



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

January 13, 2026 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

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

CHAIR

Stan Weiler

VICE CHAIR

Barry Speer

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Dustin Steeve

MINUTES CLERK

Angel Estrada

How to Watch

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

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026

HOW TO PARTICIPATE

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

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeeetings.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 13, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. November 18, 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. **PL24-0157/ PL25-0010/PL25-011/PL25-0012/PL25-0013/PL24-0014/PL25-0015 - Parkview Townhomes**

REQUEST: Recommend to the City Council approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Professional Commercial (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT)



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impacts. The proposal also includes a recommendation to adopt a draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

PROPERTY SIZE AND LOCATION: The 4.96-acre site is located on the north side of W. El Norte Parkway and is addressed at 550 W. El Norte Parkway. (Assessor's Parcel Number: 226-380-48-00)

APPLICANT: Touchstone Communities

CEQA RECOMMENDATION: Recommend adoption of the draft Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Recommend approval of the Project, subject to the conditions of approval

CITY COUNCIL HEARING REQUIRED: YES NO

CURRENT BUSINESS

FUTURE AGENDA ITEMS

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.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

3. Tentative Future Agenda

ADJOURNMENT



CITY OF ESCONDIDO

Planning Commission Minutes

Item 1.

November 18, 2025 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

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201 N. Broadway, Escondido, CA 92025



CITY OF ESCONDIDO

Planning Commission Minutes

Item 1.

Tuesday, November 18, 2025

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Chair Weiler.

ROLL CALL:

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

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

City Staff Present: Oscar Romero, Principal Planner; Owen Tunnell, Assistant City Engineer; Dare DeLano, Assistant City Attorney; Ivan Flores, Principal Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. **October 28, 2025 Meeting Minutes.**

Motion to approve meeting minutes.

Motion: Chair Weiler; Second: Vice Chair Speer.

Motion carried (5-0) to approve the minutes.

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

Nays: None.

Abstain: None.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL24-0091/PL24-0092/PL24-0093/PL24-0094/PL24-0095/PL25-0324 – THE MAPLE - DOWNTOWN SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW PERMIT**

REQUEST: Recommend to the City Council approval of a project with a Specific Planning Area 9 (SPA) General Plan land use designation and within the Specific Plan (S-P) zoning district, consisting of: an Amendment to the Downtown Specific Plan removing the requirement for ground-floor retail or office on the first floor, establishing a height overlay on the subject property increasing the height limit from 60'-0 to 65'-0", and increasing the allowable number of stories from four to five; a Development



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Agreement to transfer 50 dwelling units from the Downtown Density Credit Pool to the subject site, and for a reduction in the required amount of open space; a Planned Development Permit to allow for a reduction in the required open space pursuant to the Downtown Specific Plan, for the construction of ground-floor residential units, and utilization of tandem spaces; and a Design Review Permit for construction of 128 multi-family units ("Project"). The Project includes ancillary non-substantive text amendments to the Downtown Specific Plan for consistency purposes, as well as off-site improvements to Maple Plaza and right-of-way improvements. The request also includes adoption of the environmental document prepared for the Project.

APPLICANT: Kingsbarn Realty Inc.

CEQA RECOMMENDATION: Recommend adoption of a Fifth Addendum to the Final Environmental Impact Report to the 2012 General Plan Update, Downtown Specific Plan Update, and Escondido Climate Action Plan.

STAFF RECOMMENDATION: Recommend approval of the Project.

PUBLIC COMMENT:

Ed Gallo, resident, submitted a public comment with questions related to the project.

COMMISSION DISCUSSION:

Chair Weiler recused himself from this item and appointed Vice Chair Speer to lead the discussion.

City staff and project consultants delivered a detailed presentation on the proposed residential development. The Commission discussed various aspects of the project, including parking impacts, site design, pedestrian connectivity, and the project's potential to support downtown revitalization. Commissioners asked questions and provided comments to staff and the applicant team.

Following the Commission's discussion and vote, Chair Weiler resumed presiding over the meeting.

COMMISSION ACTION:

Motion to Approve Resolution No. 2025-10.

Motion: Commissioner Steeve; Second: Commissioner Mecaro.

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

Ayes: Speer, Mecaro, Steeve, Gustafson.

Nays: None.

Abstain: None.



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Tuesday, November 18, 2025

Item 1.

CURRENT BUSINESS:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

SELECTION OF CHAIR AND VICE-CHAIR:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Oscar Romero, Principal Planner, noted that most upcoming items are being deferred to the new year. A few private development projects are anticipated, including a 70-unit townhome project and a Planned Development proposal for an office-to-residential conversion, both expected to come before the Commission in early 2026. Policy-related work is also in draft form and tentatively scheduled for February or March. Informational presentations regarding CEQA and the North County Mall permit history are in development.

ADJOURNMENT

Chair Weiler adjourned the meeting at 7:56 p.m.

Veronica Morones, City Planner
Planning Commission

Angel Estrada, Minutes Clerk



STAFF REPORT

DATE: January 13, 2026

PL24-0157/PL25-0010/PL25-011/PL25-0012/PL25-0013/PL24-0014/PL25-0015 – Parkview Townhomes

PROJECT NUMBER / NAME: **PL24-0157/ PL25-0010/PL25-011/PL25-0012/PL25-0013/PL24-0014/PL25-0015/ - Parkview Townhomes**

REQUEST: Recommend to the City Council approval of a development project with a Specific Planning Area 13 (SPA13) General Land Use Designation and within the Professional Commercial (CP) zoning district, consisting of: 1) a General Plan Map Amendment to amend the existing land use designation from SPA13 to Urban IV (U4); 2) a Zone Map Amendment to amend the existing zoning to High Multiple Family Residential (R-4-24) to permit up to 24 dwelling units per acre; 3) a Tentative Subdivision Map/Condominium Permit to allow for an air space subdivision for 70 condominium units; 4) a Major Plot Plan Permit and Design Review permit for construction of 70 for-sale dwelling units; 5) Grading Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and, 5) an Administrative Adjustment to reduce the required rear yard setback for the second and third story by 25-percent ("Project"). The Project includes standard ancillary on-site improvements; in addition to off-site improvements proposed to reduce Vehicles Miles Traveled (VMT) impacts. The proposal also includes a recommendation to adopt a draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

PROPERTY SIZE AND LOCATION: The 4.96-acre site is located on the north side of W. El Norte Parkway and is addressed at 550 W. El Norte Parkway. (Assessor's Parcel Number: 226-380-48-00)

GENERAL PLAN / ZONING: Imperial Oakes Corporate Center Specific Plan Area (SPA13)/Professional Commercial (CP)

PRIMARY REPRESENTATIVE: Kerry Garza

DISCRETIONARY ACTIONS REQUESTED: General Plan Amendment, Zone Map Amendment, Tentative Subdivision Map/Condominium Permit, Major Plot Plan, Design Review Permit, Grading Exemption, and Administrative Adjustment

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Recommend adoption of the draft Initial Study/Mitigated Negative Declaration

STAFF RECOMMENDATION: Recommend approval of the Project, subject to the conditions of approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-01

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Dare DeLano, Assistant City Attorney

Veronica Morones, Assistant Director of Development Services



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BACKGROUND

Site Information: The Project site is a 4.96-acre site located generally in the northern area of the City of Escondido (“City”), and is located east of Interstate 15, west of Iris Lane, and immediately south of Rod McLeod Park, and is addressed as 550 W El Norte Parkway (“Property”). The Property is located within the Imperial Oaks Corporate Center (SPA#13) General Plan land use designation, and is currently zoned Professional Commercial (CP) (Attachment 1 – Location, Land Use, and Zoning). The Property is not located on the Suitable Sites Inventory (SSI) as shown in Appendix B of the City’s adopted Housing Element.

The Property is currently developed with an existing single-family residence and a detached garage, and is considered a legal non-conforming use as residential uses are not permitted within the CP zoning district. Table 1 (Surrounding Land Uses) below identifies the General Plan and zoning designations for the adjacent parcels to the Property, along with their existing land use(s):

Table 1: Surrounding Land Uses

Cardinal Direction	General Plan Land Use Designation/Zoning	Land Use
North	Imperial Oaks Corporate Center Specific Plan Area (SPA#13)/Open Space (OS)	Rod McLeod Park and mobile home park
East	SPA#13/Professional Commercial (CP)	Low intensity office use, existing single-family residences, and vacant property
South	Urban I (U1)/Mobile Home Residential (R-T)	Mobile home park
West	SPA #13/CP	Vacant

SUMMARY OF REQUEST

On October 25, 2023, City Council authorized the processing of a General Plan Amendment (PL23-0267) seeking to permit for residential development within the Imperial Oaks Corporate Center Specific Plan Area (SPA#13). The 2023 authorized GPA included the subject Property; however, the Property owner at the time separated from the original GPA proposal, and entered into an agreement for the sale of the Property to the Applicant. Subsequently, the Applicant submitted their own development proposal to construct 70 “for-sale” dwelling units. On June 18, 2024, Touchstone Communities, represented by Kerry Garza (“Applicant”), submitted an application for a General Plan Amendment, Zone Map Amendment, Tentative Subdivision Map/Condominium Permit, Grading Exemption, Administrative Adjustment, and Major Plot Plan and Design Review Permit to construct 70 “for-sale” dwelling units (See Attachment 2 – Site Plan) (“Project”). The City’s Staff Development Review Committee reviewed the Project and deemed the Project application complete on September 09, 2025. The Project includes multiple entitlements to facilitate construction of the 70 dwelling units, which are detailed in Table 2 (Requested Entitlements):



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Table 2: Requested Entitlements

Entitlement Requested:	Entitlement Purpose:
General Plan Amendment (GPA)	<ul style="list-style-type: none">○ Amend the Land Use Map in Chapter II (Land Use and Community Form Element) of the 2012 General Plan to change the land use designation from SPA#13 to Urban IV (U4 - 24 dwelling units per acre), thereby removing the parcel from the specific plan area.
Zoning Map Amendment (ZMA)	<ul style="list-style-type: none">○ Amend the City of Escondido Zoning Map to change the existing zoning district from Professional Commercial (CP) to High Multiple Family District (R-4-24) to create consistency with the proposed GPA.
Tentative Subdivision Map (TSM) / Condominium Permit	<ul style="list-style-type: none">○ Allow for the subdivision of air space to permit up to 70 condominium units, pursuant to Chapter 32 (Subdivisions) and Chapter 33 (Zoning), Article 49 (Airspace Condominium and Community Apartment Projects) of the Municipal Code.
Grading Exemption	<ul style="list-style-type: none">○ Allow for grading design of the Project site in excess of what is permitted by right under Article 55 (Grading and Erosion Control). Specifically, to:<ul style="list-style-type: none">● Construct fill slopes within 50'-0" of the property line up to 40'-0" in height.● Cut slopes in excess of 20'-0" in height up to 22'-0" in height.● Cut slopes steeper than a two to one (2:1) ratio.
Administrative Adjustment	<ul style="list-style-type: none">○ Allow for a reduction in the required rear yard setback for the 2nd and 3rd stories by 25-percent, pursuant to Division 2 (Variances and Administrative Adjustments) of Article 61 (Administration and Enforcement).
Major Plot Plan	<ul style="list-style-type: none">○ Approve the location and site development of a permitted use pursuant to Division 8 (Plot Plans) of Article 61 (Administration and Enforcement) in a multi-family zone.
Design Review Permit	<ul style="list-style-type: none">○ Approve the proposed design and appearance of the residential buildings, ancillary structures, and landscaping for the 70 dwelling unit development pursuant to Article 64 (Design Review).

Pursuant to Government Code section 65358(b), a mandatory element of a general plan may not be amended more than four times during any calendar year. However, each of the four amendments may include more than one



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change to the element. To facilitate the 70-unit development project, the Applicant seeks to change the existing land use designation of the Property, from a General Plan land use designation of SPA #13 to U4 which permits up to 24 dwelling units per acre (See Attachment 3 – General Plan Amendment Exhibit). As of the publication of this staff report, City staff continue to analyze an additional five separate GPAs throughout the City, with three of the five proposed in the vicinity of Property which would affect the Imperial Oaks Corporate Center Specific Planning Area in various ways, and if approved would result in amendments to the City's Land Use and Community Form chapter (i.e., a mandatory element of the general plan). Table 3 (General Plan Amendments) below provides additional context surrounding the GPAs currently submitted and within the specific planning area (SPA#13). The projects listed below are still under review by the Development Services Department, and would require the Planning Commission's review and recommendation to the City Council, at a future date.

Table 3 – General Plan Amendments

Project Name/Planning Case Number	Status	Intent
Imperial Oaks Residential Overlay Expansion/PL23-0267	On hold	Extend the existing residential overlay (permits up to 5.5 dwelling units per acre) to the properties located at the northeast corner of Iris and W El Norte Parkway to permit residential development. The subject parcels would remain in the specific plan area.
Parkview Townhomes/PL24-0157	Project before the Commission on Jan. 13, 2026	Remove the Property from the Imperial Oaks Corporate Center Specific Planning Area and establish an Urban IV land use designation for construction of 70 dwelling units.
Imperial Drive GPA for Jehovah Witness Congregation/PL24-0042	Under review	Extend the existing residential overlay (permits up to 5.5 dwelling units per acre) to the properties located at generally south of Imperial Drive and West of Iris Lane in order to allow conditionally permitted uses consistent with the underlying zoning district for construction of a religious use. The subject parcels would remain in the specific plan area.
Hallmark Communities GPA /PL25-0363	Currently seeking City Council authorization for processing of a formal application	Modify the general plan and zoning designations to allow for construction of up to 70 single family lots. The subject parcels would remain in the specific plan area.



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The table below (Supplemental Details of Request) identifies the proposed Project's compliance with required development standards as they pertain to the proposed zoning designation of the High Multiple Residential Zone (R-4-24). City staff's analysis of the Project's compliance with the City's adopted General Plan and Zoning Code is located under the subsequent Project Analysis section.

SUPPLEMENTAL DETAILS OF REQUEST

Standard		
1. Property Size:	4.96 acres	
2. Number of Existing Units:	1 single family residence	
3. Number of Proposed Units:	70 units	
	Development Standard (for R-4-24)	Proposed
4. Minimum Unit Size:	2-bedroom: 800 square-feet (sq. ft.) 3-bedroom: 1,000 sq. ft.	2-bedroom: 1,110 sq. ft – 1,186 sq. ft. 3-bedroom: 1,380 sq. ft. – 1,576 sq. ft.
5. Minimum Density ¹ :	16.8 du/ac	14.11 du/ac
6. Maximum Lot Coverage/ Floor Area Ratio:	None/0.8	Not Applicable/0.2
7. Maximum Building Height	75'-0" (4 stories)	36'-0 (3 stories)
8. Minimum Vehicle Parking:	150 off-street spaces (inclusive of 18 required guest spaces)	165 off-street parking spaces
9. Minimum Bicycle Parking:	N/A	N/A
10. Minimum Setbacks:		
a. Front Yard:	15'-0"	90'-0"
b. Rear Yard ² :	10'-0"	12'-2" – 1 st floor 9'-1" – 2 nd floor 11'-2" – 3 rd floor
c. Side Yard:	5'-0"	14'-8" from eastern property line 27'-0" from western property line
11. Minimum Open Space/ Landscaping area:	min. 400 sq. ft. per 2-bedroom unit min. 600 sq. ft. per 3-bedroom unit	Total = 51,496 sq. ft



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	Total = 35,600 sq. ft. [(400 x 32 2-bedroom units) + (600 sq. ft. x 38 3-bedroom units)]	(2,447 sq. ft [private patios]) + (1,810 sq. ft. [private decks]) + (7,028 sq. ft. [recreational area]) + (40,211 sq. ft. [common open space])
12. Trees:	87 trees (17 street trees + 1 tree per dwelling unit)	124 trees
13. Signage:	Subject to Article 66	Reviewed upon building permit submittal
14. Trash:	Bins within garages	Bins within garages
15. Lighting:	Subject to Article 35	Reviewed upon building permit submittal
16. Heating and Ventilation:	Screened	Ground mounted, and screened via fencing and landscaping.
Notes:		
1 Minimum density value does not apply to the Project because it does not meet the criteria required for applying the minimum density. Refer to finding no. 2.e of Attachment 6, Exhibit F for further detailed analysis.		
2 The Applicant requests an Administrative Adjustment to reduce the required rear yard setback for the second and third stories by 25% as permitted by Division 2, Article 61 of the Escondido Zoning Code.		

PROJECT ANALYSIS

1. General Plan Conformance:

a. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation ("RHNA"), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)).



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The Project site **is not** identified in the City's adopted Housing Element, which contains the Suitable Sites Inventory for the 6th RHNA Planning Cycle. Because the provision of "no net loss" applies to housing located on any site listed in the City's Housing Element, the City does not need to determine if this Project or a decision related to this Project would be subject to No Net Loss Law and its remedies. However, the Project would result in a net new 70 above moderate units within the City, which would count toward the City's sixth cycle RHNA at the time of building permit issuance for the Project.

- b. Escondido's General Plan includes Quality-of-Life Standards to assist in sustaining its community standards. In conjunction with the General Plan Goals, the Quality-of-Life Standards, developed to establish minimum thresholds of service levels for various public improvements and facilities, touch on topics including but not limited to traffic, fire and police service, and parks. Further information regarding the Project's conformance with the City's adopted 2012 General Plan and Quality of Life Standards can be found in Attachment 4 (General Plan Consistency Analysis).

2. Zoning:

The Property is currently zoned Professional Commercial (CP) which is **inconsistent** with the existing General Plan land use designation of SPA #13. The appropriate corresponding General Plan land use designation to the CP zone is Office (O) or General Commercial (GC). The Property is improved with an existing single-family dwelling (SFD) which is considered a legal non-conforming use as it was developed in conformance with prior regulations that are no longer applicable to the site. Any improvement to the existing SFD is subject to Division 3 (Nonconforming Uses and Structures) of Article 61 (Administration and Enforcement) in Chapter 33 (Zoning Code) which places limits on the continued use of the existing SFD. A future development consistent with the existing General Plan land use designation would require establishment of a specific plan for the subject parcel which is limited in size (4.96 ac), and would not be consistent with intended use of specific plans as detailed in the City's General Plan Land Use and Community Form Element. The Land Use and Community Form chapter details the parameters for specific plan creation, which includes implementing the goal and vision of a specific planning area (e.g., SPA#13) as identified in the general plan. The parameters for specific plan creation also generally include a large geographic area in size for the specific planning area, as well as their own development standards, an identified range of uses, and their own circulation pattern(s). Given the limited size of the Property; its adjacency to a City owned property (Rod Mcleod Park); and the different ownership makeup of surrounding properties within the specific plan area, it is unlikely a cohesive specific plan would be proposed for this area of the Imperial Oaks Corporate Center, unless City initiated.

The Project includes a Zone Map Amendment to amend the City's zoning map, which would change the zone from CP to R-4-24 (Attachment 5 – Zone Map Amendment Exhibit). The requested ZMA would establish consistency with the proposed GPA which would amend the land use to Urban IV, as R-4-24 is identified as a consistent zone to the U4 designation within the Land Use and Community Form Element. The Project as designed is consistent with the development standards for developments in the R-4-24 district as detailed in the "Supplemental Details of Request."

A clean copy of the ZMA is included as Exhibit "E" to Resolution No. 2026-01.

3. Climate Action Plan Consistency:



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The Applicant prepared a Climate Action Plan (CAP) Consistency Checklist, as required by the City's adopted Climate Action Plan. The proposed Project exceeds the CAP's identified threshold established for multifamily housing units, which is 55 units. For purposes of comparing a project against the screening thresholds, condo/townhouse developments are considered "multifamily housing." Therefore, projects of 55 units or less may screen out of needing additional measures or analyses for purposes of compliance with the City's CAP. If a Project exceeds the screening thresholds established by the CAP, then an applicant may demonstrate consistency with the CAP by incorporating applicable Greenhouse Gas Emission (GHG) reduction measures, as outlined in the CAP Consistency Checklist. The Applicant's CAP Consistency Checklist includes and identifies the applicable GHG reduction measures the Project would incorporate in order to reduce their identified impact to below the screening threshold, as permitted by the City's adopted CAP. The draft conditions of approval for the Project includes all applicable measures (see conditions of approval E.3.1.a – E.1.e of Attachment 6, Exhibit "H").

4. Site Design

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

The Project includes a request for a Grading Exemption pursuant to Article 55 (Grading and Erosion Control) for the following slopes:

- Fill slopes within 50'-0" of the property line and in excess of 10'-0". The Project's grading design includes a maximum proposed height of 40'-0".

The existing condition of the Project site slopes moderately from north, to east, to south, to west with an elevation difference of approximately 65'-0". Due to the existing topography of the site, the Applicant request approval of fill slopes up to 40'-0" in height which would allow for creation of a flat pad for the proposed Project. Notwithstanding the requested exemption for the fill slopes, the grading design is consistent with design criteria identified in Article 55 as it incorporates buffering and benching in the form of a proposed ramped walkway, and detention basin, built into the proposed slope as shown in Figure 1 – Proposed Grading

Design. The manufactured slope design includes extensive landscaping, and the proposed street trees along W. EL Norte Parkway would serve as additional visual relief for surrounding properties as illustrated in Figure 2 – Proposed Landscape Design. The grading design strives to follow the natural contours of the existing site topography by avoiding straight slopes, and includes varying slope gradients.

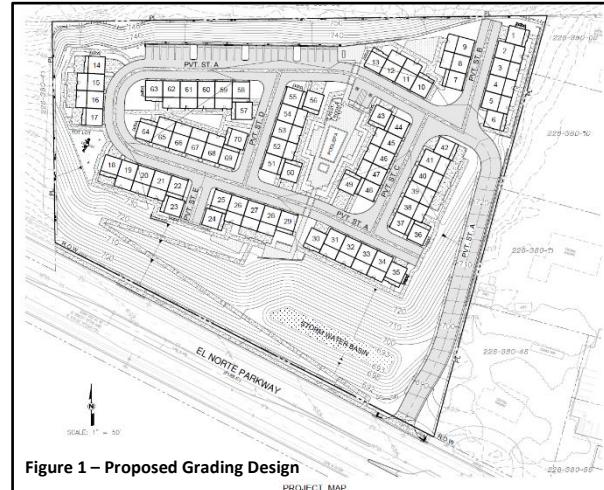


Figure 1 – Proposed Grading Design

PROJECT MAP



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- Any cut slope in excess of 20'-0" in height. The Project's grading design includes a maximum cut slope of 22'-0" near the rear property line.

As stated above, the existing topography of the site supports the proposed grading design which includes a 22'-0" cut slope at the rear of the Property. The proposed cut slope, shown on Figure 1 and 2, is 2'-0" above the established maximum cut slope permitted by Article 55. Notwithstanding the requested exemption, the grading design incorporates the design criteria established in Article 55 which includes screening of the cut slope with vegetation, and through placement of the buildings. The impact of the manufactured cut slope to surrounding properties would be minimized through the proposed site design in that the slope is located towards the rear of the Property, it will be landscaped extensively, and is screened by building placement. Additionally, the proposed slopes include varying gradients, and generally follow the natural contours of the site, as recommended by Article 55.

- Any cut slope steeper than 2:1. The Project's grading design includes a 1.5:1 in the rear of the Property.

The Applicant provided a geotechnical report, prepared by a licensed soils engineer, identifies a need for the cut slope due to the granitic composition of the soils. The geotechnical report concludes that the proposed slope design would be stable, and would be landscaped with vegetation. As currently designed, the proposed slope would not be located adjacent to any neighboring structures; therefore, no existing structure would be impacted by the proposed cut design. Additionally, the proposed residential buildings would screen the cut slopes from the public rights of way, and the adjacent park area would continue to sit at a higher elevation than the residential development, thereby reducing visual impacts to surrounding properties.

b. Project Access and Circulation:

The Property currently maintains access off of W. El Norte Parkway via an existing curb cut, located in the western half of the parcel. Under the proposed Project, the existing driveway would be demolished and new vehicle access would be developed on the eastern edge of the parcel, on W. El Norte Parkway. The proposed site access would result in no net new curb cuts on W. El Norte. Pedestrian access to the site would be provided along W. El Norte Parkway via a ramp. On-site circulation would be provided throughout the site by 24'-0" wide drive aisles, proposed as private streets to be maintained by the future homeowner's association (HOA). Each drive aisle would provide access to the proposed garages for each unit. Pedestrian circulation throughout the site would be provided via walkways located away from the internal vehicle circulation, except in instances where crossing is necessary, to provide access to the proposed tot-lot, and pool/spa area.



Figure 2 – Proposed Landscape Design



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c. Building Orientation:

The proposed residential buildings vary in orientation throughout the site, with a mixture of different lateral orientations to create varied building planes throughout the site. All buildings would primarily orient toward internal drive aisles that provide access to the individual garages for each unit. Front doors to the proposed units would orient toward the external facing pedestrian walkways thereby creating a more pedestrian-oriented façade on the portions adjacent to the pedestrian thoroughfares. The centralized buildings orient in a courtyard manner around the proposed pool amenity area. The proposed building orientations create a relatively harmonious site design that considers the proposed passive and active open space areas.

d. Open Space and Landscaping

As detailed in the "Supplemental Details of Request," the Escondido Zoning Code, Article 6 (Residential Zones) requires the Project include a minimum of 35,600 sq. ft. of open space. Specifically, the R-4-24 zone requires 200 sq. ft. per unit, plus an additional 200 sq ft. for each bedroom over one for any dwelling unit. The Project includes a mix of two- and three-bedroom units; therefore, all units trigger the additional 200 sq. ft. requirement (for two-bedroom units: an additional 200 sq. ft., and for three-bedroom units: an additional 400 sq. ft.). The Project includes a mix of private usable open space consisting of patios and balconies, as well as common recreational areas consisting of a tot-lot area, pool and spa area, and passive common open space areas proposed with landscaping. The total proposed open space area for the Project is 51,496 sq. ft. resulting in an excess of 15,896 sq. ft.

Pursuant to Article 62 (Water Efficient Landscape Regulations) of the EZC, the Applicant provided a conceptual landscape plan indicating conformance with Article 62 requirements. Article 62 contains various design standards for landscape plans to address landscaping in parking areas, and for different uses (e.g., multifamily developments require one tree per dwelling unit). Article 62 requires most developments to provide street trees based on the length of a site's frontage (one tree for every 30 linear feet of frontage.) As listed in the "Supplemental Details of Request," the Applicant proposes 124 trees for the Project, which meets all municipal code tree requirements. Therefore, the Project complies with landscaping requirements set forth in the Escondido Municipal Code.

e. Parking:

The Project requires a total of 150 park spaces pursuant to Article 39 (Off-street parking). For the residential units, consisting of 32 two-bedroom and 38 three-bedroom units, Article 39 requires a total of 132 off-street parking spaces. Article 39 requires guest parking spaces, in addition to the dedicated residential spaces, at a ratio of 0.25 for each dwelling unit resulting in a required 18 guest spaces. The proposed Project would provide a total of 165 parking spaces. The site design includes 25 open guest spaces at the rear of the Project site and 140 garaged spaces for each unit. Based on the conceptual floor plans, the proposed garages meet the minimum dimension requirement for off-street parking spaces. Conceptual plans provided by the Applicant show the uncovered guest



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parking spaces as double-striped, which is consistent with the design standards for off-street parking spaces. All uncovered stalls would be required to meet Article 39's requirements for parking stall dimensions. Therefore, the Project complies with all required parking needs identified in Article 39.

5. Building Design:

a. Building Height, Mass, and Scale:

With approval of the proposed ZMA and an applicable zoning designation of R-4-24, the height applicable to the Project design would be the maximum height in the R-4-24 zoning district, which is 75'-0 and four stories. The Project consists of 12 buildings proposed at three stories and up to 36'-0" in height--consistent with the requirements of the proposed zone. The Project incorporates varying surface planes through the inclusion of recessed balconies and building projections which reduces the overall massing of the buildings by avoiding large expanses of flat walls. A single-story residence is located immediately to the east; however, the proposed buildings would be setback from surrounding structures. At the northeast corner of the site, the building located closest to the eastern property line would be set back approximately 14-feet where 5-feet is required. The adjacent legal nonconforming residential units located east are also setback from their rear property line, allowing for further separation between uses. In the event the adjacent eastern properties redeveloped, they would be subject to the Imperial Oakes Corporate Center Specific Plan general plan land use designation.

The Project as designed would not be out of scale from the surrounding developments as it maintains setbacks from the existing adjacent residential uses and the low-intensity commercial uses located at the northwest corner of El Norte and Iris. Any future development constructed in accordance with the existing General Plan land use designation may introduce taller buildings consistent with the intended buildup of the Imperial Oakes Corporate Center Specific Planning Area.

b. Residential Floor Plans:

The Project includes four different floor plans consisting of two-bedrooms and three-bedrooms. Article 49 (Air Space Condominium and Community Apartment Projects) of the EZC requires condominium projects to provide minimum square-footages, and as shown in the "Supplemental Details of Request," the Project provides an excess of what is required by Article 49.

Additionally, each unit would include a washer/dryer hook up located in the garages, which would not impede the required dimensions for the off-street parking. Article 49 also requires each unit to provide 80 cubic feet of storage which the Project accomplishes via hanging storage within the garage that does not impede the parking of vehicles. Therefore, the Project complies with Article 49's requirements for airspace condominium requirements.

c. Building Materials:



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The proposed primary exterior material for the Project consists of stucco with a sand finish, and includes varying decorative shutters, railing, grilles, gable accents, and awnings. Additionally, the Project includes concrete "s" tile roofing. The proposed materials and colors lend themselves to a Spanish design theme, consistent with other design styles developed throughout the City. The proposed materials comply with the design requirements outlined in Article 64 (Design Review) in that they provide a harmonious color palette of softer and more subtle hues, materials, and composition.

6. Administrative Adjustment

Pursuant to Division 2 (Variances and Administrative Adjustments) of Article 61 (Administration and Enforcement) of the Escondido Zoning Code, an applicant may request an Administrative Adjustment to reduce specific development standards as outlined in Section 33-1221 (Administrative Adjustment Defined), including to reduce required yards by up to 25%. The Applicant requests a 25% reduction in the required rear yard setback from the 2nd and 3rd stories of the residential building located in the northeastern most corner at the rear of the Property. As detailed in the "Supplemental Details of Request," a 10'-0" rear yard setback is required for the first two-stories of a building; however, an additional 5'-0" is required for every story above the second-story. Therefore, the third story would require a 15'-0" setback from the rear property line.

As shown on the Project site plan (Attachment 2 – Site Plan), the second-story is setback approximately 9'-2" while the third-story is setback 11'-3" from the rear property line, resulting in a reduction of 10-inches (or 8%) on the second-story setback and 3'-9" (or 25%) on the third-story setback. These reductions are within the 25% threshold permitted for Administrative Adjustments. In reviewing the request, City staff reviewed the location of the requested setback reduction, and the justification for the request. As discussed throughout the staff report, the Project design results in substantial grading to establish a flat pad for the buildings which reduces the total usable area of the site. The granting of the request would allow for the design as proposed. In evaluating the request, City staff considered the topography of the site, the placement of buildings and their orientation, and the surrounding uses. The request would not be incompatible with the surrounding uses in that the immediate property to the north is Rod McLeod Park, and the park's access drive is most adjacent to the proposed setback reduction. The requested reduction is located at only one façade of the proposed building, and the narrowest portion of the building. Therefore, residents would not be adversely impacted by the granting of the request.

FISCAL ANALYSIS

The Applicant will be responsible for payment of all applicable Development Impact Fees (DIF) in effect at the time, and prior to, issuance of a building permit, which are established by the City Council during annual fee update processes.

ENVIRONMENTAL ANALYSIS

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. CEQA Guidelines Section 15367 states that a lead agency, in this case, the City of Escondido, is the agency that has the principal responsibility for carrying out or approving a project and is responsible for compliance with CEQA. As lead agency, the City must complete an



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environmental review to determine if implementation of the Project would result in significant adverse environmental impacts. In compliance with CEQA, an Initial Study (“IS”) has been prepared to assist in making that determination. Based on the nature and scope of the Project and the evaluation contained in the IS environmental checklist, the City has concluded that a Mitigated Negative Declaration (MND) is the appropriate level of analysis for the Project.

As provided in CEQA Statute Section 21064.5, and stated in CEQA Guidelines section 15070, an MND can be prepared when “(a) the initial study shows that there is not substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) the initial study identifies potentially significant effects, but (1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and (2) there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.” The MND prepared for the Project identified potentially significant impacts in the areas of Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources. However, through incorporation of mitigation measures, the impacts can be reduced to a less-than-significant level.

