

ORDINANCE NO. 2015-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ESCONDIDO AND JUDITH ANNE ZENNER, DANIEL J. ZENNER AND MARYANNE E. ZENNER; AND DAVID FLORES AND IRMA E. FLORES; AND SHERYL ALVARADO; AND JOSE RODRIGUEZ AND IRMA RODRIGUEZ, TO AUTHORIZE CONSTRUCTION OF A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN THE NORTH BROADWAY DEFICIENCY AREA

PLANNING CASE NO.: PHG 14-0007  
RELATED CASES: SUB 14-0002  
PHG 14-0006  
ENV 14-0003

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That the City Council has reviewed and considered the Final Mitigated Negative Declaration (City Log No. ENV 14-0003) and the Mitigation Monitoring Program and has determined that all environmental issues associated with the project have been addressed and no significant environmental impacts will result from approving this agreement.

SECTION 3. That upon consideration of the Findings/Factors to be Considered, attached as Exhibit "B" and incorporated by this reference, the staff report, Planning Commission recommendation (Resolution No. 6039), and all public testimony presented at the hearing held on this agreement, this City Council finds that the

Development Agreement is consistent with the Escondido General Plan and the Growth Management Ordinance (Article 68) of the Zoning Code.

SECTION 4. That the City Council desires at this time and deems it to be in the best public interest to approve the Development Agreement ("Agreement") between the City of Escondido and Judith Anne Zenner, and Daniel J. Zenner and Maryanne E. Zenner trustees of the Zenner Family Trust; and David Flores and Irma E. Flores; and Sheryl Alvarado; and Jose Rodriguez and Irma Rodriguez. The Agreement is attached as Exhibit "A" and incorporated by this reference.

SECTION 5. That the City Council hereby consents to the future assignment of the Development Agreement to Pacific Land Investors, LLC and/or KB Home.

SECTION 6. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 7. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 6<sup>th</sup> day of May, 2015 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MASSON, ABED

NOES : Councilmembers: NONE

ABSENT : Councilmembers: MORASCO

APPROVED:



SAM ABED, Mayor of the  
City of Escondido, California

ATTEST:



DIANE HALVERSON, City Clerk of the  
City of Escondido, California

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STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO : ss.  
CITY OF ESCONDIDO )

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing  
ORDINANCE NO. 2015-10 passed at a regular meeting of the City Council of the City of Escondido  
held on the 6<sup>TH</sup> day of May, 2015, after having been read at the regular meeting of said City Council held  
on the 22<sup>nd</sup> day of April, 2015.



DIANE HALVERSON, City Clerk of the  
City of Escondido, California

ORDINANCE NO. 2015-10

RECORDING REQUESTED BY:

CITY CLERK, CITY OF ESCONDIDO

WHEN RECORDED MAIL TO:

CITY CLERK  
CITY OF ESCONDIDO  
201 N. BROADWAY  
ESCONDIDO, CA 92025

*THIS SPACE FOR RECORDER'S USE ONLY*

APN: 224-130-07-00  
APN: 224-130-08-00  
APN: 224-130-12-00  
APN: 224-130-13-00

**Recording Fees Exempt Per Government Code Section 27383**

**DEVELOPMENT AGREEMENT  
for SUB14-00002**

**between**

**CITY OF ESCONDIDO**

**and**

**JUDITH ANNE ZENNER**

**and**

**DANIEL J. ZENNER AND MARYANNE E. ZENNER  
trustees of the Zenner Family Trust dated April 4, 2006**

**and**

**DAVID FLORES AND IRMA E. FLORES**

**and**

**SHERYL ALVARADO**

**and**

**JOSE RODRIGUEZ AND IRMA RODRIGUEZ**

\_\_\_\_\_, 2015

## DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into by and between the CITY OF ESCONDIDO, a municipal corporation ("City"), and JUDITH ANNE ZENNER and DANIEL J. ZENNER AND MARYANNE E. ZENNER trustees of the Zenner Family Trust dated April 4, 2006 and DAVID FLORES AND IRMA E. FLORES and SHERYL ALVARADO and JOSE RODRIGUEZ AND IRMA RODRIGUEZ ("Owner")(collectively, "the Parties").

### ARTICLE I

#### Recitals

The Agreement is entered into on the basis of the following facts, understanding and intentions of the Parties:

1. **Code Authorization.** Government Code Sections 65864 through 65869.5, Article 58 of the City's Zoning Code (the "Development Agreement Legislation") and Article 68 of the City's Zoning Code ("Growth Management Ordinance") authorize the City to enter into binding development agreements with persons or entities having legal or equitable interests in real property for the purpose of establishing certainty in the development process for both the City and the property owner, and to enable specific terms regarding property development, to be negotiated and agreed upon.
2. **Interest of Owner.** Owner is the legal and/or equitable owner of the Property located in the County of San Diego, State of California (the "Property"), as further described in Exhibit A, and more specifically within the North Broadway Region of Influence identified in the City's Growth Management Ordinance. Owner intends to subdivide the Property and to construct such other improvements as are required by the conditions of approval of the Entitlements, Future Entitlements and the Agreement.

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3. **Intent of Parties.** By the Agreement, the City and Owner intend to accomplish the following:

a. Eliminate uncertainty in the planning and development of the Project by assuring Owner that it may develop the Property, in accordance with Existing Laws, subject to the terms and conditions contained in the Agreement;

b. Assure the orderly installation of necessary improvements and the provision for public services appropriate for the development of the Project; and

c. Enable the City to obtain substantial public benefits by virtue of the Agreement.

4. **Execution.** The execution of the Agreement by the City and Owner shall constitute conclusive evidence that duly noticed public hearings before the Planning Commission and the City Council required by the Development Agreement legislation have been held, and that the City Council has introduced (first reading) and adopted (second reading) an Ordinance approving the Agreement and containing the findings required by the Development Agreement Legislation.

5. **Effective Date.** The effective date ("Effective Date") of the Agreement shall be thirty (30) days after the City Council adopts (second reading) an Ordinance approving the Agreement.

6. **Entitlements.** The City has also approved or certified certain entitlements necessary to implement the Project which are attached hereto as Exhibit B.

NOW THEREFORE, in consideration of the Recitals and the mutual covenants conditions set forth herein, the Parties agree as follows:

## ARTICLE II

### Definitions

1. **"Entitlements"** refers to all approvals and permits necessary or incidental to the development of the Project or any portion thereof, whether discretionary or ministerial, including

but not limited to, those listed in Exhibit B, final tract map approvals, whether standard or vesting, project plans, grading permits, building permits, and the Agreement.

2. "**Exaction**" refers to any fee, tax, requirement, condition, dedication, restriction, or limitation imposed by the City upon the development of the Property at any time in accordance with the Existing Laws.

3. "**Existing Laws**" refers to the ordinances, resolutions, codes, rules, regulations, stormwater regulations and official policies of the City governing the development of the Property, including, but not limited to the permitted uses of the Property, the density or intensity of use, the design, improvement and construction standards and specifications for the Project, including the maximum height and size of proposed buildings, and the provisions for reservation and dedication of land for public purposes, in effect on the Effective Date of this Agreement.

4. "**Future Exaction**" refers to Exactions imposed after the Effective Date, whether by ordinance, initiative, resolution, rule, regulation, policy, order or otherwise.

