



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

January 28, 2025 at 7:00 PM

Mitchell Room: 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

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Melissa DiMarzo

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, JANUARY 28, 2025

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, JANUARY 28, 2025

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) January 14, 2025

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.

- [2.](#) **PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion**

REQUEST: A modification to a previously approved Conditional Use Permit (83-46-CUP) to expand educational services and operations of an existing charter school currently serving grades transitional kindergarten (TK) through 8th; a Major Plot Plan for the development of a 6,594 square foot multipurpose building, along with conversion of 2,117 square feet of existing building area into additional classroom space, and installation of two, 320 square foot storage containers; and a Design Review Permit for the design of the multipurpose building and associated screening. The project site is located within the Residential Estates zoning designation (RE-20) under the General Plan land use designation of "Estate II" (E2). The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 5.24-acre site is located on the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed at 2950 Bear Valley Parkway. (Assessor's Parcel Number(s): 239-220-08-00 and 239-220-23-00)



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APPLICANT: Mark Kalpakgian, Classical Academy

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: YES NO

3. PL24-0335 – Interfaith Community Services Modification to Conditional Use Permit

REQUEST: A modification to a previously approved Conditional Use Permit (PHG15-0015, PHG18-0045, & PL24-0357) to modify existing social service operations. The modification would entail conversion of an existing 49-bed emergency shelter operation to withdrawal management services within an existing social services center. The withdrawal management services would be located in the same space previously used as an emergency shelter, with no change in total capacity on site. The project site is located within the Light Industrial zoning designation (M-1) under the General Plan land use designation of “Light Industrial” (LI). The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 1.29-acre site is located on the northeastern corner of Washington Avenue and Quince Street, and is addressed at 550 W. Washington Avenue (Assessor’s Parcel Number(s): 229-171-21-00; 229-171-11-00; and 229-171-10-00)

APPLICANT: Interfaith Community Services

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: YES NO

CURRENT BUSINESS

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

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CITY *of* ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 28, 2025

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

- [4.](#) Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

January 14, 2025 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

Stan Weiler

VICE CHAIR

David Barber

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Marc Correll

Jeff Jester

Carrie Mecaro

Barry Speer

Dustin Steeve

MINUTES CLERK

Alex Rangel

HOW TO WATCH

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In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 14, 2025

MINUTES

CALL TO ORDER: 7:01 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Jeff Jester, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Marc Correll, Commissioner; Carrie Mecaro, Commissioner; and Barry Speer, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Assistant City Attorney; Owen Tunnell, Assistant City Engineer; Pricila Roldan, Associate Planner; Robert Rhodes, Assistant Director of Community Services; Alex Rangel, Minutes Clerk.

- 1. APPROVAL OF MINUTES:** November 12, 2024
Motion: Vice-Chair Barber; Second: Chair Weiler.
Motion carried (3-0) to approve the minutes.
Ayes: Weiler, Barber, Steeve.
Abstain: Jester.
Absent: Correll, Mecaro, Speer.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

- 2. PL24-0256 – 2024 Omnibus Zoning Code Update**

REQUEST: A series of amendments to the Escondido Zoning Ordinance and one amendment to the Escondido Subdivision Ordinance to address changes in state laws, correct errors, and clarify or improve existing regulations. The proposal involves minor amendments to Chapter 32, Article 2 (Tentative Maps) and to Chapter 33, Articles 1 (General Provisions and Definitions), 6 (Residential Zones), 16 (Commercial Zones), 26 (Industrial Zones), 30 (Hazardous Chemical Overlay (H-C-O) Zone), 37 (Public Art), 39 (Off-Street Parking), 57 (Miscellaneous Use Restrictions), 61 (Administration and Enforcement), 65 (Old Escondido



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Neighborhood), 66 (Sign Ordinance), 67 (Density Bonus and Residential Incentives), 70 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: Statutory Exemption pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) and/or 15378(b)(5) as they do not qualify as a “project” under CEQA.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approve Resolution No. 2025-01, recommending approval to City Council.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The commissioners discussed various aspects of the omnibus code update, including the Public Arts Program and other proposed changes to the code.

COMMISSION ACTION:

Motion to approve Planning Resolution No. 2025-01 recommending approval of the project to the City Council, with the section reference in Chapter 32, Article 2, modified from 33-1318 to 33-1319(a)(7).

Motion: Commissioner Barber. Second: Commissioner Steeve.

Motion carried (4-0) to approve the resolution.

Ayes: Weiler, Barber, Correll, Mecaro.

Absent: Correll, Mecaro, Speer.

CURRENT BUSINESS

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:



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None.

CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the January 28, 2025 Planning Commission meeting items and location.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:46 p.m.

Veronica Morones. Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



STAFF REPORT

DATE: January 28, 2025

PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion

PROJECT NUMBER / NAME: PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion

REQUEST: A modification to a previously approved Conditional Use Permit (83-46-CUP) to expand educational services and operations of an existing charter school currently serving grades transitional kindergarten (TK) through 8th; a Major Plot Plan for the development of a 6,594 square foot multipurpose building, along with conversion of 2,117 square feet of existing building area into additional classroom space, and installation of two, 320 square foot storage containers; and a Design Review Permit for the design of the multipurpose building and associated screening. The project site is located within the Residential Estates zoning designation (RE-20) under the General Plan land use designation of "Estate II" (E2). The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 5.24-acre site is located on the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed at 2950 Bear Valley Parkway. (Assessor's Parcel Number(s): 239-220-08-00 and 239-220-23-00)

APPLICANT: Mark Kalpakgian, Classical Academy

GENERAL PLAN / ZONING: Estate II (E2) / Residential Estates (RE-20)

PRIMARY REPRESENTATIVE: Mark Kalpakgian, Classical Academy

DISCRETIONARY ACTIONS REQUESTED: Modification to a Conditional Use Permit, Major Plot Plan, Major Design Review.

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-02

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Dare DeLano, Assistant City Attorney

Veronica Morones, City Planner



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BACKGROUND

The project site is located at the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed as 2950 Bear Valley Parkway (APNs: 239-220-08-00 and 239-220-23-00). The property was annexed into the City in 1971 with a General Plan land use designation of Estate II (E2), and is zoned Residential Estates (RE-20) (see Attachments 1 and 2 – Aerial, General Plan, and Zoning). Surrounding zoning designations to the site include Residential Estate zoning to the north, east, and south (RE-20); and Residential Agriculture zoning to the west (RA-5). The project site is surrounded by development, with residential to the north and east, a church facility to the east, a senior living facility to the south, and the Bear Valley Middle School to the west.

In July 1976, the Planning Commission approved a Conditional Use Permit (CUP) (76-26-CU) for the establishment and operation of a pre-school and day care facility at the subject property. The original facility occupied the southern parcel only, with facilities to support up to 100 pre-school aged children. The originally approved facilities included four classrooms, kitchen, offices, 15,000 square feet of play area, and the repurposing of an existing single-family home into a caretaker facility on site. Through the late 1970s and early '80s the site was developed further through subsequent CUP modifications (79-16-CU and 80-113-CUP) as an educational facility with the addition and expansion of classrooms and student amenities.

In 1983, the Planning Commission approved a major expansion to the facility specifically along the northern parcel, requiring a modification to the existing Conditional Use Permit (83-46-CUP). The expansion included construction of two, two-story education buildings, additional outdoor play areas, and an expansion of the student enrollment. The approved enrollment modification adjusted the staff count to ten teachers and one caretaker, and increased student enrollment up to 400 students on a rotating basis, providing education to students between the ages of 2 and 12 years old.

In July 2005, Classical Academy moved its elementary and middle schools to the subject site, as part of the expansion of their charter high school on Woodward Avenue (2006-30-CUP). A determination of use was submitted to the Director of Community Development, to evaluate and determine that the proposed expansion to be within substantial conformance with the previously approved CUP on site. This determination allowed Classical Academy to increase the staff count to 30, remove the day-care component approved under prior CUPs, and change the student demographic to children between the ages of 5 and 13 years old. The school continues to operate under those operational standards approved in 2005.

Classical Academy operates multiple public charter schools across northern San Diego County, serving grade levels from transitional kindergarten through high school. The organization operates four public charter schools within Escondido limits, with one middle school and two high schools within the City's Downtown. The Bear Valley campus is currently their only elementary school facility within the City and operates from 7:00 a.m. to 4:00 p.m. Operational components that may occur past 4 p.m. entail administrative office uses and do not include the presence of students on-site.

SUMMARY OF REQUEST

The Applicant submitted a request to modify their CUP (83-46-CUP) to increase staffing capacity, student enrollment, and expand the physical footprint to accommodate the staff and student enrollment ("Project"). The Project also consists of a Major Plot Plan and Design Review permits to repurpose the existing caretaker facilities to



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Item 2.

additional classrooms, and develop a new two-story, 6,594 square foot multipurpose building for use by the charter school in preparation for future enrollment and expansion.

Operational capacity would increase to a total student enrollment of 1,230 students and 70 staff from the previously approval of 400 students and 30 staff. Classical Academy currently leverages a combination model for educational programming, which includes on-site programs/classes, full-time home study, and a combination of the two methods. The Applicant and submitted materials reviewed by staff indicate no more than 505 students on the campus at any time as a result of the independent study/combo model of Classical Academy's programming. To ensure no more than 505 students are on campus at any given time, Condition of Approval no. E.3 restricts the physical number of students that may be on-site for educational purposes. The Applicant has provided general enrollment information for their proposed expansion, noting an average of 403 students on-site per weekday.

The redevelopment of the caretaker facilities into additional classroom space, cargo containers, and the proposed 6,594 square foot multipurpose building for the campus would assist in providing educational services to the community. The proposed Project entails eliminating the caretaker facilities and redeveloping them into additional classroom and office space for students and staff. The Applicant proposes cargo containers for purposes of exterior storage for excess furniture and classroom equipment. The containers would be located in a rear area of the Project site. The Applicant proposes additional screening to the containers from Canyon Road, including decorative slats within the existing fencing on the eastern property line consistent with the requirements outlined in Article 64 of the Escondido Zoning Code.

The new multipurpose building would provide additional facilities for students and staff including administrative offices, a health technology center, conference rooms, multipurpose rooms, art and media studios, and restrooms. The proposed architectural style of the multipurpose building consists of the "Santa Barbara Mission" style, which incorporates stucco siding, anodized aluminum window trim, and composite Spanish tile. This architectural style compliments the existing administration and classroom buildings on site, maintaining a harmonious relationship across the entire development and consistency of design alongside the Project's frontage.



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SUPPLEMENTAL DETAILS OF REQUEST

Standard

1. Property Size: 5.24 gross acres across both parcels.
2. Building Size

Existing: 8,200 SF two-story administrative offices, including 400 SF caretaker facility
 1,712 SF one-story caretaker facilities
 Four 5,000 SF two-story classroom buildings
 Two modular 300 SF staff offices
 396 SF parent lounge
 292 SF restrooms
 1,617 SF learning center
 1,467 SF modular learning center

Proposed: Addition of one 6,594 SF two-story multi-purpose building
 Addition of two 320 SF cargo containers
 Conversion of 400 SF Caretaker facility within existing 8,200 SF office building to additional office
 Conversion of 1,712 SF caretaker facility to additional classroom facilities

	Minimum Required	Proposed
3. Lot Coverage/Floor Are Ratio:	30% / 0.4	28,909 SF (22%) / 43,009 SF (0.33)
4. Building Height	35'	34' Top of Parapet/roof
5. Motor Vehicle Parking:	70 off-street spaces	70 off-street spaces
6. Setbacks:		
a. Front Yard:	25'	25'
b. Rear Yard:	20' Primary Structures 10' Accessory Structures	Multi-purpose building: 200' Cargo Containers: 26'
c. Side Yard:	10'	225'
7. Open Space / Landscaping:	N/A	No Change. Proposed Project is within a non-landscaped area.
8. Trees:	No Change	No Change



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9. Signage:	Permitted one wall sign 20 SF Permitted one freestanding sign 24 SF	None Proposed
10. Trash:	None	1 Trash Enclosure
	Current	Proposed
11. Employees:	Maximum: 30	Maximum: 70
12. Number of Students:	Maximum on site: 400	Maximum on site: 505
	Maximum Enrollment: Not Stated	Maximum Enrollment: 1230 total

PROJECT ANALYSIS

1. General Plan Conformance:

- a. *Residential Development Policy 3.2: Permit limited non-residential development, such as churches or schools, on properties designated by residential use classifications subject to state and local ordinances.*

The proposed Project involves the expansion of an existing public charter school within the Estate II (E2) General Plan land use designation. The City’s Staff Development Committee reviewed the proposed Project and determined the Project, as conditioned, would be in conformance with all applicable ordinances of the Escondido Municipal Code. The Project would not increase beyond the existing property lines and would adhere to all applicable development standards.

- b. *Schools and Education Policy 5.1: Encourage school districts’ efforts to accommodate sufficient teacher to student ratios with student attendance calculated on traditional school schedules.*

The proposed Project includes an expansion of the staffing capacity, in an effort to provide additional, personal attention to their existing student count and future student enrollment. The Classical Academy’s education model of mixed in-person and independent education also contributes to a more balanced staff to student count by providing staff and students more personal interaction opportunities on campus, and cooperation with online educational options and parental supervision for at-home education. Classical Academy’s campus on Bear Valley Parkway offers three separate program options for students, which range from 2 days a week of in-class study with at-home work independently, up to a full 5 days per week of at-home work, with options to attend classes one day a week. The program’s flexibility allows for Classical Academy to limit classrooms to 20 students per teacher with their twice-a-week in-school model, and 25 students per teacher with their at-home program.



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- c. *Street Network Policy 7.3: Strive to maintain Level of Service (LOS) C or better throughout the city except for within the urban core. Establish LOS D as the threshold for determining significant impacts and appropriate mitigation.*

A Traffic Scoping Agreement was provided by the Applicant and reviewed by the City's Traffic Engineering Division for compliance with the City's Transportation Impact Analysis Guidelines. The project also screens below the Local Mobility Analysis (LMA) guidelines for new development for both the Super Major Road classification of Bear Valley Parkway (500 Average Daily Trips (ADT) trigger) and Local Collector/other classification of Canyon Road (200 ADT trigger). Projects are screened against a threshold of 2% of the ADT for Level of Service (LOS) of C, with projects that generate above this identified threshold requiring a LMA to be provided for review and analysis. The project falls within the identified thresholds, and no further review of LOS is required, maintaining the existing classification.

2. Zoning Conformance:

The Project site is located within the Residential Estates (RE-20) zoning district. As outlined in Article 6 (Residential Zones) of the Escondido Zoning Code (EZC), secondary education schools are permitted within the R-E district subject to a Conditional Use Permit. Article 61, Division 1 (Conditional Use Permits) grants the Planning Commission the authority to grant or deny a Conditional Use Permit application based on sound principles of land use.

Article 6, Residential Zone (RE-20) provides development standards for the proposed multipurpose building with regards to building setbacks (Sections 33-98 through 33-100), separation distance, lot coverage, floor area ratio and height (Section 33-107). Based on the review conducted by City staff, the Project as proposed conforms with all development standards, as outlined within the supplemental details of request.

Article 36, Cargo Container Restrictions, provides development standards for the two 320 square foot proposed cargo containers. Article 36 provides limitations on cargo container quantity and screening, providing a limit of two cargo containers for the zoning based on use and size of the property. Cargo containers shall additionally meet the development standards of the underlying zoning (Residential Estates) and this article. The containers are located on existing paved surfaces, and shall be appropriately screened by proposed additions to the existing gated entryway on the northeastern frontage of the property.

Article 64, Design Review, provides standards of design for discretionary projects involving new construction that require approval by the Planning Commission. City staff review proposed projects subject to Article 64 against the design standards outlined in Section 33-1357 (Design review standards). The proposed design of the multipurpose building meets the criteria outlined in Article 64 as it incorporates a harmonious design style consistent with the existing development. The proposed building conforms to zoning requirements pertaining to height, setbacks, and lot coverage.

3. Climate Action Plan Consistency:

The Project is consistent with the City's existing General Plan land use designation, and involves a 6,594 square foot office expansion, which is below the threshold listed within the Climate Action Plan consistency



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checklist of 43,000 square feet. The Project's greenhouse gas impact is less than significant, and is not subject to the measures of the Climate Action Plan.

4. Site Design

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

The proposed Project would not involve any significant ground disturbance on site to construct the new multipurpose building. The Project site is a previously developed site that is generally flat in the area of the proposed building. The site currently has existing fencing surrounding the property along all frontages. Additional screening would be provided on the northern entry located on Canyon Road, to assist with screening of the proposed cargo containers from the public right-of-way.

b. Project Access and Circulation:

The Project site is located adjacent to Bear Valley Parkway and Canyon Road, and is accessed using Canyon Road along the site's eastern frontage. The Circulation Element of the General Plan identifies Bear Valley Parkway as a Super Major Road, with existing Class II bike lanes not currently planned for improvement. Canyon Road is identified as a Local Street/Local Road. The Applicant submitted a Traffic Scoping Agreement with the project, demonstrating that the project would generate 194 Average Daily Trips (ADT), below the City's 200 ADT VMT threshold as identified within the adopted Transportation Impact Analysis Guidelines. As the project is below the identified thresholds and is a local serving public facility, further VMT analysis is not required.

The project also screens below the Local Mobility Analysis (LMA) guidelines for new development for both the Super Major Road classification of Bear Valley Parkway (500 ADT trigger) and Local Collector/other classification of Canyon Road (200 ADT trigger). Projects are screened against a threshold of 2% of the ADT for Level of Service (LOS) of C, with projects that generate above this identified threshold requiring a LLMA to be provided for review and analysis. The project falls within the identified thresholds, and no further review of LOS is required, maintaining the existing classification.

The Applicant identified an off-street area for loading and unloading of children as required by, and in conformance with, Article 57 (Miscellaneous Use Restrictions), section 33-1103 of the Escondido Zoning Code. As identified on Attachment 3, drop off and pick up would occur and allow for safe access to the campus in the existing southern parking lot area of the site.

c. Building Orientation:

The primary entry to the proposed multipurpose building faces the interior of the Project site. The proposed "South Elevation" of the structure on the project plans (Attachment "3") will be visible from the Canyon Road frontage. This frontage includes the proposed parapet, roof articulation along the gable end, and aluminum/Santa Barbara window treatment, promoting a visually articulate display towards the Project's public frontage.



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d. Open Space and Landscaping

The original landscaping for the Project site was last improved alongside Conditional Use Permit 83-46-CUP. There have been no significant changes or deviations to the previously approved landscape plan for the Project since this entitlement. The proposed Project does not disturb any previously approved landscaping, and thus no new landscaping would be required as part of this development.

e. Parking:

Article 39 (Off-Street Parking), Section 33-765 of the EZC identifies the parking requirements for all schools, private and public. Grade schools, elementary, and junior high schools (primary and lower secondary schools) require one parking space for each employee and faculty member, with adequate provisions for loading and unloading. The Project would increase staffing capacity to 70 staff, and therefore would require 70 parking spaces on-site. The existing site currently has 70 parking spaces, meeting the minimum requirement for parking on-site.

5. Building Design:

a. Building Height, Mass, and Scale:

The proposed building is a two-story, 6,594 square foot multipurpose building which would occupy an approximate 55' x 70' area, measured at around 3,500 square feet of the parcel. The proposed building would be 34' in height at the highest portion of the decorative tower, and include elements of articulation across all elevations to break up visual massing of the structure itself. The proposed location would also provide a "fill" of space within the existing frontage along Canyon Road, as the existing space is currently underutilized by low-level turf and paving.

b. Building Materials:

The proposed new construction incorporates the "Santa Barbara Mission" architectural style, which is a more modern interpretation of the Mediterranean style of historical architecture. Exterior building elements include a material and paint match of stucco siding currently cladding existing structures on site, anodized aluminum window trim, and composite Spanish tile on the proposed gable/hipped roofing as shown within the provided elevations.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under CEQA. The proposed Project qualifies for an exemption under CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) because the Project is not exceeding the limitation of 10,000 square feet in floor area within an urbanized area. The CEQA Notice of Exemption prepared for the Project is incorporated into this staff report (Attachment "5"). The Notice of Exemption demonstrates that the Project qualifies for this exemption and would not have a significant effect on the environment.



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Item 2.

PUBLIC INPUT

City staff noticed the Project in compliance with Article 61 (Administration and Enforcement), Division 6 and state law. As of the writing of this staff report, no public comments have been received.

CONCLUSION AND RECOMMENDATION

Based on the analysis contained in this staff report, staff recommends the Planning Commission approve Resolution 2025-02, approving the Conditional Use Permit Modification, Major Plot Plan, and Major Design Review for the Project.

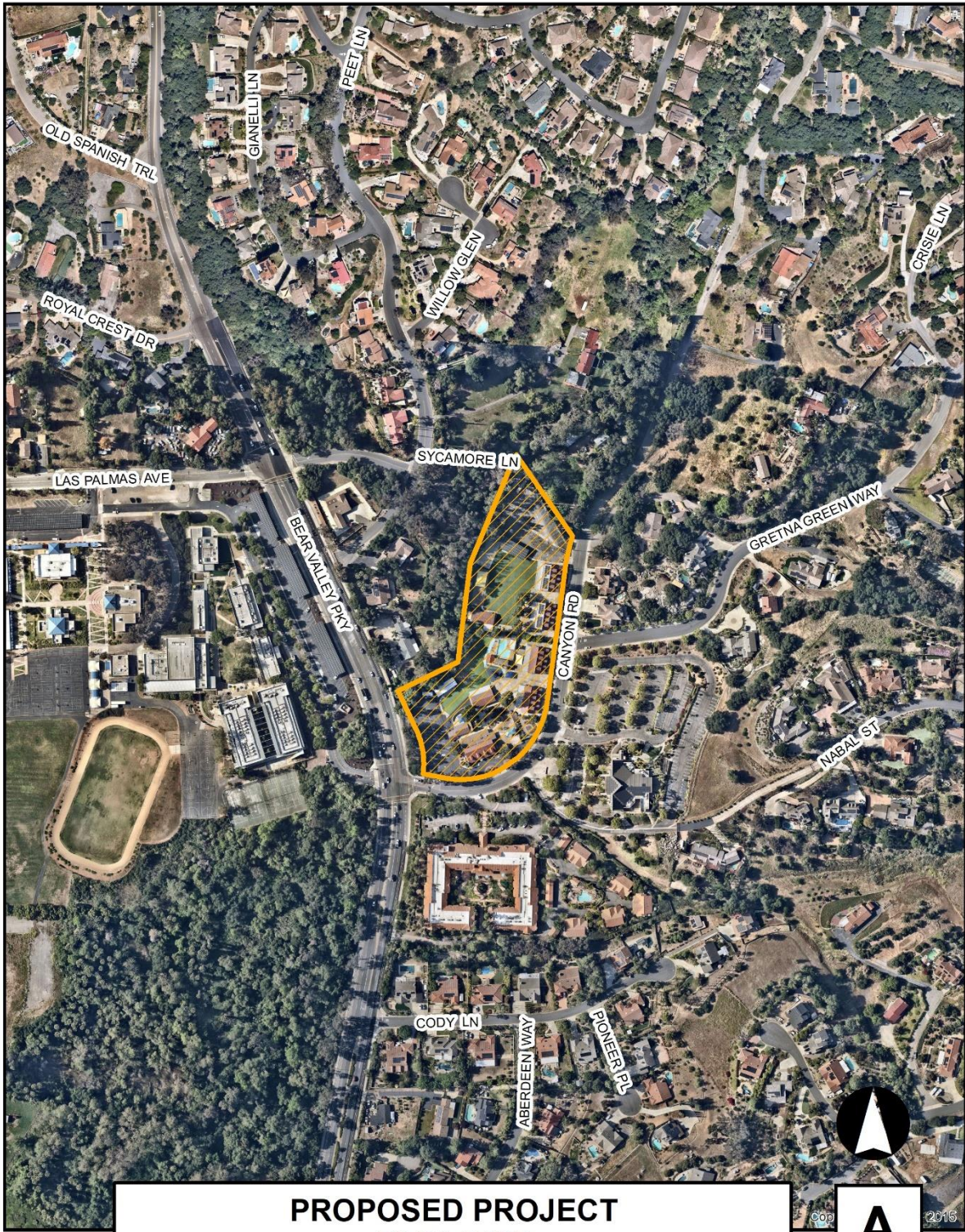
ATTACHMENTS

1. Aerial Map
2. General Plan and Zoning Map
3. Proposed Project Plans
4. Draft Planning Commission Resolution No. 2025-02 including Exhibits A – D
5. Draft Notice of Exemption

Attachment 1

Planning Case Nos. PL23-0438, PL24-0340, PL24-0341

Aerial Map



**PROPOSED PROJECT
PL23-0438**

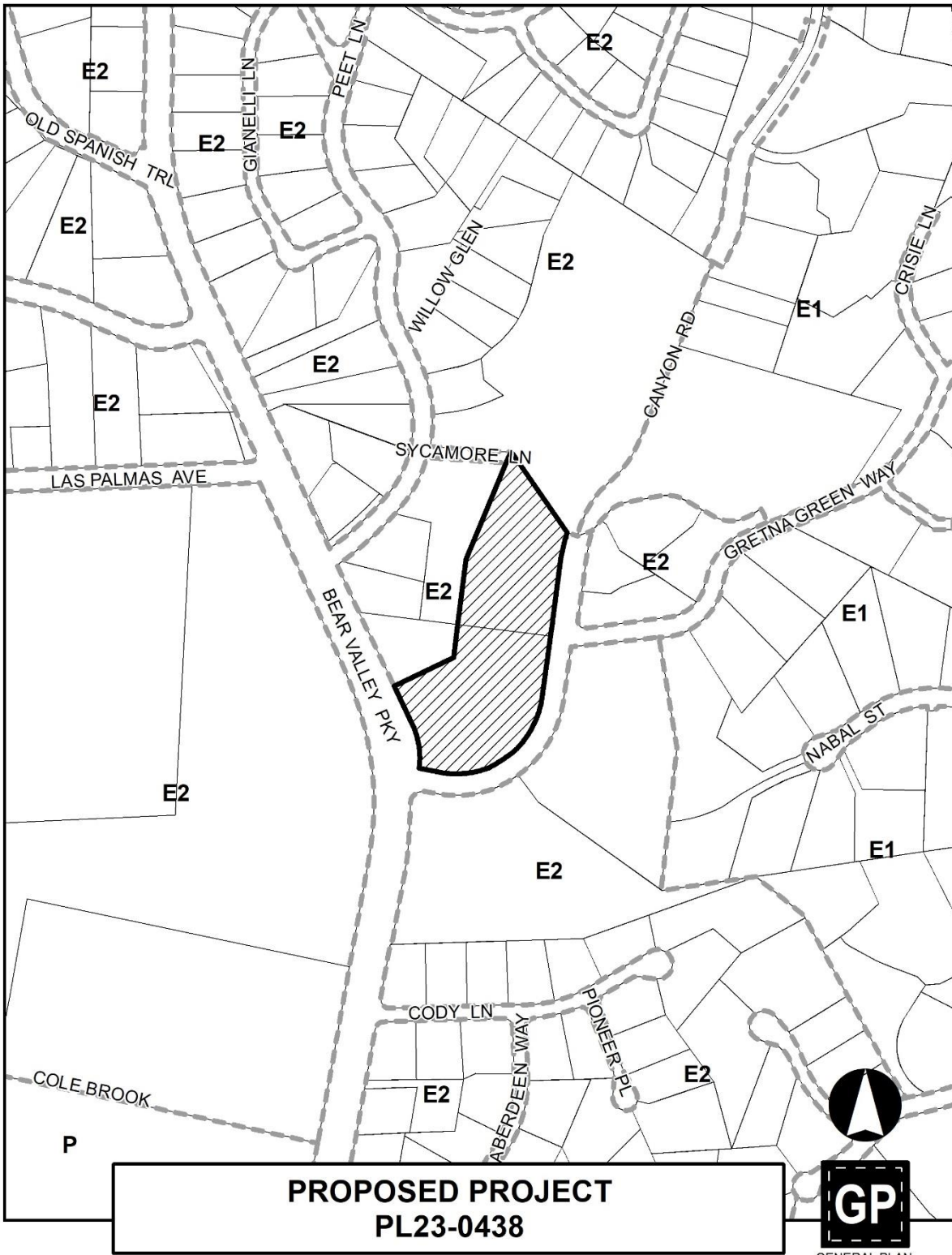


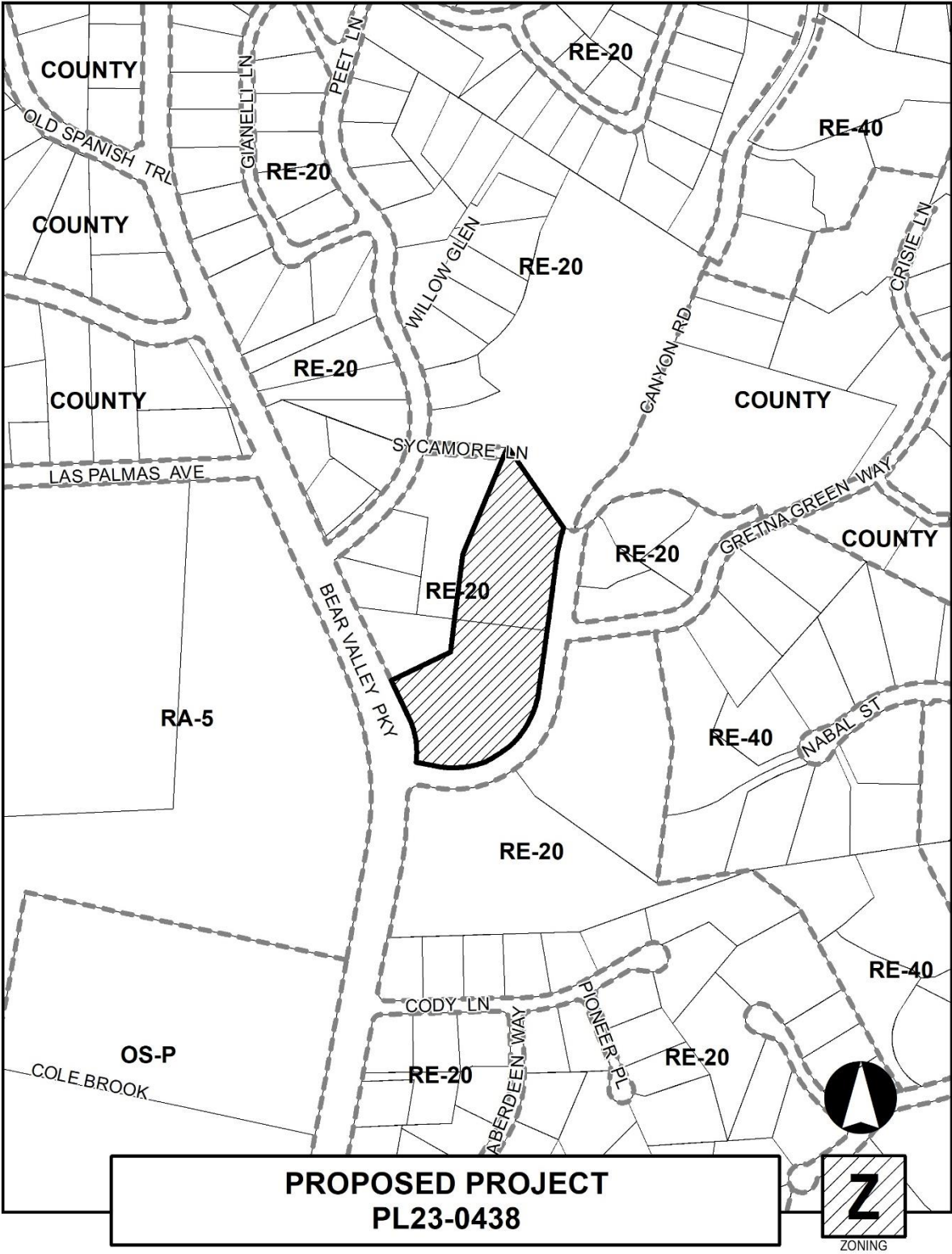
A

AERIAL

Planning Case Nos. PL23-0438, PL24-0340, PL24-0341

General Plan and Zoning Map





CABV CUP MODIFICATION & MP BLDG

JENNIFER ROBINSON ARCHITECTS

8218 ROYAL GEORGE DRIVE
 SAN DIEGO, CA 92128
 619.571.9114
 mail@jrobinsonarchitects.com



ALL SEAL, APPROVED AND HAVE RECEIVED REVISIONS TO THIS DRAWING. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ORIGINAL DESIGNER AND ENGINEER FOR THE USE OF AND IN CONFORMANCE WITH THE REGISTERED SEAL OF SUCH SEAL. ORIGINAL APPROVED OR PLANS SHALL BE USED AS A REFERENCE TO ANY PROJECT. WITHOUT THE WRITTEN PERMISSION OF JENNIFER ROBINSON ARCHITECTS.