The Project includes site-specific design features to ensure compliance with federal, state, and local rules and regulations including but not limited to best management projects, compliance with the Migratory Bird Act, landscaping requirements, and lighting standards. These features are a component of the project description, and the Project has been conditioned to comply with those site-specific design measures (see Condition of Approval E.2(a) – (h)) in Exhibit “H” to Resolution No. 2026-01)

The City acting as Lead Agency released a Draft IS/MND (SCH #20255100346) for a 30-day public review period from **October 9, 2025 to November 10, 2025**. City staff received a total of three comments during the public review period: California Department of Transportation (Caltrans), California Department of Toxic Substances Control (DTSC), and Ed Moses (resident). The Lead Agency prepared responses to those comments and incorporated those responses into a draft IS/MND. The draft IS/MND identifies no new environmental impacts which have not been addressed through the aforementioned mitigation measures. The draft IS/MND is included as Exhibit “G” to Planning Commission Resolution No. 2026-01.

PUBLIC NOTICE/INPUT

In accordance with Government Code Section 65854, a 20-day notice is required for projects that change the permitted uses of real property whereas the Escondido Zoning Code requires a notice of public hearing to be deposited in the U.S. mail 15 days before the public hearing, and posted in a newspaper of general circulation (i.e. Times-Advocate) and on-site 10 days prior to the hearing.

Newspaper publication: The Notice of Public Hearing was published in the Times-Advocate on December 18, 2025.

Mailing: The Notice of Public Hearing was deposited in the US mail with postage prepaid on December 22, 2025, and sent to approximately 347 property owners within a 500-foot radius of the Property.

On-site posting: The Notice of Public Hearing was posted on-site on December 23, 2025.



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As of the date of publication of the agenda, City staff has not received any public comments; however, City Staff did receive one public comment as mentioned under the “environmental analysis” section of the staff report. The comment is related to perceived traffic impacts. A response was prepared and is included in the draft Initial Study/Mitigated Negative Declaration.

CONCLUSION AND RECOMMENDATION

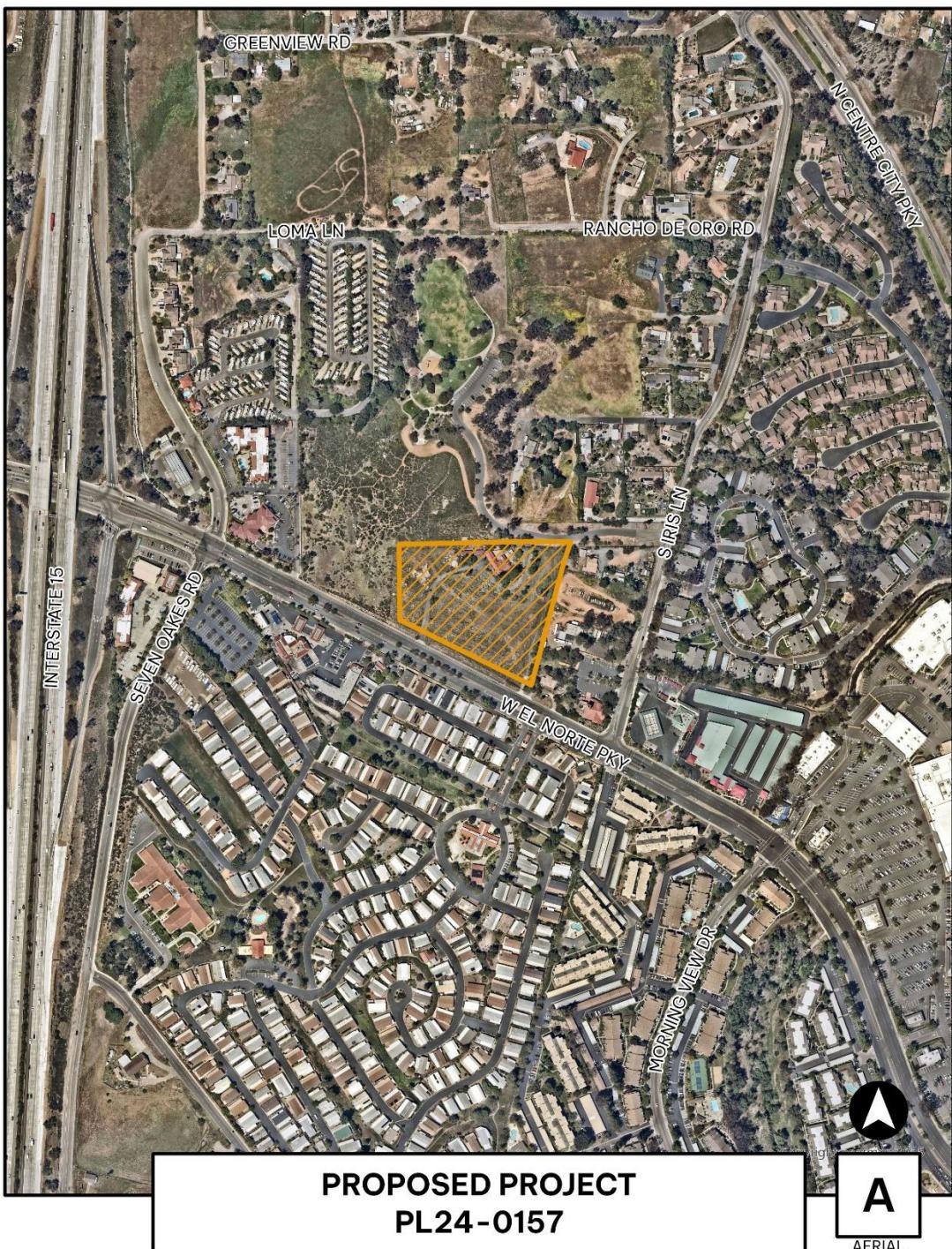
The Project includes a General Plan Amendment and Zone Map Amendment, among other discretionary requests, to facilitate the development of 70 “for-sale” townhomes. The Project would remove the Property from the Imperial Oaks Corporate Center Specific Planning Area as identified in the City’s 2012 adopted General Plan. As outlined in Table 2, there are several General Plan Amendments to allow for various types of developments within SPA#13 with an emphasis on residential developments. The City continues to see a rise in development applications for General Plan Amendments with corresponding Zone Map Amendments throughout the City, with a high concentration in the SPA#13 area, especially in light of the changing economic and social factors related to the housing crisis throughout the State of California. Pursuant to the City’s General Plan Amendment Policy 17.5; physical, social, or city-wide factors have made the existing General Plan designation inappropriate from the standpoint of the general public welfare. The redevelopment of the site would contribute to additional for-sale housing opportunities as discussed in the City’s Housing Element, and would support the City’s efforts of increasing homeownership opportunities.

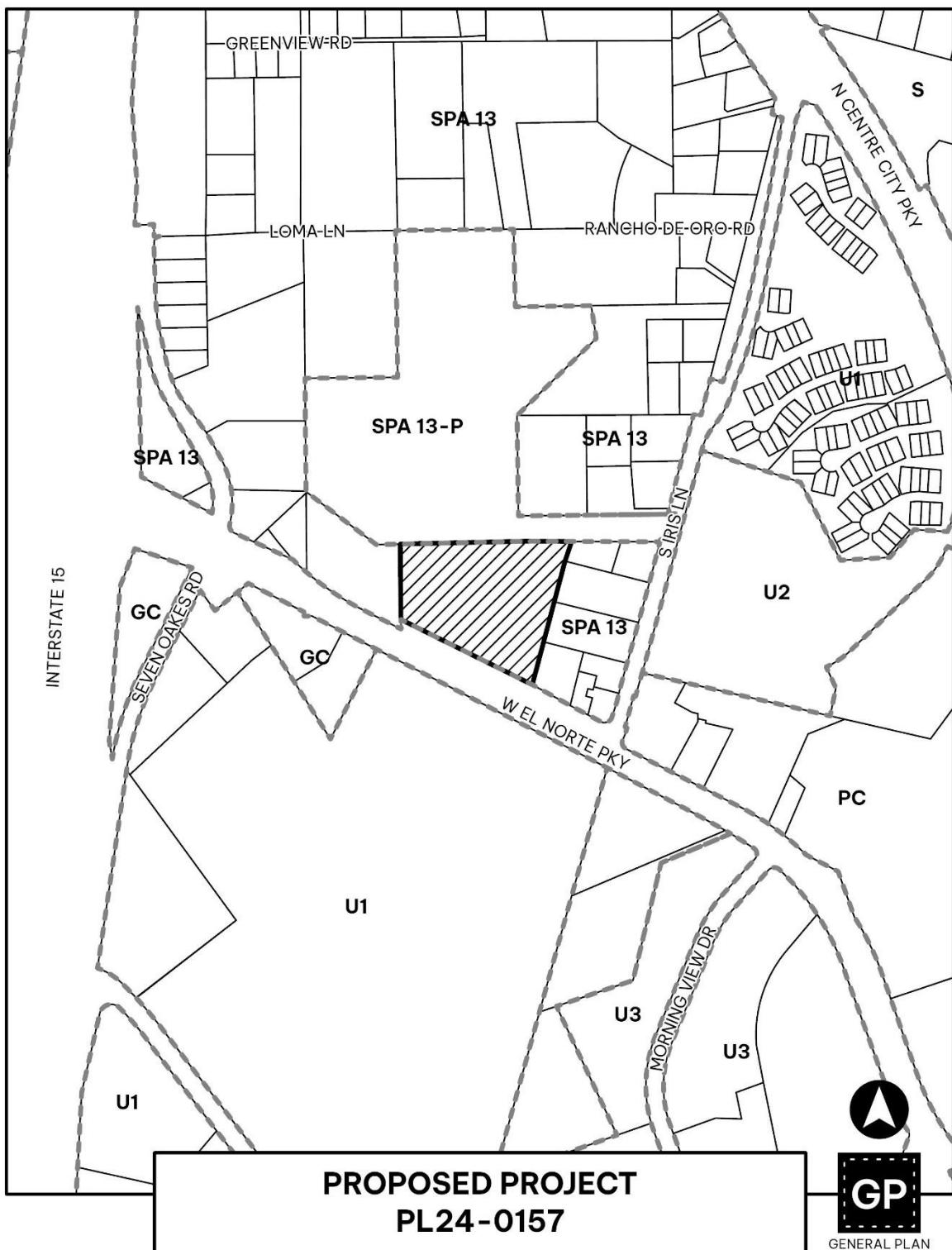
Motion as recommended by City staff: move to adopt Resolution No. 2026-01, recommending that the City Council adopt the environmental document prepared for the Project, and approving the Project, subject to the conditions of approval.

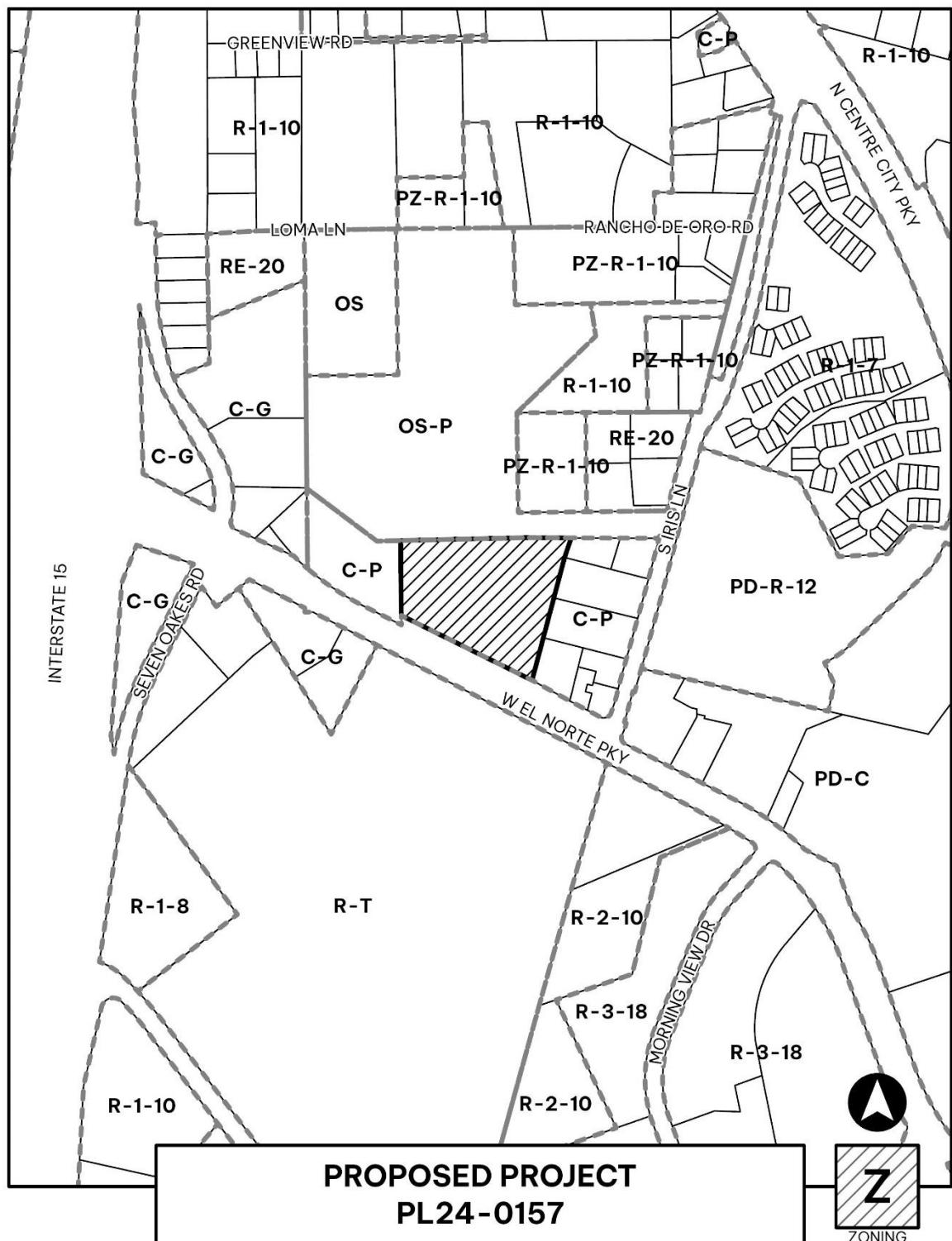
ATTACHMENTS

1. Location, Land Use, and Zoning
2. Site Plan
3. General Plan Amendment Exhibit
4. General Plan Consistency Analysis
5. Zone Map Amendment Exhibit
6. Draft Planning Commission Resolution No. 2026-01, including Exhibits “A” – “H”
 - a. Resolution No. 2026-01 – Exhibit “A” – Legal Description
 - b. Resolution No. 2026-01 – Exhibit “B” – Mitigation Monitoring and Reporting Program
 - c. Resolution No. 2026-01 – Exhibit “C” – Project Plan Set
 - d. Resolution No. 2026-01 – “Exhibit “D” – General Plan Amendment
 - e. Resolution No. 2026-01 – Exhibit “E” – Zone Map Amendment
 - f. Resolution No. 2026-01 – Exhibit “F” – Findings of Factors/Factors to be Considered
 - g. Resolution No. 2026-01 – Exhibit “G” – Draft Initial Study/Mitigated Negative Declaration
 - h. Resolution No. 2026-01 – Exhibit “H” – Conditions of Approval

Attachment 1
Aerial, Land Use, and Zoning







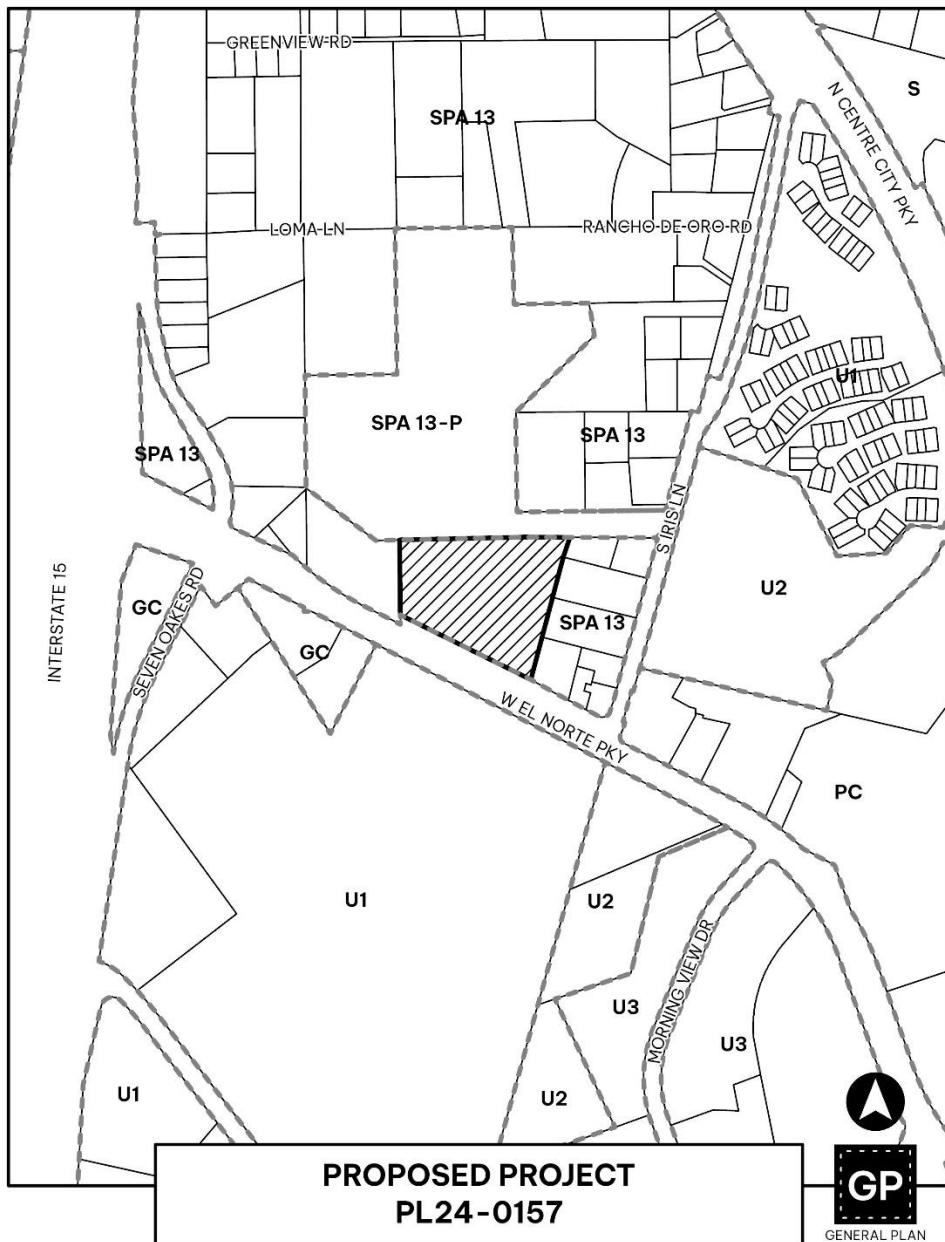
Attachment 3

General Plan Land Use Map Amendment Exhibit

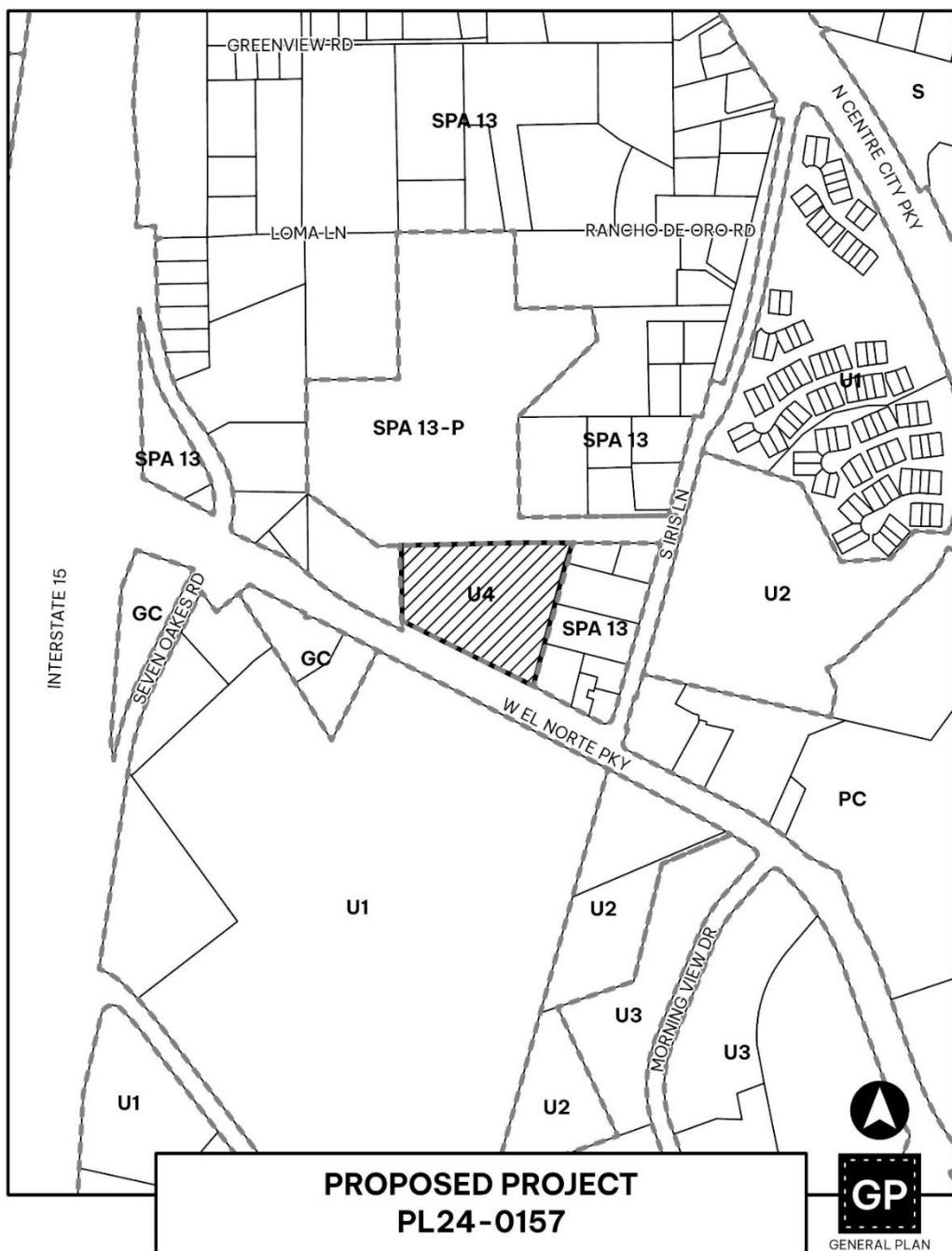
The parcel associated with the proposed General Plan Map Amendment (PL24-0157) is as follows:

APN	Existing General Plan Land Use Designation	Proposed Land Use Designation
226-380-48-00	Imperial Oakes Corporate Center Specific Planning Area (SPA#13)	Urban IV (U4)

Existing General Plan Land



Proposed General Plan Land Use



Attachment 4 – General Plan Consistency Analysis

PLANNING CASE NO. PL24-0157

Escondido's General Plan includes Quality of Life Standards to assist in sustaining its community standards. In conjunction with the General Plan Goals, the Quality-of-Life Standards, developed to establish minimum thresholds of service levels for various public improvements and facilities, touch on topics including but not limited to traffic, fire and police service, and parks. Table A below provides a consistency analysis of all 11 Quality of Life Standards adopted as thresholds in the 2012 General Plan.

Table 1 - Project Analysis: Quality of Life Standards

Quality of Life Standards		
<i>Quality of Life Standard</i>	<i>Description</i>	<i>Consistency Analysis</i>
Quality of Life Standard 1: Traffic and Transportation	Where existing street or intersection capacities are below level of service "C," street, operational or Transportation System Management improvements shall be required or planned to improve the service level to "C" whenever feasible based upon impacts of future development.	Consistent. As discussed in Section 4.17.a of the draft Initial Study/Mitigated Negative Declaration, study area intersections and roadway segment operations would operate at acceptable levels (i.e., level of service C or better) under post-Project conditions. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 2: Public Schools	The community shall have sufficient classroom space to meet state-mandated space requirements and teacher/student ratios, with student attendance calculated on prescribed state and/or local school board standards. Implementation of this standard shall be the responsibility of the school districts and other appropriate agencies.	Consistent. As stated in Section 4.15.a.iii of the draft Initial Study/Mitigated Negative Declaration, school districts issued "Will Serve" letters for the project (Appendices L and M), and document there would be adequate capacity available to serve the students generated by the Project. In addition, the Applicant would be required to pay school impact fees. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 3: Fire Service	In urbanized areas of the City, an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Paramedic Assessment Unit (PAU) calls and a maximum response time often (10) minutes for supporting companies shall be maintained. A minimum of seven (7) total fire stations each staffed with a PAU engine company shall be in place before the General Plan build-out. For outlying areas beyond a five (5) minute travel time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. Travel time is the elapsed time from a verbal or computerized acknowledgment of the dispatch by the responding unit at the moment of departure	Consistent. Section 4.15.a.i of the draft Initial Study/Mitigated Negative Declaration analyzes the Project's potential to impact adequate fire protection and emergency medical services. As part of the entitlement review process, the Fire Department reviewed the conceptual plans and applicable technical reports for consistency with City standards. As part of the post-entitlement permitting process, the Project would be reviewed by the Fire Department and the Building Division to ensure that the Project meets all relevant fire protection requirements, including response times and personnel availability. In addition, the Project would be required to comply with City fire suppression standards including providing adequate fire access, as

Quality of Life Standards		
Quality of Life Standard	Description	Consistency Analysis
	from the station to its arrival at the scene. Response time is the elapsed time from receiving a call for service to the responding unit's arrival at the scene. In the case of single-family residences "arrival at the scene" shall mean at the front door of the residence; for multi-family residences "arrival at the scene" shall mean at the street access to the involved building. The Fire Department intends to meet these times for no less than 90 percent of all emergency responses by engine companies.	determined by the California Fire Code. Furthermore, the Project would be required to pay development impact fees that are applied to the funding of public facilities, including facilities, vehicles, and equipment, to offset the incremental increase in the demand for fire protection services that the Project may create. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 4: Police Service	The City shall maintain personnel staffing levels based on community-generated workloads and officer availability. Resources will be adjusted to maintain an initial response time for Priority 1 calls (crimes in progress or life-threatening) of no more than five (5) minutes and an initial response time for Priority 2 calls (serious calls requiring rapid response but not life-threatening incidents) of no more than six and one-half (6½) minutes. The Escondido Police standard includes the measurement of elapsed times from when the call is initially processed by the communication operator, the transfer of call information to the police officer, and the time of the field officer's arrival at the service call location. Resources will be allocated to organize patrol areas and to involve community members when appropriate to achieve Community Oriented Problem Solving (COPS) efforts. To the maximum economic extent feasible, the Police Department will take aggressive enforcement action against crime trends, including maintenance procedures and incorporating community involvement and education as a means to deter potential incidents.	Consistent. Section 4.15.a.ii of the draft Initial Study/Mitigated Negative Declaration analyzes the Project's potential to impact adequate police protection. Due to the Project's proximity to police services as well as payment of public facility fees that go toward addressing the Escondido Police Department's needs in equipment and staffing, the Project is not expected to impact response time or require the construction of additional facilities. Compliance with required payment of impact fees in conjunction with locational proximity to existing police facilities is determined sufficient to meet this standard. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 5: Wastewater System	The City wastewater system shall have adequate conveyance pipelines, pumping, outfall, and secondary treatment capacities to meet both normal and peak demands to avoid wastewater spills affecting stream courses and reservoirs. Capacity to treat a minimum of 250 gallons per day for each residence on said system or as established in the City's Wastewater Master Plan shall be provided.	Consistent. As discussed in Section 4.19.a of the draft Initial Study/Mitigated Negative Declaration, the Project would connect to the existing sewer line within W. El Norte Parkway and include a sewer lateral connection to each townhome, all in compliance with City required standards. The existing General Plan designation anticipated commercial development at this location, and the proposed change to higher

Quality of Life Standards		
Quality of Life Standard	Description	Consistency Analysis
		density residential development would not result in increased demands that exceed the standard, as discussed within the Final IS.MND. The Project would be adequately serviced by the new wastewater connections and no other new or expanded water infrastructure would be necessary. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 6: Parks System	The City shall provide a minimum of 11.8 acres of active and passive parkland per 1,000 dwelling units. This parkland acreage shall involve a minimum of 5.9 acres of developed active neighborhood and community parks in addition to 5.9 acres of passive parkland and/or open space for habitat preservation per 1,000 dwelling units. Urban recreational amenities such as exercise courses, urban trails, tree-lined shaded walkways, and plazas, etc. shall be focused in high intensity downtown and urban areas. Priority shall be given to acquiring land to expand Grape Day Park north of Woodward Avenue and developing neighborhood parks in urban areas with the greatest need. School playground areas may be included as park acreage, provided that neighborhood park amenities and facilities are accessible, approval is granted by the school district(s) and the facility is open to the public as determined by the City Council. Before build-out, the City shall provide a minimum of two (2) community centers. Other specialized recreation facilities shall be incorporated into the City's Master Plan for Parks, Trails, and Open Space.	Consistent. As discussed in Section 4.16.a, parkland impacts from the Project would be minimal due to the inclusion of open space and recreational amenities on-site, including 45,522 square feet of open space and 7,028 square feet of recreational areas, consisting of a pool/spa, tot lot, seating area, and play lawn. The City maintains approximately 1,392 acres of across 20 parks within the City, and approximately 3,058 acres of passive park conservation area within Daley Ranch. There are approximately 58,000 residential units within the City, including the Project. Therefore, the addition of the 70 dwelling units would not result in the City dropping below the 5.9 acres/1000 units for either active or passive park space. The slight increase in demand for public recreation facilities that could occur would be spread amongst the existing facilities within the City. In addition, the payment of development impact fees per Municipal Code Chapter 6, Article 18B, would further reduce any Project impacts related to parks. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 7: Library Service	The public library system shall maintain a stock and staffing of two (2) collection items per capita and three (3) public library staff per 8,000 residents of the City of Escondido. The City shall provide appropriate library facilities with a minimum of 1.6 square feet of library facility floor area per dwelling unit of the City before the buildout of the General Plan where feasible. The City shall continue to expand the role of technology in providing library services and resources to Escondido residents.	Consistent. Per the City's General Plan Update EIR (City of Escondido 2012a), the City does not currently meet this quality of life standard. To meet the proposed quality of life standards identified within the General Plan Update, the Escondido Public Library would need to provide the following by 2035: 79 staff, 420,000 collection items, and 102,333 square feet of facility space. As discussed in Section 4.15.a.v of the Final Initial Study/Mitigated Negative Declaration, impacts on library facilities were determined

Quality of Life Standards		
Quality of Life Standard	Description	Consistency Analysis
		to be less than significant. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 8: Open Space System	A system of open space corridors, easements, acquisition programs, and trails shall be established in the Resource Conservation Element. Sensitive lands including permanent bodies of water, floodways, wetlands, riparian and woodland areas, and slopes over 35 percent inclination shall be preserved. Significant habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas.	Consistent. As discussed in Section 4.4 of the draft Initial Study/Mitigated Negative Declaration, sensitive lands are not located on the Project site. However, certain vegetation types requiring mitigation due to its removal and disturbance is present on the Project site. As identified in the Final IS/MND, impacts to disturbed Diegan coastal sage scrub would require habitat-based mitigation. Mitigation measure BIO-1 would require purchase of available sage scrub credits from an approved mitigation bank within the local north San Diego County region. The Final IS/MND identifies that no significant habitat for rare or endangered species exists on site, as the parcel is generally surrounded by disturbed and developed areas, and therefore does not provide high quality linkage, and is also previously disturbed. Therefore, the Project would result in the removal of 0.58 acres of habitat which would be offset through the purchase of credits. Therefore, Project would be consistent with this quality of life standard.
Quality of Life Standard 9: Air Quality	The City shall establish a Climate Action Plan with feasible and appropriate local policies and measures aimed at reducing regional greenhouse gas emissions. Measures shall include, but not limited to, reducing the number of vehicular miles traveled, supporting public transportation, participating in the development of park-and-ride facilities, coordinating land-use approvals, accommodating facilities for alternative fuel vehicles, maintaining and updating the City's traffic signal synchronization plan, promoting local agriculture, increasing landscaping standards, promoting landscaping programs, and encouraging non-polluting alternative energy systems.	Consistent. The City developed an update to the 2013 Climate Action Plan (City of Escondido, 2021). As discussed in Section 4.8, the Project would be consistent with the City's Climate Action Plan (CAP) in that it complies with the CAP Consistency Checklist as it would implement various measures (required as part of the Project approval) resulting in a less than significant impact related to the generation of greenhouse gas emissions during construction and operation. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 10: Water System	The City shall maintain provisions for an adequate water supply, pipeline capacity, and storage capacity to meet normal and emergency situations and shall have the	Consistent. Section 4.19.b of the draft Initial Study/Mitigated Negative Declaration analyzes the Project's potential for impacts related to water supply and infrastructure.