5. "**Future Laws**" refers to all ordinances, resolutions, codes, rules, regulations, and official policies implemented by the City after the Effective Date, whether by ordinance, initiative, resolution, rule, regulation, policy, order or otherwise. "Future Laws" includes changes to the Existing Laws.

6. "**Future Entitlements**" refers to all Entitlements approved or adopted by the City after the Effective Date.

7. "**General Fees**" refers to all general development fees which the City may levy pursuant to the Government Code Sections 66000 et seq. ("the Mitigation Fee Act"), including, but not limited to, application fees, processing fees, utility connection fees, inspection fees, capital

facilities fees, development impact fees, traffic impact fees, park fees and such other similar fees as may be enacted from time to time and generally applied throughout the City.

8. "**General Plan**" refers to the City's General Plan in effect on the Effective Date.
9. "**North Broadway Deficiency Area**" refers to the region specified in the City's Growth Management Ordinance No. 94-16, and to surrounding unincorporated areas within the City's Sphere of Influence.
10. "**Project**" shall mean and refer to all improvements described in the Entitlements, Future Entitlements and the Agreement.
11. "**Property**" shall mean the certain real property located in the County of San Diego, State California as described in the Exhibit A.
12. "**Public Benefits**" shall refer to the consideration given by Owner to the City, as described in Exhibit D attached hereto, in return for the City's good faith performance of all applicable terms and conditions in the Agreement.
13. "**Term Sheet**" shall refer to the Term Sheet attached as Exhibit D.

### ARTICLE III

#### General Provisions

1. **Term of Agreement.** The term of the Agreement (the "Term") shall commence on the Effective Date of this Agreement and shall continue for five years unless terminated, modified, or extended as permitted by the Agreement.

Following the expiration of the Term, the Agreement shall be deemed terminated and of no further force or effect; provided, however, such termination shall not affect any right or duty arising from the City approvals, including, without limitation, the Entitlements, the Future



Entitlements and any reimbursement agreement that may be entered into pursuant to the terms of the Existing Laws or the Agreement.

The Agreement shall terminate with respect to any lot and such lot shall be released and no longer is subject to the Agreement, without the execution or recordation of any further document, when a certificate of occupancy has been issued for the building(s) on the lot.

2. **Assignment.** The rights and obligations of Owner under the Agreement may be assigned by Owner as part of an assignment of the Property. Except for Owner's assignment of the Agreement to PLI and/or KB Home, which the City approves by execution of this Agreement, no assignment shall be effective unless (1) such assignment is in writing and expressly provides that the assignment shall be subject to the Agreement; (2) the Assignee assumes all of Owner's rights and obligations with respect to the Property, or portion thereof, assigned; and, (3) the City has determined that the assignment will not affect the timely completion or fulfillment of any requirements in the Entitlements, the Future Entitlements or the Agreement relating to the Public Benefits. Owner shall provide thirty (30) days advance written notice to the City of any assignment. In determining whether an assignment will affect the timely completion or fulfillment of any requirements relating to the Public Benefits, the City agrees (a) not to unreasonably withhold its determination that the assignment will not affect the timely completion or fulfillment of requirements relating to the Public Benefits and (b) to approve any assignment where it can reasonably be demonstrated that the proposed assignee has the financial capability to complete in a timely fashion and fulfill any uncompleted requirements relating to the Public Benefits.

During the Term, any assignee shall have all rights, benefits, and obligations of Owner under the Agreement with respect to the portion of the Property assigned. Following an

assignment, Owner shall be released from its obligations with respect to the Property which has been assigned. Upon any transfer of any portion of the Property and the express assumption of Owner's obligations under the Agreement by such transferee, the City agrees to look solely to the transferee for compliance by such transferee with the provisions of the Agreement as such provisions relate to the portion of the Property acquired by such transferee. A default by any transferee shall only affect that portion of the Property owned by such transferee and shall not cancel or diminish in any way Owner's rights hereunder with respect to any portion of the Property not owned by such transferee. The transferee shall be responsible for the reporting and annual review requirements relating to the portion of the Property owned by such transferee, and any amendment to the Agreement between the City and a transferee shall only affect the portion of the Property owned by such transferee.

3. **Amendment of Agreement.** The Agreement may be amended by the mutual consent of the Parties in the manner provided by the Development Agreement Legislation. The Agreement shall include any amendment properly approved and executed. Minor modifications in the manner of performance, including, but not limited to changes which relate to the form or timing of payment of Public Benefits or the design of the Project shall not constitute an Amendment to the Agreement and may be accomplished through an "Operating Memorandum" subject to Article IV, Section 10 of the Agreement.

4. **Enforcement.** Unless amended or terminated as provided herein, the Agreement is enforceable by either Party or its successors and assigns, notwithstanding any Future Laws, which alter or amend the Existing Laws.

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5. **Hold Harmless.**

a. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for the City in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of the Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of the City, its officers, agents, employees, or representatives.

b. Owner shall further indemnify, defend and hold harmless the City and its officers, employees and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. R9-2007-0001) of the California Regional Water Quality Control Board Region 9, San Diego, as amended or extended, which the City might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project or the Improvements.

6. **Third Party Challenges.** In the event the validity, applicability, or implementation of the Agreement is challenged by means of legal proceedings by any party other than the City and Owner, it shall be the City's option, at its sole and absolute discretion, whether to undertake the defense of such challenge. If the City determines not to defend such challenge, it shall be the option of Owner, at its sole and absolute discretion, to defend the validity, applicability, or implementation of the Agreement in the proceeding at Owner's expense. If the City opts to defend a challenge against the validity, applicability, or implementation of the Agreement, Owner shall not be responsible for the defense of any of the City's actions brought in such a

challenge or for the expense of defending such City actions. The City and Owner agree to cooperate in the defense of any such challenges.

7. **Notices.** All notices or communication between the City and Owner pursuant to the Agreement shall be in writing and shall be given by personal delivery (including commercial express delivery services providing acknowledgments of receipt), registered, certified, express mail, facsimile or telecopy to the addresses set forth in the Term Sheet. Receipt shall be deemed complete as follows:

- a. For personal delivery, upon actual receipt;
- b. For registered, certified, or express mail, upon the delivery date or attempted delivery date as shown on the return receipt; and
- c. For facsimile, upon transmission of the facsimile or, if transmitted after business hours, then the next business day.

The addresses to which notices shall be sent may be changed by giving ten (10) days written notice of change of address in the manner set forth above.

8. **Conflict of State or Federal Laws.** If state or federal laws or regulations enacted after the Effective Date prevent compliance with any provision of the Agreement or require changes in the Entitlements or any Future Entitlements, those laws or regulations shall be controlling and the Parties shall make a good faith, reasonable attempt to modify the Agreement to comply both with the intent of the Agreement and with the new laws or regulations.

The City shall timely assist Owner in securing any permits, including permits from other public agencies, which may be required as a result of the modifications, suspensions, or alternate course of action.

