONE 0. THIS AREA MAY BE PLANTED WITH LOW GROWTH, DROUGHT TOLERANT AND FIRE RESISTIVE PLANT SPECIES. PLANT HEIGHT ALONG ZONE 0 SHALL BEOM AT NO MORE THAN 6' AND INCREASE TO A MAXIMUM HEIGHT OF 18' AT ZONE 2. TREES SHALL NOT EXCEED 30 IN HEIGHT OR AS APPROVED BY THE FAHJ. NATURAL AND SLOPES CREATED DURING CONSTRUCTION SHALL BE IRRIGATED. IRRIGATION MAY BE DISCONTINUED ONCE PLANT ROOT SYSTEMS ARE WELL DEVELOPED.
- SEC. 4907.4.3 ZONE 2 EXTENDED ZONE (OWNER MAINTAINED) FROM ZONE 1 TO 100'**  
THE AREA FROM THE IMMEDIATE EDGE OF ZONE 1 OUT ON A HORIZONTAL PLANE FOR 50'. THIS AREA WOULD BE CONSIDERED FOR SELECTIVE CLEARING OF NATURAL VEGETATION AND DENSE CHAPARRAL BY REMOVING 50% OF THE SQUARE FOOTAGE OF THE AREA. TREES AND BRUSH SHALL BE LIMBED UP OFF THE GROUND, THE LOWEST BRANCHES OF MATURE.

- LANDSCAPE NOTES**
- ALL LANDSCAPE AND IRRIGATION SHALL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY COUNCIL AS SET FORTH IN THE CITY OF ESCONDIDO LANDSCAPE ORDINANCE. ON FILE IN THE OFFICE OF THE CITY CLERK.
  - IF ANY HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT SIZE PER THE APPROVED PLANS.
  - TREES SHALL BE LOCATED AND MAINTAINED TO PRESERVE A CLEAR ZONE OF AT LEAST TEN FEET FROM FIRE HYDRANTS, OVERHEAD UTILITY WIRES, STREET LIGHT LUMINAIRES AND ABOVE GROUND UTILITY STRUCTURES SUCH AS TRANSFORMER ENCLOSURES.
  - TREES SHALL BE PLANTED AT LEAST FIVE FEET FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, ELECTRIC AND TELEPHONE. RIPARIAN TREE SPECIES SHALL BE PLANTED AT LEAST 30 FEET FROM CITY SEWER, WATER AND DRAINLINES.
  - PROVIDE ROOT BARRIERS FOR TEN FEET TO BOTH SIDES OF ALL STREET TREES WITH IN FIVE FEET OF ANY HARDSCAPE PAVING.
- NOTE:**  
A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT WITHIN 10 DAYS OF THE INSTALLATION OF THE LANDSCAPING ALL REQUIRED ELEMENTS IN SECTION 33-1335 OF THE MUNICIPAL CODE.

**LANDSCAPE ARCHITECT OF WORK:**  
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 4903 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF ESCONDIDO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

*[Signature]* 9/12/25  
JAMES P. BENEDETTI, CA, R.L.A. #3058  
DATE MY REGISTRATION EXPIRES 09/20/26  
JPBLA, INC.  
4403 MANCHESTER AVE, SUITE 201 ENGLETTAS, CA 92024  
760/479-0644

**WATER EFFICIENT LANDSCAPE NOTE**  
I, JAMES P. BENEDETTI, AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE ESCONDIDO WATER EFFICIENT LANDSCAPE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

*[Signature]* 9/12/25  
JAMES P. BENEDETTI, CA, R.L.A. #3058  
DATE MY REGISTRATION EXPIRES 09/20/26  
JPBLA, INC.  
4403 MANCHESTER AVE, SUITE 201 ENGLETTAS, CA 92024  
760/479-0644

**MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE**  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (8 FEET FROM SEWER LINES)  
ABOVE GROUND UTILITY LINES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

**SITE PLAN**  
SCALE: 1"=40'-0"

**ROOT BARRIER NOTE:**  
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, LANDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY WALL, OR LIGHT FUTURE SHALL RECEIVE A 10" LENGTH OF 18"x12" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert  
Call: TOLL FREE 1-800-227-2600

NO SPRINKLER DAYS  
Call: TOLL FREE 1-800-227-2600

CAUTION: Remember that this is a public right-of-way. Please do not place any obstructions in the roadway. Please call the utility companies to locate any underground utilities before you dig.

DATE: 09/12/2025  
SCALE: AS SHOWN  
DRAWN: JPB  
JOB #: 2025-3  
SHEET TITLE: PRELIMINARY LANDSCAPE ARCHITECTURAL TITLE PAGE

SCALE: 1"=40'-0"

37

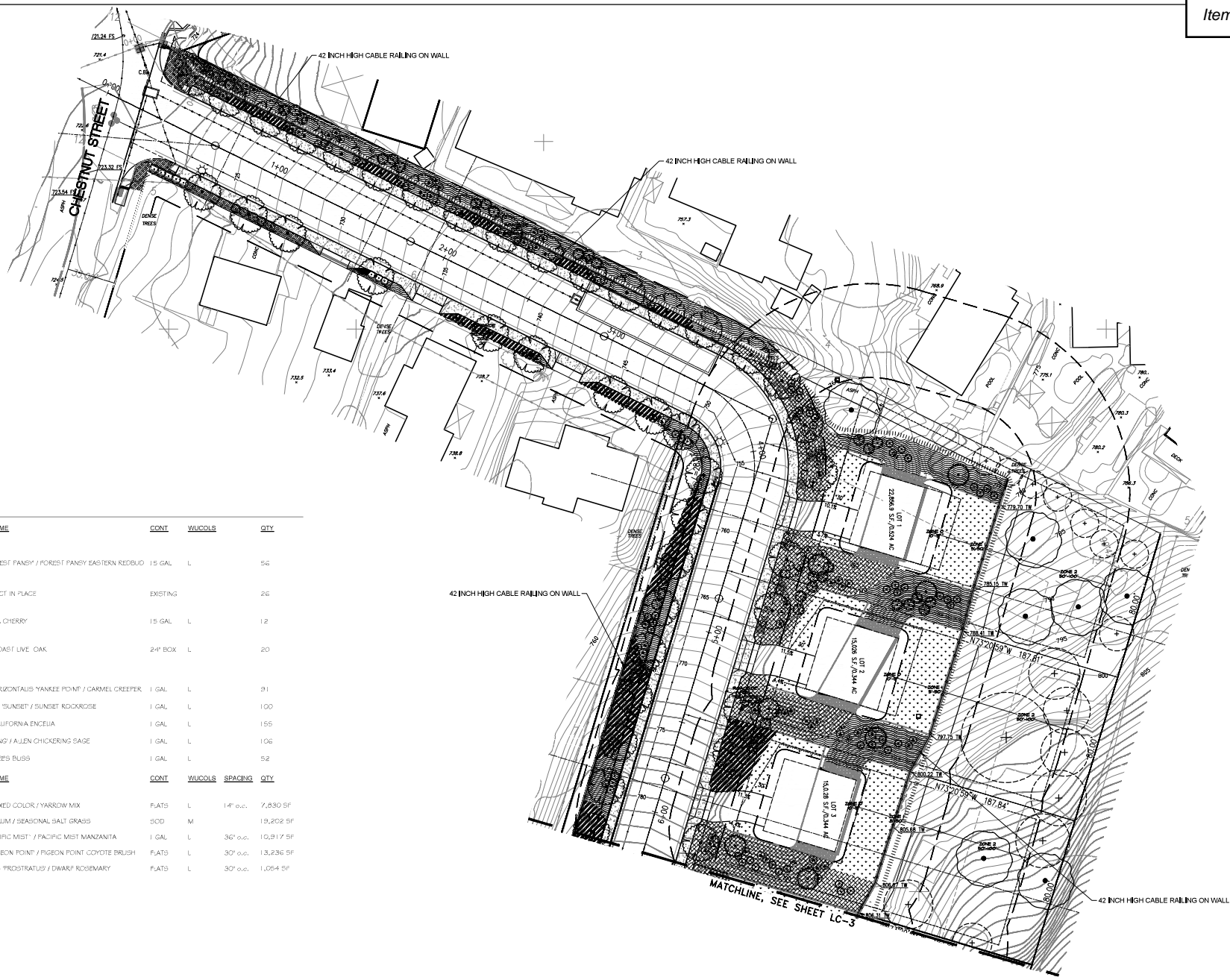
JAMES P. BENEDETTI  
LANDSCAPE ARCHITECT  
4403 MANCHESTER AVE, SUITE 201  
ENGLETTAS, CA 92024  
760/479-0644

JPBLA

500 CHESTNUT STREET, ESCONDIDO, CA 92025  
APN # 233-480-2300

SUBMITTALS:  
REVISIONS:

DATE	08/12/2023
SCALE	AS SHOWN
DRAWN	JPB
JOB#	2023-3
SHEET TITLE	
PRELIMINARY LANDSCAPE PLANTING PLAN AND LEGEND	

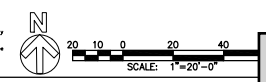


**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY	
<b>TREES</b>					
	CERCIS CANADENSIS 'FOREST FANSY' / FOREST FANSY EASTERN REDBUD	1.5 GAL	L	56	
	EXISTING TREE / TO PROTECT IN PLACE	EXISTING		26	
	PRUNUS LYONII / CATALINA CHERRY	1.5 GAL	L	12	
	QUERCUS AGERIFOLIA / COAST LIVE OAK	24" BOX	L	20	
<b>SHRUBS</b>					
	CEANOTHUS GRESELIUS HORIZONTALIS 'YANKEE POINT' / CARMEL CREEPER	1 GAL	L	91	
	CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	1 GAL	L	100	
	ENCELIA CALIFORNICA / CALIFORNIA ENCELIA	1 GAL	L	155	
	SALVIA X ALLEN CHICKERING / ALLEN CHICKERING SAGE	1 GAL	L	106	
	SALVIA X REES BUSS / REES BUSS	1 GAL	L	52	
SYMBOL	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	QTY
<b>GROUND COVERS</b>					
	ACHILLEA MILLEFOLIUM MIXED COLOR / YARROW MIX	FLATS	L	14" o.c.	7,630 SF
	ALPHA SEASHORE PASPALUM / SEASONAL SALT GRASS	SOD	M		19,202 SF
	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GAL	L	36" o.c.	10,917 SF
	RAPOCHARIS PILLULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	FLATS	L	30" o.c.	13,236 SF
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	FLATS	L	30" o.c.	1,054 SF

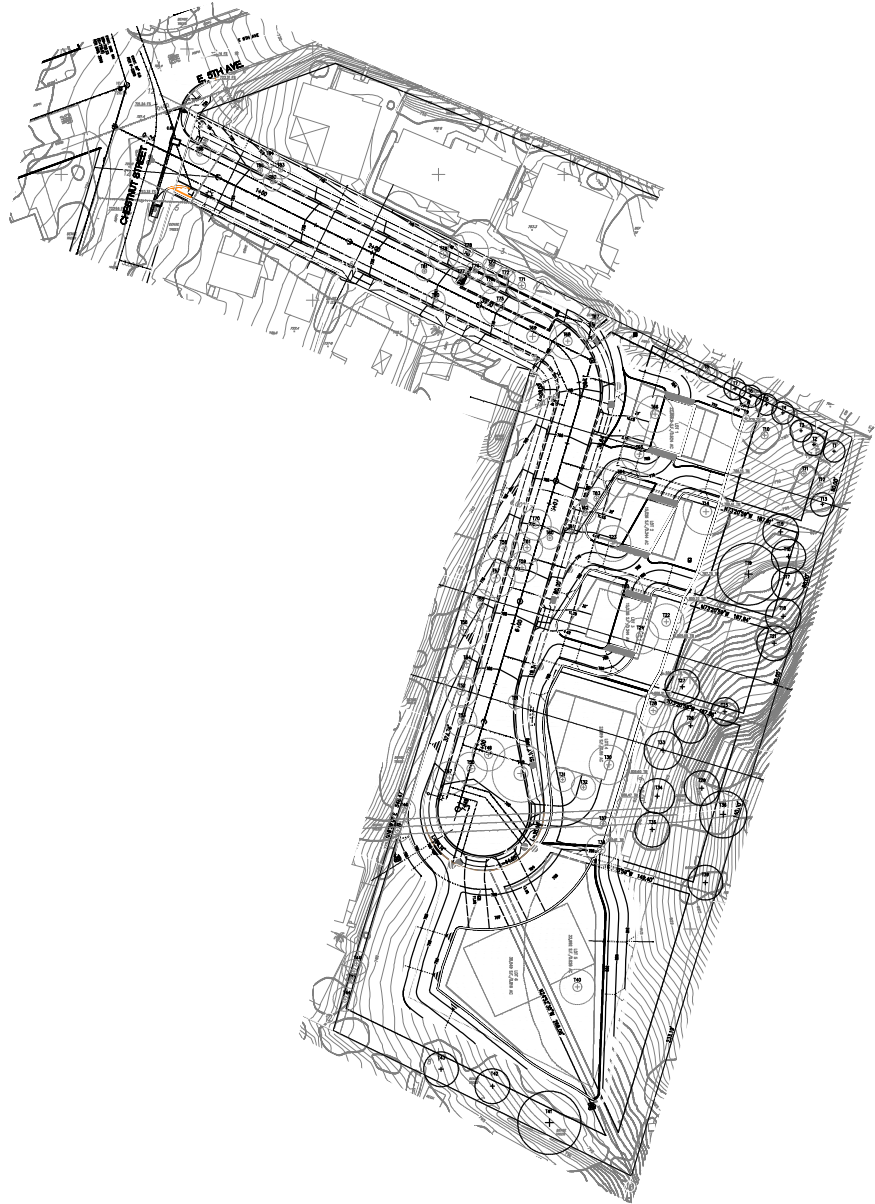
**ROOT BARRIER NOTE:**  
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Underground Service Alert  
Call: TOLL FREE 1-800-227-2600  
NO SPRINKLERS  
NO GAS