Quality of Life Standards		
Quality of Life Standard	Description	Consistency Analysis
	capacity to provide a minimum of 540 gallons per day per household or as established by the City's Water Master Plan. Federal and state drinking water quality standards shall be maintained. The City shall continue efforts to implement water reclamation and water conservation programs.	Based on the Project's air quality modeling, the Project would result in a water and wastewater demand of approximately 11,204 gallons per day (4,089,602 million gallons per year or 12.5 acre-feet per year; refer to Attachment 1 of Appendix A of the Final IS/MND). The Project's estimated water demand of 12.5 acre-feet per year would represent less than one percent of the Rincon Del Diablo Water District's Urban Water Management Plan total water demand of 6,672 acre-feet for 2025, and is therefore considered negligible in yielding an increased demand. Additionally, the Project would be required to comply with water efficiency standards in the 2025 California Building Energy Efficiency Standards and 2025 California Green Building Standards Code. As such, the Project is not anticipated to exceed the General Plan buildout assumptions used in the Rincon Del Diablo Water District's Urban Water Management Plan. Therefore, the Project would be consistent with this quality of life standard.
Quality of Life Standard 11: Economic Prosperity	The City shall implement programs and support efforts to increase Escondido's median household income and per capita wage. Programs shall focus on actively fostering entrepreneurial opportunities, recruiting new businesses, and encouraging the expansion of existing businesses to increase employment densities. Efforts shall support retaining skilled workers whose wages exceed the San Diego Region's median per capita income, and bringing new dollars into the local economy.	Consistent. The Project is a private proposal, and does not involve a City program; however, the type of development proposed introduce new homeownership opportunities for the first-time buyer as noted by other various townhome projects under construction within the City. The Project includes townhomes which will attract skilled workers with the income necessary to purchase their first-home.

The adopted 2012 General Plan identifies a number of City objectives, goals, and policies across various topics, including those associated with residential development, and amending the general plan. Table B below provides a consistency analysis of the Land Use and Community Form chapter within the 2012 General Plan, which governs General Plan land use designations and is the chapter the Project proposes an amendment within (i.e., change to the land use map).

Table 2 - Project Analysis: Land Use and Community Form Chapter

Land Use and Community Element Form

<p>Community Character Policy 1.5: The city should maintain its single-family residential development pattern, except in locations such as the downtown, along major transportation corridors, and around commercial and public activity centers, where higher densities are more appropriate.</p>	<p>Consistent. The Project includes development of a multifamily development consisting of townhomes/condos at a density of 14.11 dwelling units per acre. The Project site frontage is located on W. El Norte Parkway—a Major Road as identified in Figure III-6 of the Circulation and Mobility chapter—and is closely accessible to Interstate 15 (approximately 1,100-feet). Additionally, the Project is adjacent to commercial shopping centers to the west and to the east (approximately 1,100- and 2,100-feet, respectively). Development of the Project site would include sidewalks at the site frontage, maintaining, and improving safety, of the connectivity between the site and commercial areas. Therefore, the Project is consistent with CC Policy 1.5.</p>
<p>Community Character Policy 1.8: Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.</p>	<p>Consistent. The Project would be conditioned to incorporate measures from the Climate Action Plan, which include installation of electric appliances; EV ready off-street parking spaces; rain barrel options for the townhomes; and an extensive landscaping plan to ensure water efficiency. The inclusion of these measures would reduce greenhouse gas emissions, as detailed in the Final IS/MND, and contribute to the City's Climate Action Plan Goals. Therefore, the Project is consistent with CC Policy 1.8.</p>
<p>Community Character Policy 1.16: Support the formation of Homeowners' Associations to maintain private streets, common open space areas, and landscaping within and adjacent to such developments, and facilitate annexation into the city's Landscape Maintenance District (or an acceptable alternative) for maintenance of similar landscaping improvements where no Homeowners' Association is established.</p>	<p>Consistent. The Project includes a Tentative Subdivision Map/Condominium Permit, and is conditioned to create and maintain a Homeowners Association which would be managed by a professional management organization. The establishment of the HOA would ensure continued maintenance of common open space areas, and landscaping within the development. Therefore, the Project is consistent with CC Policy 1.16.</p>
<p>Specific Planning Area Land Use Policy 11.3: Specific Plans shall not be utilized in a wide-spread manner to circumvent or modify the character or intent of ordinances, land use designations and/or city goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process.</p>	<p>Consistent. As detailed in the Planning Commission staff report, dated January 13, 2026, the Project would remove the Property from the Imperial Oakes Corporate Center Specific Planning Area (SPA#13). The greater SPA#13 area established under the 2012 General Plan has not yielded one specific plan adoption to date. The future planned corporate area took residentially zoned lands and converted it to the SPA with the adoption of the 2012 General Plan. However, given the changes in market conditions, demand and need for additional housing throughout the State of California, and the sites proximity as an edge parcel in the greater SPA#13 area, staff contend the Project site is not a suitable candidate for adoption of a Specific Plan, and would be better served as residential development. Therefore, the Project is consistent with SPA Land Use Policy 11.3.</p>

<p>Goal 17: General Plan Review and Amendments A dynamic General Plan that is responsive to community values, visions, needs, economic conditions, resource availability, and state and federal legislation.</p>	<p>The City's General Plan was adopted in 2012, prior to two significant conditions that occurred in the past 10-years: 1) declaration of a housing crisis by the State of California, and 2) the COVID-19 pandemic. Both the protracted housing crisis and acute pandemic resulted in significant shifts in economic conditions, resource availability, and land use landscapes across southern California. The City's current general plan does not account for such significant shifts. The housing crisis, as determined by the State, declared insufficient amounts of housing for the state population and continues to actively change state and local regulatory landscapes for purposes of creating more housing. The COVID-19 pandemic resulted in an economic recession and changes in global supply chain that exacerbated housing development and yielded a shift in demand for office and commercial real estate. Specifically, the pandemic resulted in less demand for commercial and office uses due to a surge and retainment of work-from-home policies across public and private business markets. Therefore, the proposed General Plan Amendment would be consistent with the Land Use and Community Form's Goal 17 associated with amending the General Plan, as it would create a new residential zone in an area identified for office space that has not seen market investment in over 13 years since the General Plan was adopted.</p>
<p>Land Use and Community Form Policy 17.5: Substantiate the need for General Plan Amendments with written findings submitted by the applicant that considers the following criterion:</p> <p>Identified physical, social, or city-wide economic factors or changes that have made the General Plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare.</p> <p>Unless the applicant provides substantial documentation that the changes have occurred, the GPA request shall be denied.</p>	<p>The City Council authorized on October 25, 2023, file number 0830-20, the submittal of a General Plan Amendment to modify the existing Imperial Oakes Corporate Center Specific Planning Area (SPA#13) land use designation to a high-density residential designation (R-4-24). As identified in the 2012 General Plan's Land Use and Community Form chapter, the SPA#13 area already contains a residential overlay which permits for residential development, albeit at a lower density (5.5 du/ac). The Project includes a General Plan Amendment (GPA) and Zone Map Amendment (ZMA) to facilitate development of a 70 unit "for-sale" townhome product at a density of 14.11 dwelling units per acre. The state-wide housing crisis has necessitated the need for additional housing to be planned for and developed by all cities. The current need for housing and decline in the retail/office market as a result of the COVID-19 pandemic has made the current designation challenging for development as illustrated in its 13-years of designation as specific plan area primarily for planned office development with no development approval, and supports a change in land</p>

	<p>use allowances so as to allow residential uses which would benefit the general public welfare in creating additional, and much-needed, housing to be developed at the site.</p> <p>As detailed in the Planning Commission staff report, dated January 13, 2026, the property is located within the Imperial Oakes Corporate Center Specific Planning Area which was created by the City's adoption of the 2012 General Plan. The Specific Plan Area #13 is envisioned as a comprehensively planned development focused on the development of high-paying and high-employee density employment opportunities. The City is currently evaluating four different GPAs in SPA#13 to allow for various forms of residential and non-residential development (e.g., expansion of an existing religious use). As evident by these submittals, the existing General Plan land use designation for this area has been impacted by a decline in the retail/office market, especially in light of the COVID-19 pandemic, which resulted in shelter-in-place orders and distances requirements that led to remote and work-from-home policies across public and private sectors, which have reshaped the demand and need for office and commercial brick and mortar developments. This Project would effectively remove the property from the SPA #13, and would allow for residential development which would assist the City in achieving its Regional Housing Needs Allocation (RHNA). The site was not identified in the City's Suitable Sites Inventory, and any housing would be considered a net increase in the City's housing obligation.</p> <p>The Project was evaluated for conformance with the City's Quality of Life Standards and Land Use and Community Form General Plan policies, and all the necessary standards and policies would be met as identified in Attachment 4 of the Staff Report (dated January 13, 2026), incorporated by reference herein.</p>
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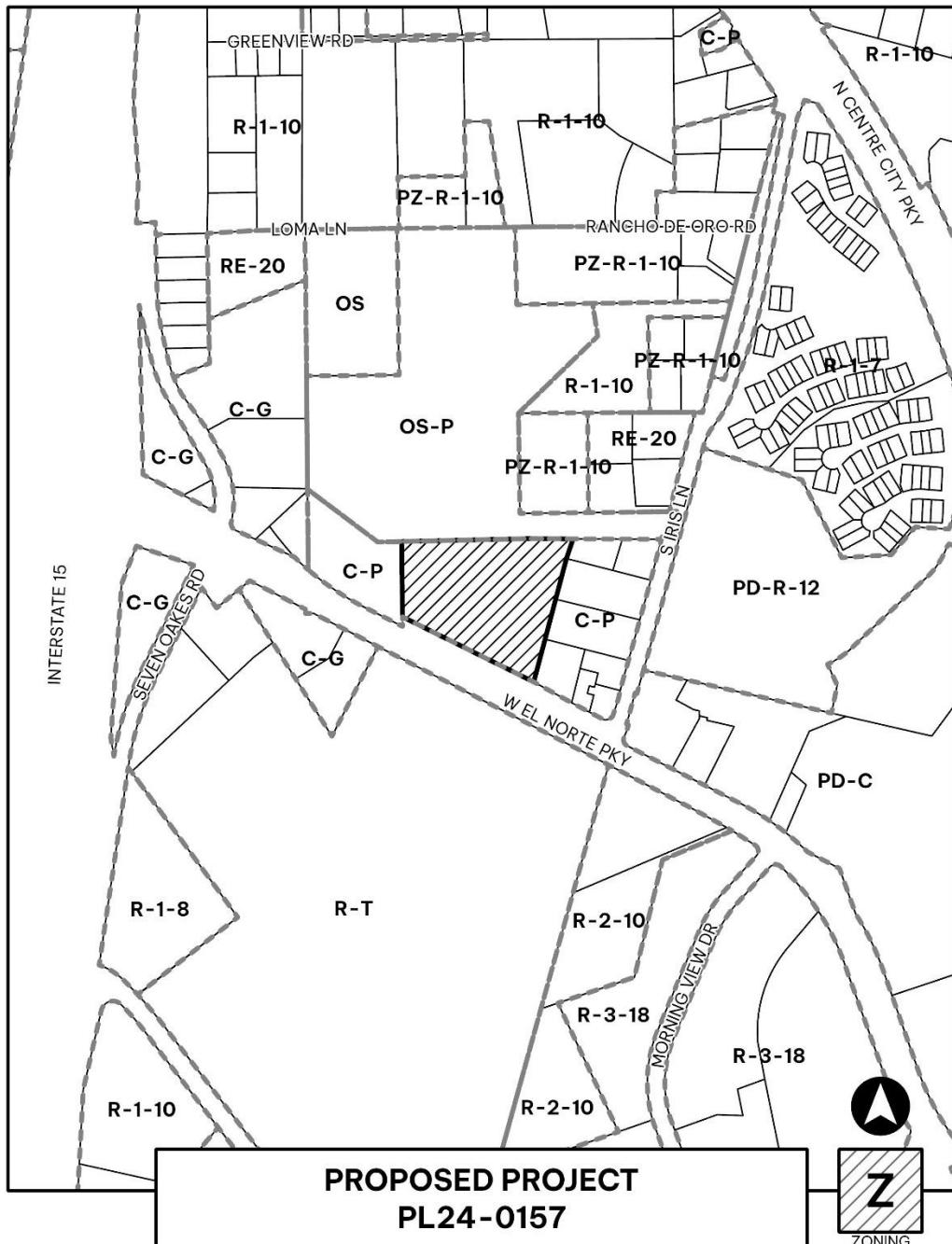
Attachment 5

Zone Map Amendment Exhibit

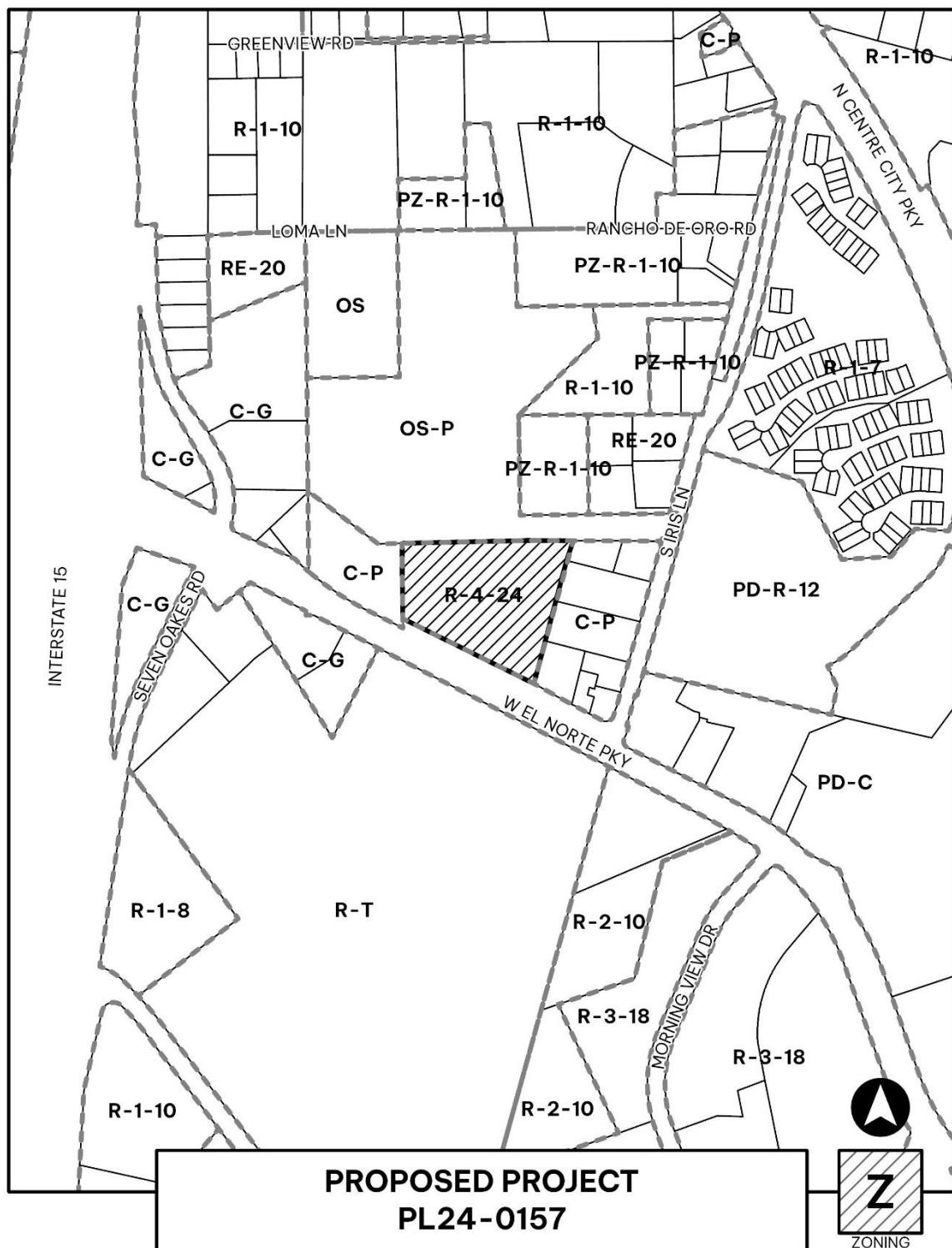
The parcel associated with the proposed Zone Map Amendment (PL25-0010) is as follows:

APN	Existing Zoning District	Proposed Zoning District
226-380-48-00	Professional Commercial (CP)	High Multiple Family District (R-4-24)

Existing Zoning District



Proposed Zoning District



Planning Commission

Hearing Date: January 13, 2026

Effective Date: January 14, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING ADOPTION OF A DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, TENTATIVE SUBDIVISION MAP/CONDOMINIUM PERMIT, GRADING EXEMPTION, ADMINISTRATIVE ADJUSTMENT, MAJOR PLOT PLAN AND DESIGN REVIEW PERMIT FOR CONSTRUCTION OF A 70 UNIT RESIDENTIAL PROJECT

APPLICANT: Touchstone Communities (C/O Kerry Garza)

CASE NO: PL24-0157/PL25-0010/PL25-011/PL25-0012/PL25-0013/PL25-0014/PL25-0015

WHEREAS on June 18, 2024, Touchstone Communities (C/O Kerry Garza) ("Applicant"), filed a land use development application, Planning Case Nos. PL24-0157/PL25-0010/PL25-011/PL25-0012/PL25-0013/PL25-0014/PL25-0015 ("Application") constituting a request for a General Plan Amendment to amend the land use designation from Specific Plan Area (SPA#13) to Urban IV (U4); a Zone Map Amendment to change the zoning from Professional Commercial (CP) to High Multiple Family Residential (R-4-24); a Tentative Subdivision Map/Condominium Permit for the subdivision of air space to create 70 residential units; a Grading Exemption to allow fill slopes up to 42'-0" in height, cut slopes up to 22'-0" in height, and cut slopes steeper than 2:1; an Administrative Adjustment to reduce the required rear yard setback for the second- and third-stories of a residential building by 25%; and a Major Plot Plan and Design

Permit to construct 70 “for-sale” dwelling units (“Project”) on a 4.96-acre site located at 550 W. El Norte Parkway (APN 226-380-48-00), in the Professional Commercial (CP) 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 was deemed complete on September 09, 2025; and,

WHEREAS, the Applicant submitted a General Plan Amendment (GPA) request to amend the City’s adopted General Plan Land Use Map to change the existing land use designation of the Property from Imperial Oakes Corporate Center Specific Planning Area (SPA#13) to Urban IV (U4: 24 dwelling units per acre); and,

WHEREAS, in accordance with General Plan Review and Amendment Policy 17.4, the Applicant has identified physical, social, or city-wide economic factors that have made the existing General Plan designation inappropriate from the standpoint of the general public welfare; and,

WHEREAS, the Applicant submitted a Zone Map Amendment concurrently with the GPA to rezone the subject Property from CP to R-4-24 to ensure consistency with the proposed GPA for compliance with Government Code section 65860; and,

WHEREAS, the Applicant also submitted a Tentative Subdivision Map/Condominium Permit to allow for the subdivision of air space in accordance with Chapter 32 (Subdivisions), the California Subdivision Map Act, and Article 49 (Air Space Condominiums and Community Apartment Projects) for 70 units; and,

WHEREAS, the Applicant submitted a request for a Grading Exemption to allow for fill and cut slopes in excess of the design criteria outlined in Article 55 (Grading and Erosion Control) of the Escondido Zoning Code; and,

WHEREAS, the Applicant submitted a request for an Administrative Adjustment to allow for a reduction in the required rear yard setback by 25%; and

WHEREAS, multifamily residential uses are permitted within the proposed R-4-24 zoning district, subject to the approval of a Major Plot Plan Permit, in accordance with Section 33-1314 of the Escondido Zoning Code; and

WHEREAS, a Design Review Permit is required for new construction of multifamily projects, in accordance with Section 33-1354 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, a Draft Initial Study and Mitigated Negative Declaration (“IS/MND”) was prepared, circulated, and notice made of its availability for public review and comment during the period from October 09, 2025 to November 10, 2025; and,

WHEREAS, during the 30-day public comment period of the Draft IS/MND, the City consulted with and requested comments from responsible and trustee agencies, other regulatory agencies, and others. The City received three public comments during the public review period, and subsequently analyzed and considered all comments received during this public review comment period. Responses to comments, corrections/additions to the Draft IS/MND, and revisions and addition to the appendices or other referenced documents have been incorporated as part of the final response to comments; and

WHEREAS, in addition to the draft IS/MND, a Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared for the Project, attached as Exhibit “B” and incorporated herein by this reference, to ensure compliance with the required mitigation measures or project revisions during Project implementation; 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 “C,” the General Plan Amendment as depicted in Exhibit “D,” and the Zone Map Amendment as depicted in Exhibit “E,” 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 13, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of 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 13, 2026, with its attachments as well as City staff’s recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

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

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

1. The above recitations are true and correct.
2. A draft Initial Study / Mitigated Negative Declaration (IS/MND) has been prepared in compliance with all requirements contained in CEQA, the CEQA Guidelines, and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. Mitigation measures were developed to reduce potential impacts to less-than-significant. The Project Applicant has agreed to implement all mitigation measures identified in the draft IS/MND in order to reduce all potentially significant environmental impacts to a less-than-significant level, in accordance with the Mitigation Monitoring Reporting Program (MMRP) prepared for the Project. Mitigation measures incorporated as part of the Project's conditions of approval reduce impacts to a level less than significant, so an IS/MND Mitigation Negative Declaration (MND) is appropriate for adoption.
3. That the MMRP identifies mitigation measures necessary to reduce all impacts to a less-than-significant level, and assigns on-going responsibility for carrying out mitigation responsibilities which are appropriate to address and mitigate Project-related impacts.
4. 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 "F," 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.

5. The Planning Commission hereby recommends that the City Council adopt the draft IS/MND, attached as Exhibit "G", which is incorporated herein as though fully set forth herein.
6. The Planning Commission hereby recommends that the City Council approve the Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "H." 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.
7. 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 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 13th day of January, 2026, 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.

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

Exhibit "A"

Legal Description

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

PARCEL 1:

THAT PORTION OF LOTS 2 AND 3 IN SECTION 9, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATE GOVERNMENT SURVEY APPROVED ON DECEMBER 14, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY COMMON CORNER OF SAID LOT 2 AND 3 BEING IN THE WESTERLY BOUNDARY OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 14° 39' WEST 488.80 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, AS SHOWN ON MAP OF ROAD SURVEY NO. 406, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 63° 12' WEST 334.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 63° 12' WEST 508.65 FEET TO A LINE WHICH IS PARALLEL WITH AND 323 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOTS 2 AND 3; THENCE ALONG SAID PARALLEL LINE NORTH 1° 08' 30" WEST 304.98 FEET TO A LINE WHICH IS PARALLEL WITH AND 228.60 FEET NORTHERLY AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID PARALLEL LINE NORTH 88° 55' EAST 602.92 FEET TO A LINE WHICH BEARS NORTH 14° 39' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 14° 39' WEST 563.74 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING SOME PORTION GRANTED TO THE CITY OF ESCONDIDO, A MUNICIPAL CORPORATION THROUGH GRANT DEED RECORDED APRIL 7, 1993, AS INSTRUMENT NO. 1993-0214559, OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR SEWER PURPOSES OVER A STRIP OF LAND 3 FEET WIDE IN LOT 2 IN SECTION 9, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885, THE NORTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY COMMON CORNER OF SAID LOTS 2 AND 3, BEING IN THE WESTERLY BOUNDARY OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 14° 39' WEST 488.80 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, AS SHOWN ON MAP OF ROAD SURVEY NO. 406 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 63° 12' WEST 334.49 FEET; THENCE NORTH 14° 39' EAST 563.74 FEET TO A LINE WHICH IS PARALLEL WITH AND 228.60 FEET NORTHERLY AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 2, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 88° 55' EAST 311.68 FEET TO THE WESTERLY LINE OF THE COUNTY ROAD, AS SHOWN ON MAP OF ROAD SURVEY NO. 1359 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, SAID 3 FOOT STRIP BEGINNING IN A LINE

WHICH BEARS SOUTH 14° 39' WEST AND ENDING IN SAID WESTERLY LINE OF COUNTY ROAD SURVEY NO. 1359.

Exhibit "B"

Initial Study/Environmental Checklist and Mitigated Negative Declaration for the Parkview Townhomes Project

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with project development. In order to ensure that the mitigation measures and project revisions identified in an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the Lead Agency is required to adopt a program for monitoring and reporting on the measures it has imposed to mitigate or avoid significant effects (CEQA Guidelines Section 15097[a]). The CEQA Guidelines require that a Mitigation Monitoring and Reporting Program (MMRP) be adopted upon certification of an EIR or adoption of an MND to ensure mitigation measures identified in the EIR or MND are implemented.

According to CEQA Guidelines Section 15097(c), "reporting" generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. This program identifies, at a minimum, the entity responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, and the monitoring and reporting schedule.

The MMRP assigns responsibility for monitoring mitigation measures incorporated into the Parkview Townhomes Project (project). The Initial Study/MND (State Clearinghouse Number 2025100346) analyzed the potential environmental effects of the project and identified measures to mitigate potentially significant impacts associated with the project. The MMRP table presented below documents the mitigation measures to be implemented.

Mitigation, Monitoring, and Reporting Program Incorporated into the Project			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/ Date/ Initials
Biological Resources			
BIO-1: Prior to issuance of a grading permit, the City shall document that required project habitat mitigation has been secured by the Applicant from an approved mitigation bank, preferably within the north San Diego County region. Mitigation for significant direct impacts to approximately 0.58 acres of disturbed Diegan coastal sage scrub are proposed to be mitigated at a 1:1 ratio via the purchase of 0.58 acres of coastal sage scrub habitat from an approved mitigation bank.	Prior to issuance of a grading permit	City	
Noise			
NOS-1: If blasting and associated rock drilling are deemed necessary for the construction of project components, the blasting contractor shall obtain a blasting permit and comply with all City requirements. Per blasting permit requirements, a pre-blast inspection shall be conducted, and all blasting operations shall be monitored by a seismograph located at the nearest structure. Additionally, the blasting contractor shall implement measures necessary to minimize noise related to blasting to the levels established in the Municipal Code. If rock drill staging occurs within 145 feet of any occupied noise sensitive land uses, sound levels could exceed 75 dB(A) L _{eq} at property lines. A noise mitigation plan based upon the location of the construction equipment, topography, and construction schedule shall be prepared by an acoustical consultant. The noise mitigation plan shall identify measures to reduce sound levels to below 75 dB(A) L _{eq} . Such measures could include a temporary noise barrier along any property line where the impacts could occur. The proposed noise barrier shall be of solid non-gapping material to adequately reduce construction noise levels below the noise threshold of 75 dB(A) L _{eq} at the property lines. The noise mitigation plan shall determine the final height and location of a temporary barrier if one is necessary. The mitigation plan may also identify location and timing restrictions on drilling equipment usage. The mitigation plan shall be submitted to the City for review and approval prior to initiation of rock drill staging activities within 145 feet of any occupied noise sensitive land use.	If blasting and associated rock drilling are deemed necessary for the construction of project components	City/Blasting Contractor	
Transportation			
TRA-1: To reduce VMT impacts, the project applicant shall be required to complete the following pedestrian improvements prior to final occupancy of the sixth building: <ol style="list-style-type: none"> 1. Install High Visibility Crosswalks at El Norte Parkway and Morning View Drive – Install high visibility crosswalks at four legs at the intersection of El Norte Parkway and Morning View Drive. 2. Install a High Visibility Crosswalk at North Broadway and Lincoln Avenue – Install a high visibility crosswalk on the west leg of the North Broadway and Lincoln 	Prior to final occupancy of the sixth building	City	

Mitigation, Monitoring, and Reporting Program Incorporated into the Project			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/ Date/ Initials
<p>Avenue intersection. This location is adjacent to Lincoln Elementary School and has been identified as a priority improvement through the Safe Routes to School program.</p> <p>3. Install High Visibility Crosswalks at West Lincoln Avenue and North Escondido Boulevard – Install high visibility crosswalks at the West Lincoln Avenue and North Escondido Boulevard intersection. This location is adjacent to Lincoln Elementary School and has been identified as a priority improvement through the Safe Routes to School program.</p> <p>4. Direct Pedestrian Access to Rod McLeod Park – Provide a pedestrian connection from the project site to the Rod McLeod Park access road.</p>			
Tribal Cultural Resources			
TCR-1: Prior to issuance of a grading permit, the Applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor(s) associated with the Rincon Band of Luiseño Indians have been retained to implement a monitoring program. The archaeologist shall be responsible for coordinating with the Rincon Band of Luiseño Indians Native American monitor(s). This verification shall be presented to the City in any contract execution, in a letter from the Project archaeologist that confirms the selected Native American monitor is associated with a traditionally and culturally affiliated tribe(s) as identified through the consultation process. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.	Prior to issuance of a grading permit	City/Project Archaeologist/ Rincon Band of Luiseño Indians	
TCR-2: The qualified archaeologist and a Native American monitor(s) associated with the Rincon Band of Luiseño Indians shall attend all applicable preconstruction meetings with the general contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.	Prior to commencement of excavation activities	City/Project Archaeologist/ Rincon Band of Luiseño Indians	
TCR-3: The project developer shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session shall include a handout and focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage	Prior to commencement of excavation activities	City/Project Archaeologist/ Rincon Band of Luiseño Indians	

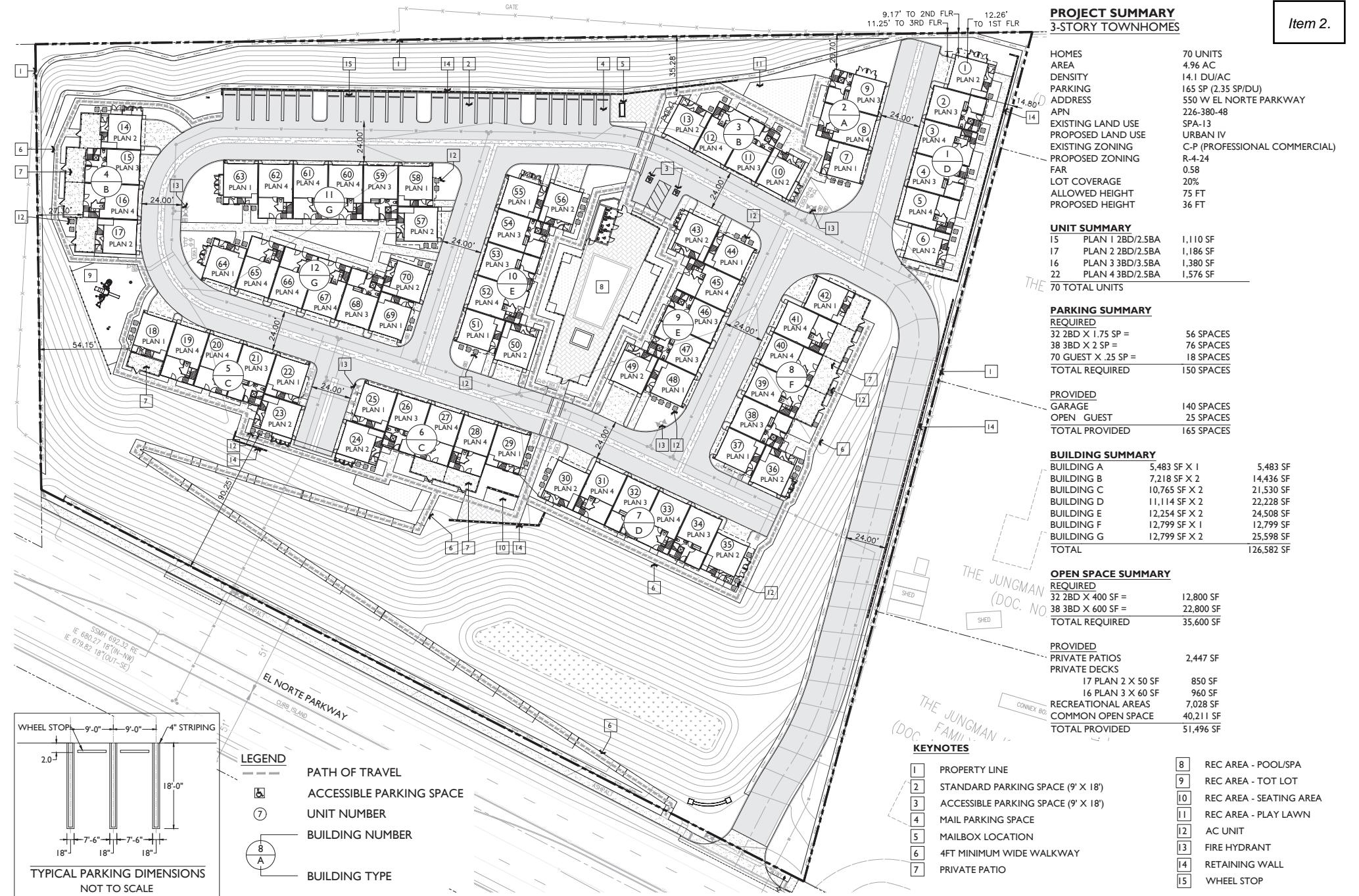
Mitigation, Monitoring, and Reporting Program Incorporated into the Project			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/ Date/ Initials
investigation if one is necessary. A qualified professional archaeologist shall be on-site along with a Native American monitor(s) associated with the Rincon Band of Luiseño Indians during rough grading operations.			
TCR-4: Prior to performing grading operations, the construction manager, tribal representative, grading contractor, the qualified archaeologist, and landowner/ applicant if required, shall review the process for controlled grading of 10596-S-1, during the pre-construction meeting (see Mitigation Measure TCR-2). The discussion shall include a review of the process, confirmation of what machinery shall be used, what types of resources are present and/or expected, what shall occur when/if buried resources are discovered, and who shall notify the monitors at least 48 hours in advance of when grading is anticipated to begin within 50 feet (15 meters) of 10596-S-1. Monitors shall be allowed to actively observe, including walking within a close but safe proximity to the equipment, the newly exposed soils for any evidence of buried resources. This process shall continue until the entire area has been completed. Upon the concurrence of both the project archaeologist and the tribal representative, controlled grading may cease and, if applicable, mass grading may proceed. The controlled grading process shall be documented by the project archaeologist in the Phase IV Monitoring Report as required in Mitigation Measure TCR-7.	Prior to grading operations	City/Project Archaeologist/ Rincon Band of Luiseño Indians	
TCR-5: Prior to the start of grading, milling features identified by the Rincon Band of Luiseño Indians Native American monitor, project archaeologist, and construction contractor that can be feasibly moved shall be flagged to protect it until relocation of the outcrops is scheduled. During construction monitoring by a Rincon Band of Luiseño Indians Native American monitor and archaeologist, the area surrounding the feature(s) shall be excavated in a slow and controlled way in order to preserve as many milling elements as possible and to expose the entire outcrop. The outcrop shall be relocated to a location within the project area where the outcrop can be preserved in perpetuity. Due to potential construction constraints, the outcrop may need to be moved several times before being relocated to its permanent location. The location shall be agreed upon by the City and the traditionally and culturally affiliated tribe in consultation with the applicant. All efforts shall be made to preserve the outcrop as one piece, if feasible. If the boulder is too large to move in one piece, a concerted effort shall be made to preserve as many milling elements as possible.	Prior to grading operations	City/Project Archaeologist/ Rincon Band of Luiseño Indians/ Construction Contractor	
TCR-6: In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 100 feet	In the event that archaeological resources are unearthed during	City/Project Archaeologist/ Rincon Band of Luiseño Indians	