## ARTICLE IV

### Development of the Property

1. **Applicable Rules, Regulations, and Policies.** Owner shall have the vested right, to the fullest extent allowed under the Development Agreement Legislation, to develop the Property in accordance with the Entitlements, Future Entitlements and the Existing Laws. During the Term, the Entitlements, Future Entitlements, Existing Laws and the Agreement shall control the overall design, development and construction of the Project. Notwithstanding the foregoing, nothing in the Agreement shall preclude the City from applying changes occurring from time to time in the uniform codes published in Title 24 of the California Code of Regulations and adopted by the City of Escondido, including local amendments, in effect when the building permits are issued. In the event of any inconsistency between the Existing Laws and the Agreement, the provisions of the Agreement shall control.
2. **Future Laws.** Future Laws shall not apply to the Project except as expressly provided in the Agreement. Owner may give the City written notice of its election to have any Future Law applied to the Property, in which case such Future Law shall be deemed to be an Existing Law.
3. **Future Discretionary Reviews.** Except as set forth in the Agreement, the City shall retain its discretionary rights in reviewing applications for Future Entitlements. Owner's applications for Future Entitlements and the City's review thereof, must comply with the Existing Laws and with the terms and conditions of the Agreement. Upon granting any Future Entitlement, such Future Entitlement shall become part of the Existing Laws. The City shall not impose any conditions upon any Existing Entitlements that are more restrictive than or inconsistent with the terms of this Agreement or the Existing Laws, except as expressly required (as opposed to permitted) by state or federal law. The City may conduct, in accordance with

CEQA and the Existing Laws, an environmental review for Future Entitlements. The City may impose, if required by CEQA, additional mitigation measures to mitigate significant adverse environmental effects that were not previously considered, or were found to be infeasible, to mitigate at the time of approval of this Agreement.

4. **Permitted Uses and Density.** The Agreement shall vest the right to develop the Property to the fullest extent allowed under the Development Agreement Legislation with respect to the permitted uses of land, density and intensity of uses, and timing and phasing of development as described in the Entitlements and Future Entitlements. The permitted uses, density, and intensity of use of the Project, the maximum height and size of proposed buildings and provisions for reservation or dedication of land for public purposes, shall substantially conform to those specified in the Entitlement and Future Entitlement conditions of approval, Existing Laws and the Agreement. All other aspects of the Project that are not specified in the Entitlement or Future Entitlement conditions of approval shall be determined by the Existing Laws, except as expressly provided herein.

To the extent the City retains discretion in the Future Entitlements concerning future permitted land uses, density, and intensity of use(s), the City agrees, absent conditions that the City determines are dangerous to the health or safety of the residents of the City, not to exercise that discretion in such a way as to reduce the allowed number of residential units, alter the timing of development or modify the height and design features of the Project as described in the Entitlements, Future Entitlements and the Agreement.

5. **Application of Future Laws.** Subject to Article V of the Agreement, Future Laws may be applied to the Project if they are not in conflict with the Existing Laws and will not prevent, hinder, delay, or adversely economically impact the Project.

6. **Permitted Fees.** Except as otherwise provided in the Agreement, and specifically excluding fees set by entities not controlled by the City that are collected by the City, the City shall only charge and impose those General Fees and Exactions described as "Processing Fees," "Permit/Inspection Fees," "Connection Fees," and "Development Fees" in the amounts and of the type which are in effect at the time they are incurred by Owner or any successor-in-interest as described in the Escondido Fee Guide For Development Projects. The Project shall be subject to City-wide fees only and nothing in this Agreement shall impose on the Project any additional City special or district fees or taxes that do not currently exist.

Notwithstanding the above, in return for Owner's construction of the Public Benefits described in the Term Sheet, the City will waive certain fees as described in the Term Sheet.

7. **Required Financial Contribution to City Capital Improvement Projects.** Owner agrees to pay the City the contributions for City Capital Improvement Projects in accordance with the Term Sheet.

8. **Time for Construction and Completion of the Project.** Owner cannot predict when or the rate or the order in which the Property or the parcels will be developed, if at all. Such decisions depend upon numerous factors that are not within the control of the Owner, such as market orientation and demand, interest rates, absorption, completion, and other similar factors. Therefore, Owner or its assignees shall have the right to develop the Property in phases, in such order, at such rate, and at such times as Owner or its assignees deems appropriate in Owner's or its assignees' business judgment, subject only to the provisions of the Agreement. Owner or its assignees shall be entitled to apply for and receive approval of permits, building permits, and other Entitlements and Future Entitlements for use at any time and for any or all portions or

phases of the Project, provided that application is made in a manner consistent with the Agreement.

Owner shall be allowed to perform onsite Project grading and offsite road construction and water line installation prior to approval of a Final Map. The City may require, and will process, all customary plans and agreements generally applicable to developers in the City for similar works of onsite or offsite improvements. Once Owner has obtained approval of the Final Map, it may commence construction of the single-family residences.

9. **Moratorium.** No City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Property, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of the City, the electorate, or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy certificates or other entitlements to use or service (including, without limitation, water and sewer) approved, issued or granted within the City, or portions of the City, shall apply to the Property to the extent such moratorium or other limitation is in conflict with the Agreement; provided, however, the provisions of this Section shall not affect the City's compliance with moratoria or other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

10. **Operating Memoranda.** The Parties acknowledge that the provisions of the Agreement require cooperation between the City and Owner, and that the refinements and further development of the Project hereunder may demonstrate that changes are appropriate with respect to the details of performance of the Parties hereunder. The Parties desire, therefore, to retain a certain degree of flexibility with respect to those items covered in general terms under the



Agreement. If and when, from time to time during the Term, the Parties find that such changes or adjustments are necessary or appropriate, they shall effectuate such changes or adjustments through Operating Memoranda approved by the Parties, which, after execution, shall be attached hereto as addenda and become a part hereof, and may be further changed and amended from time to time as necessary with further approval by the City and Owner. No such Operating Memoranda shall require prior notice or hearing, or constitute an amendment to the Agreement; and in the case of the City, such Operating Memoranda may be acted upon by the City Manager, Director of Community Development or by their designee. Failure of the Parties to enter into any such Operating Memoranda shall not affect or abrogate any of the rights, duties or obligations of the Parties hereunder or the provisions of the Agreement. An Operating Memoranda may be recorded as an addendum to the Agreement.

11. **Term of Map(s) and Other Project Approvals.** Pursuant to California Government Code Section 66452.6(a), the term of the subdivision map that is processed on all or any portion of the Property and the term of each of the Entitlements and Future Entitlements shall be extended for a period of time through the Term of the Agreement as specified in Article III Section 1.

12. **Infrastructure Capacity.** Subject to Owner's proportionate contribution to infrastructure and the Public Benefits provided by Owner, in accordance with the requirements of the Entitlements and Future Entitlements, the City hereby acknowledges that it will have sufficient capacity in its infrastructure services and utility systems, including, without limitation, traffic circulation, flood control, sewer collection, sewer treatment, sanitation service and, except for reasons beyond the City's control, water supply, treatment, distribution and service, to accommodate the Project. To the extent that the City renders such services or provides such

utilities, the City hereby agrees that it will serve the Project and that there shall be no restriction on connections or service for the Project except for reasons beyond the City's control. Notwithstanding the foregoing, the City acknowledges that sufficient capacity for sewer collection, sewer treatment and sanitation service for the Project exists as of the Effective Date. Owner acknowledges that the City cannot guarantee sufficient capacity for sewer collection, sewer treatment and sanitation service during the Term of this Agreement. The City shall guarantee sufficient capacity for sewer collection, sewer treatment and sanitation service for the Project for one (1) year from the Effective Date.