EX. TREE CHART

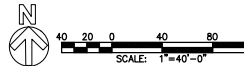
TREE NO.	BOTANICAL NAME	COMMON NAME	STEMS	DBH	COMMENTS	ARBORIST'S NOTES
11	FRAXINUS LIXED	SHAMEL ASH	1	30"	PROJECT IN PLACE	
12	CITRUS SINENSIS	VALENCIA ORANGE	1	10"	PROJECT IN PLACE	
13	CALLISTEMON CITRIN	BOTTLE BRUSH	1	18"	PROJECT IN PLACE	
14	PINUS CANARENSIS	CANARY ISLAND PINE	1	80"	PROJECT IN PLACE	
15	PINUS CANARENSIS	CANARY ISLAND PINE	1	80"	PROJECT IN PLACE	
16	CALLISTEMON CITRIN	BOTTLE BRUSH	1	20"	PROJECT IN PLACE	
17	ROBINIA PSEUDOACACIA	BLACK LOCUST	1	24"	TO BE REMOVED	
18	FRAXINUS AMERICANA	KALTY ARBOKI	1	24"	TO BE REMOVED	
110	CARYA ILLINOENSIS	PECAN TREE	1	65"	TO BE REMOVED	
111	CITRUS SINENSIS	VALENCIA ORANGE	1	11"	TO BE REMOVED	
112	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
114	PRUNUS / CITRUS	15 SMALL FRUIT TREES	15	2-3"	TO BE REMOVED	TREES ARE ALL SMALL AND SOME ARE DYING
116	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
117	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
118	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
119	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
120	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	LIKELY OLDEST TREE ON PROPERTY
121	PERSEA SP.	AVOCADO	1	11"	TO BE REMOVED	
122	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
123	PINUS HALEPENSIS	ALEPPO PINE	1	20"	TO BE REMOVED	
124	SCHINUS MOLLE	PERUVIAN PEPPER	1	20"	TO BE REMOVED	
125	OLEA EUROPA	OLIVE	1	10"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
127	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
127	JACARANDA MIMOSFOLIA	JACARANDA	1	15"	PROJECT IN PLACE	
128	SCHINUS MOLLE	PERUVIAN PEPPER	1	20"	TO BE REMOVED	
129	OLEA EUROPA	OLIVE	1	8"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
130	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
131	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
132	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
133	OLEA EUROPA	OLIVE	1	26"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
134	OLEA EUROPA	OLIVE	1	48"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
135	OLEA EUROPA	OLIVE	1	48"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
136	SCHINUS MOLLE	PERUVIAN PEPPER	1	30"	PROJECT IN PLACE	
137	OLEA EUROPA	OLIVE	1	30"	PROJECT IN PLACE	TREE IS 90% DEAD
138	OLEA EUROPA	OLIVE	1	30"	PROJECT IN PLACE	TREE IS 90% DEAD
139	PRUNUS LYONI	CATALINA CHERRY	1	15"	DYING	
140	CASIMIROA EDULIS	WHITE SAPOTE	1	18"	TO BE REMOVED	
141	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
142	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	42"	PROJECT IN PLACE	
143	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	42"	PROJECT IN PLACE	
144	FICUS MICROCARPA	INDIAN LAUREL FIG	1	65"	PROJECT IN PLACE	
145	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	65"	PROJECT IN PLACE	THERE ARE 6 OF THESE SMALL FICUS PLANTED AS A HEDGE
146	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	65"	PROJECT IN PLACE	
147	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
148	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
149	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
150	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	95"	TO BE REMOVED	INVASIVE SPECIES, SHOULD BE REMOVED
151	SYAGRUS ROMANZOFFIANA	QUEEN PALM	1	8"	TO BE REMOVED	
152	SYZIGIUM MYRTILO	AUSTRALIAN BRUSH CHERRY	1	14"	DYING	TREE IS DYING FROM HEART ROT DECAY AND WOOD BORERS
153	JACARANDA MIMOSFOLIA	JACARANDA	1	14"	INVASIVE	TREE IS AN INVASIVE SPECIES NEEDING REMOVAL
154	ALANTHUS ALTISSIMA	TREE OF HEAVEN	1	14"	INVASIVE	TREE IS AN INVASIVE SPECIES
155	ALANTHUS ALTISSIMA	TREE OF HEAVEN	1	14"	INVASIVE	TREE IS AN INVASIVE SPECIES
156	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
157	SCHINUS MOLLE	PERUVIAN PEPPER	1	20"	TO BE REMOVED	
158	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	37"	TO BE REMOVED	
159	SCHINUS MOLLE	PERUVIAN PEPPER	1	20"	TO BE REMOVED	
160	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
161	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
162	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
163	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
164	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
165	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
166	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
167	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
168	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
169	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
170	MAGNOLIA SULLANGANA	MAGNOLIA	1	25"	TO BE REMOVED	
171	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
172	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
173	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
174	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
175	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
176	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
177	COR'MBIA CITRIFLORA	LEMON GRASS	1	18"	TO BE REMOVED	
178	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	31"	TO BE REMOVED	
179	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	35"	TO BE REMOVED	
180	ALCIA BALEYANA	BALEY ACACIA	1	24"	TO BE REMOVED	
181	PARKINSONIA ACULEATA	PALO VERDE	1	24"	TO BE REMOVED	
182	PHENIX CANARENSIS	CANARY ISLAND DATE PALM	1	24"	TO BE REMOVED	
183	PHENIX CANARENSIS	CANARY ISLAND DATE PALM	1	24"	TO BE REMOVED	
184	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	24"	INVASIVE	INVASIVE SPECIES, REMOVAL RECOMMENDED
185	PARKINSONIA ACULEATA	PALO VERDE	1	20"	TO BE REMOVED	
186	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	30"	TO BE REMOVED	

20 PROTECTED TREES (10" DBH OR LARGER QUERCUS) TO BE REMOVED REPLACE 2:1  
 7 MATURE TREES 4" DBH TO 10" DBH QUERCUS) TO BE REMOVED REPLACE 1:1  
 20 ALL OTHER TREES OVER 8" DBH TO BE REMOVED. REPLACE 1:1  
 = 40 TREES  
 = 7 TREES  
 = 20 TREES  
 67 TREES NEEDED

N 1,988,000

**ROOT BARRIER NOTE:**  
 ALL TREES PLANTED WITHIN 9' OF ANY CURB, WALL, LANDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY WALK, OR LIGHT FUTURE SHALL RECEIVE A 10" LENGTH OF 18.5" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCLOSE THE ROOT BALL.

Underground Service Alert  
 Call: TOLL FREE 1-800-227-2600



JAMES P. BENNETT  
 LANDSCAPE ARCHITECT  
 480 MANCHESTER AVENUE SUITE 201  
 OAKLAND, CA 94612  
 TEL: 415.764.4444 FAX: 415.764.7444

JPB LA

500 CHESTNUT STREET ESCONCODO, CA 92525  
 APN # Z35460-0300

DATE: 08/12/2023  
 SCALE: AS SHOWN  
 DRAWN: JPB  
 JOB #: 2023-3  
 SHEET TITLE: PRELIMINARY LANDSCAPE TREE SURVEY

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DRAFT NOTICE OF EXEMPTION

PLANNING CASE NO. PL24-0309



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: PL24-0309 – Chestnut Drive 6-lot Residential Subdivision Map

Project Location - Specific: The 4.15-acre site is located on the east side of Chestnut St. and south of E. 5th Avenue, and is addressed at 500 Chestnut St. (Assessor’s Parcel Number: 233-480-23-00)

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

Description of Project: Approval of a Tentative Subdivision Map to subdivide a 4.15-acre lot into six residential lots, with three “letter” lots (two open space lots, and one private street lot), for the purposes of single-family residential development. The Project includes necessary on and off-site improvements, including the demolition of an existing approximately 1,740-square-foot single-family residence, as well as grading, landscaping, open space, public and private street and sidewalk improvements. The Project also includes three grading exemptions to the north, southeast, and west of the project site. The project site has a General Plan land use designation of Suburban (S), and is zoned Single-Family Residential (R-1-10).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project: Robert D’Amaro for Masson & Associates

Address: 200 E. Washington St., Escondido, CA 92025

Telephone: 760-741-3570

Private entity School district Local public Agency State agency Other special district

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15332 (“In-Fill Development Projects”).

Reasons why project is exempt:

The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15332 (“In-Fill Development Projects”), in that the proposed Project complies with the exemption criteria necessary to be exempt from further environmental detail below:

Exemption Criteria:	Justification
<p><i>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</i></p>	<p>The project site has a General Plan land use designation of Suburban (S) and is zoned R-1-10 (Single-Family Residential). Within the Suburban land use designation, maximum densities are prescribed according to slope criteria on a sliding scale. Within the subject property, maximum density would be permitted at 2.67 dwelling units per acre (du/ac). The project would provide six single-family units on a 4.15-acre site, which results in a density of 1.44 du/ac, and would be consistent with the General Plan land use designation and density for the site. The City's zoning code allows for single-family residential development on the project site with a minimum lot size of 10,000 square feet. The Project does not propose to amend the General Plan designation or zoning for the project site, and the project would be consistent with the General Plan and zoning development designations. Therefore, the Project as proposed is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, and thereby meets criterion a.</p>
<p><i>(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.</i></p>	<p>The project site encompasses 4.15 acres located within the city limits of the incorporated City of Escondido. Urban uses are defined under PRC Section 21072 as including "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." The project site is adjacent to or separated by only a public right-of-way single-family residential urban use on all sides. Therefore, the Project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and thereby meets criterion b.</p>
<p><i>(c) The project site has no value, as habitat for endangered, rare or threatened species.</i></p>	<p>The project site is currently developed with an existing single-family home. Landscaping currently consists of low-lying shrubs and native tree coverage, which do not provide habitat suitable for endangered, rare, or threatened species. The project site is surrounded by urban development and does not serve as a wildlife corridor. Consequently, the project site has no value as habitat for endangered, rare, or threatened species, and thereby meets criterion c.</p>
<p><i>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</i></p>	<p>An initial assessment of impacts related to traffic, noise, air quality, and water quality has been prepared to evaluate the potential effects of the project. Based on supporting sources and project-specific studies, the Project as proposed would not result in significant effects related to traffic, noise, air quality, or water quality, thereby meeting criterion d.</p>
<p><i>(e) The site can be adequately served by all required utilities and public services.</i></p>	<p>The project site has previously been served by public utilities and services. Therefore, connections to existing water, wastewater, stormwater, electric, and telecommunications services are available at the project site. As the project is consistent with General Plan, and therefore the population projections for the City, the increased demand for these facilities is anticipated by the City and would be accommodated by the City through payment of development impact fees. Connections to existing utilities and existing public services would adequately serve the project site and the project would not require new utilities or services to be provided by the City or other public utility agency. The project therefore would meet criterion e.</p>

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

- Location. The proposed Project is not pursuing a class 3, 4, 5, 6, or 11 Categorical Exemption; therefore, this exception is not applicable to the Project.
- Cumulative Impact. The proposed Project would not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.

- Significant Effect. As detailed in the Planning Commission staff report, dated June 9, 2026, no significant environmental effects related to traffic, noise, air quality, or water quality would occur as a result of the Project. The area of impact is located within an urban area of the City, and would be developed into six single-family residential lots located within an R-1-10 zone. No unusual circumstances are surrounding the Project which would result in a reasonable possibility of a significant effect on the environment.
- Scenic Highways. The proposed Project would not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the project site.
- Hazardous Waste Sites. The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
- Historical Resources. The proposed Project is not on a site which contains a significant resource, and would not cause a substantially adverse change to the significance of a historical resource.

**Lead Agency Contact Person:** Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: \_\_\_\_\_  
 Alex Rangel  
 Associate Planner

\_\_\_\_\_ Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

DRAFT PLANNING COMMISSION RESOLUTION NO. 2026-05

PLANNING CASE NO. PL24-0309

Planning Commission

Hearing Date: June 9, 2026

Effective Date: June 19, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

APPLICANT: Robert D’Amaro, Masson & Associates

CASE NO: PL24-0309

WHEREAS, Robert D’Amaro, on behalf of Masson & Associates (“Applicant”), filed a land use development application, Planning Case No. PL24-0309 (“Application”) constituting a request for a Tentative Subdivision Map consisting of six single-family residential lots and three lettered lots (lots “A,” “B,” and “C”), associated public and private improvements, and the demolition of an existing single-family residence (“Project”) on a 4.15 gross acre site located at 500 Chestnut St. (APN 233-480-23-00), in the Suburban (“S”) general plan land use designation and R-1-10 (Single-Family Residential, minimum 10,000 square foot lot size) zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein (“Property”); and

WHEREAS, the Application was submitted to, and processed by, Planning Services of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government

Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, single-family residential development is a permitted use within the R-1-10 Zone, subject to the approval of a Tentative Subdivision Map Permit, in accordance with Chapter 32 of the Escondido Municipal Code and Article 6 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on June 9, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;

- c. The staff report, dated June 9, 2026, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15332 ("In-Fill Development Projects) as detailed in the draft Notice of Exemption attached to the Planning Commission staff report, dated June 9, 2026.
3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Services Area of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by Planning Services. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Development Services and Public Works Departments. The Applicant 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. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, [www.escondido.gov](http://www.escondido.gov), and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

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 Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 9<sup>th</sup> day of June, 2026, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

\_\_\_\_\_  
BARRY SPEER, Chair  
Escondido Planning Commission

ATTEST:

\_\_\_\_\_  
GARRETT SMITH, Secretary of the  
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

\_\_\_\_\_  
ANGEL ESTRADA, Minutes Clerk  
Escondido Planning Commission

Decision may be appealed to City Council  
pursuant to Zoning Code Section 33-1303

## EXHIBIT "A"

## LEGAL DESCRIPTION

PLANNING CASE NO. PL24-0309

ALL THOSE PORTIONS OF LOTS 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. M. GRAHAM, NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

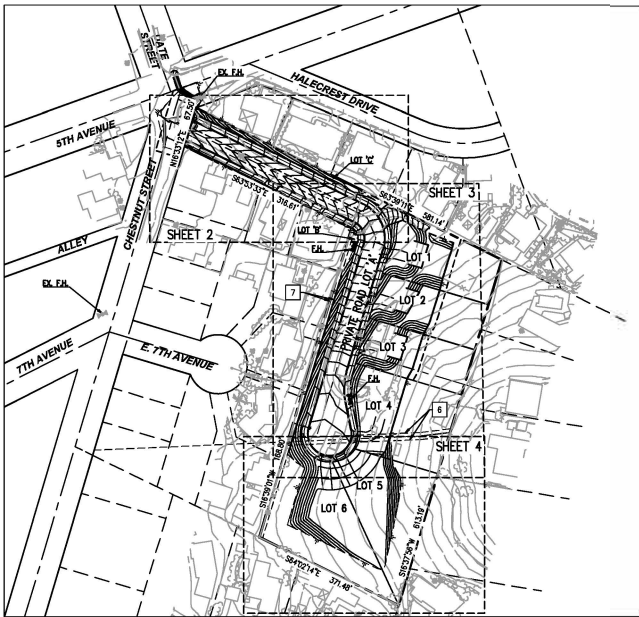
COMMENCING AT THE CORNER COMMON TO LOTS 24 AND 25 IN SAID BLOCK 188; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 581.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE LAND CONVEYED BY ISSAC O. WINSLOW AND MARY G. WINSLOW TO J. B. CLARK BY DEED DATED SEPTEMBER 5, 1912 AND RECORDED IN BOOK 580, PAGE 21 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WESTERLY LINE OF LOTS 24 AND 23 AND ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO CLARK TO THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO WILLIAM H. DUNCAN, ET UX, RECORDED MARCH 21, 1950, IN BOOK 3546, PAGE 384 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID DUNCAN LAND NORTH 64° 24' WEST TO THE MOST SOUTHERLY CORNER OF LOT 14 IN THE BARTLEY SUBDIVISION, ACCORDING TO MAP THEREOF NO. 3039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1953; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID BARTLEY SUBDIVISION NORTH 16° 11' EAST 548.30 FEET TO THE NORTHEAST CORNER OF LOT 8 IN SAID BARTLEY SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF SAID BARTLEY SUBDIVISION NORTH 64° 15' WEST 316.66 FEET TO THE MOST NORTHERLY CORNER OF LOT 7 THEREOF, SAID NORTHERLY CORNER BEING ALSO A POINT ON THE WESTERLY LINE OF SAID LOT 24 OF RANCHO RINCON DEL DIABLO; THENCE NORTH 16° 06' EAST ALONG SAID WESTERLY LOT LINE 67.40 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.

APN: 233-480-23-00

**EXHIBIT "B"**  
**PROJECT PLAN SET**  
**PLANNING CASE NO. PL24-0309**

Item 4.

**TENTATIVE MAP PL24-309**  
**500 CHESTNUT STREET**  
**ESCONDIDO, CALIFORNIA 92025**



**FIRE NOTES:**

- FIRE SPRINKLER SYSTEM WILL BE DESIGNATED ON THE BUILDINGS TO BE NFPA 13R.
- STANDPIPE SYSTEMS WILL BE REQUIRED AT THE FOLLOWING LOCATIONS, STAIRWELL LANDINGS (LOCATION TO THE SATISFACTION OF THE FIRE DEPARTMENT)
- AN APPROVED FIRE ALARM SYSTEM WILL BE REQUIRED.
- FIRE HYDRANTS CAPABLE OF DELIVERING 1500 GPM WHEN USING FIRE SPRINKLER SYSTEM.
- EXTINGUISHERS MUST BE PROVIDED AT ALL LOCATIONS INDICATED WITH A MINIMUM RATING OF 2A-10B-C IN A VISIBLE AND ACCESSIBLE LOCATION, AT AN EXIT OR IN THE EXIT PATHWAY, WALKING DISTANCE IS NOT TO EXCEED 75 FEET (MUST COMPLY WITH 2010 CPC SECTION 906). EXTINGUISHERS MUST BE MOUNTED NOT MORE THAN 5 FEET NEAR LESS THAN 3 1/2 FEET ABOVE THE FLOOR. EXTINGUISHERS SIGNAGE MAY BE REQUIRED.
- DRENCHERS SERVING THREE OR MORE HOMES ARE CONSIDERED ACCESS ROADS AND MUST BE A MINIMUM OF 24 FEET WIDE WITH NO PARKING AS SHOWN ON PLAN.
- SPEED BUMPS/BUMPS ARE NOT ALLOWED ON FIRE ACCESS ROADS.
- ALL WEATHER PAVED ACCESS MUST BE ABLE TO SUPPORT THE WEIGHT OF FIRE APPARATUS (75K LBS) AND APPROVED FIRE HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO PLACING ANY COMBUSTIBLE MATERIALS ON THE JOB SITE.
- ALL GATED ENTRANCES MUST BE EQUIPPED WITH ELECTRIC SWITCHES ACCESSIBLE FROM BOTH SIDES AND OPERABLE BY DUAL-KEYED SWITCHES FOR BOTH FIRE AND POLICE. THE GATES WILL BE EQUIPPED WITH OPTICUM TRAFFIC CONTROL SYSTEM ONCE ACTIVATED BY THE FIRE VEHICLES KEEPS THE GATES OPEN UNTIL THEY ARE CLOSED BY THE MANAGEMENT OFFICE. ELECTRIC GATES MUST BE OPERABLE BY THE FIRE DEPARTMENT SMOKE DETECTORS AND ALLOW FIRE EXTING. A FURNISH METHOD TO PROVIDE ONGOING MAINTENANCE OF FIRE LANES, ELECTRIC GATES, AND OTHER FIRE AND LIFE SAFETY REQUIREMENTS MUST BE PROVIDED FOR IN THE CCRs. A COPY OF THE CCRs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT, FIRE LANE SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.
- INSIDE TURNING RADIUS ARE SHOWN ON THE PLAN.
- PERMANENT ROOF ACCESS LADDERS OFF THE STAIRS WITHIN A DESIGNATED CLOSET WILL BE PROVIDED THROUGH A ROOF HATCH IN EACH BUILDING.
- BARRICADES MUST NOT OBSTRUCT FIRE HYDRANTS OR IMPEDE EMERGENCY VEHICLE ACCESS.
- 13 FEET 6 INCHES OF VERTICAL CLEARANCES MUST BE PROVIDED IN ALL ACCESS AND DRIVEWAY AREAS. TREES THAT OBSTRUCT THE VERTICAL CLEARANCE OR ACCESS MUST BE TRIMMED OR REMOVED AND PROMSIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CCRs. A COPY OF THE CCRs LISTING THIS REQUIREMENT MUST BE SUBMITTED TO THE ESCONDIDO PLANNING DEPARTMENT, FIRE LANE SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO FIRE DEPARTMENT.

