

PLANNING COMMISSION

CASE NUMBER: SUB12-0002 & PHG12-0002

APPLICANT: George Palacios

LOCATION: On the western side of Fig Street, south of El Norte Parkway, north of Stanley Court, addressed as 1225 Cole Court (APN 229-081-20, 21, 22, 23, 24, and 25)

TYPE OF PROJECT: Tentative Parcel Map and Conditional Use Permit

PROJECT DESCRIPTION: A request for a Tentative Parcel Map to re-subdivide an existing six (6) lot subdivision (Tract 880) in the R-1-7 zone (Single-Family Residential, 7,000 SF minimum lot size) into four (4) lots, in conjunction with a Conditional Use Permit for a 40-foot wide access easement

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/TIER Urban 1, (up to 5.5 du/ac), Midway Neighborhood, Tier 1

ZONING: R-1-7 zone (Single-Family Residential, 7,000 SF minimum lot size).

BACKGROUND/SUMMARY OF ISSUES:

The subject property is a total of 1.45-acres in size with an existing single-family residence and detached garage located in the northeast corner of the site. The existing residence and detached garage are to remain on Parcel 4. The site was recently approved in 2004 for a six-lot subdivision. The proposal is to re-subdivide the existing six-lot subdivision into four new lots; with two lots to the west and one lot to the south of the existing residence. Access to the lot is currently provided by an existing driveway located off of Fig Street. The existing driveway would be improved and widened to twenty-eight (28) feet of pavement within a forty (40) foot wide access and utility easement. A Conditional Use Permit is required for the easement access to the new parcels. Parcel 2 and 3 would not abut a public street, and Parcels 1 and 4 are conditioned to relinquish access rights to Fig Street, a Collector Road.

Staff feels that the Issues are as follows:

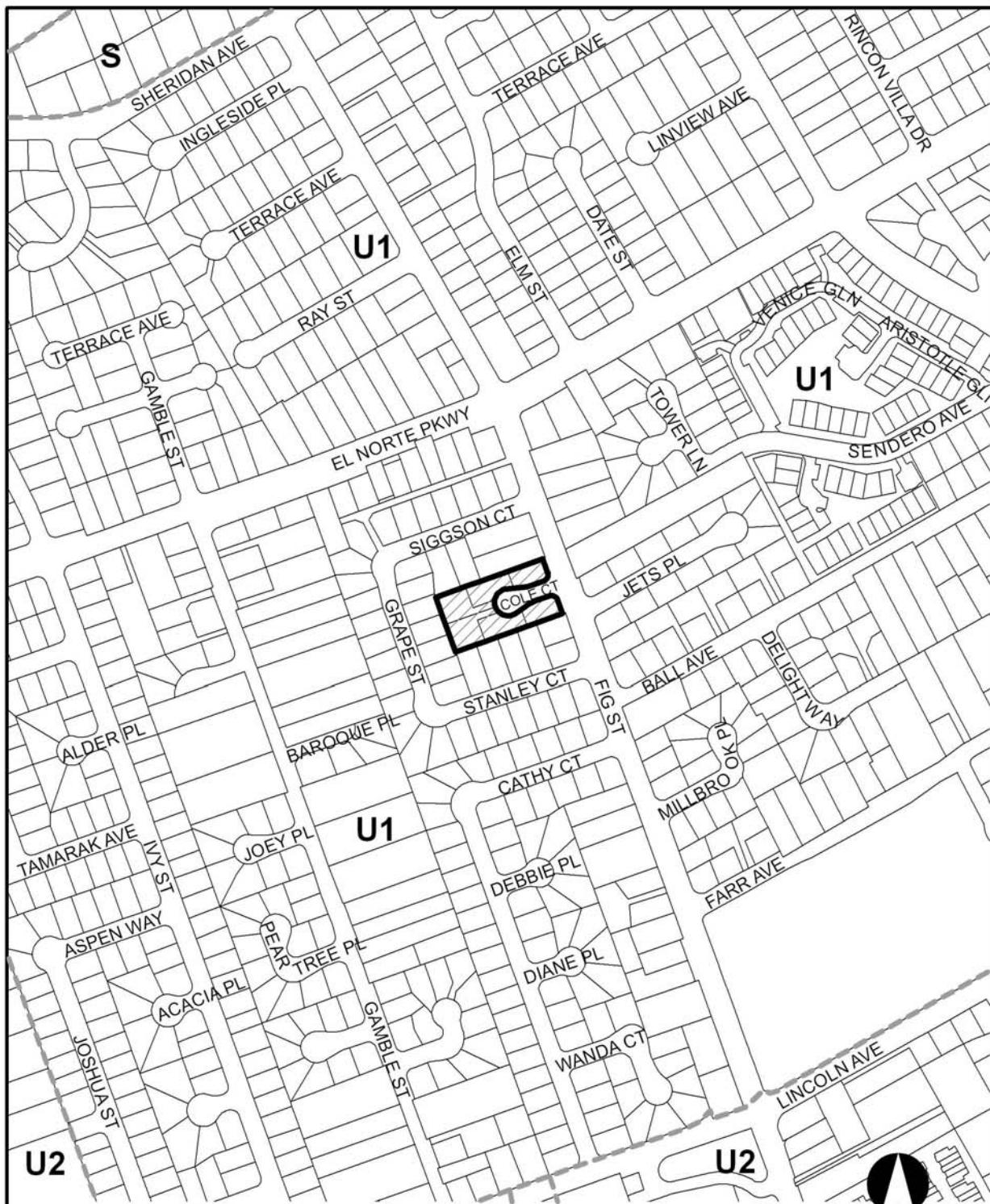
1. Whether the 40-foot wide private access and utility easement is appropriate.

REASONS FOR STAFF RECOMMENDATION:

1. Staff feels that the four lots, with easement access, would be consistent with surrounding development patterns and lot sizes; adequate parking can be provided on each lot; and sufficient fire access can be maintained. The easement will not adversely impact any native vegetation or mature trees.
2. A public road is not needed for the subject site since a private road easement would be adequate to serve four (4) lots.