CLASSICAL ACADEMY BEAR VALLEY CUP MODIFICATION & MP BLDG
 2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

ISSUE DATE
 CUP MODIFICATION 8 MAY 2024
 RECHECK #1 DWGS 24 JUL 2024
 RECHECK #2 DWGS 28 OCT 2024

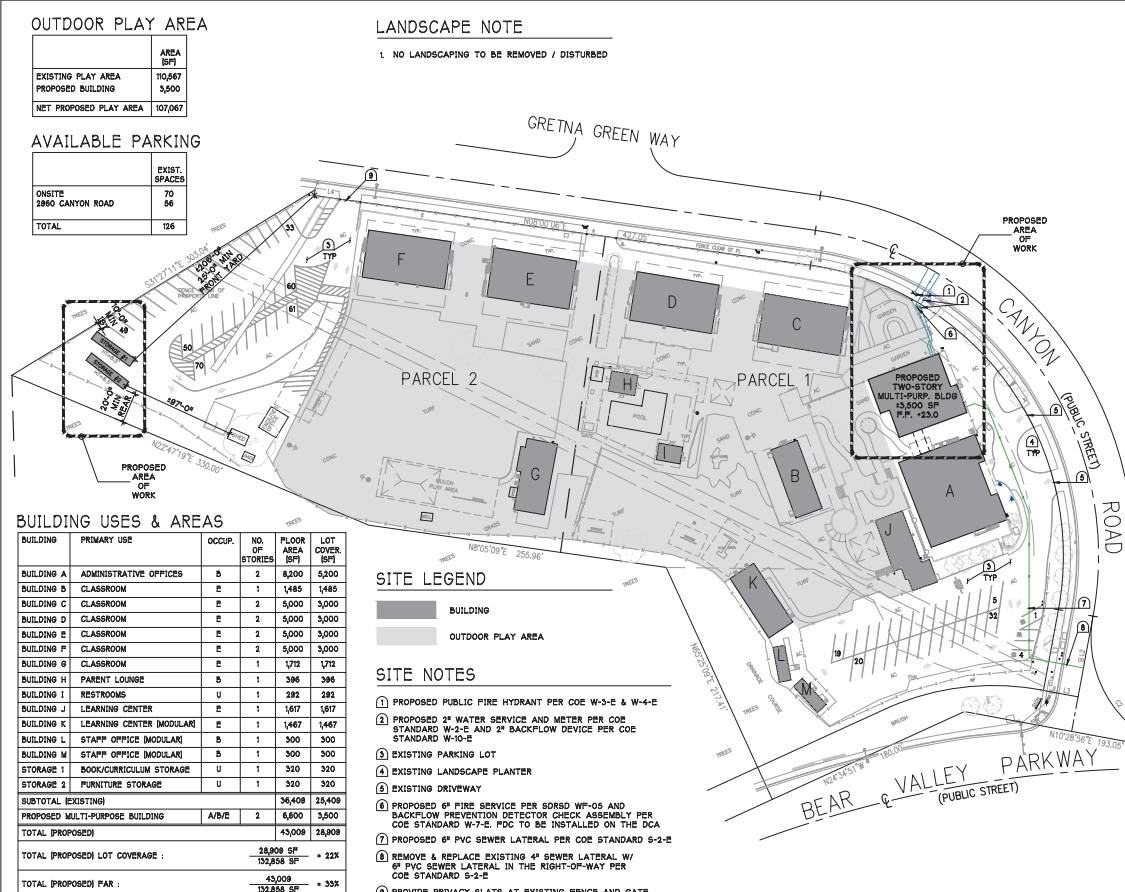
TITLE SHEET – OVERALL SITE PLAN

T1.0
 SHEET 1 OF 5

GENERAL NOTES

- THESE DRAWINGS & COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER & AUTHORIZED AGENTS ON THE DESIGNATED PROJECT ONLY.
- ALL TRADES SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM.
- DIMENSIONS, GRADES, AND DETAILS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS (OR SECTIONS) ARE NOT GIVEN.
- DEVIATIONS FROM THESE DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.
- ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT BUILDING CODES AND ALL LAWS AND ORDINANCES OF THE AGENCIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO TITLE 24 AND 2022 CBC, CEC, CMC, CPC, CFC, AND 2022 CALIFORNIA ENERGY / EFFICIENCY STANDARDS.
- DO NOT SCALE DRAWINGS. BEFORE COMMENCING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS. NOTIFY THE PROJECT ARCHITECT IMMEDIATELY IF THERE IS A CONFLICT WITH INTERPRETING THE PLANS.
- THE ELECTRICAL, MECHANICAL, STRUCTURAL & PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE VARIOUS DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT.
- THE CONTRACTOR SHALL CONSULT THE ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION OF ALL SLEEVES THROUGH WALLS AND FLOOR SLAB.
- BUILDING OCCUPANT TO SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY THIS BUILDING.
- THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH CFC CHAPTER 14.
- INTERIOR FINISHES SHALL COMPLY WITH CODES AS FOLLOWS: CFC CHAPTER 8, AND CBC CHAPTER 10.
- PENETRATION OF FIRE-RESISTIVE WALLS, FLOOR / CEILINGS AND ROOF / CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SEC. 702.
- FIRE AND/OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES & INSTALLATION SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIALS IN ACCORDANCE WITH SECTION 506.6:
 - a) FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE EITHER OF THE NEAREST EXPOSED EDGES OF THE GLAZING IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
 - b) INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
 - i) EXPOSED AREA OF AN INDIVIDUAL PANEL IS GREATER THAN 8 SQ. FT. &
 - ii) EXPOSED BOTTOM EDGE OF LESS THAN 18 INCHES ABOVE THE FLOOR &
 - iii) EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR &
 - iv) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES HORIZONTALLY OF THE PANEL OF THE GLAZING.
- A MATERIAL SAFETY DATA SHEET IS REQUIRED FOR ALL HAZARDOUS MATERIALS AND / OR TOXIC SUBSTANCES.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE FOR SPECIAL MANUFACTURING EQUIPMENT NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNERS REPRESENTATIVE AND/OR EQUIPMENT PRIOR TO GRADING THE SLAB FOR PROPER SIZE AND LOCATION OF FOUNDATION DEPRESSIONS, DRAINS, AND WARPS.
- UNLESS OTHERWISE NOTED, STATED MANUFACTURERS ITEMS SHALL BE FOR EQUAL OR CONTRACTOR SHALL RECEIVE APPROVAL FOR ALL SUBSTITUTIONS IN WRITING BY THE ARCHITECT PRIOR TO BID AND/OR INSTALLATION.
- THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE INCOMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT SHALL NOT RELIEVE IN ANY MANNER THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS.
- A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
- AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
- ALL REQUIRED EXITS IN THE MEANS OF EGRESS SYSTEM TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE, TWO DEAD BOLTS, NO SLIDING BOLTS, CHAINS, LATCHES OR OTHER DEVICES TO RESIST EXITS UNLESS PER CBC 1008.1.8.
- EXIT DOORS SHALL BE POSTED WITH A VISIBLE, DURABLE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED PER CBC SECTION 1008.1.8.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR FROM THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS. LETTERS SHALL BE MINIMUM 4 INCHES HIGH WITH A STROKE WIDTH OF 0.5 INCH. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CBC SECTION 501.2
- CLASSROOMS CONSTRUCTED AFTER JANUARY 1, 1980 WITHOUT SPRINKLER SYSTEM WHICH HAVE GRILLS OR BARS ON ALL THEIR WINDOWS AND DO NOT HAVE TWO EXIT DOORS SHALL HAVE AN INSIDE RELEASE FOR THE GRILLS OR BARS ON AT LEAST ONE WINDOW PANEL PER FIRE CODE. THE WINDOWS WITH THE INSIDE RELEASE SHALL BE CLEARLY MARKED AS EMERGENCY EXITS. CBC 492.15
- THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLES AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. CBC 1008.1
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES. CBC 105
- EXIT SIGNS SHALL HAVE PLAIN RED LETTERS. THE SIGNIFYING NUMBER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS OR OTHER DECORATIVE MATERIAL.
- AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FH 3558 OF FEDERAL STANDARD 895C (SEC. 105.111.11.1)
- ONLY APPROVED DSA-AG DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE COR TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4 (CBC SEC. 105.105.3)
- PROJECT IS LOCATED IN THE HIGH FIRE SEVERITY ZONE, PROVIDE EVACUATION PLANS WITH BUILDING PERMIT SUBMITTAL.
- CITY OF ESCONDIDO UTILITIES DEPARTMENT DOES NOT APPROVE PRIVATE WATER OR SEWER APPROVALS OF THESE DRAWINGS. CONTRACTOR DOES NOT REPRESENT APPROVAL OF PRIVATE WATER & SEWER. ALL PRIVATE WATER AND SEWER WILL BE REVIEWED BY THE BUILDING DEPARTMENT PRIOR TO CITY APPROVAL.

REFERENCE SITE PLAN



OUTDOOR PLAY AREA

EXISTING PLAY AREA	AREA (SFT)
PROPOSED BUILDING	10,667
NET PROPOSED PLAY AREA	107,067

LANDSCAPE NOTE
 1. NO LANDSCAPING TO BE REMOVED / DISTURBED

AVAILABLE PARKING

ONSITE	EXIST. SPACES
2960 CANYON ROAD	70
TOTAL	126

BUILDING USES & AREAS

BUILDING	PRIMARY USE	OCCUP.	NO. OF STORIES	FLOOR AREA (SFT)	LOT COVER (SFT)		
BUILDING A	ADMINISTRATIVE OFFICES	B	2	8,200	5,200		
BUILDING B	CLASSROOM	E	1	1,485	1,485		
BUILDING C	CLASSROOM	E	2	5,000	3,000		
BUILDING D	CLASSROOM	E	2	5,000	3,000		
BUILDING E	CLASSROOM	E	2	5,000	3,000		
BUILDING F	CLASSROOM	E	2	5,000	3,000		
BUILDING G	CLASSROOM	E	1	1,712	1,712		
BUILDING H	PARENT LOUNGE	B	1	386	386		
BUILDING I	RESTROOMS	U	1	292	292		
BUILDING J	LEARNING CENTER	E	1	1,607	1,607		
BUILDING K	LEARNING CENTER (MODULAR)	E	1	1,467	1,467		
BUILDING L	STAFF OFFICE (MODULAR)	B	1	300	300		
BUILDING M	STAFF OFFICE (MODULAR)	B	1	300	300		
STORAGE 1	BOOK/CURRICULUM STORAGE	U	1	320	320		
STORAGE 2	FURNITURE STORAGE	U	1	320	320		
SUBTOTAL EXISTING:				36,408	25,408		
PROPOSED MULTI-PURPOSE BUILDING				A/B/E	2	6,600	3,600
TOTAL PROPOSED:				43,008	29,008		
TOTAL PROPOSED LOT COVERAGE :				28,908 SF	+ 22%		
TOTAL PROPOSED FAR :				43,008 SF	+ 33%		

SITE LEGEND

- BUILDING
- OUTDOOR PLAY AREA

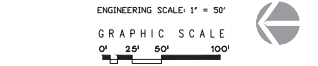
SITE NOTES

- PROPOSED PUBLIC FIRE HYDRANT PER COE W-3-E & W-4-E
- PROPOSED 2" WATER SERVICE AND METER PER COE STANDARD W-2-E AND 2" BACKFLOW DEVICE PER COE STANDARD W-10-E
- EXISTING PARKING LOT
- EXISTING LANDSCAPE PLANTER
- EXISTING DRIVEWAY
- PROPOSED 6" FIRE SERVICE PER BORDO W-10-S AND BACKFLOW PREVENTION DETECTOR CHECK ASSEMBLY PER COE STANDARD W-7-E. PDC TO BE INSTALLED ON THE DCA
- PROPOSED 6" PVC SEWER LATERAL PER COE STANDARD S-2-E
- REMOVE & REPLACE EXISTING 4" SEWER LATERAL W/ THE PVC SEWER LATERAL IN THE RIGHT-OF-WAY PER COE STANDARD S-2-E
- PROVIDE PRIVACY SLATS AT EXISTING FENCE AND GATE

PROJECT SUMMARY

SCOPE OF WORK	CLASSICAL ACADEMY, ESCONDIDO (TK-8) NEW MULTI-PURPOSE BUILDING INCLUDING ADMINISTRATIVE OFFICES, HEALTH TECH CENTER, MEETING/CONFERENCE ROOMS, MULTIPURPOSE ROOM, MAKER STUDIO, STORAGE, AND RESTROOMS. THIS BUILDING PROVIDES SPACE TO BETTER SERVE THE CURRENT STUDENT AND STAFF POPULATIONS. THESE FUNCTIONS EITHER DO NOT CURRENTLY EXIST ON SITE OR ARE OVERCROWDED. (13,500 SF) PERMIT TWO EXISTING STORAGE CARGO CONTAINERS AND PROVIDE PRIVACY SLATS AT EXISTING FENCE AND DRIVEWAY GATE ON CANYON ROAD TO MEET SCREENING REQUIREMENT (640 SF) REVERSE OCCUPANCY AT BUILDINGS A & G, FORMER "CARETAKER" STRUCTURES ARE NOW BEING OCCUPIED AS STAFF OFFICES (A) AND CLASSROOMS (G). EXISTING CARGO CONTAINER ADJACENT TO BUILDING G TO BE REMOVED
AREA OF WORK	1 3,500 SF MULTI-PURPOSE BUILDING 640 SF STORAGE CONTAINERS
PROJECT ADDRESS	2950 BEAR VALLEY PARKWAY ESCONDIDO, CA 92025
APN	238-220-08-00 AND 238-220-23-00
LEGAL DESCRIPTION	TR 1415 [EX ST]SPAR 2 PER DOC76-321142 INA
OWNER	CLASSICAL ACADEMY 107 E VENTURA PARKWAY ESCONDIDO, CA 92025 PHONE: 760-535-9188 CONTACT: MARK KALPAKSIAN, COO mark@classicalacademy.com
ZONE	RE-20 RESIDENTIAL ESTATES
USE PERMIT	PL13-0438 CUP 83-46
FIRE SEVERITY ZONE	HIGH BUILDING MUST BE BUILT IN COMPLIANCE WITH WILDLAND URBAN INTERFACE (WUI) CODES AS PER HIGH FIRE DESIGNATION. PROVIDE EVALUATION PLANS WITH BUILDING PERMIT SUBMITTAL.
PARKING	ONSITE PARKING SPACES : 70 (3 ACCESSIBLE) OFFSITE PARKING SPACES : 126 TOTAL : 196 CALCULATION PER E22 33-765 "ONE PARKING SPACE FOR EACH EMPLOYEE AND FACULTY MEMBER" TOTAL REQUIRED / PROVIDED PARKING : (70 SPACES) TOTAL EMPLOYEES/FACULTY : (70 STAFF)
PROPOSED USE	A-3, B, E, S-1
OCCUPANT LOAD	255
NO. OF STORIES	TWO
TYPE OF CONSTR.	TYPE V-B w/ FIRE SPRINKLERS & ALARM
HEIGHT	39'-0" MAX
GROSS SITE AREA	132,858 SF (3.056 ACRE)
GROSS FLOOR AREA	SIT 3,480 SF IMP 2,116 SF TOTAL 6,596 SF

PROPOSED SITE PLAN



DEFERRED SUBMITTAL

- FIRE UNDERGROUND LINE
 - FIRE SPRINKLER
 - FIRE ALARM
- NOTES:**
- IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.
 - IF / WE UNDERSTAND THAT I / WE WILL NOT BE AUTHORIZED FOR ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND / OR CALCULATIONS FOR THOSE DEFERRED ITEMS.
 - COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION PER CFC 801.2
 - SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE RESUBMITTED PERMITTING CHANGER WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. SEC. 1073.3.1

APPLICABLE CODES

- THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)
- THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 2020 NATIONAL ELECTRICAL CODE (NEC)
- THE 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2021 UNIFORM MECHANICAL (UMC) CODE
- THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2021 UNIFORM PLUMBING CODE (UPC)
- THE 2022 EDITION OF THE CALIFORNIA FIRE CODE (CFC) BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)
- THE 2022 EDITION OF THE CALIFORNIA ENERGY CODE
- THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE
- THE 2022 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE
- THE 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP



SHEET INDEX

- T10 TITLE SHEET AND OVERALL SITE PLAN
- A10 ARCHITECTURAL
- A10 PROPOSED SITE & FLOOR PLAN
- A20 PROPOSED EXTERIOR ELEVATIONS & MATERIALS
- A30 EXISTING PARTIAL SITE & FLOOR PLANS # STORAGE CONTAINERS, BUILDING A AND BUILDING G
- CIVIL
- C-1 PROPOSED UTILITY PLAN

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jra@jenniferrobinsonarchitects.com



ALL DESIGN AMENDMENTS AND FINISH INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF JENNIFER ROBINSON ARCHITECTS AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JENNIFER ROBINSON ARCHITECTS.

CLASSICAL ACADEMY BEAR VALLEY
CUP MODIFICATION & MP BLDG
2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

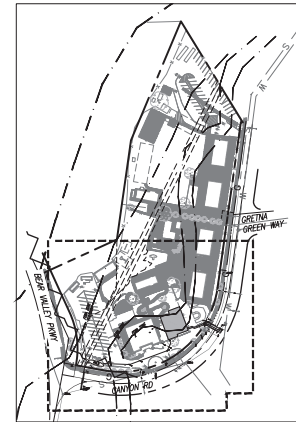
ISSUE DATE
□ CUP MODIFICATION 16 MAY 2024
△ CHECK #1 DWGS 24 JUL 2024

C-1

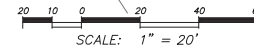
SHEET 1 of 1

CONSTRUCTION NOTES

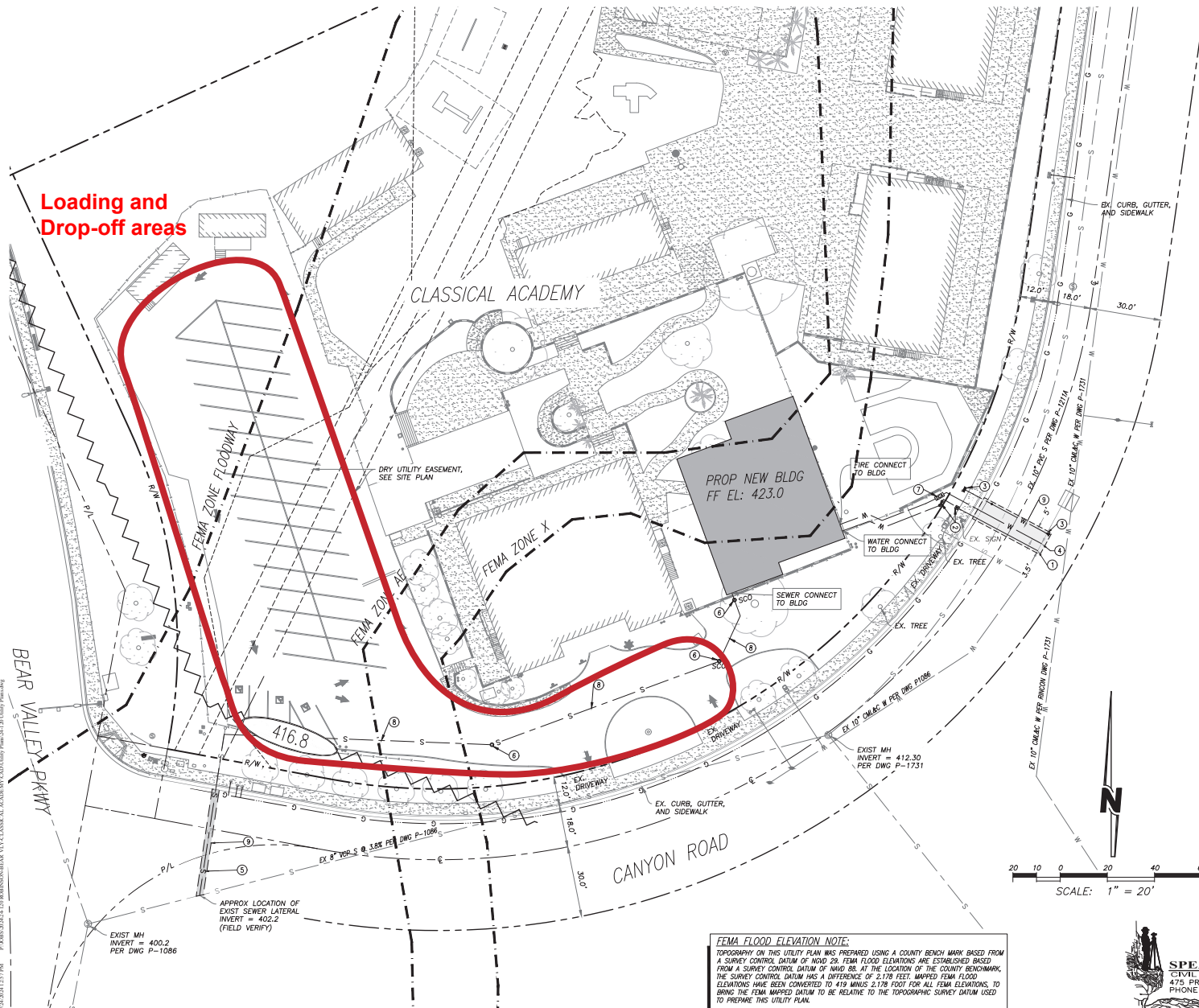
- ① INSTALL 2" WATER SERVICE AND METER PER CITY OF ESCONDIDO STD DWG W-2-E.
- ② INSTALL 2" BACKFLOW DEVICE PER CITY OF ESCONDIDO STD DWG W-10-E.
- ③ INSTALL PUBLIC FIRE HYDRANT PER CITY OF ESCONDIDO STD DWG W-3-E AND W-4-E.
- ④ INSTALL 6" FIRE SERVICE PER SORSO WF-05.
- ⑤ REMOVE AND REPLACE EXISTING 4" SEWER LATERAL WITH 6" PVC SEWER LATERAL WITHIN THE RIGHT-OF-WAY, PER CITY OF ESCONDIDO STD DWG S-2-E.
- ⑥ INSTALL SEWER CLEANOUT PER SORSO SC-01.
- ⑦ INSTALL 6" BACKFLOW PREVENTION DETECTOR CHECK ASSEMBLY PER CITY OF ESCONDIDO STD DWG W-7-E. FIRE DEPARTMENT CONNECTION TO BE INSTALLED ON THE DCA.
- ⑧ INSTALL 6" PVC SEWER LATERAL PER CITY OF ESCONDIDO STD DWG S-2-E.
- ⑨ TRENCHING AND PERMANENT RESURFACING PER CITY OF ESCONDIDO STD DWG G-4-E.



KEY MAP
SCALE: 1"=150'



FEMA FLOOD ELEVATION NOTE:
TOPOGRAPHY ON THIS UTILITY PLAN WAS PREPARED USING A COUNTY BENCH MARK BASED FROM A SURVEY CONTROL DATUM OF NOV 29. FEMA FLOOD ELEVATIONS ARE ESTABLISHED BASED FROM A SURVEY CONTROL DATUM OF MARCH 88 AT THE LOCATION OF THE COUNTY BENCHMARK. THE SURVEY CONTROL DATUM HAS A DIFFERENCE OF 2.178 FEET. MAPPED FEMA FLOOD ELEVATIONS HAVE BEEN CONVERTED TO 419 MINUS 2.178 FOOT FOR ALL FEMA ELEVATIONS, TO BRING THE FEMA MAPPED DATUM TO BE RELATIVE TO THE TOPOGRAPHIC SURVEY DATUM USED TO PREPARE THIS UTILITY PLAN.