**PUBLIC UTILITIES:**

GAS & ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	COX COMMUNICATIONS
WATER	CITY OF ESCONDIDO
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DIST.

**PRELIMINARY GRADING NOTE:**  
 THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

**SOLAR ACCESS STATEMENT:**  
 ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

**EASEMENTS OF RECORDS:**

- NUMBER CORRESPONDS TO THE TIME IN THE EXCEPTIONS AND EXCLUSIONS OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY ORDER NO. 8864726, DATED JULY 24, 2022. [Z] INDICATES PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 238 OF DEEDS, PAGE 369.  
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - AN EASEMENT FOR PIPE LINES FOR THE ESCONDIDO MUNICIPAL WATER SYSTEM AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 672 OF DEEDS, PAGE 252 AND IN BOOK 672, PAGE 253, 80 TH.  
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 23, 1945 AS INSTRUMENT NO. 14921 IN BOOK 1846, PAGE 246 OF OFFICIAL RECORDS.  
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - AN EASEMENT FOR A WATER MAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 1948 AS BOOK 2385, PAGE 49 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 10, 1989 AS BOOK 1784, PAGE 590 OF OFFICIAL RECORDS.  
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - [OPEN DEED REC. 1/20/1887 AS DOC. NO. 67-028326 (APN 233-480-16) AND DEED REC. 5/5/21 AS DOC. NO. 2021-028663 (APN 233-480-22) AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS IS AS SHOWN ON THE PLAN. ALL BEARINGS ARE TO THE CENTER OF THE EARTH. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL DISTANCES ARE TO THE CENTER OF THE EARTH. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

**KEY MAP:**

**OWNER/APPLICANT:**

I HEREBY CERTIFY THAT I (WE) ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE GRADING PLAN, AND THAT SAID MAP SHOWS ALL OF THE CONTIGUOUS OWNERSHIP IN WHICH HAS ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS AND/OR UTILITY EASEMENTS.

ALENA NAMROOD BY: ALENA NAMROOD DATE: \_\_\_\_\_  
 500 CHESTNUT STREET  
 ESCONDIDO, CA 92025

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE, & THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF ESCONDIDO AND RINCON DEL DIABLO MUNICIPAL WATER DISTRICT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



ROBERT D'AMARIO IIC: C081699

**ENGINEER:**

MASSON & ASSOCIATES, INC.  
 1120 SYCAMORE AVE., SUITE 20  
 VISTA, CA 92081  
 (760) 741-3570

**LEGAL DESCRIPTION:**

PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0282343)

**LEGEND:**

- PROJECT BOUNDARY
- EXISTING EASEMENT LINE
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- GRADED SLOPE 2:1 TYPICAL UNLESS SHOWN OTHERWISE
- PROPOSED CONTOURS
- PERCENT OF GRADE
- FINISH SURFACE ELEVATION
- FINISH GROUND ELEVATION
- PROPOSED RETAINING WALL BY OTHERS
- PROPOSED SEWER LATERAL
- PROPOSED 8" SDR 35 PVC SEWER M.H.
- PROPOSED PVC WATER MAIN
- PROPOSED MIN 1" WATER METER PER W-1-E & BACKFLOW PER CODE W-10-E
- FIRE HYDRANT ASSEMBLY (RIBBIDENTAL)
- STREET LIGHT
- DRIVEWAY
- PROPOSED STORM DRAIN
- TYPE B CURB INLET
- TYPE A CLEAN OUT, (SIZE PER PLAN)
- PROPOSED CONCRETE LINED DITCH
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- STREET TREE PER CITY STANDARDS

**GENERAL NOTES:**

- TOTAL PARCEL SIZE: 4.15 ACRES
- TOTAL NO. LOTS: 6 RESIDENTIAL LOTS 1-6, PUBLIC ROAD LOT 'A', 2 OPEN SPACE LOTS 'B' AND 'C'
- MINIMUM LOT SIZE: 10,000 SF
- AVERAGE LOT WIDTH: AS SHOWN 80 FT.
- ASSESSOR'S PARCEL NUMBER: 233-480-23
- EXISTING / PROPOSED GENERAL PLAN: URBAN 1
- EXISTING / PROPOSED ZONING: R-1-10. SINGLE FAMILY RESIDENTIAL
- DENSITY: ALLOWABLE & PROPOSED
- PROJECT ADDRESS: 500 CHESTNUT STREET, ESCONDIDO CA. 92025
- LEGAL ACCESS: 500 CHESTNUT STREET
- ALL LOTS TO BE ON CITY OF ESCONDIDO SEWAGE DISPOSAL SYSTEM.

**GENERAL DESIGN NOTES:**

- ALL STREET DESIGNS, STREET LIGHTS TO CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- FIRE MARCHAL SHALL APPROVE HYDRANT LOCATIONS.
- EASEMENTS AS REQUIRED BY THE CITY ENGINEER, AND UTILITIES ENGINEER.
- ALL PROPOSED UTILITIES TO BE UNDER GROUND.
- CONTOUR INTERVALS: 1 FEET
- TOPOGRAPHY PREPARED BY: PHOTO GEODETIC CORPORATION DATED 8-9-2023
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- SLOPE ANALYSIS:
- ALL SLOPES 2:1 UNLESS OTHERWISE NOTED.
- ALL EXISTING IMPROVEMENTS WITHIN THE PROPOSED DISTURBED AREA TO BE REMOVED.

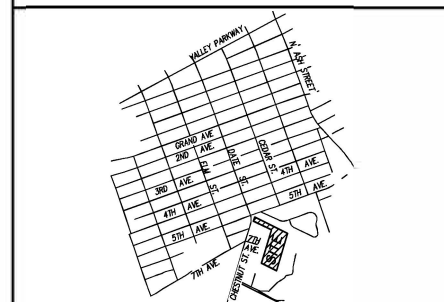
**INDEX:**

- C1 - TITLE SHEET, ENCUMBRANCE MAP
- C2 - TENTATIVE MAP, SECTION, STREET SECTIONS
- C3 - TENTATIVE MAP - SECTIONS
- C4 - TENTATIVE MAP
- C5 - TENTATIVE INFORMATION MAP, EXISTING AND PROPOSED EASEMENTS
- C6 - LOT LAYOUT
- C7 - DMA EXHIBIT

**APPROXIMATE GRADING QUANTITIES:**

OUT= 16,350 C.Y.  
 FILL= 6,880 C.Y.  
 EXPORTING 10,270 C.Y.  
 NOTE: QUANTITIES SHOWN ARE RAW QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING IF NECESSARY.

**TENTATIVE MAP PL24-309**



**PREPARED BY:**

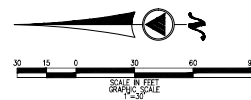
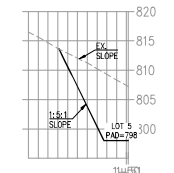
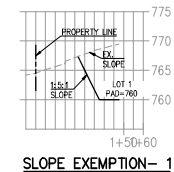
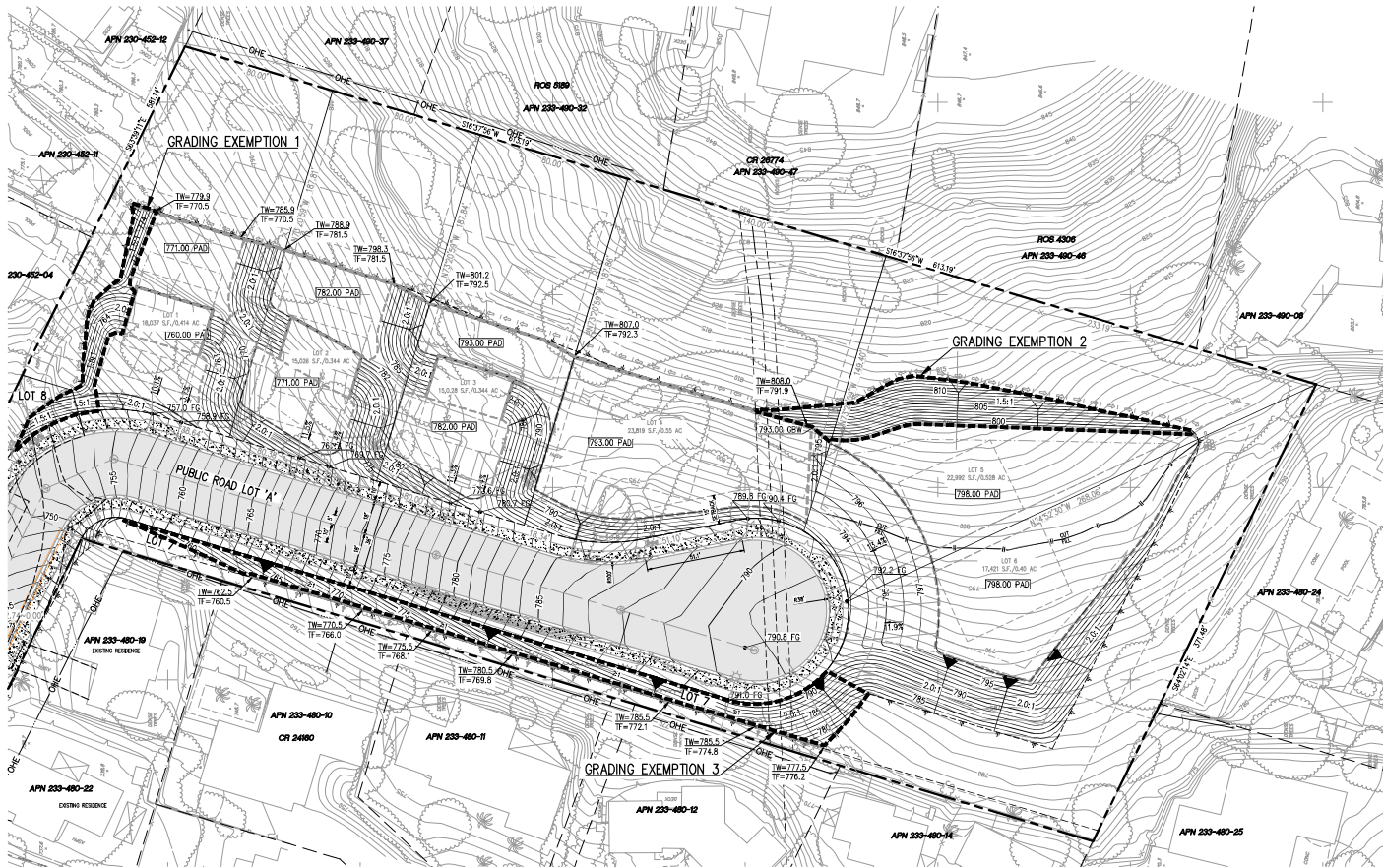
Planning & Engineering & Surveying & Telecom  
 1120 SYCAMORE AVE, SUITE 20  
 VISTA, CA 92081  
 P. 760.741.3570  
 F. 760.741.1784

**MASSON & ASSOCIATES, INC.**  
 ASSESSOR'S PARCEL NO.: 233-480-23

**LEGAL DESCRIPTION:**  
 PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0282343)

**OWNER/APPLICANT:**  
 ALENA NAMROOD  
 500 CHESTNUT STREET  
 ESCONDIDO, CA 92025

<b>PROJECT DESCRIPTION</b> 6 SINGLE FAMILY HOMES	Revision 9: _____
Revision 8: _____	Revision 7: _____
Revision 6: _____	Revision 5: _____
Revision 4: _____	Revision 3: _____
Revision 2: _____	Revision 1: _____
Original Date: AUGUST 2024	Revision 1: JUNE 2025
Sheet C1 of 7	



"GRADING EXEMPTION / ADJUSTMENT PLAT"

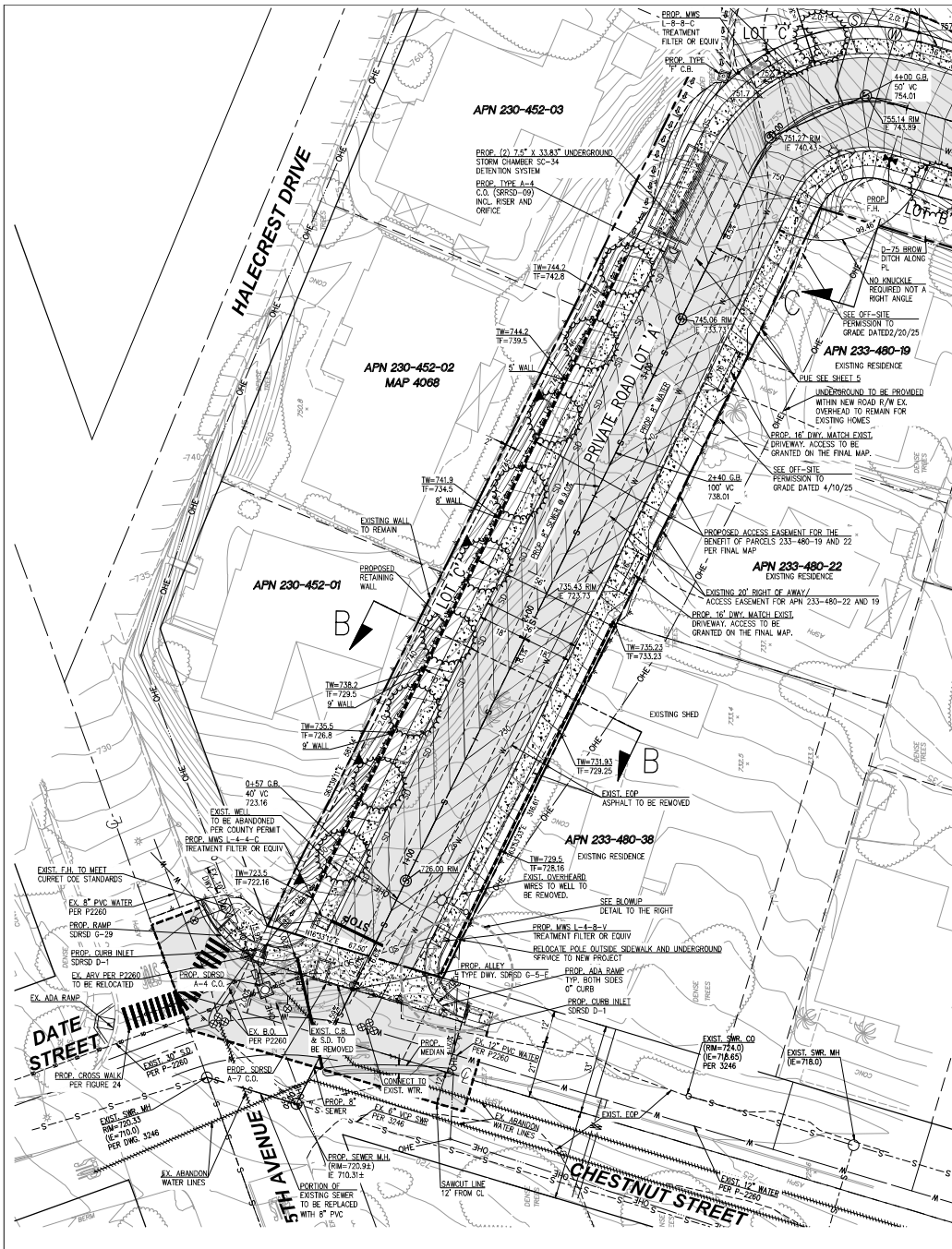


Planning • Engineering • Surveying • Telecom  
 1120 Sycamore Ave, Suite 210  
 Watson, CA 95081  
 P: 742.741.2570  
 F: 742.741.1766  
 www.masson-assoc.com