Mitigation, Monitoring, and Reporting Program Incorporated into the Project			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/ Date/ Initials
<p>shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist and the Rincon Band of Luiseño Indians Native American monitor(s) have examined the newly discovered artifact(s) and have evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Rincon Band of Luiseño Indians Native American monitor(s) in coordination with the qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American tribes identified through project consultation, shall be contacted and consulted, and Native American construction monitoring shall continue. The project developer and the City in consultation with the affiliated consulting tribe(s) shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. No photography, invasive or non-invasive testing is permitted unless prior written approval of the affiliated tribes as identified throughout the consultation process.</p> <p>All inadvertent discoveries are to be kept on the project site at a secured and locked location agreed upon by the traditionally and culturally affiliated tribe(s) and the City, until reburial on project site.</p> <p><u>Reburial on Project Site:</u> Prior to Notice of Completion for the Grading and Site Improvements, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.</p> <p>Prehistoric Resources – the following treatments shall be applied.</p> <ol style="list-style-type: none"> Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing have been completed on the cultural resources, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial processes shall be culturally appropriate and consulted with the traditionally and culturally affiliated tribe(s), and the City. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the City under 	ground-disturbing activities		

Mitigation, Monitoring, and Reporting Program Incorporated into the Project			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/ Date/ Initials
<p>a confidential cover and not subject to a Public Records Request.</p> <p>b. Reburial of the resources off-site. If reburial is not feasible on-site as determined by the Director of Development services upon a recommendation provided by the archaeologist, in consultation with the TCA tribe(s), then reasonable efforts shall be made to locate the features off-site in consultation with the aforementioned parties.</p>			
TCR-7: Prior to release of the grading bond, the archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final Phase IV monitoring report at the conclusion of any on-site archaeological monitoring. The report shall be submitted to the project developer, the South Coastal Information Center, the City, the affiliated tribe(s) that participated in project consultation, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.	Prior to release of the grading bond	City/Project Archaeologist/ Rincon Band of Luiseño Indians	
TCR-8: Qualified Native American monitor(s) associated with the Rincon Band of Luiseño Indians shall be present during all on-site ground disturbance operations.	During all on-site ground disturbance operations	City/Rincon Band of Luiseño Indians	

Exhibit C

Item 2.



ESCONDIDO, CA

TOUCHSTONE COMMUNITIES, LLC
9915 MIRA MESA BLVD., SUITE 140
SAN DIEGO, CA 92131
858-586-0414

PARKVIEW TOWNHOMES

CONCEPTUAL SITE PLAN

AUGUST 15, 2022

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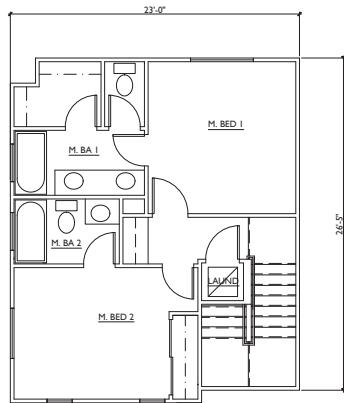
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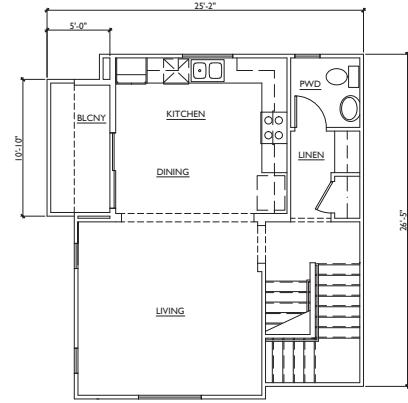
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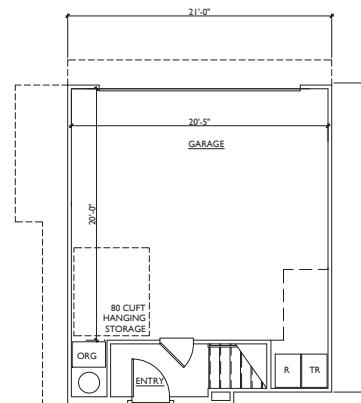
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Bonsall, CA 92003
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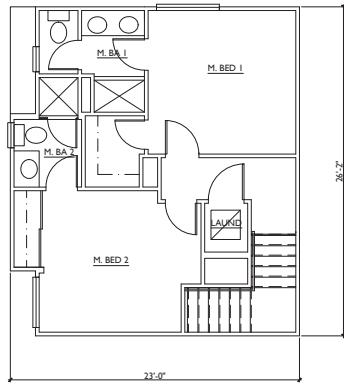


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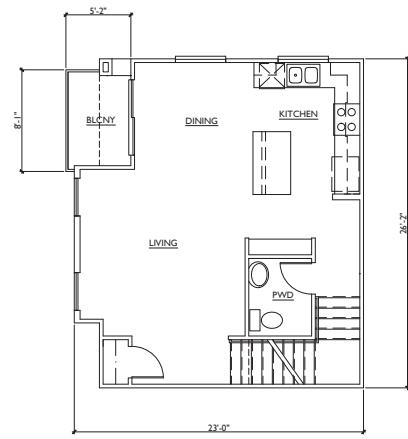


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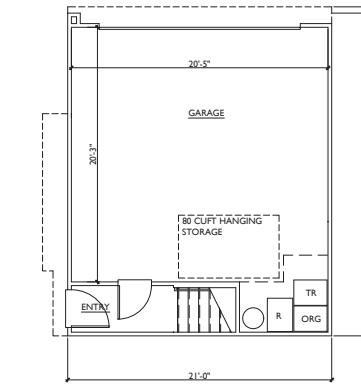
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1ST FLR - 40 S.F.
2ND FLR - 554 S.F.
3RD FLR - 579 S.F.
TOTAL - 1183 S.F.
BALCONY - 50 S.F.
GARAGE - 438 S.F.



THIRD FLOOR

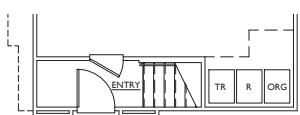


SECOND FLOOR



FIRST FLOOR

PLAN 1: 2BD/2 SBA
1ST FLR - 47 S.F.
2ND FLR - 523 S.F.
3RD FLR - 540 S.F.
TOTAL - 1110 S.F.
BALCONY - 37 S.F.
GARAGE - 440 S.F.



ALTERNATE ENTRY

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858-586-0414

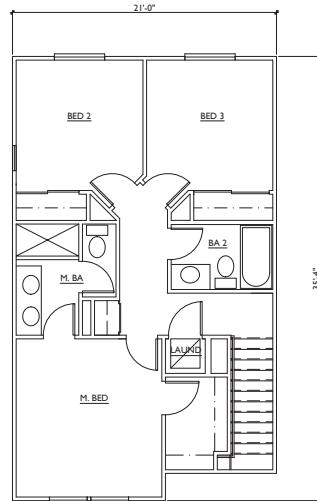
PARK VIEW TOWNHOMES

CONCEPTUAL FLOOR PLANS - PLAN 1&2

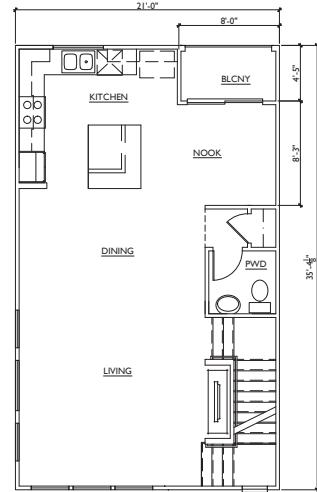
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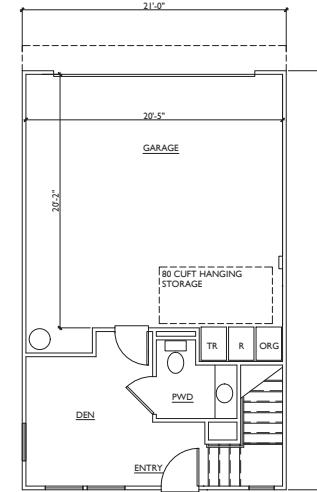
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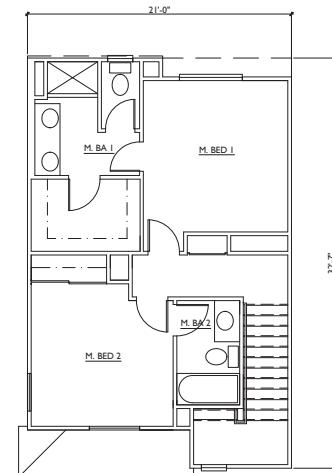
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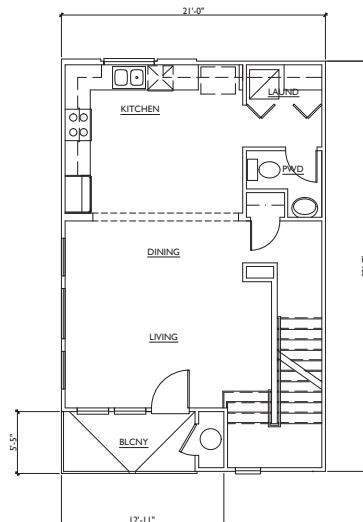
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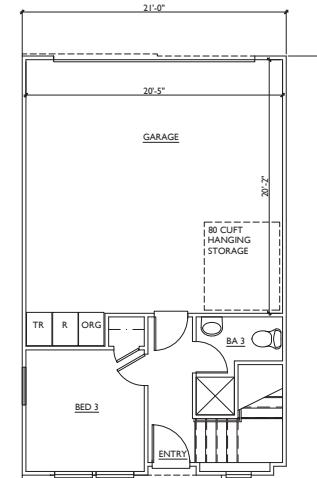
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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TOUCHSTONE COMMUNITIES, LLC
9915 MIRA MESA BLVD., SUITE 140
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PARK VIEW TOWNHOMES

CONCEPTUAL FLOOR PLANS - PLAN 3&4

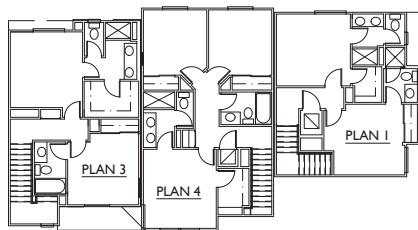
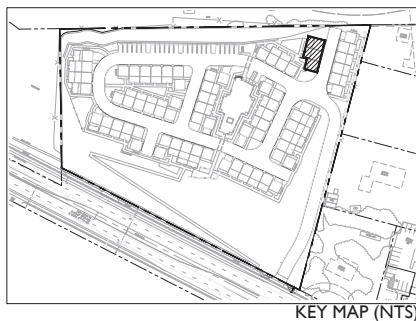
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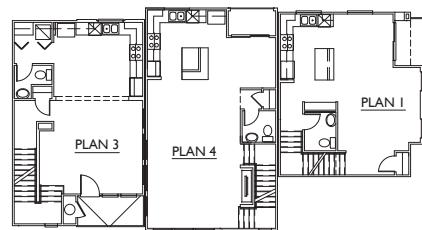
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ARCHITECTURE
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Bonita, CA 91903
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MATERIAL SCHEDULE

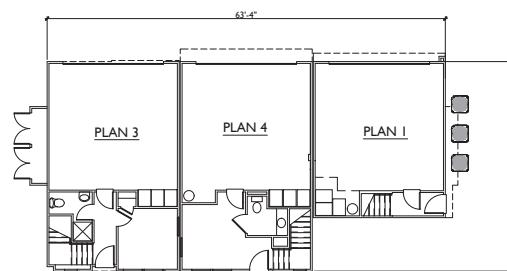
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- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - ZX @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POT SHELF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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PARKVIEW TOWNHOMES

BUILDING TYPE A PLANS/ELEVATIONS

MARCH 11, 2025

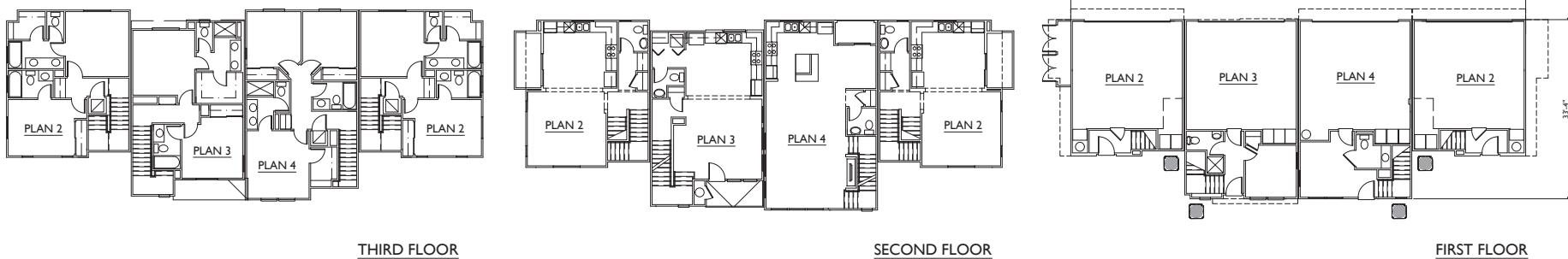
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3

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POT SHELF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



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PARKVIEW TOWNHOMES

BUILDING TYPE B PLANS/ELEVATIONS

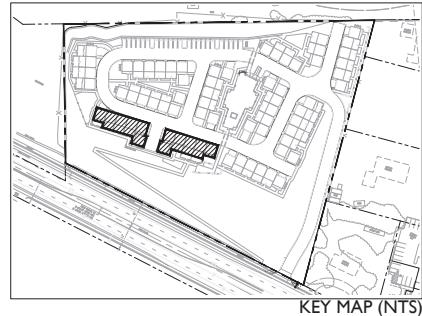
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RIGHT ELEVATION



KEY MAP (NTS)



REAR ELEVATION



LEFT ELEVATION

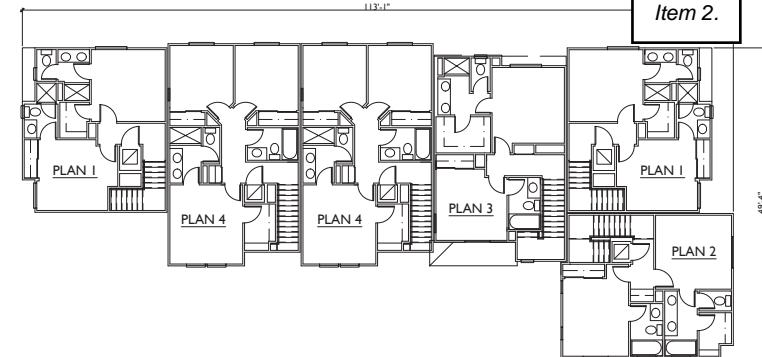


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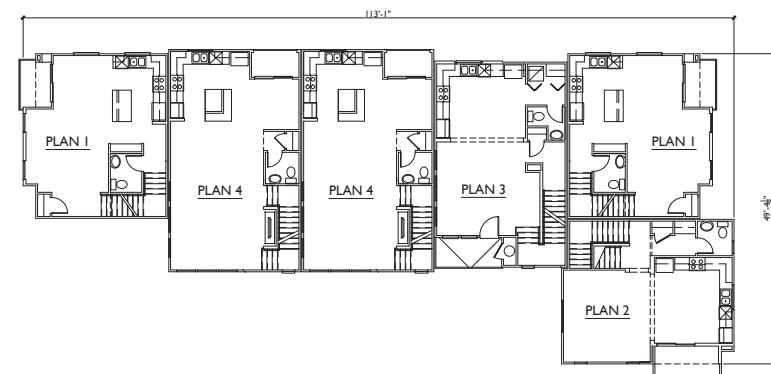
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SAN DIEGO, CA 92131
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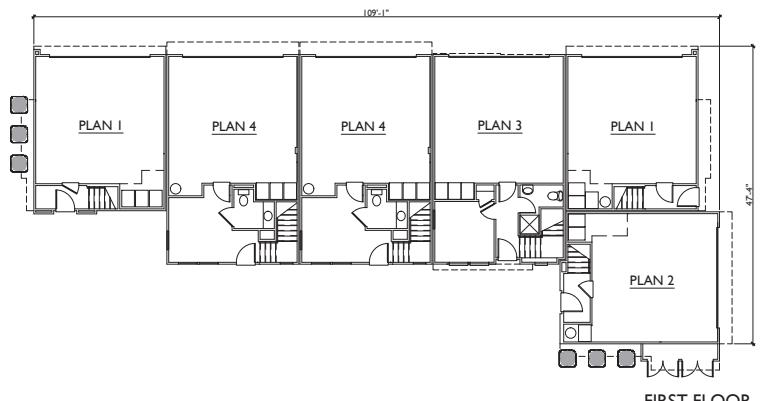
PARKVIEW TOWNHOMES



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

MARCH 11, 2025

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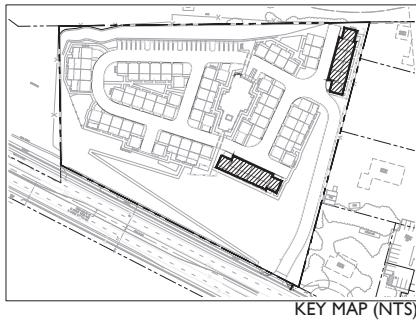
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5

59



RIGHT ELEVATION



Item 2.



REAR ELEVATION

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
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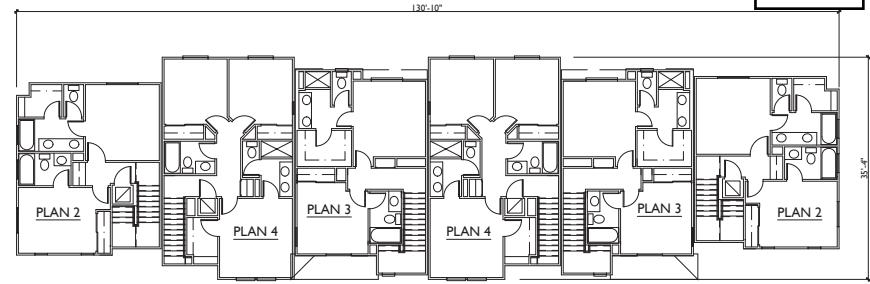


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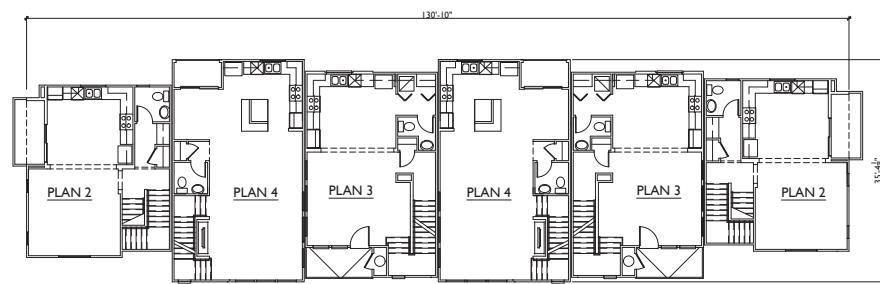
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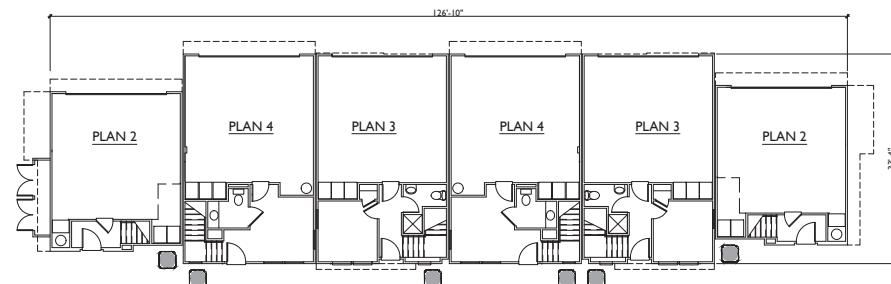
PARKVIEW TOWNHOMES



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

BUILDING TYPE D PLANS/ELEVATIONS

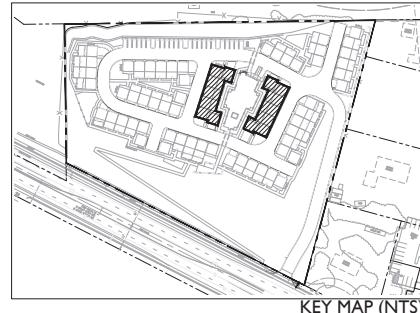
MARCH 11, 2025

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RIGHT ELEVATION



KEY MAP (NTS)



REAR ELEVATION



LEFT ELEVATION

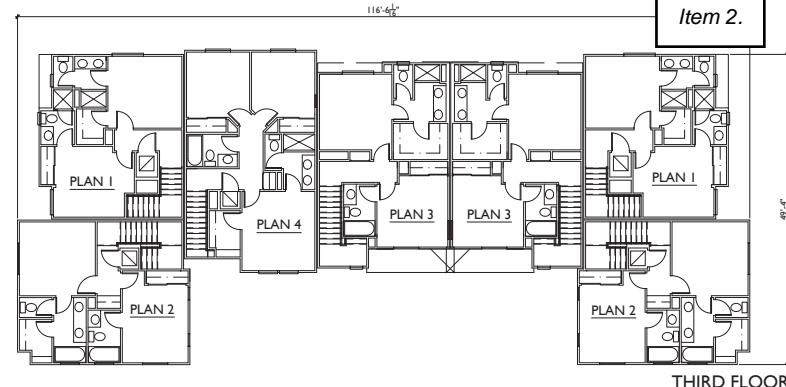


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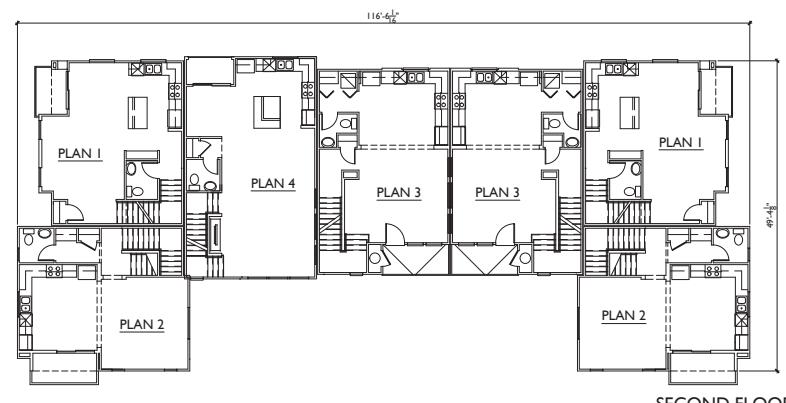
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ESCONDIDO, CA

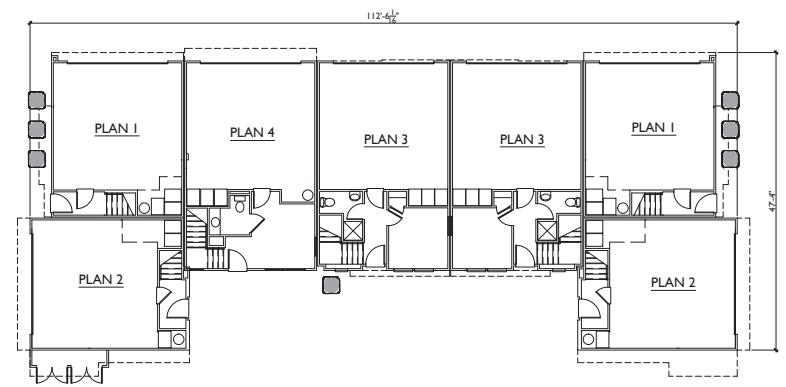
TOUCHSTONE COMMUNITIES, LLC
9915 MIRA MESA BLVD., SUITE 140
SAN DIEGO, CA 92131
858-586-0414



Item 2.



SECOND FLOOR



FIRST FLOOR

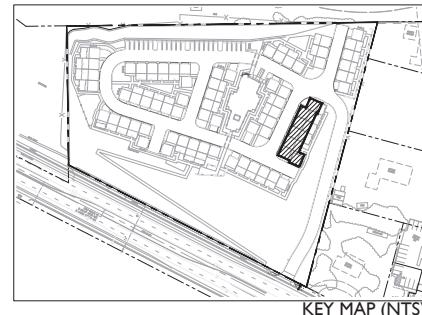
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MARCH 11, 2025

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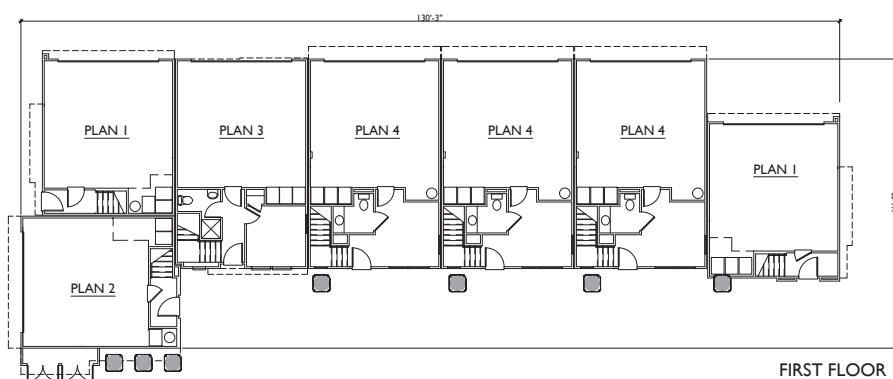
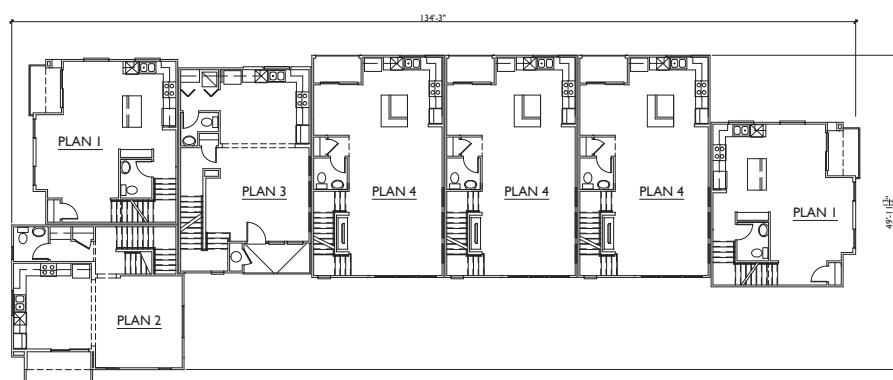
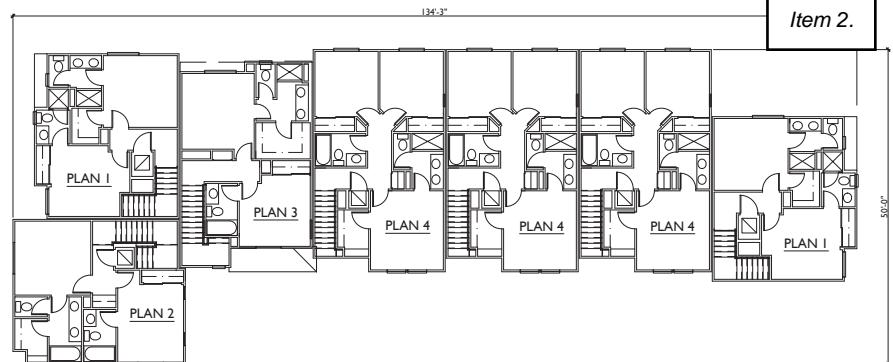
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61



MATERIAL SCHEDULE

- 1 ROOF - CONCRETE CLASS 'S' TILE ROOFING
- 2 FASCIA - STUCCO OVER SHAPED FOAM
- 3 WALL - EXTERIOR STUCCO - SAND FINISH
- 4 TRIM - 2X @ DOORS AND WINDOWS
- 5 METAL RAILING
- 6 DECORATIVE METAL GRILLE
- 7 DECORATIVE GABLE ACCENT
- 8 DECORATIVE METAL POTSHLF
- 9 DECORATIVE SHUTTER
- 10 DECORATIVE METAL AWNING



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PARKVIEW TOWNHOMES

BUILDING TYPE F PLANS/ELEVATIONS

MARCH 11, 2025

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62



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

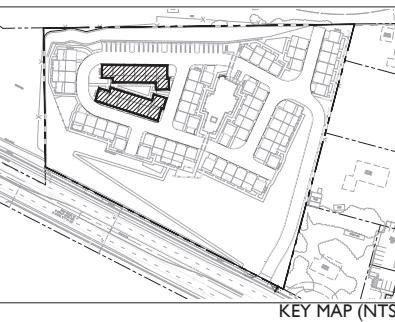


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ESCONDIDO, CA

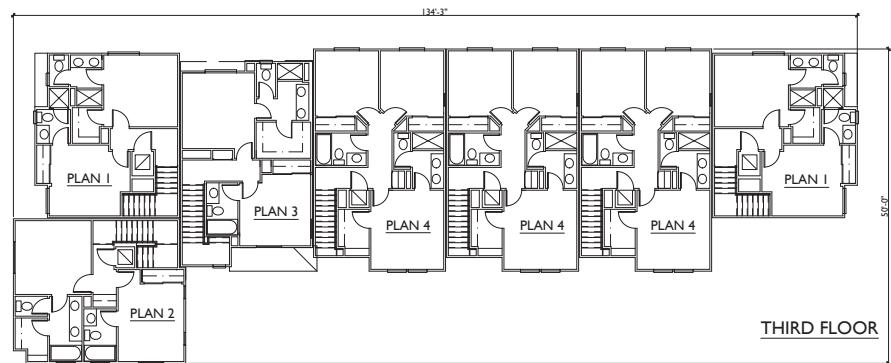
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PARKVIEW TOWNHOMES

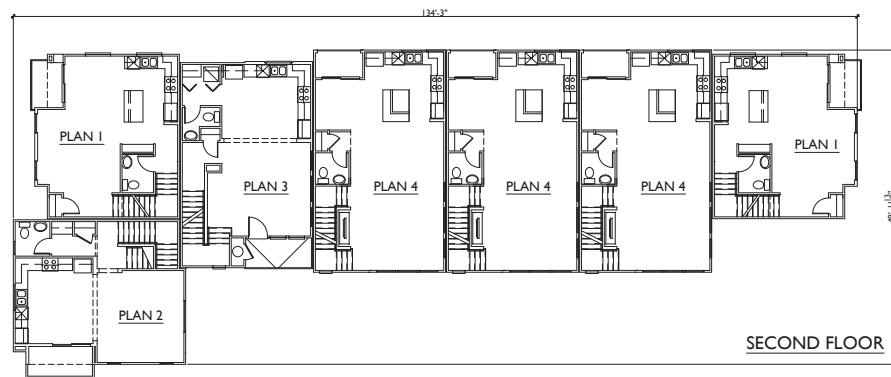


KEY MAP (NTS)

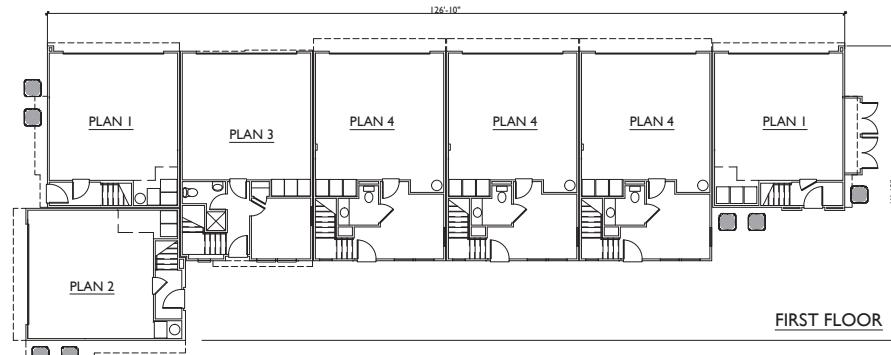
Item 2.