Respectfully submitted

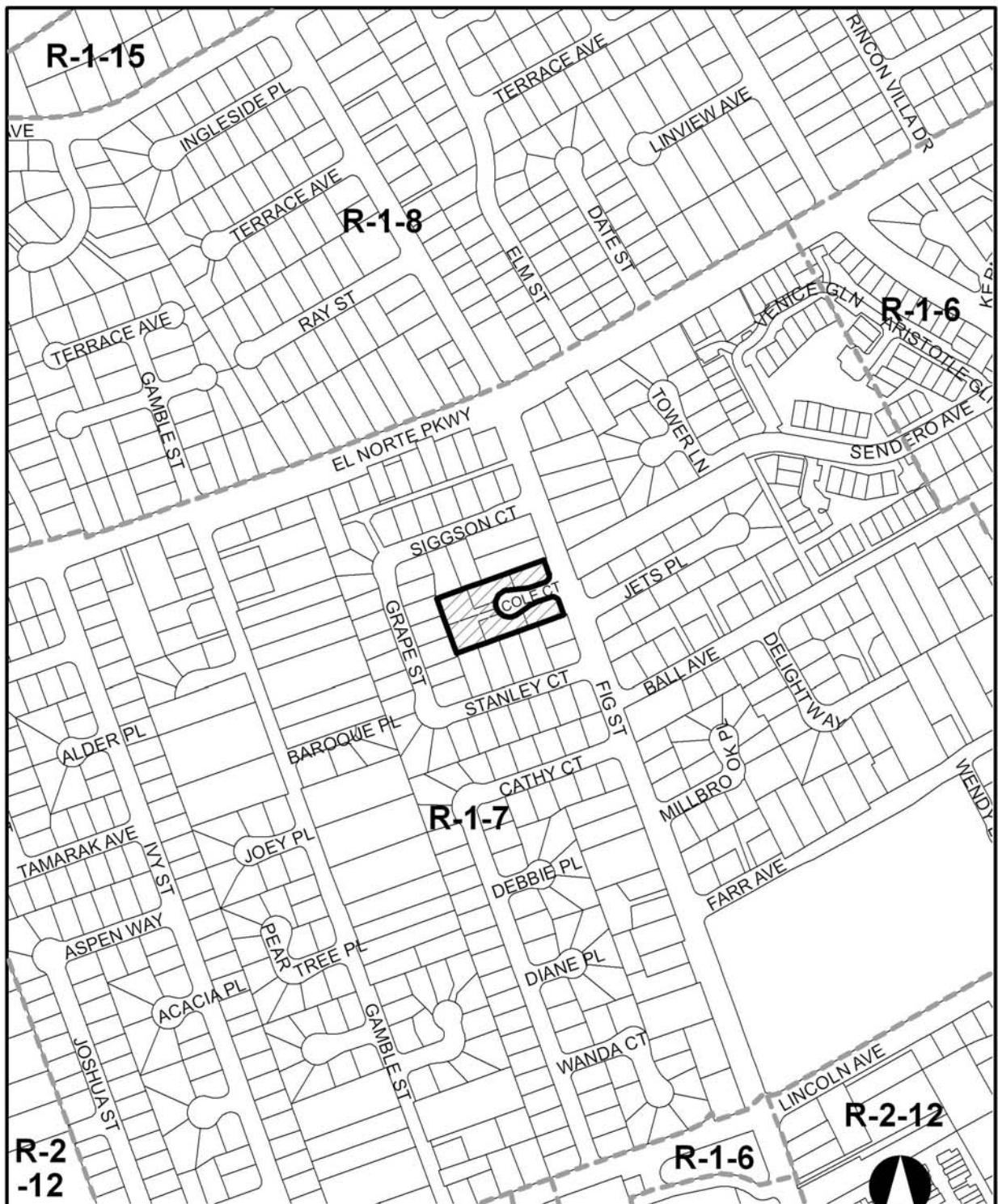
Darren Parker
Assistant Planner II



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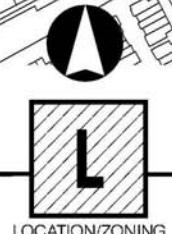
PROPOSED PROJECT SUB 12-0002