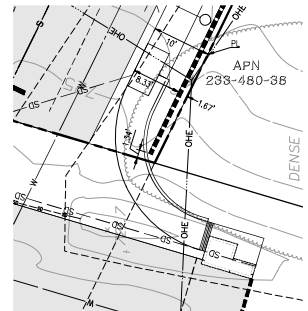


Gly Project No.  
**PL24-XXXX**

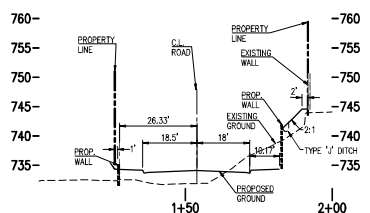
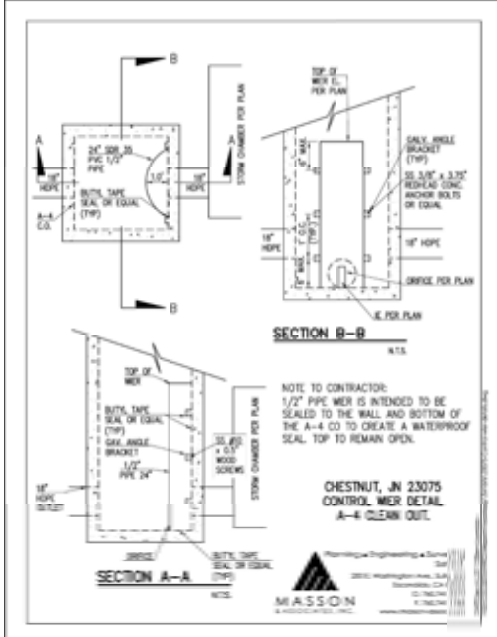
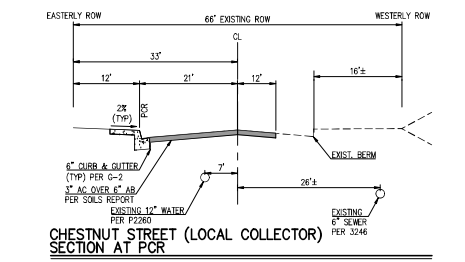
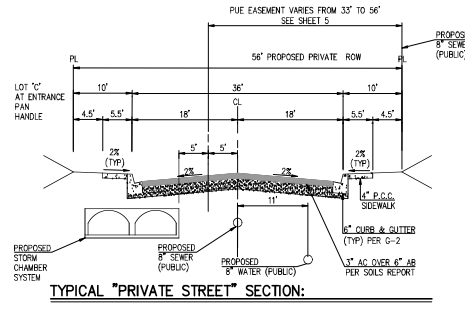
CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK	EARTHWORK QUANTITIES	SCALE	Office	Designed By	Drawn By	Checked By	ENGINEERING SERVICES	Drawing No.
Contractor							CITY OF ESCONDIDO BM71 - CHISEL SQUARE ON TOP OF CURB AT EASTLY BEGINNING OF CURB RETURN, ON THE S.E. CORNER OF 5TH AVENUE AND HALEFREST DRIVE. ELEVATION: 740.28 NGVD 29	CUT: 16,350 C.Y. FILL: 6,080 C.Y. EXPORT: 10,270 C.Y.	Horizontal 1"=20' Vertical 1"=2'		LM	LM	RD	ALENA NAWROCKI 500 CHESTNUT STREET ESCONDIDO, CA 92025	PL24-0309
Inspector											Plans Prepared Under Supervision Of		Date		Sheet of 1
Date Completed													R.C.E. No. 0081699		



MATCHLINE SHEET C3



BLOWUP DETAIL



SECTION B-B  
 SCALE: 1" = 40' HORIZ 1" = 20' VERT.

PREPARED BY:  
 Masson Engineering & Surveying • 1120 SYCAMORE AVE. SUITE 200  
 VESPA, CA 92081  
 P. 760.741.3070  
 F. 760.741.1786

PROJECT DESCRIPTION  
 6 SINGLE FAMILY HOMES

TENTATIVE MAP PL24-309

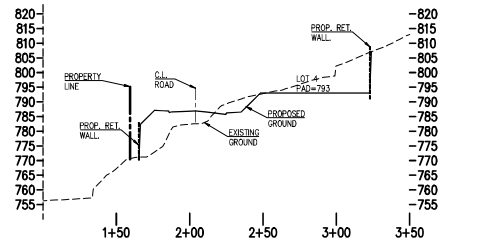
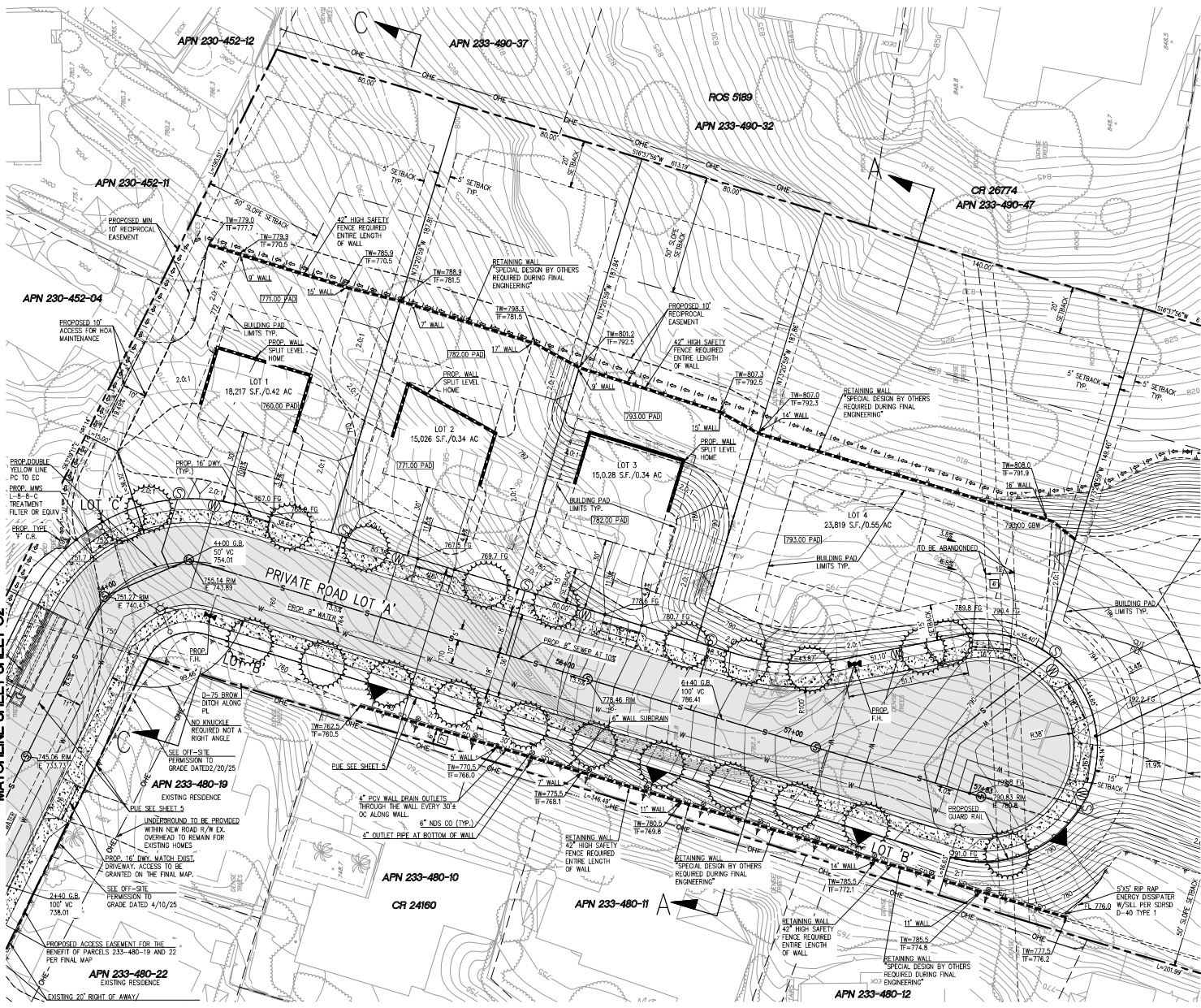
MASSON & ASSOCIATES, INC.  
 ASSESSOR'S PARCEL NO.: 233-480-23  
 LEGAL DESCRIPTION:  
 PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO PINON DE DIABLO IN THE CITY OF ESCONDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0262343)

OWNER/APPLICANT:  
 ALENA NANCYCO  
 500 CHESTNUT STREET  
 ESCONDO, CA 92025

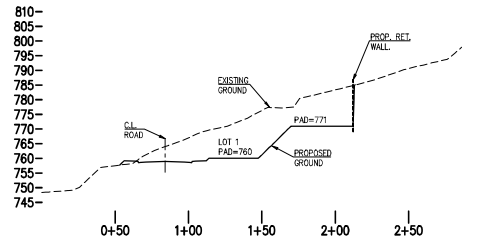
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 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
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 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: NOVEMBER 2025  
 Revision 1: JUNE 2025

Original Date: AUGUST 2024

Sheet C2 of 7

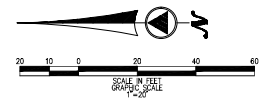


SECTION A-A  
SCALE: 1" = 40' HORIZ. 1" = 20' VERT.



SECTION C-C  
SCALE: 1" = 40' HORIZ. 1" = 20' VERT.

NOTE:  
ALL EXISTING IMPROVEMENTS WITHIN DISTURBED AREA TO BE REMOVED



**PREPARED BY:**  
 Planning • Engineering • Surveying • Intercom  
 1120 SYCAMORE AVENUE, SUITE 200  
 VISTA, CA 92081  
 P. 660.941.8090  
 F. 760.941.1786

**PROJECT DESCRIPTION**  
 6 SINGLE FAMILY HOMES

**TENTATIVE MAP PL24-309**

**MASSON & ASSOCIATES INC.**  
 ASSESSOR'S PARCEL NO.: 233-480-23  
 www.massonassoc.com

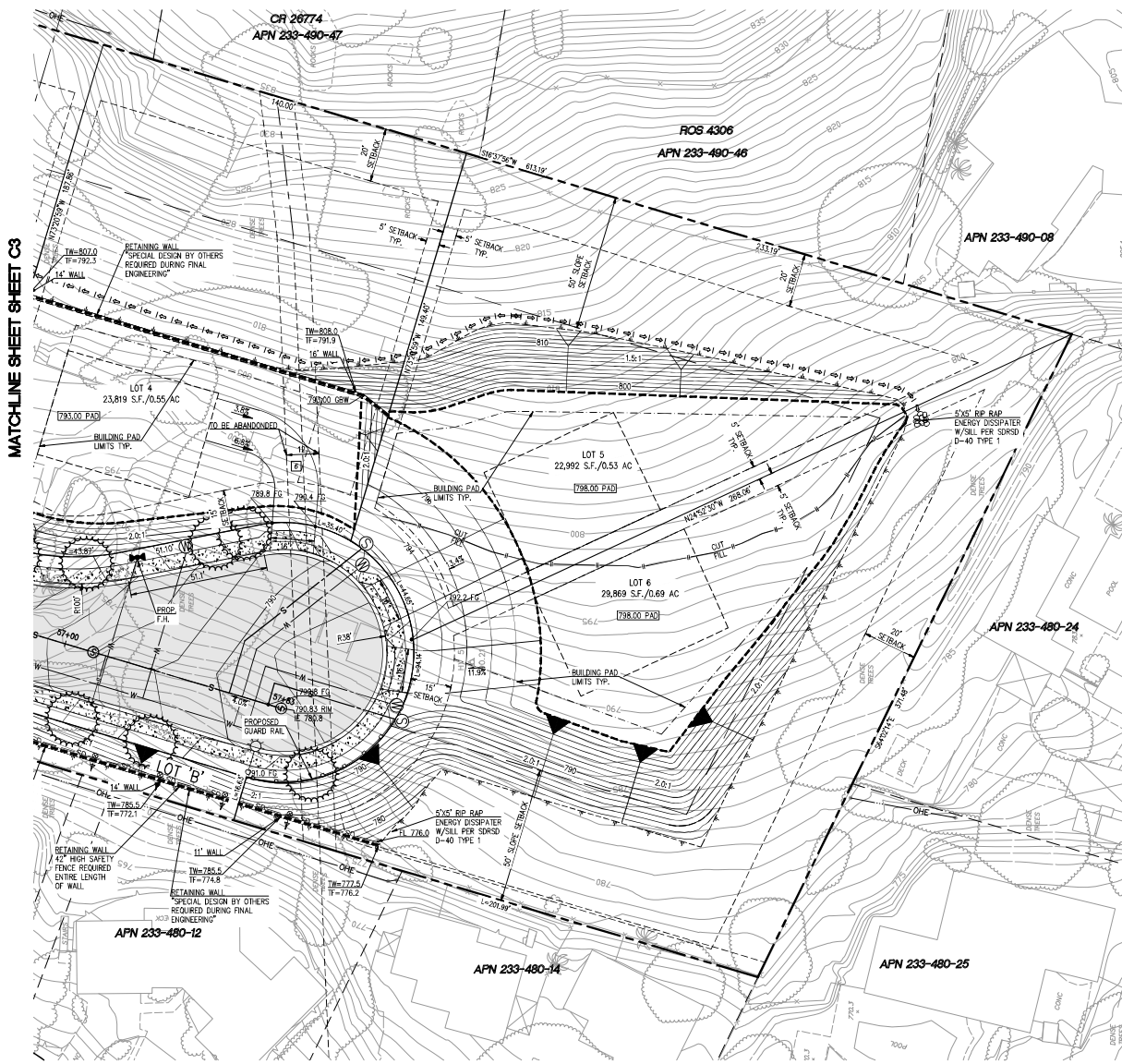
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**OWNER/APPLICANT:**  
 ALENA NARRCOO  
 500 CHESTNUT STREET  
 ESCONDO, CA 92025

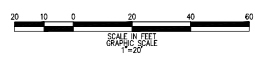
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	NOVEMBER 2025
Revision 1:	JUNE 2025

Original Date: AUGUST 2024

Sheet **C3** of **7**



MATCHLINE SHEET SHEET C3



**PREPARED BY:**  
 Planning • Engineering • Surveying • Information  
**MASSON & ASSOCIATES, INC.**  
 1120 SYCAMORE AVE, SUITE 200  
 VISTA, CA 92081  
 P. 760.741.2929  
 F. 760.741.1786  
 www.masson-inc.com

**ASSESSOR'S PARCEL NO.:**  
 233-480-23

**LEGAL DESCRIPTION:**  
 PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO PINON DEL DIABLO IN THE CITY OF ESCONDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725. (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0062343)