THIRD FLOOR



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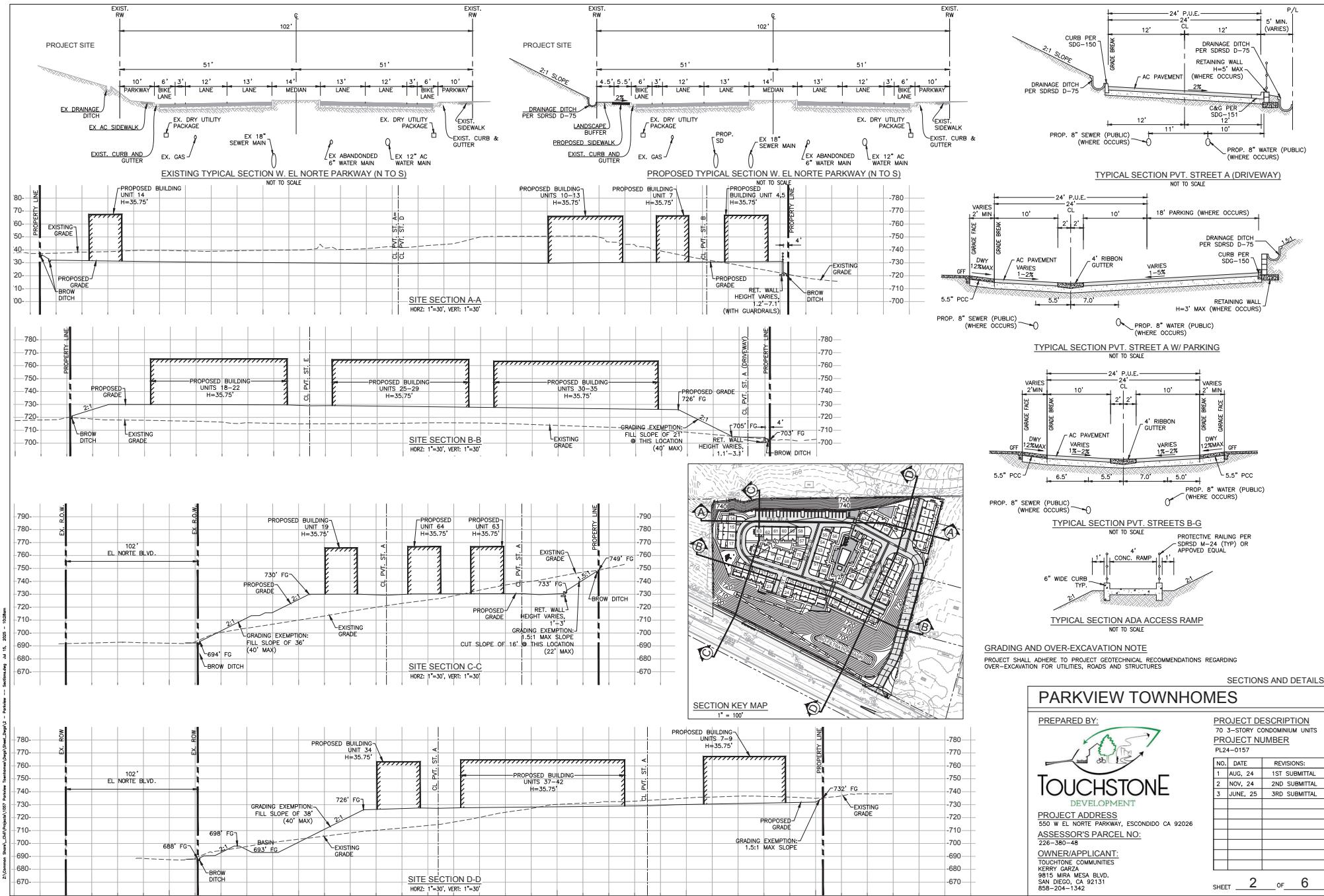
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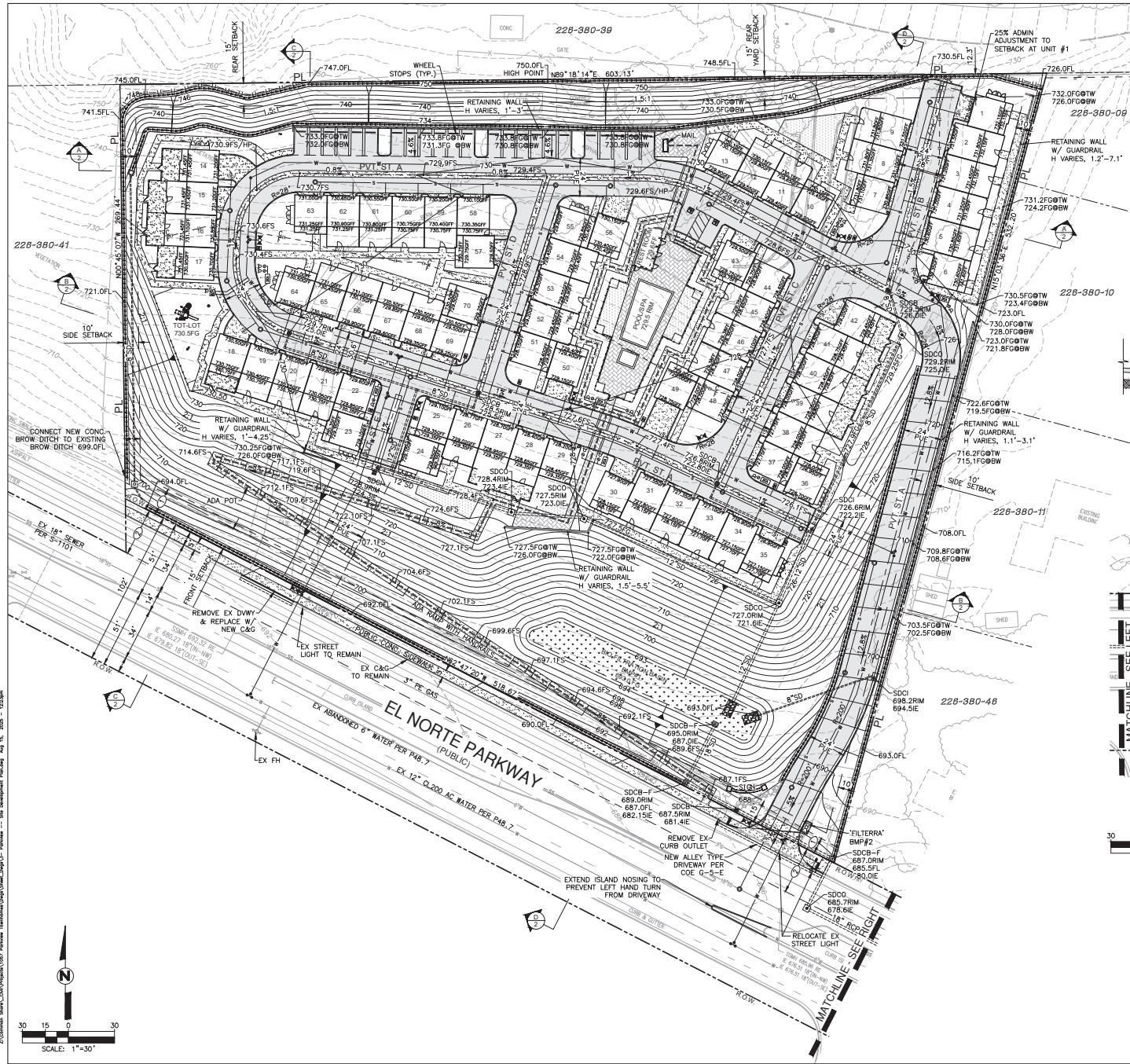
BUILDING TYPE G PLANS/ELEVATIONS

MARCH 11, 2025

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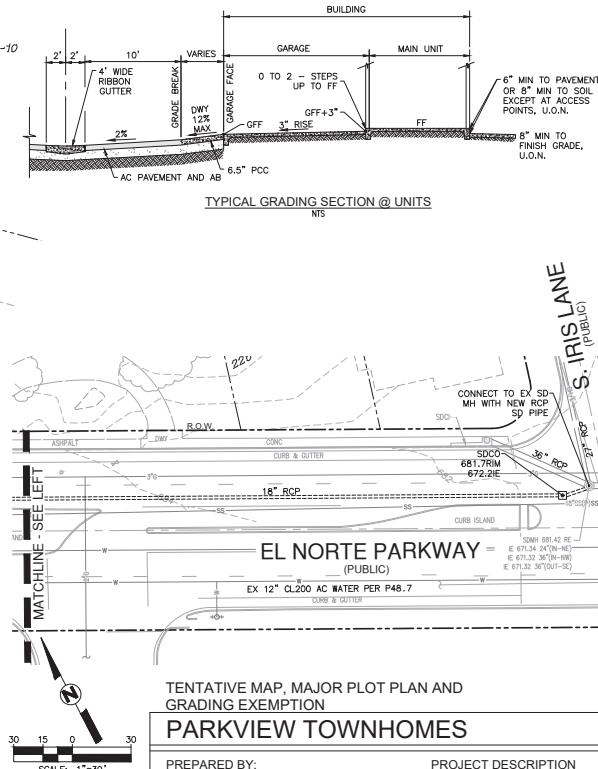


GENERAL NOTES

1. THERE WILL BE A SEWER LATERAL TO EACH UNIT AT GARAGE FRONTRAGE.
2. A 24" PUBLIC UTILITY EASMENT WILL BE GRANTED TO CITY OF ESCONDIDO AND RINCON DEL DIABLO MUNICIPAL WATER DISTRICT IN AREAS WHERE NEW WATER AND SEWER MAINS ARE LOCATED.
3. SEE UTILITY PLAN SHEET 3 FOR ADDITIONAL UTILITY INFORMATION
4. SEE LEGEND ON SHEET 1
5. PROPOSED STORM DRAIN SHALL HAVE 1% SLOPE MINIMUM

CONSTRUCTION NOTES

① SLOPE EASEMENT (PAR. 2, 1993-0214559 OR) TO BE VACATED
② 31.0' EXCEPTION TO PARCEL 1 OF LEGAL DESCRIPTION (INST. NO. 1993-0214559 OR)



**TENTATIVE MAP, MAJOR PLOT PLAN AND
GRADING EXEMPTION**

PREPARED BY



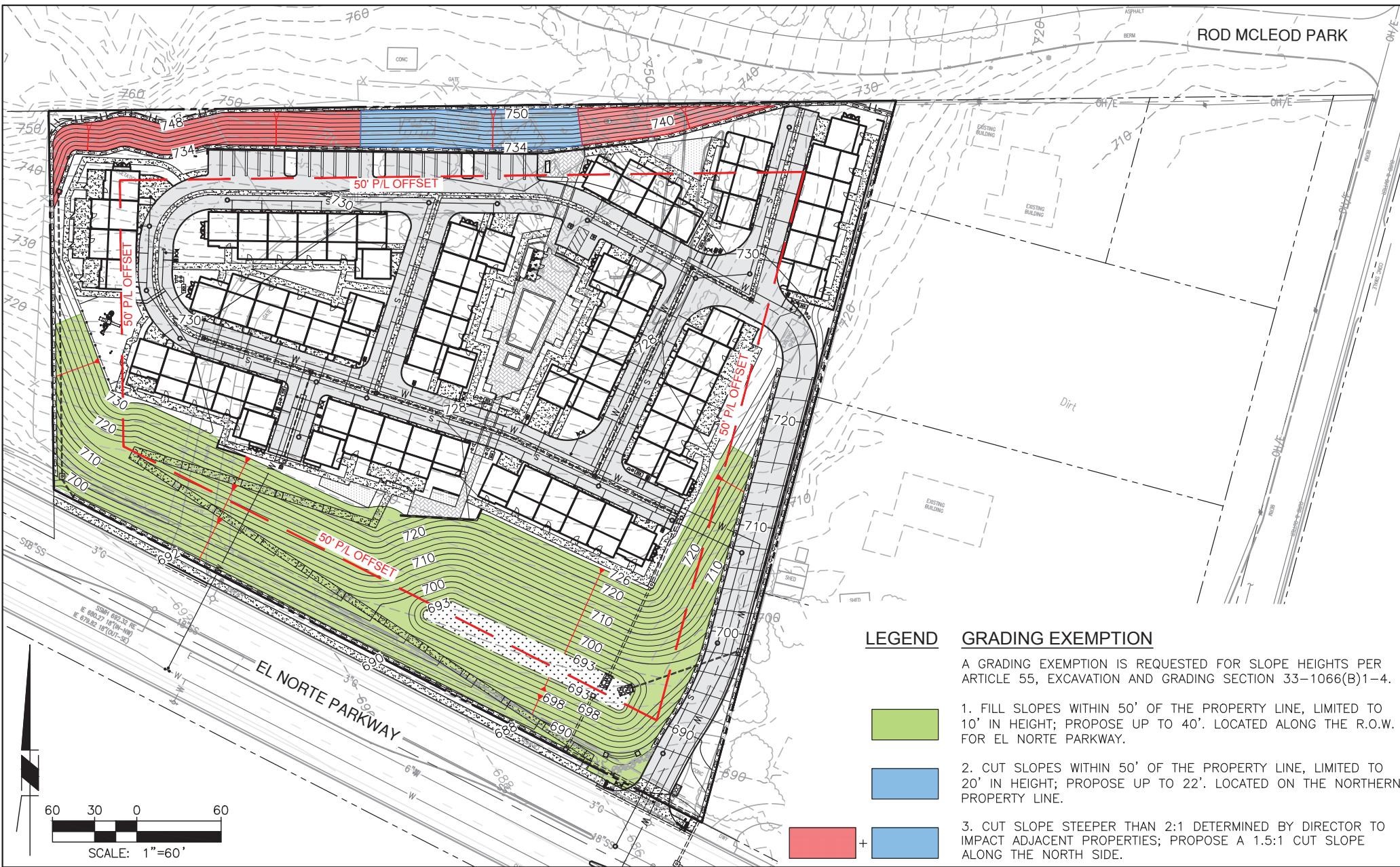
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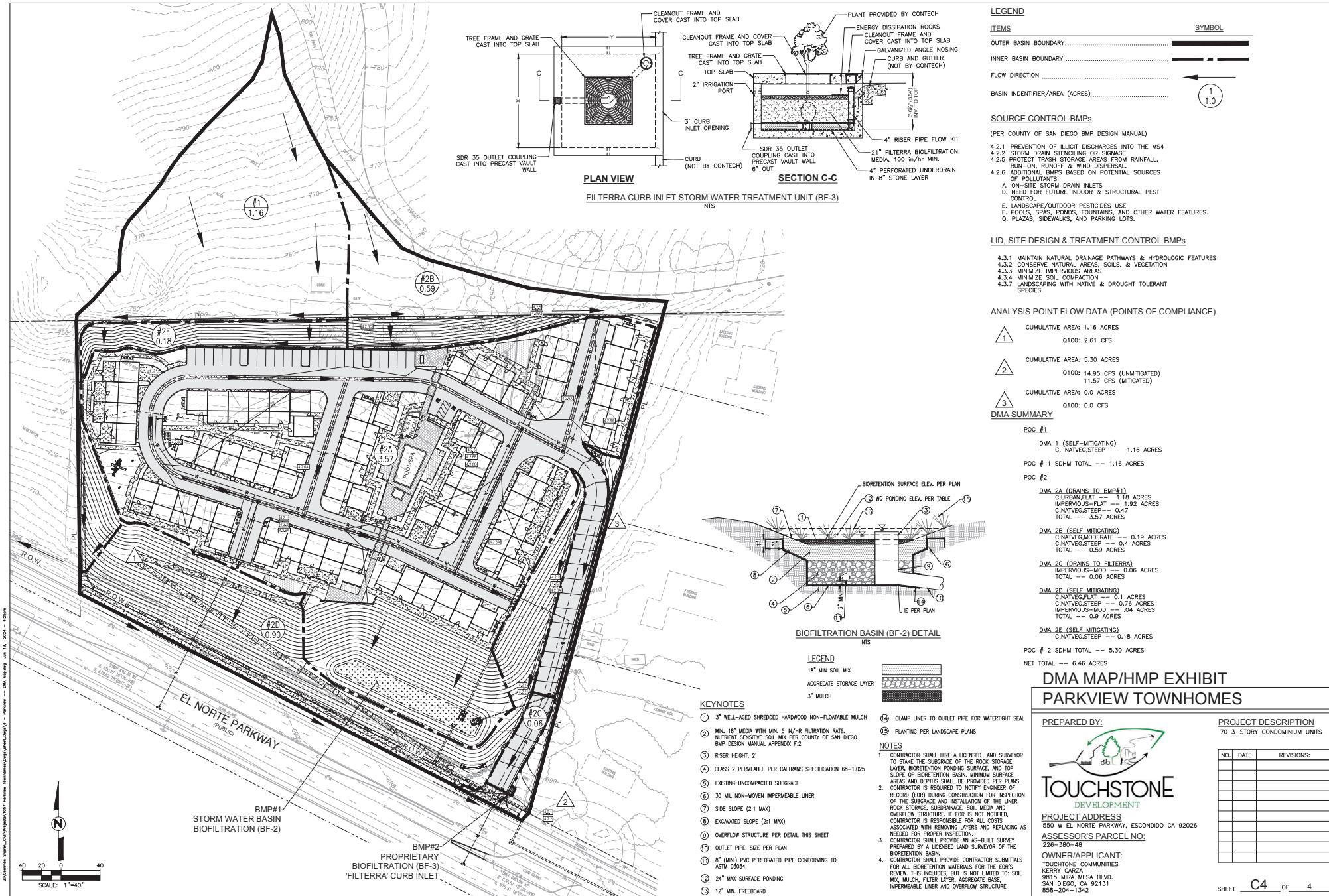
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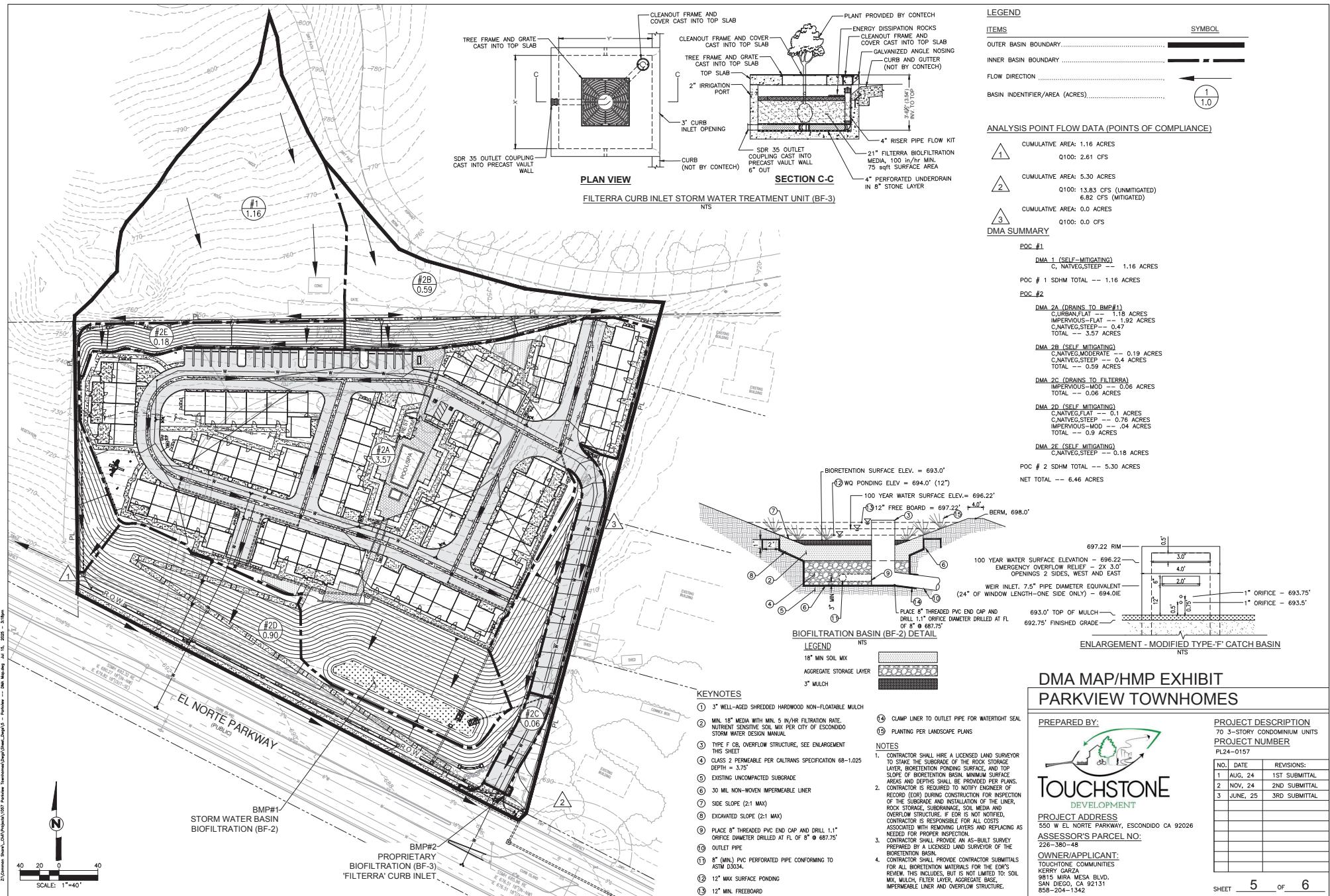
ASSESSOR'S PARCEL NO:

226-380-48

OWNER/APPLICANT:









TENTATIVE MAP - EL NORTE PARKWAY TOWNHOMES DEVELOPMENT PLAN-PRELIMINARY LANDSCAPE PLAN CITY OF ESCONDIDO, CALIFORNIA



L.1-1
OVERALL SITE PLAN

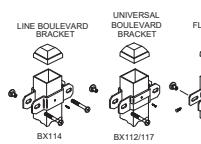


ASSESSOR'S PARCEL NO.:
226-380-48
LEGAL DESCRIPTION:
- - -

PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2: 09/17/2024
Revision 1: 06/05/2024
Original Date: 06/05/2024
Sheet 1 of 12

NOTES:

- ALL STEEL COMPONENTS SHALL BE COATED WITH PERMACOAT® THERMAL STRATIFICATION COATING PROCESS, COLOR: BLACK
- PROVIDE SHOP DRAWINGS FOR APPROVAL
- VALUE'S SHOWN ARE NOMINAL, INSTALL PER MANUFACTURER'S INSTRUCTIONS



BRACKET OPTIONS

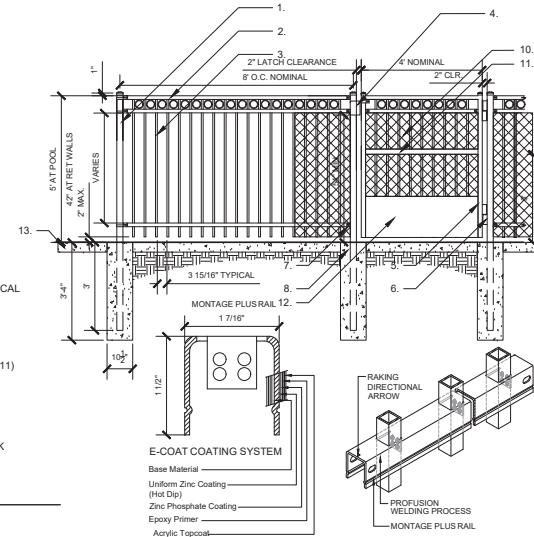
1. 2-1/2" SQUARE X 14 GAUGE POST (3" SQUARE X 12 GA. FOR GATES)
2. 1-1/2" MONTAGE PLUS RAIL - SEE CROSS SECTION THIS SHEET
3. 3/4"SQUARE X 18 GAUGE PICKET
4. SELF LATCHING GATE LATCH WITH KEY CARD READER PER ELECTRICAL
5. GATE UPRIGHT - 1-3/4" X 14 GAUGE
6. SELF-CLOSING HEAVY DUTY HINGES (2)
7. BRACKET OPTIONS PER DETAIL THIS SHEET
8. CONCRETE FOOTING
9. ATTACH TO BUILDING OR WALLS WITH FLAT MOUNT BRACKETS (BX111)
10. STEEL MESH
11. GATE LATCH PANIC BAR
12. KICK PLATE
13. CONC. MOW CURB, SEE DETAIL 4 THIS SHEET

NOTE: STEEL VIEW FENCE AND GATES SHALL BE DARK BROWN OR BLACK

STEEL VIEW FENCE AND GATE

AMERISTAR - MONTAGE PLUS - MAJESTIC

SCALE: 1/2" = 1'-0"



1. WOOD A/C SCREEN

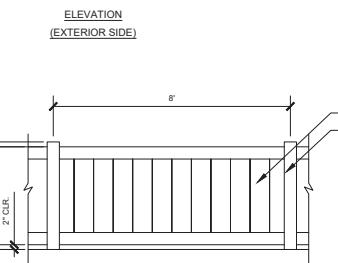
NOTE: WOOD A/C SCREENS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

WOOD A/C SCREEN

DETAIL

SCALE: 1/2" = 1'-0"

C-04

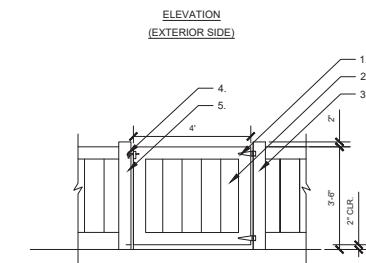


1. TAN VINYL PREFABRICATED FENCE PANEL
2. TAN VINYL FENCE POST

VINYL FENCE AT PRIVATE PATIOS

42" HEIGHT

SCALE: 1/2" = 1'-0"



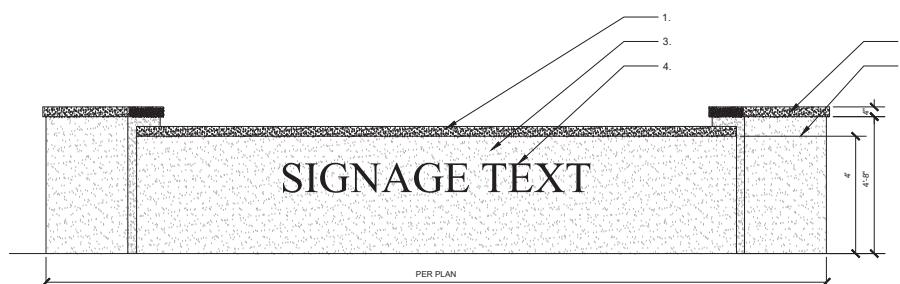
1. GALVANIZED STEEL HINGE (2X) - POWDER COATED BLACK
2. TAN VINYL PREFABRICATED GATE PANEL
3. TAN VINYL STEEL REINFORCED GATE POST
4. GALVANIZED STEEL BOLT LATCH - POWDER COATED BLACK
5. TAN VINYL STEEL REINFORCED LATCH POST

VINYL GATE AT PRIVATE PATIOS

42" HEIGHT

SCALE: 1/2" = 1'-0"

C-03



1. 4" THICK PRECAST CONCRETE CAP
2. CMU PILASTER AT END OF WALL WITH STUCCO FINISH
3. CMU WALL WITH STUCCO FINISH
4. SIGNAGE TEXT PER OTHERS

NOTE: WALLS AND PILASTERS TO BE "EARTH TONE" COLORS TO MATCH THE RESIDENCES

4' HIGH MONUMENT WALL

DETAIL

SCALE: 1/2" = 1'-0"

C-05

L.1-2
WALL & FENCE DETAILS

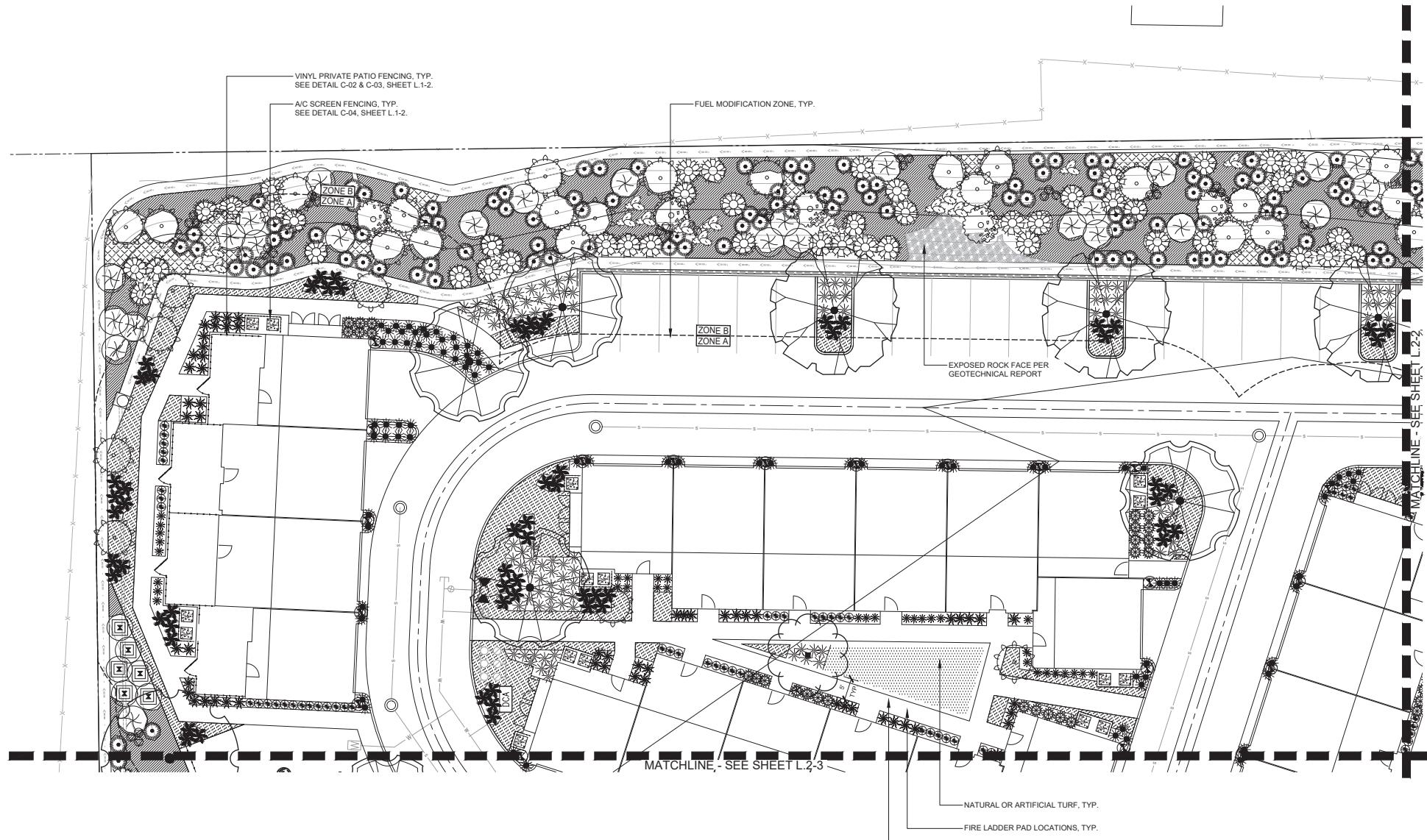
PREPARED BY:
INVITED
 2350 Westgate St., Suite 100-403 San Diego,
 CA 92108 619-224-0000
www.invitedarch.com