13. **Termination or Modification.** Notwithstanding the provisions of Section 33-1149 of the City's Zoning Code, the City's right to terminate or modify the Agreement may be exercised pursuant to the terms of Section 33-1149 after a public hearing only if the City determines that the failure of the City to terminate or modify the Agreement would place the residents of the City in an immediate condition dangerous to their health or safety. Owner shall have 60 days from the Effective Date to sign the Agreement or the Agreement shall automatically expire.

14. **Easements.** Easements dedicated for pedestrian use shall be permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable and other utilities and facilities so long as they do not unreasonably interfere with pedestrian use.

15. **Conditions of Approval.** Owner agrees to construct the improvements as required in the Term Sheet as Conditions of Approval to this Agreement. The timing for the improvements will be as described in the Term Sheet.

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## ARTICLE V

### Provision of Public Benefits

1. **Description of Public Benefits.** Owner or its assignees shall compensate the City with the following Public Benefits, as further described in the Term Sheet as consideration for the City's good faith performance of all applicable terms and conditions in the Agreement:
  - a. Fulfilling long-term economic goals for the City.
  - b. Providing fiscal benefits to the City.
  - c. Providing short-term construction employment within the City.
  - d. Providing housing which will help to satisfy the City's obligation to meet the City's share of regional housing needs.
  - e. Advancement of the City's planned construction of roadway and drainage infrastructure needed in the future to serve areas near or surrounding the Project, and Owner's payments as stated in the Term Sheet.
2. **Occupancy Contingent on Construction of Public Improvements.** Owner acknowledges that the City shall not grant a certificate of occupancy for residences constructed on the Property if all public improvements required in the Term Sheet are not constructed at the times described in the Term Sheet. This contingency for occupancy shall survive the termination of the Agreement.
3. **Recordation of Final Map Contingent on Security for Public Benefits.** Prior to recordation of the Final Map, Owner must enter into an "Agreement for Completion of Improvements," which will detail Owner's construction obligations for project-required improvements and the Public Benefits, and will require Owner to provide financial security for completion of construction and shall be in substantially the form attached at Exhibit C.

4. **Other Governmental Bodies.** To the extent that the City, the City Council, the Planning Commission or any other City board, agency or commission that constitutes and sits as any other board, agency or commission, it shall not take any action that conflicts with the City's obligations under the Agreement.

5. **Processing During Third Party Litigation.** The filing of any third party lawsuit(s) against the City or Owner relating to the Agreement, the Entitlements, any Future Entitlements or to other development issues affecting the Property shall not delay or stop the development, processing or construction of the Project or approval of Future Entitlements, unless the third party obtains a court order preventing the activity. The City shall not stipulate to or cooperate in the issuance of any such order.

## ARTICLE VI

### Annual Review

1. **City Responsibilities.** At least every twelve (12) months during the Term, the City shall review the extent of good faith substantial compliance by Owner with the terms of the Agreement (the "Annual Review"). At the conclusion of the Annual Review, the City's finding of good faith substantial compliance by Owner with the terms of the Agreement shall be conclusive up to the date of such finding for the purposes of future Annual Reviews or legal action between the Parties.

2. **Owner Responsibilities.** At the annual review, it shall be the responsibility of Owner to demonstrate good faith substantial compliance with the major provisions of the Agreement and to provide, to the best extent possible, the status and timing of development of the Project and related public improvements. If requested by the City, Owner shall provide any additional detail

or information necessary to demonstrate good faith compliance with any particular provision of the Agreement identified by the City.

3. **Opportunity to be Heard.** Owner shall be permitted an opportunity to be heard orally and in writing at any noticed public hearing regarding its performance under the Agreement. Owner shall be heard before each appropriate board agency or commission and the City Council at any required public hearing concerning a review of performance under the Agreement.

4. **Information to be Provided to Owner.** The City shall mail to Owner a copy of staff reports and related exhibits concerning Agreement performance, a minimum of ten (10) calendar days prior to consideration and review by the City Council as required by the Development Agreement Legislation.

5. **Annual Review Letter.** If Owner is found to be in substantial compliance with the Agreement after the Annual Review, the City shall issue, upon written request by Owner, a letter to Owner (the "Review Letter") stating that, based upon information known or made known to the City Council, the City Planning Commission, and/or the City Manager, the Agreement remains in effect and Owner is in compliance. Owner may record the Review Letter in the Official Records of the County of San Diego.

6. **Estoppel Certificates.** Either Party may at any time, and from time to time, deliver written notice to the other Party requesting that the other Party certify in writing that to the knowledge of the certifying Party:

a. The Agreement is in full force and effect and is a binding obligation of the Parties.

b. The Agreement has not been amended or modified orally or in writing or, if so amended, identifying the amendments.

c. There exists no material default in the performance of the requesting Party's obligations under the Agreement or, if in default, the nature and amount of any material default.

A Party receiving a request under this Section shall execute and return a certificate within thirty (30) days following receipt of the request. The failure to deliver such certificate within such time shall be conclusive upon the party which fails to deliver such certificate that the Agreement is in full force and effect without modification and that there are no uncured defaults in the performance of the requesting party. A certificate given pursuant to this Section may be relied upon by assignees and mortgagees.

7. **Failure of Annual Review.** The City's failure to perform the Annual Review of Owner's substantial compliance with the terms and conditions of the Agreement shall not constitute or be asserted as a default by Owner.

## ARTICLE VII

### Delay, Default, Remedies, and Termination

1. **Notice and Cure of Default.** In the event of a material default, the Party alleging a default shall give the defaulting Party a notice of default in writing. The notice of default shall specify the nature of the alleged material default, and the manner and period of time of not less than thirty (30) days in which the default must be cured (the "Cure Period"). The Cure Period must provide sufficient and reasonable time for the default to be cured. During the Cure Period, the Party charged shall not be considered in default. If the default is cured within the Cure Period, then no default shall be deemed to exist.

2. **Option to Institute Legal Proceedings or to Terminate.** If a material default is not cured within the Cure Period, the noticing Party may institute legal proceedings as provided in Article VII Section 8 and/or give to the defaulting Party a notice of intent to terminate the

Agreement. If a notice of intent to terminate the Agreement is given, the City Council, within thirty (30) days after the giving of the Notice, shall hold a public hearing in the manner set forth in the Development Agreement Legislation, as amended, to consider and review the matter.

3. **Notice of Termination.** Following consideration of the evidence presented before the City Council and its determination that a default exists, the Party alleging a material default by the other Party, at its option, may give written notice of termination of the Agreement to the other Party and the Agreement shall be terminated immediately upon the giving of the Notice. The validity of the basis for such a termination may be challenged pursuant to Article VII Section 8 by the Party alleged to be in default.

4. **Waiver.** Failure or delay in giving notice of default pursuant to Article VII Section 1 shall not constitute a waiver of any other material default. Except as otherwise expressly provided in the Agreement, a failure or delay in asserting any rights or remedies as to any default shall not operate as a waiver of any default or of any rights or remedies otherwise available to a Party or deprive a Party of the right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any rights or remedies it may have.

5. **Default by Owner.** An Annual Review may result in amendment or termination of the Agreement provided a material default has been established by substantial evidence and such default has not been cured within the Cure Period.

6. **Default by the City.** Upon a material default by the City, Owner, without limiting any of its other remedies, shall not be obligated to complete any of its obligations under the Agreement. Upon a City default, any resulting delays in Owner's performance shall neither be construed as a material default by Owner nor constitute grounds for termination or cancellation of this Agreement by the City and the Term shall be extended for the period of any such delay.