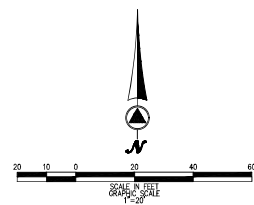
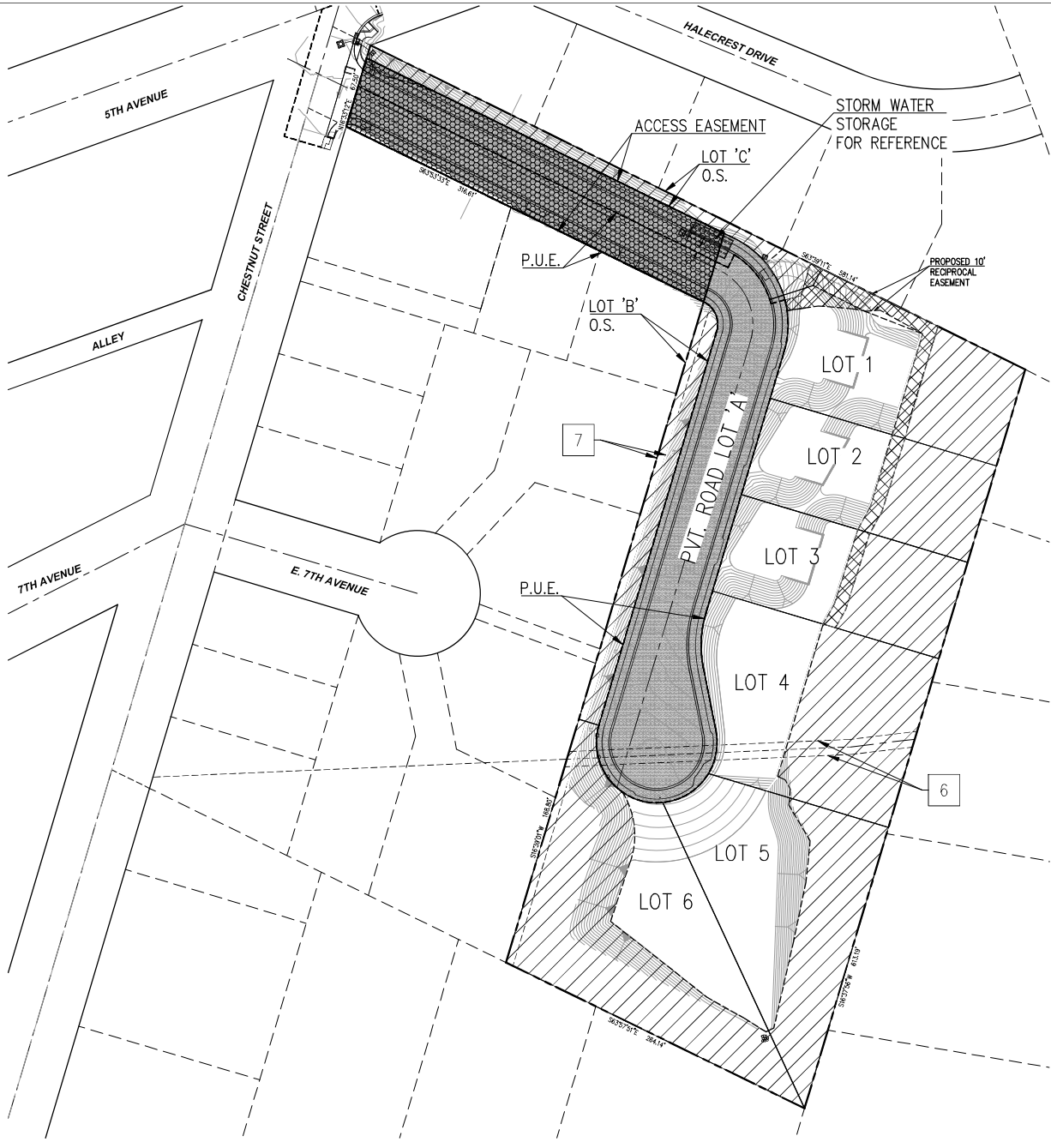
**OWNER/APPLICANT:**  
 ALENA NANCYCO  
 500 CHESTNUT STREET  
 ESCONDO, CA 92025

**PROJECT DESCRIPTION:**  
 6 SINGLE FAMILY HOMES  
 TENTATIVE MAP PL24-309

Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: NOVEMBER 2025  
 Revision 1: JUNE 2025

Original Date: AUGUST 2024

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**EASEMENTS OF RECORDS:**

NUMBER CORRESPONDS TO THE TIME IN THE EXCEPTIONS AND EXCLUSIONS OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY POLICY ORDER NO. 886429, DATED JULY 24, 2022. [E] INDICATES PLOTTED HEREON.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 238 DEEDS, PAGE 380.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR PIPE LINES FOR THE ESCOBEDO MUNICIPAL WATER SYSTEM AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 472 OF DEEDS, PAGE 252 AND IN BOOK 472, PAGE 251, BOTH.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 23, 1945 AS INSTRUMENT NO. 14921 IN BOOK 1846, PAGE 246 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR A WATER MAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 1948 AS BOOK 2985, PAGE 49 OF OFFICIAL RECORDS, TO BE OBTAINED.

AN SDGE EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 02, 1964 AS BOOK 5378, PAGE 112 OF OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 10, 1959 AS BOOK 1794, PAGE 590 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

**PROPOSED EASEMENTS:**

HOA LANDSCAPE MAINTENANCE EASEMENT	
10' RECIPROCAL EASEMENT	
PRIVATE ROAD LOT - A	
P.U.E. PRIVATE UTILITY EASEMENT	
ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 233-480-19 AND 22 PER FINAL MAP	

**HOA MAINTENANCE RESPONSIBILITIES**

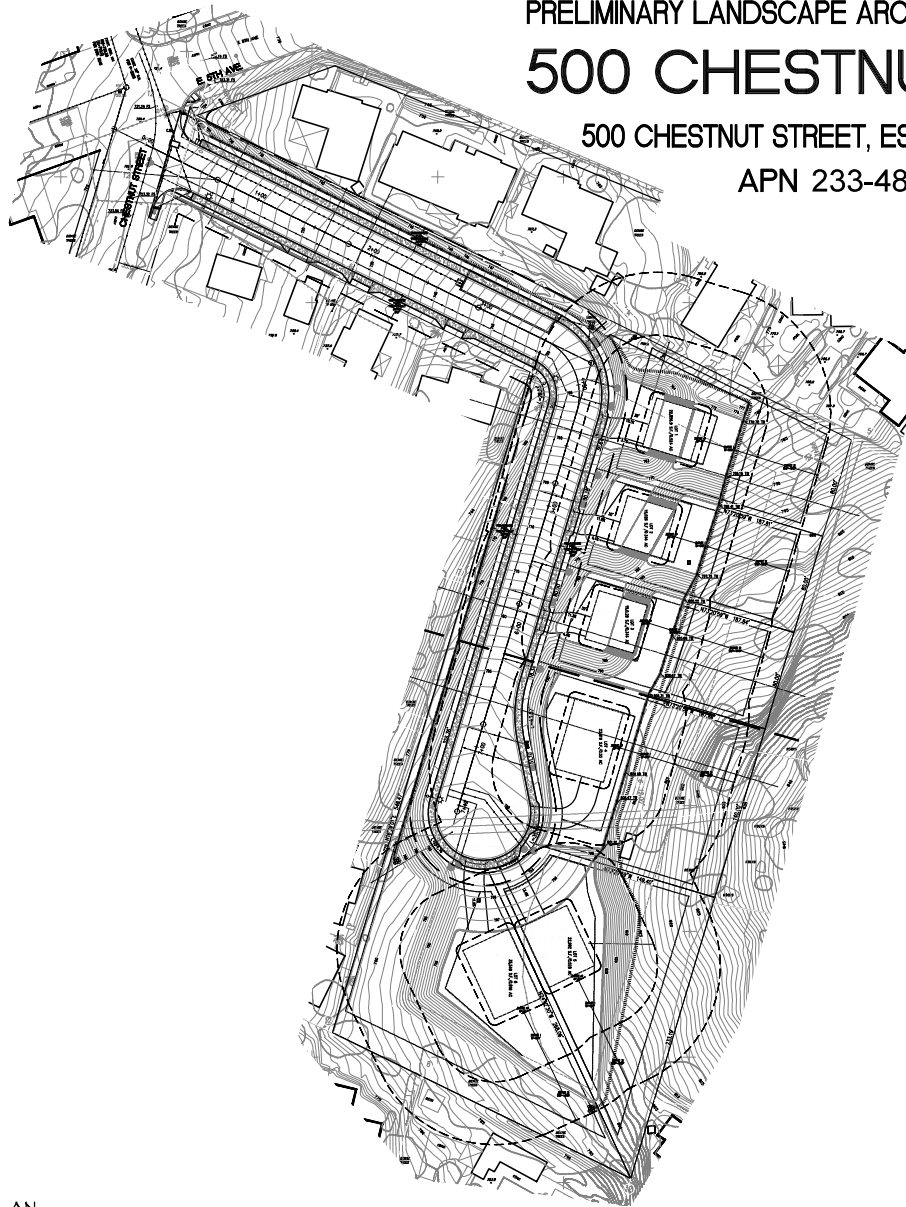
- SURFACE IMPROVEMENTS INCLUDING CURB, GUTTER, ROAD PAVEMENT.
- STORM DRAIN FACILITIES INCLUDING STORM CHANGER SYSTEM, AIRS UNITS, PRIVATE UNDERGROUND PIPING, CONC. LINED DITCHES.
- LANDSCAPE AND IRRIGATION IN ALL HOA LOTS AND REAR SLOPES OF PRIVATE LOTS.

<p><b>PREPARED BY:</b></p> <p> <b>MASSON &amp; ASSOCIATES INC.</b></p> <p>1120 SYCAMORE AVE, SUITE 200 VISTA, CA 92081 P. 760.741.2920 F. 760.741.1786</p> <p><b>ASSESSOR'S PARCEL NO.:</b> 233-480-23</p> <p><b>LEGAL DESCRIPTION:</b> PORTION OF LOT 23 AND 24 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO PINON DEL DIABLO IN THE CITY OF ESCOBEDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, (MORE FULLY DESCRIBED IN DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0062343)</p> <p><b>OWNER/APPLICANT:</b> ALENA NAWROCKI 500 CHESTNUT STREET ESCONDIDO, CA 92025</p>	<p><b>PROJECT DESCRIPTION</b></p> <p>6 SINGLE FAMILY HOMES</p>
	<p>Revision 9: _____</p> <p>Revision 8: _____</p> <p>Revision 7: _____</p> <p>Revision 6: _____</p> <p>Revision 5: _____</p> <p>Revision 4: _____</p> <p>Revision 3: _____</p> <p>Revision 2: _____</p> <p>Revision 1: JUNE 2025</p>
<p>Original Date: AUGUST 2024</p>	<p>Sheet C5 of 7</p>



# PRELIMINARY LANDSCAPE ARCHITECTURAL PLANS FOR: 500 CHESTNUT STREET

500 CHESTNUT STREET, ESCONDIDO, CA 92025  
APN 233-480-2300



### PROJECT INFO:

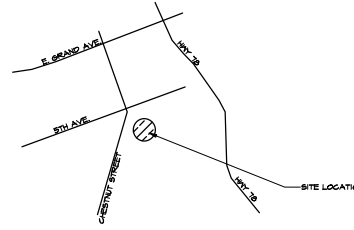
**OWNER:**  
ALENA NAMROCKI  
500 CHESTNUT STREET  
ESCONDIDO, CA 92025

**LANDSCAPE ARCHITECT:**  
JPBLA, INC.  
4403 MANCHESTER AVE, STE 201  
ENGLETTAS, CA 92024  
760-479-0644

**CIVIL ENGINEER:**  
MAGSON & ASSOCIATES, INC.  
1120 BYCAMORE AVE, #2D  
VISTA, CA 92081  
760-741-9570

### SHEET INDEX:

TITLE SHEET	LC-1
LANDSCAPE CONCEPT LEGEND & NOTES	LC-2
LANDSCAPE CONCEPT PLANTING PLAN & PLANT IMAGES	LC-3
IRRIGATION WATER CALCULATIONS	LC-4
EXISTING TREE PLAN	LC-5



VICINITY MAP

NTS

### HOME IGNITION ZONE NOTES:

- SEC. 4907.4.1 ZONE 0 "IMMEDIATE ZONE" (OWNER MAINTAINED) 0'-5'**  
THE AREA EXTENDING FROM 0'-5' FROM THE EXTERIOR WALL SURFACE OF THE BUILDING ON A HORIZONTAL PLANE. HARDSCAPE OR LIMITED FIRE-RESISTANT PLANTINGS ARE ACCEPTABLE. NO MULCH OR COMBUSTIBLE MATERIAL (INCLUDING STACKED FIREWOOD) IS PERMITTED. COMBUSTIBLE FENCING MATERIAL SHALL NOT BE ATTACHED TO THE STRUCTURE.
- SEC. 4907.4.2 ZONE 1 "INTERMEDIATE ZONE" (OWNER MAINTAINED) FROM ZONE 0 TO 50'**  
THE AREA FROM 5' EXTENDING OUT TO 50 FROM THE IMMEDIATE EDGE OF ZONE 0. THIS AREA MAY BE PLANTED WITH LOW GROWTH, DROUGHT TOLERANT AND FIRE RESISTIVE PLANT SPECIES. PLANT HEIGHT ALONG ZONE 0 SHALL BEOM AT NO MORE THAN 6' AND INCREASE TO A MAXIMUM HEIGHT OF 18' AT ZONE 2. TREES SHALL NOT EXCEED 30 IN HEIGHT OR AS APPROVED BY THE FAHJ. NATURAL AND SLOPES CREATED DURING CONSTRUCTION SHALL BE IRRIGATED. IRRIGATION MAY BE DISCONTINUED ONCE PLANT ROOT SYSTEMS ARE WELL DEVELOPED.
- SEC. 4907.4.3 ZONE 2 EXTENDED ZONE (OWNER MAINTAINED) FROM ZONE 1 TO 100'**  
THE AREA FROM THE IMMEDIATE EDGE OF ZONE 1 OUT ON A HORIZONTAL PLANE FOR 50'. THIS AREA WOULD BE CONSIDERED FOR SELECTIVE CLEARING OF NATURAL VEGETATION AND DENSE CHAPARRAL BY REMOVING 50% OF THE SQUARE FOOTAGE OF THE AREA. TREES AND BRUSH SHALL BE LIMBED UP OFF THE GROUND, THE LOWEST BRANCHES OF MATURE.

### LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY COUNCIL AS SET FORTH IN THE CITY OF ESCONDIDO LANDSCAPE ORDINANCE. ON FILE IN THE OFFICE OF THE CITY CLERK.
- IF ANY HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT SIZE PER THE APPROVED PLANS.
- TREES SHALL BE LOCATED AND MAINTAINED TO PRESERVE A CLEAR ZONE OF AT LEAST TEN FEET FROM FIRE HYDRANTS, OVERHEAD UTILITY WIRES, STREET LIGHT LUMINAIRES AND ABOVE GROUND UTILITY STRUCTURES SUCH AS TRANSFORMER ENCLOSURES.
- TREES SHALL BE PLANTED AT LEAST FIVE FEET FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, ELECTRIC AND TELEPHONE. RIPARIAN TREE SPECIES SHALL BE PLANTED AT LEAST 30 FEET FROM CITY SEWER, WATER AND DRAINLINES.
- PROVIDE ROOT BARRIERS FOR TEN FEET TO BOTH SIDES OF ALL STREET TREES WITH IN FIVE FEET OF ANY HARDSCAPE PAVING.

**NOTE:**  
A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT WITHIN 10 DAYS OF THE INSTALLATION OF THE LANDSCAPING ALL REQUIRED ELEMENTS IN SECTION 33-1335 OF THE MUNICIPAL CODE.

### LANDSCAPE ARCHITECT OF WORK:

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 4903 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF ESCONDIDO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

*[Signature]* 9/12/25  
JAMES P. BENEDETTI, CA, R.L.A. #3058  
DATE MY REGISTRATION EXPIRES 09/30/26  
JPBLA, INC.  
4403 MANCHESTER AVE, SUITE 201 ENGLETTAS, CA 92024  
760/479-0644

### WATER EFFICIENT LANDSCAPE NOTE

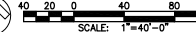
I, JAMES P. BENEDETTI, AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE ESCONDIDO WATER EFFICIENT LANDSCAPE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

*[Signature]* 9/12/25  
JAMES P. BENEDETTI, CA, R.L.A. #3058  
DATE MY REGISTRATION EXPIRES 09/30/26  
JPBLA, INC.  
4403 MANCHESTER AVE, SUITE 201 ENGLETTAS, CA 92024  
760/479-0644

**MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE**  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (8 FEET FROM SEWER LINES)  
ABOVE GROUND UTILITY LINES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

**ROOT BARRIER NOTE:**  
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, LANDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY WALL, OR LIGHT FUTURE SHALL RECEIVE A 10" LENGTH OF 18"x12" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600  
NO SPRINKLER DAYS  
CALLER'S RESPONSIBILITY TO VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY EXCAVATION WORK.