Loading and Drop-off areas

PROJECT DATE: 12/18/2023 12:57 PM P:\30812024\24103\ROBINSON\BHAM_VT_C\CLASSICAL ACADEMY\CAD\Utility Plans\24103120 Utility Plans.dwg



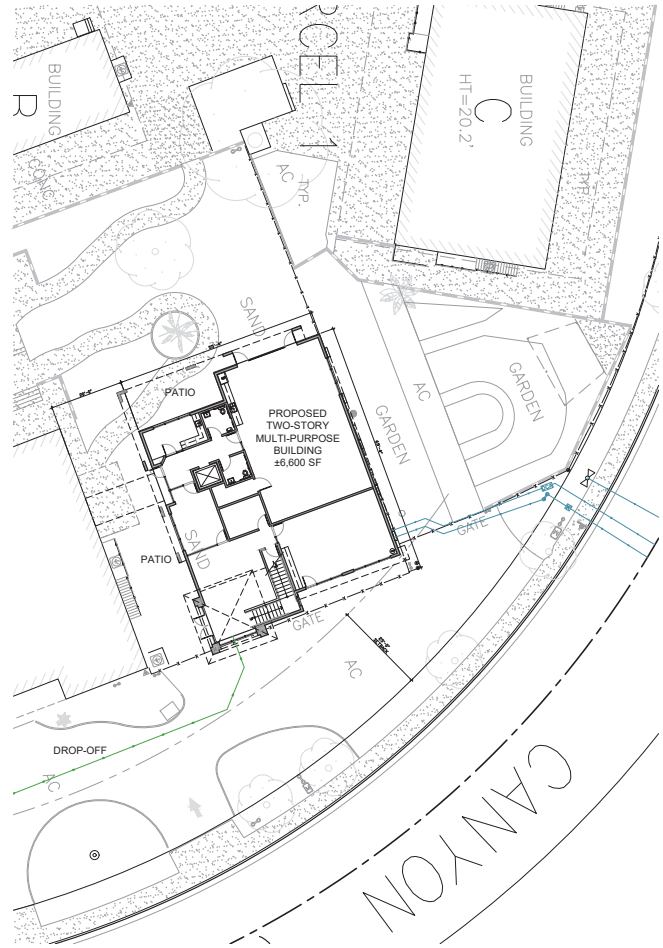
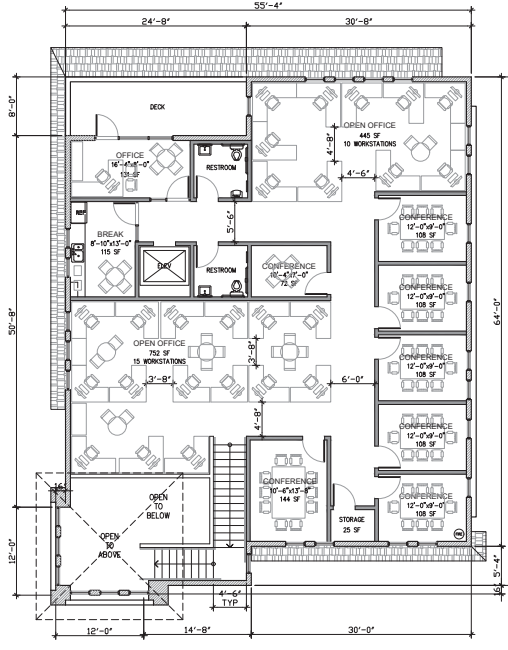
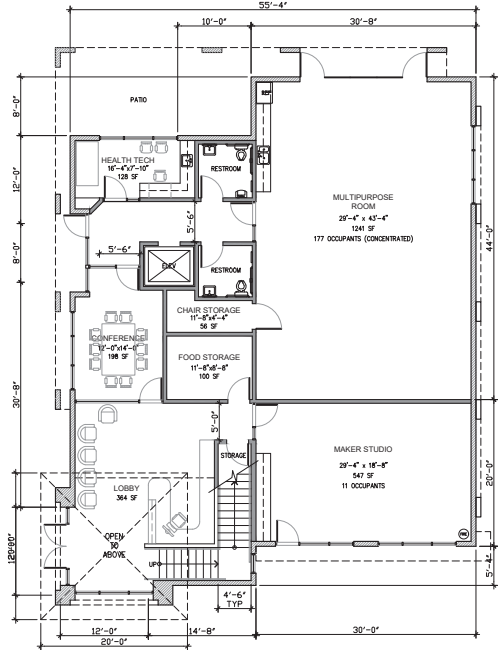
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CLASSICAL ACADEMY BEAR VALLEY
CUP MODIFICATION & MP BLDG
2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

ISSUE DATE
 CUP MODIFICATION 16 MAY 2024
 RECHECK #1 DIMS 24 JUL 2024
 RECHECK #2 DIMS 28 OCT 2024

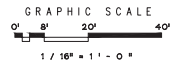
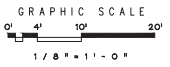
PROJECT SUMMARY

SCOPE OF WORK	CLASSICAL ACADEMY, ESCONDIDO (TK-B) NEW MULTI-PURPOSE BUILDING INCLUDING ADMINISTRATIVE OFFICES, HEALTH TECH CENTER, MEETING/CONFERENCE ROOMS, MULTI-PURPOSE ROOM, MAKER STUDIO, STORAGE, AND RESTROOMS. THIS BUILDING PROVIDES SPACE TO BETTER SERVE THE CURRENT STUDENT AND STAFF POPULATIONS. THESE FUNCTIONS EITHER DO NOT CURRENTLY EXIST ON SITE OR ARE OVERCROWDED.	OCCUPANT LOAD CALCULATION	OCCUP. LOAD FACTOR	EXIST. AREA [SF]	OCCUP. LOAD
AREA OF WORK	± 3,600 SF	GROUP A-3 (CONCENTRATED)	7	1,030	161
PROJECT ADDRESS	2850 BEAR VALLEY PARKWAY ESCONDIDO, CA 92025	GROUP A-3 (NONCONCENTRATED)	15	1,048	70
APN	259-220-08-00 AND 259-220-23-00	GROUP B (OFFICE)	150	1,792	12
LEGAL DESCRIPTION	TR 1415 EX STS/PAR 2 PER DOC76-321142 IN	GROUP E (STORAGE)	50	552	11
OWNER	CLASSICAL ACADEMIES 327 S VALLEY PARKWAY ESCONDIDO, CA 92025 PHONE: 760-555-5588 CONTACT: MARK KALPAKSIAN, COO mark@classicalacademy.com	TOTAL OCCUPANTS		300	212
ZONE	RE-20 RESIDENTIAL ESTATES				285
USE PERMIT	PL23-0438 CUP 83-46	PLUMBING FIXTURE CALCULATION	OCCUP. LOAD FACTOR	EXIST. AREA [SF]	OCCUP. LOAD
PROPOSED USE	A-3, B, E, S-1	TOTAL OCCUPANT LOAD (TABLE 4-1)			
OCCUPANT LOAD	255	GROUP A-3 (ASSEMBLY)	11	2,778	198
NO. OF STORIES	TWO	GROUP B (OFFICE)	150	1,792	12
TYPE OF CONSTR.	TYPE V-5 w/ FIRE SPRINKLERS & ALARM	GROUP E (STUDIO)	30	552	18
HEIGHT	39'-0" MAX	WATER CLOSETS	URINALS	LAVATORIES	DRINK FNTNS
GROSS SITE AREA	152,858 SF (3.050 ACRES)	A-3	MALE FEMALE	MALE FEMALE	MALE FEMALE
GROSS FLOOR AREA	15T 3,480 SF 2ND 3,114 SF TOTAL 6,594 SF	B EACH	1 3	1 1	1 1
		D	MALE FEMALE	MALE FEMALE	MALE FEMALE
		E EACH	1.12E 50 1.32E 50	1.78E 106 1.78E 106	1.78E 50 1.78E 50
		F EACH	0.12 0.4	0.06 0.08	0.12 0.04
		G	MALE FEMALE	MALE FEMALE	MALE FEMALE
		H EACH	1.12E 50 1.32E 50	1.78E 106 1.78E 106	1.78E 50 1.78E 50
		I EACH	0.18 0.3	0.09 0.225	0.225 0.04
		REQUIRED	1.5 3.7	1.15 1.505	1.545 1.08
		PROVIDED	1 3	2 4	4 0*
		MINIMUM PLUMBING FACILITIES, TABLE 4-2.3; FIXTURES PROVIDED MEETS OR EXCEEDS MINIMUM * WATER STATION PROVIDED IN LIEU OF DRINKING FOUNTAIN; EXISTING MOP SINK PROVIDED ONSITE			



PROPOSED FLOOR PLANS

PROPOSED PARTIAL SITE PLAN



PROPOSED SITE & FLOOR PLANS

A1.0

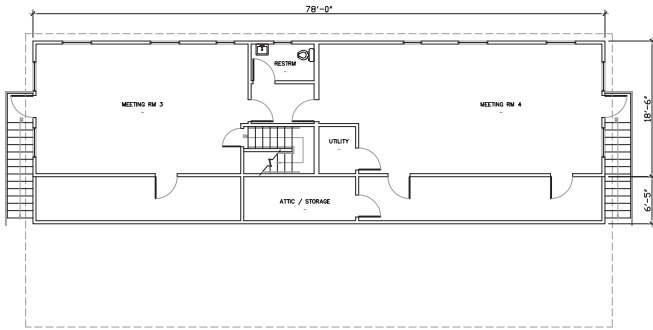
SHEET 2 OF 5

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jra@jrobinsonarchitects.com

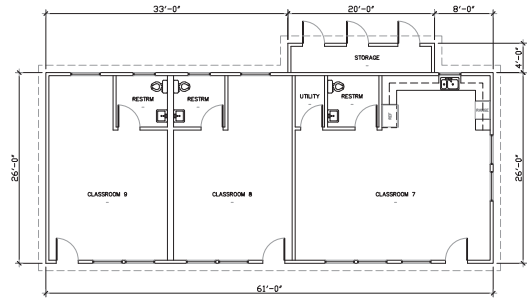


ALL SCALE DIMENSIONS AND FINISH SCHEDULES OF WORKSHOWN BY THIS DRAWING ARE SHOWN BY AND TO THE PROPERTY OF JENNIFER ROBINSON ARCHITECTS. THE WORK CREATED, COLLECTED AND DEVELOPED FOR THE USE OF, AND IN CONNECTION WITH, THE SPECIFIED PROJECT, AND OF SUCH SCALE, SPECIAL ARRANGEMENTS OF PLANS SHALL BE USED AS IS, WITHOUT LIABILITY TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, INCLUDING WITHOUT LIMITATION THE REVISIONS OF JENNIFER ROBINSON ARCHITECTS.



EXISTING SECOND FLOOR PLAN - BUILDING "A"

D



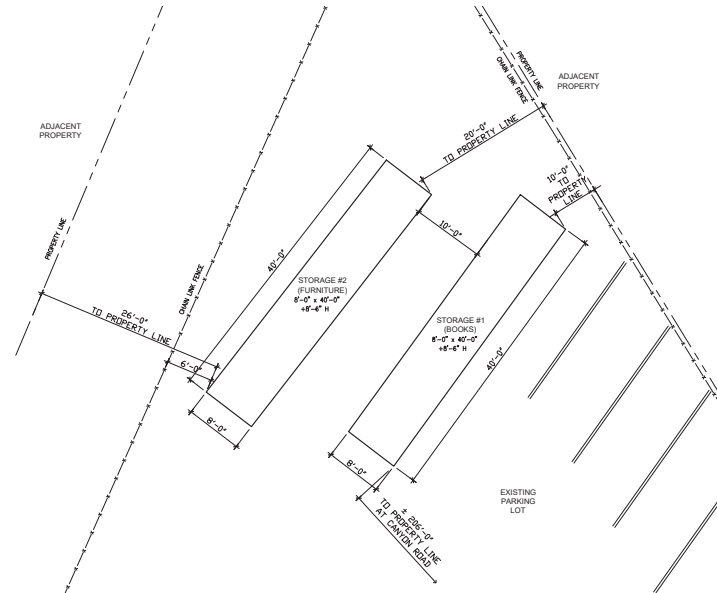
EXISTING FLOOR PLAN - BUILDING "G"

B



EXISTING FIRST FLOOR PLAN - BUILDING "A"

C



PARTIAL SITE PLAN @ EXISTING STORAGE CONTAINERS

A

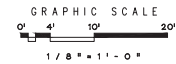
CLASSICAL ACADEMY BEAR VALLEY
CUP MODIFICATION & MP BLDG
2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

ISSUE	DATE
□ CUP MODIFICATION	16 MAY 2024
△ RECHECK #1 DWGS	24 JUL 2024
△ RECHECK #2 DWGS	28 OCT 2024

EXISTING PART. SITE & FLOOR PLANS

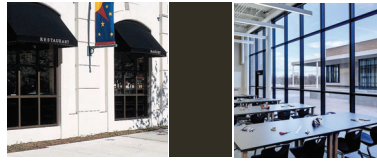
A3.0

SHEET 4 OF 5





EXISTING ADMINISTRATION BUILDING



ANODIZED ALUMINUM STOREFRONT (MEDIUM BRONZE)



COMPOSITE SPANISH BARREL TILE (AUTUMN)



ARCHITECTURAL STYLE INSPIRATION (SANTA BARBARA MISSION)

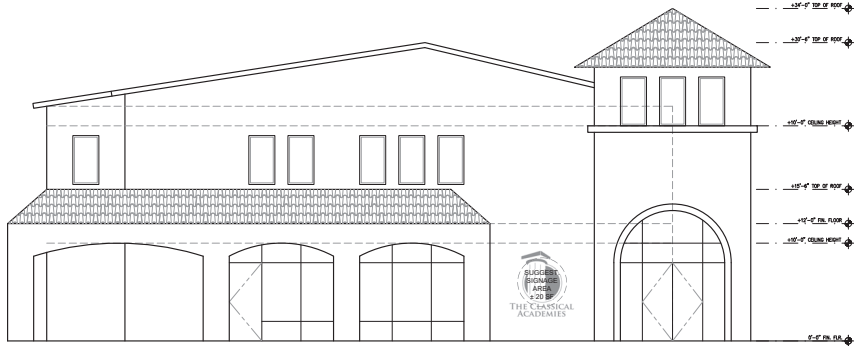
JENNIFER ROBINSON ARCHITECTS

8218 ROYAL GEORGE DRIVE
SAN DIEGO, CA 92129
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mail@jrobinsonarchitects.com



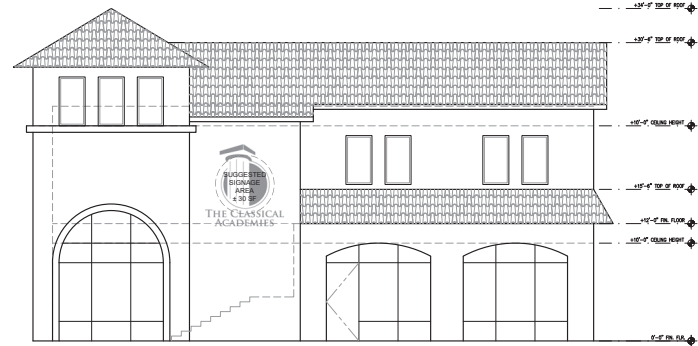
ALL SCALE, DIMENSIONS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE SHOWN AS, AND THE PROJECT IS TO BE CONSTRUCTED ACCORDING TO THE MOST DETAILED, COLORED AND DEVELOPED FOR THE USE IN, AND IN CONFORMANCE WITH THE SPECIFIED RULES, AND OF SUCH LOCAL, COUNTY, STATEMENTS OR PLANS SHALL BE USED AS, AS REQUIRED TO ANY FEDERAL, STATE OR COUNTY FOR ANY PURPOSE, INCLUDING WITHOUT THE LIMITS THEREOF OF APPLICABLE REGULATIONS.

CLASSICAL ACADEMY BEAR VALLEY
CUP MODIFICATION & MP BLDG
2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025



PROPOSED WEST ELEVATION

(B)



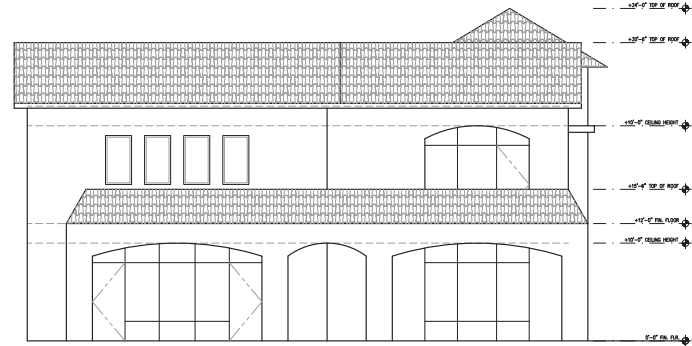
PROPOSED SOUTH ELEVATION

(A)



PROPOSED EAST ELEVATION

(C)

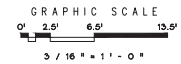


PROPOSED NORTH ELEVATION

(D)

HEIGHT CALCULATION NOTE

1. BUILDING HEIGHT (ALSO STRUCTURE HEIGHT) MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE LOT COVERED BY THE BUILDING OR STRUCTURE TO THE TOP OF THE BUILDING OR STRUCTURE.



ISSUE	DATE
□ CUP MODIFICATION	16 MAY 2024
△ RECHECK #1 DWGS	24 JUL 2024
△ RECHECK #2 DWGS	28 OCT 2024

PROPOSED EXTERIOR ELEVATIONS

A2.0

SHEET 3 OF 5

Attachment 4

Planning Case Nos. PL23-0438, PL24-0340, PL24-0341

Draft Planning Commission Resolution 2025-02

Planning Commission

Hearing Date: January 28, 2025

Effective Date: February 11, 2025

PLANNING COMMISSION RESOLUTION NO. 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MODIFICATION TO A CONDITIONAL USE PERMIT, MAJOR PLOT PLAN, AND DESIGN REVIEW PERMIT FOR THE EXPANSION OF AN EXISTING EDUCATIONAL FACILITY

APPLICANT: Mark Kalpakgian, Classical Academy

CASE NO: PL23-0438, PL24-0340, PL24-0341

WHEREAS, Mark Kalpakgian on behalf of Classical Academy (“Applicant”), filed a land use development application, Planning Case Nos. PL23-0438, PL24-0340, and PL24-0341 (“Application”) constituting a request for a modification to a Conditional Use Permit, Major Plot Plan, and Design Review Permit for the expansion of an existing educational facility. The request includes the expansion of staffing capacity from 30 to 70, student enrollment on-site from 400 to 505 (total on- and off-site enrollment to 1,230), redevelopment of 2,117 square feet of existing structures, installation of two 320 square foot cargo containers, and construction of a new 6,594 square foot multipurpose building (“Project”) on a 5.24 gross acre site located at 2950 Bear Valley Parkway (APNs: 239-220-08-00 and 239-220-23-00), in the Residential Estates 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, the Planning Division 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, secondary education uses are conditionally permitted uses within the Residential Estates Zone, subject to the approval of a Conditional Use Permit, in accordance with Article 61, Division 1 and Article 6 of the Escondido Zoning Code; and

WHEREAS, a Major Plot Plan is required when new construction of facilities permitted in the underlying zone, in accordance with Article 61, Division 8 of the Escondido Zoning Code; and

WHEREAS, a Design Review permit is required for all projects requiring discretionary approval by the Planning Commission and involving new construction, in accordance with Article 64 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, the Planning Division 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 January 28, 2025, 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 the Planning Division 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 January 28, 2025, 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 15303 (New Construction or Conversion of Small Structures).
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 Division 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 the Planning Division. 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, 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 28th day of January, 2025, by the following vote, to wit:

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

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

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

MELISSA DIMARZO, Minutes Clerk
Escondido Planning Commission

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

EXHIBIT "A"**PLANNING CASE NO. PL23-0438, PL24-0340, PL24-0341****LEGAL DESCRIPTION**

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1:

THAT PORTION OF THE OAKS TRACT IN THE RANCHO SAN BERNARDO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1415 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 08, 1912, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE OAKS TRACT, BEING ALSO THE NORTHERLY LINE OF SAID RANCHO SAN BERNARDO, WHICH IS DISTANT THEREON SOUTH 77° 20' 30" EAST 2202 FEET FROM THE NORTHEAST CORNER OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO OLIVER OAKS, BY DEED DATED DECEMBER 22, 1910 AND RECORDED IN BOOK 550 PAGE 154 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE CENTER LINE OF THE ESCONDIDO SAN DIEGO ROAD, BEING ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO SAID OLIVER OAKS, SOUTH 5° 03' EAST A DISTANCE OF 2055 FEET; THENCE SOUTH 1° 36' WEST 540 FEET; THENCE SOUTH 25° 03' EAST 1550 FEET, MORE OR LESS, TO A POINT WHICH IS DISTANT NORTH 25° 06' WEST 180.00 FEET FROM AN ANGLE POINT IN SAID EASTERLY LINE OF OLIVER OAKS LAND, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 64° 54' EAST 217.41 FEET; THENCE NORTH 7° 34' EAST 90.96 FEET; THENCE SOUTH 82° 26' EAST TO THE WESTERLY LINE OF LONGVIEW ACRES ACCORDING TO MAP THEREOF NO. 2438, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1947; THENCE ALONG THE WESTERLY LINE OF SAID MAP NO. 2438 AS FOLLOWS: SOUTH 7° 59' 30" WEST TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 280.30 FEET AND A CENTRAL ANGLE OF 92° 30'; SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE 452.52 FEET TO A POINT OF REVERSE CURVATURE WITH A 100 FOOT RADIUS CURVE AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' A DISTANCE OF 157.08 FEET TO THE SOUTHERLY TERMINUS THEREOF IN THE CENTER LINE OF SAID ESCONDIDO SAN DIEGO ROAD IN SAID EASTERLY LINE OF THE SAID LAND SO CONVEYED TO OLIVER OAKS, IN BOOK 550 PAGE 154 OF DEEDS; THENCE ALONG SAID OAKS BOUNDARY, NORTH 10° 03' EAST -BEARING PER SAID DEED- TO AN ANGLE POINT THEREIN, AND NORTH 25° 06' WEST 180 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ESCONDIDO BY DEED RECORDED JUNE 07, 1977, AS FILE NO. 77-222520 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, LOCATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE SOUTHERLY AND EASTERLY LINE OF SAID 30.00 FOOT STRIP BEING THE CENTER LINE OF CANYON DRIVE, THE SAME CENTER LINE DESIGNATED AS "RESERVED FOR ROAD PURPOSES" ON RECORD OF SURVEY MAP NUMBER 1387, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 16, 1946, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF A TANGENT 280.30 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, SAME AS SHOWN ON SAID RECORD OF SURVEY MAP NUMBER 1387; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 30' 00" A DISTANCE OF 452.52 FEET; THENCE TANGENT TO SAID CURVE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY SIDE LINE OF BEAR VALLEY PARKWAY AND THE TERMINUS OF HEREIN DESCRIBED SOUTHERLY AND EASTERLY LINE OF SAID 30.00 FOOT STRIP.

EXHIBIT "A"**PLANNING CASE NO. PL23-0438, PL24-0340, PL24-0341****LEGAL DESCRIPTION**

THE NORTHERLY AND WESTERLY LINE OF SAID 30.00 FOOT STRIP IS TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE NORTH IN A LINE WHICH BEARS NORTH 82° 26' 00" WEST, FROM THE POINT OF BEGINNING, AND IN THE WEST WITH THE EASTERLY SIDELINE INTERSECTION OF BEAR VALLEY PARKWAY.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ESCONDIDO BY DEED RECORDED APRIL 28, 1983, AS FILE NO. [83-138256](#) OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE EASTERLY LINE OF SAID STRIP BEING THAT PORTION OF THE OAKS TRACT IN THE RANCHO SAN BERNARDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [1415](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 08, 1912, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE OAKS TRACT, BEING ALSO THE NORTHERLY LINE OF SAID RANCHO SAN BERNARDO, WHICH IS DISTANT THEREON SOUTH 77° 20' 30" EAST, 2202 FEET FROM THE NORTHEAST CORNER OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2 SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO OLIVER OAKS, BY DEED DATED DECEMBER 22, 1910 AND RECORDED IN [BOOK 550 PAGE 154](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE CENTER LINE OF THE ESCONDIDO SAN DIEGO ROAD, BEING ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO SAID OLIVER OAKS, SOUTH 5° 03' EAST, 2055 FEET; THENCE SOUTH 1° 36' WEST 540 FEET; THENCE SOUTH 25° 06' EAST, 1550 FEET, MORE OR LESS, TO A POINT WHICH IS DISTANT NORTH 25° 06' WEST, 180.00 FEET FROM AN ANGLE POINT IN SAID EASTERLY LINE OF OLIVER OAKS LAND; THENCE NORTH 64° 54' EAST, 217.41 FEET; THENCE NORTH 7° 34' EAST 90.96 FEET; THENCE SOUTH 82° 26' EAST TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LONGVIEW ACRES ACCORDING TO MAP THEREOF NO, [2438](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1947; THENCE ALONG THE WESTERLY LINE OF SAID MAP NO. [2438](#), SOUTH 7° 59' 30" WEST TO A POINT OF THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 280.30 FEET, SAID POINT MEASURING SOUTH 7° 59' 30" WEST, 207.20 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID MAP [2438](#).

THE WESTERLY LINE OF SAID 30.00 FOOT STRIP TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE NORTH IN A LINE WHICH BEARS NORTH 82° 26' WEST FROM THE TRUE POINT OF BEGINNING AND IN THE SOUTH IN A LINE THAT BEARS NORTH 82° 00' 30" WEST FROM THE BEGINNING OF THE DESCRIBED 280.30 FOOT RADIUS CURVE.

PARCEL 2:

THAT PORTION OF THE OAKS TRACT, IN THE RANCHO SAN BERNARDO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [1415](#) FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 08, 1912, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE OAKS TRACT, BEING ALSO THE NORTHERLY LINE OF SAID RANCHO SAN BERNARDO, WHICH IS DISTANT THEREON SOUTH 77° 20' 30" EAST 2202 FEET FROM THE NORTHEAST CORNER OF HOMELAND ACRES ADDITION TO ESCONDIDO NO. 2, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO OLIVER OAKS BY DEED DATED DECEMBER 22, 1910 AND RECORDED IN [BOOK 550, PAGE 154](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE CENTER LINE OF THE ESCONDIDO SAN DIEGO ROAD, BEING ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO SAID OLIVER OAKS, SOUTH 5° 03' EAST, A DISTANCE OF 2055 FEET; THENCE SOUTH 1° 36' WEST 540 FEET; THENCE SOUTH 25° 06' EAST 1550 FEET MORE OR LESS, TO A POINT WHICH IS DISTANT NORTH 25° 06' WEST 180 FEET FROM AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 64° 54' EAST 217.41 FEET; THENCE NORTH 7° 34' EAST 90.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 7°34' EAST 165.00 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 330.00 FEET, MORE

EXHIBIT "A"**PLANNING CASE NO. PL23-0438, PL24-0340, PL24-0341****LEGAL DESCRIPTION**

OR LESS, TO AN ANGLE POINT IN THE SOUTHERLY LINE OF PARCEL 2 OF THE LAND DESCRIBED IN DEED TO HELEN G. BANISTER, ET AL, RECORDED DECEMBER 01, 1950 AS DOCUMENT NO. 139057 OF OFFICIAL RECORDS, HAVING A BEARING OF NORTH 88° 21' 40" EAST AND SOUTH 31° 54' 20" EAST; THENCE SOUTH 31° 54' 20" EAST 303.04 FEET, AND SOUTH 82° 26' EAST 25 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO ROBERT V. HOLLINGSWORTH, ET UX, RECORDED SEPTEMBER 21, 1946 IN BOOK 2237 PAGE 276 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE SOUTH 7° 34' WEST 219.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID HOLLINGSWORTH LAND, SAID CORNER BEING ALSO THE NORTHWESTERLY CORNER OF LONGVIEW ACRES, ACCORDING TO MAP THEREOF NO. 2438; THENCE ALONG THE WESTERLY LINE OF SAID MAP NO. 2438 TO A LINE WHICH BEARS SOUTH 82° 26' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 82° 26' WEST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ESCONDIDO BY DEED RECORDED OCTOBER 01, 1985 AS FILE NO. 85-363760, OFFICIAL RECORDS, AND DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE NORTHEASTERLY LINE OF SAID 30.00 FOOT STRIP BEING THE CENTER LINE OF CANYON DRIVE, DESIGNATED AS "RESERVED FOR ROAD PURPOSES" ON THE RECORD OF SURVEY MAP NO. 1387, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 16, 1946, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF A TANGENT 280.30 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AS SHOWN ON SAID RECORD OF SURVEY MAP NUMBER 1387; THENCE TANGENT TO SAID CURVE NORTH 7° 34' 00" EAST 178.95 FEET TO THE MOST NORTHERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF ESCONDIDO RECORDED APRIL 28, 1983 AS FILE NO. 83-138256, OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 7° 34' 00" EAST 248.21 FEET TO THE NORTHERLY TERMINUS OF THE HEREIN DESCRIBED STRIP OF LAND.

APN: 239-220-08-00 (Affects Parcel 1) and 239-220-23-00 (Affects Parcel 2)

JENNIFER ROBINSON ARCHITECTS

4312 RYAL GORGE DRIVE
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jra@jenniferrobinsonarchitects.com



ALL DESIGN, CONSTRUCTION AND FINISHES INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, JENNIFER ROBINSON ARCHITECTS AND ARE CREATED, COLLECTED AND DEVELOPED FOR THE USE OF, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH DESIGN, CONSTRUCTION OR FINISHES SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JENNIFER ROBINSON ARCHITECTS.