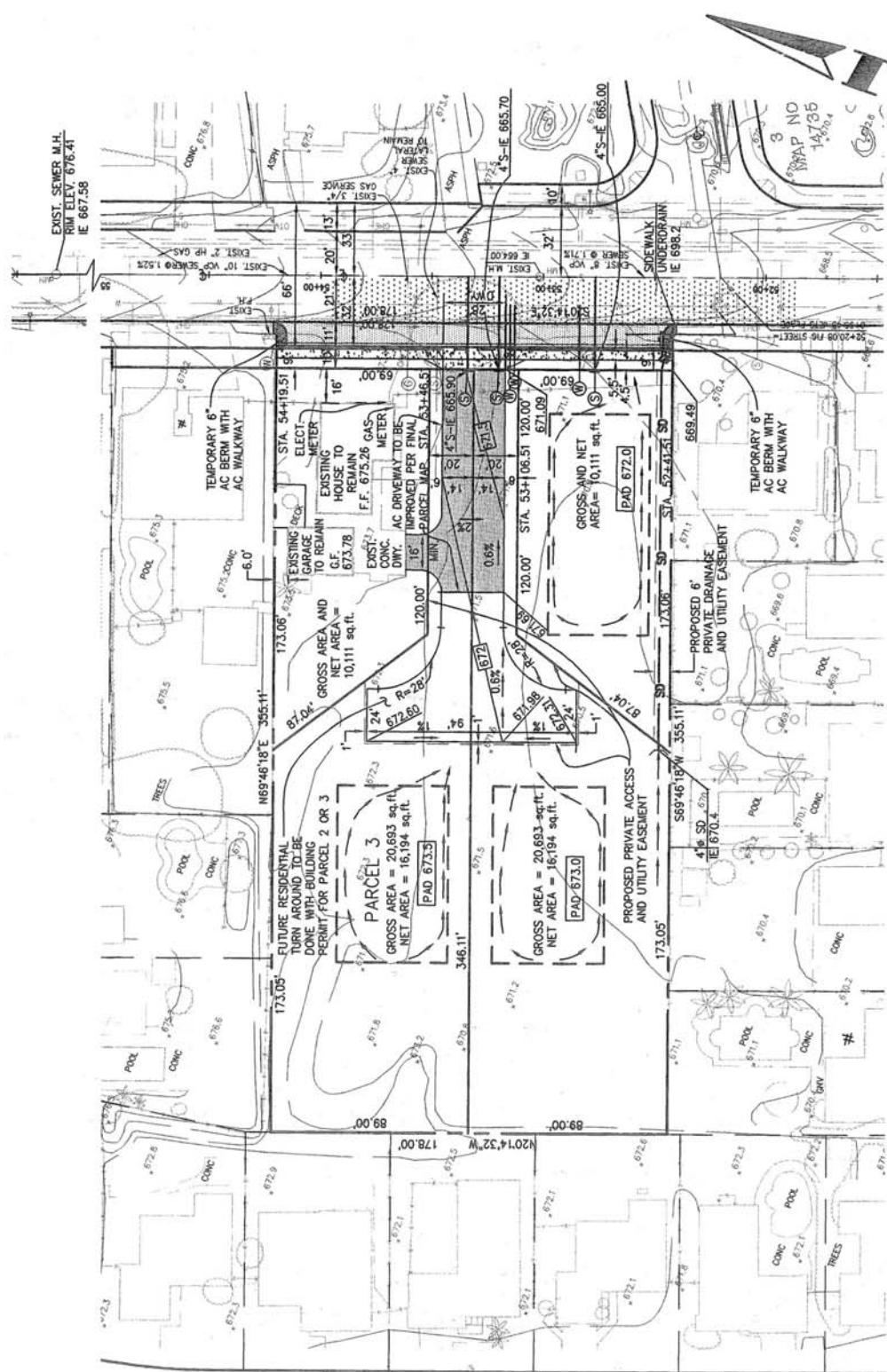




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**PROPOSED PROJECT
SUB 12-0002**