JAMES P. BENEDETTI  
LANDSCAPE ARCHITECT  
4403 MANCHESTER AVE, SUITE 201  
ENGLETTAS, CA 92024  
760/479-0644

JPBLA

500 CHESTNUT STREET, ESCONDIDO, CA 92025  
APN # 233-480-2300

SUBMITTALS:  
REVISIONS:

DATE: 09/12/2025  
SCALE: AS SHOWN  
JOB # 2025-3  
SHEET TITLE  
PRELIMINARY LANDSCAPE TITLE PAGE

59

SITE PLAN  
SCALE: 1"=40'-0"



JAMES P. BENNETT  
LANDSCAPE ARCHITECT  
444 MANCHESTER AVENUE SUITE 201  
ESCONDIDO, CA 92025  
TEL: 760.745.6565  
WWW.JPBLA.COM



STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
JAMES P. BENNETT  
LANDSCAPE ARCHITECT  
No. 10287  
ISSUED 08/12/2023

500 CHESTNUT  
500 CHESTNUT STREET, ESCONDIDO, CA 92025  
APN # 235-460-2300

SUBMITTALS:	
1. CONCEPT PLAN	
2. PLANTING PLAN	
3. IRRIGATION PLAN	
4. FINISHED LAYOUT	

REVISIONS:

DATE:	08/12/2023
SCALE:	AS SHOWN
DRAWN:	JPB
CHECKED:	JPB
DATE:	2023-8
SHEET TITLE:	

PRELIMINARY  
LANDSCAPE  
CONCEPT  
PLAN & PLANT  
IMAGES

### LANDSCAPE NOTE:

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS.
- LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDING TO CITY OF ESCONDIDO REQUIREMENTS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF ESCONDIDO REQUIREMENTS.
- A TRASH RECEPTACLE WILL BE PLACED ON EACH FLOOR AT THE ELEVATOR TAIL LOCATION AND WILL BE COLLECTED BY USING EXISTING TRASH BINS ON-SITE.
- LANDSCAPE FOR THE SITE SHOULD MAINTAIN 7 FT. CANOPY ON ALL TREES AND A 2 FT. MAXIMUM HEIGHT ON ALL GROUNDCOVER.
- ALL STREET TREES SHALL COMPLY WITH THE CITY OF ESCONDIDO APPROVED STREET TREES AND STANDARD DETAIL 21A.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 8 FEET OF A TREE TRUNK (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 3 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK. FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. ACCESS OR OTHER ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.

### LANDSCAPE CONCEPT STATEMENT:

THE LANDSCAPING IS REMINISCENT OF A DROUGHT-TOLERANT YET CONTEMPORARY STYLE LANDSCAPE WITH A MIXTURE OF SMALL TREES, SHRUBS AND GROUND COVER. VARIOUS GROUNDCOVER AND OTHER DECORATIVE SHRUBS WILL PROVIDE FOR AN INTERESTING AND AESTHETICALLY PLEASING LANDSCAPE.

THE LANDSCAPING HAS BEEN DESIGNED WITH WATER CONSERVATION IN MIND. AS WELL, IT WILL CREATE AN INTERESTING STREETSCAPE WHICH WILL BE A BENEFIT TO THE OVERALL COMMUNITY ATMOSPHERE.

### MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE, AS WELL AS CONTIGUOUS PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

### STREET TREES AND OTHER TREES SHALL BE SPACED:

- 8 FEET FROM TRANSFORMERS, CABLE AND FULL BOXES
- 2 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
- STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE SUBJECT TO THE CITY ENGINEER'S APPROVAL.
- LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
- MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

### FIRE NOTES:

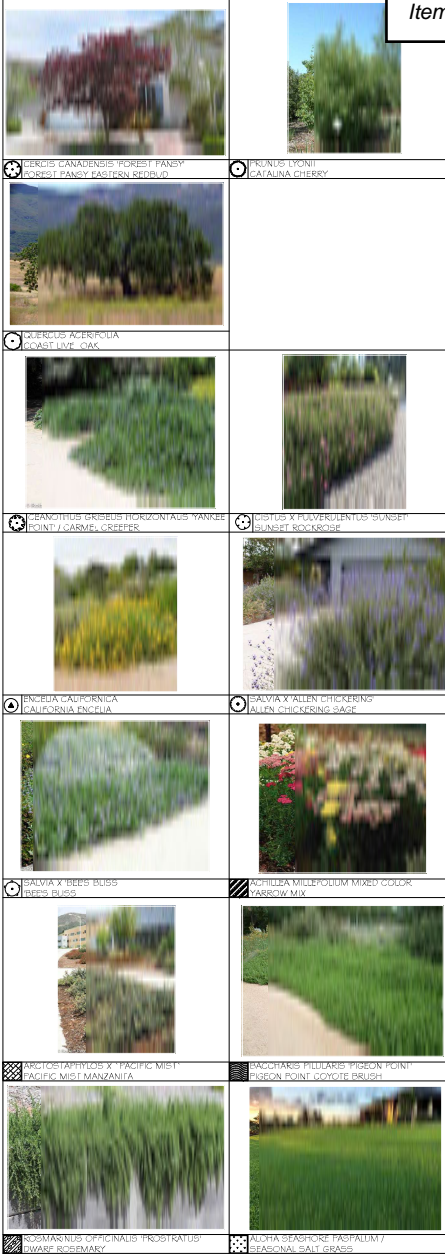
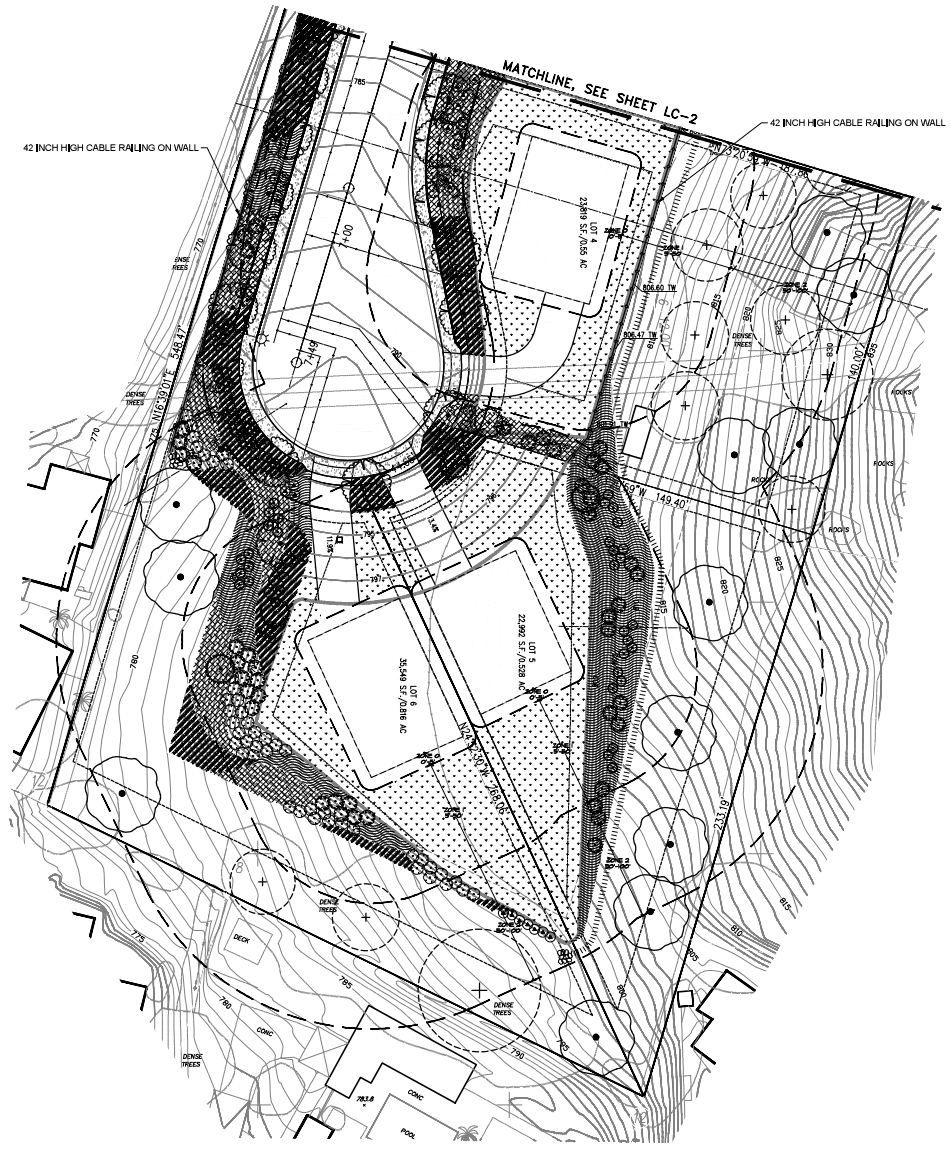
- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATION VALVES, AND FIRE DEPT. CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSSES.
- ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14 FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

### IRRIGATION NOTE:

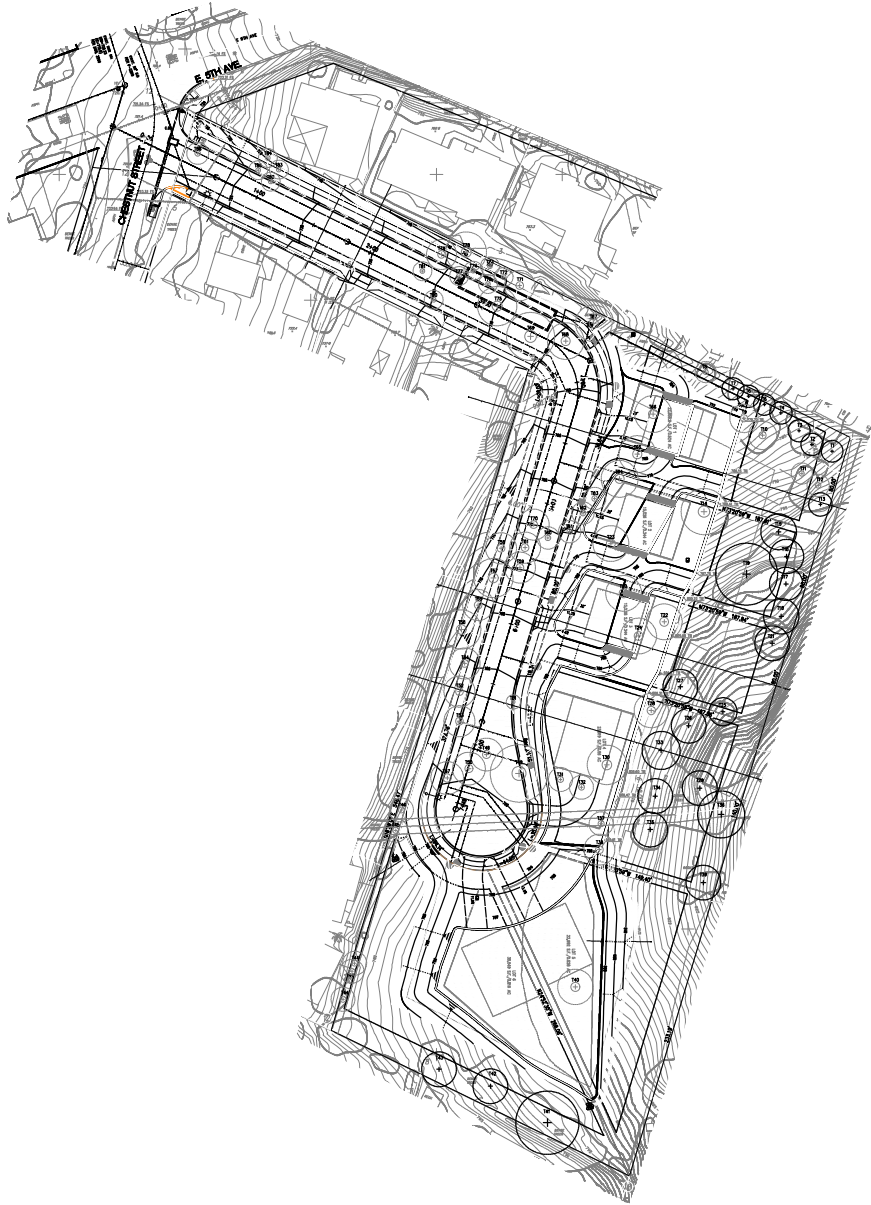
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURERS RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF ESCONDIDO GUIDELINES AND WATER CONSERVATION ORDINANCE.

### PLANTING NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPO-TRANSPIRATION AND RUN OFF. ALL THE FLOPER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF ESCONDIDO GUIDELINES.







EX. TREE CHART

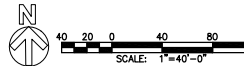
TREE NO.	BOTANICAL NAME	COMMON NAME	STEMS	DBH	COMMENTS	ARBORIST'S NOTES
11	FRAXINUS LIXED	SHAMEL ASH	1	30"	PROJECT IN PLACE	
12	CITRUS SINENSIS	VALENCIA ORANGE	1	10"	PROJECT IN PLACE	
13	CALLISTEMON CITRIN	BOTTLE BRUSH	1	18"	PROJECT IN PLACE	
14	PINUS CANARENSIS	CANARY ISLAND PINE	1	80"	PROJECT IN PLACE	
15	PINUS CANARENSIS	CANARY ISLAND PINE	1	80"	PROJECT IN PLACE	
16	CALLISTEMON CITRIN	BOTTLE BRUSH	1	50"	PROJECT IN PLACE	
17	ROBINIA PSEUDOACACIA	BLACK LOCUST	1	24"	TO BE REMOVED	
18	FRAXINUS AMERICANA	KALTY ARBOKOT	1	24"	TO BE REMOVED	
110	CARYA ILLINOENSIS	PECAN TREE	1	65"	TO BE REMOVED	
111	CITRUS SINENSIS	VALENCIA ORANGE	1	11"	PROJECT IN PLACE	
112	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
114	PRUNUS / CITRUS	15 SMALL FRUIT TREES	15	2-3"	TO BE REMOVED	TREES ARE ALL SMALL AND SOME ARE DYING
116	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
117	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
118	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
119	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
120	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	LIKELY OLDEST TREE ON PROPERTY
121	PERSEA SP.	AVOCADO	1	11"	TO BE REMOVED	
122	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	4"	PROJECT IN PLACE	
123	PINUS HALEPENSIS	ALEPPO PINE	1	20"	TO BE REMOVED	
124	SCHINUS MOLLE	PERUVIAN PEPPER	1	20"	TO BE REMOVED	
125	OLEA EUROPA	OLIVE	1	10"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
127	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	13"	PROJECT IN PLACE	
127	JACARANDA MIMOSFOLIA	JACARANDA	1	13"	PROJECT IN PLACE	
128	SCHINUS MOLLE	PERUVIAN PEPPER	1	8"	PROJECT IN PLACE	
129	OLEA EUROPA	OLIVE	1	8"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
130	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	8"	PROJECT IN PLACE	
131	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	8"	PROJECT IN PLACE	
132	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	8"	PROJECT IN PLACE	
133	OLEA EUROPA	OLIVE	1	26"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
134	OLEA EUROPA	OLIVE	1	48"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
135	OLEA EUROPA	OLIVE	1	48"	PROJECT IN PLACE	SHOWING SIGNS OF LEAF SCORCH DISEASE
136	SCHINUS MOLLE	PERUVIAN PEPPER	1	30"	PROJECT IN PLACE	
137	OLEA EUROPA	OLIVE	1	30"	PROJECT IN PLACE	TREE IS 90% DEAD
138	OLEA EUROPA	OLIVE	1	30"	PROJECT IN PLACE	TREE IS 90% DEAD
139	PRUNUS LYONI	CATALINA CHERRY	1	DYING	PROJECT IN PLACE	
140	CASIMIROA EDULIS	WHITE SAPOTE	1	18"	TO BE REMOVED	
141	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	18"	PROJECT IN PLACE	
142	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	18"	PROJECT IN PLACE	
143	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	42"	PROJECT IN PLACE	
144	FICUS MICROCARPA	INDIAN LAUREL FIG	1	65"	PROJECT IN PLACE	
145	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	65"	PROJECT IN PLACE	THERE ARE 6 OF THESE SMALL FICUS PLANTED AS A HEDGE
146	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	1	65"	PROJECT IN PLACE	
147	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
148	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
149	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	PROJECT IN PLACE	
150	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	8"	TO BE REMOVED	INVASIVE SPECIES, SHOULD BE REMOVED
151	SYAGRUS ROMANZOFFIANA	QUEEN PALM	1	8"	TO BE REMOVED	
152	SYZIGIUM MYRTIFOL	AUSTRALIAN BRUSH CHERRY	1	14"	DYING	TREE IS DYING FROM HEART ROT DECAY AND WOOD BORERS
153	JACARANDA MIMOSFOLIA	JACARANDA	1	INVASIVE	TO BE REMOVED	TREE IS AN INVASIVE SPECIES NEEDING REMOVAL
154	ALANTHUS ALTISSIMA	TREE OF HEAVEN	1	INVASIVE	TO BE REMOVED	TREE IS AN INVASIVE SPECIES
155	ALANTHUS ALTISSIMA	TREE OF HEAVEN	1	INVASIVE	TO BE REMOVED	TREE IS AN INVASIVE SPECIES
156	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	14"	TO BE REMOVED	
157	SCHINUS MOLLE	PERUVIAN PEPPER	1	14"	TO BE REMOVED	
158	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	37"	TO BE REMOVED	
159	SCHINUS MOLLE	PERUVIAN PEPPER	1	20"	TO BE REMOVED	
160	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
161	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
162	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
163	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	10"	TO BE REMOVED	
164	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	10"	TO BE REMOVED	
165	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	8"	TO BE REMOVED	
166	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	8"	TO BE REMOVED	
167	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	26"	TO BE REMOVED	
168	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	26"	TO BE REMOVED	
169	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	20"	TO BE REMOVED	
170	MAGNOLIA SULLANGANA	MAGNOLIA	1	20"	TO BE REMOVED	
171	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	45"	TO BE REMOVED	
172	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
173	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
174	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
175	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
176	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	11"	TO BE REMOVED	
177	COR'MBIA CITRIFLORA	LEMON GRASS	1	18"	TO BE REMOVED	
178	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	31"	TO BE REMOVED	
179	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	35"	TO BE REMOVED	
180	ALCIA BALEYANA	BALEY ACACIA	1	35"	TO BE REMOVED	
181	PARKINSONIA ACULEATA	PALO VERDE	1	24"	TO BE REMOVED	
182	PHENIX CANARENSIS	CANARY ISLAND DATE PALM	1	24"	TO BE REMOVED	
183	PHENIX CANARENSIS	CANARY ISLAND DATE PALM	1	24"	TO BE REMOVED	
184	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	INVASIVE	TO BE REMOVED	INVASIVE SPECIES, REMOVAL RECOMMENDED
185	PARKINSONIA ACULEATA	PALO VERDE	1	20"	TO BE REMOVED	
186	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	30"	TO BE REMOVED	