CLASSICAL ACADEMY BEAR VALLEY
CUP MODIFICATION & MP BLDG
2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

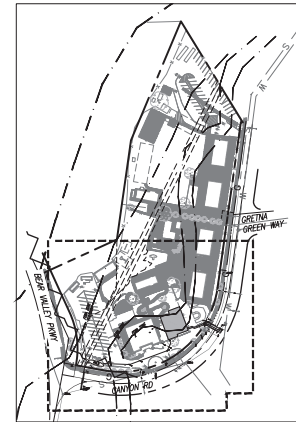
ISSUE DATE
□ CUP MODIFICATION 16 MAY 2024
△ CHECK #1 DWGS 24 JUL 2024

C-1

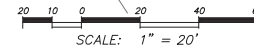
SHEET 1 of 1

CONSTRUCTION NOTES

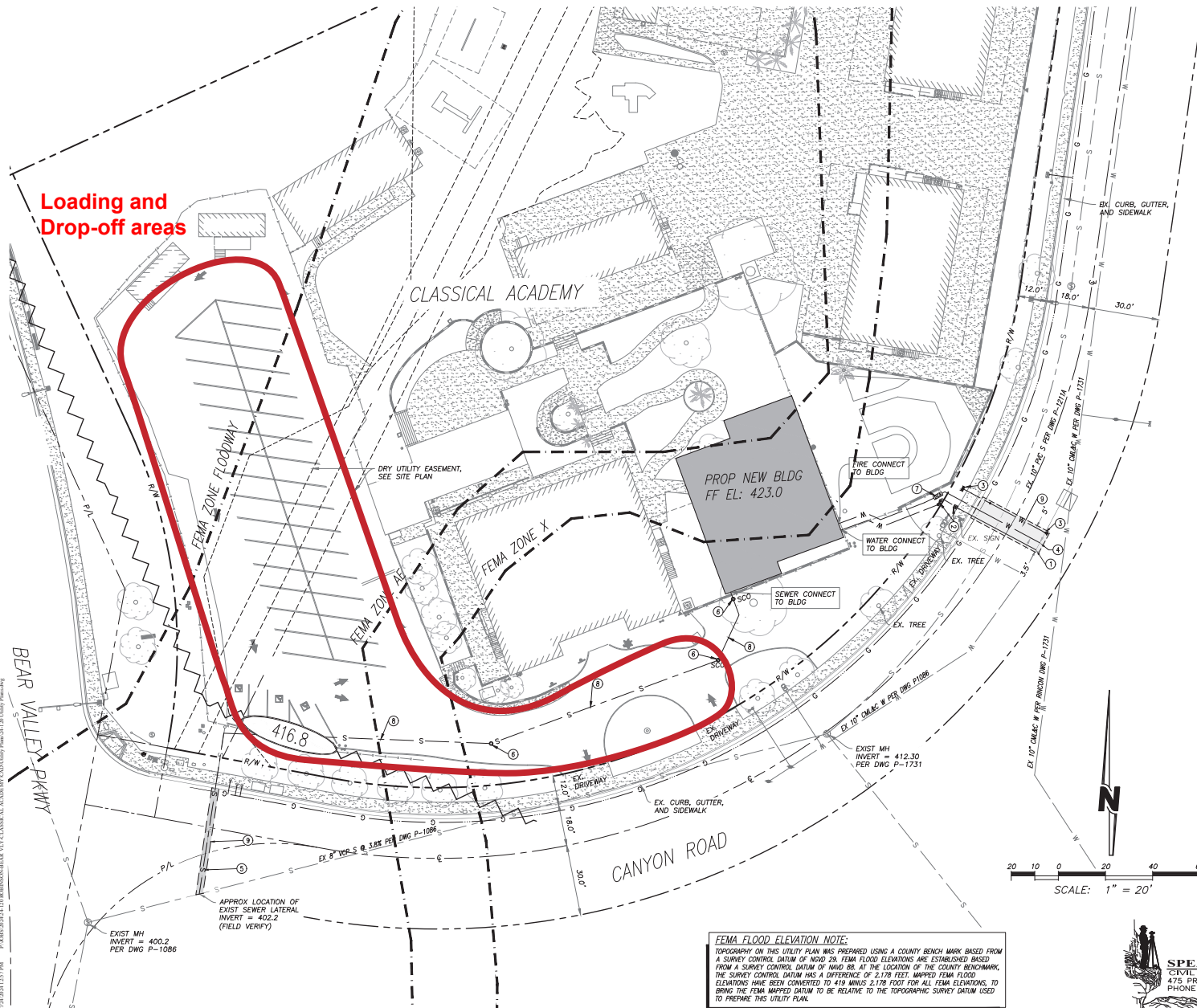
- ① INSTALL 2" WATER SERVICE AND METER PER CITY OF ESCONDIDO STD DWG W-2-E.
- ② INSTALL 2" BACKFLOW DEVICE PER CITY OF ESCONDIDO STD DWG W-10-E.
- ③ INSTALL PUBLIC FIRE HYDRANT PER CITY OF ESCONDIDO STD DWG W-3-E AND W-4-E.
- ④ INSTALL 6" FIRE SERVICE PER SORSO WF-05.
- ⑤ REMOVE AND REPLACE EXISTING 4" SEWER LATERAL WITH 6" PVC SEWER LATERAL WITHIN THE RIGHT-OF-WAY, PER CITY OF ESCONDIDO STD DWG S-2-E.
- ⑥ INSTALL SEWER CLEANOUT PER SORSO SC-01.
- ⑦ INSTALL 6" BACKFLOW PREVENTION DETECTOR CHECK ASSEMBLY PER CITY OF ESCONDIDO STD DWG W-7-E. FIRE DEPARTMENT CONNECTION TO BE INSTALLED ON THE DCA.
- ⑧ INSTALL 6" PVC SEWER LATERAL PER CITY OF ESCONDIDO STD DWG S-2-E.
- ⑨ TRENCHING AND PERMANENT RESURFACING PER CITY OF ESCONDIDO STD DWG G-4-E.



KEY MAP
SCALE: 1"=150'



FEMA FLOOD ELEVATION NOTE:
TOPOGRAPHY ON THIS UTILITY PLAN WAS PREPARED USING A COUNTY BENCH MARK BASED FROM A SURVEY CONTROL DATUM OF NOV 29. FEMA FLOOD ELEVATIONS ARE ESTABLISHED BASED FROM A SURVEY CONTROL DATUM OF MARCH 88 AT THE LOCATION OF THE COUNTY BENCHMARK. THE SURVEY CONTROL DATUM HAS A DIFFERENCE OF 2.178 FEET. MAPPED FEMA FLOOD ELEVATIONS HAVE BEEN CONVERTED TO 419 MINUS 2.178 FOOT FOR ALL FEMA ELEVATIONS, TO BRING THE FEMA MAPPED DATUM TO BE RELATIVE TO THE TOPOGRAPHIC SURVEY DATUM USED TO PREPARE THIS UTILITY PLAN.



Loading and Drop-off areas

PROJECT DATE: 12/18/2023 12:57 PM P:\30812024\24103\ROBINSON\BHAM_VT_C\CLASSICAL ACADEMY\CAD\Utility Plans\24103120 Utility Plans.dwg



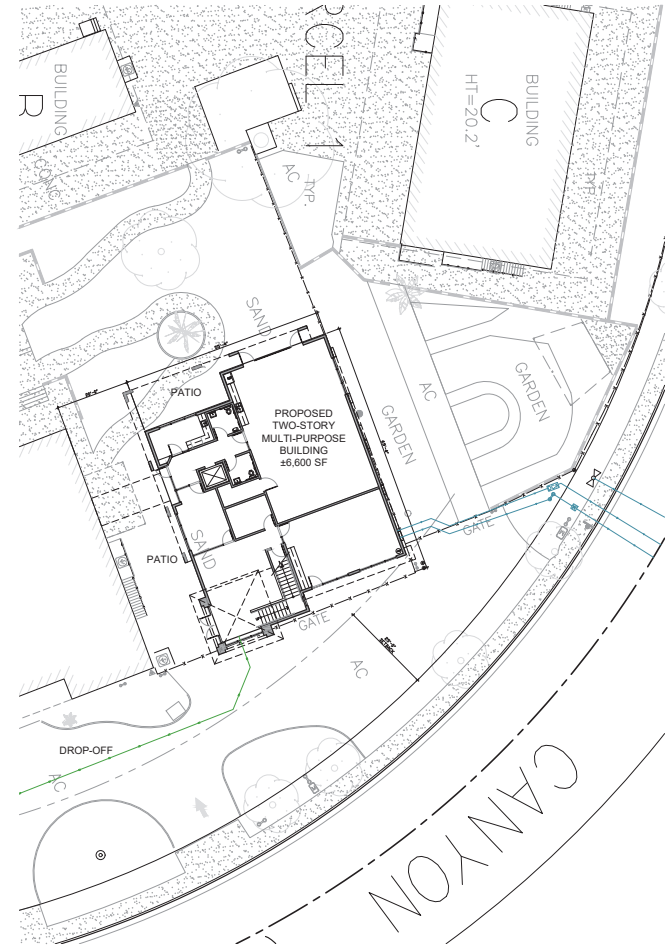
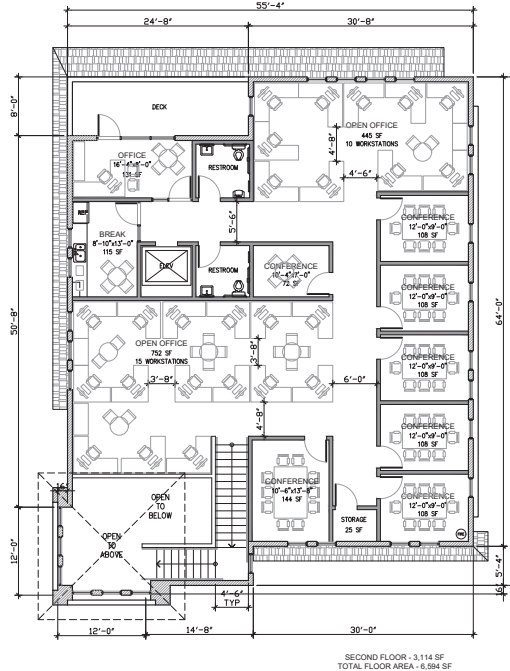
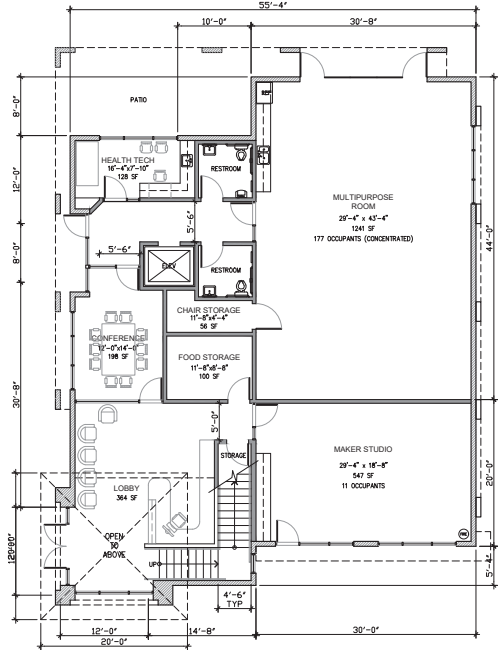
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CLASSICAL ACADEMY BEAR VALLEY
CUP MODIFICATION & MP BLDG
2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

ISSUE DATE
 CUP MODIFICATION 16 MAY 2024
 RECHECK #1 DIMS 24 JUL 2024
 RECHECK #2 DIMS 28 OCT 2024

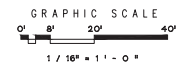
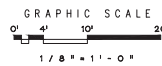
PROJECT SUMMARY

SCOPE OF WORK	CLASSICAL ACADEMY, ESCONDIDO (TK-B) NEW MULTI-PURPOSE BUILDING INCLUDING ADMINISTRATIVE OFFICES, HEALTH TECH CENTER, MEETING/CONFERENCE ROOMS, MULTI-PURPOSE ROOM, MAKER STUDIO, STORAGE, AND RESTROOMS. THIS BUILDING PROVIDES SPACE TO BETTER SERVE THE CURRENT STUDENT AND STAFF POPULATIONS. THESE FUNCTIONS EITHER DO NOT CURRENTLY EXIST ON SITE OR ARE OVERCROWDED.	OCCUPANT LOAD CALCULATION	OCCUP. LOAD FACTOR	EXIST. AREA [SF]	OCCUP. LOAD
AREA OF WORK	± 3,500 SF	GROUP A-3 (CONCENTRATED)	7	1,030	161
PROJECT ADDRESS	2850 BEAR VALLEY PARKWAY ESCONDIDO, CA 92025	GROUP A-3 (NONCONCENTRATED)	15	1,048	70
APN	259-220-08-00 AND 259-220-23-00	GROUP B (OFFICE)	150	1,792	12
LEGAL DESCRIPTION	TR 1415 EX STS/PAR 2 PER DOC76-32142 IN	GROUP E (STORAGE)	50	552	11
OWNER	CLASSICAL ACADEMIES 327 S VALLEY PARKWAY ESCONDIDO, CA 92025 PHONE: 760-555-5588 CONTACT: MARK KALPAKSIAN, COO mark@classicalacademy.com	TOTAL OCCUPANTS			255
ZONE	RE-20 RESIDENTIAL ESTATES	PLUMBING FIXTURE CALCULATION	OCCUP. LOAD FACTOR	EXIST. AREA [SF]	OCCUP. LOAD
USE PERMIT	PL23-0438 CUP 83-46	TOTAL OCCUPANT LOAD (TABLE 4-1)			
PROPOSED USE	A-3, B, E, S-1	GROUP A-3 (ASSEMBLY)	11	2,778	198
OCCUPANT LOAD	255	GROUP B (OFFICE)	150	1,792	12
NO. OF STORIES	TWO	GROUP E (STUDIO)	30	552	18
TYPE OF CONSTR.	TYPE V-5 w/ FIRE SPRINKLERS & ALARM	WATER CLOSETS	URINALS	LAVATORIES	DRINK FNTNS
HEIGHT	39'-0" MAX	A-3	MALE FEMALE	MALE FEMALE	MALE FEMALE
GROSS SITE AREA	152,858 SF (3.050 ACRES)	89 EACH	1 3	1 1	1 1
GROSS FLOOR AREA	15T 3,480 SF 2ND 3,114 SF TOTAL 6,594 SF	B	MALE FEMALE	MALE FEMALE	MALE FEMALE
		6 EACH	0.12 0.4	0.06 0.08	0.12 0.04
		E	MALE FEMALE	MALE FEMALE	MALE FEMALE
		8 EACH	0.18 0.3	0.09 0.225	0.225 0.04
		REQUIRED	1.5 3.7	1.5 1.5	1.5 1.5
		PROVIDED	1 3	2 4	4 0



PROPOSED FLOOR PLANS

PROPOSED PARTIAL SITE PLAN



PROPOSED SITE & FLOOR PLANS

A1.0

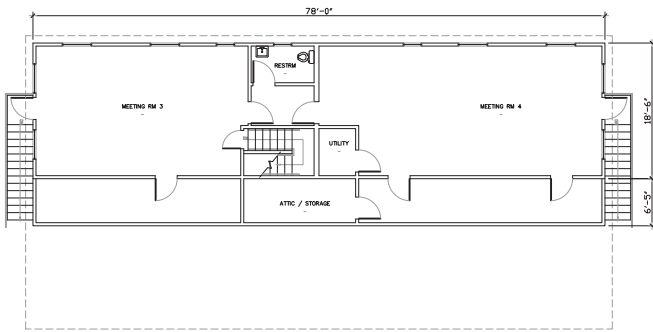
SHEET 2 OF 5

JENNIFER ROBINSON ARCHITECTS

8218 ROYAL GORGE DRIVE
SAN DIEGO, CA 92129
619.571.9114
jra@jrobinsonarchitects.com

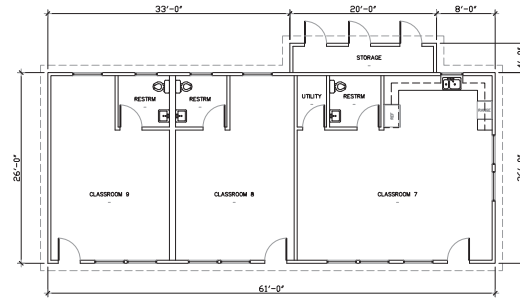


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EXISTING SECOND FLOOR PLAN - BUILDING "A"

D



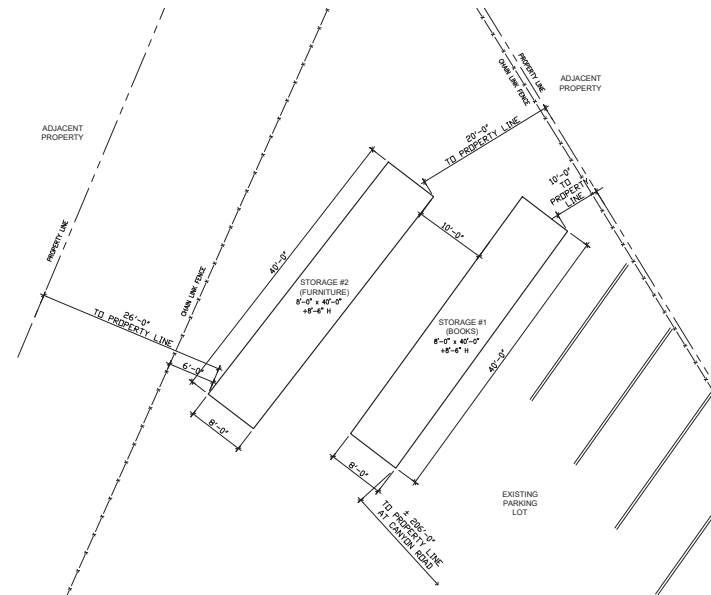
EXISTING FLOOR PLAN - BUILDING "G"

B



EXISTING FIRST FLOOR PLAN - BUILDING "A"

C



PARTIAL SITE PLAN @ EXISTING STORAGE CONTAINERS

A

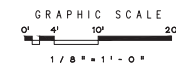
CLASSICAL ACADEMY BEAR VALLEY
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2950 SO. BEAR VALLEY PKWY, ESCONDIDO, CA 92025

ISSUE	DATE
□ CUP MODIFICATION	16 MAY 2024
△ CHECK #1 DWGS	24 JUL 2024
△ CHECK #2 DWGS	28 OCT 2024

EXISTING PART. SITE & FLOOR PLANS

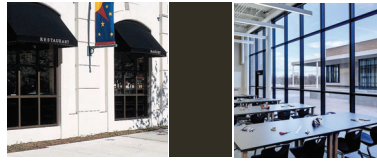
A3.0

SHEET 4 OF 5





EXISTING ADMINISTRATION BUILDING



ANODIZED ALUMINUM STOREFRONT (MEDIUM BRONZE)



COMPOSITE SPANISH BARREL TILE (AUTUMN)



ARCHITECTURAL STYLE INSPIRATION (SANTA BARBARA MISSION)

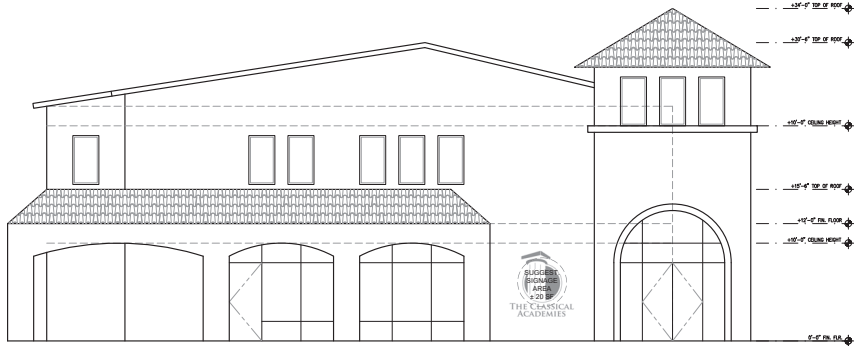
JENNIFER ROBINSON ARCHITECTS

8218 ROYAL GEORGE DRIVE
SAN DIEGO, CA 92129
619.571.9114
mail@jrobinsonarchitects.com



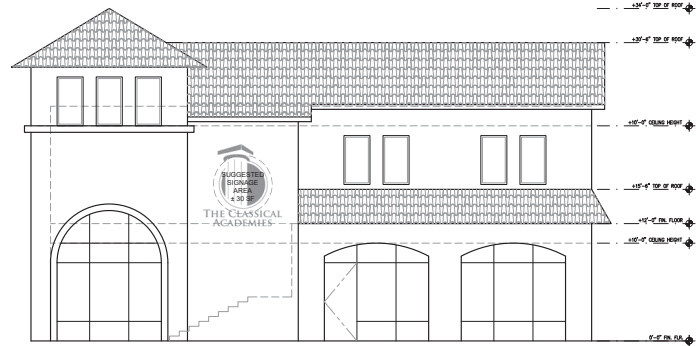
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CLASSICAL ACADEMY BEAR VALLEY
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PROPOSED WEST ELEVATION

(B)



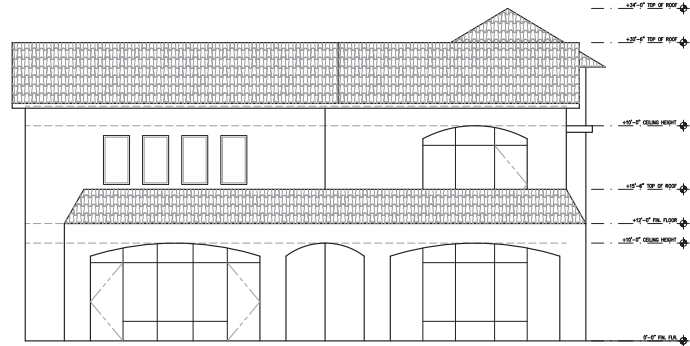
PROPOSED SOUTH ELEVATION

(A)



PROPOSED EAST ELEVATION

(C)

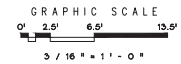


PROPOSED NORTH ELEVATION

(D)

HEIGHT CALCULATION NOTE

1. BUILDING HEIGHT (ALSO STRUCTURE HEIGHT) MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE LOT COVERED BY THE BUILDING OR STRUCTURE TO THE TOP OF THE BUILDING OR STRUCTURE.



ISSUE	DATE
□ CUP MODIFICATION	16 MAY 2024
△ RECHECK #1 DWGS	24 JUL 2024
△ RECHECK #2 DWGS	28 OCT 2024

PROPOSED EXTERIOR ELEVATIONS

A2.0

SHEET 3 OF 5

EXHIBIT “C”**PLANNING CASE NOS. PL23-0438, PL24-0340, PL24-0341****FACTORS TO BE CONSIDERED / FINDINGS OF FACT****Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15303(c) (“New Construction or Conversion of Small Structures”), in that the proposed Project consists of a request to convert 2,117 square feet of two existing residential structures to commercial office, install 320 square feet of cargo container, and construct 6,594 square feet of a new multipurpose building, totaling 9,031 square feet of structure, falling beneath the identified 10,000 square feet threshold as listed in Section 15303(c).
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Location.* The Project site is not located within a particularly sensitive environment, and thus would not have an impact on an environmental resource, nor be of hazardous or critical concern to an environmental resource.
 - b. *Cumulative Impact.* The 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.* There are no unusual circumstances surrounding the Project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing, permitted educational use within a residential zone.
 - d. *Scenic Highways.* The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
 - e. *Hazardous Waste Sites.* The Project site is not located on a site as reference in Section 65962.5 of the Government Code.
 - f. *Historical Resources.* The Project is not on a site which contains a significant historical 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 January 28, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Conditional Use Permit Findings (PL23-0438)

(Section 33-1203 of Article 61, Division 1 – Conditional Use Permits of the Escondido Zoning Code)

With respect to the Conditional Use Permit, the Planning Commission makes the following findings for approval:

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

The project is conditionally permitted within the Residential Estates zoning designation, subject to compliance with the requirements of Article 6 (Residential Zones) of the Escondido Zoning Code. Granting the Conditional Use Permit Modification would provide a service to the community in the form of secondary educational facilities within close proximity to residential neighborhoods. The project is consistent with the City's General Land Use Policy 3.2, permitting non-residential development on properties designated by residential use classification.

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

The project is located in an area surrounded by a variety of residential and educational uses. The project involves an expansion of operations of an existing educational campus property, conducted primarily within existing structures, including an increase of staffing capacity from 30 staff to 70 staff, on-site student count from 400 students to 505 students, and total student count of on- and off-site to 1,230 students.

Further, a Traffic Scoping Agreement was provided by the Applicant and reviewed by the City's Traffic Engineering Division for compliance with the City's Transportation Impact Analysis Guidelines. Based on the Applicant's operational model, the Scoping Agreement illustrates the Project would not generate a significant increase in trips or delays and therefore not require traffic impact studies. The submitted Traffic Scoping Agreement for the project identifies a generation of 194 Average Daily Trips (ADT), below the City's 200 ADT VMT screening threshold as identified within the adopted Transportation Impact Analysis Guidelines. As the Project is below the identified thresholds and is a local serving public facility, further VMT and LOS analysis is not required.

The project will not cause deterioration of bordering land uses or create special problems in the area in which it is located in that the project meets or exceeds all development

standards required for the Residential Estates zoning designation, as well as those standards outlined under Article 57 pertaining to educational facilities/schools, and meets the City's Transportation Impact Analysis Guidelines for "Locally-Serving Public Facilities," and no further CEQA analysis is required. The project site can reasonably accommodate the expansion because there is adequate parking, loading, and un-loading areas provided on site.

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

The Conditional Use Permit modification was reviewed by the City's Development Services and Staff Development Committee, and determined, based on the conditions applied to the project outlined under Exhibit "D" and project scope described, is compatible with the surrounding properties and General Plan policies. The project is located within a developed residential property, and meets the development standards and requirements of Article 6 of the Escondido Zoning Code, and follows all applicable guiding policies identified within the General Plan's Land Use Element.

Major Plot Plan Findings (PL24-0340)

(Section 33-1316 of Article 61, Division 8 – Plot Plans of the Escondido Zoning Code)

With respect to the Major Plot Plan, the Planning Commission makes the following findings for approval:

1. *That the use is a permitted use in the zone in which it is located.*

The project includes the construction of a 6,594 square foot multipurpose building, conversion of space of 2,117 square feet of existing space, and installation of two 320 square foot cargo containers for the expansion of an existing educational facility. The project site is zoned Residential Estates (RE-20) with adherence to the development standards of Article 6, Residential Zones of the City's Zoning Code. The residential estates zone allows for educational services, subject to a conditional use permit.

2. *That the plot plan is granted subject to such conditions as deemed necessary to meet the standards of the use and zone in which it is located and to comply with the applicable design standards.*

The project is consistent with Article 6, Residential Zones; Article 36, Cargo Container Restrictions; and Article 57, Section 33-1103 (Nursery, primary, and secondary education) of the Escondido Zoning Code. Standard conditions of approval are incorporated into the approval of the project, as necessary, to ensure conformance with the standards of educational projects within residential zones.

3. *That the plot plan is granted subject to such additional conditions as deemed necessary and desirable to preserve the public health, safety, and general welfare.*

The project will not be detrimental to the surrounding area with its proposed use. Standard conditions of approval have been incorporated into the approval of this project as necessary to preserve the public health, safety, and general welfare.

Further, a Traffic Scoping Agreement was provided by the Applicant and reviewed by the City's Traffic Engineering Division for compliance with the City's Transportation Impact Analysis Guidelines. Based on the Applicant's operational model, the Scoping Agreement illustrates the Project would not generate a significant increase in trips or delays and therefore not require traffic impact studies. The submitted Traffic Scoping Agreement for the project identifies a generation of 194 Average Daily Trips (ADT), below the City's 200 ADT VMT screening threshold as identified within the adopted Transportation Impact Analysis Guidelines. As the Project is below the identified thresholds and is a local serving public facility, further VMT and LOS analysis is not required.

Design Review Findings (PL24-0341)
(Section 33-1359 of Article 64 – Design Review of the Escondido Zoning Code)

With respect to the Design Review Permit, the Planning Commission makes the following findings for approval:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and surrounding neighborhood.*

The project includes a Major Plot Plan to construct a 6,594 square foot multi-purpose building and install two 320 square foot cargo containers within the Estate II (E2) General Plan land use designation. As discussed in the Planning Commission Staff Report dated January 28, 2025, the project is consistent with the goals and policies for residential development as outlined in the City's 2012 General Plan which permits limited non-residential development in residential zones.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The project includes the construction of a 6,594 square foot, two-story multi-purpose building which will be of similar size and massing of structures which currently exist on site. The architectural design of the project is of similar design to the existing structures. The two 320 square foot cargo containers are located to the rear of the property, and will be screened appropriately to not affect the character of the surrounding neighborhood.

3. *The project incorporates landscaping, irrigation, and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the City.*

The project will be maintaining all existing landscaping on site. No existing landscaping will be disturbed as part of the project scope. Additional screening will be incorporated in the northern frontage of the property to provide additional screening as required by Article 36, Cargo Container Restrictions.

4. *All grading related to the project is in conformance to the design standards set by Article 55, Grading and Erosion Control.*

The project includes the construction of an office building which will follow all design criteria set forth in Article 55, Section 33-1066 of the Escondido Zoning Code. The project

is conditioned to require the necessary grading permits and review through the final engineering process.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The project has incorporated all design standards set forth in Article 64, Section 33-1357 of the Escondido Zoning Code. The structure is appropriate to the site design as it incorporates a harmonious design style which is consistent with the existing development. The proposed structures are compatible with the existing site with regards to architectural building design, landscaping, signage, lighting, and fencing as required.

6. *The project is consistent with the goals and objectives on the City General Plan.*

The project is consistent with the residential and educational goals and guidelines of the City's General Plan. The project is consistent with Residential Development Policy 3.2, permitting limited non-residential development on properties designated by residential use classifications. The project is consistent with School and Education Policy 5.1, providing a staggered attendance education model to allow for beneficial teacher to student ratios. The project is also consistent with Street Network Policy 7.3, maintaining a traffic Level of Service appropriate throughout the City by falling under the thresholds identified in the City's Traffic Impact Analysis Guidelines. The City's Staff Development Committee reviewed the proposed Project and determined the Project, as conditioned, would be in conformance with all applicable ordinances of the Escondido Municipal Code. The Project would not increase beyond the existing property lines and would adhere to all applicable development standards.

PLANNING CASE NOS. PL24-0438, PL24-0340, and PL24-0341

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **November 30, 2023**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **January 28, 2025**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.

2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after two years from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This

includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

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

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

6. Certificate of Occupancy.

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

7. Availability of Permit Conditions.

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

- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

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

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

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

- 10. Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

- 11. Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b.** For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

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

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a.** A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b.** A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or

- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be

selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney’s fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney’s approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant’s obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

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

B. Construction, Maintenance, and Operation Obligations:

- 1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds,

and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions

Estimator Model (“CalEEMod”) or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

Item 2.