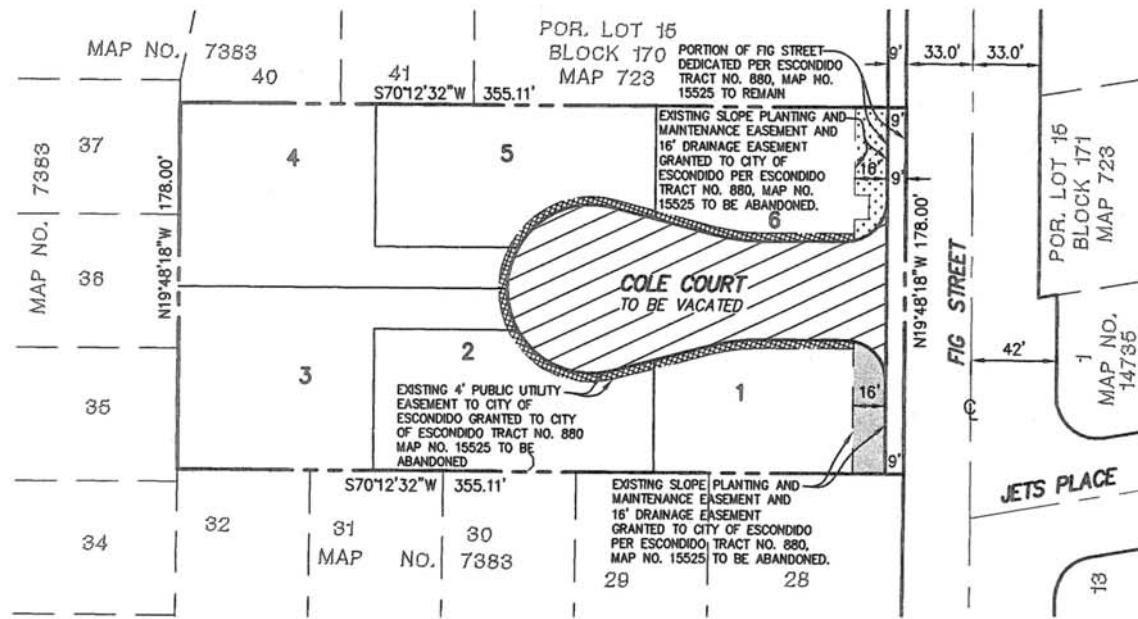


PROPOSED PROJECT SUB 12-0002

TENTATIVE MAP

TM

EXISTING ESCONDIDO TRACT NO. 880, MAP NO. 15525



LEGEND

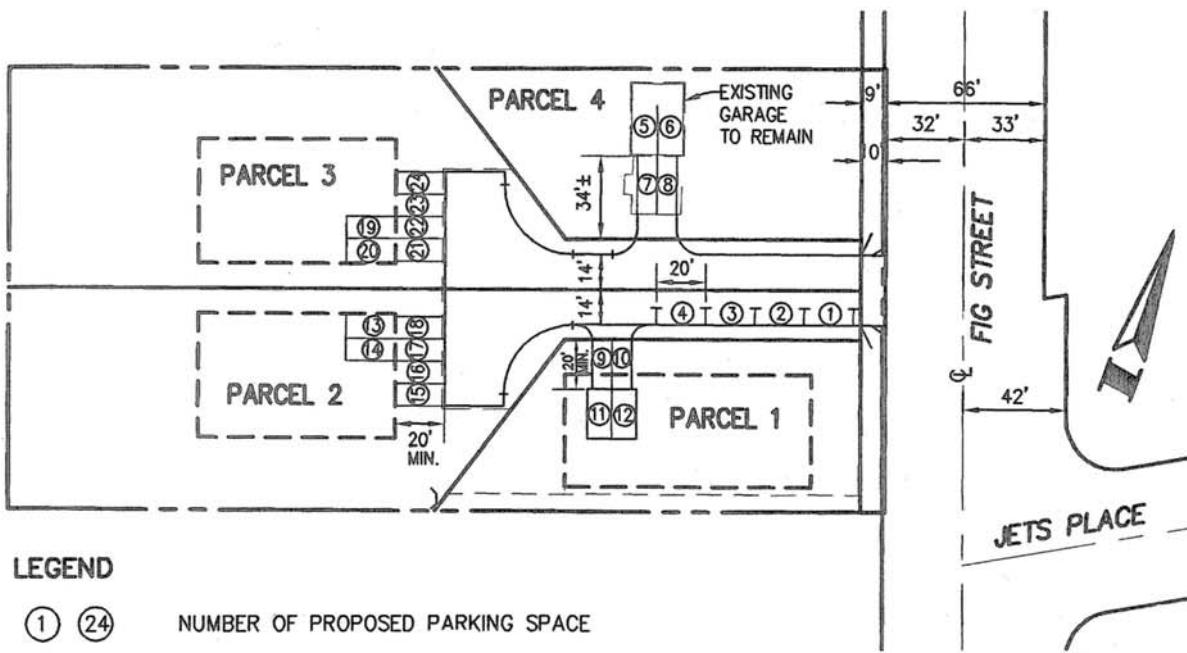
- INDICATES PROPOSED STREET VACATION OF COLE COURT, DEDICATED PER ESCONDIDO TRACT NO. 880, MAP NO. 15525
- INDICATES PROPOSED ABANDONMENT OF 4' WIDE PUBLIC UTILITY EASEMENT GRANTED TO CITY OF ESCONDIDO PER ESCONDIDO TRACT NO. 880, MAP NO. 15525
- INDICATES PROPOSED ABANDONMENT OF SLOPE PLANTING AND MAINTENANCE EASEMENT GRANTED TO CITY OF ESCONDIDO PER ESCONDIDO TRACT NO. 880, MAP NO. 15525
- INDICATES PROPOSED ABANDONMENT OF SLOPE PLANTING AND MAINTENANCE EASEMENT AND 16' DRAINAGE EASEMENT GRANTED TO CITY OF ESCONDIDO PER ESCONDIDO TRACT NO. 880, MAP NO. 15525.

**PROPOSED PROJECT
SUB 12-0002**



SITE PLAN

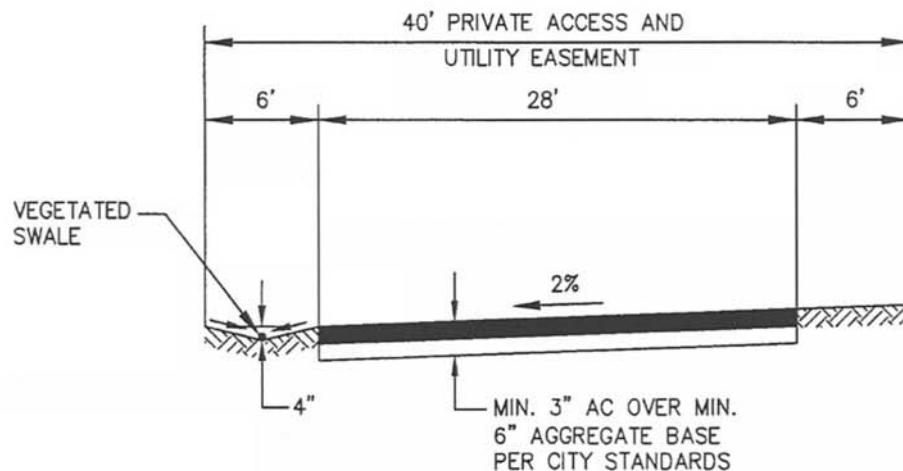
CONCEPTUAL PARKING PLAN



PROPOSED PROJECT
SUB 12-0002

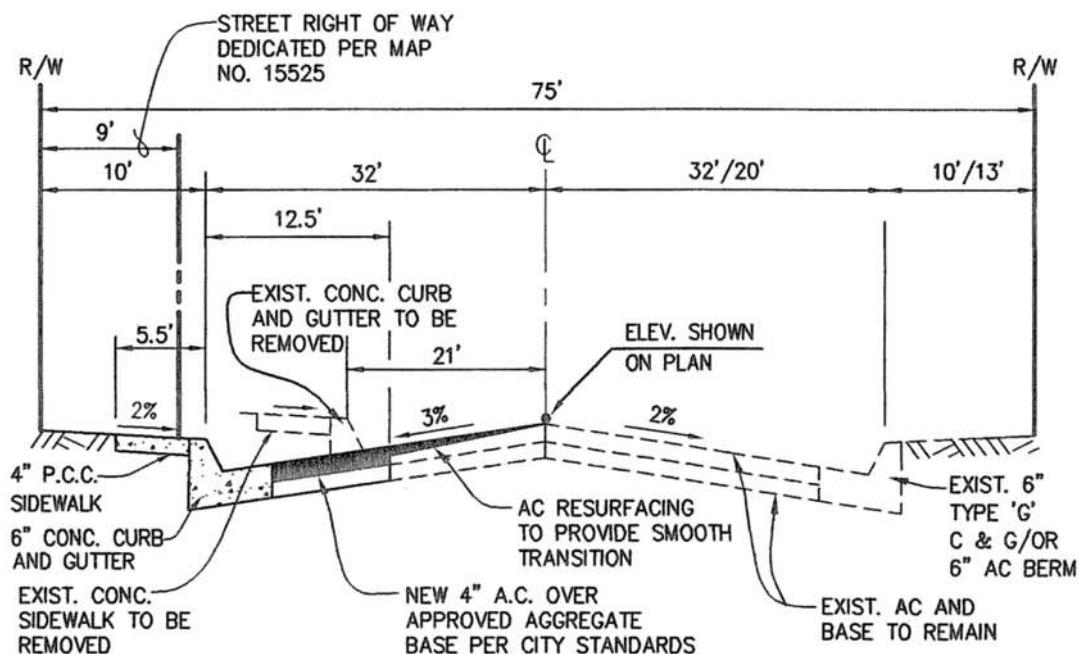


SITE PLAN



TYPICAL SECTION—PRIVATE ACCESS ROAD

NO SCALE



TYPICAL SECTION—FIG STREET (PUBLIC)