7. **Enforced Delay, Extension of Time of Performance.** Neither Party shall be deemed to be in default where delays or defaults are due to war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of nature, unavailability of materials, governmental restrictions imposed or mandated by other applicable governmental entities, suspension of rights in accordance with the existence of unforeseen circumstances, litigation, or similar bases for excused performance. If written notice of such delay is given to the other Party following the commencement of such delay, an extension of time for performance shall be granted in writing for the period of the delay, or longer as may be mutually agreed upon. An extension shall commence to run from time of commencement of the cause of delay.

8. **Institution of Legal Action.** In addition to any other rights or remedies, either Party may institute legal action to cure, correct, or remedy any default, to enforce any provision of the Agreement, to enjoin any threatened or attempted violation of the Agreement, to recover damages for any default, or to obtain any remedies consistent with the purpose of the Agreement. Legal actions shall be instituted in the Superior Court of the County of San Diego, North County Branch, State of California, or in the Federal District Court in the Southern District of California. Pursuant to Code of Civil Procedure Section 638, et seq., all legal actions shall be heard by a referee who shall be a retired judge from either the San Diego County Superior Court, the California Court of Appeal, the United States District Court or the United States Court of Appeals, provided that the selected referee shall have experience in resolving land use and real property disputes. Owner and the City shall agree upon a single referee who shall then try all issues, whether fact or law, and report a finding and judgment thereon and issue all legal and equitable relief appropriate under the circumstances of the controversy before such referee. If Owner and the City are unable to agree upon a referee within ten (10) days of a written request to



do so by either party hereto, it will not be considered a material default by Owner nor constitute grounds for termination or cancellation of the Agreement by the City and the Term shall be extended for the period of any such delay, and either party may seek to have a referee appointed pursuant to Code of Civil Procedure Section 640. The cost of such proceeding shall initially be borne equally by the parties. Any referee selected pursuant to this Article VII Section 8 shall be considered a temporary judge appointed pursuant to Article 6, Section 21 of the California Constitution. Notwithstanding the provisions of this Article VII Section 8, either party shall be entitled to seek declaratory and injunctive relief in any court of competent jurisdiction to enforce the terms of the Agreement, or to enjoin the other party from an asserted breach thereof, pending the selection of a referee as provided in this Article VII Section 8, on a showing that the moving party would otherwise suffer irreparable harm.

## ARTICLE VIII

### Encumbrances and Releases on Property

1. **Discretion to Encumber.** The Agreement shall not prevent or limit Owner, in any manner, from encumbering the Property or any portion of the Property or any improvement on the Property by any mortgage. The City acknowledges that lenders providing financing may require modifications to the Agreement and the City agrees, upon request, from time to time, to meet with Owner and/or representatives of lenders to negotiate in good faith any lender request for modification. The City agrees that it will not unreasonably withhold its consent to any lender requested modification to the Agreement.
2. **Entitlement to Written Notice of Default.** Any mortgagee and its successors and assigns, upon written request to the City, shall be entitled to receive from the City written notice

of any Owner default at the same time Owner is provided with such notice pursuant to Article VII Section 1 above.

3. **Additional Mortgagee Protection.** Any mortgagee of a mortgage or a beneficiary of a deed of trust of the Property shall be entitled to the following rights and privileges:

a. Neither entering into the Agreement nor a breach of the Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage or deed of trust on the Property made in good faith and for value.

b. Any mortgagee receiving the notice referred to in Article VIII Section 2 above shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under the Agreement. If the default is of a nature which can only be remedied or cured by such mortgagee upon obtaining possession, such mortgagee shall seek to obtain possession with diligence and continuity through foreclosure, a receiver or otherwise, and shall thereafter remedy or cure the default or noncompliance within thirty (30) days after obtaining possession. If any such default or noncompliance cannot, with diligence be remedied or cured within such 30-day period, then such mortgagee shall have such additional time as may be reasonably necessary to remedy or cure such default or noncompliance if such mortgagee commences cure during such 30-day period, and thereafter diligently pursues and completes such cure.

## ARTICLE IX

### Miscellaneous Provisions

1. **Rules of Construction.** The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory; "may" is permissive.

2. **Severability.** If any non-material provision of the Agreement shall be adjudged by a court of competent jurisdiction to be invalid, void, or illegal, it shall in no way affect, impair, or invalidate any other provision of the Agreement. If any material part of the Agreement is adjudged by a court of competent jurisdiction to be invalid, void, or illegal, the Parties shall take all steps necessary to modify the Agreement to implement the original intent of the Parties in a valid and binding manner. These steps may include the waiver by either of the Parties of their right under the unenforceable provision. If, however, the Agreement objectively cannot be modified to implement the original intent of the Parties and the Party substantially benefited by the material provision does not waive its rights under the unenforceable provision, the entire Agreement shall become void.
3. **Entire Agreement.** Except as the Agreement expressly refers to and/or incorporates other agreements between the City and Owner, the Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject matter of the Agreement. The Agreement supersedes all other negotiations and previous agreements between the Parties with respect to that subject matter.
4. **Waivers.** All waivers of the provisions of the Agreement must be in writing and signed by the appropriate agents of the City or of Owner.
5. **Amendments.** All amendments to the Agreement must be in writing signed by the appropriate agents of the City and Owner, in a form suitable for recording in the Official Records of San Diego County, California.
6. **Recording.** The City Clerk shall cause a copy of the Agreement to be recorded with the Office of the County Recorder of San Diego County, California within ten (10) days following the Effective Date. Upon the completion of performance of the Agreement or its revocation or

termination, a statement evidencing completion, revocation, or termination signed by the appropriate agents of Owner and the City shall be recorded in the Official Records of San Diego County, California.

7. **Project as a Private Undertaking.** It is specifically understood by the Parties that the Project is a private development and that Owner shall have the full power and exclusive control of the Property subject to the provisions of the Agreement.

8. **Incorporation of Recitals.** The Recitals set forth in Article I of the Agreement are part of the Agreement.

9. **Captions.** The captions of the Agreement are for convenience and reference only and shall not define, explain, modify, construe, limit, amplify or aid in the interpretation, construction or meaning of any of the provisions of the Agreement.

10. **Consent.** Where the consent or approval of a Party is required or necessary under the Agreement, the consent or approval shall not be withheld unreasonably.

11. **The City's Ongoing Statutory Authority.** Except as expressly stated, nothing in this Agreement shall limit the City's authority and responsibility under the California Constitution and applicable California statutes to act in the best interests of the public health, safety, and welfare, and nothing in this Agreement is intended to limit in any way the legislative discretion otherwise afforded the Escondido City Council under state or federal law, as amended.

12. **Covenant of Cooperation.** The Parties shall cooperate with and assist each other in the performance of the provisions of the Agreement including assistance in obtaining permits for the development of the Property which may be required from public agencies other than the City. The covenant of cooperation shall include, to the maximum extent permitted by law, that the City shall use its best efforts to prevent any ordinance, measure, moratorium or other limitation

from invalidating, prevailing over or making impossible any provision of the Agreement, and the City shall cooperate with Owner to keep the Agreement in full force and effect. Owner reserves the right to challenge any such ordinance, measure, moratorium, or other limitation in a court of law if it becomes necessary to protect the development rights vested in the Property pursuant to the Agreement.