C. Parking and Loading/Unloading.

1. A minimum of 70 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
3. Clean air vehicles (CAV) parking shall be provided in accordance with the California Green Building Standard Code, and shall be shown on the revised site plan to the satisfaction of the Planning and Building divisions.
4. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

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

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

E. Specific Planning Division Conditions:

1. The Planning conditions herein do not supersede any previously approval or conditions of the site unless the new condition set forth in this resolution No. 2025-02 directly sets a new standard or capacity limitation. All previous conditions for those cases still apply and are incorporated herein by this reference as though fully set forth. Unless a condition is modified herein, previous conditions of projects 76-26-CU, 79-16-CU, 80-113-CUP, and 83-46-CUP shall remain in full force and effect.
2. The school site is approved for Transitional Kindergarten (TK) through 8th Grade educational services. Any request to amend the educational services provided will require a modification of the Conditional Use Permit.
3. The maximum number of students allowed on-site at any given time for instruction for the TK-8 campus shall be 505 children. Any request to increase the maximum allowable on-site capacity will require a modification of the Conditional Use Permit.
4. The maximum enrollment of students shall not exceed 1,230 children, as approved by this Conditional Use Permit. No more than 505 of the 1,230 students shall be permitted for instruction on-site at any given time Any request to increase the maximum allowable capacity will require a modification of the Conditional Use Permit.
5. The school shall provide annual enrollment figures to the Director of Development Services by October 1, 2025, for the 2025/2026 academic year, and prior to the start of the academic year for subsequent years following this approval. The enrollment figures shall be provided via the following email address: planning@escondido.gov
6. The maximum number of staff on-site for the TK-8 campus shall be 70 staff members. School staff shall use the parking available on-site. Any request to increase the maximum allowable staff will require a modification of the Conditional Use Permit, and further expansion of the parking capacity for the site.
7. The campus hours of operation shall be limited to 7 a.m. to 4 p.m., Monday through Friday. Any request to modify said hours of operation shall be made in writing to the Director of Development Services, who may approve or disapprove said request.
8. All outdoor play or recreation activity shall be supervised at all times by adult employees to ensure safety for all students.
9. A valid City of Escondido Business License shall be maintained at all times, and shall specify the maximum student capacity on-site and staff capacity on-site as approved by this Conditional Use Permit. A modification to the existing Business License shall be submitted prior to the issuance of Building Permits.
10. The proposed cargo containers shall be subject to all provisions in Article 36 of the Escondido Zoning Code. Containers shall only be used for storage only, and shall not be used for human habitation or school activities.

11. No more than 2 cargo containers are permitted on-site. Any request to relocate or remove said cargo containers shall be made in writing to the Planning Division.
12. Cargo containers shall be screened from view from the public right-of-way. Existing fencing shall be improved, with decorative slats incorporated to screen the containers. Evidence of screening shall be provided prior to the approval of all Building permits.
13. Building "A" and Building "G" shall submit the appropriate Building permits to approve the change of occupancy from residential to commercial activity.

F. Specific Engineering Conditions:

1. General.

- a. The Developer shall provide the City Engineer with a Preliminary Title Report covering subject property.
- b. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
- c. Improvement plans prepared by a Civil Engineer, required for any public utility improvements, and Precise Grading plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, 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. Landscaping Plans shall be prepared by a Landscape Architect.
- d. 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. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of the Grading Permit and any Building Permits. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
- e. All 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.
- f. The Developer's engineer shall submit to the Planning Department 3 copies of the Precise Development Plan as presented to the Planning Commission together with any changes contained in the adopted final conditions of approval. The Precise Development Plan will be certified by the Planning Department verifying that they are an accurate reproduction of the approved Precise Development Plan and one of these copies must be included with the first Final Engineering submittal for plan check to the Engineering Department.

- g. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.

2. Grading and Site Improvements.

- a. A precise grading, drainage, and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits.
- b. 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.

3. Drainage.

- a. All on-site drains and drainage facilities not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the Property Owner.
- b. The Developer shall install trash capture devices on existing storm drain inlets along the project's frontage to the satisfaction of the City Engineer.
- c. Portions of the project lie within the 100-year flood zone as designated on current flood insurance rate maps. All proposed development within these zones shall be a minimum one (1) foot above the base flood elevation and conform to the City's Floodplain Ordinance. Subject to current FEMA policy. Prior to the Precise Grading Plan approval for the new building being developed within flood zone A, AO, AE, Part I of the Elevation Certificate form must be completed and submitted to the City Engineer. In addition, If FEMA starts accepting applications, then a Conditional Letter of Map Revision for Fill (CLOMR-F) shall be issued by the Federal Emergency Management Agency (FEMA). All fill material within the above flood zones shall be compacted to 95% of maximum density per FEMA requirements. Upon completion and prior to final inspection of each new building in the above flood zones, Part II of the Elevation Certificate form must be completed and submitted to the City Engineer. If FEMA starts accepting LOMR-F applications prior to occupancy, then a Letter of Map Revision (LOMR-F) shall be issued by FEMA prior to final occupancy. For additional details, visit the FEMA website at www.fema.gov/. Sufficient security shall be posted with the City Engineer prior to Building Permit issuance to insure that Part II of the Elevation Certificate form is completed and the LOMR is issued by FEMA. The minimum-security amount shall be \$10,000. *Note; FEMA currently has stopped processing all CLOMR-F and LOMR-F in the Region IX.*

4. Water Supply.

- a. The developer is required at their sole expense to design and construct a fire hydrant and reduced pressure detector check assembly (RPDA). Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshall. Fire hydrants shall connect to a minimum 8-inch water main. Fire service lines shall connect to

a minimum 8-inch water main. Existing fire hydrants shall meet current City of Escondido standards.

- b. The final locations and sizing of all required water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
- c. Backflow prevention assemblies are private and should be located on private property. Existing backflow prevention assemblies shall meet current City of Escondido standards. Backflows shall be located directly behind the public meter. RPDA's shall be located just inside the property line.
- d. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.
- e. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.

5. Sewer.

- a. A minimum 6-inch PVC sewer lateral per City standard S-2-E is required for this project and shall be shown on the project Improvement and Grading plan.
- b. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
- c. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from any other utilities.
- d. The Developer shall cap and plug at the property line all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.

6. Landscape.

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

7. Easements and Dedications.

- a. All easements, both private and public, affecting subject property shall be shown and delineated on the Precise Grading and Improvement Plans. There shall be no permanent structures located within the City's Public Utilities Easements.

- b. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City.

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

8. 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 \$15,000, 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.

9. Utilities.

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

G. Specific Building Division Conditions:

1. The applicant shall submit a complete set of construction plans to the Development Services Department for building permit plan-check processing. The submittal shall include a Soils/Geotechnical Report, Structural Calculations, and State Energy Compliance documentation (Title 24). Construction plans shall include a site plan, a foundation plan, floor and roof framing plans, floor plan(s), section details, exterior elevations, and materials specifications. Submitted plans must show compliance with the latest adopted editions of the California Building Code (The International Building Code with California Amendments, the California Mechanical, Electrical, and Plumbing Codes). Commercial and Multi-residential construction must also contain details and notes to show compliance with the state disabled accessibility mandates. A comprehensive plan-check will be completed prior to permit issuance and additional technical code requirements may be identified and changes to the originally submitted plans may be required.

H. Specific Fire Department Conditions:

1. All underground fire line, fire alarm, and fire sprinkler plans shall be deferred submittals to the Escondido Fire Department.

Evacuation plans shall be included and updated to include this new scope/buildings. Plans shall be updated and provided on site for staff training prior to occupancy of the buildings.

Attachment 5
Planning Case Nos. PL23-0438, PL24-0340, PL24-0341
Draft Notice of Exemption



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: PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion

Project Location - Specific: The 5.24-acre site is located on the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed at 2950 Bear Valley Parkway. (Assessor’s Parcel Number(s): 239-220-08-00 and 239-220-23-00)

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

Description of Project: A request for a modification to a previously approved Conditional Use Permit (83-46-CUP) to expand the educational services and operations provided for a Transitional Kindergarten through 8th grade charter school; approval of a Major Plot Plan for the development of a 6,594 square foot multipurpose building, conversion of 2,117 square feet to additional classroom space, and installation of two 320 square foot storage containers; and approval of a Design Review Permit for the design of the multipurpose building and associated screening. The proposed project is located within the Residential Estates zoning designation (RE-20) under the General Plan land use designation of “Estate II” (E2).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mark Kalpakgian

Address: 355 E. Grand Ave., Escondido, CA 92025

Telephone: 760-535-5189

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located within a developed area of the City, which has all services, public utilities, and access available on site.
- The request is for an expansion to an existing educational facility totaling 9,031 square feet of total floor area, falling under the 10,000 square foot threshold identified in Section 15303(c). Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project is not located in a particularly sensitive environment, does not have an impact on an environmental resource, nor is it of a hazardous or critical concern. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted educational center and all proposed changes would occur within the interior of the existing structures, or on previously disturbed property on site. The project will not damage scenic resources, including trees, historic

buildings, rock outcroppings or similar resources, because the proposed project would be located on a previously disturbed area of the project site. The project area is not environmentally sensitive as it is the interior of an existing structure.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension:

Signature: _____

Alex Rangel
Assistant Planner II

_____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant



STAFF REPORT

DATE: January 28, 2025

PL24-0335 – Modification to Conditional Use Permit

PROJECT NUMBER / NAME: PL24-0335 – Interfaith Community Services Modification to Conditional Use Permit

REQUEST: A modification to a previously approved Conditional Use Permit (PHG15-0015, PHG18-0045, & PL24-0357) to modify existing social service operations. The modification would entail conversion of an existing 49-bed emergency shelter operation to withdrawal management services within an existing social services center. The withdrawal management services would be located in the same space previously used as an emergency shelter, with no change in total capacity on site. The project site is located within the Light Industrial zoning designation (M-1) under the General Plan land use designation of “Light Industrial” (LI). The proposal also includes an environmental determination for the project.

PROPERTY SIZE AND LOCATION: The 1.29-acre site is located on the northeastern corner of Washington Avenue and Quince Street, and is addressed at 550 W. Washington Avenue (Assessor’s Parcel Number(s): 229-171-21-00; 229-171-11-00; and 229-171-10-00)

APPLICANT: Interfaith Community Services

GENERAL PLAN / ZONING: Light Industrial (LI) / Light Industrial (M-1)

PRIMARY REPRESENTATIVE: Greg Anglea, Interfaith Community Services

DISCRETIONARY ACTIONS REQUESTED: Modification to a Conditional Use Permit

PREVIOUS ACTIONS: The City Council approved a City-initiated modification to the previously approved Conditional Use Permit (Case No. PL24-0357) on January 15, 2025.

City Council approved a Conditional Use Permit and Zoning Code Amendment (2000-36-CUP) establishing the social service use on September 20, 2000. The Planning Commission approved subsequent modifications to the Conditional Use Permit on November 23, 2004 (2004-71-CUP); January 10, 2012 (PHG11-00369), and August 11, 2015 (PHG15-0015). The Zoning Administrator approved a subsequent modification to the Conditional Use Permit on January 24, 2019 (PHG18-0045).

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-03, recommending approval to City Council.

CITY COUNCIL HEARING REQUIRED: YES NO



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Item 3.

REPORT APPROVALS:

Dare DeLano, Assistant City Attorney

Veronica Morones, City Planner



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BACKGROUND

Project Site

The project site is located at the northeast corner of Washington Avenue and Quince Street, and is addressed as 550 W. Washington Avenue (Assessor's Parcel Number(s): 229-171-21-00; 229-171-11-00; and 229-171-10-00). The property has a General Plan land use designation of Light Industrial (LI), and is zoned Light Industrial (M-1) (see attachments 1 and 2 – Aerial, General Plan, and Zoning). Surrounding zoning designations include Light Industrial zoning to the west and south (M-1); and General Commercial zoning to the north and east (C-G). The property is surrounded by urban development, with the World Marketplace to the west, fleet storage and other warehouse uses to the south, a hotel use to the east (entitled for conversion to Single Room Occupancy residential), and multi-family residential to the north.

Site Permitting History

In June of 1979, City staff approved a Plot Plan (87-1543-PPL) for the establishment and operations of manufacturing and automotive services facility at the subject property. The Plot Plan approved the construction of a 21,600 square foot general manufacturing building. Multiple different types of light industrial uses inhabited the structure, including general retail, trades manufacturing and sale, automotive services, and light manufacturing uses.

In September of 2000, the City Council approved a Zoning Code Amendment and Conditional Use Permit (2000-03-AZ, 2000-36-CUP/BEZ) permitting social service uses within the Light Industrial (M-1) zone subject to a Conditional Use Permit (CUP), and approval of a social service use for Interfaith Community Services ("Interfaith") to operate at the project site. Specifically, the Zoning Code Amendment modified the allowable uses for social services and emergency shelters as a conditional use within the M-1 zoning designation on sites adjacent to the General Commercial (C-G) zone which are within 500 feet of public transportation. The initial conditional use permit (2000-36-CUP/BEZ) permitted Interfaith to operate within approximately 15,000 square feet of the existing facility, co-located with unrelated automotive services occupying the remaining 6,600 square feet of the building. Interfaith utilized the location for administrative and case management services, food storage and distribution, and a 10-bed shelter for veterans. This initial CUP approval also included a 25-percent reduction in required parking as part of the Business Enhancement Zone (BEZ) process.

In November of 2004, the Planning Commission approved a modification to the Interfaith CUP (2004-71-CUP), converting a 4,500 square foot portion of the remaining automotive services to a 48-bed transitional housing facility and warehousing/storage use for other Interfaith services (e.g., bulk food storage). Only roughly 2,100 square feet of automotive services remained in the eastern section of the building at this time, which subsequently vacated the structure in 2011.

In January of 2012, the Planning Commission approved a modification to the CUP (PHG11-0039) for the operation of a temporary winter shelter for up to 40 beds within the remaining 2,100 square foot space previously occupied by the remaining automotive services tenant. This decision was appealed to the City Council, which approved the CUP in February of 2012 with the addition of a sunset clause for the proposed use dependent on emergency shelter compliance with state law, or the City's adoption of an emergency shelter ordinance. The shelter operated in collaboration with San Diego County, the Alliance for Regional Solutions, and the Salvation Army. The shelter operated for two winter seasons in 2012 and 2013. Subsequently in 2013, the City Council adopted an Emergency Shelter ordinance in compliance with state law at that time, thereby triggering the sunset clause of the previous CUP modification and eliminating the winter shelter use.



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In August of 2015, the Planning Commission approved a modification to the CUP (PHG15-0015) permitting a year-round 49-bed emergency shelter within the same location as the previously approved temporary winter shelter. The 2015 CUP modification included additional administrative and operations restrictions in the approval, including the requirements for a management plan, adequate supervision of clients, and the establishment of a named designee to act as liaison to the Police Department.

In January of 2019, the Zoning Administrator approved a modification to the CUP (PHG18-0045) to establish ancillary medical services within the existing social service use provided by Interfaith, and to modify the previously approved 10-bed veterans area (2000-36-CUP/BEZ) to include flexible operation between withdrawal management services and emergency shelter for veterans. The medical services would operate within a 437 square foot area, with Neighborhood Health Care (NHC) providing primary care and specialty medical services exclusive to the site. Neighborhood Health Care’s partnership in the location provides Interfaith clients on-site access to their primary care provider, operating in support of the residential services within the center (See Attachment 3 – Site Plan).

On January 15, 2025, the City Council approved a City-initiated modification to the existing Conditional Use Permit for the project site at the recommendation of City staff. Between 2022 and 2024, the Escondido Police Department’s (EPD) Community Oriented Policing and Problem Solving (COPPS) Unit conducted a number of projects to alleviate persistent crime in the immediate vicinity of the project site. Based on information gathered from field observations, data analysis of calls for service, and informal interviews with folks associated with such projects, the COPPS Unit initiated a project specifically for the site in September 2023. As part of the COPPS Unit project, an assessment was prepared and found over 30 CUP violations associated with the site and current operations. In February 2024, the former Chief of Police issued a letter of suspension on the project due to lack of responsiveness by the operator, and referred the CUP violations to the City Attorney’s Office and Code Compliance Division. The CUP changes approved by City Council at the January 15, 2025 meeting entailed revisions and consolidation of the past five CUP iterations into one approving set of conditions. The applicant is in agreement with those changes made by City Council, and worked with the City on achieving a set of conditions that aim to ameliorate City concerns.

Interfaith Request for Modification

With coordination from the San Diego County Health & Human Services and Behavioral Health Services Department, Interfaith implemented a full continuum Drug Medi-Cal (DMC) treatment program, to provide withdrawal management, residential, and outpatient services within the facility to their existing 10-bed withdrawal management operation. Interfaith currently holds a contract from the County certified under the American Society of Addiction Medicine (ASAM) level 3.1, 3.2, and 3.5 (see Attachment 4 – ASAM use descriptions) for this location. The withdrawal management services operate following Drug Medi-Cal’s (DMC) Substance Use Disorder Provider Operations Handbook (SUDPOH) standards, providing care to adults 18 years and above. In July of 2024, Interfaith was awarded a contract by the County of San Diego that authorizes 21 additional withdrawal management beds, expanding the existing 11-bed contract, resulting in a total of 32 withdrawal management beds. This contract is scheduled to go into effect on February 24, 2025, at the request from Interfaith Community Services to coincide with potential City approval.

SUMMARY OF REQUEST

Interfaith Community Services (“Applicant”) requests to modify their existing CUP to eliminate their emergency shelter use and instead utilize the previously permitted 49-bed emergency shelter location (PHG15-0015) for



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additional withdrawal management services. Utilization of the 49-bed space would allow for future expansion of the contract with San Diego County while maintaining the current maximum bed-count approved under previous CUP modifications. If the Applicant’s request is granted, the CUP would allow for a maximum of 59-beds for withdrawal management services within the facility, and eliminate all emergency shelter operations currently permitted through the CUP.

The proposed expansion of services would operate within an existing open-space room where the existing emergency shelter program currently operates. Residents would occupy a 2,241 square foot dormitory space, which includes an intake/staff office, a medication room, two bathrooms, two showers, a storage/laundry room, staff observation cubicle, and seating area. Clients in the withdrawal management services would have access to the amenities within the facility, such as the dining room and kitchen operated by staff and laundry facilities.

Operations, Intake, And Treatment

Under the current 10-bed withdrawal management services operation, intake and admission for prospective withdrawal management clients is scheduled within 48 hours of admission. Treatment beds are filled on a first-come, first-served basis depending on availability. Medical clearance, when necessary, is available on-site through the co-located NHC clinic. If a bed would not be available within 48 hours, a transfer between alternative health care providers would take place at that time, and a Notice of Adverse Benefit Determination (NOABD) – Timely Access Notice is provided to the client and mailed to them or their parent/legal guardian. Interfaith does not maintain waiting lists for programs, but provides numerous resources to other programs that provide the required ASAM Level of Care (LOC) determined at time of the screening. Additionally, through a new Substance Abuse and Mental Health Administration (SAMHSA) grant award, Interfaith has also added a mobile outreach and intake team capable of in-the-field screening and transport to treatment.

Withdrawal management clients are assisted through the process of acute intoxication and non-threatening withdrawal symptoms, to a stable and fully supported drug-free/alcohol-free state. Medications, including Medication Assisted Treatment (MAT), may be prescribed by a physician or another licensed medical provider. Treatment begins immediately upon admission. For the first 24 hours, participants would complete an intake session with the intake coordinator or designated staff. During the initial 72-hour period, participants would undergo 30-minute observations, with vital signs checked every six hours. After this period, participants would begin meeting with their designated Substance Use Disorder (SUD) counselor to address concerns, provide care coordination, and begin discharge planning. The duration of clinically managed residential withdrawal management (i.e., ASAM Level 3.2) would be determined on an individual basis, with a length of stay of 10 to 14 days with the possibility of an extension if clinically indicated and approved by the operator’s Medical Director. Administrative policies related to program admission (and readmission) for Interfaith Community Services’ Withdrawal Management Program are provided in Attachment 5.

Project Conditions of Approval

As discussed in the Background section of this report, the City initiated a modification to the existing Conditional Use Permit for the social services operation. This effort entailed complete retooling of the previously approved conditions of approval, and was completed in a collaborative effort between City staff (Development Services, Police, and City Attorney’s Office) and Interfaith leadership. City Council adopted the revised conditions of approval to the CUP at their January 15, 2025 meeting. As part of this applicant-initiated request for modification, staff only modified those newly adopted conditions as they pertain to converting the emergency shelter to expanded withdrawal management services. Revised conditions of approval are provided under Exhibit “D” of Attachment 6 of this report.



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SUPPLEMENTAL DETAILS OF REQUEST

Existing Site Information and Uses	1. Property Size:	1.29 gross acres across all three parcels.	
	2. Building Size:	21,600 square feet (existing)	
	3. Transitional Housing:	44 Beds (Originally approved under 2004-71-CUP)	
	4. Veterans shelter / Withdrawal Management Services:	10 Beds (Originally approved under 2000-36-CUP/BEZ, amended under PHG18-0045)	
	5. Emergency Shelter:	49 Beds (Originally approved under PHG15-0015)	
	6. Motor Vehicle Parking:	Existing: 52 Spaces	Proposed: No Change
Existing Hours of Operations	7. Hours of Operation across all services	Administrative Offices and related services	Monday – Friday 7:30 a.m. to 6 p.m.
		Food services	Everyday 5 a.m. to 7 a.m. Additional holiday meals are allowed the day before and day of Thanksgiving, and the day before and day of Christmas. Sack meal distribution associated with the Basic Needs Morning Meal service.
		Food Pantry	Monday – Friday 7:30 a.m. to 5 p.m.
		Medical Services (Originally approved under PHG18-0045)	Monday – Friday 7:30 a.m. to 6 p.m. Saturday 8 a.m. to 12 p.m. Withdrawal services available 24 hours a day on-site for residents only.
		Narcotics and Alcoholics Anonymous	Mondays, Wednesdays, and Saturdays 7 p.m. to 9 p.m.
		Computer Lab	Monday – Friday 7:30 a.m. to 5 p.m.
		North County Labor Connection	Monday – Friday 5:30 a.m. to 10:30 a.m.



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		Outpatient Addiction Treatment Services	Monday – Friday 11 a.m. to 8 p.m.
		Withdrawal Management Services	24 hours a day
	Existing	10 beds	
	Proposed	59 beds (10 existing and conversion of 49 emergency shelter to withdrawal management beds)	
		Transitional Housing Facility for 44 clients	24 hours a day
8. Staffing		Resident Coordinators	8 total, 6 on-site daily
		Registered Substance Use Disorder Counselors	13 total, 9 on-site daily
		Certified Substance Use Disorder Counselors	7 total, 3 on-site daily
		Intake coordinators	3 total, 3 on-site daily
		Licensed Behavioral Health Clinicians (Neighborhood Health Care)	5 total, 3 on-site daily
		Billing specialists	3 total, 3 on-site daily
		Site Security	9 total, 5 on-site daily

PROJECT ANALYSIS

1. General Plan Conformance:

The General Plan designates the project site as Light Industrial, which allows for light manufacturing, warehouse, distribution, assembly, and wholesale uses in a more restrictive setting than the General Industrial designation. Lighter industrial and office-type uses are intended as well, with uses that generate moderate daytime and minimum nighttime noise levels, requiring limited or no outside storage. The facility’s operations would generally occur during daytime hours, as described in the supplemental details of request. However, the project is appropriately conditioned for those operations that would occur outside of daytime hours for consistency with the General Plan.



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Interfaith Community Services is identified within the City’s adopted Housing Element as an existing facility and operator that provides services involving emergency shelters, permanent and transitional housing, and housing to special needs populations within the City of Escondido. While the proposed project would eliminate the emergency shelter component of Interfaith’s operations, the conversion of those shelter beds to withdrawal management beds would continue to provide additional transitional supportive housing to the community, connecting residents to supportive treatment to assist these populations within a group-home setting. Therefore, the proposed project would be consistent with the City’s Housing Element Goal No. 2: “Provide a range of housing opportunities for all income groups and households with special needs”.

General Plan – Community Health and Services Element

Health and Wellness Policy 1.1 – Ensure adequate and convenient physical access to healthcare, parks, libraries, cultural arts, schools, childcare facilities, and services for all residents.

The Project will be providing direct access to care for those experiencing drug dependencies, offering 24/7 care and services on-site. The facility also has licensed assistance from Neighborhood Health Care, providing primary medical care and behavioral health care to residents of the withdrawal management program, and longer-term residential treatment program on site.

Health and Wellness Policy 1.5 – Collaborate with health care providers and other community partners in identifying health and wellness issues and developing and implementing a community-based private sector approach for improving and maintaining healthy lifestyles.

Interfaith Community Services has multiple agency cooperative efforts for the services it provides, including the Escondido Police Department, Neighborhood Health Care, and San Diego County Health & Human Services to provide direct service and care in response to a rising need for withdrawal assistance, management, and treatment services. These services are part of a long-term contract with the San Diego County to provide services to the Escondido community’s target afflicted population.

2. Zoning Conformance:

The project site is located within the Light Industrial (M-1) zoning district. As outlined in Article 26 (Industrial Zones) of the Escondido Zoning Code (EzC), “social and charitable services (including emergency shelters)” are permitted within the M-1 zoning district subject to a Conditional Use Permit and geographical location requirements. Social and charitable services outside of the City’s adopted Emergency Shelter Overlay are permitted only on sites immediately adjacent to the general commercial zone, and within 500 feet of public transportation. The project site is located outside of the Emergency Shelter Overlay and is bounded on its eastern boundary by the general commercial zoning district, and is provided bus service by three NCTD bus transit stops within 500 feet.

Article 61, Division 1 (Conditional Use Permits) allows for a modification process to existing CUPs through multiple decision pathways (i.e., Director, Zoning Administrator, Planning Commission). However, the existing approvals for the conditional use detail that subsequent modifications to this permit would be subject to section 33-1207 of Article 61, Division 1 (Conditional Use Permits), which allows decision makers



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the ability to initiate proceedings to revoke or modify a CUP. As part of the Homelessness Subcommittee proceedings surrounding the City-initiated modification to this CUP (approved at the January 15, 2025 City Council under Resolution No. 2025-02R), the Homelessness Subcommittee comprised of two City Council members directed staff to return the subsequent applicant-initiated modification (proposed project) to City Council for final decision. Therefore, the request before the Planning Commission is a recommendation to City Council on the proposed CUP modification.

3. Parking

The Zoning Code does not have a standard parking ratio for social service agencies providing multiple, varied services at different times of day within a single building. Parking requirements for similar projects have been determined based on code requirements for aggregate similar uses pursuant to Article 39 (Off-street parking), Section 33-772 (Mixed uses in a building). Additional provisions may be utilized as justification, such as parking studies, agreements, and management plans. As a majority of Interfaith Community Services' clientele do not own cars, a shared parking arrangement was previously approved for the services' parking needs. The Planning Commission approved the parking ratios provided under City Case No. PHG15-0015, requiring 52 parking spaces with the introduction of the 49-bed emergency shelter at the facility.

The analysis provided by the applicant justified the parking availability on site, indicating surplus parking available during most periods of the day. This project analysis demonstrated that the most intense parking generation on-site would be Monday-Friday after 5 p.m., and on weekends during group support meetings such as Alcoholics Anonymous and Narcotics Anonymous generating up to the maximum capacity of 52 parking spaces occupied during their operations. This analysis also included a parking management plan, which provides Interfaith additional control to the number of vehicles on-site at any given time for residents across the facility to ensure that parking demand would not be exceeded on site.

The proposed change of use, from 49 emergency shelter beds to 49 withdrawal management beds, would be similar in use, capacity, and resident duration. Therefore, the proposed project would not negatively impact the parking requirements on site for the services provided.

4. Climate Action Plan Consistency:

The project is consistent with the City's existing General Plan land use designation, and does not propose new construction or significant change of the use and services provided on site. Therefore, the Project is not subject to implementation of measures identified within the Climate Action Plan at this time.

5. Police and City Services

The Police Department participated and collaborated heavily in the City-initiated modification approved at the January 15, 2025 City Council meeting. The Police Department has reviewed the proposed project and expressed no concern regarding the proposed operational change.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under



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CEQA. The proposed Project qualifies for an exemption under CEQA Guidelines section 15301 (Existing Facilities) because the Project is proposing a change of use which does not expand the current capacity of residential beds at the site, or the services provided. The CEQA Notice of Exemption prepared for the Project is incorporated into this staff report (see Attachment 7). The Notice of Exemption demonstrates that the Project qualifies for this exemption and would not have a significant effect on the environment.

PUBLIC INPUT

City staff noticed the Project in compliance with Article 61 (Administration and Enforcement), Division 6, and state law. As of the writing of this staff report, no public comments have been received.

CONCLUSION AND RECOMMENDATION

Based on the analysis contained in this staff report, staff recommends the Planning Commission approve Resolution 2025-03, recommending approval of the Conditional Use Permit Modification to City Council.