NO SCALE

**PROPOSED PROJECT
SUB 12-0002**

STREET SECTION

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) One and two-story single family residential homes on lots ranging in size from approximately 9,295 SF to 15,508 SF are located north of the project site. Pad elevations to the north range from 676.6' to 675.2'. Wooden fencing and a block wall are located along the northern property boundary.
- SOUTH** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) One and two-story single-family residential homes are located immediately to the south on lots ranging in size from approximately 7,000 SF to 9,230 SF. Pad elevations of the homes to the south range from approximately 669.3' to 670'. A wooden fencing and a block wall are located along the southern boundary of the property.
- East** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size). Several single-family homes are located across Fig Street on lots ranging in size from approximately 7,000 SF to 15,000 SF. Chain-link fencing is located along the frontage of the project. A new subdivision was completed directly across the street, which consists of one-and-two-story homes.
- WEST** - R-1-7 zoning (Single-Family Residential, 7,000 SF minimum lot size) Single-family residential homes are located immediately west on approximately 7,000 SF lots. Pad elevations to the west range from 672' to 672.5'. A wooden fence is located along the western boundary of the site. A variety of mature ornamental trees and shrubs are located along the western property boundary.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service –The Police Department has expressed no concern since the project will not have an impact on their ability to provide services.
2. Effect on Fire Service —the Escondido Fire Department expressed no concern relative to their ability to provide service to the site or relative to the 40-foot width of the road and utility easement proposed. An emergency vehicle turn-around will be provided at the end of the easement. The Fire Department will require one side of the 40-foot road easement to be painted for “No Parking- Fire Lane.”
3. Traffic – The project site fronts onto Fig Street, which is classified as a Collector Road (84' R-O-W). Based on SANDAG trip generation rates for the San Diego Region, the proposed development of four (4) residential lots is anticipated to generate 10 trips per dwelling unit, or up to 40 Average Daily trips (ADT). Fig Street operates at a level-of-service C or better under existing improvement conditions. The Engineering Department indicated that an increase of 40 trips would not significantly impact the existing levels of Service on the adjacent streets or intersections since a stable flow of traffic is maintained along the segment, and ability to maneuver within the vicinity of the project and along the street segment is not significantly restricted. The Engineering Department indicated the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels on any of the adjacent roadways or intersections.
4. Utilities – Water and sewer service can be provided to the site by the City of Escondido. The Engineering Department indicated that adequate services can be provided to the site through extensions from nearby facilities.
5. Drainage – The project site is not located within the 100-year flood zone as designated on current flood insurance rate maps. The Engineering Department indicated that the proposed project is not anticipated to materially degrade the existing drainage system with the installation of the necessary improvements. The project is conditioned to provide a drainage study which is used to determine the final on and off-site storm drain improvements. Drainage would be directed to a grass-lined swale (bio filter) along Fig Street and then into existing storm drain facilities located within or along Fig Street.

C. ENVIRONMENTAL STATUS

1. The project is categorically exempt from environmental review in conformance with CEQA Section 15332, “Infill Development.” A Notice of Exemption (attached) was issued for the proposed project on April 4, 2012.

2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have de minimis impact to fish and wildlife resources as no sensitive or protected habitat occurs on the site or will be impacted by the proposed development.

D. CONFORMANCE WITH CITY POLICY

1. **General plan-** The project site is located within the Urban 1 (U1) land use designation, which allows up to 5.5 du/ac for parcels with slopes ranging from 0-25 percent and requires a minimum lot size of 7,000 SF. The proposed minimum net lot size of 7,217 SF is consistent with the Urban 1 designation. The subject site is relatively flat and the proposed density of 2.75 dwelling units per acre is consistent with the Urban 1 designation.

2. **Proposed Access Easement**

The use of the access easement is generally reserved for situations where a public street is either not feasible, or is not necessary to extend across to other properties. In this case, a public street is not feasible due to the width of the site. Access does not need to be extended to adjacent properties as the areas surrounding the site are fully developed. The proposed easement access has a minimum width of 40' with a paved width of 28-feet. If the project is approved, a total of four residences would use the 40-feet wide easement access. The existing residence on parcel 4 would remain and also take access from the private road easement. Two panhandle lots are proposed (Lots 2 & 3) which meet or exceed the minimum net lot area requirements for panhandle lots and are the largest (net and gross) within the development. These two lots also have sufficient width and depth to accommodate a reasonably sized home. A six-foot high noise wall would be required along Fig Street to provide appropriate noise attenuation for the rear and side yard of lots 1 and 4. The future residences would need to incorporate enhanced building construction design features (i.e., upgraded window glazing and exterior wall details) to comply with interior noise level requirements. This requirement is included in the Conditions of Approval.

Since the proposed road would be private, maintenance would be provided by the individual property owners who utilize the road and a private access and maintenance agreement would be established between the proposed parcels. The Fire Department will require one side of the 40-foot wide access road to be painted with a red stripe and white stencil with the words "NO PARKING FIRE-LANE." Limited parking would be allowed along the southern side of the easement. In addition, the project has been conditioned to provide off-street parking for a minimum of six (6) vehicles on each lot that does not have frontage on a public street (i.e., four (4) driveway spaces and a two-car garage or three driveway spaces and a three car garage). These spaces will compensate for the loss of on-street parking that would normally occur on a public street.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The 1.45-acre site is comprised of 6-lots and generally slopes and drains from the north to south. On-site topography is flat (less than 5%) ranging from 672.0 to 675.26. One residential structure and detached garage is located on lot 6 and is to remain. Vegetation on the site consists of ornamental landscaping including mature trees and shrubs. The southern and western areas of the site contain a heavy concentration of vegetation, primarily pepper trees and a few eucalyptus trees. Most of the vegetation on the site is proposed to be removed.