13. **Further Actions and Instruments.** Each of the Parties shall cooperate with and provide reasonable assistance to the other in the performance of all obligations under the Agreement and the satisfaction of the conditions of the Agreement. Upon the request of either Party, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of the Agreement to carry out the intent and to fulfill the provisions of the Agreement or to evidence or consummate the transactions contemplated by the Agreement.

14. **Successors and Assigns.** Subject to Article III Section 2 above, the burdens of the Agreement shall be binding upon, and the benefits of the Agreement inure to, all successors-in-interest and assigns of the Parties.

15. **Time of the Essence.** Time is of the essence of the Agreement and of each and every term and condition hereof.

16. **Applicable Laws.** The Agreement shall be construed and enforced in accordance with the laws of the State of California. All statutory references are to California statutes.

17. **No Waiver of Existing Rights or Applicable Laws.** The Agreement shall not constitute a waiver of any of Owner's existing rights or applicable laws, nor shall it limit or expand Owner's right to challenge any General Fee as being contrary to applicable law or to challenge any existing or Future Exaction as being in excess of Exactions permitted by applicable law.

18. **Authorization.** Each person executing this Agreement hereby warrants and represents that he/she has the authority to enter into this Agreement and to bind his/her respective entity to the provisions hereof. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original.
19. **No Third Party Beneficiaries.** This Agreement and each and every provision hereof is for the exclusive benefit of the Parties hereto and not for the benefit of any third party.

**SIGNATURE PAGE FOLLOWS**

The Agreement has been executed by the Parties as of the dates set forth below:

CITY OF ESCONDIDO

CITY OF ESCONDIDO

By: \_\_\_\_\_  
Sam Abed  
Its: Mayor

By: \_\_\_\_\_  
Diane Halverson  
Its: Clerk

PACIFIC LAND INVESTORS, LLC

A Delaware limited liability company on behalf of:

JUDITH ANNE ZENNER; and DANIEL J. ZENNER AND MARYANNE E. ZENNER trustees of the Zenner Family Trust dated April 4, 2006; and DAVID FLORES; and IRMA E. FLORES; and SHERYL ALVARADO; and JOSE RODRIGUEZ AND IRMA RODRIGUEZ

By: \_\_\_\_\_  
Its: \_\_\_\_\_

APPROVED AS TO FORM AND CONTENT:

CITY OF ESCONDIDO

By: \_\_\_\_\_  
Jeffrey R. Epp  
Its: City Attorney

LOUNSBERY FERGUSON ALTONA & PEAK, LLP

By: \_\_\_\_\_  
David W. Ferguson, Esq.  
Attorney for Pacific Land Investors, LLC

Exhibit A

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

**APN: 224-130-07-00:**

THAT PORTION OF LOTS "N" AND "O" OF THE RESUBDIVISION OF BLOCKS 418 AND 419 OF RANCH RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1520 FILED IN THE OFFICE OF RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 21, 1913, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT "N"; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT "N" SOUTH 55° 36'00" WEST, 371.04 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 15.00 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO RUTH LELII RECORDED MAY 23, 1955 AS INSTRUMENT NO. 1955-05669738 IN BOOK 5652, PAGE 8 OF OFFICIAL RECORDS, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE SOUTH 24° 13'20" EAST; THENCE AT RIGHT ANGLES SOUTH 65° 46'40" WEST, 339.53 FEET TO THE WESTERLY LINE OF SAID LOT "N"; THENCE ALONG THE WESTERLY LINE OF LOTS "N" AND "O" TO THE MOST SOUTHERLY CORNER OF SAID LOT "O"; THENCE NORTH 44° 49'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT "O" TO A POINT OF INTERSECTION OF SAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LELII LAND; THENCE NORTH 24° 13'20" WEST ALONG SAID PROLONGATION TO AND ALONG SAID SOUTHWESTERLY LINE TO THE MOST WESTERLY CORNER OF SAID LAND BEING ALSO A POINT IN SAID NORTHWESTERLY LINE OF LOT "N"; THENCE SOUTH 55° 36'00" WEST ALONG SAID NORTHWESTERLY LINE 15.00 FEET TO THE TRUE POINT OF BEGINNING.

**APN: 224-130-08-00:**

ALL THAT PORTION OF LOTS "N" AND "O" OF THE RESUBDIVISION OF BLOCKS 418 AND 419 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1520, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, JANUARY 21, 1913, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT "N"; THENCE SOUTH 44° 49' WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOTS "N" AND "O", 385 FEET TO THE TRUE POINT OF BEGINNING, BEING THE MOST SOUTHERLY CORNER OF A PORTION SAID LOTS CONVEYED TO MARVIN H. TRUMBEL AND WIFE, BY DEED DATED DECEMBER 21, 1946 AND RECORDED IN BOOK 2328, PAGE 273 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAND CONVEYED TO TRUMBEL, A DISTANCE OF 367 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY A DISTANCE OF 112 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SAID SOUTHWESTERLY LINE OF LAND CONVEYED TO TRUMBEL, A DISTANCE OF 411 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID LOT "O"; THENCE NORTH 44° 49' EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 120 FEET, ,MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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**APN: 224-130-12-00:**

THAT PORTION OF LOT "P" OF THE SUBDIVISION OF BLOCK 419 OF THE RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1520, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 13, 1913.

COMMENCING AT THE INTERSECTION OF THAT CENTER LINE OF THE ROAD, LYING BETWEEN LOTS "O" AND "P" AND THE CENTER LINE OF THE ROAD, LYING ON THE SOUTHERLY LINE OF LOT "P"; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF THE ROAD BETWEEN LOTS "O" AND "P", 1162 FEET TO THE INTERSECTION OF THE SAID CENTER LINE OF SAID ROAD AND THE CENTER LINE OF THE ROAD BETWEEN BLOCKS 418 AND 419 OF SAID RANCHO RINCON DEL DIABLO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD BETWEEN BLOCKS 418 AND 419, 403.5 FEET; THENCE SOUTHWESTERLY, 1156.1 FEET TO THE POINT OF BEGINNING; EXCEPTING THE PORTION OF SAID LOT "P" LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY DISTANT NORTH 44° 29' EAST, 764.24 FEET FROM THE MOST WESTERLY CORNER OF SAID PROPERTY; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF ROAD BETWEEN BLOCKS 418 AND 419 OF SAID RANCHO RINCON DEL DIABLO TO THE INTERSECTION OF THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY.

**APN: 224-130-13-00:**

ALL OF LOT "P" OF THE SUBDIVISION OF BLOCK 419 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1520, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 21, 1913, EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE ROAD LYING BETWEEN LOTS "O" AND "P" AND THE CENTER LINE OF THE ROAD LYING ON THE SOUTHERLY SIDE OF LOT "P"; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF THE ROAD BETWEEN LOTS "O" AND "P", 1162 FEET TO THE INTERSECTION OF THE SAID CENTER LINE OF SAID ROAD AND THE CENTER LINE OF THE ROAD BETWEEN BLOCK FOUR HUNDRED EIGHTEEN AND FOUR HUNDRED NINETEEN OF SAID RANCHO RINCON DEL DIABLO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD BETWEEN BLOCKS FOUR HUNDRED EIGHTEEN AND FOUR HUNDRED NINETEEN, 403.5 FEET; THENCE SOUTHWESTERLY 1156.1 FEET TO THE POINT OF COMMENCEMENT.