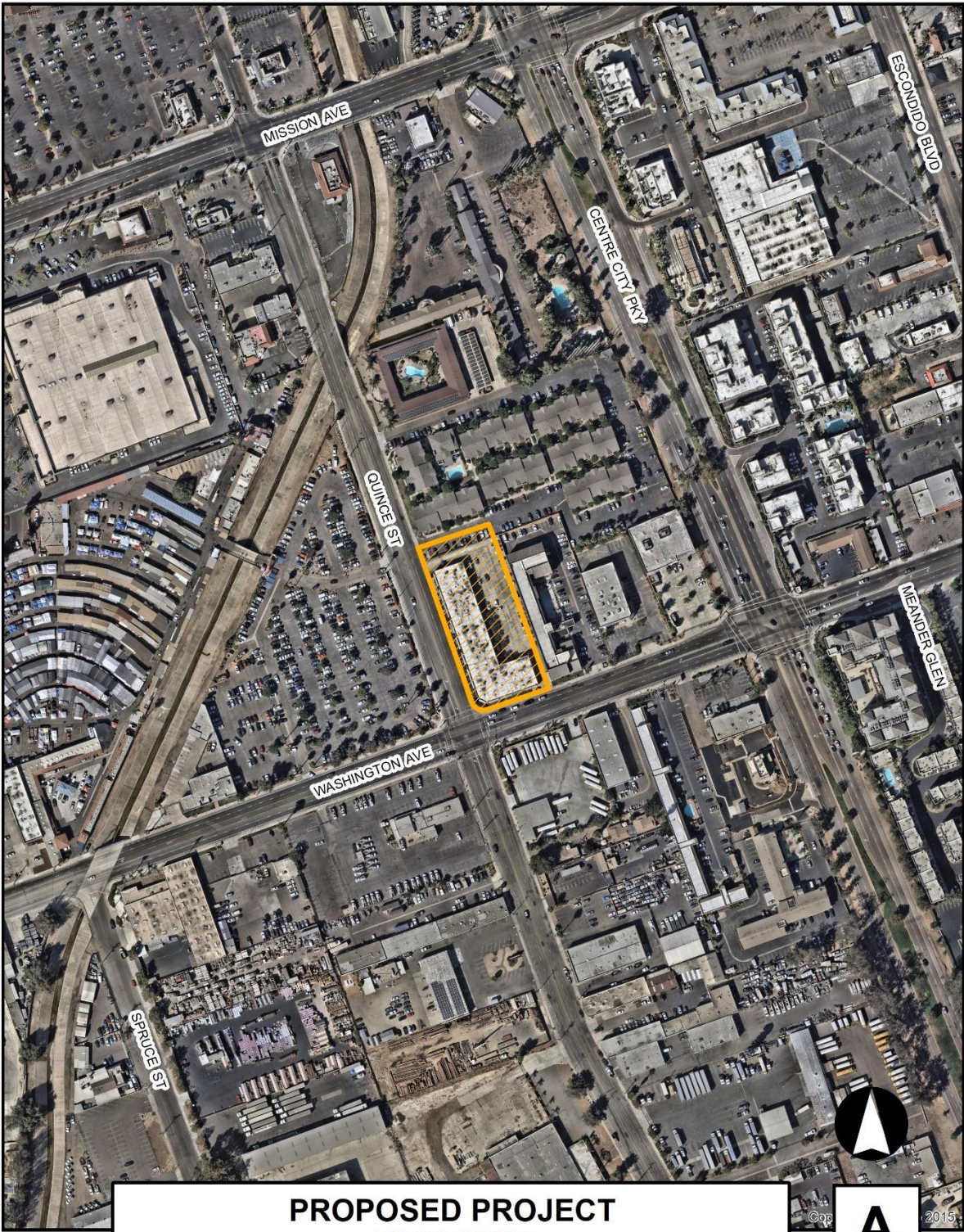
ATTACHMENTS

1. Aerial Map
2. General Plan and Zoning Maps
3. Property Site Plan/Floor Plan
4. American Society of Addiction Medicine Use Descriptions
5. Interfaith Community Services Withdrawal Management Program Administrative Policies
6. Draft Planning Commission Resolution No. 2025-03 including Exhibits A - D
7. CEQA Notice of Exemption

Attachment 1

Planning Case Nos. PL24-0335

Aerial Map



**PROPOSED PROJECT
PL24-0335**

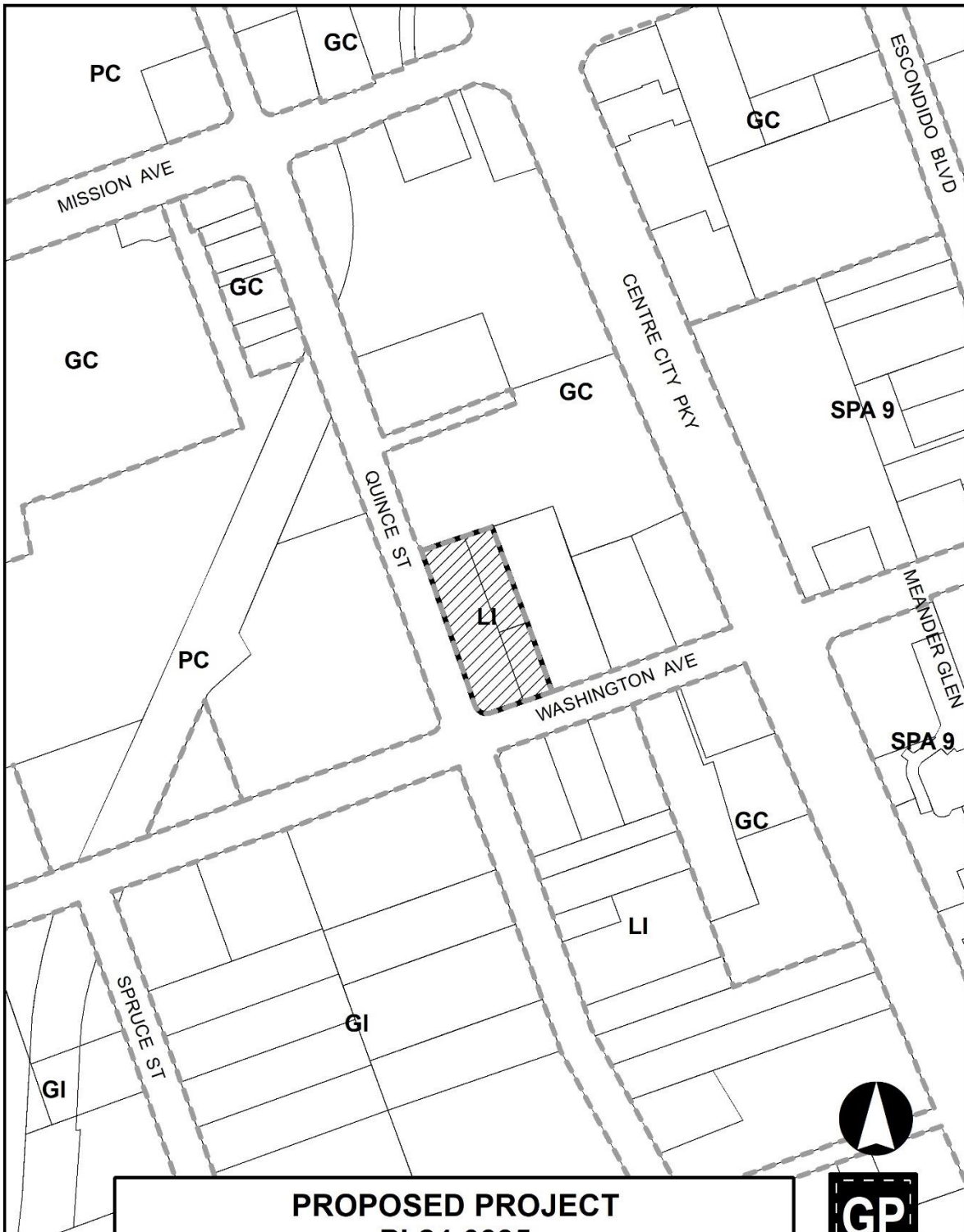
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Attachment 2

Planning Case No. PL24-0335

General Plan and Zoning Map

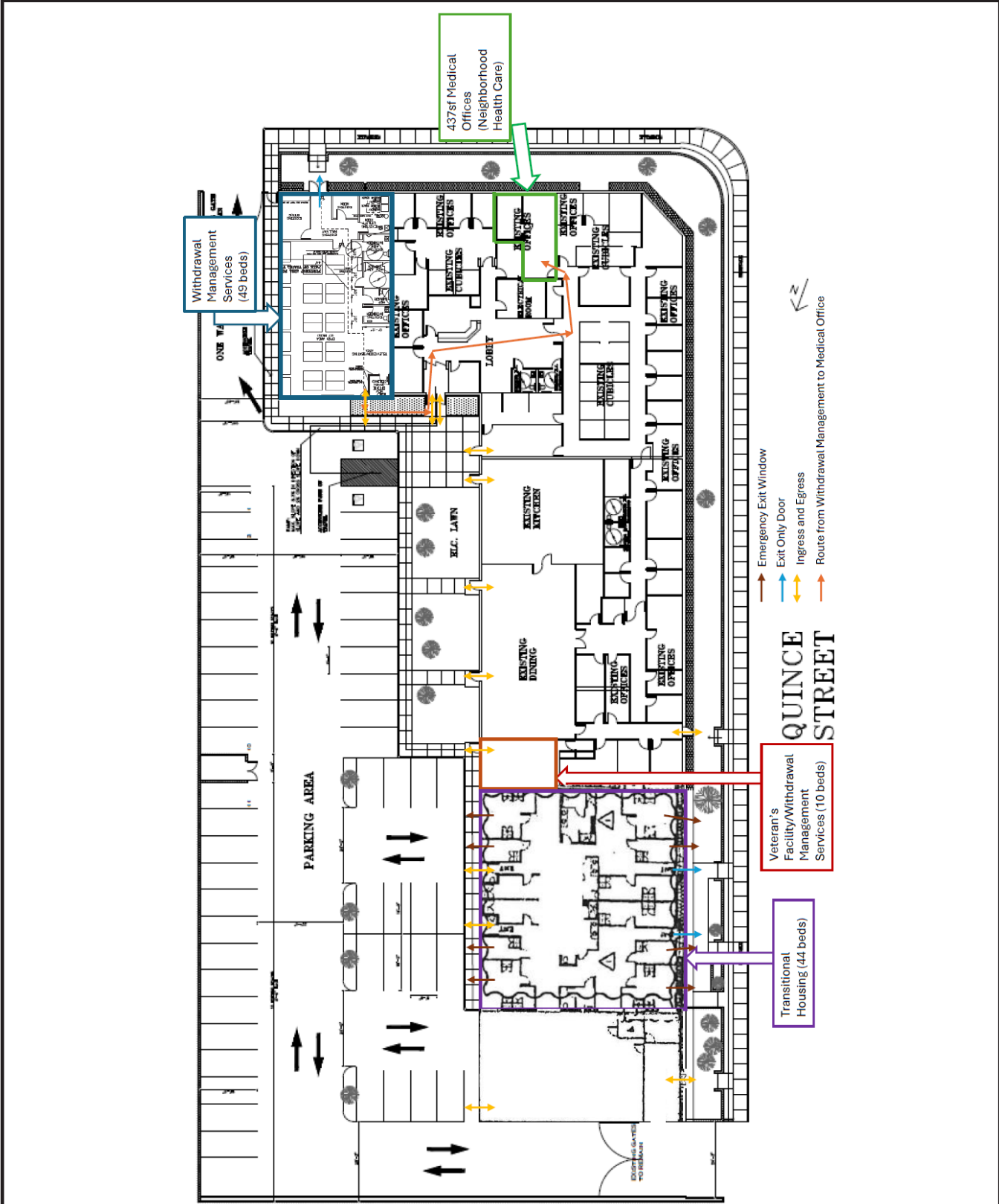


**PROPOSED PROJECT
PL24-0335**



Attachment 3
Planning Case No. PL24-0335
Project Site Plan and Floor Plan

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PROPOSED PROJECT: PL24-0335
SITE PLAN

American Society of Addiction Medicine Use Descriptions

3.1

Level 3.1 clinically managed, low-intensity residential services are designed to prepare clients for a successful transfer to outpatient treatment services. Clients meeting criteria for Level 3.1 have an impaired ability to practice recovery skills and sustain change behaviors outside of a 24-hour structured setting. Clients are open to recovery and may have some knowledge of relapse prevention, however their ability to structure daily life in an outside environment requires additional skill building and the development of community supports to prevent relapse. Treatment goals for a client meeting criterion for 3.1 may include learning and practicing coping skills, building community connections, relapse prevention, self-efficacy, and an improved ability to structure and organize tasks of daily living. Services are driven by the member's care needs and shall be transitioned to other levels of care when clinically appropriate and served in the least restrictive setting; services shall address functional deficits documented in the ASAM Criteria®, aimed to restore, maintain, and apply interpersonal and independent living skills and access community support systems. Services include:

- Assessment
- Care Coordination
- Counseling (individual and group)
- Family Therapy
- Medication Services
- Medication-Assisted Treatment (MAT) for Opioid Use Disorder (OUD)
- MAT for Alcohol use Disorder (AUD) and other non-opioid Substance Use Disorders (SUDs)
- Patient Education
- Recovery Services
- SUD Crisis Intervention Service

3.2

Clinically Managed Residential Withdrawal Management (ASAM Level 3.2-WM) This is an organized service delivered by an appropriately trained staff member who provides 24-hour supervision, observation, and support for clients who are intoxicated or experiencing withdrawal. Programs providing ASAM 3.2 – WM are strongly encouraged to obtain an Incidental Medical Service (IMS) license through DHCS. This level provides services for client's whose intoxication/withdrawal signs and symptoms are sufficiently severe to require 24-hour structure and support. The clinical components of this level of care include the necessary services for assessment and medication or

non-medication withdrawal management, support, services to families and significant others and referrals for ongoing support or transfer planning.

3.5

Level 3.5 clinically managed, high-intensity residential services are designed to prepare clients for a successful transfer to lower intensity treatment services. Clients meeting criteria for Level 3.5 have severe, unstable SUD symptoms, functional impairments, demonstrate a repeated inability to control impulses, and are in imminent danger of substance use outside of a 24-hour structured setting. Level 3.5 services sufficiently address complex needs, including significant emotional, behavioral, or cognitive conditions related to a mental health disorder. Clients receiving level 3.5 services have limited coping skills and an outside living environment that is highly conducive to substance use. Treatment services are comprehensive and address severe instability as a result of an SUD, and contributing issues which may include justice-involvement, a personality disorder, antisocial values and other maladaptive behaviors. Treatment goals include stabilization, the development of prosocial behaviors, and relapse prevention skills. Services are driven by the member's care needs and shall be transitioned to other levels of care when clinically appropriate and served in the least restrictive setting; services shall address functional deficits documented in the ASAM Criteria®, aimed to restore, maintain, and apply interpersonal and independent living skills and access community support systems. Services include:

- Assessment
- Care Coordination
- Counseling (individual and group)
- Family Therapy
- Medication Services
- MAT for OUD
- MAT for AUD and other non-opioid SUDs
- Patient Education
- Recovery Services
- SUD Crisis Intervention Services

Admission and Readmission Policy

Policy Number: WM-109
Program: Withdrawal Management, Recovery and Wellness Center, Escondido Community Sobering Services (ECSS)
Creation Date: November 25, 2019
Last Revision Date: September 14, 2023

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I. Introduction and Purpose

Interfaith Community Services (Interfaith) Recovery and Wellness Center (RWC) Escondido Community Sobering Services (ECSS) Withdrawal Management (WM) is a co-occurring capable facility and understands that many persons may be struggling with other behavioral health and/or physical challenges in addition to substance use disorders. In an effort to reduce barriers to treatment, the ECSS WM Program will screen individuals that meet an American Society of Addiction Medicine (ASAM) 3.2 WM level of care and admit them if appropriate.

II. Policy

Interfaith’s Withdrawal Management Program seeks to make SUD withdrawal management services available to all community members through low barriers to admission. Interfaith is guided by the standards set by the Substance Use Disorder Provider Operations Handbook- SUDPOH and the County of San Diego DMC-ODS Intergovernmental Agreement Contract.

III. Procedures

Applicants will be admitted into Interfaith's Recovery and Wellness Center, ECSS Withdrawal Management program based on the following primary criteria and bed availability:

1. Upon initial ASAM screening, participant meets the criteria for 3.2 withdrawal management level of care in addition to an applicable DSM 5 – TR Substance Use Disorder qualifying diagnosis(es).
2. Applicants' screening indicates substance use disorder, which has affected areas of life functioning. Upon screening, the Intake Coordinator's inquiries will include all 6 ASAM Dimensions, including but not limited to: acute intoxication and/or withdrawal potential, biomedical conditions, emotional, behavioral or cognitive conditions, relapse potential and recovery/living environment.
3. Applicants who have not been in the WM program for the past 30 days and/or applicants that have not had 3 admissions to the Withdrawal Management program within the past 12 months.

Applicants will not be denied admission or discriminated against based on sex, race, color, ancestry, national origin, ethnic group identification, religion, age, gender identity, mental or physical disability, sexual orientation, age, health status or need for health care services or inability to pay for treatment.

In the event two or more applicants are related by blood, marriage or partner status and both are wishing to enroll in the Withdrawal Management program, staff will conduct the initial screenings then notify the applicants that only one relative will be admitted into the program at one time and the other(s) will be provided resources and a warm hand off to another program meeting their LOC needs.

Applicants will be assessed utilizing the multi-dimensional BHS SUD Brief Level of Care Screening tool prior to admission to determine if they meet medical necessity for the withdrawal management level of care and to determine if they are eligible for the program. Applicants must:

1. Voluntarily be entering the program to obtain the tools and knowledge to become clean and sober, with the exception of court appointed clients (criminal justice overrides).
2. Be able to function in a group therapy and in a milieu residential setting.
3. Be willing to follow program guidelines and rules.
4. Be willing to submit to random and behavior-based drug testing.
5. Provide a Medical Clearance document, signed by a qualified health care provider, if applicable.

Interfaith's Recovery and Wellness Center ECSS Withdrawal Management Program will make reasonable effort to address the individuals needs of special populations, taking into consideration, when the need arises, the disabilities, the cultural, racial, linguistic, and gender differences among such populations.

Interfaith's Recovery and Wellness Center, ECSS Withdrawal Management Program, shall ensure its policies, procedures, practices, rules and regulations do not discriminate based on disability. Whenever the disability needs of any applicant cannot be reasonably accommodated, efforts shall be made to make referral to appropriate programs. All participants shall be physically and mentally able to comply with the program rules and regulations.

A. Admission Criteria

1. ECSS Residential serves participants 18 and over who are in need of SUD treatment. The program ensures that all services are clinically appropriate and individualized to the developmental needs of each participant.
2. ASAM placement criteria screening ensures LOC 3.2 is the appropriate level of care and meets medical necessity criteria.
3. Current alcohol and/or other drug use, withdrawal symptoms, or potential for withdrawal symptoms.
4. Identification of substance(s) used, i.e., alcohol, drugs by type, frequency of use
5. Documentation of social, psychological, physical, and/or behavioral problems related to alcohol and/or other drug use.
6. All admission and readmission policies and procedures ensure compliance with non-discrimination laws. Participants are admitted to treatment and recovery services regardless of ability to pay. ECSS will also work to remove any and all barriers to treatment access.
7. All programs address the needs of special populations and do not discriminate based on disability, ethnicity, cultural, racial, linguistic, and sexual differences. If participant needs cannot be reasonably accommodated, efforts are made to make referrals to appropriate programs.
8. When the needs (either disability or non-disability related) of any individual cannot be reasonably accommodated, staff will refer to another appropriate program. All participants must be physically and mentally able to comply with all program rules and regulations, and to participate in program services.
9. The Participant Code of Conduct is contained in the program rules for each program, which is provided at the intake appointment.

B. Admission Procedure

1. An intake phone screening is conducted to determine whether an applicant meets the above admission criteria in addition to an applicable DSM 5-TR Substance Use Disorder qualifying diagnosis(es).
2. Applicants meeting medical necessity for the withdrawal management level of care are invited to come to ECSS on the first date a bed is available. Applicants are also informed Intakes are brought in on a “first come, first served” basis and instructed to arrive as early as possible on the date provided.
3. To the extent possible, referrals are made to more appropriate programs for all individuals who do not meet the admission criteria or who cannot be reasonably accommodated. A list of referral partners and community resources is made available to all prospective program participants and a warm handoff will be made when possible.
4. A statement of nondiscrimination is included in the admission packet stating that admission will not be denied on the basis of ethnic group identification, religion, age, gender, race, disability, or sexual orientation.
5. During the intake process, all participants receive information about the basic functions and requirements of the program, as well as their personal rights as beneficiary, share of cost, and

notification of DMC funding accepted as payment in full. Prior to admission, all participants and their authorized representative must sign and date the admission agreement and consent for treatment. The original document is placed in the participant's file, and a copy is given to the individual.

6. Upon admission, the WM Intake Coordinator and/or designated staff member will search the Participant's belongings. All prohibited items (i.e., cell phones, laptops, other electronic devices, etc.) will be stored in a secure, locked storage and acknowledged in the Intake Inventory Form signed by staff and Participant. The Participant's items will be stored safely for the duration of the Participant's stay and returned once the Participant discharges. When possible, the *Intake Inventory Form* is signed and dated by the Participant and staff on the day of discharge to acknowledge all items are returned. If a Participant exits the program without notice, this form will not be signed until the time belongings are picked up. Contraband items such as illegal substances, drug paraphernalia, alcohol, firearms, or prescription medication not belonging to the Participant will be confiscated, documented in the *Intake Inventory form* and disposed of in an appropriate manner (e.g. Rx Destroyer, police department, etc). The staff member conducting the search and Participant (as a witness) will both sign the *Intake Inventory form at the conclusion of the search*.
7. Upon admission, the program will assess each participant's needs and facilitate education and Care Coordination to internal and external resources for needs such as medical, legal, mental health, residential SUD treatment. employment, housing support, etc. All Care Coordination referrals throughout the program will be documented in the participant's file.
8. Each participant is provided orientation upon admission to all the services that will be provided. The program will provide the participant with an intake packet at this time, which will include, but not be limited to the following documents: beneficiary rights, consent for follow up, share of cost, notification of DMC funding accepted as payment in full, and consent to treatment.
9. Criminal justice referrals are made by the appropriate probation or parole officer. Other referrals are received based on the requirements of the funding source. All referrals will be documented in the participant's file.
10. Notification of acceptance or denial of program admission will be reported to the appropriate referring agency
11. All admission and readmission policies and procedures ensure compliance with non-discrimination laws as specified in Article 8, Compliance with Laws and Regulations of the funding contract and other appropriate non-discrimination regulations as indicated in specific funding source contracts.

C. Health Questionnaire

Ensuring all participants gain the maximum benefit from treatment services is of the highest priority. The high incidence of potential health issues at the time of admission makes health (physical, mental, dental emergency, etc.) a priority in each Participant's treatment. No Participant can benefit from a program if he or she is too ill to participate fully, and no program can succeed if its Participants are unable to utilize the services offered due to ill health.

1. A Health Questionnaire that meets minimum requirements for the State of California is completed for all Participants admitted for treatment. The Health Questionnaire is a Participant's self-assessment of his/her current health status. The Health Questionnaire is completed and signed prior to the applicant's admission to the program. The Health Questionnaire is filed in the Participant's file.
2. Program staff and the Medical Director review each completed Health Questionnaire. If appropriate, Participants are referred to licensed medical professionals for further medical or mental health examinations and/or treatment. If no proof of a physical exam within the last year, a need for physical exam may be noted on the Problem list. Participants without a medical provider will be referred to Neighborhood Healthcare's (NHCs) 550 W. Washington site for physical health services.

D. Medical Clearance

Applicants that report using alcohol, benzodiazepines and/or gamma-hydroxybutyrate must be medically cleared within 48 hours **prior to** Intake. A written medical clearance must be presented at the time of intake. Applicants may obtain medical clearance from their medical provider, a hospital Emergency Department or Neighborhood Health Care. The written medical clearance must be signed by a verifiable medical professional. If an applicant arrives to the program and staff evaluation determines the applicant to be in distress, the applicant may be taken to the hospital (OR 911 called) to be medically re-evaluated and cleared prior to admission.

E. Exclusion Criteria

1. Applicants who staff have determined to exhibit behavior that is dangerous to staff, self, or others, or who appear to require immediate medical or psychiatric attention will not be admitted.
2. Applicants with a record of arson will be precluded from admission.
3. Applicants with a record of sex crimes and are on a sex offender registry will be evaluated on a case by case basis. At the time of screening and prior to scheduling an intake appointment, the WM Intake Coordinator, WM Program Manager or RWC Director will search incoming applicants in the US Department of Justice National Public Registry website at www.nsopw.gov and obtain detailed information about the applicant's legal history. The nature of the crime, legal history and compliance with court ordered requirements (i.e. maintaining registry) will be taken into consideration when screening an applicant. If the applicant is on probation or parole, the applicant will be asked to sign a Release of Information form to their Officer. The WM Intake Coordinator, WM Program Manager and assigned treatment team will work collaboratively with the assigned Officer to ensure the applicant is complying with conditions of their probation or parole. When using the website, WM staff must agree to the NSOPW Conditions of use, which include abiding by the U.S. Department of Justice privacy and confidentiality policies.
4. An Applicant may be precluded based on a number of factors, such as but not limited:
 - a. A perceived threat to the safety of staff and Participants.

- b. If the offense in question involves a child under the age of 14, regardless of level of tier registration.
 - c. If the offense has specific restrictions that would deem the Applicants ineligible from receiving services at an Interfaith site.
 - d. If the applicant is not adhering to any components of their court order pursuant to their PC 290 conviction.
5. The WM Program Manager will consult with the Recovery and Wellness Center Director to ensure that the individual is appropriate to admit into the program.
- a. Persons served at the Interfaith Community Services site include women and children who are not RWC Participants. The safety of this (or these) clientele will be taken into consideration when making the final decision.
 - b. If the applicant is precluded from admission for the above reason, it will be explained privately to the applicant and referral source. Referrals to more appropriate treatment services will be provided.
 - c. All WM and RWC staff who become aware of an applicant who is in this category will follow confidentiality procedures.

F. Readmission Criteria/Readmission After Relapse or Other Discharge

1. The applicant has not been in the ECSS Withdrawal Management program for at least 30 days and has not had 3 admissions within the past 12 months. Exceptions to these criteria may be made at the discretion of the Program Manager, in consultation with RWC Director.
2. If an applicant was discharged, for behavioral and/or safety issues, a Commitment to Change contract may be initiated at time of readmission to obtain a written agreement with the applicant that certain behaviors will not be tolerated and compliance with program rules will be required.
3. If an applicant scheduled for re-admission presents to the program under the influence of alcohol and/or drugs, they will not be excluded from services; however, their safety and the safety of others will be protected. The Participant will only be asked to leave if behavior prevents them from participating in services.
4. If a Participant is away from the program more than seven (7) days and would like to be readmitted, provided they still qualify for Withdrawal Management level of care, all intake procedures will be conducted anew, and a new Participant file and Problem list will be developed by the Intake Coordinator.

IV. References

- A. [Substance Use Disorder Provider Operation Handbook](#)
- B. WM-263 Relapse Support Policy
- C. DHCS Alcohol and Other Drug Program Certification Standards
- D. Intake Inventory Form
- E. Random Inspection Form
- F. Consent for Follow Up form

V. Approval

This policy has been reviewed and approved by the Interfaith Community Services Chief Program Officer and the Director of Recovery and Wellness Center. The policy is effective as of the most current date of signature below.

Filipa Rios
[Filipa Rios \(Sep 14, 2023 14:59 PDT\)](#)
Filipa Rios, Chief Program Officer

Shellie Bowman
[Shellie Bowman \(Sep 14, 2023 12:20 PDT\)](#)
Shellie Bowman, Recovery and
Wellness Center Director



Intake and Assessment Policy

Policy Number: WM-198
 Program: Withdrawal Management, Recovery and Wellness Center
 Creation Date: June 29, 2020
 Last Revision Date: September 14, 2023

I. Introduction and Purpose

Interfaith Community Services (Interfaith) Recovery and Wellness Center (RWC) Escondido Community Services (ECSS) Withdrawal Management Program (WM) recognizes that individuals who seek Substance Use Disorder (SUD) treatment have varying needs and are at different stages in their recovery. The purpose of this policy is to establish an efficient process in conducting the intake process for Participants seeking Withdrawal Management (WM) Treatment in order to recommend the appropriate level of care (LOC). The goal is to ensure that all necessary Participant information is gathered and documented and all necessary paperwork is completed within the required timeframe set forth by the County of San Diego Withdrawal Management Standards.

II. Policy

After conducting a Brief Level of Care Screening Tool form (BHS/SUD, F104b) and determining that a Participant meets the WM 3.2 level of care, the WM Intake Coordinator or WM Program Manager will begin the assessment process. The staff conducting the assessment will follow the procedures set forth in the Withdrawal Management Admission Policy.