B. SUPPLEMENT DETAILS OF REQUEST:

| | <u>Proposed</u> | <u>R-1-7 Requirements</u> |
|--|---|---|
| 1. Property Size: | 1.45 acres (gross) 1.41 acres (net) | 7,000 SF min. |
| 2. No. of lots: | 4 single family residential | Up to 7 based on yield Analysis (1.45 ac x 5.5 du/ac) |
| 3. Density: | 2.75 du/ac (4 lots/1.45 acres) | Up to 5.5 du/ac |
| 4. Lot Width | 70'+ average | Min. 65' average |
| 5. Lot Size: | Min =10,111 SF Max =20,693 SF (gross) 16,194 SF (net) | Min. = 7,000SF |
| 6. Setbacks | | |
| Front: | 15' to main structure 20' to garage | |
| Side: | 5' minimum on one side, 10' on other | |
| Street Side: | 10' | |
| Rear: | 20' | |
| Note: Front-yard setback for lots 1 and 4 taken from Fig Street (narrowest street frontage). | | |
| 7. Parking: | All lots are conditioned to provide 4 guest spaces on the lot In addition to the 2 covered spaces required. | |

C. CODE COMPLIANCE ANALYSIS:

1. General Plan:

a. Land Use Element Designation:

The project density of 2.75 du/ac would be consistent with the allowable density within the Urban 1 (U1) land-use designation. The proposed four lots would be in conformance with the allowable yield provisions of the Urban 1 land use designation.

b. Circulation Element:

The project fronts onto Fig Street, which is classified as a Local Collector Road (84' R-O-W). Access would be provided from a new easement road intersecting Fig Street on the west. The project would not

significantly impact levels-of-service to the adjacent streets or intersections.

c. Noise Element:

The proposed development is located within a projected 1990 noise contour of 60 db or greater due to the location of Fig Street to the east. All habitable buildings are required to be constructed with sound attenuation measures to maintain interior levels at 45 dB or less. A six-foot high solid masonry noise wall is required along the Fig Street frontage to reduce noise in private yard areas.

d. Ridgeline:

The site is not located on or near any intermediate or skyline ridgelines.

e. Trails:

There are no trail dedications required at this site.

FINDINGS OF FACT
SUB12-0002 & PHG 12-0002
EXHIBIT "A"

Tentative Parcel Map SUB12-0002

1. The proposed 4-lot Tentative Parcel Map with a proposed density of 2.75 dwelling units per acre is consistent with the Urban 1 General Plan designation, which allows up to 5.5 dwelling units per acre.
2. The design and improvement of the proposed 4-lot parcel map with 10,000+ SF lot sizes is consistent with the Urban 1 General Plan designation which requires a minimum lot size of 7,000 SF.
3. The site is flat and suitable for this residential type of development proposed with easement access, the site is zoned for single-family development, and is bordered by residential development of similar zoning and sizes. The site has an average slope of less than 5% and extensive grading will not be required.
4. The flat site is physically suitable for the proposed 4 dwelling units per acre since the conceptual designs shows graded slopes and future setbacks consistent with the standards of the Zoning Code.
5. The design of the parcel map and proposed improvements are not likely to cause serious public health problems since all vehicular traffic generated by the project would not materially degrade the level of service on the adjoining streets or intersections. Adequate sewer and water service could be provided to all parcels through the proposed private road easement which would tie into Fig Street.
6. The design of the parcel map and proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat since no stream course or endangered wildlife and habitat exists on the property.
7. The design of the map and the type of improvements would not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map. This was determined based on review of all available maps and a preliminary title report submitted by the applicant. Neither the City nor its employees assume any responsibility for the completeness or accuracy of these documents.
8. The requirements of the California Environmental Quality Act have been met and the project has been determined to be Categorically Exempt from the environmental review in conformance with CEQA Section 15332, "Infill Development."
9. The design of the map has provided to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provide opportunities for passive/solar heating. Landscaping would provide passive cooling opportunities via shading each unit.

Conditional Use Permit- PHG12-0002

1. Granting the Conditional Use Permit for easement access would be based on sound principles of land use and in response to services required by the community, since the site is physically suitable to accommodate the residential use and the proposed 40-foot wide road and utility easement would not be detrimental to the adjacent properties.
2. Granting the Conditional Use Permit for a 40-foot wide access easement would not cause deterioration of bordering land uses since the single-family residential use is the same, and it would not create special problems for the area since no significant grading will be necessary. The width of the easement has also been approved by the Fire and Engineering Divisions.
3. The proposed Conditional Use Permit for easement access is consistent with the General Plan Urban 1 designation, which allows a density of up to 5.5 du/ac and minimum lot sizes of 7,000 SF and the R-1-7 (Single-Family Residential, minimum lot size 7,000 SF) zoning standards. The proposed development would be similar to existing development in the area.

**CONDITIONS OF APPROVAL
SUB12-0002 & PHG12-0002
EXHIBIT "B"**

General

1. Three (3) copies of a revised Tentative Map reflecting all modifications and changes required by this approval shall be submitted to the Planning Division for certification prior to approval of the Final Parcel Map.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Department, and Fire Department.
3. 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 descriptions.
4. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certification of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. Access for use of heavy fire fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
6. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
7. All habitable buildings shall be noise-insulated to maintain interior noise levels not to exceed 45 dba or less. A final interior noise assessment shall be submitted with the building plans demonstrating compliance with the interior noise requirements.
8. A six-foot high, solid decorative block wall shall be installed along Fig Street to provide appropriate noise attenuation to achieve 60 dBa in the private yard area. The block wall shall be setback a minimum of 15' from the new front-yard property line along Fig Street and provide appropriate sight distance at the driveway easement intersection. The location of the walls shall be indicated on the grading, building and landscape plans, and design, color and material of the walls indicated on the building and landscaping plans, to the satisfaction of the Building and Planning Divisions.
9. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to 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.
10. All exterior lighting shall conform to the requirements of Article 35. Outdoor Lighting (Ordinance No. 86-75).
11. Prior to or concurrent with the issuance of building permits, 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 Deputy City Manager and the Community Development Director.
12. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division.