20 PROTECTED TREES (10" DBH OR LARGER QUERCUS) TO BE REMOVED REPLACE 2:1  
 7 MATURE TREES 4" DBH TO 10" DBH QUERCUS) TO BE REMOVED REPLACE 1:1  
 20 ALL OTHER TREES OVER 8" DBH TO BE REMOVED. REPLACE 1:1  
 = 40 TREES  
 = 7 TREES  
 = 20 TREES  
 67 TREES NEEDED

N 1,988,000

**ROOT BARRIER NOTE:**  
 ALL TREES PLANTED WITHIN 9' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY WALK, OR LIGHT FUTURE SHALL RECEIVE A 10" LENGTH OF 18.5" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCLOSE THE ROOT BALL.

Underground Service Alert  
 Call: TOLL FREE 1-800-227-2600



JAMES P. BENNETT  
 LANDSCAPE ARCHITECT  
 480 MANCHESTER AVENUE SUITE 201  
 OAKLAND, CALIFORNIA 94612  
 TEL: 415.764.4444 FAX: 415.764.4445

**JPB LA**

500 CHESTNUT STREET | ESCONCODO, CA 92525  
 APN # 2354400-2300

DATE: 08/12/2023  
 SCALE: AS SHOWN  
 DRAWN: JPB  
 JOB #: 2023-3  
 SHEET TITLE: PRELIMINARY LANDSCAPE TREE SURVEY

63

**EXHIBIT “C”****FACTORS TO BE CONSIDERED / FINDINGS OF FACT****PLANNING CASE NO. PL24-0309****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 15332 (“In-Fill Development Projects”), in that the proposed project consists of a request for a six single-family residential lots, two open space maintenance lots, and one private street lot, on a site less than five acres in size; the Project is consistent with the applicable General Plan designation, all applicable General Plan policies as well as with applicable zoning designation regulations; the Project site has no value as habitat for endangered, rare, or threatened species; the Project can be adequately served by all required utilities and public services; and the Project will not result in any significant effects related to traffic, noise, air quality, or water quality.
3. Further, the Project does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2 in that:
  - a. *Location.* The proposed Project is not pursuing a class 3, 4, 5, 6, or 11 Categorical Exemption; therefore, this exception is not applicable to the Project.
  - b. *Cumulative Impact.* The proposed Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
  - c. *Significant Effect.* As detailed in the Planning Commission staff report, dated June 9, 2026, no significant environmental effects related to traffic, noise, air quality, or water quality will occur as a result of the Project. The area of impact is located within an urban area of the City, and will be developed into six single-family residential lots located within an R-1-10 zone. No unusual circumstances are surrounding the Project which will result in a reasonable possibility of a significant effect on the environment.
  - d. *Scenic Highways.* The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the project site.

- e. *Hazardous Waste Sites.* The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
  - f. *Historical Resources.* The proposed Project is not on a site which contains a significant resource, and would not cause a substantially adverse change to the significance of a historical resource.
4. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the June 9, 2026 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.

**TENTATIVE MAP DETERMINATIONS (PL24-0309)**  
**(Subdivision Map Act and Chapter 32 of the Escondido Municipal Code)**

With respect to the Tentative Subdivision Map Permit, the Planning Commission finds that none of the findings in California Government Code Section 66474 (a) through (g) apply to this Project. In addition to the findings required in Section 66474 of the California Government Code, the Project meets the requirements of Chapter 32 (Subdivisions), Article 2 (Tentative Maps), Section 32.209.01(B) of the Escondido Municipal Code for the reasons stated as follows:

1. *The proposed map is consistent with applicable general and specific plans, as specified in Section 65451 of the Subdivision Map Act.*

The proposed map is consistent with the General Plan, as it is located within the Suburban (S) general plan land use designation. As discussed in the Planning Commission staff report dated June 9, 2026, the proposed map will involve the subdivision of the existing parcel into six single-family lots, two open space maintenance lots, and one private street lot, which is consistent with the general plan's development provisions.

2. *The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

The design of the subdivision is consistent with the Suburban land use designation, intended for single-family residential development on lots greater than 10,000 square feet. The project site's private street improvements have been designed, and are required to conform to, the City of Escondido's Design Standards and Standard Drawings (adopted by City Council Resolution No. 2014-08).

3. *The Project site is physically suitable for the proposed type of development.*

The project site is approximately 4.15 acres, located within the Suburban land use designation of the General Plan. Furthermore, the project site is located within the R-1-10 zoning designation, designed for single-family lots with a minimum lot size of 10,000 square feet. As described in the June 9, 2026 Planning Commission staff report, the Project does not require any modifications to development standards identified within the R-1-10 zoning designation. The Project is requesting

three grading exemptions to the north, east, and southwest of the project site. As further discussed in the Planning Commission staff report, the proposed grading exemptions have been reviewed to be in compliance with all requirements of Article 55, Grading and Erosion Control, of the Escondido Zoning Code. Thus, the project site is physically suitable for the proposed type of project.

*4. The Project site is physically suitable for the proposed density of the development.*

The project site is approximately 4.15 acres and has a maximum permitted density yield of 11 dwelling units. The Project includes the development of six single-family lots, below the maximum allowable yield established by the General Plan.

*5. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

As discussed in the Planning Commission staff report dated June 9, 2026, and the draft Notice of Exemption, the Project is not likely to cause substantial environmental damage, nor will it substantially and avoidably injure fish, wildlife, or their habitat. The project site is located within an urban area of the city, and is not an identified habitat for fish or wildlife.

*6. The design of the subdivision or type of improvements will not cause serious public health problems.*

The design of the proposed subdivision and the public improvements associated with the Project will not cause serious public health problems. The proposed map is consistent with all applicable General Plan requirements, and the proposed improvements are consistent with all Engineering design guidelines.

*7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The proposed map will not conflict with existing easements acquired by the public at large. The design of the subdivision and public improvements would not conflict with any existing easements.

*8. All permits and approvals applicable to the proposed Tentative Map pursuant to Chapter 33 of this code have been obtained.*

There are no additional permits or approvals required for the proposed Tentative Subdivision Map pursuant to Chapter 33 of the Escondido Zoning Code.

*9. All applicable requirements of the Map Act and any ordinance of the City of Escondido regulating or otherwise regulating the conversion of existing buildings into condominiums or stock cooperatives have been satisfied.*

The proposed Project does not include the conversion of existing buildings into condominiums or stock cooperatives.

*10. The proposed Tentative Map shall be in conformity with the zone in which it is located. To the extent that the property, which is subject of the proposed tentative map, is an existing legal nonconforming multi-family residential use, this requirement shall not apply, in accordance with Chapter 33 of this code.*

The proposed Project is in conformance with the zone in which it is located. As discussed in the Planning Commission staff report dated June 9, 2026, the Project conforms with the requirements of the R-1-10 zone, in that it complies with the development standards established in Article 6 of the Escondido Zoning Code. The Project does not involve an existing legal nonconforming multi-family residential use.

*11. All requirements of CEQA have been met.*

As discussed in the Planning Commission staff report dated June 9, 2026, and the draft Notice of Exemption, the proposed Project qualifies for Categorical Exemption 15332 (“In-Fill Development Projects”). All of the requirements of CEQA will have been met upon approval of the Project.

**NO NET LOSS Findings**

Pursuant to California Government Code Section 65863, the Planning Commission recommends that the City Council finds the following:

1. As discussed in the Planning Commission staff report dated June 9, 2026, in the Project will provide fewer housing units than projected in the Housing Element, and therefore, provisions of No Net Loss law apply to the project. However, capacity remains to meet the requirements of Gov. Code § 65583.2 and to accommodate the RHNA pursuant to Gov. Code § 65584, without identifying additional sites to accommodate these units or the affordability levels “lost”. Therefore, the City will continue to comply with the provisions of No Net Loss with approval of the project, as proposed, and the project will be consistent with the City’s Housing Element.

## CONDITIONS OF APPROVAL

## PLANNING CASE NO. PL24-0309

This Project is conditionally approved as set forth on the application received by the City of Escondido on **October 21, 2024**, 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 **June 9, 2026**, 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.** 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. The Permit shall be deemed expired if a final map has not been obtained or work has been discontinued in the reliance of the Project. 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 Planning Services for certification electronically. Said plans must be certified by Planning Services 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 Planning Services. 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. 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 Engineering Services for plan check processing.

**7. 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.

**8. 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.

- 9. 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.

- 10. 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.

**11. 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 Services, 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.

- 12. 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.

**13. 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.

**14. Enforcement.** If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

**15. 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.

**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 Planning and Engineering Services, 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 Planning and Engineering Services. 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 Engineering Services. 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 Planning Services 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 Planning Services confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

### C. Parking and Loading/Unloading.

1. A minimum of two covered parking spaces per lot/unit shall be provided for all residential lots. 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.
2. On-street parking allowances within the private access road shall be included in the Covenants, Conditions, and Restrictions (“CC&Rs”) for the Project. The responsibility for maintenance and enforcement of these parking allowances will fall to the Homeowner’s Association (“HOA”) for the subdivision.
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 Planning Services.
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 Engineering Services 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 Engineering Services 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. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning and Engineering Services 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 Planning Services. 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 Planning Services 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. Decorative fencing shall be provided on the western boundary of the subdivision, adjacent to lot "C." This fencing shall be indicated on the landscaping plans.
- f. The developer shall make provisions in the CC&Rs for maintenance of all identified landscape areas and retaining walls identified on the landscaping plans by the HOA. These provisions must be approved by Planning and Engineering Services.

**E. Specific Planning Services Conditions:**

1. Security and safety provisions shall be provided for portions of the private road along the western boundary of the subdivision. All safety provisions shall be reviewed and approved by Planning and Engineering Services.

**F. Specific Fire Department Conditions:**

1. The Project shall complete all requirements identified within the approved Fire Protection Plan
2. An adequate water supply and an approved, paved access shall be provided prior to the start of the construction of any buildings.

#### **G. Specific Engineering Services Conditions:**

##### **1. General.**

- a. The Tentative Map shall be revised to match these conditions and the requirements of the Utilities Department, prior to Planning Services certification. The Developer shall submit to the Planning Services a copy of the Tentative Map as presented to the Planning Commission. The Tentative Map will be signed by Planning Services verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for Final Engineering plan check to Engineering Services.
- b. The Developer shall provide the City Engineer with a tax clearance certificate, Subdivision Guarantee and a recent Preliminary Title Report covering the subject property.
- c. The location of all existing on-site utilities and storm drain facilities shall be determined by the Developer. If a conflict occurs with the proposed project or improvements, these utilities shall be relocated.
- d. Improvement and grading plans prepared by a Civil Engineer are required for all grading, drainage and private onsite improvement design, and shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer 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.
- e. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
  - i. All conditions of the Tentative Subdivision Map have been fulfilled; or
  - ii. 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.
- f. 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.

- g. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer.
- h. The Tentative Map certified by Planning Services that it is an accurate reproduction of the approved Tentative Map together with a copy of the final adopted Conditions of Approval must be included with the first Final Engineering submittal for plan check to Engineering Services.

**2. Street Improvements and Traffic.**

- a. Public and private street and drainage improvements shall be constructed to City Standards in effect at the time of the Tentative Map approval and shall be submitted on improvement plans prepared by a Civil Engineer to the satisfaction of the City Engineer prior to first occupancy. Specific details, including final street improvement widths, right-of-way widths, concrete curb & gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
- b. Prior to first occupancy, the Developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, pedestrian ramps, paving and base on the following streets adjoining the project boundary:

<b><u>STREET</u></b>	<b><u>CLASSIFICATION</u></b>
Chestnut Street	Residential Street
Date Street	Residential Street
5 <sup>th</sup> Avenue	Local Collector

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

- c. The project shall remove and replace asphalt concrete pavement from the project boundary to 12-feet past the centerline of the roadway on Chestnut Street along the project frontage, from point of curb return (PCR) to PCR.
- d. All structural improvements and overlays to public and private roadways shall adhere to the most recent Caltrans Standard specifications for asphalt concrete (AC), hot mix asphalt (HMA), asphalt binders (AB), and Portland cement concrete (PCC). Materials shall be sourced from a Caltrans-approved facility or supplier(s) based off the respective materials being replaced or improved upon. For AC or HMA replacement, materials shall be sourced from suppliers listed on the Caltrans “Asphalt Supplier Certification Program”, or on the Caltrans “Job Mix Formula Prequalification Program”, respectively. For AB replacement, materials shall be Caltrans-approved Class 2 Aggregate Base sourced from Caltrans-approved suppliers listed on the Caltrans “Aggregate Prequalification Program”. All PCC shall have undergone the Caltrans Material Plant Quality Program (MPQP) to obtain their

respective Plant Certification, and shall be listed on the MPQP "List of Active Plants in the State".