**EXHIBIT B**

**ENTITLEMENTS**

1. Tentative Subdivision Map (SUB14-0002), (the "Tentative Map"), by City Council Resolution No. 2015-44 on April 22, 2015.
2. Final Mitigated Negative Declaration and Mitigation Monitoring Program (ENV14-0003), adopted by City Council Resolution No. 2015-44 on April 22, 2015.

**EXHIBIT C**

**AGREEMENT FOR COMPLETION OF IMPROVEMENTS**

This Agreement is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the CITY OF ESCONDIDO, a municipal corporation, hereinafter referred to as "CITY," and \_\_\_\_\_ a \_\_\_\_\_ hereinafter referred to as "APPLICANT";

WHEREAS, APPLICANT proposes to construct a building, structure or development at \_\_\_\_\_ in the City of Escondido, County of San Diego, State of California, the "Project"; and

WHEREAS, certain public improvements are required to be constructed and/or installed in the streets and/or easements adjacent to the lot or parcel upon which such the Project is to be constructed or erected; and

WHEREAS, pursuant to the provisions of Ordinance No. 93-2 of the Escondido Municipal Code, it is necessary that certain public improvements as detailed in the plans and specifications on file with the City Engineer of the City of Escondido, the "Improvements", be constructed and/or installed as a condition of and prerequisite to final inspection and acceptance of the Project.

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. APPLICANT hereby agrees, at its sole cost and expense, to furnish all labor, equipment and materials to construct the Improvements in a good workmanlike manner and in conformance with the approved plans and specifications on file with the City Engineer. APPLICANT agrees that the Improvements shall be completed within two years from the date of this Agreement. The Improvements shall be completed to the satisfaction of the City Engineer, and shall not be deemed complete until approved and accepted by the CITY. The estimated cost of the Improvements is the sum of \$ \_\_\_\_\_.

2. APPLICANT covenants that all Improvements shall be constructed in a manner that does not damage existing public property. Should any damage occur to public property, including, but not limited to, the Improvements in the public right-of-way as a result of APPLICANT or APPLICANT'S contractor performing construction, APPLICANT shall be responsible for repair or reconstruction of the public property. Such repair or reconstruction shall be at the APPLICANT'S sole expense and shall be completed to the satisfaction of the City Engineer.

3. The CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "Indemnitees") shall have no liability to APPLICANT or any other person for, and APPLICANT shall indemnify, defend, protect and hold harmless Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever

nature, including reasonable attorneys' fees and disbursements (collectively "Claims"), which Indemnitees may suffer or incur or to which Indemnitees may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of or allegedly caused by construction of the Improvements. The CITY shall not by its approval of the Project, or any part of it, or by entering into this Agreement, or by granting any permits concerning this Project or Improvements, be deemed an insurer or surety for the design or construction of the Improvements.

If any action or proceeding is brought against Indemnitees by reason of any of the matters against which APPLICANT has agreed to indemnify Indemnitees as provided above, APPLICANT, upon notice from the CITY, shall defend Indemnitees at APPLICANT'S expense by counsel acceptable to the CITY, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to indemnification in order to be so indemnified. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

If a court of competent jurisdiction determines that the CITY has acted with negligence with respect to anything covered in this Agreement, APPLICANT'S obligation to indemnify the CITY shall be limited by the provisions of California Civil Code Section 2782(b).

4. APPLICANT shall further indemnify, defend and hold harmless the CITY and its officers, employees and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. 2001-01) of the California Regional Water Quality Control Board Region 9, San Diego, which the CITY might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction of the Project or the Improvements.

5. It is further agreed that APPLICANT will at all times, prior to CITY acceptance of the Improvements, give good and adequate warning to the traveling public of each and every defective and/or dangerous condition existing in the affected public rights-of-way and/or easements or any of them, and will protect the traveling public from such defective or dangerous conditions. It is understood and agreed that until acceptance of the Improvements, each of the affected public rights-of-way and/or easements not accepted as improved shall be under the charge of APPLICANT for the purposes of this Agreement. APPLICANT may, upon approval of the City Engineer, close all or a portion of any public right-of-way whenever it is reasonably necessary to protect the traveling public during construction of the Improvements. APPLICANT agrees that the provisions of Sections 3 and 4, respecting indemnification, are applicable to the obligations as set forth in this Section 5.

6. APPLICANT hereby agrees to pay for any inspection of streets and/or easements as may be required by CITY ordinances.

7. It is further agreed that APPLICANT shall file with the City Clerk at the time of signing this Agreement a good and sufficient bond or Instrument of Credit in an amount not less than the estimated cost of the Improvements, as specified above, for the faithful performance of the terms and conditions of this Agreement, including payment for all labor and materials furnished in connection therewith and the guarantee and warranty of the Improvements for a period of two years against any defective work or labor or defective materials furnished, and that should the sureties on the bond or either of them become insufficient, APPLICANT agrees to renew the bond with good and sufficient sureties within ten (10) days after receiving notice that the sureties are insufficient.

8. In lieu of filing a bond as provided above, APPLICANT may deposit with the City Clerk or with a responsible escrow agent, bank, savings and loan or trust company, a sum of money or other form of security acceptable to the City Attorney, not less than the estimated cost of the Improvements as above specified, together with instructions to the escrow agent or bank, savings and loan or trust company for the payment of such money, which instructions shall be subject to the approval of the City Attorney.

9. Upon mutual consent of APPLICANT and the City Engineer, the City Engineer may make such changes, alterations or additions to the plans and specifications for the Improvements as may be determined necessary and desirable by the City Engineer for the proper completion of the Improvements and no such changes, alterations or additions shall relieve the surety or sureties on any bond given for the faithful performance of this Agreement.

10. It is further agreed by and between the parties hereto that, in the event it is deemed necessary to extend the time of completion of the Improvements required under this Agreement, the extension may be granted by the CITY and shall in no way affect the validity of this Agreement, nor shall such extension release the surety or sureties on any bond given for the faithful performance of this Agreement. In accordance herewith, the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

11. It is further agreed by and between the parties hereto that the terms of this Agreement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the above-described land or any part thereof.

**SIGNATURE PAGE FOLLOWS**

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY OF ESCONDIDO

Date: \_\_\_\_\_ By \_\_\_\_\_  
City Manager

APPLICANT

Date: \_\_\_\_\_ By \_\_\_\_\_  
Authorized Signature

Address:  
\_\_\_\_\_

\_\_\_\_\_  
(SIGNATURES MUST BE NOTARIZED)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

\_\_\_\_\_  
City Attorney

## EXHIBIT D

### TERM SHEET

1. **Background.** Developer Pacific Land Investors, LLC, seeks to acquire and improve several undeveloped tracts/subdivisions within the Stanley/Lehner Block and the Stanley/Vista Block as depicted on Exhibit E. Owners of the undeveloped property within the Stanley/Lehner Block and the Stanley/Vista Block seek separate development agreements with terms that spread the cost of the various improvements across all owners. Development agreements for Tracts 889 and 894 have been completed and recorded in the official records of the San Diego County Recorder. In addition to the Tract 889 and 894 properties, Developer envisions another 57 units, including those in SUB13-0003 and SUB13-0013 which were approved on 6-18-14, may be developed within the Stanley/Lehner Block and 40 units may be developed within the Stanley/Vista Block. Developer further envisions the possibility that all undeveloped properties within the Stanley/Lehner and Stanley/Vista Blocks will be developed at the same time. The 97 units to be developed shall be subject to cost sharing for the improvements described below. City seeks to ensure that the necessary public infrastructure improvements are made in a timely manner, even if the properties are not developed as one unit.