13. Prior to final map approval, a note shall be included on the final map, or other documents provided, stating that grading shall be in conformance to the submitted conceptual design.
14. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
15. All new utilities shall be underground.
16. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to final map and grading plan. The CC&R's shall detail the responsibility for the maintenance of any parkway landscaping, easements, walls, and common drainage facilities. A plan check fee will be collected at the time of submittal. The CC&Rs shall be recorded in conjunction with the recordation of the final map, and a copy of the recorded CC&R's must be submitted to the Planning Division prior to the issuance of building permits. Documents equivalent to CC&Rs may be considered to the satisfaction of Engineering and Planning Divisions.
17. The applicant shall submit an access and maintenance agreement that addresses the proposed 40-foot wide private easement road, to the satisfaction of the Planning Division, Engineering Division and City Attorney's Office. The agreement shall specify maintenance intervals and extent of improvements. A note shall be included on the final Parcel Map indicating the individual property owners are responsible for maintenance of the private easement roads. Said agreements shall be submitted prior to recordation of the Final Map to the Planning and Engineering Divisions for review.
18. Since no on-street guest parking would be provided with the private easement road for Parcel 3 & 4, sufficient on-site parking shall be provided to accommodate six vehicles. In order to accommodate on-site parking requirements, one of the following shall be provided:
 - a. A front yard setback of 40 feet shall be provided between the garage and the edge of the easement to provide for a driveway of sufficient length that can accommodate four cars in addition to a two-car garage, or
 - b. A three-car garage shall be provided in addition to a driveway of sufficient width and length to accommodate additional three cars outside of the easement, or
 - c. A circular driveway shall be provided of sufficient width and length to accommodate three or four cars depending on whether a two-or three-car garage is provided with the home.The grading plan shall be designed with sufficient pad area to accommodate the required off-street parking. Conformance with this condition shall be demonstrated on the grading plan and plotting of the homes in conjunction with the submittal of building permits, to the satisfaction of the Planning Division and Engineering Division.
19. This CUP shall remain valid for the effective life of the associated Tentative Parcel Map.
20. The Tentative Parcel map shall expire after thirty-six months (36) if the final map is not recorded or an extension of time application is not granted.
21. The area of the passenger vehicle turn-around and fire access easement proposed on Parcel 3 & 4 shall be included as part of the access easement, and identified on-site as a "No Parking" area, to the satisfaction of the Planning Department, and it shall be identified on the revised tentative parcel map for certification.
22. All Parcels shall maintain a minimum 7,000 SF net lot size exclusive of the passenger vehicle turn-around/fire access easement.
23. A deed restriction or other appropriate document shall be recorded for Parcels 3-4 to notify future owners of the restrictions in the use of the Fire Department turn-around area, to the satisfaction of the Fire Marshall and Planning Director.
24. Prior to the issuance of a grading permit, the grading plan shall include the location and type of all mature trees located on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed and staked in the field, as necessary, to the satisfaction of the Planning Division.

Landscaping

1. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
2. Any existing trees to remain within the subdivision shall be identified on the landscape and/or grading plans, to the satisfaction of the Planning Division.
3. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscape areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
4. Any slopes shall be landscaped with suitable material to control erosion. All manufactured slopes over three feet in height shall be landscaped with a combination of trees, shrubs and groundcover. Fill slopes shall have a minimum of six (6) trees, fifteen (15) gallon in size and ten (10) shrubs, five (5) gallon in size per 1,000 square feet of slope area plus groundcover. Groundcover shall be provided one hundred percent coverage within one year of installation. Cut slopes shall have a minimum of six (6) trees, five (5) gallon in size and ten (10) shrubs, one (1) gallon in size per 1,000 square feet of slope area plus groundcover. Groundcover shall be provided one hundred percent coverage within one year of installation. The type of plant material shall be low maintenance, drought resistant, and fast growing, to the satisfaction of the Planning Department. In particular, the groundcover shall be a fast-growing species, which establishes quickly and is capable of choking out weeds. All slopes over three feet vertical shall be irrigated with an individual lot irrigation system approved by the Planning and Building Departments.
5. A minimum of five (5) street trees will be required along Fig Street. The minimum tree size shall be 15-gallon in size; six-feet tall planted, and have a trunk caliper of at least two inches. The precise location and type of tree shall be consistent with City standards and the current street tree list. Existing trees may be counted as street trees if their variety, location, and size meet minimum requirements. If no slope landscaping is required, street trees shall be shown on the grading plan.
6. Any installation of 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 Department and request final inspection.
7. Any proposed walls and retaining walls shall be constructed out of decorative material to the satisfaction of the Planning Division. The materials and location of the wall(s) shall be identified on the grading plans, and landscaping plans, if any.

**ENGINEERING CONDITIONS OF APPROVAL for
ESCONDIDO TENTATIVE PARCEL MAP No. SUB12-0002
1225 Cole Court**

GENERAL

1. The applicant shall provide the City Engineering Dept. with a Parcel Map Guarantee and Title Report covering subject property.
2. The engineer shall submit to the Planning Department a copy of the Tentative Parcel Map as presented to the Planning Commission. The Tentative Parcel Map shall be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Parcel Map with any changes as required by the Planning Commission. A copy of this Certified Tentative Parcel Map must be included in the first submittal for plan check to the Engineering Department.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the recordation of the Final Parcel Map.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Parcel Map is recorded and either:
 - a) All conditions of the Tentative Parcel Map and Conditional Use Permit have been fulfilled; or
 - b) 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.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the Director of Engineering Services.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the Director of Engineering Services.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the Director of Engineering Services.
2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

| <u>STREET</u> | <u>CLASSIFICATION</u> |
|----------------------|--|
| Fig Street | Collector (64' curb to curb) ** |
| Private Drive. | Private Access for 3+ homes (24' paving w/ no parking) (28' paving w/ parking 1 side) |

**The Developer will be required to construct up to 32' width of full structural street section (AC and base) per current City Design Standards.

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

3. Access to this project off of Fig Street shall be improved with a single driveway apron in accordance with SD Co. Regional Standard Drawing No. G-14A with a minimum throat width of 24 feet.