III. Procedures

A. Assessment and Intake

1. Full assessment will begin with the WM Intake Coordinator or WM Program Manager, in collaboration with the Participant, completing the following assessments:
 - a. Brief Level of Care Screening Tool (BHS/SUD, F104b)
 - b. TB Screening Questionnaire (BHS/SUD, F404)
 - c. Client Health Questionnaire and Initial Screening Questions (DHCS 5103 revised 04/2022)
 - d. Risk Assessment and Safety Management Plan (BHS/SUD F305a)
 - e. Withdrawal Management Observation Log (BHS/SUD, F401)
2. The WM Intake Coordinator or WM Program Manager will then complete the intake process by completing the following forms:

- a. Financial Responsibility Information and Medi-Cal Share of Cost (BHS/SUD, F107)
 - b. Voter Registration Material is offered
 - c. SanWITS Encounter Screen (BHS/SUD, S113)
 - d. CalOMS Profile Form and CalOMS Admission Form
 - e. RWC ECSS Consent for Release of Confidential Information
 - f. Consent for use of Telehealth
 - g. RWC ECSS Admission Consent for Treatment and Admission Agreement form
 - h. Your Personal Rights at an AOD Certified Program (BHS/SUD, F203)
 - i. Personal Rights - SUD Treatment Facilities (DHCS 5080)
 - j. RWC ECSS Confidentiality of Substance Use Disorder Patient Records
 - k. RWC ECSS Notice of Privacy Practices
 - l. Consent for Follow-up
 - m. Acknowledgement of DMC-ODS Beneficiary Handbook, Practice Guidelines, and Provider Directory (BHS/SUD, F209)
 - n. SUD Program Admission Checklist (BHS/SUD, F210)
 - o. RWC ECSS Withdrawal Management
 - p. Participant Guidelines (add pairing?)
 - l. RWC ECSS Group Agreements
 - m. RWC ECSS Linen Check Out Form
 - n. RWC ECSS Participant Dress Code
 - o. RWC ECSS Property After Discharge
 - p. RWC ECSS Grievance & Appeals Procedure
 - q. C-6A-Centrally Stored Medication and Destruction Record (BHS/SUD, F402)
 - r. Drug Test and Results Log (BHS/SUD, F801)
3. Following the completion of these forms, and including information gathered in the brief screening process, the WM Intake Coordinator, or a staff member of the same sex as the Participant, will collect a urine analysis to determine what drugs are present and to establish a baseline.
 4. The WM Intake Coordinator will take the information gathered and present it to the LPHA, who will evaluate and confirm or make recommended changes to the Initial Level of Care Assessment and complete the Diagnosis Narrative with input from the WM Intake Coordinator or WM Program Manager.
 5. The WM Program Manager will assign a SUD Counselor and LPHA Care Coordinator within 24 hours of Intake.
 6. The WM Intake Coordinator or WM Program Manager will develop a file containing all of the above-mentioned documents and introduce the Participant to the WM program staff.
 7. The WM Program Manager will assign a SUD Counselor and/or other ECSS staff to

conduct a search of the Participant's belongings following ECSS property search guidelines as follows:

- a. Participant's belongings and clothes are thoroughly searched.
- b. All extra belongings are put and stored in the appropriate storage bins assigned to each Participant.
- c. Participant is directed to their bed.

IV. References

A. Associated Policies

- 1. Withdrawal Management Admission and Readmission Policy

B. Withdrawal Management Standards

V. Approval

This policy has been reviewed and approved by the Interfaith Community Services Chief Program Officer and Recovery and Wellness Center Director. The policy is effective as of the most current date of signature below.

Filipa Rios
[Filipa Rios \(Sep 15, 2023 17:31 PDT\)](#)
 Filipa Rios, Chief Program Officer

_____ Date

Shellie Bowman
[Shellie Bowman \(Sep 14, 2023 22:44 PDT\)](#)
 Shellie Bowman, Recovery and Wellness Center Director

_____ Date

Quality Management Plan

Policy Number: WM- 258
 Program: Withdrawal Management Program
 Creation Date: August 30, 2018
 Last Revision Date: November 20, 2023

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I. Introduction and Purpose

Interfaith Community Services’ (Interfaith) Recovery and Wellness (RWC) Escondido Sobering Community Services (ECSS) Withdrawal Management Treatment (WM) Program maintain written policies and procedures for continuous quality management and documentation in Participant files to ensure compliance with program procedures.

II. Policy

Interfaith's WM Program shall utilize processes and methods to monitor program activities and implement quality improvement measures in order to provide care at the highest standard.

III. Procedures

A. Continuity of Activities

The Recovery and Wellness Center Director and WM Program Manager are responsible for monitoring Interfaith's WM Program's activities and policies to assure that the following activities take place:

1. Intake and orientation are completed with Participant during scheduled intake appointment. All admission paperwork is explained and signed with the Participant. WM Program rules are explained at intake appointment and forms are signed.
2. Assessment is conducted by an Intake Coordinator within 24 hours of intake date.
3. Medical necessity is established and signed off by a LPHA within 24 hours of admission. Intake Coordinator will meet with LPHA for a face to face meeting and LPHA will establish SUD diagnose(s).
4. LOC Recommendation is completed by the SUD Counselor and reviewed by the LPHA within 24 hours of admission.
5. Participant Problem List is developed by the SUD Counselor within 24 hours of admission. SUD Counselor will meet with Participant to review and revise Problem List throughout the program duration.
6. All required services such as treatment groups, and individual counseling/care coordination are provided and documented in Participant files. Documentation is to be completed within two (2) days of date of service per Drug Medi-Cal Organized Delivery System (DMC-ODS) County documentation requirements.
7. Progress notes document Participant progress towards WM Program treatment goals.
8. Discharge planning is completed with the Participant prior to a planned discharge and documented in each Participants file.
9. ASAM LOC is completed prior to discharge to assess Participant's next level of care recommendation.
10. The Participant's file contains all required documents identified in the California Department of Health Care Services Alcohol and/or Other Drug Program Certification Standards in Section 12020.
11. A discharge summary is completed by the primary SUD Counselor and placed in the Participant's file within three (3) days of Participant discharge.

B. Participant File Review

At a minimum, the WM Program Manager or designee shall review Participant files at intake and at discharge. Additionally, each Participant file is reviewed at least once before the file is closed and archived. In reviewing Participant files, the WM Program Manager or designee is agreeing:

1. The WM treatment addresses problem areas in the following domains: Acute Intoxication and/or Withdrawal Potential, Biomedical Conditions and Complications,

- Emotional, Behavioral, or Cognitive Conditions and Complications, Readiness to Change, Relapse, Continued Use, or Continued Problem Potential, and Recovery / Living Environment
2. The services provided are relevant to the Participant's Problem List.
 3. Progress Notes reflect progress Participant is making toward improving problem areas identified Problem List.
 4. Record keeping is in accordance with program standards reflected in the California Department of Health Care Services Alcohol and/or Other Drug Program Certification Standards.

C. Treatment Progress and/or Problem List Review

Interfaith's WM treatment program will monitor Problem Lists for each Participant to ensure that service delivery aligns with each Participant's needs.

1. Assess progress to date;
2. Re-assess needs and services; and
3. Identify additional problem areas, when appropriate.

D. Billing and Fiscal Review

DMC Billing and Reimbursement: Interfaith will accurately bill for Withdrawal Management services within time constraints, and in compliance with all applicable DMC-ODS regulations and HHSA policies and procedures.

Prevention of Fraud, Waste, and Abuse of DMC Billing: Fraud is an intentional act of deception which is made knowingly, willfully and intentionally. Fraud includes making false statements, documentation of false facts, billing for services not rendered, etc. Waste and abuse are excessive and improper use of services or actions that are non-professional or acceptable business and add cost to the agency. To prevent fraud, waste, and abuse of DMC, RWC billing staff are trained at hire and continuous training at staff meetings. Current management and ongoing monitoring systems assist in the prevention of fraud, waste, and abuse of DMC billing. All employees at hire and annually are trained on the False Claims Act, which is a federal statute. Additional training is conducted at staff meetings. These trainings are documented in employee personnel file.

Paid Claims Verification:

The following steps are taken to ensure compliance with the processes and rules for claim submission as outlined in the DMC-ODS Billing Manual:

Prior to claim submission:

- Based on the Group Sign-In Sheets, daily encounters are entered into SANWITS. All services have been verified by Participant signature.
- Once all daily encounters are entered, it is released.
- Daily Progress Notes get filed in participants' charts. Daily Progress Notes document services provided daily.

- Run weekly Encounter Data Reports to identify and correct any discrepancies prior to claims submissions.
- Verify Medi-Cal Eligibility the first of every month to ensure services can be billed to DMC. If Medi-Cal eligibility is not active, claims are put on hold until eligibility is active. For Participants that are self-pay, payment will be determined based on the County sliding scale fee and collected by certified checks or money orders. Payment is collected by billers and given to the Program Manager. For Participants that are determined to have a share of cost per IRT (Income Reporting Threshold), share of cost payment is collected Monthly.
- Run SSRS Reports bi-monthly: 3-14 Encounters not Released 3-15 Encounter Report with Contact Type and Service Location, 3-16 Encounter Report with Group Name, 4-01 Total Services per Rendering Staff.
- Review the above reports and check for discrepancies. Make corrections to the reports as needed.
- Run the Claim Batch List Report to ensure all above steps have been completed accurately.
- Once confirmed, release claims to create Facility Batch.
- Submit the Facility Batch to the clearing house.
- Claim Submission Certification Forms are printed, signed, and archived.
- The County Billing Unit will notify if any errors or discrepancies are found. The Billers will research and correct any errors as needed and send back signed corrections to the County Billing Unit.

Invoice Submission:

- The monthly invoice is prepared by the accounting department and is certified by the signature of the Director of Recovery and Wellness or Chief Program Officer.
- Invoice is then submitted by the accounting department to the BHS-Claims Department.
- When accounting submits an invoice to the county, the QAC specialist will be notified. This will include the monthly invoice and the 3-02 CalAIM Consolidated TUOS Claim Details Report for QAC review.
- QAC specialist will confirm the total units of service claimed on the invoice match the reconciled units of service on the TUOS report. QAC specialist will notify Accounting Department, Program Director, and QAC Manager of any discrepancies that need to be addressed.

Verification of Paid Claims:

- Once payment is received for the submitted invoice, accounting will email verification of payment received to the QAC specialist by a check warrant.
- The QAC specialist will verify that the payment received matches the invoice submitted.

As a final step of the Paid Claims Verification process, the QAC will conduct a random sampling of the group sign-in sheets and progress notes to verify that services reimbursed by DMC were provided to Participants and report any discrepancies to Program Manager, Director, and Accounting Department.

DMC Eligibility Verification: Authorized WM Program staff will be trained to properly verify DMC benefits as described in the Verifying Medi-Cal and Health Insurance Eligibility Policy and Procedure. In addition, staff will take necessary steps to enter identifiers to confirm DMC coverage matches the Participant receiving services.

As part of the Quality Assurance Review Plan, the WM Billing Specialist and/or the QAC RWC Compliance

Specialist will conduct a monthly audit to confirm that current DMC-ODS benefits have been verified, printed, and filed in the Participant records.

Medical Necessity & Level of Care: Medical necessity and appropriate level of care will be continually examined from admission through discharge. As a part of the Quality Assurance Review Plan, regularly scheduled clinical reviews of documentation will be conducted by the LPHA and/or Medical Director. Clinical content will be reviewed to ensure it meets ASAM criteria requirements, medical necessity and proper level of care. A DSM-5 diagnosis, and associated ICD-10 codes will only be assigned by the LPHA and/or Medical Director. Based on clinical reviews and Treatment Team discussions of the Participant's progress, a change in level of care will be updated and reflected in services. Clinical reviews of Participant documentation will be conducted with the following schedule:

1. ASAM Assessment within twenty-four (24) hours of admission
2. Risk Assessment within twenty-four (24) hours of admission
3. Initial Problem List – within twenty-four (24) hours of admission, per program expectation.
4. Problem Lists revisions as the Participant's ASAM level of care changes, the Participant has experienced a crisis, or there has been relevant change to the Participant's condition.
5. A Discharge Summary will be completed by the primary SUD Counselor and placed in Participant file within 30 days of discharge. As needed for treatment team, supervision, and training purposes.

E. Data

The Withdrawal Management Billing Specialist will be responsible for the initial stage of data entry for the SUD Counselor's caseload into SanWITS. The Withdrawal Management Billing Specialist and Program Manager will review all SanWITS data entry, from the previous day, to ensure proper dates and coding are utilized. As part of the Quality Assurance Review Plan, Withdrawal Management Billing Specialist will conduct a bi-monthly audit in SanWITS for the services entered for the current month, to ensure all data has been entered and that no information is missing. The Withdrawal Management Billing Specialist reports any recurring data entry issues with staff members to the Program Manager for additional training and support on an as needed basis. The following reports will be run twice a month: Encounter Data Report, Unfinished Client Activities Report, and Claim Item List Report. The reports will be saved in a shared drive to be accessed by the Withdrawal Management Program Manager, RWC Director, QAC Director, and QAC Specialist. The Billing Specialist and Program Manager review these reports at least once a month. The QAC Specialist will conduct spot checks on the reports to flag items not addressed in a timely manner.

Prior to final billing submission, the Withdrawal Management Billing Specialist and Program Manager will review the batch encounters to identify and change any pertinent fields that would prevent reimbursement. The Billing Specialist will run the Unfinished Client Activity Report, the Encounter Data Report, Claim Item List Report, to check for errors and make corrections as needed. The Billing Specialist will run the Hold Status, Admission and Discharge Reports once a month and will save the reports in a shared drive to be accessed and reviewed by the Withdrawal Management Program Manager and QAC Specialist

F. Personnel Files

Staff State and Federal Requirements: A detailed job description for each position has been created that specifically outlines job duties, required expertise, and experience, as well as the appropriate licensing and/or credentials to hold that position. Job duties are clearly communicated to new and existing staff. Any work outside of their scope of practice is strictly prohibited. Interfaith will verify and retain copies of current licensing and/or credentials, on an annual basis.

Training: Interfaith will ensure each WM Program employee conforms to the skills, knowledge, and abilities stated in the job descriptions. All employees will also be required to have adequate knowledge to meet contracted goals, objectives and required services to include but not limited to: licensing and certification, bilingual / bicultural skills as appropriate, sensitivity to the population served, skills and knowledge consistent with service needs, and any pertinent approved budget provisions. All training in these areas will be documented and placed in each employee's personnel record.

Staff members will be required to attend and complete the following trainings based on credential:

1. Program Integrity
2. Beneficiary Rights
3. Confidentiality and Privacy Acts
4. CPR/First Aid
5. Cultural Competency
6. CLAS standards
7. NVRA
8. False Claims Act
9. Communicable Diseases
10. Withdrawal Management Services
11. Code of Conduct and Compliance Standards
12. ASAM Assessment
13. Foundations of Case Management
14. Harm Reduction
15. MI Overview
16. MI Skills
17. Relapse Prevention
18. Trauma-informed Care
19. Naloxone Training
20. HIPAA/Privacy
21. CalAIM trainings
22. Drug Testing Protocols

In addition, RWC staff members will be responsible for completing any training necessary to maintain their licensing and/or credentials.

G. Continuous Internal Program File Reviews

In order to comply with all state and county guidelines, continuous quality management will be done and overseen by county employees.

1. Each file will have a file checklist in the front with list of contents.
2. SUD Counselors are responsible for coordinating with the LPHA to assure all time-sensitive documents are complete and signed.

Interfaith's WM Program maintains a continuous quality assurance management plan to ensure all

program processes are maintained and reviewed, including policies and procedures, annually. The key components include the program being in compliance with all Federal, State, County, and DHCS/DMC guidelines and standards.

An internal peer review process is in place to ensure all Participant files are reviewed monthly. During the peer review process, files are reviewed by WM Program staff and the QAC RWC Compliance Specialist. The files are reviewed to ensure that all of the files are in compliance with DMC guidelines. This process includes reviewing Problem Lists, Progress Notes are up to date, timely and include all required components, Corrective actions will be given when file is not in compliance and the file will need to be addressed by the counselor within 15 days. The WM Program Manager and QAC RWC Compliance Specialist will oversee the peer review process and will conduct training for the staff on DMC guidelines and all paperwork. The RWC Director, Director of Quality Assurance and Compliance, and Chief Program Officer will monitor the WM Program to ensure all Participants are receiving exemplary services and that goals and objectives are being met. If goals and/or any services need improvement a plan will be developed to implement practices and /or processes to make needed improvements. Quality assurance ensures all services are quality-focused, evidence-based, effective, and appropriate SUD practices have been implemented. Quality assurance oversees the RWC programs to ensure this program is compliant in all areas. Quarterly leadership summary reports will be provided to RWC WM leadership identifying trends that should be addressed. An annual program audit will be conducted by the QAC Department, including a comparison of the four quarters' leadership summary reports. results of the audit may identify areas that need improvement. The results of the audit may identify areas that need improvement. A plan will be developed and implemented to ensure the program improves.

H. Program Integrity

Standards of program integrity are integrated in every aspect of services including Participants, employees, board of directors, and the community. Effective program management, program monitoring and on-going staff training assist in establishing continued program integrity. Interfaith's RWC has a program protocol manual, policy and procedure manual, and Participant intake packet for training and as a referral source. All RWC staff are trained on DMC guidelines, including accurate eligibility determination process and medical necessity guidelines to determine need for service.

All RWC WM Program staff will have proper and up to date certifications and licenses and promptly correct any discrepancies or billings discovered. Management leadership provide mentoring and role modeling. The program standards and commitment are to comply with all Federal, State and County requirements and guidelines. Continuous oversight is completed by program leadership and the agency's QAC Department, including reviewing and verifying DMC visits and sign in sheets. RWC employees and program Participants are made aware of the processes in place for any complaints, fraud, waste, and/or abuse. Posters regarding fraud are in view for staff and program Participants to use. Continuous staff training on these policy and procedures are reviewed and discussed in staff meetings. These trainings are documented and placed in employee personnel files.

Interfaith's WM Program will participate in the County of San Diego QAR process.

I. HIPAA and 42 CFR Compliance

The WM Program Manager and Recovery and Wellness Center Director are responsible for ensuring Participant confidentiality is adhered to at all times in accordance with HIPAA and CFR 42, part 2.

- 1. Participant files will be stored in a locked file cabinet in a locked office.
- 2. No information regarding any Participant will be given without verification of a signed release of information indicating what information can be released.
- 3. All Interfaith RWC staff will complete an annual HIPAA/Privacy training.
- 4. Policies are in place with procedures to follow if there is a breach (or suspected) of Participant confidentiality.

J. Breach Reporting

It is the policy of Interfaith Community Services to report privacy breaches and suspected security incidents to the County of San Diego and all other required local, state, and federal agencies. The reporting of breaches will be as follows:



- 1. The WM Program Manager will monitor all staff for compliance with all procedures concerning privacy and security.
- 2. Any breaches will be promptly reported to the agency’s privacy officer.
- 3. The agency’s privacy officer will report breach to the county and the program’s COR, and will notify the CEO, RWC Director and other required staff members of the incident as outlined in the agency’s Confidentiality, Privacy, and Security Handbook.
- 4. Any breach will be logged by date and type of breach that occurred.

IV. References

- A. Substance Use Disorder Provider Operations Handbook
- B. County of San Diego DMC-ODS Intergovernmental Agreement
- C. DHCS AOD Program Certification Standards
- D. Associated Policies
 - 1. RWC- 315 Verifying Medi-Cal and Health Insurance Eligibility Policy and Procedure.

V. Approval

This policy has been reviewed and approved by the Interfaith Community Services Chief Program Officer and Recovery and Wellness Center Director. The policy is effective as of the most current date of signature below.

 <u>Filipa Rios (Nov 22, 2023 06:10 PST)</u> Filipa Rios, Chief Program Officer	_____ Date	 <u>Shellie Bowman (Nov 21, 2023 12:30 PST)</u> Shellie Bowman, Recovery and Wellness Center Director	_____ Date
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Relapse Support

Policy Number: WM- 263
Program: Withdrawal Management Program
Creation Date: August 30, 2018
Last Revision Date: September 14, 2023

I. Introduction and Purpose

Interfaith Community Services (Interfaith) Escondido Community Sobering Services (ECSS) Withdrawal Management (WM) Program staff understand that the process of gaining sobriety and recovery is different for each individual. A relapse many times can lay the groundwork for improved insight and a more rigorous application of recovery skills.

II. Policy

In accordance with SB992, Interfaith's WM Program's treatment staff will offer increased support and counseling for those struggling with sobriety. We will never treat a relapse punitively however, we will assess the Participant for needs based on the American Society of Addiction Medicine (ASAM) Criteria and suggest appropriate interventions. For individuals enrolled in WM treatment, the goal is to complete treatment with a solid base of sobriety/recovery and leave with the skills to overcome all barriers to healthy living. The relapse support policy is as follows:

III. Procedures

A. Relapse Circumstances

The circumstances of the relapse may dictate the interventions. If a relapse is discovered through a random drug testing of the facility or by observed behavior, the Participant's willingness to disclose the use and honesty will be factored into the next steps for treatment interventions. A denial of use indicates a high severity rating on dimension 4 (Readiness to Change) in the ASAM Criteria and depending on severity it may lead to discharge from the program. If A Participant comes forward either prior to or after drug testing and discloses the use to staff it indicates a low rating of dimension 4 and increased support and education is indicated. Circumstances that surround the Participant and relapse episode can be multifaceted and complex and this relapse policy can always be adjusted to meet the clinical needs of each Participant.

Once a Participant is found to be under the influence at the facility the followings steps will be taken to ensure the safety of the Participant and the program.

1. The Participant will have all privileges suspended and they will be asked to remain in their sleeping quarters for 4-8 hours depending on level of intoxication. Staff will observe the Participant's condition every 30 minutes.
2. Staff will determine if the Participant will require medical attention, if so staff will take appropriate steps as outlined by the policy for persons needing medical attention.
3. If it is determined that the Participant will be discharged from the program an effort will be made to keep the Participant in program for the 4-8 hours sobering period. Every attempt will be made to provide a warm handoff to a higher level of care if so determined or another withdrawal management treatment provider.
4. Persons to be found with drugs or alcohol on facility property will be administratively discharged and a referral to alternative treatment programs will be provided.
5. Privileges may be suspended for a period of time after a relapse episode.
6. Behavioral expectations will be addressed to assist with the Participant's commitment to the treatment process.

B. General Relapse Protocol

1. First Relapse: Meet with primary counselor/case manager to discuss, additional assignments specific to relapse and relapse prevention. Reassessment will be conducted.
2. Continued Relapse: Referral to a higher level of care, termination from treatment.
3. Individuals terminated from WM treatment for continued relapse may be screened for re-enrollment after 30 days from discharge date. Re-enrollment begins a new treatment episode.

C. Additional Services to be Included in Intervention Plan

1. One on one relapse prevention planning.
2. Increased Drug testing.
3. Core Issue Support with LPHA and SUD Counselor.
4. Care Coordination as clinically indicated.

With the goal of sustained sobriety/recovery, learning new coping skills and behaviors are essential to long term success. Interfaith's WM staff are dedicated to helping each individual grow and internalize change and create new fulfilling lives.

IV. References

- A. Substance Use Disorder Provider Operations Handbook
- B. Senate Bill No. 992

V. Approval

This policy has been reviewed and approved by the Interfaith Community Services Chief Program Officer and Recovery and Wellness Center Director. The policy is effective as of the most current date of signature below.

Filipa Rios
Filipa Rios (Sep 14, 2023 14:57 PDT)

Filipa Rios, Chief Program Officer

Date

SB
Shellie Bowman (Sep 14, 2023 13:19 PDT)

Shellie Bowman, Recovery and
Wellness Center Director

Date

**Attachment 6
Planning Case No. PL24-0335
Draft Planning Commission Resolution 2025-03**

Planning Commission
Hearing Date: January 28, 2025
Effective Date: January 29, 2025

PLANNING COMMISSION RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL OF A MODIFICATION TO A CONDITIONAL USE PERMIT TO EXPAND EXISTING WITHDRAWAL MANAGEMENT SERVICES ON-SITE

APPLICANT: Greg Anglea, Interfaith Community Services

CASE NO: PL24-0335

WHEREAS, Greg Anglea on behalf of Interfaith Community Services (“Applicant”), filed a land use development application, Planning Case No. PL24-0335 (“Application”) constituting a request for a modification to a Conditional Use Permit for the change in operations of social services on-site. The request includes allowances to convert an existing 49-bed emergency shelter operation to withdrawal management services, within an existing social services center (“Project”) on a 1.29 gross acre site located at 550 W. Washington Avenue (APNs: 229-171-21-00; 229-171-11-00; and 229-171-10-00), in the Light Industrial Zone (M-1); 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, the Planning Division 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, social services are permitted uses or conditionally permitted uses within the Light Industrial Zone, subject to the approval of a Conditional Use Permit, in accordance with Article 61, Division 1 (Conditional Use Permits), and Article 26 (Industrial Zones) 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, the Planning Division 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 January 28, 2025, 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 the Planning Division 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 January 28, 2025, 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 15301 (Existing Facilities).
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 **recommended for approval** to the City Council by the Planning Commission. The Planning Commission expressly declares that it would not have recommended approval of 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 development plans for the Project are on file in the Planning Division 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 recommended for conditional approval as set forth on the Application and Project drawings, all recommended for approval to the City Council by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division.

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

1. NOTICE IS 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 28th day of January, 2025, by the following vote, to wit:

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

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

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

MELISSA DIMARZO, Minutes Clerk
Escondido Planning Commission

EXHIBIT "A"**PLANNING CASE NO. PL24-0335****LEGAL DESCRIPTION**

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

Parcel 1: (APN: 229-171-11-00)

The Northerly 180 feet of the Easterly 60 feet of the following property:

All that portion of Lot 1 in Block 148 of the RANCHO RINCON DEL DIABLO, in the City of Escondido, in the County of San Diego, State of California, according to Map Thereof No. 349, filed in the Office of County Recorder of San Diego County, July 10, 1886, described as follows:

Commencing at a point in the Southerly line of said Lot 132 feet Southwesterly from the most Easterly corner of said lot. Said point being also the Southwesterly corner of the land conveyed by Caroline E. Cooper and Everett Cooper to Henry H. Rife. By deed dated January 24, 1913 and recorded in [Book 589, Page 336](#) of deeds, records of said county;

Thence Northerly along the Westerly line of the land so conveyed to Rife. 330 feet to the Northwesterly corner of said Rife's land;

Thence Southwesterly on a line parallel with the Southerly line of said lot to a point in the Westerly line of said lot;

Thence Southeasterly along said Westerly line to the Southwesterly corner thereof;

Thence Easterly along the Southerly line of said lot to the point of commencement.

Parcel 2: (APN: 229-171-21-00)

All that portion of Lot 1 in Block 148 of the RANCHO RINCON DEL DIABLO, in the City of Escondido, in the County of San Diego, State of California, according to Map Thereof No. 349, filed in the Office of County Recorder of San Diego County, July 10, 1886, described as follows:

Commencing at a point in the Southerly line of said lot, 132 feet Southwesterly from the most Easterly corner of said lot. Said point being also the Southwesterly corner of the land conveyed by Caroline E. Cooper and Everett Cooper to Henry H. Rife. By deed dated January 24, 1913 and recorded in [Book 589, Page 336](#) of deeds, records of said San Diego County;

Thence Northerly along the Westerly line of the land so conveyed to Rife. 330 feet to the Northwesterly corner of said Rife's land;

Thence Southwesterly on a line parallel with the Southerly line of said lot to a point in the Westerly line of said lot;

Thence Southeasterly along said Westerly line to the Southwesterly corner thereof;

Thence Easterly along the Southerly line of said lot to the point of commencement.

Excepting therefrom the Easterly 60 feet (being 60 feet fronting on West Washington Avenue) of said described property.

EXHIBIT "A"**PLANNING CASE NO. PL24-0335****LEGAL DESCRIPTION**

Also excepting that portion lying within the following described land:

Beginning at the Southwesterly corner of said Block 148;

Thence Northerly along the Easterly line of Quince Street to the Southerly line of Grant Avenue;

Thence Easterly along the Southerly line of Grant Avenue 7.00 feet; thence Southerly in a straight line to the Point of Beginning.

Also excepting that portion described as follows:

Beginning at the Southwesterly corner of said Lot 1; thence along the Southerly boundary thereof North 69° 38' 00" East 22.12 feet to the beginning of a tangent 22 foot radius curve, concave Northeasterly, a radial of which bears South 20° 22' 00" East to said beginning point; thence Southwesterly, Westerly and Northwesterly along said curve through a central angle of 9 0° 18' 35", a distance of 34.68 feet to point tangency with the Easterly boundary of Quince Street as dedicated to the City of Escondido; thence along the Easterly boundary South 20° 03' 25" East 22.12 feet to the Point of Beginning.