ASSESSOR'S PARCEL NO.:
 226-380-48
 LEGAL DESCRIPTION:
 -

OWNER/APPLICANT:
 TOUCHLINE COMMUNITIES, INC.
 KENYA GARCIA
 9915 MIRA MESA BLVD, SUITE #140
 SAN DIEGO, CA 92131
 858-586-0414

PROJECT DESCRIPTION
 HOUSING PROJECT
 68 3-STORY CONDOMINIUMS
 Revision 2:
 Revision 1: 09/17/2024
 Original Date: 06/05/2024

Sheet 2 of 12



NOTE:
THE PROJECT IS SUBJECT TO CALIFORNIA FIRE
CODE CHAPTER 49 AND PUBLIC RESOURCE
CODE 4291. REFER TO FUEL MODIFICATION
PLANS ON SHEET L-4-1

NOTE:
SEE SHEET L-2-7 FOR
PLANTING LEGEND



NOTE:
PREPARED BY:

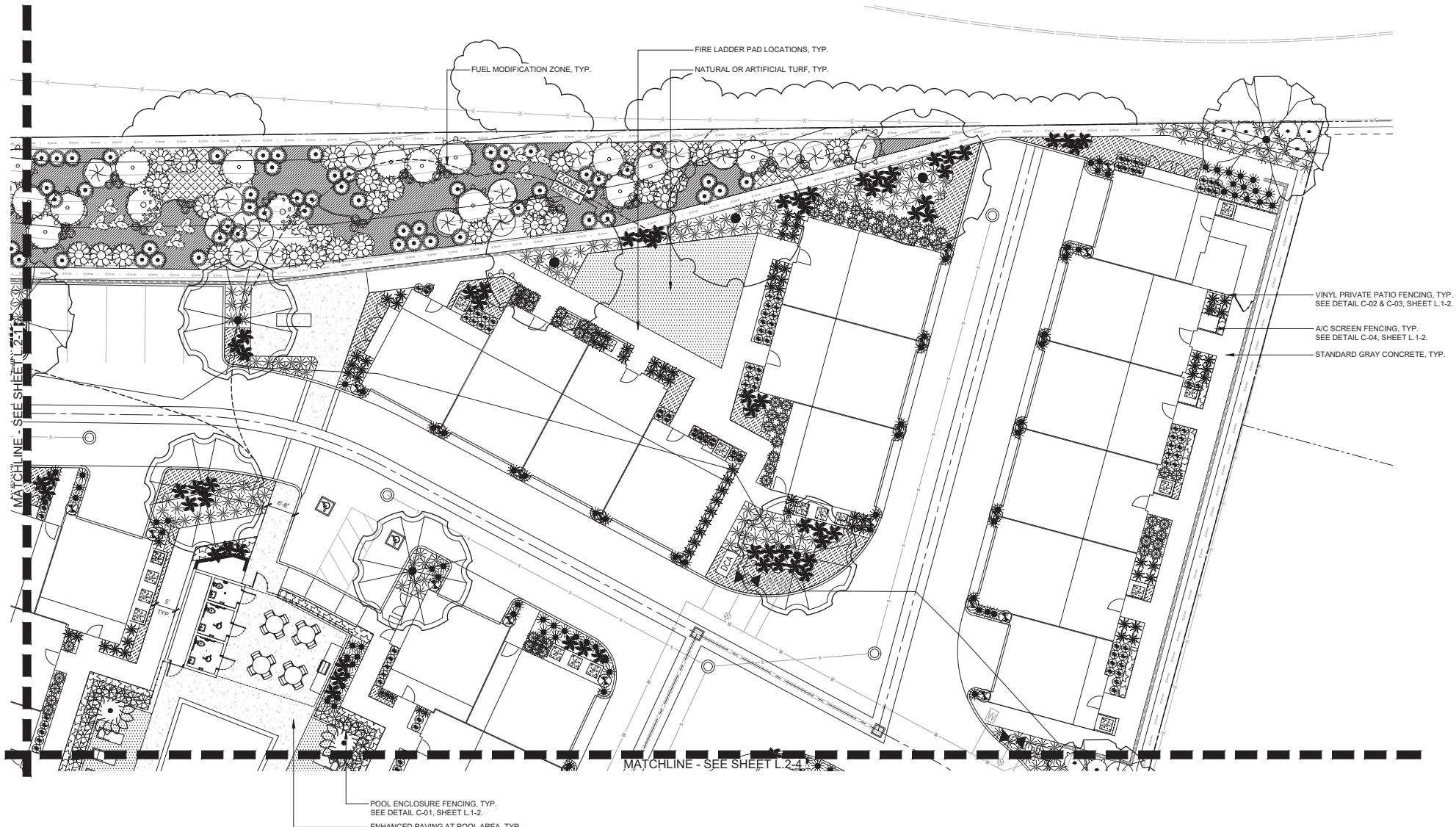
SEE SHEET L-2-7 FOR
PLANTING LEGEND

L-2-1
PLANTING PLAN

ASSESSOR'S PARCEL NO:
226-380-48
LEGAL DESCRIPTION:


OWNER/APPLICANT:
TOUCHSTONE COMMUNITIES, INC
KENDRA GARDNER
9915 MIRA MESA BLVD, SUITE #140
SAN DIEGO, CA 92131
858-586-0414

PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2:
Revision 1: 09/17/2024
Original Date: 06/05/2024
Sheet 3 of 12



NOTE:
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PLANS ON SHEET L-4-1

NOTE:
SEE SHEET L-2-7 FOR
PLANTING LEGEND

NOTE:
SEE SHEET L-2-7 FOR
PLANTING LEGEND

PREPARED BY:

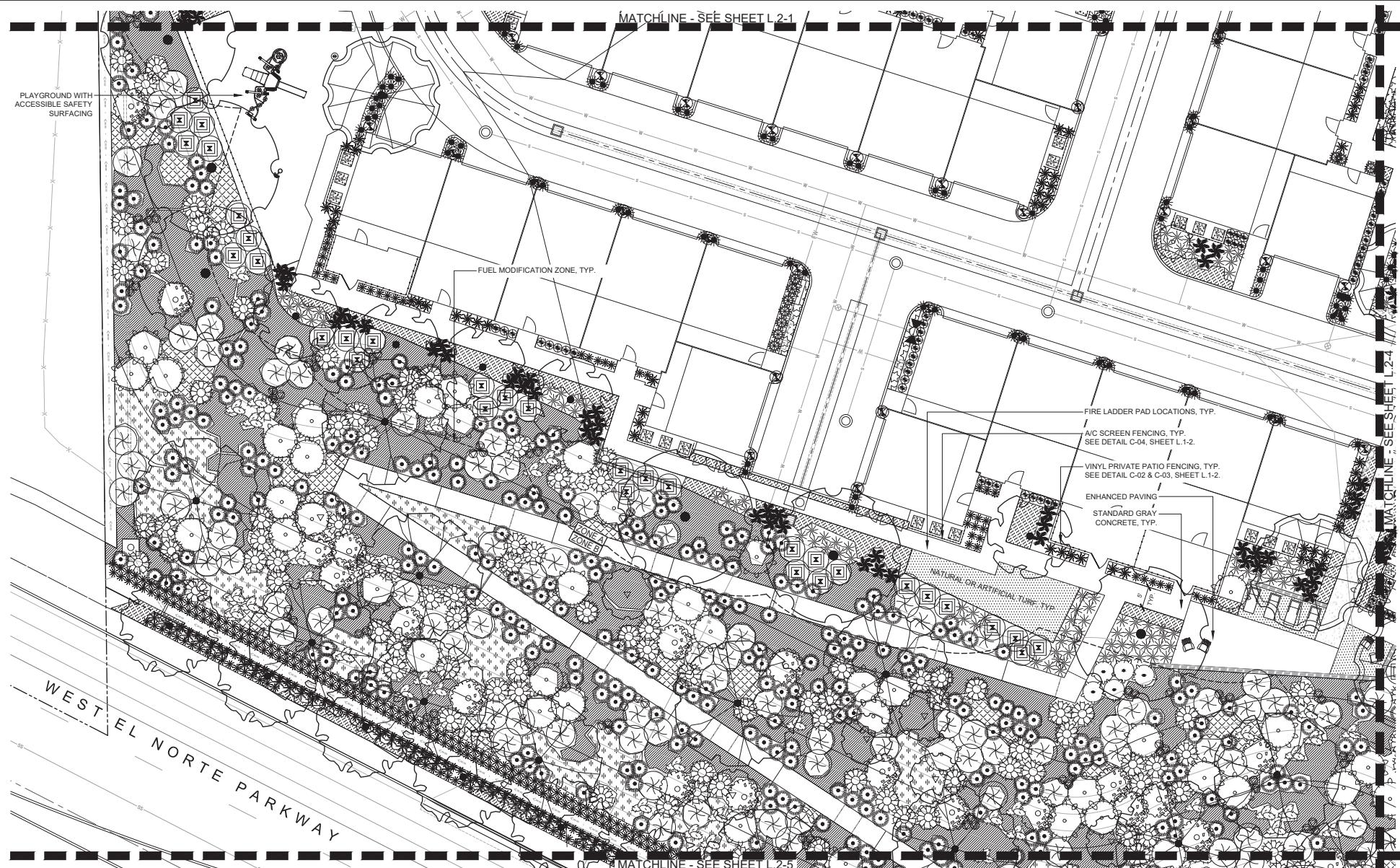

ASSESSOR'S PARCEL NO:
226-380-48
LEGAL DESCRIPTION:
-

PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2: 09/17/2024
Revision 1: 06/05/2024
Original Date: 06/05/2024

Sheet 4 of 12



L-2-2
PLANTING PLAN



NOTE:
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CODE CHAPTER 49 AND PUBLIC RESOURCE
CODE 4291. REFER TO FUEL MODIFICATION
PLANS ON SHEET L 4-1

NOTE:
TREES OR DEEP-ROOTED BUSHES SHALL NOT
BE PLANTED WITHIN 15-FEET OF A SEWER MAIN

NOTE:
SEE SHEET L 2-7 FOR
PLANTING LEGEND

PREPARED BY:
INSITE
3535 La Jolla Shores, Suite 100-403 San Diego,
CA 92108 619.224.1200
www.insiteplanch.com

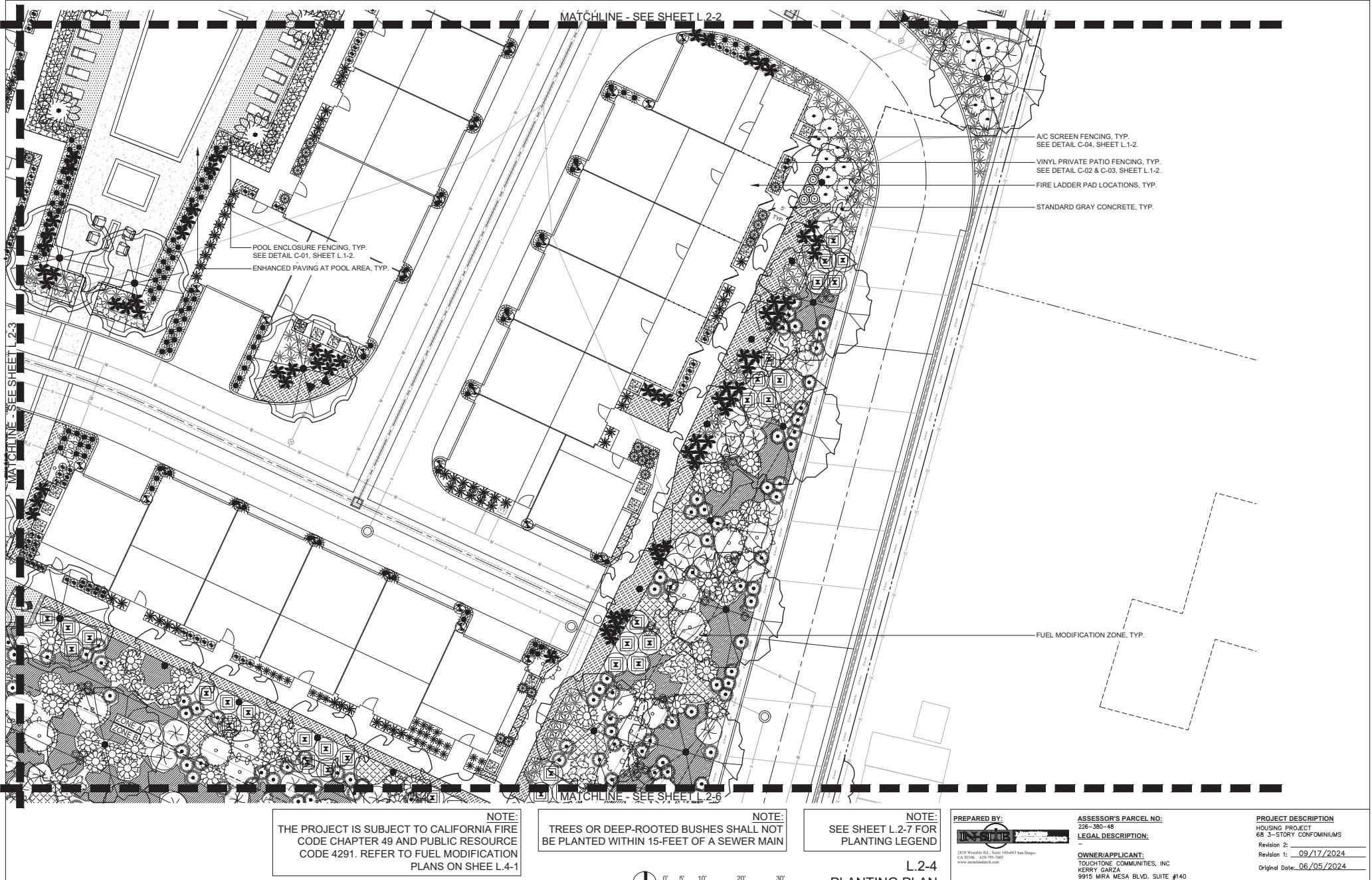
ASSESSOR'S PARCEL NO:
226-380-48
LEGAL DESCRIPTION:
-
OWNER/APPLICANT:
TOUCHSTONE COMMUNITIES, INC
KENDRA GARDNER
9915 MIRA MESA BLVD, SUITE #140
SAN DIEGO, CA 92131
858-566-0414

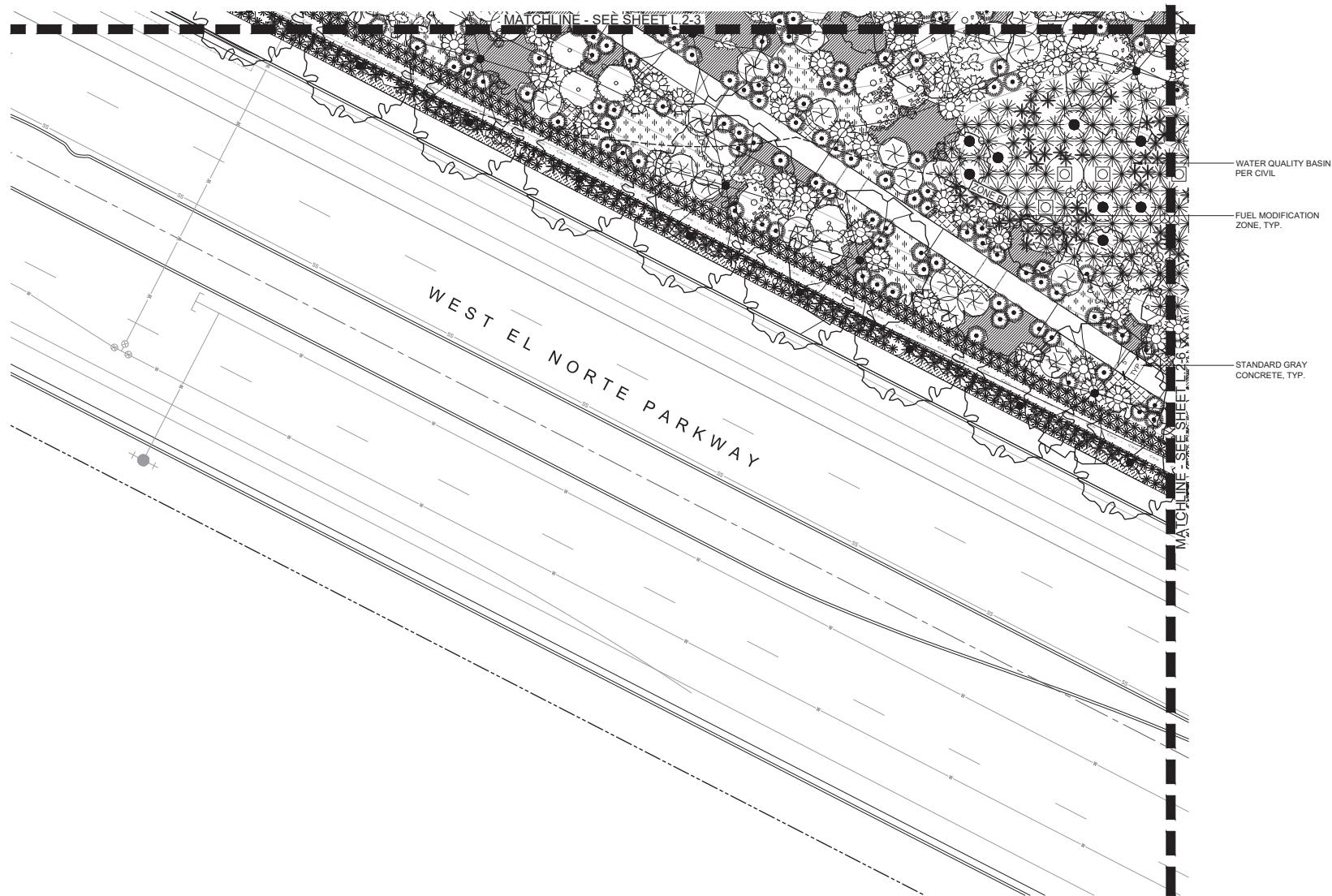
PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2:
Revision 1: 09/17/2024
Original Date: 06/05/2024

Sheet 5 of 12



L.2-3
PLANTING PLAN





NOTE:
THE PROJECT IS SUBJECT TO CALIFORNIA FIRE
CODE CHAPTER 49 AND PUBLIC RESOURCE
CODE 4291. REFER TO FUEL MODIFICATION
PLANS ON SHEET L 4-1

NOTE:
TREES OR DEEP-ROOTED BUSHES SHALL NOT
BE PLANTED WITHIN 15-FEET OF A SEWER MAIN

NOTE:
SEE SHEET L 2-7 FOR
PLANTING LEGEND

PREPARED BY:
INSITE
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CA 92108 619-224-1200
www.insiteplanch.com

ASSESSOR'S PARCEL NO.:
226-380-48
LEGAL DESCRIPTION:
OWNER/APPLICANT:

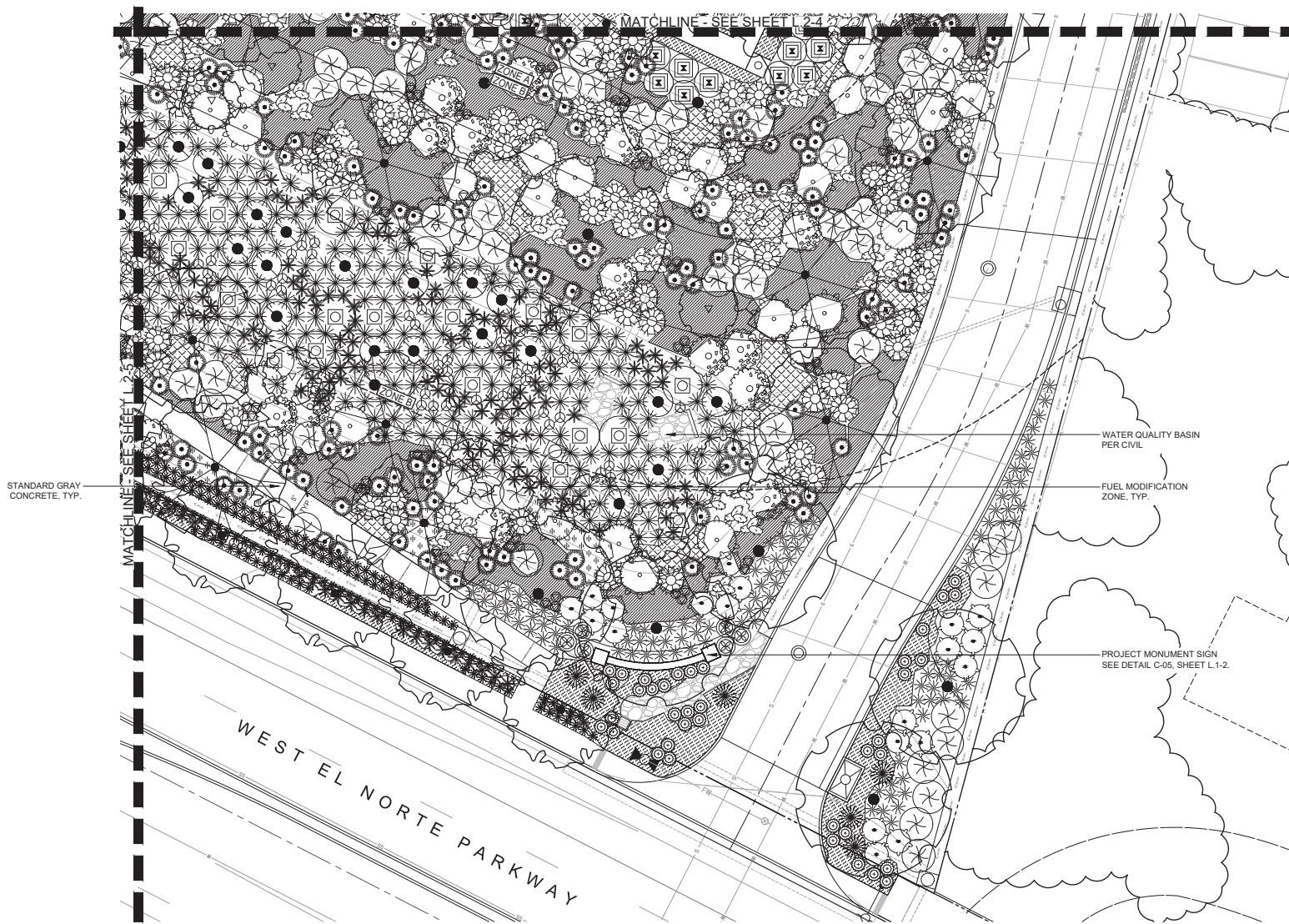
TOUCHSTONE COMMUNITIES, INC
KENDRA GARDENS
9915 MIRA MESA BLVD, SUITE #140
SAN DIEGO, CA 92131
858-586-0414

PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2: 09/17/2024
Revision 1: 06/05/2024
Original Date: 06/05/2024

Sheet 7 of 12
plot date: 9/17/2024



L-2-5
PLANTING PLAN



NOTE:
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CODE CHAPTER 49 AND PUBLIC RESOURCE
CODE 4291. REFER TO FUEL MODIFICATION
PLANS ON SHEET L 4-1

NOTE:
TREES OR DEEP-ROOTED BUSHES SHALL NOT
BE PLANTED WITHIN 15-FEET OF A SEWER MAIN

NOTE:
SEE SHEET L 2-7 FOR
PLANTING LEGEND

PREPARED BY:
INSITE
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CA 92108 619-451-1000
www.insitepland.com

ASSESSOR'S PARCEL NO.:
226-380-48
LEGAL DESCRIPTION:
OWNER/APPLICANT:

TOUCHLINE COMMUNITIES, INC
KENDI GAN
9915 MIRA MESA BLVD, SUITE #140
SAN DIEGO, CA 92131
858-586-0414

PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2: 09/17/2024
Revision 1: 06/05/2024
Original Date: 06/05/2024

Sheet 8 of 12
plot date: 9/17/2024

0' 5' 10' 20' 30'

L-2-6
PLANTING PLAN

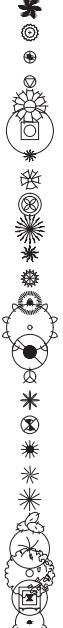
PLANT SCHEDULE - TREES

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (Z4)	MATURE HEIGHT	MATURE WIDTH	INSTALLED SIZE (H x W)
TREES									
ARBUtUS 'MARINA'	MARINA ARBuTUS	14	24" BOX	PER PLAN	SINGLE TRUNK TREE FORM	MED	30'	30'	8' x 3'
CERCIDiUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	17	24" BOX	PER PLAN		LOW	35'	30'	7' x 3'
GEIJERA PARvIFLORA	AUSTRALIAN WILLOW	1	24" BOX	PER PLAN		MED	25'-30'	20'	8' x 3'
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	14	24" BOX	PER PLAN	SINGLE TRUNK, FULL CANOPY	LOW	20'-30'	15'-25'	7' x 3'
QUERCUS AGRIFOLIA	COAST LIVE OAK	36	24" BOX	PER PLAN	MULTI-TRUNK	LOW	20'-70'	20'-70'	8' x 3'
RHUS LANCEA	AFRICAN SUMAC	17	24" BOX	PER PLAN		LOW	20'-30'	20'-35'	8' x 3'
SAMBUCUS MEXICANA (S. NIGRA spp. CAERULEA) BLUE ELDERBERRY		21	15 GAL.	PER PLAN		LOW	10'-30'	8'-20'	4' x 3'
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4	15' B.T.H.	PER PLAN	SKINNED	LOW	100'	10'	-



PLANT SCHEDULE - SHRUBS

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (Z4)	MATURE HEIGHT	MATURE WIDTH
SHRUBS								
AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE	239	15 GAL.	PER PLAN		LOW	5'	5'
ALOE 'ROOKIAPPIE'	LITTLE RED RIDING HOOD ALOE	43	5 GAL.	PER PLAN		LOW	1'-2'	2'-3'
ALOE STRIATA HYBRID	CORAL ALOE HYBRID	254	1 GAL.	PER PLAN		LOW	18"	2'
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	242	1 GAL.	PER PLAN		LOW	1.5'-3'	1'-2'
ATRIPLEx CANESCENS	FOUR-WING SALTBUsh	298	1 GAL.	PER PLAN		V LOW	3'-6'	4'-8'
BACCHARIS SALICIFOLIA	MULE FAT	23	1 GAL.	PER PLAN		MED	12'	8'
BOUTELOUa GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	845	1 GAL.	PER PLAN		LOW	2.5'-3'	1'-2'
CALLISTEMON Viminalis 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	44	5 GAL.	PER PLAN		LOW	3'	3'
CRASSULa ARBORESCENS	SILVER DOLLAR	6	5 GAL.	PER PLAN		LOW	4'	4'
DASyLIRION WHEELERI	DESERT SPOON	6	15 GAL.	PER PLAN		LOW	4'	5'
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	233	5 GAL.	PER PLAN		LOW	1'-2'	2'-3'
DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	123	5 GAL.	PER PLAN		LOW	1'-2'	2'-3'
ENCelia CALIFORNICA	CALIFORNIA ENCELIA	738	1 GAL.	PER PLAN		LOW	3'	4'
HETEROMELES ARBuTIFOLIA	TOYON, CHRISTMAS BERRY	138	5 GAL.	PER PLAN		LOW	6'-10'	6'-10'
IVA HAYESIANA	SAN DIEGO POVERTYWEED	29	1 GAL.	PER PLAN		LOW	2'-4'	6'-9'
JUNCUS PATENS	CALIFORNIA GRAY RUSH	79	1 GAL.	PER PLAN		LOW	2'	2'
LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	278	1 GAL.	PER PLAN		LOW	2'-3'	2'-3'
LIGustrum JAPONICUM 'TEXANUM'	JAPANESE PRIVET	96	5 GAL.	PER PLAN		MED	8'-10'	4'-6'
LOMANDRA LONGIFOLIA 'BREEZE'	'BREEZE' DWARF MAT RUSH	347	1 GAL.	PER PLAN		MED	2'-3'	2'-4'
MUhlenbergia DUBIA	PINE MUHLY	582	1 GAL.	PER PLAN		LOW	2'-3'	2'-3'
MUhlenbergia RIGENS	DEER GRASS	304	1 GAL.	PER PLAN		MED	4'	4'
OPUNTIA LITORALIS	COASTAL PRICKLY PEAR	109	1 GAL. OR CUTTING	PER PLAN		V LOW	3'	4'
RHUS INTEGRIFOLIA	LEMONADE BERRY	212	1 GAL.	PER PLAN		LOW	3'-10'	3'-10'
RHUS (MALOSMA) LAURINA	LAUREL SUMAC	47	1 GAL.	PER PLAN		LOW	6'-15'	6'-15'
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	77	5 GAL.	PER PLAN		LOW	4'-6'	4'-6'
SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	47	1 GAL.	PER PLAN		LOW	3'-5'	5'-8'



PLANT SCHEDULE - GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	WATER USE (Z4)	MATURE HEIGHT	MATURE WIDTH
GROUNDCOVERS							
BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1,891	1 GAL.	3' O.C.	LOW	8"-24"	9'
CAREX DIVULSA	BERKELEY SEDGE	3,170	1 GAL.	18" O.C.	LOW	18"	2'
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	662	1 GAL.	3' O.C.	LOW	2'	2'
SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	209	1 GAL.	4' O.C.	LOW	1.5'	6'
SENECIO SERPENS	BLUE CHALK STICKS	594	1 GAL.	12" O.C.	LOW	6"	1'

L.2-7
PLANTING SCHEDULE

ASSESSOR'S PARCEL NO:
226-380-48
LEGAL DESCRIPTION:
-

PROJECT DESCRIPTION
HOUSING PROJECT
68 3-STORY CONDOMINIUMS
Revision 2:
Revision 1: 09/17/2024
Original Date: 06/05/2024
Sheet 9 of 12



FUEL MODIFICATION LEGEND

SEE BELOW FOR DETAILED DESCRIPTIONS AND REQUIREMENTS

ZONE A
30' FROM STRUCTURE

ZONE B
100' FROM STRUCTURE

FUEL MODIFICATION NOTES

CALIFORNIA FIRE CODE - CHAPTER 49

4906.4 VEGETATION

ALL NEW VEGETATION SHALL BE FIRE-RESISTANT VEGETATION IN ACCORDANCE WITH THIS SECTION.
EXCEPTION: TREES CLASSIFIED AS NON-FIRE-RESISTANT VEGETATION COMPLYING WITH SECTION 4906.4.2.1.

TO BE CONSIDERED FIRE-RESISTANT VEGETATION, IT MUST MEET AT LEAST ONE OF THE FOLLOWING:

1. BE IDENTIFIED AS FIRE-RESISTANT VEGETATION IN AN APPROVED BOOK, JOURNAL OR LISTING FROM AN APPROVED ORGANIZATION.
2. BE IDENTIFIED AS FIRE-RESISTANT VEGETATION BY A LICENSED LANDSCAPE ARCHITECT WITH SUPPORTING JUSTIFICATION.
3. PLANTS CONSIDERED FIRE-RESISTANT VEGETATION AND APPROVED BY THE LOCAL ENFORCING AGENCY.

4906.4.1 SHRUBS

ALL NEW PLANTINGS OF SHRUBS SHALL COMPLY WITH THE FOLLOWING:

1. SHRUBS SHALL NOT EXCEED 6 FEET (1829 MM) IN HEIGHT.
2. GROUPINGS OF SHRUBS ARE LIMITED TO A MAXIMUM AGGREGATE DIAMETER OF 10 FEET (3048 MM).
3. SHRUB GROUPINGS SHALL BE SEPARATED FROM OTHER GROUPINGS A MINIMUM OF 15 FEET (4572 MM).
4. SHRUB GROUPINGS SHALL BE SEPARATED FROM STRUCTURES A MINIMUM OF 30 FEET (9144 MM).
5. WHERE SHRUBS ARE LOCATED BELOW OR WITHIN A TREE'S DRIP LINE, THE LOWEST TREE BRANCH SHALL BE A MINIMUM OF THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR 10 FEET (3048 MM), WHICHEVER IS GREATER.