- e. The project entrance shall be designed as a street intersection with curb returns, cross gutters, spandrels, and pedestrian ramps.
- f. The onsite private street shall be designed and constructed per the City's Figure 9 Street Standard with a cul-de-sac at its terminus. The required CC&Rs shall include provisions for the Homeowner's Association to maintain all aspects of this street.
- g. The private street shall be adequately illuminated to the satisfaction of the City Engineer and Fire Marshal. This lighting shall be maintained by the Homeowner's Association as detailed in the CC&Rs.
- h. 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.
- i. The Developer's engineer shall prepare a complete signing and striping plan for all improved roadways. The Developer will be responsible for removal of all existing striping and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.
- j. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.
- k. The Developer shall construct a high visibility crosswalk across Chestnut Street and 5<sup>th</sup> Avenue.
- l. The Developer shall construct a new median on Chestnut Street.
- m. The address of each dwelling unit shall 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 Fire Marshal and Development Services Director.
- n. The existing street lights along the project frontage must be either retrofitted or replaced with LED street lights in accordance with Escondido Standard Drawing No. E-1-E. The existing street lights shall be removed and salvaged to the City Public Works yard.
- o. Street lighting shall be required on all on-site private streets. It shall be the responsibility of the Homeowner's association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.
- p. The Developer may be responsible for overlays of Chestnut Street and 5<sup>th</sup> Avenue due to the utility trenches necessary to serve this project. The determination of the extent of the overlays shall be to the satisfaction of the City Engineer. All AC overlays must be from a Caltrans Approved supplier listed on the Caltrans website under the "Asphalt Supplier Certification

Program” list. If HMA is being used, the HMA must be sourced from a Caltrans Approved supplier under the “Job Mix Formula Prequalification Program” list. Any AC or HMA materials used shall adhere to the most recent Caltrans Standard Specifications.

- q. The Developer shall remove and replace all damaged sidewalk, curb and gutter along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy. All PCC shall be sourced from the Caltrans MPQP “List of Active Plants in the State”, and adhere to the most recent Caltrans Standards and Specifications.
- r. The Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.
- s. Adequate horizontal sight distance shall be provided at all driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
- t. Access routes conforming to the American Disabilities Act (ADA) shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
- u. Any proposed gated entrances shall be privately operated and maintained by the Homeowner’s Association and shall be approved by the City Engineer, Building Official, and the Fire Marshal.
- v. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placed within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

### **3. Grading and Site Improvements.**

- a. A site grading and erosion control plan prepared by a California registered Civil Engineer shall be approved by Engineering Services. The first submittal of the grading plan shall be accompanied by the preliminary soils and geotechnical report and include the plans and calculations for proposed retaining walls. 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.
- b. If necessary, the Developer shall, in conjunction with the Grading plans, submit structural shoring plans for foundation construction to Building Services for approval by Building and Engineering Services. The Developer will be required to pay for the required third-party structural engineering review of these shoring plans. 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.

- c. 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. Any/all soils deemed to be a California Class 1 hazardous soil as regulated by the Department of Toxic Substance Control (DTSC) shall be transported to California Class 1 hazardous waste facility or landfill for disposal by a DTSC registered transporter.
- d. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
- e. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
- f. All driveways and parking areas shall be paved with a minimum of 3" AC or HMA Sourced from an approved Caltrans Supplier listed on the Job Mix Formula Prequalification Program over 6" of AB or 5 1/2" PCC over 6" AB. Aggregate base must be recognized as Class 2 Caltrans Aggregate Base and shall be sourced from a Caltrans approved facility under the Caltrans "Aggregate Prequalification Program". All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC. All PCC materials shall be sourced from the Caltrans MPQP "List of Active Plants in the State". (This requirement may be reduced to 2" AC over 4" AB or 5 1/2" P.C.C. over native for single family residential only). All AC, AB, and PCC materials shall adhere to the most recent Caltrans Standard Specifications and shall be sourced from a respective Caltrans approved supplier.
- g. Slope heights as shown on the Site Plan that exceed the Grading Design Guidelines include an interior cut slope, with a maximum cut slope height of 16 feet, exceeding the guidelines' steepness limitation of two horizontal to one vertical.
- h. 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.
- i. A site drainage plan shall be approved by Engineering Services prior to issuance of building permits.
- j. 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. Any dwellings in the unincorporated areas must have special approval of the City Council before being connected to the City sewer system.

- k. It shall be the responsibility of the Developer to pay all plan check and inspection fees required by the San Diego County Health Department. 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. Existing overhead utilities for the existing well shall be removed.
- l. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
- m. 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.
- n. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
- o. A General Construction Activity Storm Water 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 or more acres.
- p. Any 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 Building Services plan review and permit process.

#### 4. **Drainage.**

- a. 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.
- b. The outlet for the project's storm drain shall connect to the existing 30-inch storm drain in 5<sup>th</sup> Avenue. Developer shall construct a public Type A-4 cleanout per San Diego Regional Standard Drawings to make this connection.
- c. The project shall limit drainage flows to their pre-construction rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.

- d. 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, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
- e. All site drainage with emphasis on the 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 shall reflect these areas of storm water treatment.
- f. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement (SWCFMA). This recorded SWCFMA shall be referenced in the CC&Rs.
- g. All storm water treatment and retention facilities and their drains, including the biofiltration and storage devices, shall be considered private. The responsibility for maintenance of these post-construction storm water treatment facilities shall be that of the homeowner's association.

## 5. Water Supply.

- a. The developer is required at their sole expense to design and construct water main improvements. Said improvements shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer. These improvements include, but are not limited to the below requirements.
- b. A new 8-inch PVC water main shall connect to the existing 12-inch water main in Chestnut St. and extend easterly within the proposed "Private Road Lot A". Proposed 8" water main shall terminate and be capped near the end of the cul-de-sac.
- c. A minimum 20-foot public utility easement shall be granted to the City of Escondido for the proposed 8-inch water and sewer main.
- d. Fire hydrants, together with an adequate water supply, shall be installed at locations approved by the Fire Marshal. Existing fire hydrants shall meet current City of Escondido Standards. Hydrants shall connect to a minimum 8-inch water main.
- e. No permanent structures or private facilities are permitted within public utility, water and sewer easements. Where private storm drains are required to be located within the public utility easements, they shall be located as the outermost utility.

- f. Public water and sewer mains within private streets shall be located under asphalt or concrete pavement and not under curbs, gutters, medians, sidewalks, or trails.
- g. Existing fire hydrants services to be relocated shall be replaced in their entirety with new materials to their new location. Developer shall show the locations of all required hydrants on the improvement plans.
- h. Water services, meters, and backflow prevention devices shall be a minimum of 1-inch in size. Water meters and backflow prevention devices shall not be installed within driveways aprons or drive areas
- i. Any water services to be replaced, reconnected, or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Utilities Water Operations.
- j. The Developer shall disconnect at the public main, all water services and fire hydrant laterals to be abandoned to the satisfaction of the Utilities Engineer and Utilities Water Operations.
- k. Backflow prevention devices are private and should be located on private property. Backflow shall be located directly behind the public meter.
- l. The location and size of all water meters, water services, backflows devices shall be shown on the grading and improvement plans.
- m. No trees or deep-rooted plants shall be planted within 10-feet of any public water main.

## 6. **Sewer.**

- a. The Developer is required at their sole expense to design and construct sewer main improvements. Said improvements shall be designed and constructed in accordance with the current City of Escondido Design Standards and Standard Drawings and to the satisfaction of the Utilities Engineer.
  - i. An existing portion of 6-inch sewer main in Chestnut St shall be replaced with 8-inch PVC and connect to the existing manhole (MH #6367) at the intersection of Chestnut St., E. 5<sup>th</sup> Ave, and S. Date St.
    - A. Existing manhole shall be completely relined with Raven 405 epoxy, or equal.
  - ii. An 8-inch sewer main shall connect to a new manhole in Chestnut St. and extend easterly within Private Road Lot A. to the dead-end manhole at the end of the proposed cul-de-sac.
  - iii. The 8-inch public sewer main shall be located within a minimum 20-foot public utility easement.
  - iv. Manholes are required at all changes of direction. Horizontal or vertical curves are not allowed, except by specific, prior approval by the Utility Engineer.
    - A. All manholes are to be installed per modified S-1-E Standard Drawing.

- b. All sewer laterals shall be constructed according to the current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
- c. All new lateral connections will be inspected at the City main by the City Utilities Field Inspection personnel.
- d. No trees or deep-rooted bushes shall be planted within 15 feet of any public sewer main or within 10 feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
- e. All sewer laterals are considered private. The property owner and/or the Homeowners Association will be responsible for all maintenance of their individual sewer lateral to the sewer main. Provisions stating this shall be included in the projects CC&Rs.
- f. The project design shall be such that all existing or new sewer manholes are always accessible by City vactor trucks for maintenance.

**7. Landscape.**

- a. A site landscaping and irrigation plan shall be submitted to Engineering Services with the second submittal of the grading plan for review and approval by Engineering and Planning Services. The initial submittal of the landscape plans shall include the required plan check fees.

**8. Final Map – Easements and Dedications.**

- a. All existing and proposed easements, both private and public, affecting the subject property shall be shown and delineated on the Final Map and all applicable plan sets.
- b. A 36-foot wide private access easement covering the project's private road shall be proposed on the final map to be granted to the Homeowner's Association upon future transfer of title.
- c. 10-foot minimum width private drainage easements covering all private drainage facilities shall be proposed on the final map to be granted to the Homeowner's Association upon future transfer of title.
- d. A 36-foot wide public utility easement and emergency access easement overlaying the project's private road shall be granted to the City on the final map.
- e. The Developer is responsible for executing a reciprocal access easement for the benefit of Lots 1, 2, 3, and 4.
- f. The Developer is responsible for making the arrangements to vacate all streets or quitclaim all easements of record, including the water main easement, 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 or utilities, nor will any securities be released until the existing easements are quitclaimed. The initial submittal of the plat and legal shall include the required Street Vacation fee in effect at the time of the submittal.

**9. Repayments and Fees.**

- a. 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.
- b. 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.

**10. Utility Undergrounding and Relocation.**

- a. Any existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The Developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The Developer will be required to pay a waiver fee as adopted by City Council resolution.
- b. 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.

**11. CC&R's.**

- a. Copies of the CC&Rs shall be submitted to Engineering and Planning Services for approval prior to approval of the Final Map.
- b. The Developer shall make provisions in the CC&Rs for maintenance by the homeowners' association of private driveways, parking areas, curb and gutter, roadway paving, private utilities (including sewer and water), storm water and drainage facilities, concrete lined ditches, private street lighting, landscaping both onsite and within fronting public right-of-way. These provisions must be approved by Engineering Services prior to approval of the Final Map.

- c. The CC&Rs must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the homeowners' association when repair or replacement of private utilities is done.
- d. The CC&Rs must state that (if stamped concrete is used in the private driveway) the homeowner's 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.
- e. 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.

**12. Surveying and Monumentation.**

- a. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

**ATTACHMENT 5  
PUBLIC COMMENTS  
PLANNING CASE NO. PL24-0309**

Item 4.

June 2, 2026

Public Response to PL24-0309 – Chestnut Drive 6-Lot Residential Subdivision Map

Drew Castle  
516 Chestnut St.  
Escondido, CA 92025

As a property owner adjacent to the parcel to be subdivided, I've had a vested interest in this project since I first became aware of it over a year ago. I've spoken at length with several neighbors about its potential impact on the existing community, as well as with the owner of the property in question, with the Project Manager at the engineering firm employed by the property owner, with members of the City of Escondido Planning and Engineering Divisions, and with a real estate attorney that I retained during these discussions.

To date, I have not spoken out in favor of, or in opposition to, this project. I understand that things can happen in the interest of progress that aren't looked on favorably by all parties impacted, and I also understand that this project will likely benefit the City of Escondido as a whole. The only position I've taken throughout this process is to protect my own interests, my rights, and access to my own property.

I have seen several versions of the engineering plans for the development of this parcel over the last year, and there have been a few changes along the way. The most recent version, to the best of my knowledge, is what was shown to me in the office of the Escondido Planning Division by Alex Rangel on June 1, 2026. This is the version on which my comments are based.

The latest revision of the Tentative Subdivision Map divides the lot into six residential lots, two open space lots, and one private street lot. The private street lot is the portion of the plan which shares a property line with my property at 516 Chestnut St. (APN 233-480-3800) In the seven years I've owned and lived at this property I have enjoyed access via two driveway entrances, and I regularly use both. The first access point is on the west edge of the property on Chestnut St. The second access point is on the north side of the property via the existing driveway to 500 Chestnut St., which also serves as the driveway access for the houses at 522 & 524 Chestnut St. and will become a private street if the Tentative Subdivision Map is approved. In the newest version of the Tentative Subdivision Map, the access to 516 Chestnut via the driveway on the north side of the property, which has existed for decades, is to be eliminated via a roughly one foot high retaining wall. I'm writing this comment to the Planning Division because I would like to retain the driveway access from that edge of my property. Again, that driveway access has existed for decades and I have enjoyed the use of for over seven years living on the property. The plan already calls for driveway access to 522 & 524

Chestnut St and isn't any more or less difficult to include in the design than it is for either of those properties. I understand that both of those properties currently have easements recorded on their titles granting access to the existing driveway, but I also believe that I have more than exceeded the requirements for a prescriptive easement to the same access if it were to come to that.

The images included below highlight the areas in question.





**From:** [Deborah Arnold](#)  
**To:** [Alex Rangel](#)  
**Cc:** [Leia Cabrera](#)  
**Subject:** PL24-0309 Chestnut Drive  
**Date:** Wednesday, June 3, 2026 11:09:11 AM

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Alex,

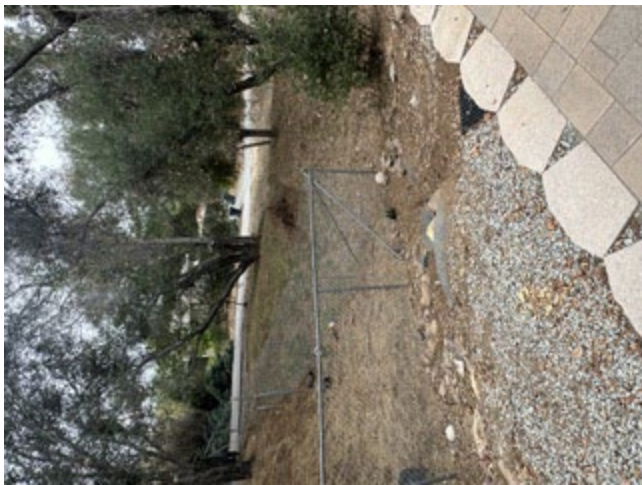
Thank you for taking the time with me to go over the plans for the proposed Chestnut Subdivision. Per our conversation I do have concerns with rain water run off that flows down my driveway and into the area behind me where the proposed subdivision retaining wall will be located. As you can see from the attached picture there had previously been a dirt burn for catching runoff which would slowing drain. Two years ago with heavy rain the water did not drain. I personally rented a pump and attempted to pump the water out. The water remained due to continued runoff from the hillside. Hence the property owner hired someone to bring in a backhoe and dig out the burn. We have not had standing water this year due to less rain.

When we have heavy, sudden rainstorms there is a great amount of water that comes down Circle Dr, rounds the corner at Halecrest Dr and due to road pitch the water flows down my driveway and into the back area where the proposed subdivision will be located. Unfortunately, after spending thousands of dollars personally trying to mitigate this water flow problem with retaining walls and drain piping, my concern is...once the wall to the subdivision goes in the water will be blocked into the area below my retaining wall and will cause damage to my embankment that will further compromise my property slab putting my home at risk for sliding. I would ask this problem be mitigated BEFORE the Chestnut Subdivision is approved.

Sincerely,

Debi Arnold  
939 Halecrest Dr  
Escondido Ca 92025  
760-458-9376

This is the are of concern for water not being allowed to drain past the Chestnut proposed retaining wall between our and their proberthy.



Rain water flows from the street down our driveway.



Retaining walls added in an attempt to keep rain water in the street...didn't work still comes down our driveway.



Water catch basin...you can see where the burn was dug through.





# CITY of ESCONDIDO

## STAFF REPORT

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Agenda Item No. 5

June 9, 2026

Tentative Future Agenda Items

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DATE: June 9, 2026  
TO: Planning Commissioners  
FROM: Garrett Smith, City Planner  
SUBJECT: Tentative Future Agenda Items

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The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

### Private Development Projects:

- 30-unit Subdivision on Cleveland
- Alexan Density Bonus Residential Project
- Senate Bill 330 Conway Subdivision

### Policy Work:

- General Plan Annual Project Report (APR)
- 2023-25 CY Climate Action Plan APR
- El Caballo Park Master Plan and Environmental Review
- Housing Element Implementation Ordinances
  - o Ministerial/by-right ordinance
  - o Permanent Supportive Housing ordinance
  - o ADU ordinance comprehensive update

### Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History