Parcel 3: (APN: 229-171-10-00)

The Easterly 60 feet of the following property:

All that portion of Lot 1 in Block 148 of the RANCHO RINCON DEL DIABLO, in the City of Escondido, in the County of San Diego, State of California, according to Map Thereof No. 349, filed in the Office of County Recorder of San Diego County, July 10, 1886, described as follows:

Commencing at a point in the Southerly line of said lot, 132 feet Southwesterly from the most Easterly corner of said lot, said point being also the Southwesterly corner of the land conveyed by Caroline E. Cooper and Everett Cooper to Henry H. Rife, by deed dated January 24, 1913; and recorded in [Book 589, Page 336](#) of deeds, records of said county;

Thence Northerly along the Westerly line of the land so conveyed to Rife, 330 feet to the Northwesterly corner of said Rife's land;

Thence Southwesterly on a line parallel with the Southerly line of said lot to a point in Westerly line of said lot;

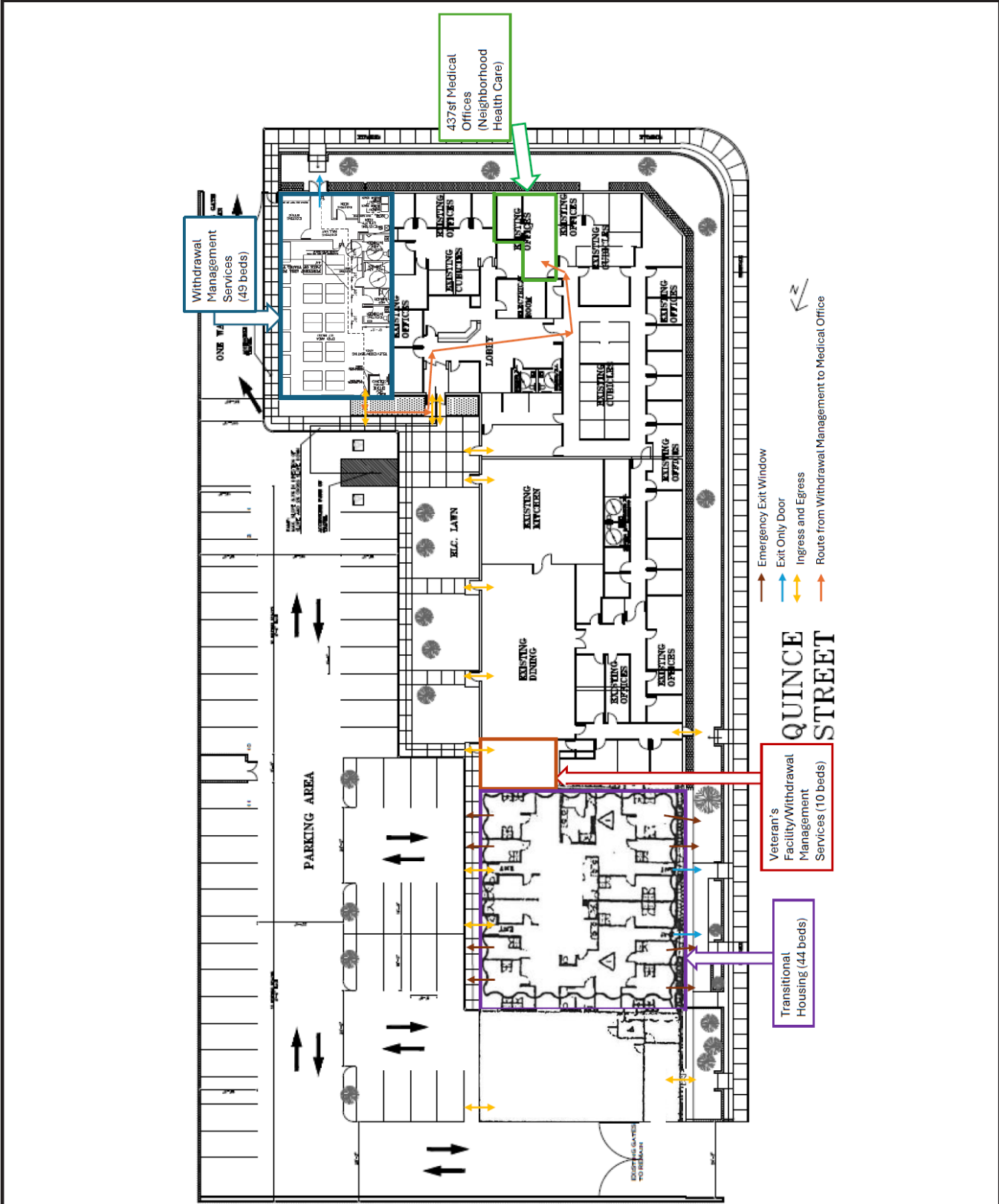
Thence Southeasterly along said Westerly line to the Southwesterly corner thereof;

Thence Easterly along the Southerly line of said lot to the point of commencement.

Except the Northerly 180 feet thereof.

EXHIBIT "B"
PLANNING CASE NO. PL24-0335
PROJECT SITE PLAN AND FLOOR PLAN

Item 3.



PROPOSED PROJECT: PL24-0335
SITE PLAN

EXHIBIT “C”**PLANNING CASE NO. PL24-0335****FACTORS TO BE CONSIDERED / FINDINGS OF FACT****Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed project consists of a request for the modification of the operations component of a previously approved Conditional Use Permit, and no new construction or alteration is proposed. No expansion of the existing structure is proposed as part of this project.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Cumulative Impact.* The 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.
 - b. *Significant Effect.* There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing social services facility.
 - c. *Scenic Highways.* The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
 - d. *Hazardous Waste Sites.* The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
 - e. *Historical Resources.* The project is not on a site which contains a significant historical 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 January 28, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been

satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

CONDITIONAL USE PERMIT Findings (PL24-0335)
(Section 33-1203 of Article 61, Division 1 – CONDITIONAL USE PERMITS of the Escondido Zoning Code)

With respect to the Conditional Use Permit, the Planning Commission finds and recommends that that City Council make the following findings for approval:

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

The request for a modification of a previously approved Conditional Use Permit is granted upon sound principles of land use, in that the project is located within an existing industrial building occupied by social services, a use conditionally permitted within the Light Industrial (M-1) zoning district of the City. The project is consistent with the City's Housing Element, Goal No. 2, and General Plan Health and Wellness policies 1.1 and 1.5, as the proposed withdrawal management services would provide safe, available health care and supportive housing services to a target population in need. Further, those conditions identified under Exhibit "D" of Resolution No. 2025-03 ensure the conditional use operates in a manner consistent with the City's Zoning Ordinance and provides for a detailed process for future modifications and revocation.

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

The project site was developed under industrial zoning standards in effect at the time of development, and is occupied with a use conditionally permitted within the Light Industrial zone. Social services are permitted pursuant to Article 26, Table 33-564. The operation proposed operates entirely within the existing 21,600 square foot industrial building with no building expansion proposed as part of the project. There is adequate parking available on site, and the modification would operate in a manner deemed consistent with previously approved operations. Further, those conditions identified under Exhibit "D" of Resolution No. 2025-03 ensure the conditional use operates in a manner consistent with the City's Zoning Ordinance and provides for a detailed process for future modifications and revocation. Therefore, no deterioration of bordering land uses or special problems would occur.

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

The City's Staff Development Committee and Police Department reviewed the modification to the Conditional Use Permit, and based on the conditions applied to the project outlined under Exhibit "D" and project scope described, conclude it is compatible with the surrounding properties and General Plan policies. The proposed project and

services are located in an industrial zone (M-1) and comply with the geographical limits subject to social services. The project also meets the development standards and requirements of Article 26 (Industrial Zones) of the Escondido Zoning Code, and follows all applicable guiding policies identified within the General Plan's Land Use Element.

EXHIBIT “D”
PLANNING CASE NO. PL24-0335
(2006-36-CUP/2004-71-CUP/PHG11-0039/PHG15-0015/PHG18-0045/PL24-0357)

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido and shall not be altered without express authorization by the Development Service Department.

Definitions:

For the purpose of these conditions, the following terms shall be defined as stipulated below:

“Applicant” and “Operator” shall be interchangeable. Both terms shall also mean the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

“Client”, “visitor” and “resident” shall be interchangeable. These three terms shall also mean any individual seeking, receiving, discharged from, removed from, and/or abandoned such services by the Operator.

“Permit” shall refer to the Conditional Use Permit approved under Resolution No. 2025-03.

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 Review.** This Condition Use Permit shall automatically be reviewed by the Director of Development Services and Chief of Policy to determine if any modifications are necessary for the health, safety or welfare of the public after 12-months from the date of this approval.

The Permit shall be deemed expired if a building permit required by this CUP has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. Certification. The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. If the current site plan, floor plans, or landscape plan differ from the conditions of this Permit, the Applicant shall provide the Planning Division with an updated set of plans depicting conformance with these conditions, including, but not limited to a site plan and floor plans, and building elevations (as applicable). In the event any changes to site design trigger landscape changes, a Landscape Plan Check may be required pursuant to State Law. If such site design changes do not trigger a Landscape Plan Check, the Applicant shall provide an updated landscape plan in conformance with these conditions to the satisfaction of the Director of Development Services.
- 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. 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.

Any activity requiring a CUP per the Escondido Zoning Code not specified in the Project's approving documents shall not be permitted as part of this Conditional Use Permit. Any request for an activity or activities not covered under this Permit shall be subject to Article 61, Division 1 of the Escondido Zoning Code. Temporary uses not stipulated under this Permit are subject to Article 73 (Temporary Uses, Outdoor Display and Sale of Retail Merchandise) of the Escondido Zoning Code.

6. Certificate of Occupancy.

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

7. Availability of Permit Conditions.

- a. Within 30-days of this conditional approval, 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 and conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. Within 48-hours of notice, 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 reasonably necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

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

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

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer

Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

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

15. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making

body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and

who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes

governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

To the satisfaction of the Director of Development Services, the Applicant shall provide on any building or fire submittals for plan check the following, to the satisfaction of the City Building Official and Deputy Fire Marshall:

- Square footage and occupant load of supportive housing uses;
- Locations of fixtures, beds, etc. with dimensioned aisle clearances;
- Exit signs, exist widths, lighting, emergency lighting, smoke detectors, fire extinguishers;
- Fire Sprinkler and Fire Alarm Plans as a deferred submittal to the Escondido Fire Department;
- Disabled accessible restrooms;
- One hour fire rated separation between any “B” occupancy and any proposed or existing “R-1” occupancy or nonseparated occupancies pursuant to Section 508.3 of the California Building Code.

- 2. Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

- 3. Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
- 4. Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall

submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
 - a. The treatment and disposal of medical waste shall adhere to all regulations of any responsible agency with control or oversight, including the Centers for Disease Control (CDC), Occupational Safety and Health Administration (OSHA), US Food and Drug Administration (FDA) and others, where applicable, even if not listed.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

14. Construction Waste Reduction, Disposal, and Recycling. Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. Construction Equipment Emissions. Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. A minimum of 52 parking spaces shall be provided and maintained at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards. Up to 16 of the required parking spaces may be compact spaces per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.

3. No contractor, client/resident 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.
4. The Operator shall be responsible for enforcing the Parking Management Plan for the 10-bed veterans' facility and the transitional housing facility approved in 2005 (dated May 9, 2005), which shall continue to remain in effect unless modified by the Planning Division. The Operator shall provide a copy of such management plan to the Planning Division within 45-days of this Permit's effective date.
 - a. The maximum number of vehicles allowed on site, which are owned or possessed by client/residents of the Veteran's Shelter or Transitional Housing Facility shall be limited to 14 vehicles. The number of vehicles permitted by the client/residents may be reduced by the Planning Division in the future based on the parking availability on the site.
5. The Operator shall be responsible for enforcing the allowed maximum number of vehicles on site for all operations. The number of vehicles permitted by the client/residents may be reduced by the Planning Division in the future based on the parking availability on the site and subject to the appropriate process identified within the Escondido Zoning Code.
6. All participants in the Alcoholics Anonymous and Narcotics Anonymous programs that operate three nights a week are limited to a maximum number of 23 vehicles.

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

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

E. Specific Planning Division Conditions:

1. This approval shall supersede all previous conditions set forth under approvals 2006-36-CUP/BEZ, 2004-71-CUP, PHG11-0039, PHG15-0015, PHG18-0045, and PL24-0357. All

applicable conditions from all aforementioned approvals have been either carried over into this approval and/or updated to current standard conditions as applicable to current operations.

2. Use Limitations: This Conditional Use Permit allows for only the use activities identified in the Table below. Use activities and operations not expressly detailed below are not permitted by this Permit and may require subsequent amendments. Locations on the project site and intensities of such use activities are limited to those on the approved plan set provided under this Permit. Deviations from the approved plan set may qualify as a “minor” modification pursuant to Condition No. A.4 or may require subsequent amendment(s) to this Permit.

a. Permitted Uses:

Use	Limitation	Permitted Hours of Operations
Transitional Housing Facility	Maximum 44* clients per night	Every day All day and all night
Withdrawal Management Services ¹	Maximum 49* clients per night	Every day All day and all night
Outpatient Addiction Treatment Services	--	Monday – Friday 11:00a – 8:00p
Administrative offices and related services	--	Monday – Friday 7:30a – 6:00p
Medical Services (Primary Care and Limited Specialty Care)	Maximum of 437 SF, servicing only clients of any ICS program; Limited specialty care, such as podiatry and diabetes prevention. Neighborhood Healthcare shall be the larger provided however, another contractor may operate medical services out of the facility, within the designated location shown on Approved Plans when granted prior written approval by the Director of Development Services.	Monday – Friday 7:30a – 6:00p Saturdays 8:00a – 12:00p
Bulk food storage/warehousing and bulk distribution	--	Monday – Friday 8:00a – 5:00 p
Basic Needs Morning Meal, Showers, and Laundry Services	<ul style="list-style-type: none"> • All food services shall require clients eat their meals on site, out of view from the public right-of-way. Staff shall ensure all trash and refuse is disposed of on site and in accordance with solid waste requirements. • Seasonal meals are allowed the day before and the day of Thanksgiving, and the day before and of Christmas; 	Monday – Saturday 6:00a – 8:00a

	<ul style="list-style-type: none"> • Sack meal distribution associated with the Basic Needs Morning Meal service. Sack meals shall be clearly marked with Operator branding for purposes of litter identification. • The Operator shall mandate that all walk-up service² clients register for services in advance, engaging in an onsite intake, assessment, and triage process. The Operator shall share demographic information and client needs and outcomes with City of Escondido to inform and support planning to reduce homelessness and increase public safety. 	
Food Pantry	--	Monday – Friday 7:30a – 5:00p
Computer Lab	--	Monday – Friday 7:30a – 5:00p
Hiring Hall	--	Monday – Friday 5:30a – 10:30a
North County Labor Connection	--	Monday - Friday 5:30a – 10:30a
Narcotics and Alcoholics Anonymous	Maximum 23 clients per session	Mondays, Wednesdays, and Saturdays 7:00p – 9:00p
<p>NOTES:</p> <p>* The number of clients allowed in this facility shall be limited solely to that facility's location, as depicted within the approved Site Plan/Floor Plan.</p> <p>¹ A maximum of 10 beds identified as "Withdrawal Management Services" may also serve as a Veteran's Shelter subject to the same restrictions should Operator choose to eliminate such services.</p> <p>² For purposes of this Permit, "walk-up services" shall constitute the following services when open to the general public: 1) Morning meal services, 2) Laundry services, 3) Shower services, 4) Any other meal services.</p>		

- 3. Personal Effects Storage:** The Operator shall provide limited on-site storage for personal effects of clients. Limited storage shall mean incidental to the primary uses of Administrative Offices and Supportive Housing operations. The Operator shall be responsible for ensuring such personal effects are kept out of view from the public right-of-way, including whatever storage houses such personal effects, to the satisfaction of the Chief of Police and Director of Development Services.
- 4. Operational Program Rules and Regulations:** The Operator shall enforce program rules and regulations at all times that transitional and supportive housing operations are open. The Operator shall provide program rules and regulations to the Development of Director Services and Chief of Police annually as part of the Annual Reporting required for the CUP. Changes to program rules and regulations must be in substantial conformance with the existing rules and regulations on record with the City or show how a substantial change is required or preferred by industry best practice.

5. Project Site Access: The Operator shall be responsible for maintaining a closed and locked driveway gate at the vehicle entrance located on the Quince St. frontage between the hours of 10:00p – 5:00a, daily. The Operator shall ensure Clients do not use the driveway entrance on Washington Avenue for pedestrian access, and must use the driveway entrance on Quince Street.

a. The Operator shall ensure gate locks comply with the City's required Fire Code requirements.

6. Second Bathroom Facility: The Operator shall be responsible for permitting, installing and maintaining a second bathroom in the withdrawal management facility in compliance with the previous Conditional Use Permit Modification known as Planning Case No. PHG15-0015.

7. Operational Requirements:

a. The Operator shall ensure that all clients provide identification and sign-in when using any service. The Operator of the shelter shall keep a record of all clients that sign-in, including a copy of their valid state issued ID with an identification number (if applicable), and the date of the sign-in, for a minimum of 3 years. Such records shall include at minimum, the pertinent information identified under Section 16D-13 of Article 16D of the Escondido Municipal Code. Upon request by the City Manager or their designee, the Operator shall submit said reports within 24-hours unless otherwise stipulated, subject to state and federal privacy standards.

b. The Operator shall provide constant staffing and supervision for all residential clients, including those in the Transitional Housing Facility and the Withdrawal Management Services. This shall include on-site case managers and providing client assessment and referral to ongoing services with an emphasis on individual self-sufficiency and successful graduation into their own independent housing.

8. Gathering/Break Area: The Operator shall provide a gathering/break area with a table and chairs for clients of the operator on the interior of the site. The area may be on the lawn areas adjacent to the building or in another approved location, and shall not be visible to the public.

9. Public Right-of-Way Mitigation Plan: The Operator shall provide a mitigation plan that identifies how the Operator will respond to loitering or prohibited items (e.g., shopping carts, wheeled carts, etc.) within the 200-yard radius of the subject site. The mitigation plan shall detail the actions staff will take to abate such issues, including the party or parties responsible for addressing such, and identify turn-around times for ensuring compliance with this Permit.

F. Specific Code Compliance Division and Police Department Conditions:

1. Annual Reporting: The Operator shall prepare and provide an annual report to the Director of Development in soft copy (PDF or Word format) not to exceed 10 pages front and back (20 total pages). The annual report shall be due each year following approval of this Permit on the date of the Permit's effective date. The annual report may be emailed

to Planning@Escondido.gov and DevelopmentServices@Escondido.gov. The annual report shall include the following:

- a. Provide and confirm any and all program rules and regulations are still valid. Any updates to program rules and regulations shall be identified in the annual report and shall substantiate why the change was made (e.g., change in provider; staffing capacity, etc.);
- b. Detailed narrative along with pertinent data on how the Transitional Housing Facility and Withdrawal Management Services comply with mandatory regulations such as these conditions of approval, as well as whether and how these uses are operating in line with industry best practice;
- c. Contracts with federal, state, and local agencies and or funding sources pertinent to the operations subject to this Permit;
- d. Detailed narrative/updates on the following:
 - i. Internal policy of the Operator identifying when and how Operator can release information to the Escondido Police Department. Identification of how and with whom such policy is shared.
 - ii. Implementation of the Security and Operations Management Plan for the site, including how many security personnel are on site daily; in what shifts; and their applicable certifications;
 - iii. Explanation of how the operations comply with provisions for safe workplaces for health care and community service workers;
 - iv. Explanation of how the medical facility complies with federal and state laws regulating the medical facility's activity;
 - v. Description of standard operational procedure when experiencing disruptive behavior and/or mental health crises. "Disruptive behavior" and "mental health crises" shall be defined in the description provided within the Annual Report;
 - vi. Records as described in Condition F.7 below;
 - vii. Liaisons for the EPD and their contact information (phone/email);
 - viii. Quantifiable and qualitative changes to staffing, if any, and identification of staffing numbers per facility and/or service,
 - ix. The Operator's operation for defining and keeping personal effects on-site, including how long such storage is stored on-site and what occurs if illicit goods or substances are found within such effects.
- e. Client sign-in records as stipulated in Condition No. E.8;
- f. Any and all identified concerns/issues the Operator is facing that could be alleviated through a modification to this Permit, and why/how the identified modification would alleviate such.

- 2. Document Requests:** The Operator shall provide the Director of Development Services and Chief of Police, or their respective designees, business records, licenses, and other material necessary to determine compliance with conditions of approval within seven business days of the request, to their satisfaction. Such documents may be requested with more specificity at the time of request by the City. Business records, licenses, and other material may include but is not limited to:
- Security and/or staff management plan(s), including the any and all program rules and regulations, as well as information on licensed security personnel, such as evidence of certifications, deployment of personnel and schedules;
 - All services occurring on-site at the time of request as they pertain to the broader use categories identified in Condition No. E.2.a.;
 - Information pertaining to Operator records identifying the number of individuals who leave service (or were at this location and offered service and refused); their place of origin (i.e., the location that referred them, or they physically came from); whether they are from a city of origin outside City limits; and identify whether they refused or accepted such transportation assistance to return to their city of origin;
 - Logs substantiating maximum capacities of those uses with maximum limitations;
 - Personnel training manuals;
 - Process and procedure guides;
 - Volunteer training manuals;
 - Proof of possession of all required State and local permits for Transitional Housing.

Such documentation shall be provided in soft copy, in PDF or Word file type, and separated and labeled in a manner that is intuitive and clearly identifies each specific document. No single document shall exceed 100 pages in length, unless otherwise permitted by the appointed designee(s). In the event documentation provided does not follow the aforementioned format, City staff shall require the Operator to address such issue within seven business days or be in violation of this Condition of Approval.

- 3. Increased Calls for Service:** In the event calls for service which originate from this location increase beyond the average of the past three years from the effective date of this Permit, the Operator shall attend quarterly meetings with City staff to check-in on use operations permitted by this Permit in an effort to reduce calls for service. Meetings shall be scheduled at least 14-calendar days in advance, be located on City property, and include representation from the Operator that has decision making authority for the uses on site.
- 4. City Referrals:** For instances where the Escondido Police Department (EPD) refers persons who are screened and a fit for the purpose of placement within programming, the Operator shall provide the highest priority for such persons. For persons who are referred by EPD but not placed, a written explanation shall be provided within four business days to the EPD contact who placed such request utilizing an established Referral for Service

form. In the event such referral does not result in placement due to unavailable beds, the Operator shall provide alternative housing options to the referred persons and EPD in an effort to find assistance.

5. **Vacancies:** The Operator shall work with the Chief of Police, or their designee, to establish a vacancy and referral program within 6-months of this condition's approval. This program shall be a collaborative effort with the intent of providing an identified process for how the Operator will notify the City of Escondido Police Department of vacancies in their programming that may be filled by City referral. The program shall include an identified objective of the program; establish points of contact for both the City and Operator; include outlined process and steps that shall be taken in order to meet the intent of the program; and be approved by the Chief of Police or their designee.
6. **Security:** The Operator shall submit to the Planning Division a Security and Operations Management Plan within 90-days of the effective date of this Permit. The Plan shall be subject to review by the EPD's Community Oriented Policing and Problem Solving Unit ("COPPS Unit") and shall include but is not limited to the following, which shall be described in detail: 1) Purpose of the plan; 2) Scope of the plan; 3) responsible party for monitoring the plan; 4) point of contact regarding the plan, including full name, direct phone number, and email address; 5) the minimum and maximum number of employees on shift; 6) number of licensed security personnel and whether they are contractors or employees of the Operator; 7) identification of any employees used to augment security services; 8) identification of and the process and procedures for emergency situations; 9) any and all reporting and/or tracking conducted post an emergent situation; 10) any and all staff training on safety process and procedures; 11) client/resident valuable/belongings storage. Additional information may be requested as part of the annual reporting identified in Condition No. F.1.
 - a. **Licensed Security Personnel:** The Operator shall have 24 hour/7 days per week coverage of the property by at least two security guards licensed through the California Bureau of Security and Investigative Services during times when the pedestrian and vehicle access gates are open and by at least one security guard during times when the access gates are closed. Guards employed by the Operator shall have undergone a background check and received specialized security guard training. The security guards must, at a minimum, provide hourly foot patrols of the property to include the sidewalks surrounding 550 W. Washington Ave.
 - b. **Security Cameras:** The Operator shall maintain security cameras that provide visual coverage of the entire project site and operate the cameras so that onsite employees are able to monitor their feed. The Operator shall allow the Escondido Police Department to inspect and verify camera locations and feeds within 45-days of this Permit's effective date. Any "blind-spots" identified by EPD shall be corrected within 30-days of notice by EPD. The Operator shall provide verification of this correction to the satisfaction of the Chief of Police.
 - c. **Loitering:** The licensed security personnel, in conjunction with staff, shall be responsible for the loitering conditions described below:

- i. The Operator shall post “no loitering within 200-yards of 550 W. Washington” signs on the project site, near the entrance to the facility on Quince Street and Washington Avenue, directing clients of the Operator’s services to the interior of the site.
 - ii. The Operator shall ensure strict supervision by licensed security personnel be provided for interior areas and exterior areas of the site. The following may not be placed within the public facing portions of the building, or within a 200-yard radius of the subject site: shopping carts, wheeled carts, food containers, suitcases, bags, bicycles (unless properly placed in bicycle racks on private property).
- 7. **Liaison:** Within 14 days of this Permit’s effective date, the Operator shall provide the Escondido Police Department with two designees to operate as liaisons to the Escondido Police Department. The identified personnel shall be updated annually in the required report specified in Condition No. F.1. The liaison(s) shall have been designated full authority to comply with these conditions and any other laws. Upon request from the Police Department and pursuant to legal obligations of the Operator to not violate policy and the requirement to protect client confidentiality, the liaison(s) shall provide any clients’ identification or other information requested.
- 8. **End of Services Rendered:** The Operator shall make all reasonable and legal efforts in assisting and providing transportation for individuals who no longer are willing or able to participate in offered services to their city of origin prior to program onboarding. “Reasonable efforts” include but are not limited to providing directions and/or instructions on where the nearest public transit stop is located; providing access to a phone and the number for calling a taxi; and informing the individual of public transit routes and schedules readily available online. The Operator shall maintain a record of the number of individuals who leave service (or were at this location and offered service and refused); their place of origin (i.e., the location that referred them, or they physically came from); whether they are from a city of origin outside City limits; and identify whether they refused or accepted such transportation assistance to return to their city of origin.
- 9. **Violations:** For the purposes of this subsection, “violation” shall mean a single instance of a formal, issued Notice of Violation(s) by the City. A “Notice of Violation” may identify multiple violations; however, the single Notice of Violation letter shall constitute a single “violation” under this subsection.

The Operator shall be subject to the following process for violations of this Permit, as described in a. and b. below. In the event such conditions occur triggering Planning Commission and City Council review, the item shall be agendaized as a public hearing item on the next regularly scheduled meeting, subject to public noticing requirements identified within Article 61 of the Zoning Ordinance. The Planning Commission shall determine whether to recommend revocation, modification, or otherwise to the City Council for final decision. If the Operator seeks a change of use under this Permit while a review is pending, the Operator shall not be granted such change unless directed by the City

Manager until an ultimate decision is rendered by the Planning Commission and/or City Council.

- a. The issuance of three or more Notice of Violation of any Condition of Approval set forth under Permit within the **first 90-day period** shall result in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and/or refer this Permit to the Planning Commission and/or City Council. If referred to the Planning Commission and/or City Council, refer to the process outlined above.
 - i. In the event this Permit is not revoked under the authority granted in subsection a. above, then any proceeding three or more Notice of Violations within **a 90-day period**, of any Condition of Approval set forth under this Permit, shall result in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and shall automatically trigger review by the Planning Commission and/or City Council.
- b. In the event **fewer than three** violations of this Permit occur within the **first 90-day period**, then for the subsequent three years following the end of the first 90-day period, five violations of any Condition of Approval set forth under this Permit within **any 180-day period** shall in immediate review by the Director of Development Services and Chief of Police, or their appointed designees, for their ultimate decision on whether to suspend this Permit and shall automatically trigger review by the Planning Commission.
- c. For any violation that may occur outside of the timeframes stipulated in a. and b. above, refer to Condition of Approval No. A.15 for process.

Attachment 7
Planning Case No. PL24-0335
Draft Notice of Exemption



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: PL24-0335 / Interfaith Community Services Modification to Conditional Use Permit

Project Location - Specific: The 1.29-acre site is located on the northeastern corner of Washington Avenue and Quince Street, and is addressed at 550 W. Washington Avenue (Assessor's Parcel Number(s): 229-171-21-00; 229-171-11-00; and 229-171-10-00)

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

Description of Project: A modification to a previously approved Conditional Use Permit (PHG15-0015, PHG18-0045, & PL24-0357) to modify existing social service operations. The modification would entail conversion of an existing 49-bed emergency shelter operation to withdrawal management services, within an existing social services center. The withdrawal management services would be located in the same space previously used as an emergency shelter, with no change in total capacity on site. The project site is located within the Light Industrial zoning designation (M-1) under the General Plan land use designation of "Light Industrial" (LI). The proposal also includes an environmental determination for the project.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Greg Anglea
Address: 550 W. Washington Ave., Escondido, CA 92025 Telephone: 760-489-6380

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

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

Reasons why project is exempt:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located within a developed area of the City, which has all services, public utilities, and access available on site.
- The request is for a modification to a previously approved Conditional Use Permit which will not alter the structure, nor physical capacity to the site.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project is not located in a particularly sensitive environment, does not have an impact on an environmental resource, nor is it of a hazardous or critical concern. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect

on the environment in that the area of impact is already disturbed and improved with an existing, permitted so services facility and all proposed changes would occur within the interior of the existing structures. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because the proposed project would be located on a previously disturbed site. The project area is not environmentally sensitive as it is a previously disturbed site.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension:

Signature: _____

Alex Rangel
Assistant Planner II

_____ Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

January 28, 2025

Tentative Future Agenda Items

DATE: January 28, 2025
TO: Planning Commissioners
FROM: Veronica Morones, City Planner
SUBJECT: Tentative Future Agenda Items

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:

- Residential Care Facility

Policy Work:

- Housing Element Implementation Ordinances
- Planning Commission Bylaw Clean Up
- Housing Element Annual Progress Report
- General Plan Annual Progress Report

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History