4906.4.2 TREES

TREES SHALL BE MANAGED AS FOLLOWS WITHIN THE 30-FOOT (9144 MM) ZONE OF A STRUCTURE:

1. NEW TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM OF 10 FEET (3048 MM) FROM ANY COMBUSTIBLE STRUCTURE.
2. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 10 FEET (3048 MM).
3. EXISTING TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET (3048 MM) AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS PER TITLE 14, SECTION 1299.03.

PREPARED BY:

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CA 92108 | 619.224.1200 | www.insiteplanch.com

ASSESSOR'S PARCEL NO.:
226-380-48

LEGAL DESCRIPTION:
PROJECT DESCRIPTION

HOUSING PROJECT
68 3-STORY CONDOMINIUMS

Revision: 2

Revision 1: 09/17/2024

Original Date: 06/05/2024

Sheet: 12 of 12

L.3-1
WATER USE CALCS

Exhibit "D"**General Plan Land Use Map Amendment**

The parcel associated with the proposed General Plan Map Amendment (PL24-0157) is as follows:

APN	Existing General Plan Land Use Designation	Proposed Land Use Designation
226-380-48-00	Imperial Oakes Corporate Center Specific Planning Area (SPA#13)	Urban IV (U4)

The Escondido General Plan Land Use Map, as identified in the City's 2012 adopted General Plan, and as attached hereto and made a part hereof, is amended for the parcel referenced above. The subject parcel will carry the General Plan land use designation of Urban IV as depicted in the image below.

The City Clerk is hereby authorized and directed to change any chapter numbers, article numbers, and section numbers in the event that the adoption of the General Plan Map Amendment reveals that there is a conflict, in order to avoid confusion.

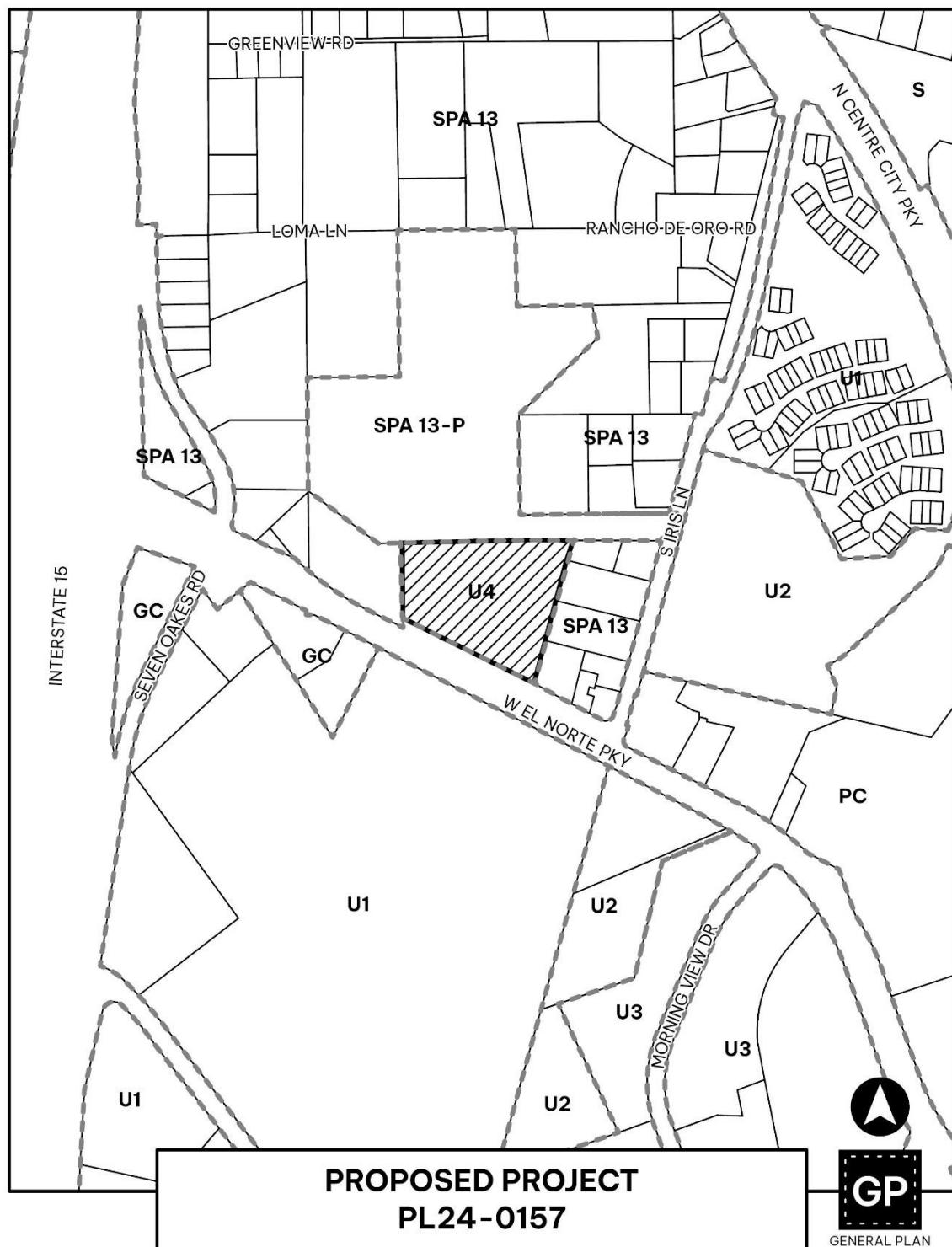


Exhibit "E"**Zoning Map Amendment**

The parcel associated with the proposed Zone Map Amendment (PL25-0010) is as follows:

APN	Existing Zoning District	Proposed Zoning District
226-380-48-00	Professional Commercial (CP)	High Multiple Family District (R-4-24)

The Escondido Zoning Map is amended as shown in the graphic below, as attached hereto and made a part hereof. The subject parcel will carry the R-4-24 zoning classification. The entire, existing Zoning Map is on file with the Office of the City Clerk.

The City Clerk is hereby authorized and directed to change any chapter numbers, article numbers, and section numbers in the event that the adoption of the General Plan Map Amendment reveals that there is a conflict, in order to avoid confusion.

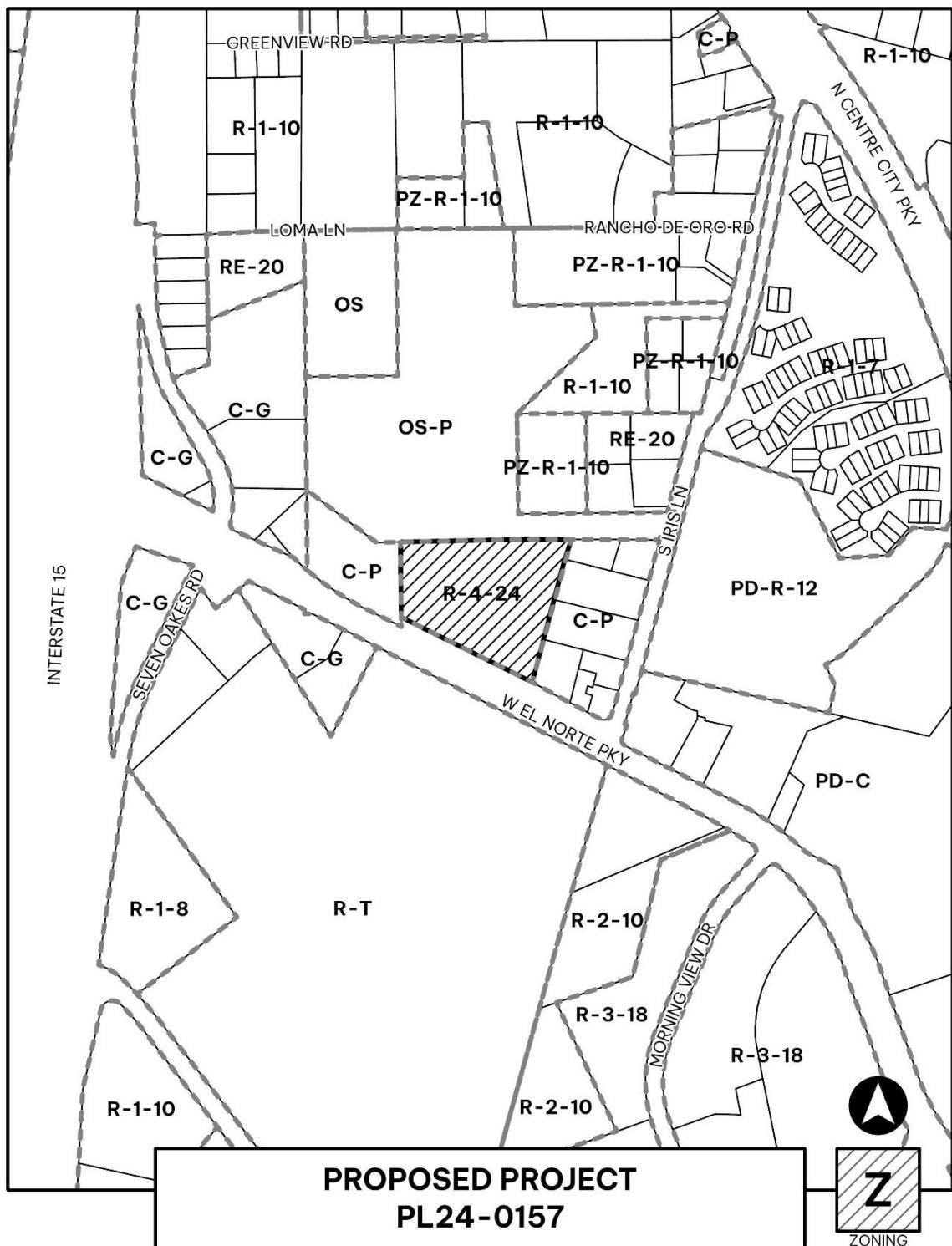


EXHIBIT "F"**PLANNING CASE NOS. PL24-0157/PL25-0010/PL25-011/PL25-0012/PL25-0013/PL25-0014/PL25-0015****FACTORS TO BE CONSIDERED / FINDINGS OF FACT****Environmental Determinations:**

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. An Initial Study/Mitigated Negative Declaration ("IS/MND") for the Project was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the CEQA Guidelines, and the local environmental procedures. The decision-making body of the Lead Agency shall adopt the proposed IS/MND only if:
 - It finds on the basis of the whole record before it that there is no substantial evidence the project will have a significant effect on the environment, and
 - The IS/MND reflects the Lead Agency's independent judgment and analysis.
3. The IS/MND was circulated for a 30-day public review period beginning October 09, 2025 to November 10, 2025.
4. The Final IS/MND and Mitigation Monitoring and Reporting Plan ("MMRP"), collectively constitute the environmental documentation under and pursuant to CEQA, the CEQA Guidelines, and local environmental procedures relating to the project, and shall be referred to herein collectively as "CEQA Documents."
5. The Planning Commission has received the material record supporting all of the CEQA documents for the Project. The Planning Commission, finds the following:
 - The Final IS/MND reflects the City's independent judgment and analysis.
 - That there is no substantial evidence that the Project or any of its aspects could result in significant adverse impacts, or that cannot be fully mitigated. All previously identified impacts have been mitigated to less than a significant level.
 - The Planning Commission also finds that the mitigation measures listed in the MMRP will not cause any potentially significant effects.
 - The Final IS/MND has been completed in compliance with CEQA and it constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA.

6. Mitigation measures are recommended to be incorporated as part of the adoption of the Mitigated Negative Declaration. The recommended approval of the Project also includes the adoption of the MMRP, attached hereto this Resolution 2026-01.
7. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

1. GENERAL PLAN AMENDMENT FINDINGS (PL24-0157)

(General Plan Review and Amendment Policy 17.5 – Land use and Community Element Form)

With respect to the General Plan Amendment, the Planning Commission finds and recommends that that City Council make the following findings for approval:

- a. *“Identified physical, social, or city-wide economic factors or changes that have made the General Plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare.”*

The City Council authorized on October 25, 2023, file number 0830-20, the submittal of a General Plan Amendment to modify the existing Imperial Oakes Corporate Center Specific Planning Area (SPA#13) land use designation to a high-density residential designation (R-4-24). As identified in the 2012 General Plan's Land Use and Community Form chapter, the SPA#13 area already contains a residential overlay which permits for residential development, albeit at a lower density (5.5 du/ac). The Project includes a General Plan Amendment (GPA) and Zone Map Amendment (ZMA) to facilitate development of a 70 unit “for-sale” townhome product at a density of 14.11 dwelling units per acre. The state-wide housing crisis has necessitated the need for additional housing to be planned for and developed by all cities. The current need for housing and decline in the retail/office market as a result of the COVID-19 pandemic has made the current designation challenging for development as illustrated in its 13-years of designation as specific plan area primarily for planned office development with no development approval, and supports a change in land use allowances so as to allow residential uses which would benefit the general public welfare in creating additional, and much-needed, housing to be developed at the site.

As detailed in the Planning Commission staff report, dated January 13, 2026, the property is located within the Imperial Oakes Corporate Center Specific Planning Area which was created by the City's adoption of the 2012 General Plan. The Specific Plan Area #13 is envisioned as a comprehensively planned development focused on the development of high-paying and high-employee density employment opportunities. The City is currently evaluating four different GPAs in SPA#13 to allow for various forms of residential and non-residential development (e.g., expansion of an existing religious use). As evident by these submittals, the existing General Plan land use designation for this area has been impacted by a decline in the retail/office market, especially in light of the COVID-19 pandemic, which resulted in shelter-in-place orders and distances requirements that led to remote and work-from-home policies across public

and private sectors, which have reshaped the demand and need for office and commercial brick and mortar developments. This Project would effectively remove the property from the SPA #13, and would allow for residential development which would assist the City in achieving its Regional Housing Needs Allocation (RHNA). The site was not identified in the City's Suitable Sites Inventory, and any housing would be considered a net increase in the City's housing obligation.

The Project was evaluated for conformance with the City's Quality of Life Standards and Land Use and Community Form General Plan policies, and all the necessary standards and policies would be met as identified in Attachment 4 of the Staff Report (dated January 13, 2026), incorporated by reference herein.

- b. Pursuant to Government Code section 65358(b), a mandatory element of a general plan may not be amended more than four times during any calendar year.*

The Project would result in the first amendment of the 2026 calendar year to the Land Use and Community Form chapter of the Escondido General Plan (i.e., Land Use element). Therefore, the approval of the Project would be compliance with Section 65358(b) of Government Code as it would not exceed four amendments to a mandatory element of the City's General Plan in a calendar year.

2. ZONE MAP AMENDMENT (PL25-0010)

(Section 33-1263 of Article 61 – Administration and Enforcement of the Escondido Zoning Code)

With respect to the Zone Map Amendment, the Planning Commission finds and recommends that the City Council make the following findings for approval:

- a. That the public health, safety and welfare will not be adversely affected by the proposed change;*

The Project includes a Zone Map Amendment to amend the existing zoning from Professional Commercial (CP) to R-4-24 (High Multiple Family District) which permits primarily residential uses, subject to a Major Plot Plan Permit. The existing zoning is inconsistent with the existing General Plan land use designation of SPA#13 which forecasted a range of industrial and office-like developments in the specific planning area as described in the City's 2012 adopted General Plan. Since the Project proposes less intensive uses (i.e., residential) than what is allowed for in the General Plan currently (i.e., commercial and office), overall Project-related impacts would be reduced from what was anticipated under the 2012 General Plan, including parking, traffic, noise and air quality. The proposed Zone Map Amendment will not adversely affect the public health, safety and welfare in that the proposed change is limited to an individual parcel, and is consistent with the surrounding medium density residential developments, and low-intensity office uses. The Project was reviewed by the City's Staff Development Committee (SDC), and is conditioned to comply with applicable regulations outlined in the Escondido Municipal Code (EMC).

- b. That the property involved is suitable for the uses permitted by the proposed zone;*

The Property is currently developed with an existing single-family dwelling (SFD), and is considered legal non-conforming as residential uses are not currently permitted within the existing zoning district, CP. The Property is surrounded by existing multifamily developments, mobile home parks, legal non-conforming residential uses, and low-intensity office uses. Due to the topography of the Property, various grading exemptions are requested; however, the grading design is consistent with the design criteria outlined in

Article 55 (Grading and Erosion Control) and includes significant landscaping to provide visual relief to surrounding properties. The Property is suitable for the uses permitted by the proposed zone in that it is surrounded by existing residential uses, and is adjacent to a major thoroughfare that can accommodate the Project's traffic generation as analyzed in the Local Mobility Analysis that was prepared for the Project. Therefore, the Project site is suitable for the proposed residential development and corresponding land use changes, as outlined in Attachment 4 of the Staff Report (dated January 123, 2026).

c. That the uses permitted by the proposed zone would not be detrimental to surrounding properties;

The Project includes rezoning the site to R-4-24, a high density multifamily residential designation, for construction of 70 dwelling units which would be consistent with the development pattern of the surrounding area. As detailed in the Planning Commission staff report, dated January 13, 2026, the Property is surrounded by existing multi-family residential uses to the east and west, a mobile home park to the south, and low-intensity commercial uses to the east. The uses permitted in the proposed zone of R-4-24 allows for multifamily uses, and ancillary residential uses, and is consistent with those existing developments cited above. Due to existing development patterns of similar uses and intensities, the uses permitted by the proposed zone would not be detrimental to surrounding properties.

d. That the proposed change is consistent with the adopted general plan;

As discussed in the Planning Commission staff report, dated January 13, 2026, the Project includes a General Plan Amendment to change the land use designation from SPA#13 to Urban IV which would permit up to 24 dwelling units per acre. The proposed Zone Map Amendment is necessary to create consistency with the proposed General Plan Amendment. Upon approval of the General Plan Amendment, the proposed change would be consistent with the adopted 2012 General Plan.

e. That the proposed change of zone does not establish a residential density below 70% of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 unless the exceptions regarding dwelling unit density can be made pursuant to the provisions set forth in Article 6;

The Project site was not previously zoned R-3, R-4, or R-5; the Property is currently zoned CP which does not permit residential development and is inconsistent with the existing General Plan land use designation of SPA#13. The Project would not establish a residential density below 70% on a site previously zoned high-density due to the existing non-residential zoning district. The Project does include a Zone Map Amendment to rezone the subject Property to R-4-24, which would then be subject to the restrictions of this finding should a future zone change be proposed.

f. That the relationship of the proposed change is applicable to specific plans.

The proposed change is not applicable to any adopted specific plans. While the Project site is designated as Specific Plan Area #13, it is not located within any adopted specific plan area. The "Specific Plan Area" land use category defined in the General Plan is applied in unique situations where comprehensive planning for an area is important to achieve a desired vision. Specific Plans are authorized by State Government Code Section 65450. Required components of Specific Plans include a separately approved document and map that comprehensively prescribe the distribution, location, extent and intensity of

major components of development, utilities, transportation, and facilities associated with the SPA. However, no specific plan has been adopted for this parcel (or in the greater SPA#13 area) and the change in zone designation is limited to the one parcel located in the northwestern area of the City and would not eliminate or preclude future adoption of an SPA#13 specific plan. Therefore, the Project does not impact an adopted Specific Plan document.

3. TENTATIVE MAP DETERMINATIONS (PL25-0010) **(Subdivision Map Act and Chapter 32 of the Escondido Municipal Code)**

With respect to the Tentative Subdivision Map/Condominium Permit, the Planning Commission makes the finding, and recommends the City Council also find, that none of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a Tentative Subdivision Map apply to this Project for the reasons stated as follows:

- a. That the proposed map is consistent with the applicable general and specific plans as specified in Section 65451 of the Subdivision Map Act.*

As detailed in the Planning Commission staff report, dated January 13, 2026, the Project includes various entitlements including a General Plan Amendment and Zone Map Amendment to change the Property's current land use and zoning designations to permit residential development. If the proposed General Plan Amendment and Zone Map Amendment are approved, the proposed map would be consistent with the applicable proposed General Plan designation including maximum permitted densities established by the Urban IV land use designation.

- b. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans.*

As detailed in the Planning Commission staff report, dated January 13, 2026, the Project includes various entitlements including a General Plan Amendment and Zone Map Amendment to change the Property's current land use and zoning designations to permit residential development. The Project has been reviewed for compliance with the development standards codified in the Escondido Zoning Code associated with the proposed land use changes and scale/type of development. The Property is not located within an adopted specific plan area. Upon approval of the General Plan Amendment and Zone Map Amendment, the Project would be consistent with the applicable land use designation.

- c. The Project site is physically suitable for the proposed type of Project.*

The Project site is approximately 4.96-acres, and includes construction of 70 dwelling units for a proposed density of 14.11 dwelling units per acre. Under the existing General Plan land use designation, the Property could be developed with a range of office and industrial uses, and given the flexible setback requirements under the corresponding zoning districts regulations, a nonresidential development could encompass the entirety of the Project site.

Should the City Council approve the General Plan Amendment and corresponding Zone Amendment, the Project would be appropriately suited for the site, even with various deviations from the development standards related to grading and setbacks. However, as detailed in the Planning Commission staff report, dated January 13, 2026, the Project includes design features to minimize impacts to surrounding

properties, and requests proper permits for such deviations, which may be granted by decision makers, as authorized within the Escondido Municipal Code. Therefore, the site is suitable for the proposed residential development.

d. *That the site is physically suitable for the proposed density of development.*

The site is physically suitable for the proposed density of development in that the Project is under the maximum allowable density established by the proposed Urban IV land use designation. Notwithstanding the requested Administrative Adjustment and Grading Exemption, the Project is designed to comply with the development standards outlined in the Escondido Zoning Code. The requested deviations from the setback requirements and design criteria for grading are permitted through the Administrative Adjustment and Grading Exemption processes, when due to extenuating circumstances, such as varying topography of the site. Additionally, the setback reduction is limited to one building located at the rear while all other buildings comply with required setbacks. The grading design incorporates applicable design standards as it pertains to varying slope ratios, and following the natural contours of the site. The site is physically suitable for the proposed density given the limited and permissible exceptions necessary for compliance with all applicable zoning code requirements.

The Project site is approximately 4.96-acres, and includes construction of 70 dwelling units for a proposed density of 14.11 dwelling units per acre. Under the existing General Plan land use designation, the Property could be developed with a range of office and industrial uses, and given the flexible setback requirements under the corresponding zoning districts regulations, a nonresidential development could encompass the entirety of the Project site.

Should the City Council approve the General Plan Amendment and corresponding Zone Amendment, the Project density would be appropriately suited for the site, even with various deviations from the development standards related to grading and setbacks. However, as detailed in the Planning Commission staff report, dated January 13, 2026, the Project includes design features to minimize impacts to surrounding properties, and requests proper permits for such deviations, which may be granted by decision makers, as authorized within the Escondido Municipal Code. Therefore, the site is suitable for the proposed residential density.

e. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.*

The Project site is approximately 4.96-acres, and existing conditions of the site include presence of previously disturbed areas and disturbed Diegan Coastal Sage Scrub. An Initial Study/Mitigated Negative Declaration was prepared for the Project (SCH #20255100346), and based on the results of the biological report, the existing Diegan Coastal Sage Scrub is of poor quality due to past mowing and is not suitable habitat for wildlife. Implementation of the Project would remove approximately 0.58 acres of disturbed Diegan Coastal Sage Scrub, and would be required to mitigate impacts through the purchase of credits from an approved mitigation bank. Given the poor quality of the existing Diegan Coastal Sage Scrub, previously disturbed nature of the site (i.e., developed with a single-family residence), compliance with the required mitigation measure to purchase credits, and compliance with applicable local, state, and federal laws, the Project would not cause substantial environmental damage.

- f. That the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

As part of the development review process, the Staff Development Committee (SDC) reviewed applications materials required for the subdivision of airspace, including a title report (no older than six months). The City's planning and engineering divisions reviewed the material and determined the information furnished by the Applicant did not identify any easements acquired by the public at large for access through or use of the Property within the proposed subdivision. Further, City staff did not identify or located and records indicating existing easements acquired by the public at large, for purposes of access, on site that would be adversely impacted by the Project.

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

As discussed in the Planning Commission staff report, dated January 13, 2026, the Project includes a General Plan Amendment, Zone Map Amendment, Tentative Subdivision Map/Condominium Permit, Grading Exemption, Administrative Adjustment, Major Plot Plan and Design Review Permit to facilitate the construction of a 70 unit "for-sale" townhome development. The requested Tentative Subdivision Map/Condominium Permit is dependent upon the approval of the General Plan Amendment and Zone Map Amendment. Upon approval of the requested entitlements and permits, all approvals applicable to the Tentative Map would be obtained.

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

The Project does not include the conversion of existing buildings into condominiums or stock cooperative therefore, this finding is not applicable to the proposed Project. The Project entails new construction of buildings and the division of airspaces for purposes of condominium units as permitted by Article 49 (Air Space and Community Apartment Projects). As detailed in the Planning Commission staff report, dated January 13, 2026, the Project complies with all the requirements codified the Escondido Zoning Code and Escondido Municipal Code.

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

The Project includes a Zone Map Amendment to amend the underlying zoning district from Commercial Profession (CP) to High Multiple Residential (R-4-24). Upon review through the Staff Development Committee's development review process, the Project design is in conformance with the proposed R-4-24 zoning district; notwithstanding the requested Grading Exemptions and Administrative Adjustments. The Project complies with the development standards related to open space, off-street parking, height, lot coverage, and permitted density.

The Project is under the maximum allowable density established by the proposed Urban IV land use designation and consistent with the R-4-24 zone. Notwithstanding the requested Administrative Adjustment and Grading Exemption, the Project is designed to comply with the development standards outlined in the Escondido Zoning Code. The requested deviations from the setback requirements and design criteria for grading are permitted through the Administrative Adjustment and Grading Exemption processes, when due to extenuating circumstances, such as the varying topography of the site. Additionally, the setback reduction is limited to one building located at the rear while all other buildings comply with required setbacks. The grading design incorporates applicable design standards as it pertains to varying slope ratios, and following the natural contours of the site.

The requested Tentative Subdivision Map/Condominium Permit request does not include an existing legal nonconforming multifamily residential use.

4. MAJOR PLOT PLAN PERMIT (PL25-0015)

(Section 33-1316 of Article 61 – Administration and Enforcement of the Escondido Zoning Code)

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

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

The Project includes a Zone Map Amendment to amend the underlying zoning district from Commercial Profession (CP) to High Multiple Residential (R-4-24). Upon approval of the requested Zone Map Amendment (and corresponding General Plan Amendment) the multifamily residential development would be a permitted use within the R-4 zone, and therefore consistent with this required finding.

- b. *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 applicable design standards.*

The Project includes a Zone Map Amendment to amend the underlying zoning district from Commercial Profession (CP) to High Multiple Residential (R-4-24). Upon review through the Staff Development Committee's development review process, the Project has been designed in conformance with the proposed R-4-24 zoning district; notwithstanding the requested Grading Exemptions and Administrative Adjustments. The Project complies with the development standards related to open space, off-street parking, height, lot coverage, and permitted density.

The Project is under the maximum allowable density established by the proposed Urban IV land use designation and consistent with the R-4-24 zone. Notwithstanding the requested Administrative Adjustment and Grading Exemption, the Project is designed to comply with the development standards outlined in the Escondido Zoning Code. The requested deviations from the setback requirements and design criteria for grading are permitted through the Administrative Adjustment and Grading Exemption processes, when due to extenuating circumstances, such as the varying topography of the site. Additionally, the setback reduction is limited to one building located at the rear while all other buildings comply with required setbacks. The grading design incorporates applicable design standards as it pertains to varying slope ratios, and following the natural contours of the site.

- c. *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 was reviewed by the City's Staff Development Committee (SDC), and found to be consistent with the City's Municipal Code. In addition, the Project has been conditioned to preserve the public health, safety and general welfare. As detailed in Attachment 4, the Project complies with the City's Quality of Life standards as detailed in the City's adopted 2012 General Plan. The Project can be serviced by existing water and sewer infrastructure, and will not require the major extension of City infrastructure to service the Project.

5. DESIGN REVIEW PERMIT (PL25-0014)

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

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

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

The Project includes construction of 70 dwelling units which would be consistent with the development pattern of the surrounding area. As detailed in the Planning Commission staff report, dated January 13, 2026, the Property is surrounded by existing multi-family residential uses to the east and west, a mobile home park to the south, and low-intensity commercial uses to the east. The uses permitted in the zone of R-4-24 allows for multifamily uses, and ancillary residential uses, and is consistent with those existing developments cited above. Due to existing development patterns of similar uses and intensities, the uses permitted by the proposed zone would not be detrimental to surrounding properties.

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

The Project has been designed in a manner that is consistent with the character of the surrounding neighborhood, specifically, the Property is adjacent to other two- and three-story multi-family developments along W. El Norte Parkway and Iris Lane (located approximately 500-feet to the east, and 400-feet to the east, respectively). The Property is north of an existing single-story mobile home park; however, the proposed multistory residential structures are significantly setback (more than 190-feet) from the mobile homes. The architectural design includes earth toned colors (e.g., beiges and off-whites) which complement the surrounding undisturbed areas of Rod McLeod Park and the adjacent vacant lot. Therefore, the proposed structures would not be out of scale with the surrounding neighborhood.

- c. *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 City's SDC reviewed the Project to determine conformance of Article 62 (Water Efficient Landscape Regulations), and the conceptual landscape plan complies with those codified requirements and state laws regarding water efficiency. The Project includes extensive landscaping of the manufactured slopes, and includes over 100 various trees throughout the Project site. Based on the conceptual landscape plans, the Maximum Allowable Water Allowance (MAWA) is 1,734,888 while the Estimated Total Water Use

(ETWU) is 1,114,442 representing a 64% usage of the MAWA. The Project complies with the required number of streets and tree per unit; in addition to the trees that are required throughout the parking area. Upon approval, the Applicant is required to apply for a landscape permit from the Engineering Division which will be reviewed for conformance with the conceptual landscape plans. Therefore, the project complies with City and state standards for landscaping and water efficient landscapes.

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

The Project includes a Grading Exemption request for fill slopes and cut slopes in exceedance of the design criteria outlined in Article 55 (Grading and Erosion Control). Notwithstanding the requested Grading Exemption, the grading design follows the existing natural contours of the site, and includes extensive landscaping of the manufactured slopes, consistent with design standards within Article 55. As detailed in the Planning Commission staff report, dated January 13, 2026, the Applicant requests a Grading Exemption due to the topography of the site, which includes a height differential from north to south of approximately 63'-0" feet. While the height of the grading design requires a Grading Exemption, which the City Council is authorized to grant pursuant to Article 55, the overall grading design includes a mix of slope ratios, varied slope cuts, and the screening of manufactured slopes through building design and natural landscaping—all of which are consistent with the design standards set forth in Article 55. Therefore, with granting of the Grading Exemptions for exceedance in design height, the Project would be consistent with Article 55.

e. 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.

As discussed in the Planning Commission staff report, dated January 13, 2026, the SDC reviewed the Project for compliance with the development standards codified in Chapter 33 (Escondido Zoning Code) of the Escondido Municipal Code which regulates site design, building design, landscaping, sign and lighting, and fencing and walls. The Project does include minor deviations from setback requirements and grading design; however, those deviations are limited and permitted through identified regulatory processes. The Project meets all other requirements related to setback, landscaping, off-street parking, height, lot coverage.

f. The project is consistent with the goals and objectives on the city general plan.

The Project includes a General Plan Amendment to amend the City's 2012 adopted General Plan. The requested General Plan Amendment was reviewed for compliance with the overall goals and objectives of the City's adopted General Plan, and as discussed in the Planning Commission staff report, dated January 13, 2026, the Project would further the objectives and goals of the City's General Plan through the provision of additional housing units, and new home ownership opportunities. Additionally, as detailed in the aforementioned Planning Commission staff report, the existing General Plan land use designation is no longer appropriate for the Property due to identified physical, social, and economic changes. The Project would comply with the City's General Plan, as further described in detail in Attachment 4 of the January 13, 2026 Planning Commission staff report.

6. GRADING EXEMPTIONS (PL25-0012)

(Section 33-1066 of Article 55 – Grading and Erosion Control of the Escondido Zoning Code)

With respect to the Grading Exemption, the Planning Commission finds and recommends that the City Council make the following findings for approval:

- a. As discussed in the Planning Commission staff report, dated January 13, 2026, the Project includes Grading Exemptions due to the construction of fill slopes up to 40'-0" in height; and cut slopes in excess of 20'-0" in height and steeper than a 2:1 ratio. These grading exemptions allow for development of the project where an elevation differential exists of approximately 65'-0" from north to south and east to west. Notwithstanding the slope heights, the grading design complies with the design criteria outlined in Article 55 (Grading and Erosion Control). The proposed design avoids the need for taller retaining walls, and results in a balanced site (i.e., soil does not need to be imported).

The manufactured slopes impact on surrounding properties would be minimized through extensive landscaping along the Project's frontage and through landscaping of the slopes as detailed in the conceptual landscape plans. The manufactured cut slopes to the rear would be screened through the placement of buildings, and would not be viewable from the public right-of-way. The Applicant prepared a geotechnical study, which provides justification from a soils engineer indicating that the 1.5:1 cut slope design would be stable, and would not impact surrounding properties. The cut slope would be landscaped with vegetation. Therefore, granting the Grading Exemption would not adversely impact surrounding properties, and result in a responsible and stable grading design.

7. ADMINISTRATIVE ADJUSTMENT FINDINGS (PL25-0013)

(Section 33-1223(c) of Article 61 – Administration and Enforcement)

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

- a. The Applicant request a 25% reduction in the required rear yard setback from the 2nd and 3rd stories of Unit 1 located in the northeast rear corner of the Property. As discussed in the Planning Commission staff report, dated January 13, 2026, a 10'-0" rear yard setback is required for the first two-stories of a building, and an additional 5'-0" is required for every story above the second-story. City staff reviewed the request, and determined that the request would not be incompatible with the adjacent properties due to the existing uses on those properties, specifically the adjacency of the Rod McLeod Park to the north. It is unlikely that the park would be redeveloped, and introduce new uses that may impacted by the proposed request. Additionally, given the challenging nature of the Property's topography, a minor reduction is warranted, and would only be applied to one building on the entire site.

8. CONDOMINIUM PERMIT FINDINGS

(Section 33-953 of Article 49 – Air Space Condominium and Community Apartment Projects)

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

- a. *Except as specifically addressed in section [33-955](#) of this article, the project meets current zoning, design review, drainage, engineering, fire protection, seismic and building code requirements as if the project were newly constructed. However, the conversion of existing legal nonconforming multifamily residential developments to condominium units is exempt from current density requirements providing no increased density is proposed. Conversion requests may also utilize the same administrative adjustment procedures available to new construction as specified in the underlying zone;*

The Project includes a Zone Map Amendment to amend the underlying zoning district from Commercial Profession (CP) to High Multiple Residential (R-4-24). Upon review through the Staff Development Committee's development review process, the Project has been designed design is in conformance with the proposed R-4-24 zoning district; notwithstanding the requested Grading Exemptions and Administrative Adjustments. The Project complies with the development standards related to open space, off-street parking, height, lot coverage, and permitted density.

The Project was reviewed by the City's Staff Development Committee (SDC), and found to be consistent with the City's Municipal Code relative to the proposed zoning, drainage, fire protection, seismic and building code requirements. In addition, the Project has been conditioned to preserve the public health, safety and general welfare. As detailed in Attachment 4, the Project complies with the City's Quality of Life standards as detailed in the City's adopted 2012 General Plan. The Project can be serviced by existing water and sewer infrastructure, and will not require the major extension of City infrastructure to service the Project.

- b. *Required upgrades or modifications correcting a nonconforming condition may be permitted notwithstanding the provisions of section [33-1243](#) of this code, if the project otherwise conforms to applicable criteria;*

The Project does not require upgrades or modifications to a nonconforming condition because it is new construction of 70 dwelling units. As discussed in the Planning Commission staff report, dated January 13, 2026, the SDC reviewed the Project for compliance with the development standards codified in Chapter 33 (Escondido Zoning Code) of the Escondido Municipal Code which regulates site design, building design, landscaping, sign and lighting, and fencing and walls. The Project does include minor deviations from setback requirements and grading design; however, those deviations are limited and permitted through identified regulatory processes. The Project meets all other requirements related to setback, landscaping, off-street parking, height, lot coverage.

c. Residential projects will contain architectural and site-planning features commonly found in projects that maintain a majority of owner-occupied units;

The overall design of the proposed residential development would produce an attractive, efficient and stable environment for living, because adequate residential amenities, parking, on-site circulation, access, city services and landscaping would be provided, and the design of the development is consistent with surrounding multi-family residential developments.

d. The project provides sufficient parking commensurate with its location and design;

As detailed in the Planning Commission staff report, dated January 13, 2026, the Project provides a total 165 parking spaces when only 150 are required by the Escondido Zoning Code. The Project includes two-car garages for each unit, and 25 open space guest spaces at the rear of the Project. The Project provides sufficient parking commensurate with the number of units proposed for the development.

e. The project's open space is well-designed, properly distributed, and does not unreasonably restrict disabled access;

The Project's open space is well designed, properly distributed, and does not unreasonably restrict disabled access. As detailed in the Planning Commission staff report, dated January 13, 2026, the Project includes approximately 51,496 square-feet (sq. ft.) of open space when 35,600 sq. ft. is required. The open space consistent of private usable open space consisting of patios and balconies, as well common recreational areas consisting of a tot-lot area, pool and spa area, and passive common open space. Additionally, the Project includes an accessible path of travel to Rod Mcleod Park, and ensures that the open space is well-design and does not unreasonable restrict disabled access.

f. The project conforms to the general plan and applicable zoning provisions. However, a conversion to residential condominiums may occur notwithstanding the fact that existing densities exceed currently permitted general plan densities provided no additional units are proposed;

The Project includes a General Plan Amendment to amend the City's 2012 adopted General Plan. The requested General Plan Amendment was reviewed for compliance with the overall goals and objectives of the City's adopted General Plan, and as discussed in the Planning Commission staff report, dated January 13, 2026, the Project would further the objectives and goals of the City's General Plan through the provision of additional housing units, and new home ownership opportunities. Additionally, as detailed in the aforementioned Planning Commission staff report, the existing General Plan land use designation is no longer appropriate for the Property due to identified physical, social, and economic changes. The Project would comply with the City's General Plan, as further described in detail in Attachment 4 of the January 13, 2026 Planning Commission staff report.

The Project includes rezoning the site to R-4-24, a high density multifamily residential designation, for construction of 70 dwelling units which would be consistent with the development pattern of the surrounding area. Upon approval of the General Plan Amendment and Zone Map Amendment, the Project would comply with the applicable general plan and zoning provisions.

g. The project's maintenance and replacement program adequately addresses required improvements and appears to be sustainable;

The condominium development will be required via Conditions of Approval to establish a Homeowners Association ("HOA") to provide appropriate ongoing maintenance for the Project. The overall size of the project/number of units would be sufficient to provide a sustainable association to maintain improvements throughout the site.

- h. That all tenant notification and information, as required by the California Subdivision Map Act, this chapter, and the City of Escondido subdivision ordinance has been, or will be provided; and*

The Project does not include the conversion of an existing building for condominium purposes; therefore, this finding is not applicable to the Project.

- i. That provisions have been made for the timely release of security deposits and provision of rental payment history reports if requested by existing residential tenants.*

The Project involves the demolition of an existing single-family dwelling pending approval of the Project. There are no existing tenants that would require a timely release of security deposits and provisions of rental payment history reports; therefore, this finding is not applicable to the Project.

NO NET LOSS Findings

- a. The project site is not identified in the City's General Plan Housing Element Suitable Sites Inventory for the 6th RHNA Planning Cycle. Because the provision of "no net loss" applies to housing located on any site listed in the City's Housing Element, the City does not need to determine if this project or a decision related to this Project would be subject to No Net Loss Law and its remedies.

Exhibit “G”

Due to the number of pages, the draft Initial Study/Mitigated Negative Declaration (SCH#20255100346) may be viewed on the Project website below, or they may be viewed at the Planning Counter at the Escondido City Hall during business hours. For more information, please contact the case planner at ivan.flores@escondido.gov or via phone at 760-839-4529

Final Initial Study/Mitigated Negative Declaration

[Appendix A – Air Quality Analysis](#)

[Appendix B – Local Mobility Analysis](#)

[Appendix C – Transportation Analysis](#)

[Appendix D – Biological Resources Report](#)

[Appendix E – Architectural and Historic Evaluation](#)

[Appendix F – Archaeological Survey Report](#)

[Appendix G – Archeological Excavation Report](#)

[Appendix H – Geotechnical Investigation](#)

[Appendix I – Climate Action Plan Consistency Review Checklist](#)

[Appendix J – Drainage Study](#)

[Appendix K – Stormwater Quality Management Plan](#)

[Appendix L – Escondido Union School District – Will Serve Letter](#)

[Appendix M – Escondido Union High School District – Will Serve Letter](#)

[Appendix N – Noise Analysis](#)

[Appendix O – Vehicles Miles Travelled Analysis](#)

PLANNING CASE NOS. PL24-0157

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **June 19, 2025**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as **recommended for approval** on **January 13, 2026**, and shall not be altered without express authorization by the Development Service Department.

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

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a.** Acceptance of the Permit by the Applicant; and
 - b.** Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

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

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and

any other relevant document comprising the Project in its entirety, as necessary to make them internal 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.

Item 2.

4. Conformance to Approved Plans.

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

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

6. Certificate of Occupancy.

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

7. Availability of Permit Conditions.

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

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

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

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

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

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

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

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

12. Clerk Recording.

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

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

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

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

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).

Item 2.

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.

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.

Item 2.

- 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.

Item 2.

13. Disturbance Coordinator. The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

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

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

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

C. Parking and Loading/Unloading.

1. A minimum of 150 parking spaces shall be provided at all times and in conformance with the provisions of Article 39 (Off-street parking). Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

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

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
 - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering

Services Department with the second submittal If the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

- b.** Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c.** The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d.** Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
- e.** New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Division Conditions:

1. The Project shall comply with all the requirements of the final adopted Mitigation Monitoring and Reporting Program attached as Exhibit "B" to Resolution No. 2026-01 and as summarized below:

BIO-1: Prior to issuance of a grading permit, the City shall document that required project habitat mitigation has been secured by the Applicant from an approved mitigation bank, preferably within the north San Diego County region. Mitigation for significant direct impacts to approximately 0.58 acres of disturbed Diegan coastal sage

scrub are proposed to be mitigated at a 1:1 ratio via the purchase of 0.58 acres of coastal sage scrub habitat from an approved mitigation bank.

NOS-1: If blasting and associated rock drilling are deemed necessary for the construction of project components, the blasting contractor shall obtain a blasting permit and comply with all City requirements. Per blasting permit requirements, a pre-blast inspection shall be conducted, and all blasting operations shall be monitored by a seismograph located at the nearest structure. Additionally, the blasting contractor shall implement measures necessary to minimize noise related to blasting to the levels established in the Municipal Code. If rock drill staging occurs within 145 feet of any occupied noise sensitive land uses, sound levels could exceed 75 dB(A) L_{eq} at property lines. A noise mitigation plan based upon the location of the construction equipment, topography, and construction schedule shall be prepared by an acoustical consultant. The noise mitigation plan shall identify measures to reduce sound levels to below 75 dB(A) L_{eq} . Such measures could include a temporary noise barrier along any property line where the impacts could occur. The proposed noise barrier shall be of solid non-gapping material to adequately reduce construction noise levels below the noise threshold of 75 dB(A) L_{eq} at the property lines. The noise mitigation plan shall determine the final height and location of a temporary barrier if one is necessary. The mitigation plan may also identify location and timing restrictions on drilling equipment usage. The mitigation plan shall be submitted to the City for review and approval prior to initiation of rock drill staging activities within 145 feet of any occupied noise sensitive land use.

TRA-1: To reduce VMT impacts, the project applicant shall be required to complete the following pedestrian improvements prior to final occupancy of the sixth building:

1. **Install High Visibility Crosswalks at El Norte Parkway and Morning View Drive** – Install high visibility crosswalks at four legs at the intersection of El Norte Parkway and Morning View Drive.
2. **Install a High Visibility Crosswalk at North Broadway and Lincoln Avenue** – Install a high visibility crosswalk on the west leg of the North Broadway and Lincoln Avenue intersection. This location is adjacent to Lincoln Elementary School and has been identified as a priority improvement through the Safe Routes to School program.
3. **Install High Visibility Crosswalks at West Lincoln Avenue and North Escondido Boulevard** – Install high visibility crosswalks at the West Lincoln Avenue and North Escondido Boulevard intersection. This location is adjacent to Lincoln Elementary School and has been identified as a priority improvement through the Safe Routes to School program.
4. **Direct Pedestrian Access to Rod McLeod Park** – Provide a pedestrian connection from the project site to the Rod McLeod Park access road.

TCR-1: Prior to issuance of a grading permit, the Applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor(s) associated with the Rincon Band of Luiseño Indians have been retained to implement a monitoring program. The archaeologist shall be responsible for coordinating with the Rincon Band of Luiseño Indians Native American monitor(s). This verification shall be presented to the City in any contract execution, in a letter from the Project archaeologist that confirms the selected Native American monitor is associated with a traditionally and culturally affiliated tribe(s) as identified through the consultation process. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.

TCR-2: The qualified archaeologist and a Native American monitor(s) associated with the Rincon Band of Luiseño Indians shall attend all applicable preconstruction meetings with the general contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.

TCR-3: The project developer shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session shall include a handout and focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary. A qualified professional archaeologist shall be on-site along with a Native American monitor(s) associated with the Rincon Band of Luiseño Indians during rough grading operations.

TCR-4: Prior to performing grading operations, the construction manager, tribal representative, grading contractor, the qualified archaeologist, and landowner/ applicant if required, shall review the process for controlled grading of 10596-S-1, during the pre-construction meeting (see Mitigation Measure TCR-2). The discussion shall include a review of the process, confirmation of what machinery shall be used, what types of resources are present and/or expected, what shall occur when/if buried resources are discovered, and who shall notify the monitors at least 48 hours in advance of when grading is anticipated to begin within 50 feet (15 meters) of 10596-S-1. Monitors shall be allowed to actively observe, including walking within a close but safe proximity to the equipment, the newly exposed soils for any evidence of buried resources. This process shall continue until the entire area has been completed. Upon the concurrence of both the project archaeologist and the tribal representative, controlled grading may cease and, if applicable, mass grading may proceed. The controlled grading process shall be documented by the project archaeologist in the Phase IV Monitoring Report as required in Mitigation Measure TCR-7.

TCR-5: Prior to the start of grading, milling features identified by the Rincon Band of Luiseño Indians Native American monitor, project archaeologist, and construction contractor that can be feasibly moved shall be flagged to protect it until relocation of the outcrops is scheduled. During construction monitoring by a Rincon Band of Luiseño Indians Native American monitor and archaeologist, the area surrounding the feature(s) shall be excavated in a slow and controlled way in order to preserve as many milling elements as possible and to expose the entire outcrop. The outcrop shall be relocated to a location within the project area where the outcrop can be preserved in perpetuity. Due to potential construction constraints, the outcrop may need to be moved several times before being relocated to its permanent location. The location shall be agreed upon by the City and the traditionally and culturally affiliated tribe in consultation with the applicant. All efforts shall be made to preserve the outcrop as one piece, if feasible. If the boulder is too large to move in one piece, a concerted effort shall be made to preserve as many milling elements as possible.

TCR-6: In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be

evaluated. A buffer area of at least 100 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist and the Rincon Band of Luiseño Indians Native American monitor(s) have examined the newly discovered artifact(s) and have evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Rincon Band of Luiseño Indians Native American monitor(s) in coordination with the qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American tribes identified through project consultation, shall be contacted and consulted, and Native American construction monitoring shall continue. The project developer and the City in consultation with the affiliated consulting tribe(s) shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. No photography, invasive or non-invasive testing is permitted unless prior written approval of the affiliated tribes as identified throughout the consultation process.

All inadvertent discoveries are to be kept on the project site at a secured and locked location agreed upon by the traditionally and culturally affiliated tribe(s) and the City, until reburial on project site.

Reburial on Project Site: Prior to Notice of Completion for the Grading and Site Improvements, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Prehistoric Resources – the following treatments shall be applied.

- a. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing have been completed on the cultural resources, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial processes shall be culturally appropriate and consulted with the traditionally and culturally affiliated tribe(s), and the City. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to a Public Records Request
- b. Reburial of the resources off-site. If reburial is not feasible on-site as determined by the Director of Development services upon a recommendation provided by the archaeologist, in consultation with the TCA tribe(s), then reasonable efforts shall be made to locate the features off-site in consultation with the aforementioned parties.

TCR-7: Prior to release of the grading bond, the archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final Phase IV monitoring report at the conclusion of any on-site archaeological monitoring. The report shall be submitted to the project developer, the South Coastal Information Center, the City, the affiliated tribe(s) that participated in project consultation, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The

report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.

TCR-8: Qualified Native American monitor(s) associated with the Rincon Band of Luiseño Indians shall be present during all on-site ground disturbance operations.

2. The design measures below are “good neighbor” measures, intended to ensure best practice is adhered to throughout Project construction, and shall be included on applicable building, engineering, and landscaping plans. A(a-h) are not associated with any significant impacts, therefore, the Project shall comply with site-specific design measures as detailed in the draft Initial Study/Mitigated Negative Declaration, and as specified below:
 - a. Construction-period and permanent BMPs and water quality requirements would be designed and implemented in accordance with applicable state and local rules and regulations. This includes temporary placement of silt fence or similar perimeter control at the property boundary to prevent any loss of sand, silt, or material from the project site during construction activities.
 - b. All construction activities would occur during normal daylight hours in accordance with the City’s local rules and regulations.
 - c. Prior to grading permit issuance, a project biologist shall be retained to inspect and oversee installation of temporary perimeter fencing, be on-site during the initial clearing and grubbing of habitat, and conduct regular inspections thereafter during grading operations to ensure compliance with the project biological requirements. The biologist should be knowledgeable of upland biology and ecology, possess a bachelor’s degree in a biological related field, and have at least two years of experience in field biology or current certification of a nationally recognized biological society. In lieu of the above qualifications, a resume would demonstrate to the satisfaction of the City that the proposed biologist has the appropriate training and background to effectively implement the biological-related site design measures. The biologist would have the authority to halt construction activities, if needed, and would report any detection of federally or state listed species and/or violation to the City and applicable resources agencies, if needed within 48 hours of detection.
 - d. Environmental training would be provided for contractors and construction personnel by the project biologist prior to the start of construction work and annually thereafter. The training would be repeated if gaps in construction operations were required.
 - e. Initial clearing, grubbing, and/or grading of vegetation would avoid the typical avian nesting season, which extends from February 1 to August 31. If this were not feasible, clearing, grubbing, and/or grading of vegetation may occur during the avian nesting season if the project biologist conducts a focused survey for active nests within approximately 72 hours prior to work in the area and determines the area to be free of nesting birds. If active bird nests were found, then all construction activities undertaken for the project must comply with regulatory requirements of

the federal Migratory Bird Treaty Act and California Fish and Game Code §3503 and §3513. This would require protection of the nest, eggs, chicks, and adults until such time as the nestlings have fully fledged and are no longer dependent upon the nest site. The project biologist may need to conduct follow-up nesting bird surveys (e.g., weekly), as needed during the nesting season if suitable habitat is present on-site.

- f. The Applicant shall incorporate all necessary fuel modification requirements on-site, as detailed in the conceptual landscape plans under Exhibit "C" to Resolution No. 2026-01.
- g. All temporary and permanent landscaping shall avoid the use of plant species listed by the California Invasive Plant Council on the California Invasive Plant Inventory. A certified landscape architect shall ensure on the Landscape Plan Check submittal that the plants identified within the final planting plan are not listed on the aforementioned inventory. A note shall be added to the final Landscape Plans.
- h. A final photometric plan shall be submitted as part of the construction plan set through the Building Plan Check process. The photometric plan shall show all temporary and permanent lighting to be shielded and directed down onto the Project site; it would not be broadcast into the adjacent properties. Foot candle measurements shall show no light spill across property lines, and identify which light fixtures are to be shielded and the shielding mechanism (e.g., paint, shield, etc.) for each fixture.

3. The Project shall comply with the Climate Action Plan consistency checklist attached as Appendix I to the draft Initial Study/Mitigated Negative Declaration, and summarized below. All applicable measures shall be shown on the applicable post-entitlement plans (building plans, grading plans, off-site plans, etc.):
 - a. Electric Vehicle Charging Stations (Measures T-1.3 & T-1.4): Pursuant to the 2025 Title 24, Part 6 Building Energy Efficiency Standards, at least one electric vehicle charging station (EVCS) shall be installed in each unit.
 - b. Pedestrian Infrastructure (Measure T-3.2): The Project shall install pedestrian infrastructure improvements by constructing a new public sidewalk along its frontage of West El Norte Parkway. Additionally, the Project shall install an accessible ramp from the Project site to the public sidewalk.
 - c. Alternatively Fueled Water Heaters (Measure E-4.1 & E-4.2): The Project shall include tankless water heaters with an electric heat pump water heaters in all units.
 - d. Landscape Water Consumption (Measure W-6.2): The Project shall offer rain barrels (or other rainwater capture systems) as an add-on option for the new homes, to the satisfaction of the Director of Development Services.

- e. Tree Planting (Measure C-9.1): The landscape plans shall be consistent with the conceptual landscape plans that show one tree for every four new park/green spaces, and at least one tree per each unit.

4. The Project shall comply with the Grading Exemptions shown on the Approved Plans as detailed below:

- a. Fill slopes adjacent to El Norte Parkway shall be up to 40'-0" in height.
- b. Cut slopes adjacent to the northern property line shall be limited to 22'-0" in height.
- c. Cut slopes adjacent to the northern property line shall be no steeper than 1.5:1.

5. No signage is approved as part of this application. A sign permit, and design review permit, if applicable, shall be subject to review and approval by the Planning Division.

6. The Project shall be managed by a professional management company. A self-managed Home Owners Association ("HOA") shall not be allowed. This prohibition against a self-managed HOA must be reflected in the Project's Covenants, Conditions, and Restrictions ("CC&Rs").

7. A request for street names shall be provided on the second submittal of review of the Final Map prepared for the Project. A detailed letter shall be provided upon second submittal of review of the Final Map detailing the proposed street names.

F. Fire Department Conditions:

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

G. Specific Engineering Division Conditions:

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO TRACT NUMBER PL24-0157
Parkview Townhomes**

GENERAL

1. The Developer shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and/or any drainage 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 and Final Map. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. All required final engineering plan sets with reports shall be submitted

for review simultaneously through the City's virtual Engineering plan review portal with each uploaded separately and include all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect and likewise submitted through the virtual Engineering plan review portal. The City will screen check these initial submittals including the Engineer's Cost Estimates and from these post the Initial Plan Review fees that must be paid before full reviews will commence.

4. 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 Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warrantee (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. All final engineering plans for the construction of all required off-site and on-site improvements and grading shall be approved and surety bonds and agreements in a form acceptable to the City Attorney shall be posted by the Developer with the City of Escondido prior to approval and recording of the Final Map for this Subdivision.

6. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:

- All conditions of the Tentative Subdivision Map have been fulfilled, or
- Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.

7. If site conditions change adjacent to the proposed development prior to completion of the project, the Developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

8. All project construction 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.

9. A PDF of the Certified Tentative Map as presented to the Planning Commission and approved by the City Council together with any changes together with a PDF of the adopted final conditions of approval shall be uploaded with each of the initial Final Engineering plan submittals.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, curb returns and pedestrian ramps, drainage, lighting, etc. shall be to the satisfaction of the City Engineer.

2. Prior to the first occupancy (excluding model homes) the Developer shall construct the new 5'-0" wide concrete contiguous sidewalk along the project's frontage. See appropriate typical sections in the current Escondido Design Standards for additional design details
3. Prior to the first occupancy (excluding model homes) the Developer shall complete the required extension and modifications to the existing raised concrete median in El Norte Parkway together with required signage and striping all to prevent left turns out.
4. Prior to the final occupancy of the sixth building, the Developer shall design and install the following agreed to VMT Mitigation measures and improvements:
 - Install high visibility crosswalks on the four (4) legs at the intersection of El Norte Pkwy and Morning View Dr.
 - Install a high visibility crosswalk on the west leg of the N Broadway and Lincoln Avenue intersection.
 - Install high visibility crosswalks on the four (4) legs at the intersection of W Lincoln Ave and N Escondido Blvd.
 - Install a direct concrete sidewalk pedestrian connection that is ADA compliant from the project to the Rod McLeod Park access road.
5. Prior to the first occupancy the Developer shall improve the project's entrance from El Norte Parkway with a modified alley-type driveway apron with a minimum throat width of 24 feet.
6. All on-site roadways, alleyways, and parking areas shall be private. Typical sections, alignments, curb return, and design details shall be to the satisfaction of the City Engineer, Development Services Director, and City Fire Marshal. The private street improvements shall include, but not be limited to, the construction of concrete curb and gutter, sidewalks (one side only), street lights, paving and base.
7. The curb returns for the private roadways shall be designed and constructed with 10' minimum radius and a minimum 28' radius on roadways for which the Fire Marshal has determined the need for emergency vehicle access.
8. The address of each dwelling unit shall either be painted on the curb or posted in such a manner that the address is clearly visible from the private roadways. The address shall be placed in a manner and location approved by the City Engineer, Community Development Director, and Fire Marshal.
9. All existing public street lights along all Project frontages must be either retrofitted or replaced with an LED street light in accordance with Escondido Standard Drawing No. E-1-E. Where replaced the existing street light equipment shall be removed and salvaged to the City Public Works yard.
10. Street lighting shall be required on all on-site private streets and alley ways. It shall be the responsibility of the Home Owner's Association to maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.
11. The Developer may be responsible for an overlay of portions of El Norte Parkway due to the many utility trenches and storm drain extension necessary to serve this project. The determination of the extent of the overlay shall be to the satisfaction of the City Engineer.

12. The Developer's Traffic engineer shall prepare and submit for approval by the City Engineer a complete final Signing and Striping plan for all improved and modified roadways. The Developer will be responsible for removal of all existing and the construction of all new signing and striping in compliance with the current CA MUTCD standards and to the satisfaction of the City Engineer.
13. For the duration of the project construction and at project completion, the Developer shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to the project construction traffic to the satisfaction of the City Engineer.
14. Adequate horizontal sight distance shall be provided at the project entrance. Increased parkway widths and restrictions on landscaping may be required at the discretion of the City Engineer.
15. The Developer shall design and construct pedestrian access routes meeting current ADA requirements into the project and along project frontages to the satisfaction of the City Engineer and City Building Official.
16. The Developer will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and for any temporary materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

GRADING AND ONSITE PRIVATE IMPROVEMENTS

1. A site grading and erosion control plan prepared by a registered Civil Engineer shall be approved by the Engineering Department prior to issuance of building permits. The first submittal of the grading plan shall be accompanied by three copies of the preliminary soils and geotechnical report. The Soils Engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. All private driveways and parking areas shall be paved with a minimum of 3" asphalt concrete over 6" of aggregate base or 7" Portland cement concrete over 6" aggregate base. All paved areas exceeding 15% slope or less than 1.0% shall be paved with Portland cement concrete.
3. Any proposed retaining walls not a part of the building foundations or stem walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. The Developer will be required to pay for all required third party structural engineering review of these structural calculations and details. Stem walls, foundation structures, or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Department plan review and Building Permit process.
4. All retaining walls and screen walls, stairs and raised landings shall be constructed completely within the Project property and shall not encroach into the public R/W.
5. The Developer will be required to obtain permission from adjoining property owners for any off-site grading or other work necessary to construct the project and/or the required improvements, or the Developer shall modify the project design so the construction in question is contained within the project's property lines.

6. 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.
7. The Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
8. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. All existing foundations, structures, trees not otherwise designated "to remain" on the Tentative Map, shall be removed or demolished from the site.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Drainage Study to be prepared by the Engineer of Work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. The Developer shall extend a public 18" RCP storm drain pipe together with clean-outs in El Norte Parkway to the project entrance to convey the project's treated drainage. A private storm drain system shall be designed and extended up into the project from a public clean-out in the right-of-way.
3. All on-site storm drains are private. The responsibility for maintenance of these storm drains shall be that of the Home Owner's Association. Provisions stating this shall be included in the CC&Rs.
4. The project shall limit drainage flows to their pre-construction rates. Details and calculations for any detention basins shall be submitted and approved as part of the grading plan check.
5. A Final Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include treatment calculations, post-construction storm water treatment measures, and maintenance requirements and responsibilities.
6. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants. The City highly encourages the use of bio-retention areas where possible as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
7. The Developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

8. All storm water treatment and retention facilities and their drains including modular wetlands, bio-retentid basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance and repair of all project constructed/installed post construction storm water treatment facilities both onsite and in the adjacent public right-of-way shall be that of the Home Owners Association.
9. The Developer shall design and construct any permeable surfaces proposed for the project to the specifications of the version of the County of San Diego Green Streets manual approved by the County at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H2O loading.
10. The Home Owners Association shall perpetually maintain any permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third-party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The Home Owners Association will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.

WATER SUPPLY

1. The locations and sizing of all required fire hydrants, detector check assemblies, and other fire sprinkler system pipes and apparatus shall be designed and installed to the satisfaction of the Fire Marshal and City of Escondido Building Official.
2. The project is located in the Rincon Del Diablo Municipal Water District (Rincon) water service area. The developer shall contact Rincon for the projects' water service requirements.
3. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department.
4. All on-site water lines and backflow prevention devices beyond the Water Meter or Detector Check Valve shall be considered a private water system and the Home Owners Association will be solely responsible for all maintenance or repair of these water lines and facilities and provisions stating this shall be included in the CC&Rs.

SEWER

1. The Developer is required at their sole expense to design and construct an 8-inch public PVC sewer main. The 8-inch public PVC sewer main shall connect to the existing 18-inch sewer main at the intersection of El Norte Parkway and Private Street A and extend through the site to serve the project. A minimum 4-inch sewer lateral is required to serve each unit with a minimum 2% slope. A sewer cleanout shall be located on

private property within 18-inches of the Public Utility Easement. All sewer mains, laterals, appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.

Item 2.

2. 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 other utilities.
3. All sewer laterals shall be considered a private sewer system. The Home Owner's Association shall be responsible for the maintenance of sewer laterals from the clean-out to the public sewer main and provisions stating this shall be included in the CC&Rs.
4. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vactor trucks for maintenance.
5. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
6. The location of all sewer laterals shall be shown on the grading and improvement plans.
7. All public sewer mains shall be located within a minimum 20-foot public utility easement (PUE). Private storm drains, private utilities and permanent structures are not allowed within the PUE.
8. Improvement plans for all proposed sewer mains shall be prepared by a Civil Engineer and shall be submitted to the City for review and approval.

LANDSCAPING

1. Site landscaping and irrigation plan(s) for the project and for all right-of-way areas along the project frontages shall be prepared by a Licensed Landscape Architect and submitted to the Engineering Department with the second submittal of the grading plans for review and approval by Engineering and Planning Departments. The initial submittal of the landscape plans shall include the required plan check fees.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All private and public easements affecting subject property both proposed and existing to remain shall be shown, delineated, dimensioned, and clearly labeled on the Final Map.
2. The Developer shall grant all necessary public easements to the City on the Final Map, including Public Utility Easements, Fire Access Easements, and Pedestrian Access Easements.
3. A 20-foot-wide public utility easement shall be granted to the City of Escondido covering all proposed public sewer mains within the project.
4. The Developer is responsible for making the arrangements to quitclaim any easements of record which conflict with the proposed development prior to approval of the final map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for buildings in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed.

CASH CLEAN-UP DEPOSITS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install Best Management Practices devices and materials, 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, retaining walls, walls, drainage facilities, landscaping and irrigation, and best management practices items of work up to a maximum of \$60,000, unless a higher amount is deemed necessary by the City Engineer.
2. The Developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when Building Permits are issued.

UTILITY UNDERGROUNDING AND RELOCATION

1. Any existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the City's Subdivision and Undergrounding Ordinances.
2. The Developer shall sign a written agreement stating that they have made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

CC&R'S AND RECIPROCAL USE AND MAINTENANCE AGREEMENTS

1. Copies of the CC&R's shall be uploaded for review by the Engineering and Planning Divisions and approved for recording prior to approval of the Final Map.
2. The Developer shall make provisions in the CC&Rs for maintenance by the Home Owners' Association of all private driveways, parking areas, private utilities (including sewer and water), private storm water and drainage facilities, private street lighting, walls (including graffiti removal), and landscaping both onsite and within the fronting public El Norte Parkway right-of-way. These provisions must be approved by the Engineering Division prior to approval of the Final Map.
3. The CC&R's must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the property owners' association when repair or replacement of private utilities is done.
4. The CC&R's must state that (if stamped concrete or pavers are used in a private driveway) the Home Owners' Association is responsible for replacing the stamped concrete or pavers in kind if the City has to trench the street for repair or replacement of a public utility.
5. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.



CITY *of* ESCONDIDO

STAFF REPORT

Agenda Item No. 3

January 13, 2026

Tentative Future Agenda Items

DATE: January 13, 2026

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:

- Office to residential conversion in the Downtown Specific Plan Area

Policy Work:

- 2023-25 CY Climate Action Plan APR
- Housing Element Implementation Ordinances
 - o Ministerial/by-right ordinance
 - o Permanent Supportive Housing ordinance
 - o ADU ordinance comprehensive update

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History