2. **Sale of Property.** Owner has entered into an agreement to sell the Property to Pacific Land Investors, LLC, ("PLI") and by letters dated August 6, 2013, February 11, 2014, February 18, 2014, and October 14, 2014, on file with the City, has authorized Mark Ferraro of PLI to act on its behalf with respect to this Agreement.

3. **Owner Contribution to Capital Improvement Projects.** Owner agrees to construct or financially support all mitigation measures, all improvements required as Engineering Conditions of Approval Escondido Tract Number SUB 14-0002, Planning Conditions of

Approval Escondido Tract Number SUB 14-0002 published in the Escondido City Council Resolution approving the Property's Tentative Map and the following improvements based upon Escondido Design Standards and Standard Drawings (Effective Date: April 2, 2014). All improvements shall be designed to satisfaction of the City Engineer and a performance bond posted for the improvements and agreement for completion of improvements, as provided in this Term Sheet.

a. **North Broadway Deficiency Fee.** Owner shall pay the City **\$12,500.00** per unit shown on the Project's approved Final Map prior to the City's issuance of the first building permit for the Project to finance roadway and drainage improvements in the vicinity of the Project..

b. **N. Ash Street. & Vista Avenue Intersection Improvements.** Prior to the issuance of a building permit, Owner shall directly reimburse Eight Hundred and Twenty-Five dollars (**\$825**) per unit (**\$80,000/97** units), for each unit subject to this Agreement, to the developer or owner of any tract or subdivision within the Stanley/Lehner Block who has previously improved the intersection by completing the construction of the intersection and dedicated turn lanes on all approaches.

c. **Sewer Line.** Prior to the issuance of a building permit for the Project, Owner shall construct a new 8-inch sewer line in Ash Street from Lehner Avenue to Vista Avenue to the satisfaction of the City Engineer. Owner will construct the sewer line for public benefit of future users and will be entitled to apply to the City for a reimbursement agreement requiring contribution from future property owners not within the boundary of the Project who connect to the line for a period of ten years after issuance of the first building permit.



d. **Ash Street Off-site Improvements.** Prior to the issuance of the final building permit for the Project, Owner shall construct frontage improvements on Ash Street as follows:

Frontage improvements along APN 224-142-19 and 29 shall consist of removal of the existing roadway section to center line, reconstruct roadway segment to Local Collector standard with contiguous sidewalk and parkway landscaping. Project landscape architect shall prepare a design for drought tolerant plants in the parkway area as a part of project landscaping design subject to review and approval by the Planning Director. The developer shall be responsible for the installation of the landscaping and temporary irrigation and maintenance of the offsite landscaped area until the landscaping is established, prior to turning over maintenance responsibilities, as approved by the City Engineer. Where approved by the property owner, street trees shall be placed on private property at the rate of 30' spacing; however, trees may be clustered at various locations. The developer shall be responsible for coordination of driveway construction, joining existing private improvements and installation of landscaping and trees with all property owners. Improvements along 224-142-19 and 29 shall be designed with contiguous sidewalk to avoid impact on the existing block wall and gate, and private landscaping outside public right-of-way.

In the event that the Owner cannot obtain any required permission from the property owner's of the respective parcels free of charge, Owner shall modify the planned improvements to the satisfaction of the City Engineer and make the improvements within the public right of way. Upon completion of these improvements by Owner, the City will waive or reimburse \$72,121.00 of the Project's North Broadway Deficiency fee.

e. **Vista Avenue Offsite Improvements.** Prior to the issuance of the final building permit for the Project, Owner shall construct frontage improvements on Vista as follows:

i). Frontage improvements along APN#s 224-120-01, 10, 11, 12 and 36 shall consist of widening of Vista Avenue along the frontage of the 5 properties to local collector standards with contiguous and non-contiguous sidewalk and parkway landscaping with sub-drain to conform to green street criteria for storm water treatment. Project landscape architect shall prepare a green street design and drought tolerant plants in the parkway area as a part of project landscaping design subject to review and approval by the Planning Director. The developer shall be responsible for the installation of the landscaping and temporary irrigation and maintenance of the offsite landscaped area until the landscaping is established, prior to turning over maintenance responsibilities, as approved by the City Engineer. Where approved by the property owner, street trees shall be placed on private property at the rate of 30' spacing; however, trees may be clustered at various locations. The developer shall be responsible for coordination of driveway construction, joining existing private improvements and installation of landscaping and trees with all property owners. Roadway rehabilitation shall be in accordance with paragraph ii below.

ii). Rehabilitation of roadway along APN 227-560-01 to Bellow Hills Ln.

Offsite Vista Avenue improvements shall include removal of the existing roadway section and construct a full structural section consist of 4 inches of asphalt concrete over 8 inches of base. The improvements shall also include preparation

of signing and striping plan and construction of signing and striping to the satisfaction of the City Engineer.

iii). Reconstruction of 10 feet of roadway between Bellow Hills Lane and N. Ash Street shall include removal and reconstruction of southerly 10 feet of roadway to provide for a full 42 feet of new asphalt paving and aggregate base section along project frontage. Curb and gutter shall be installed along southerly side of Ash Street.

In the event that the Owner cannot obtain any required permission from the property owner's of the respective parcels free of charge, Owner shall modify the planned improvements to the satisfaction of the City Engineer and make the improvements within the public right of way. Upon completion of these improvements by Owner, the City will waive \$359,455.00 of the Project's North Broadway Deficiency fee.

**f. N. Ash Street. & Vista Avenue Signalization.** Upon completion of the signalization of this intersection by Developer to the satisfaction of the City or County Engineer, City shall disburse to Owner any funds it has collected, and is still holding, from the developer or owner of any tract or subdivision within the Stanley/Lehner Block as a contribution toward the signalization.

**4. Notice.** Addresses for Notice described in Article III, paragraph 7 of the Agreement are as follows:

To the City:  
City Clerk  
City of Escondido  
201 N. Broadway  
Escondido, CA 92025  
FAX (760) 741-7541

With Copy to:

Jeffrey R. Epp, Esq.  
City Attorney  
City of Escondido  
201 N. Broadway  
Escondido, CA 92025  
FAX (760) 741-7541

To the Owner:

Pacific Land Investors, LLC  
Attn: Mark Ferraro  
111 Pacifica, Ste. 130  
Irvine, CA 92618  
FAX 949-789-0006

With copy to:

David W. Ferguson, Esq.  
Lounsbery Ferguson Altona & Peak, LLP  
960 Canterbury Place, Suite 300  
Escondido, CA 92025  
FAX (760) 743-9926

The addresses to which notices shall be sent may be changed by giving ten (10) days written notice of change of address in the manner set forth above.

END OF TERM SHEET

**EXHIBIT E**

**Stanley/Lehner Block and Stanley/Vista Block**

The original source map can be located at the City of Escondido, City Clerk's Office, 201 N. Broadway, Escondido, CA 92025. Phone number 760-839-4617. It is filed under Development Agreement for SUB14-0002.