4. The private drive together with a hammer-head turn-around located on Parcels 2 and 3 shall be designed by the developer's engineer and approved by the Director of Engineering, Community Development Director, and the Fire Marshal prior to recordation of the Final Parcel Map. This design shall be included in the improvement plans.
5. The developer shall construct the private drive for the entire length of the panhandles of Parcels 2 & 3, and shall construct a 16' wide driveway access with 10' min. turn radius fillets from the private drive to the existing garage on parcel 4.
6. The complete construction of the approved hammer-head turn-around will be required with the issuance of a Building Permit on either of Parcels 2 or 3, whichever builds first.
7. All on-site roads, driveways, and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the Director of Engineering Services. The private street improvements shall include, but not be limited to, the construction of 3" AC paving over approved aggregate base.
8. All public sidewalk construction along Fig Street shall be contiguous to the curb in accordance with current Escondido Design Standards.
9. The address of each building/dwelling unit shall be posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the Director of Engineering Services and the Fire Marshal.
10. The developer will be required to provide a detailed detour and traffic control plan, for all construction within the public right-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior to issuance of an Encroachment Permit for work in the public right-of-way.
11. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by a private contractor at the developer's expense.
12. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the Director of Engineering Services.
13. The developer shall be required to construct a 180 watt street light in accordance with Escondido Standard Drawing E-1-E on Fig Street north of the proposed private drive.
14. All damaged paving on Fig Street shall be replaced. As directed by the City Field Engineer, a 1 1/2" grind and 2" min. AC overlay may be required in whole lane widths where multiple utility trench patches associated with this project have degraded the surface of the roadway.

GRADING

1. Site grading, drainage, and erosion control necessary for the construction of the private drive, and all drainage facilities shall be shown and approved of on the improvement plans and included in the bonding quantities.
2. Although lot grading is not proposed as part of the subdivision map, a conceptual grading/drainage plan showing workable pads with garage and driveway locations and grades shall be submitted as part of the plan check process to verify that grading and drainage solutions are available for the individual lots that will meet the Grading Ordinance and all current SUSMP requirements.
3. The submittal of the conceptual grading and improvement plans shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report or update letter that he/she has reviewed the site layout and conceptual grading design and found it to be in conformance with his/her recommendations.

4. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to prevent sediment and silt from leaving the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
5. 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.
6. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
7. All existing foundations and structures, other than those designated "to remain" on the Tentative Parcel Map, shall be removed or demolished from the site. These removals shall be completed prior to Parcel Map recordation.
8. Unless specifically permitted to remain by the County Health Department, all existing wells within the project shall be abandoned and capped, and all existing septic tanks shall be pumped and backfilled, per the San Diego County Health Department Requirements. These well and septic tank abandonments shall be completed prior to Parcel Map recordation.
9. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
10. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

DRAINAGE

1. Final storm drain improvements shall be determined to the satisfaction of the Director of Engineering Services and shall be based on the conceptual lot grading plan and drainage study to be prepared by the engineer of work. Cross-lot surface drainage will not be allowed. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. A private 12" storm drain pipe connected to the existing storm drain in Fig Street shall be extended along the south boundary of the project to the S/E corner of Parcel 2. This storm drain shall be designed and installed at a depth that will accommodate the future installation of LID basins. Additional extensions of this private storm drain may be required to eliminate cross-lot surface drainage. These drainage improvements shall be included in the improvement plans and bonding quantities.
3. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the property owners.

WATER SUPPLY

1. If fire sprinklers are required a 1" minimum water service line with meter box and equivalent back flow prevention device shall be installed for each lot. Meter boxes and back flow prevention devices shall not be installed within the driveway apron or private drive areas. All water service locations shall be to the satisfaction of the Director of Utilities and Director of Engineering.
2. All on-site water lines beyond the City water meter will be considered a private water system. The property owner will be responsible for all maintenance of these water lines.
3. No trees or deep rooted plants shall be planted within 10 feet of any water service.
4. All water services shall be installed per current City of Escondido Design Standards and Standard Drawings.

SEWER

1. A private 4" minimum PVC sewer lateral with a standard clean-out at the right-of way shall be constructed for each Parcel and shown on the Improvement plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The sewer laterals for Parcels 2 and 3 shall be constructed beyond the required private drive paving in the pan handle area. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
2. The existing house on Parcel 4 shall be verified to be connected to City Sewer prior to Parcel Map recordation.
3. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral.
4. All sewer laterals will be considered a private sewer system. The property owners will be responsible for all maintenance of their individual sewer laterals to the sewer main in Fig Street.

FINAL PARCEL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

| STREET | CLASSIFICATION |
|---------------|-----------------------|
|---------------|-----------------------|

| | |
|------------|------------------------------|
| Fig Street | Collector (84' right-of-way) |
|------------|------------------------------|

2. All easements, both private and public, affecting subject property shall be either delineated on the Final Parcel Map or noted for extinguishment on same.
3. Public Emergency Access Easements as approved by the Fire Marshal shall be granted to the City on the Final Parcel Map and shown on the improvement and conceptual grading plans.
4. Any public utility easements if necessary for sewer, water, storm drain, etc. shall be granted to the City on the Final Parcel Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
5. The panhandle areas of both Parcels 2 and 3 shall be identified as "private access and utility easement for the benefit of parcels 1, 2, 3, and 4 to be granted upon subsequent transfer of title".
6. Private 10' wide minimum drainage easements identified as necessary with the drainage design per the conceptual grading plan shall be delineated on the Final Parcel Map and labeled "private drainage easement for the benefit of Parcel(s) X to be granted upon subsequent transfer of title".
7. Vehicular access rights to Fig Street from Parcels 1 and 4 shall be relinquished and waived to the City of Escondido.
8. The vacation of existing excess public rights-of-way and extinguishment of easements of record within the project boundary, which conflict with the proposed development shall be accomplished on the Final Parcel Map.

CASH SECURITY 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 new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum

of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the Director of Engineering Services.

2. The developer will 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.

DECLARATION OF RESTRICTIONS or CC&RS

1. Copies of either CC&R's or Declaration of Restrictions shall be submitted to the Engineering Department and Planning Department for approval prior to their recording and the recordation of the Final Parcel Map.
2. The developer shall make provisions in the CC&R's or Declaration of Restrictions for use and maintenance by the Property Owners of private roadways, driveways, parking areas, any required sound walls, the landscaping along Fig St., private utilities (including sewer and water), storm water treatment and drainage facilities, private storm drains, and any common uses.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground